



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 12, 2013

Council District 6

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: none

Continued Yes ___ No X
Case Manager Jocelyn Murphy
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: Spinks Municipal Airport Bounded by FM 1187, IH35 S. and South City Limits
Mapsc0: 119L-Y

Proposed Use: Add Airport Overlay and Runway Protection Zones to Existing Airport

Request: From: "AG" Agricultural, "A-21" One-Family, "A-5" One-Family, "E" Neighborhood Commercial, "I" Light Industrial, "J" Medium Industrial, and "K" Heavy Industrial
To: Add An Airport Overlay ("AO") and Runway Protection Zones ("RPZ")

Land Use Compatibility: Not Applicable.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

This zoning case creates the boundary for the new Spinks Airport Overlay created through the text amendment ZC-13-036. The City Council authorized proceeding with the overlays in Resolution 4244-09-2013 on September 17, 2013.

The boundaries of the overlay generally follow the 65 DNL (noise level measurement). These boundaries have been identified using points on the ground including street right-of-way lines, intersections and property boundaries to ensure that the boundaries of the overlay are easily identified. Surveys have been completed for each overlay. The overlay regulations do not extend outside the city limits of Fort Worth.

Runway Protection Zones (RPZ) at the end of each runway exist per FAA requirements in each Airport Layout Plan. These areas are being identified for additional land use controls due to their significantly higher potential for aviation accidents. Uses will be limited in these areas to reduce or eliminate the potential density that could exist in an area at the time of an accident. In almost all cases, the RPZs include property fully within the boundaries of the airport and owned and controlled by the city, therefore development of any type other than aviation uses is highly improbable.

Below is some information about Spinks from the city's website:

Spinks Airport, opened in 1988, is a general aviation reliever airport for the Dallas/Fort Worth Metroplex. It is located 13 miles south of downtown Fort Worth, offers easy access to Interstate

35W, and bypasses DFW Class B airspace. With a blend of corporate business and general aviation activity, Spinks offers a paved 6,000-foot runway and a 4,000-foot turf runway.

The airport offers high quality facilities and includes a full service FBO, multiple maintenance facilities, three flight schools, AWOS and car rental services. Numerous hotels, restaurants and retail shopping are within walking distance.

Future improvements are planned for the airport, including a potential runway expansion to the south. The City of Burleson is located directly to the south of the airport and runway. Discussions have been ongoing with Fort Worth, Burleson, and TxDOT concerning a potential development south of the airport and planned future improvements. It is hoped that Burleson may adopt similar protections as appropriate for Spinks.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102

Acreage: 1,106 acres

Comprehensive Plan Sector: Far South

Surrounding Zoning and Land Uses:

- North multiple / THR Huguley Hospital, industrial, open space
- East "J" Medium Industrial / retail, industrial
- South City of Burleson / vacant
- West "I", "A-5" Unincorporated / single family and open space

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

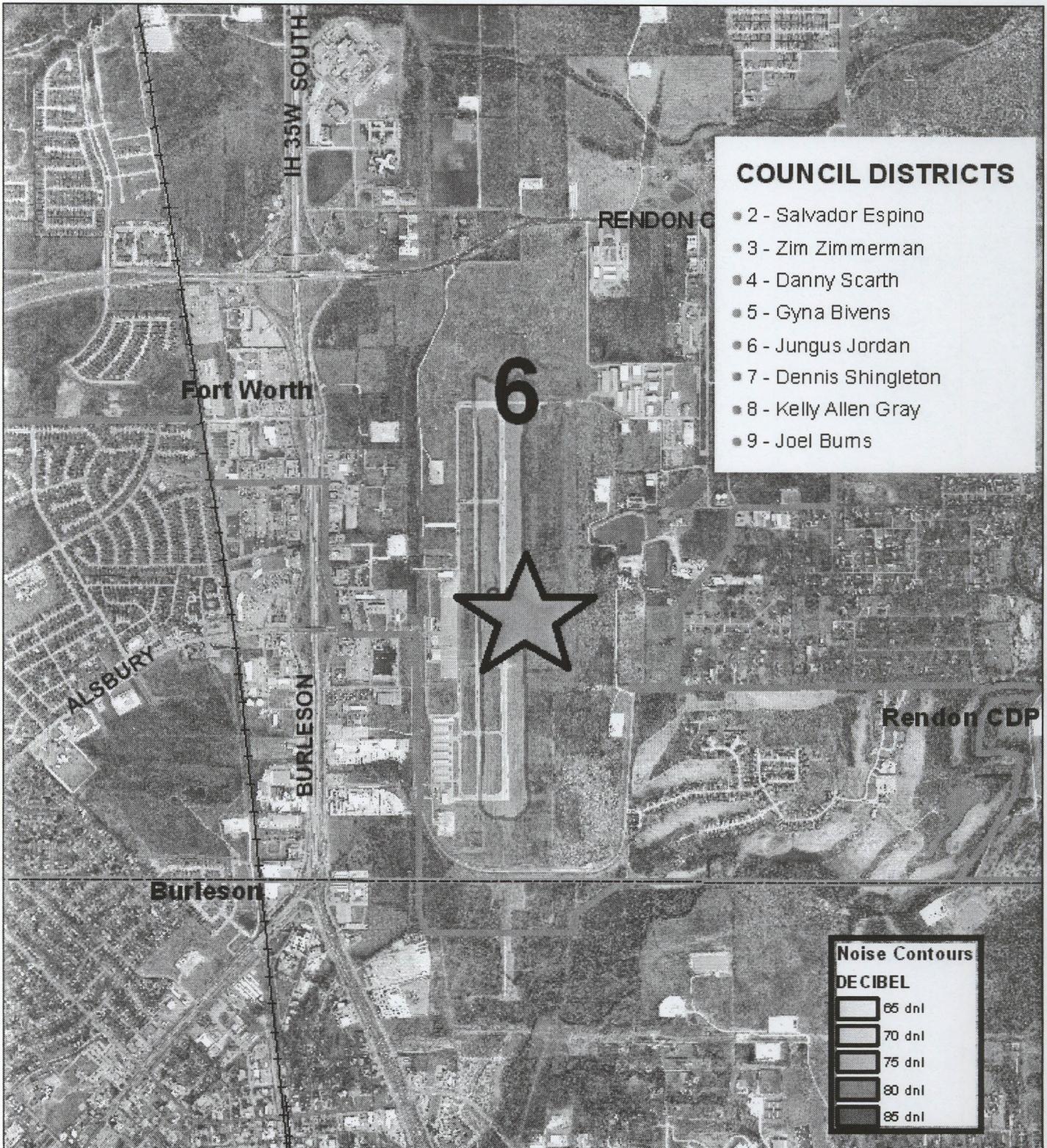
Development Impact Analysis:

1. **Land Use Compatibility:** Not applicable. The proposed Airport Overlay and Runway Protection Zones are proposed for the existing Spinks Airport. No change in land use is proposed. The Overlays are intended to protection the existing use.
2. **Comprehensive Plan Consistency:** The 2013 Comprehensive Plan designates the subject property as Medium Industrial. The requested zoning change **is consistent** with the following Comprehensive Plan policy:
 - Encourage the development of Airport Overlay Districts to ensure land use compatibility while providing additional protections to airport operations.

Attachments:

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

Location Map



2,000 1,000 0 2,000 Feet





ZC-13-138

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
Address: Spinks Airport Bounded by FM 1187, IH 35, S. City limits
Zoning From: Multiple
Zoning To: Add Airport Overlay and Runway Protection Zones
Acres: 1106.21
Mapsc0: Pg. 119
Sector/District: Far South
Commission Date: 09/11/2013
Contact: 817-392-6226

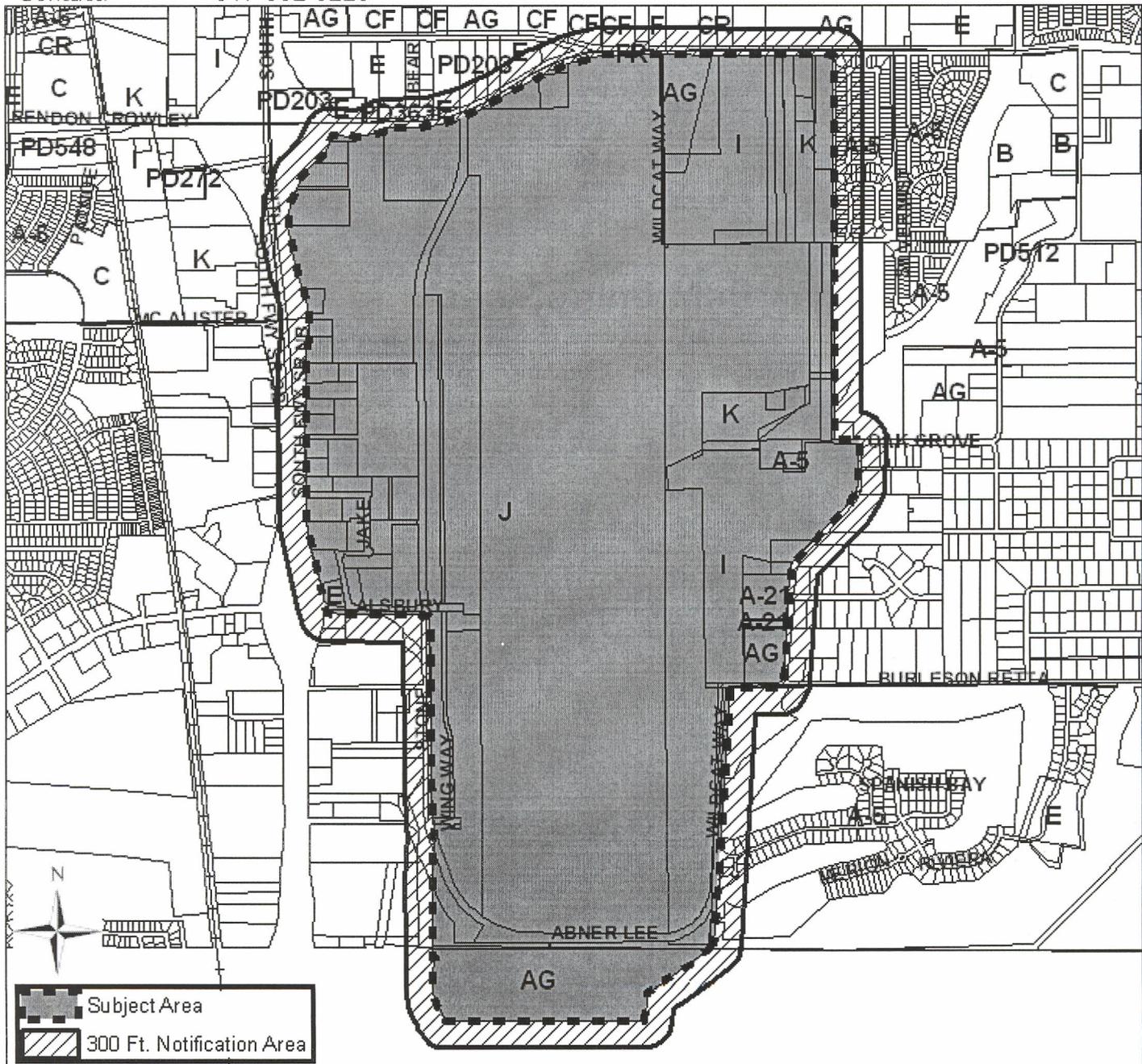
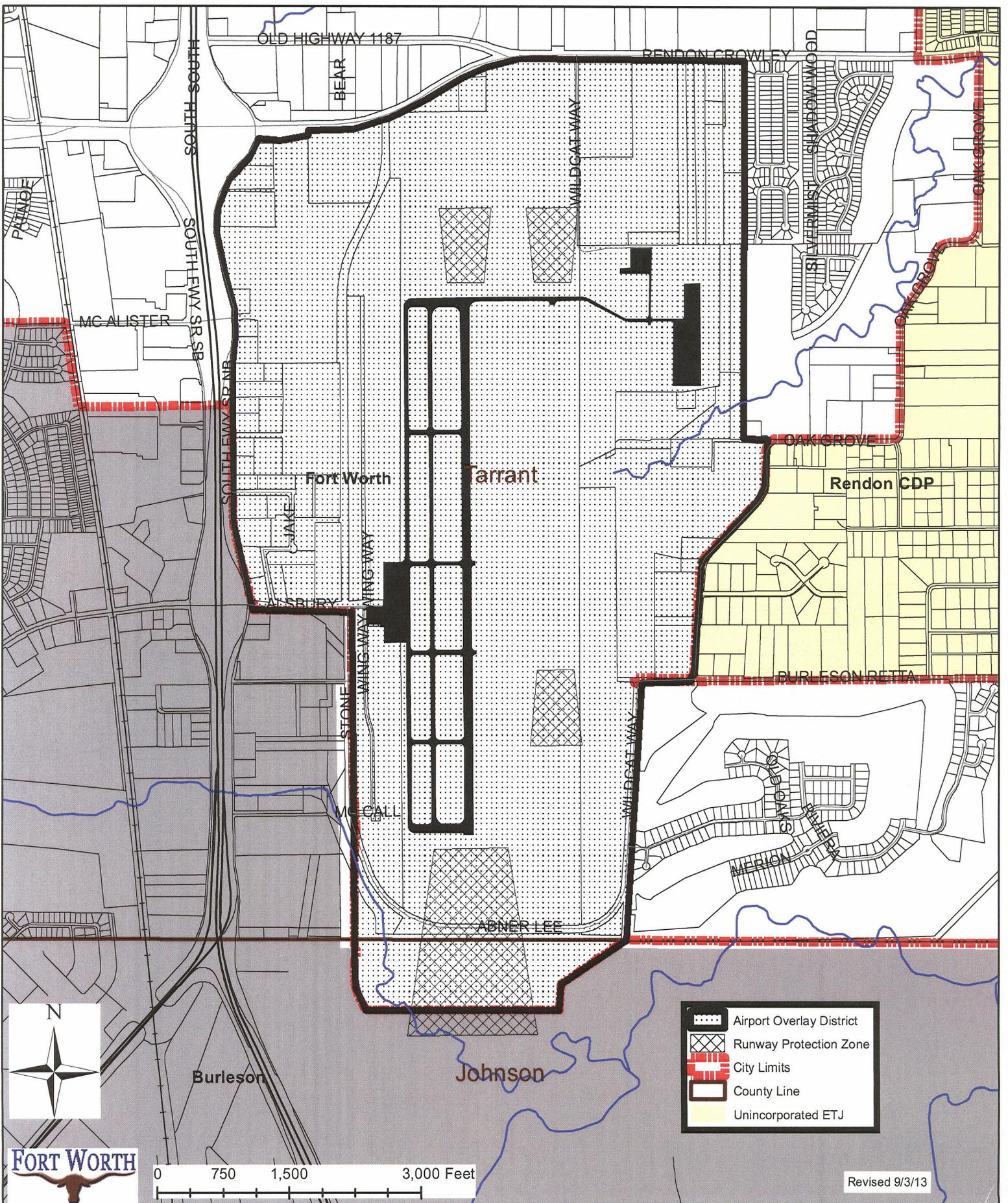


EXHIBIT B.28

Spinks Airport Overlay Zone And Runway Protection Zones

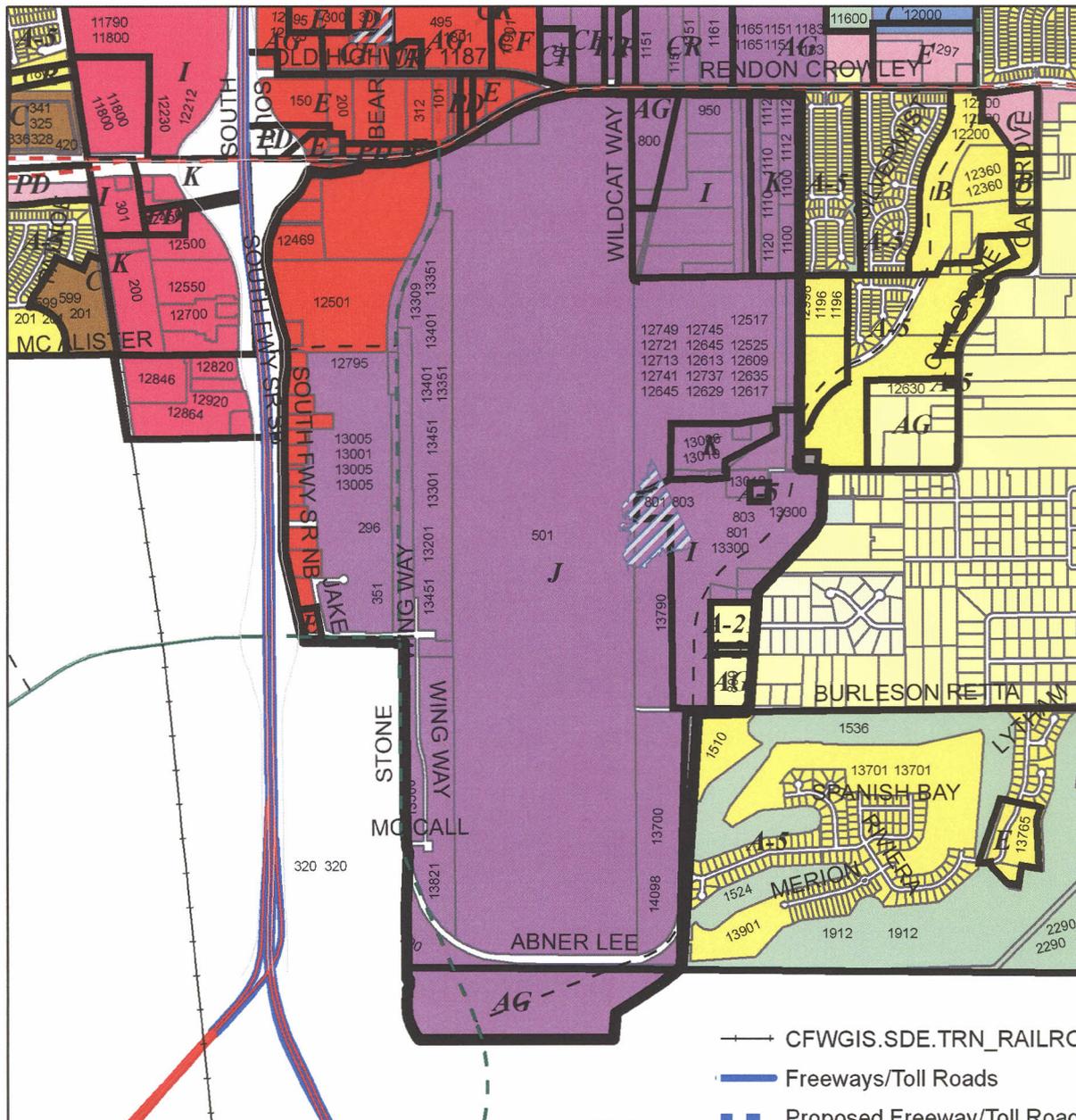


FORT WORTH



Airport Bounded by FM 1187, IH 35, S. City limits Future Land Use

ZC-13-138



- 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

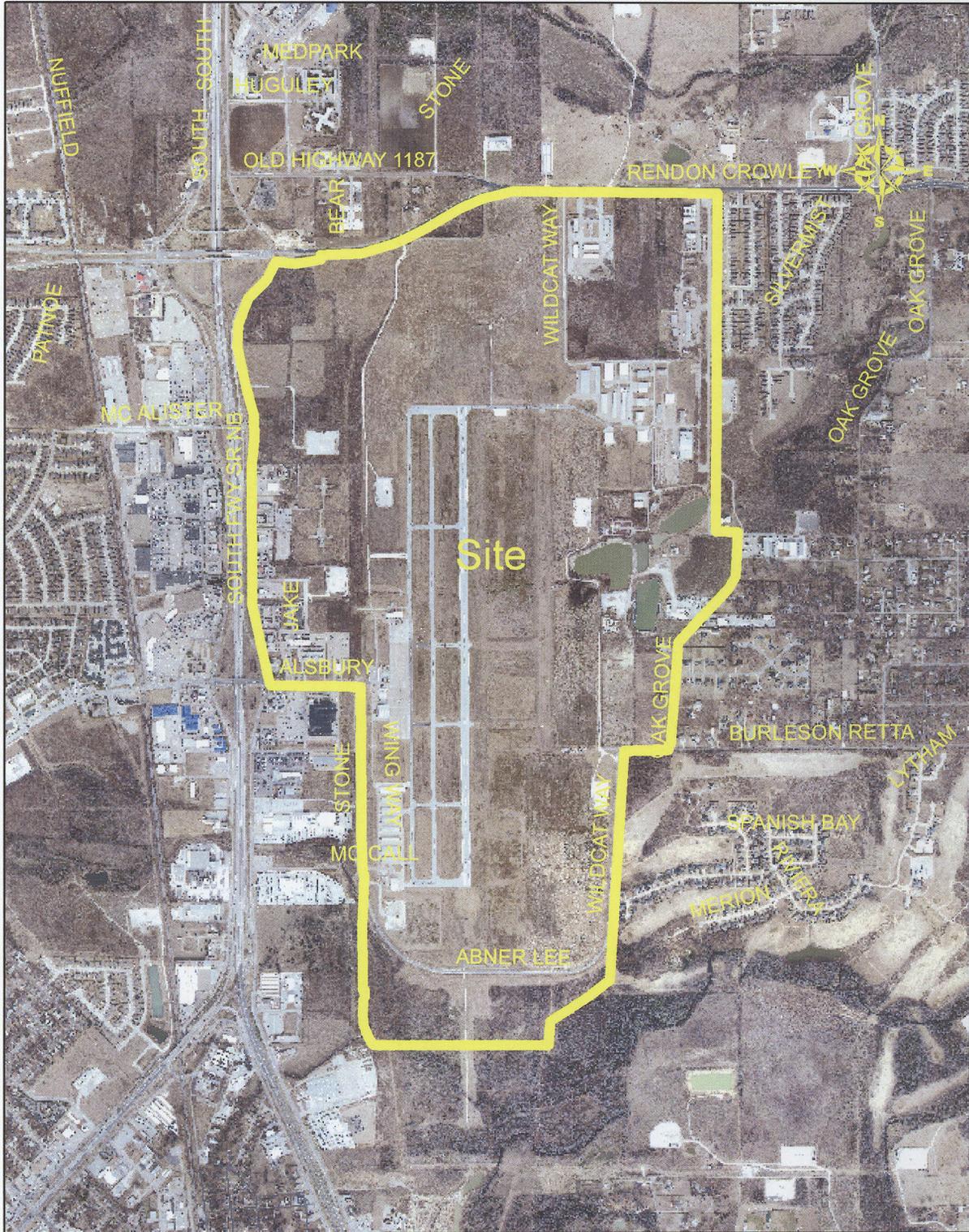
- CFWGIS.SDE.TRN_RAILROADS
 - Freeways/Toll Roads
 - Proposed Freeway/Toll Road
 - Principal Arterial
 - Proposed Principal Arterial
 - Major Arterial
 - Proposed Major Arterial
 - Minor Arterial
 - Proposed Minor Arterial
- FLD_ZONE**
- Floodplain

20000 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.



Aerial Photo Map



		300 ft notification area			
Aaron Barth/ Airport Manager	Spinks Airport	In		Support	Spoke at hearing
John Wandel/ Phoenix Industrial Park	1120 E Rendon Crowley Rd	In		Opposition	Sent letter in

5. ZC-13-138 City of Fort Worth Planning & Development (CD 6) – Map Amendment Airport Overlay District and Runway Protection Zones for Spinks Airport (See addresses in case file, 0.00 Acres): from “AG” Agricultural, “A-21” One-Family, “A-5” One-Family, “E” Neighborhood Commercial, “I” Light Industrial, and “K” Heavy Industrial to add Airport Overlay/Runway Protection Zone Overlay Districts

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the change to the map amendment.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 9-0.

IV. New Cases

6. ZC-13-139 Varrichio Properties LLC (CD 6) – 12415 Oak Grove Road S. (Hiram Little Survey, Abstract 930, 64.16 Acres): from Unzoned to “A-5” One-Family

Bill Boomer, 6610 Bryant Irvin Road, Fort Worth, Texas representing Varrichio Properties LLC explained to the Commissioners they are proposing single-family development.

Motion: Following brief discussion, Mr. Hollis recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-13-139
Name	Address	In/Out 300 ft notification area	Position on case	Summary
Martin & Kay Rechnitzer	12424 Oak Grove Rd S	Out	Opposition	Sent letter in

7. ZC-13-140 Jose L. Portillo (CD 9) 4217-4221 Hemphill Street (Southside Addition, Blocks 5, Lots 16, 17, 18, 19, 0.42 Acres): from “FR” General Commercial Restricted to “E” Neighborhood Commercial

Jose Portillo, Jr., 4221 Hemphill Street, Fort Worth, Texas property owner explained to the Commissioners they are trying to obtain a beer license for his restaurant.

Mr. Genua asked if a restaurant is there currently. Mr. Portillo said yes there is but the zoning is FR.