



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 10, 2013

Council District 7

Zoning Commission Recommendation: Approval by a vote of 8-0	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Beth Knight</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes <u>X</u>	No ___
Opposition: none			

Owner / Applicant: City of Fort Worth Planning & Development Department

Site Location: Generally bounded by Eagle Parkway, I-35W (North Freeway), Westport Parkway, and City of Haslet
Mapsc0: 7B-U

Proposed Use: Alliance Airport and associated uses

Request: From: "K" Heavy Industrial and "PD" Planned Development 328 for aircraft refueling station

To: "PD" Planned Development for K uses plus airport, aviation field, aircraft operating area, heliport, and landing area; and to exclude junkyards, recycling facilities, sexually oriented businesses, and tattoo parlors; site plan waiver requested

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

This area is the main Alliance Airport facility that opened in 1989, as well as the airport-associated uses located south of Eagle Parkway and west of I-35W. The proposed zoning change would protect the airport facilities and aviation activities as the existing zoning districts do not allow aviation uses by right. The zoning in place today can cause permits for various activities ranging from signs to new construction to be delayed or denied. As an active airport facility, the site is a noise generator identified in the Texas Motor Speedway Area Master Plan and with noise contours ranging from 65-80 LDN.

The annexation and zoning case for the Alliance Airport runway expansion to the northwest triggered additional review regarding the appropriate zoning for the airport's main buildings. The area surrounding the runway consists of aviation support functions, industrial uses, and vacant land. Property owners were mailed letters regarding the proposed zoning changes in early May 2013. These properties are designated as an industrial growth center in the 2013 Comprehensive Plan.

Site Information:

Applicant: City of Fort Worth Planning & Development Dept.
1000 Throckmorton Street
Fort Worth, TX 76102

Acreage: 1,592.05 ac.

Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:
North "K" Heavy Industrial / Commercial buildings, industrial uses, and vacant land

East "I" Light Industrial, "K" Heavy Industrial, unzoned / Industrial use, I-35W, and vacant land
 South City of Haslet / Commercial uses and vacant land
 West "PD 944" Planned Development and City of Haslet / Industrial uses and vacant land

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Interstate 35W	Freeway	Freeway	No
Eagle Parkway	Major Arterial	Major Arterial	No
Westport Parkway	Major Arterial	Major Arterial	No
Old FM 156	Local Road	Local Road	No

Additional access consideration: Old FM 156 is expected to be closed when the Alliance Airport runway expansion opens in 2017.

Public Notification:

The following Neighborhood Associations were notified:
 North Fort Worth Alliance Northwest ISD
 Northwest Fort Worth Community Alliance

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-268, southeast of site, from unzoned to K, approved;
 ZC-11-116, east of site, City-initiated annexation, from unzoned to A-43 and I, approved;
 ZC-12-073, northwest of site, City-initiated annexation, from unzoned to PD for K and aviation uses, approved; and
 ZC-13-021, west of subject, from AG to K, approved.

Platting History: PP-07-025, Northport Addition, inside zoning boundary; PP-13-001, Westport Addition; PP-13-007, Alliance Center North; and PP-13-012, Trammel Crow 35 Eagle.

Development Impact Analysis:

1. **Land Use Compatibility**

This council-initiated zoning change request is intended to align the existing land uses and zoning.

The process for Council-initiated rezoning was adopted in November 2000 and involves:

- Verifying the zoning changes are consistent with the City's Comprehensive Plan (1/13);
- Allowing interested City Council members to hold public informational meeting regarding the proposed zoning district in order to explain the proposed changes to affected property owners; (5/7/13)
- Providing for the Planning Department to brief the City Council on the proposed zoning changes; (6/4/13), and
- Placing a Mayor and Council Communication on the agenda for the next regular City Council meeting authorizing the Planning and Development Department to prepare and submit an appropriate rezoning application (7/16/13), which shall schedule the application for the next available public hearing by the Zoning Commission (8/14/13).

The subject area covers 1,592.05 acres and approximately 72 parcels. The request is to rezone the area to allow aviation uses and protect the existing facilities. On the basis of the existing Alliance Airport, the proposed zoning change **is compatible** with the surrounding land uses.

2. **Comprehensive Plan Consistency**

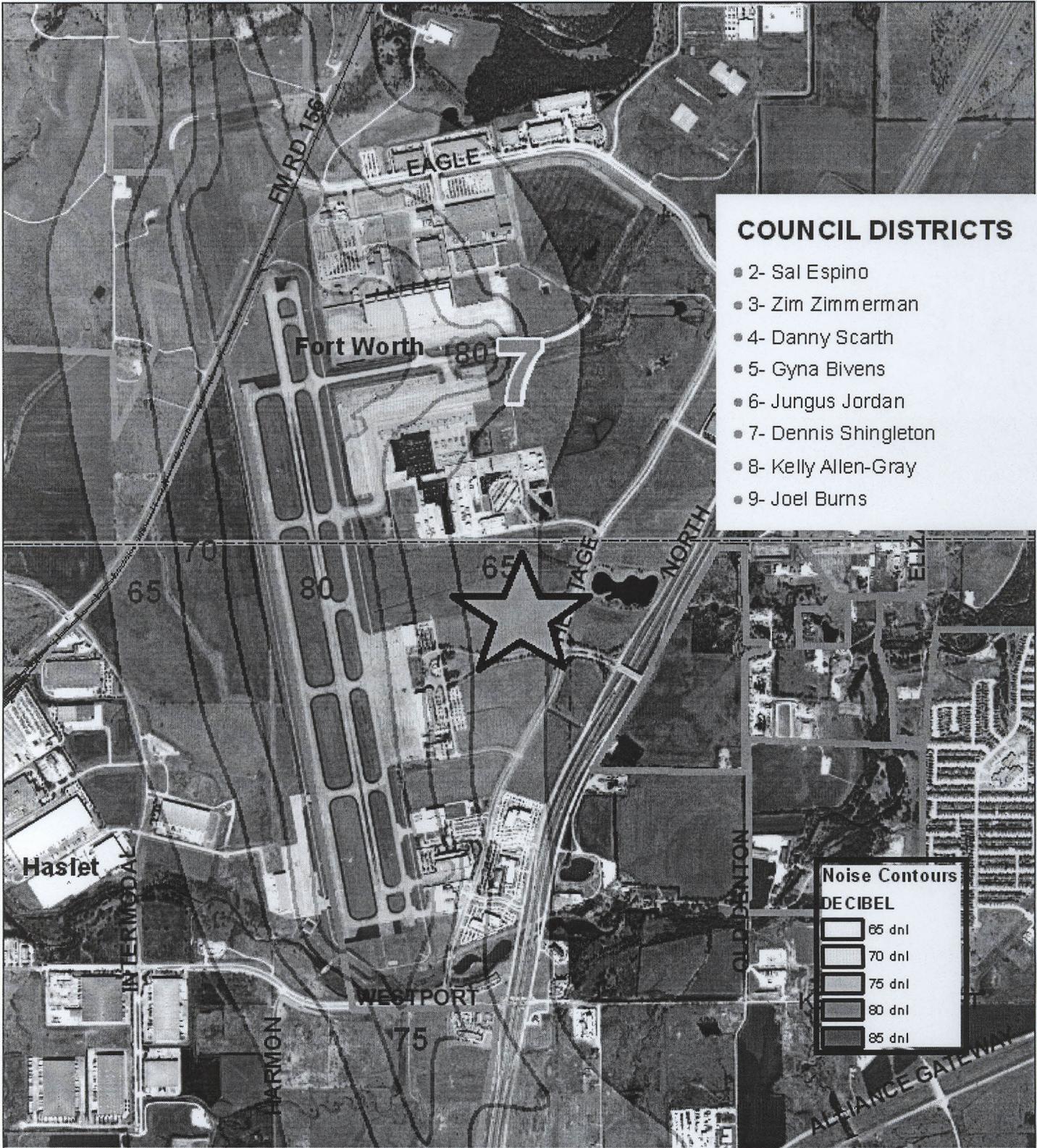
The 2013 Comprehensive Plan is proposed to designate the subject area as industrial growth center. The requested zoning classifications are appropriate for the land use designations. The proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Map of Proposed Zoning Districts
- Future Land Use Map

- Aerial Photograph
- Minutes of the Zoning Commission meeting

Location Map

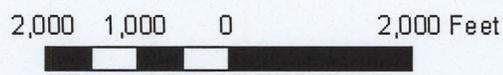


COUNCIL DISTRICTS

- 2- Sal Espino
- 3- Zim Zimmerman
- 4- Danny Scarth
- 5- Gyna Bivens
- 6- Jungus Jordan
- 7- Dennis Shingleton
- 8- Kelly Allen-Gray
- 9- Joel Burns

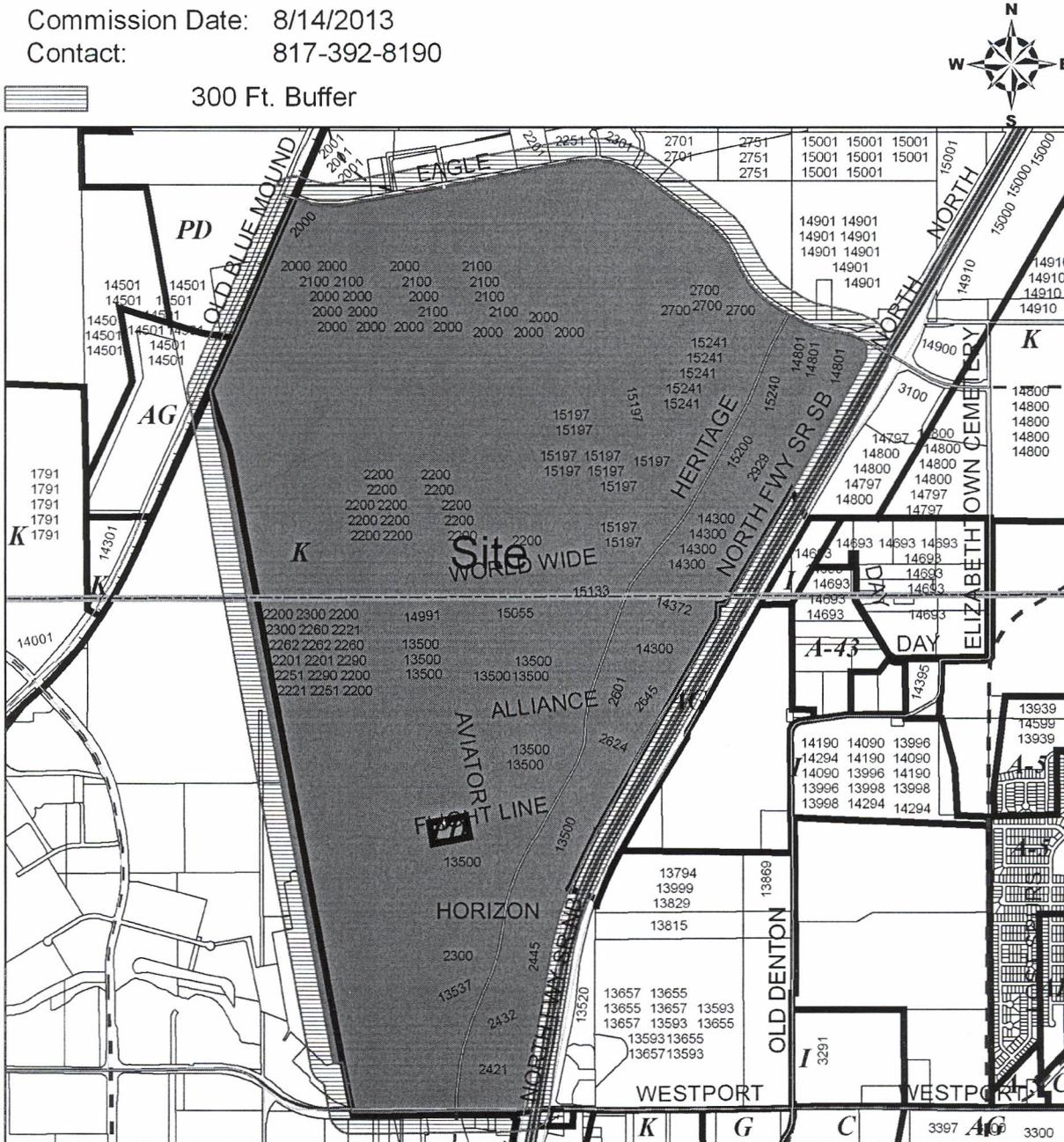
Noise Contours
DECIBEL

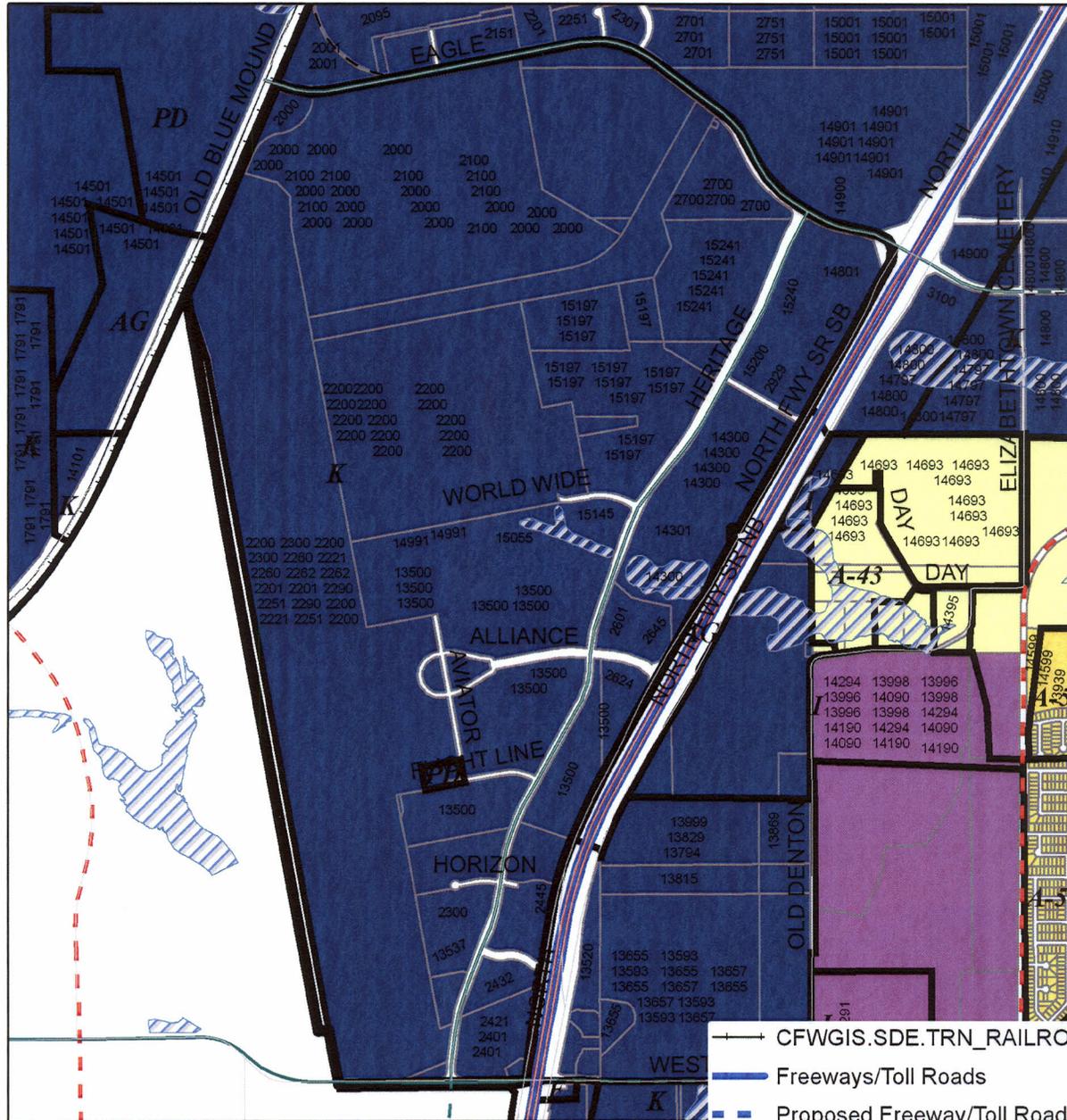
	65 dnl
	70 dnl
	75 dnl
	80 dnl
	85 dnl



Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: Generally bounded by Eagle Pkwy, I-35W-N, Westport Pkwy and City of Haslet
 Zoning From: K, PD 328
 Zoning To: PD for K uses plus aviation uses, excluding junkyard, recycling, etc.
 Acres: 1592.0493164
 Mapsco: 7B-U
 Sector/District: Far North
 Commission Date: 8/14/2013
 Contact: 817-392-8190





- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed Use
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

FLD_ZONE
 Floodplain

2000 Feet

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.



De De /John T White NA	NA	notification area Out	Opposition	Sent letter in
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10. ZC-13-114 City of Fort Worth Planning & Development (CD 7) – Generally bounded by White Settlement, Roberts Cut-Off, Deavers and Trinity River (See addresses in case file, 22.59 Acres): from “B” Two-Family, “E” Neighborhood Commercial, and “I” Light Industrial to “A-5” One-Family and “FR” General Commercial Restricted

Margaret Johnson, 121 McGee, Fort Worth, Texas representing Riverbend Trinity Trails NA explained to the Commissioners the got signatures to rezone the area to A-5 single-family. She mentioned there were a few people out of town and could not get signatures.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 8-0.

Document received for written correspondence				ZC-13-114
Name	Address	In/Out 300 notification area ft	Position on case	Summary
Betty & George Segetti	208 McGee	In	Support	Sent letter in

11. ZC-13-115 City of Fort Worth Planning & Development (CD 7) – Generally bounded by Eagle Parkway, I-35W-N, Westport Parkway, City of Haslet (See addresses in case file, 1592.05 Acres): from “K” Heavy Industrial and “PD-328” Planned Development for all uses in “K” Heavy Industrial plus an aircraft refueling station to “PD/K” Planned Development for all uses in “K” Heavy Industrial plus aviation uses, excluding junkyard, sexually oriented businesses, recycling facilities and tattoo parlors; site plan waiver requested

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners the uses that are in Alliance Airport do not fall into any zoning district that would allow them by right. This is a Council-initiated rezoning coordinated by District 2 and District 7.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Hollis. The motion carried unanimously 8-0.

12. ZC-13-116 City of Fort Worth Planning & Development (CD 6) – 801 and 851 W. Rendon Crowley Road (John Steele Survey, Abstract 1381, Tracts 1E & 1F, 48.16 Acres): from “C” Medium Density Multifamily to “A-5” One-Family

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners the northern property has limited access and the southern property only has access through the residential. There are also overhead electric transmission lines that create a great deal of encumbrance to the site. Ms. Knight mentioned staff received a request from the property owner of the north tract to continue the case for thirty days.