



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 4, 2013

Council District 5

Zoning Commission Recommendation:
Approval as Amended not to include mining or excavation for Tract 2; 9-0

Opposition: none

Continued Yes No X
Case Manager Stephen Murray
Surplus Yes No X
Council Initiated Yes No X

Owner / Applicant: **Bell Helicopter Textron, Inc.**

Site Location: 3201 Greenbelt, 806 E. Hurst & 3250 Bell Spur Mapsco: 53 Z, 68A

Proposed Use: **Uses related to Bell Helicopter Operations Plus Mining and Excavation (Tracts 2 and 3)**

Request: From: "MU-1" Low Intensity Mixed-Use, "K" Heavy Industrial

To: All uses in "PD-588" Planned Development/Specific Use including: day care center; government office facility; health services facility including doctor's office or medical clinic; electric power substation (SE); telecommunications antenna (SE); telecommunications tower (SE); utility transmission or distribution line; health or recreation club; restaurant, cafe or cafeteria; offices; convenience store; parking area or garage, commercial or auxiliary; assembly of pre-manufactured parts for helicopters; machine shops; manufacture of aluminum or metals; outdoor storage; paint mixing or spraying; sheet metal shop; warehouse or bulk storage; welding shop; galvanizing, sheet or structural shapes; manufacture of helicopters; manufacture of dies, cores, die-casting molds; metal stamping, dyeing, shearing or punching; helistop landing area; executive offices and supporting operations for a corporate office; U.S. government personnel (customer); integrated systems installation; electrical wire assembly; helicopter modification & assembly; metal rotor blade manufacturing; painting operations; engineering research & development; unmanned vehicle assembly; government helicopter delivery; composite parts/blade manufacturing; material storage; tooling manufacturing; engineering process labs; flight simulators; satellite antenna (dish); residence for security purposes and to include mining and excavation; site plan waiver requested

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is not consistent. (Significant Deviation)**

Background:
The proposed site is located north of rail ROW and east of Bell Spur. Tracts 2 and 3 were continued from the April Zoning Commission meeting in order for the applicant to meet with the surrounding neighborhood to discuss the proposed mining and excavation activity. The applicant is requesting a

zoning change to include all uses in "PD 588" for uses related to Bell Helicopter's operation plus mining and excavation.

The applicant and the Lakeview HOA met and discussed the proposal. They agreed that no mining or excavation will occur on Tract 2, and if excavation is necessary on Tract 3, Bell will give 60 days notice to the neighborhood. The agreement for the notice is not an item that is appropriate nor enforceable through zoning, and therefore is not included in the recommendation.

Site Information:

Owner: Bell Helicopter Textron, Inc.
 PO Box 482
 Fort Worth, TX 76101
 Agent: Dan Grant, P.E. (Kimley-Horn and Associates, Inc.)
 Acreage: 86.48 acres
 Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North "A-5" One-Family; "C" Medium Density Residential; PD "226" for all uses in "F" and "C" plus mining; "MU-1" Low Intensity Mixed-Use / vacant, single-family
 East "AG" Agricultural; "A-43" One-Family; "C" Medium Density Multifamily; "MU-1" Low Intensity Mixed-Use"; PD "226" for all uses in "F" and "C" plus mining / vacant, single-family
 South "A-5" One-Family; "K" Heavy Industrial / vacant, Bell Helicopter Textron
 West "PD 588" / Bell Helicopter Textron

Recent Relevant Zoning and Platting History:

Zoning History: ZC-12-102 from "AG", "R-2", "CF", and "F" to PD 588, site plan waived; approved 2012 (west, east, north of the subject property)
 ZC-04-161 from "K" to PD 588, site plan waived; approved 2004 (west and north of the subject property)
 ZC-04-161 from "K" to "R-2" and "F" approved 2004 (subject property)
 ZC-05-191 from "AG" and "A-5" to "R-2" approved 2005 (subject property)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Trinity Blvd	Major Arterial	Principal Arterial	No
SH 10	Principal Arterial	Principal Arterial	No
Bell Spur	Major Arterial	Major Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Lakeview NA	Eastside Sector Redevelopment Org
Northeast FW Mineral Leasing Taskforce	HEB ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD 588" in order to bring all the property under common ownership into the same zoning district for future expansion with the possibility of mining and excavating. Surrounding land uses vary with single-family and vacant land to the north, vacant and single-family to the east, Bell Helicopter to the west, and vacant to the south.

The proposed sites are all located in close proximity to the main Bell Helicopter Textron campus. In addition, the majority of the property is located within the Trinity River floodway permit area,

which requires mitigation and fill, in order to build structures. Mining and excavating are permitted within floodplain areas. As a result, the proposed zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

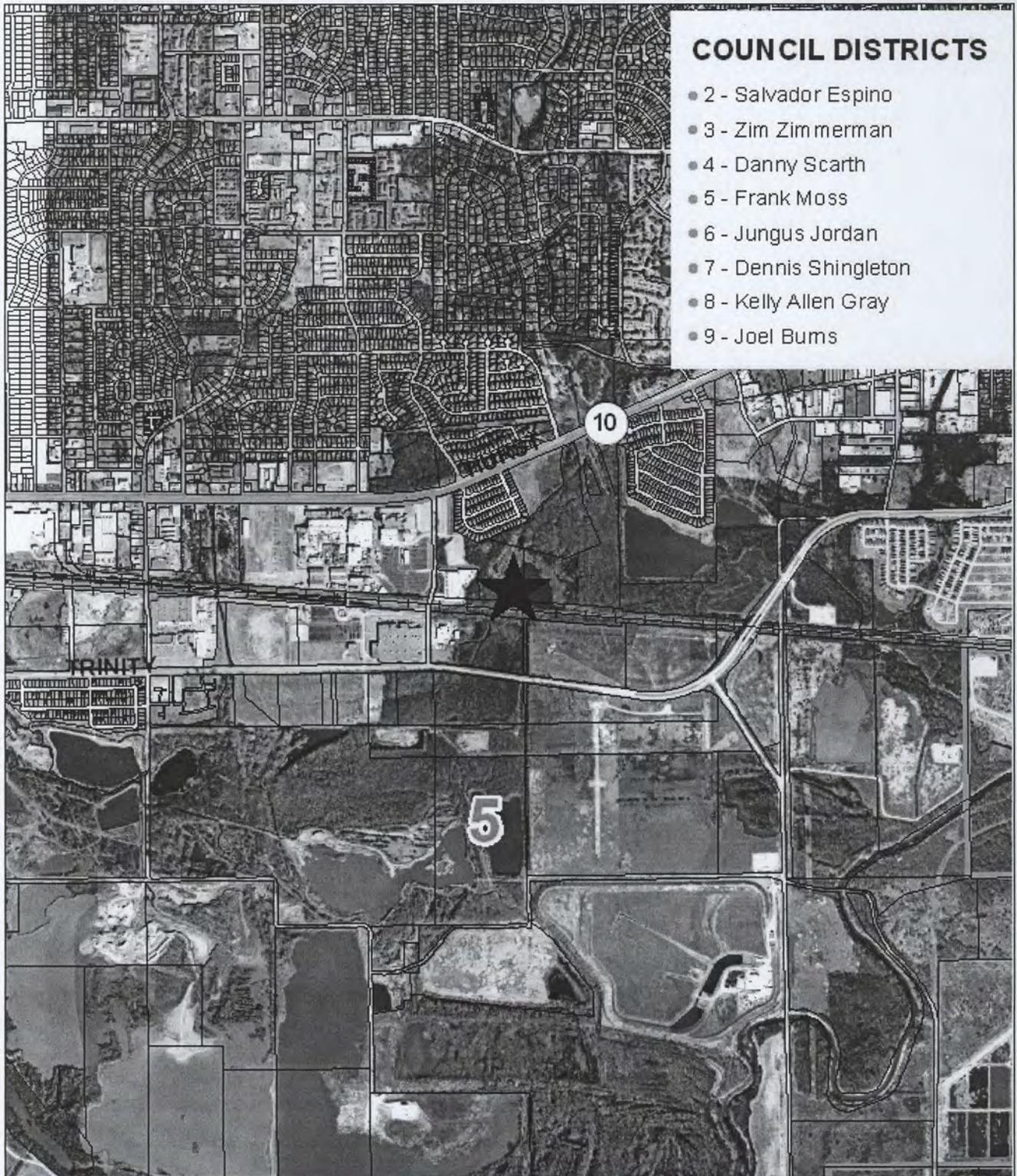
The 2013 Comprehensive Plan designates the subject property as neighborhood commercial, open space, and single-family. The proposed zoning is not in conformance with the future land use map, and **is not consistent (Significant Deviation)** with the Comprehensive Plan. In the future, this property is intended to be used by Bell Helicopter Textron for the expansion of their campus.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet



Aerial Photo Map



2. ZC-13-035 Bell Helicopter, A Textron Company (CD 5) 400-800 (evens) Blocks SH 10 9600-10700 Blocks Trinity Boulevard (Simon Cotrail Survey, Abstract No. 330, A. B. Howerton Survey, Abstract No. 677, Juan Amendaris Survey, Abstract No. 57, R. P. Barton Survey, Abstract No. 176, Bell Helicopter Industrial Park, Block 1, Lot 1 225.00 Acres): from "AG" Agricultural, "A-5" One-Family, "MU-1" Low Intensity Mixed-Use, "K" Heavy Industrial, "O-1" Floodplain District, and "PD-588" Planned Development/Specific Use for the following uses: day care center; government office facility; health Services facility including doctor's office or medical clinic; electric power substation (SE); telecommunications antenna (SE); telecommunications tower (SE); utility transmission or distribution line; health or recreation club; restaurant, cafe or cafeteria; offices convenience store; parking area or garage, commercial or auxiliary; assembly of pre-manufactured parts for helicopters; machine shops; manufacture of aluminum or metals; outdoor storage; paint mixing or spraying; sheet metal shop; warehouse or bulk storage; welding shop; galvanizing, sheet or structural shapes; manufacture of helicopters; manufacture of dies, cores, die-casting molds; metal stamping, dyeing, shearing or punching; helistop landing area; executive offices and supporting operations for a corporate office; U.S. government personnel (customer); integrated systems installation; electrical wire assembly; helicopter modification & assembly; metal rotor blade manufacturing; painting operations; engineering research & development; unmanned vehicle assembly; government helicopter delivery; composite parts/blade manufacturing; material storage; tooling manufacturing; engineering process labs; flight simulators; satellite antenna (dish); residence for security purposes; site plan waived to Amend "PD-588" Planned Development to include mining and excavation; site plan waiver requested

Hillar Vonhansen, 308 Sante Fe Trail, Irving, Texas with Kimley-Horn and Associates is a consultant for Bell Helicopter.

Brian Chase, 229 Circleview Drive North, Hurst, Texas for Bell Helicopter explained the power point presentation to the Commissioners. The zoning changes are part of the long term plan for expanding. He said they were notified of the opposition from the neighborhood to the north. Mr. Chase said there will be no aircraft operations in that immediate area and will be happy to address the neighborhood concerns.

Wanda Montgomery, 3401 Lake Knoll Court, Hurst, Texas spoke in opposition and noted she handed in a petition on Monday. She said there were several neighbors that did not get a notice of the public hearing. There is a pond at the south end of their property, they have added lights, benches, and walking trails; it is the only recreation area they have. They are concerned about the mining and excavation they are proposing. Ms. Montgomery said most of the neighborhood works and she was the only one who could attend.

Mr. West how long she had lived there. Ms. Montgomery said 11 years and that it was built in 2002. Mr. West asked when the pond was built and was blasting going on at that time. Ms. Montgomery said this area used to be a gravel pit.

Mr. Ferrell asked if they met with Bell Helicopter. Ms. Montgomery said they did not have enough time.

Mary Kelleher, 7901 Randol Mill Road, Fort Worth, Texas spoke in opposition. She mentioned the helicopter training facility that is being proposed to the southwest was referred to the Attorney General's Office. She also mentioned a road that has been built before zoning is approved.

In rebuttal Mr. Chase mentioned the road is existing and belongs to another developer in the area and they are only using it for site access. The reason for the request is to move fill dirt to elevate any of the sites as needed once environmental testing is complete. Mr. Chase said they would be open to meeting with the residents of the Lakeview Community. He also said they would be willing to continue the tracts directly adjacent to the neighborhood and move forward with the remaining tracts.

Mr. Ferrell asked for clarification on his request. Mr. Chase said they would continue tracts two and three for later consideration and move forward with the remainder of the tracts.

Ms. Burghdoff also asked for clarification. Mr. Chase said they want to delay the tracts for a future meeting.

Mr. West asked if they tried to reach out to the community. Mr. Chase said no. Mr. West asked if they want the right to mine on all the tracts. Mr. Chase said they wanted to have that option. Ms. Vonhansen said they want to have the flexibility for all the tracts and it is possible they may not need those areas but they don't know for sure right now.

Mr. Flores asked if they reached out to the Eastside Sector Redevelopment Organization. Mr. Flores said he is not familiar with the organization. Mr. Chase said he would.

Mr. Genua asked staff for clarification on mining and excavation and why it has to be added to the language. Ms. Burghdoff mentioned it is related to the amount and depth taken off-site.

Mr. Edmonds asked if they can continue part of the case. Ms. Burghdoff said yes.

Ms. Zadeh asked Ms. Montgomery if she would be ok with them continuing the tracts that are directly adjacent to them and moving the rest of the case forward. Ms. Montgomery said they have their meeting tonight and thinks they will be amenable to that request. Ms. Montgomery asked if they would be notified again. Ms. Burghdoff said no she would not be notified based on the decision of the Commission. Ms. Burghdoff said she would know based on the vote they make today.

Motion: Following brief discussion Mr. Ferrell recommended approval as amended and a 30 day continuance for tracts two & three of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<i>ZC-13-035</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Brian Chase	600 E. Hurst Blvd	In		Support	Spoke at hearing

Hillary Vonhanson	308 Sante Fe	Out		Support	Spoke at hearing
Wanda Montgomery	3401 Lake Knoll	In	Opposition		Spoke at hearing
Mary Kelleher	7901 Randol Mill	Out	Opposition		Spoke at hearing
Rodney Burton	3325 Lake Knoll	In	Opposition		Signed petition
Dennis Thomas	3317 Lake Knoll	In	Opposition		Signed petition
Karakoch Hedges	3309 Lake Knoll	In	Opposition		Signed petition
Victoria Poscharsky	10300 Lake Park	In	Opposition		Signed petition
Lisa Killgore	10320 Lake Park	In	Opposition		Signed petition
Jason Shaw	10400 Lake Park	In	Opposition		Signed petition
Bill Snider	10409 Lake Park	In	Opposition		Signed petition
Sophia Tafesse	10424 Lake Park	In	Opposition		Signed petition
Steve O'day	10428 Lake Park	In	Opposition		Signed petition
Jon Forrest	10316 Lake Park	In	Opposition		Signed petition
Chet Mueller	10304 Lake Park	In	Opposition		Signed petition
Jac Saliba	10309 Lake Park	In	Opposition		Signed petition
Erik Gillespie	3336 Lake Hill	In	Opposition		Signed petition
John Den	3328 Lake Hill	In	Opposition		Signed petition
Marilyn Mayfield	3321 Lake Knoll	In	Opposition		Signed petition
Chykwugen Okticg	10300 Lake Terrace	In	Opposition		Signed petition
Nadine Newton	10313 Lake Terrace	In	Opposition		Signed petition
Vita Stone	10400 Lake Bend	In	Opposition		Signed petition
Abraham Mommou	10432 Lake Bend	In	Opposition		Signed petition
Margaret Mabee	3412 Lake Hill	In	Opposition		Signed petition
Susan Scwertz	10440 Lake Park	In	Opposition		Signed petition
Jody Parish	10412 Lake Park	In	Opposition		Signed petition
Debbie/Rip Campbell	3405 Lake Knoll	In	Opposition		Signed petition
Lita Schutter	3301 Lake Knoll	In	Opposition		Signed petition
Kim Duren	10301 Lake Terrace	In	Opposition		Signed petition
Shawn Mathews	10012 Daly Dr	In	Opposition		Sent letter in

City of Fort Worth, Texas
Zoning Commission
May 8, 2013 – Meeting Minutes

Present:

Ann Zadeh, Chair, District 1
Carlos Flores, District 2
Robert West, District 3
Charles Edmonds, Jr., District 4
Hugh Ferrell, District 5
Namon Hollis, District 6
Nick Genua, District 7
Wanda Conlin, District 8
Gaye Reed, District 9

Staff Members Present:

Dana Burghdoff, Deputy Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Beth Knight, Senior Planner
Melinda Ramos, Sr. Assistant City Attorney

Absent:

None

I. Public Hearing – 10:01 A. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Edmonds, seconded by Mr. West, on a vote of 9-0, voted to approve the Zoning Commission minutes of the March 13, 2013 and Mr. Genua, seconded by Mr. Hollis, on a vote of 9-0, voted to approve the Zoning Commission minutes of the April 10, 2013 meetings.

Video on individual cases can be viewed at the following website.
http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-13-035A Bell Helicopter, A Textron Company (CD 5) 3201 Greenbelt, 806 E. Hurst and 3250 Bell Spur (Simon Cotrail Survey, Abstract No. 330, A. B. Howerton Survey, Abstract No. 677, Juan Amendaris Survey, Abstract No. 57, R. P. Barton Survey, Abstract No. 176, 84.48 Acres): from “MU-1” Low Intensity Mixed-Use, “K” Heavy Industrial to all uses in “PD-588” Planned Development to include mining and excavation; site plan waiver requested

Brian Chase, 600 E. Hurst Boulevard, Fort Worth, Texas representing Bell Helicopter explained to the Commissioners the case was continued from the last meeting in order for them to work with the neighborhood. Mr. Chase said they met with the neighborhood and have agreed on removing the mining and excavation from Tract 2.

Wanda Montgomery, 3401 Lake Knoll Court, Fort Worth, Texas representing Lakeview HOA spoke in support. She said they did meet with them last week and did come to an agreement for Tract 2 and she has a copy.

Motion: Following brief discussion Mr. Ferrell recommended approval as amended for tracts two to remove mining & excavation of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

Document received for written correspondence				ZC-13-035A	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Wanda Montgomery	3401 Lake Knoll	In		Support	Spoke at hearing

2. ZC-13-045 City of Fort Worth Planning & Development Granbury Station (CD 6) – Generally bounded by I-20, Woodway, Trail Lake Drive, Wedgmont Circle and Inverness Drive (see addresses in case file, 102.53 Acres): from “A-5” One-Family, “B” Two-Family, “CR” Low Density Multifamily, “C” Medium Density Multifamily, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “F” General Commercial and “PD” Planned Development 93, 175, 218, 348, 542, & 683 for various commercial uses to “R2” Zero Lot Line/Townhouse, “UR” Urban Residential, “MU-1” Low Intensity Mixed Use, “PD” Planned Development 900 and “PD/R2” Planned Development Zero Lot Line/Townhouse with a height transitional plane beginning at 2 stories or 35 feet, “PD/UR” Planned Development Urban Residential with a height transitional plane beginning at 2 stories or 35 feet, and “PD/MU-1” Planned Development Low Intensity Mixed-Use with a height transitional plane beginning at 2 stories or 35 feet, no “freeway” signs per 6.409D, and to remove the parking reduction allowed when in proximity to a rail station; site plan waiver requested.

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the nature of the request and revisions that were made since they last heard the case. She mentioned this is one of eight stations planned for the TxRail project and this area is intended for Mixed Use in order to support the rail line. Staff is proposing MU-1 with the ability to not have highway signs along 820 and to limit the height of structures when adjacent to existing residential to start at two stories and to require more parking than what would normally be allowed next to a transit station. The residential components have been removed from the request per Councilman Jordan may come back at a later date. The power point displayed some pictures of what this proposal could look like. Ms. Murphy said there have been several meetings with the neighborhood.

Tollie Thomas, 5341 Wooten Drive, Fort Worth, Texas representing Wedgwood Square NA spoke in opposition. She explained they appreciated the 60 day continuance since it allowed them time to have a neighborhood meeting. Ms. Thomas mentioned there is still large majority of the neighborhood that is against the MU-1 zoning. They are concerned how this will affect the school district, parking in residential streets and infrastructure that isn't in place. She turned in a petition with additional signatures. Ms. Thomas said they want the light rail and development, they just want to be part of the process when the development comes along. Ms. Thomas said they are willing to support the MU zoning that is being proposed on the west side of Granbury Road provided a site plan is required and they have the 75% parking requirement. They have issues with the proposed MU on the east side of Granbury and would prefer this be removed at this time to continue negotiations.