



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 9, 2014

**Council Districts** 3,7

<b>Zoning Commission Recommendation:</b> Approval by a vote of 9-0  <b>Opposition:</b> 12 letters submitted <b>Support:</b> NAS/JRB Base Commander, four letters submitted, RCC Development Review	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Jocelyn Murphy</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** City of Fort Worth Planning and Development

**Site Location:** Surrounding the Naval Air Station Fort Worth Joint Reserve Base: Generally bounded by Lake Worth, Silver Creek Rd, Loop 820, Mary's Creek, Bryant Irving, Roaring Springs Rd, and the Trinity River

**Proposed Use:** Add Airport Overlay Zone to the Naval Air Station Fort Worth Joint Reserve Base

**Request:** From: Multiple Districts  
To: Add an Airport Overlay ("AO") Zone

**Land Use Compatibility:** Not Applicable.

**Comprehensive Plan Consistency:** Requested change is consistent.

**Background:**

This zoning case creates the boundary for the new Naval Air Station Fort Worth Joint Reserve Base Overlay created through the text amendment ZC-14-101. The City Council authorized proceeding with the NASFW JRB Airport Overlay in a resolution approved on July 22, 2014.

The boundaries of the overlay generally follow the 65 DNL (noise level measurement). The boundary for the NASFW JRB overlay is limited to the incorporated city limits of Fort Worth to the north, south, and east. Other 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.

**Site Information:**

Owner: Multiple

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

Acreage: 13727.28 acres (including outside the incorporated city limits)

Comprehensive Plan Sector: Multiple

Surrounding Zoning and Land Uses:

North out of city limits/Rural Residential, Eagle Mountain Lake  
East Various / residential, commercial, industrial  
South Various, City of Benbrook /primarily single family residential  
West Various and out of city limits/Variou

***Recent Relevant Zoning and Platting History:***

Zoning History: Multiple; Compatible Use Zone in North and South Clear Zones and Accident Potential Zones, effective September 2013

Platting History: Multiple

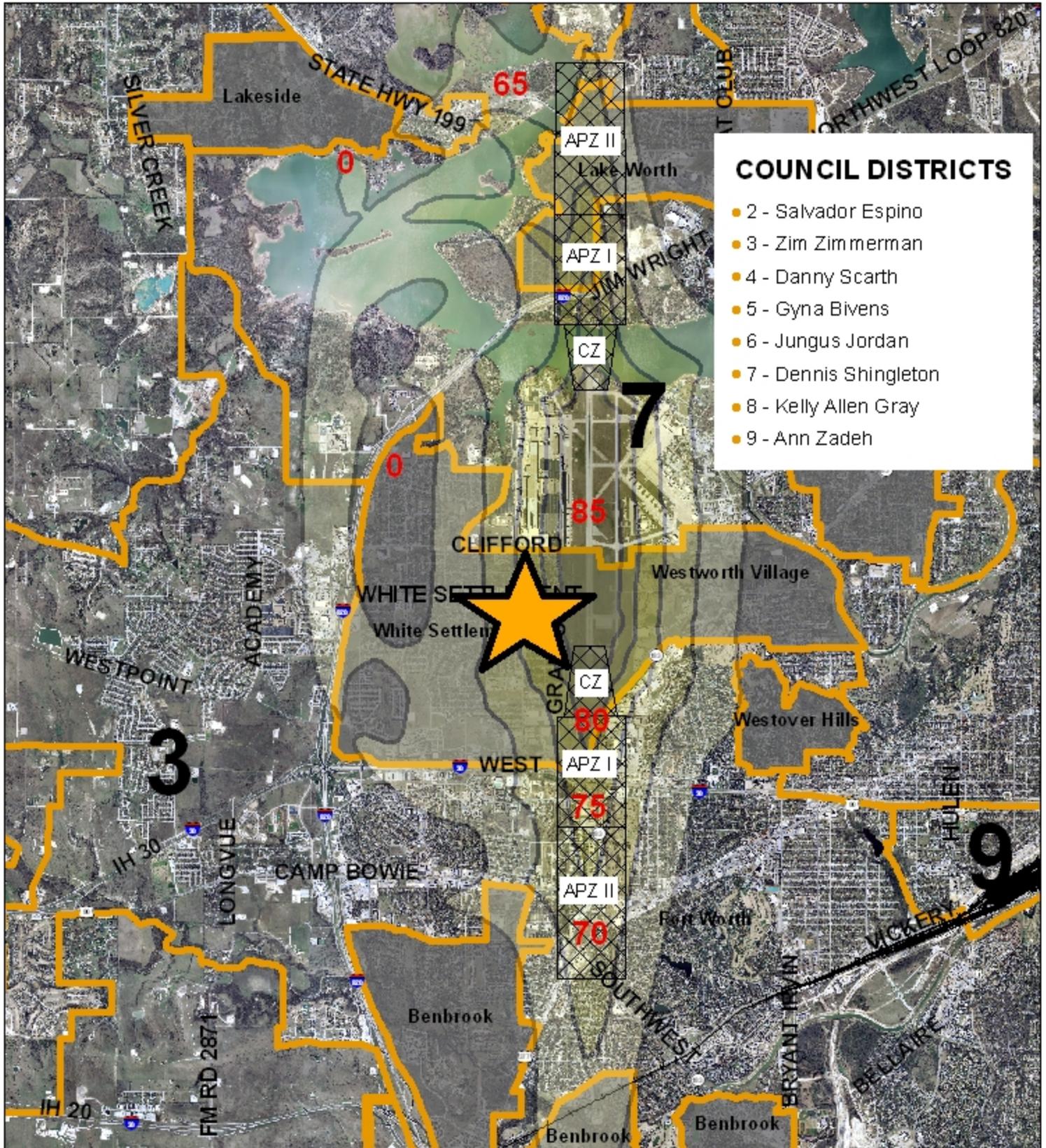
***Development Impact Analysis:***

1. **Land Use Compatibility:** Not applicable. The proposed Airport Overlay is proposed for the protection of the Naval Air Station Fort Worth Joint Reserve Base. No change in land use is proposed.
2. **Comprehensive Plan Consistency:** The 2014 Comprehensive Plan has multiple designations for the large area covered by the proposed overlay. 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



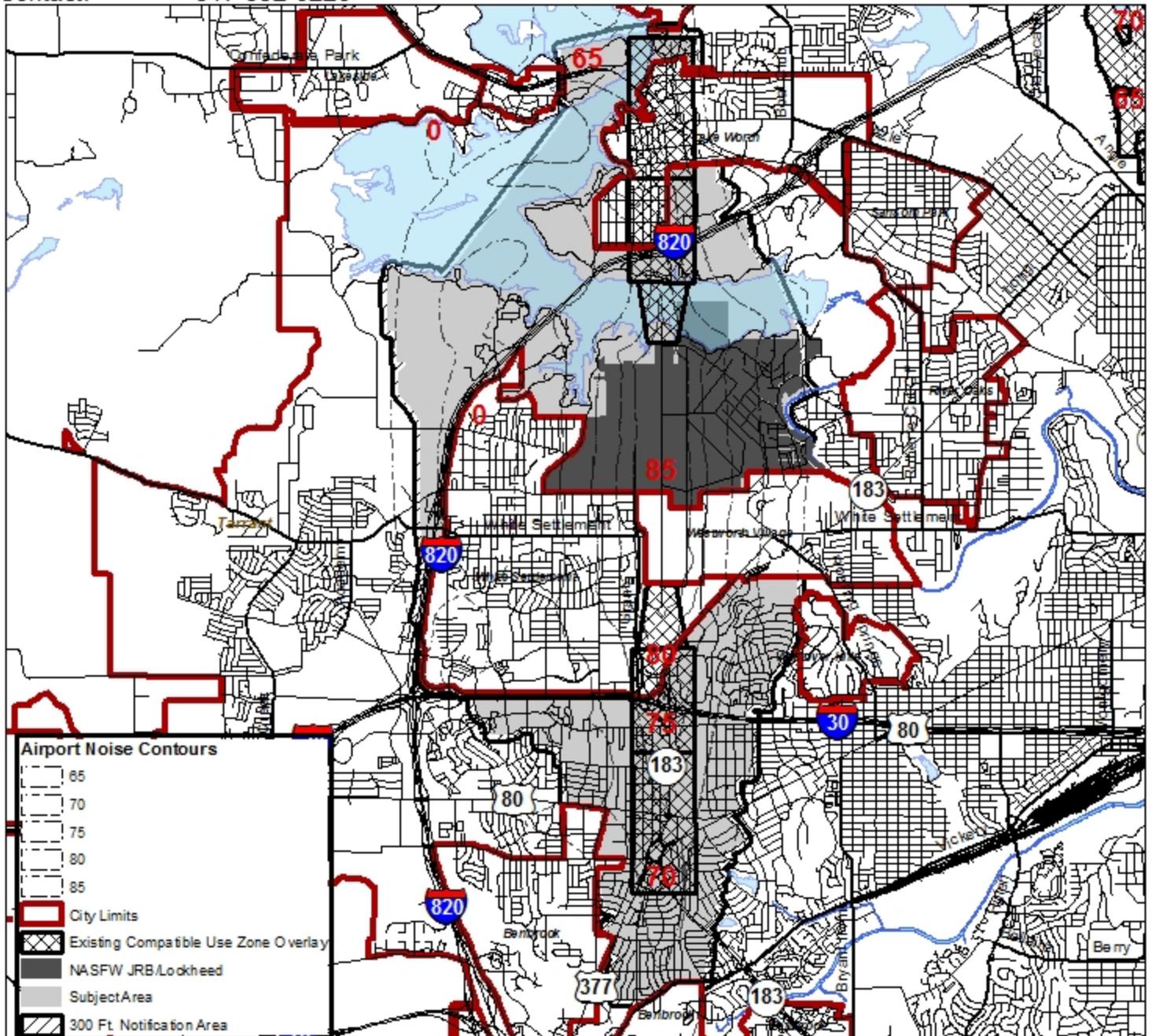
### COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh

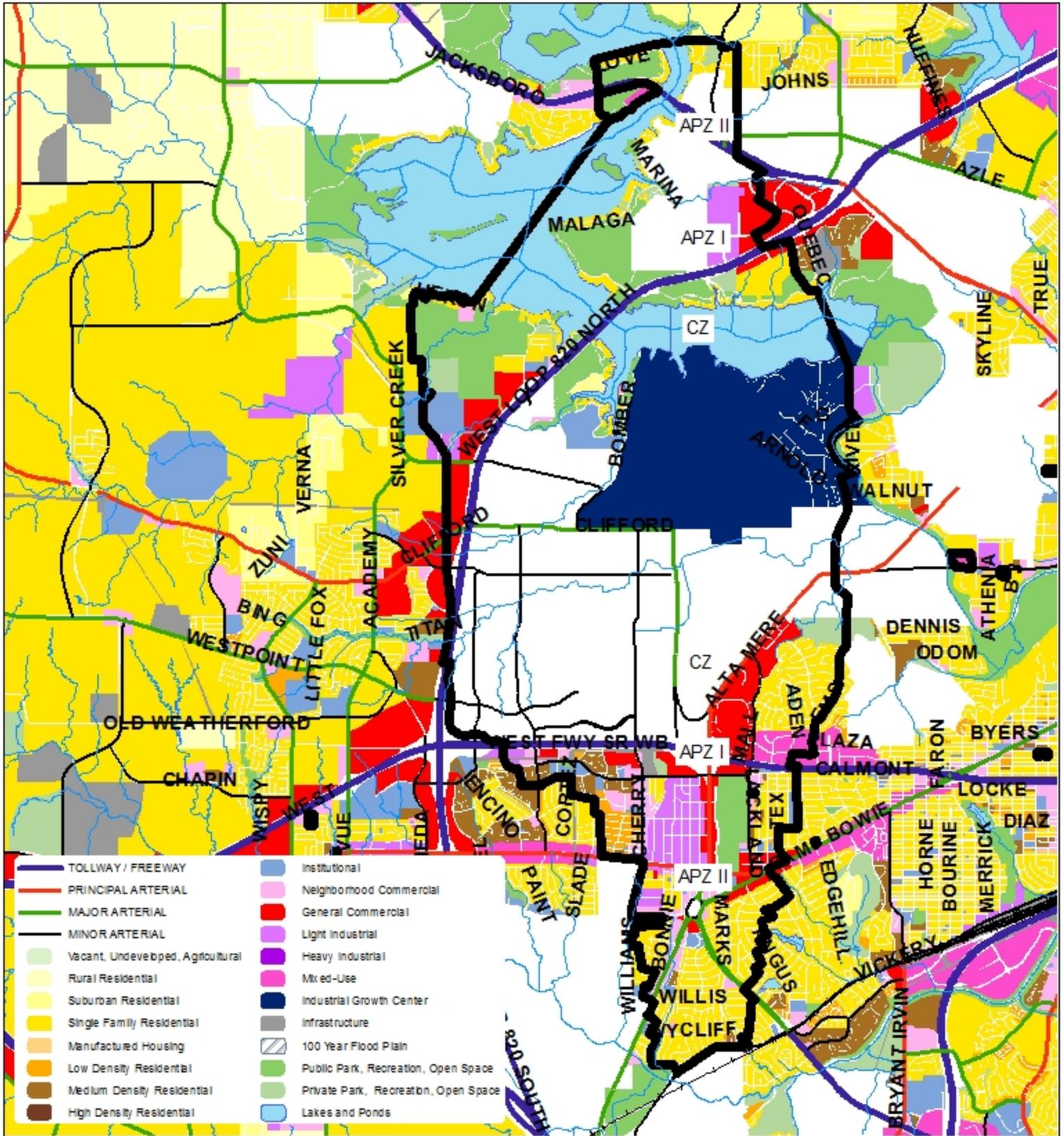


## Area Zoning Map

Applicant: City of Fort Worth Planning & Development  
 Address: Generally bounded by Lake Worth, Silver Creek Rd, Loop 820, Mary's Creek, Bryant Irvin, Roaring Springs Rd, Trinity River  
 Zoning From: Multiple  
 Zoning To: Add Airport Overlay  
 Acres: 13727.28873  
 Mapsco: Multiple  
 Sector/District: Multiple  
 Commission Date: 8/13/2014  
 Contact: 817-392-6226



## Future Land Use



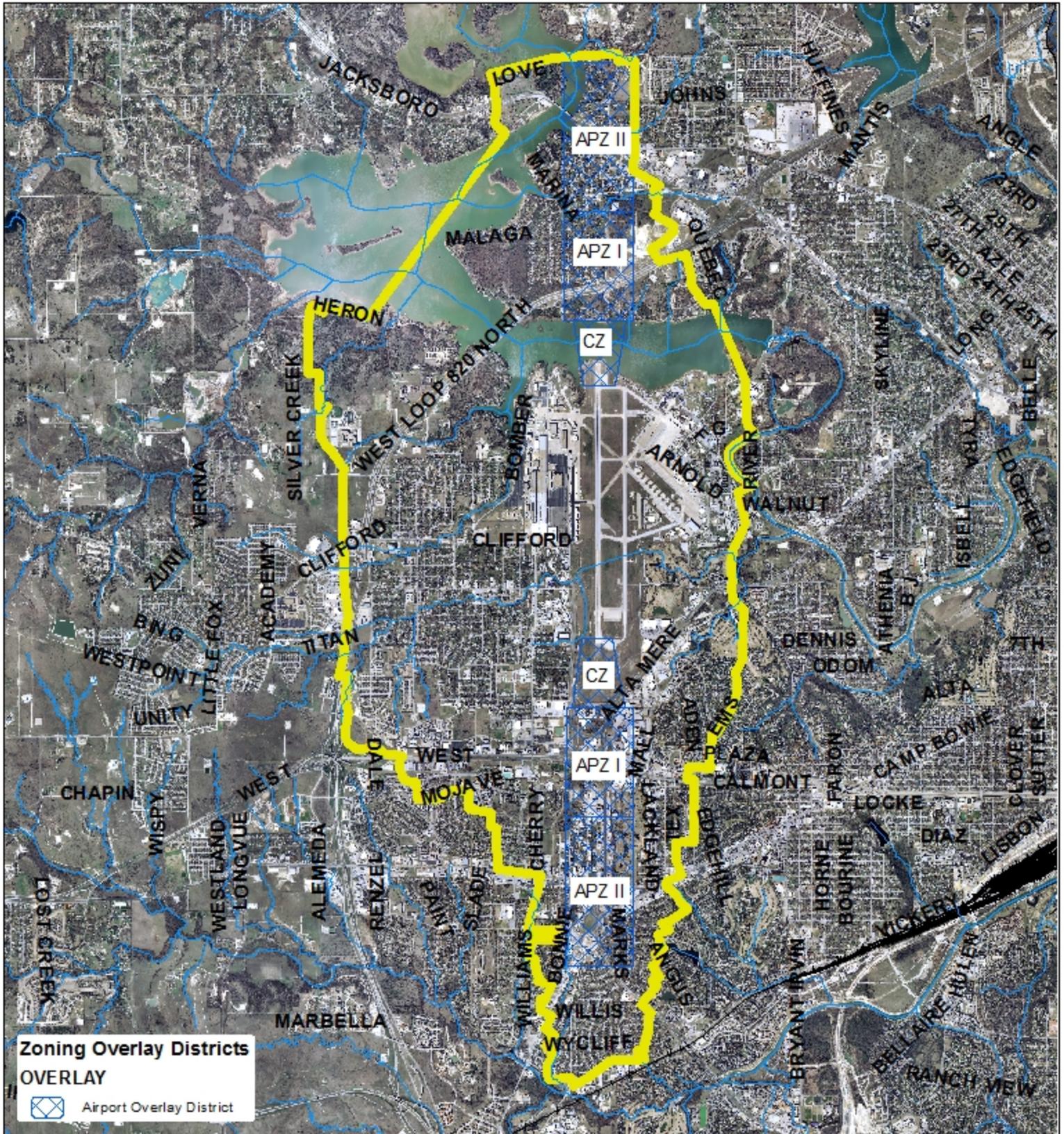
5,750 2,875 0 5,750 Feet



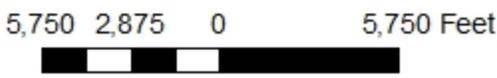
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 18, 2014.



## Aerial Photograph



**Zoning Overlay Districts**  
**OVERLAY**  
 Airport Overlay District



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 18, 2014.



Cowtown Capital	2641 Boyd	In		Opposition	Sent letter in
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**14. ZC-14-101 City of Fort Worth Planning & Development (CD All) - Text Amendment: Create Airport Overlay District for Naval Air Station Fort Worth Joint Reserve Base; An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as Amended, Codified as Appendix “A” of the Code of The City of Fort Worth, by amending:**

- **Section 4.405 “Airport Overlay” (“AO”) District of Article 4 “Overlay Districts”, of Chapter 4, “District Regulations” to amend Section 4.405C, “Naval Air Station Fort Worth Joint Reserve Base”, providing regulations for Airport/Airfield Overlay Zones (“AO”) for the NASFW JRB**

Jocelyn Murphy, Planning Manager explained the text amendment.

Captain Gil Miller, 1510 Chennault Avenue, NAS FT Worth JRB spoke in support. Captain Miller mentioned the text amendment will have a direct positive impact on the safety for aircraft, personnel and their mission.

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

**15. ZC-14-102 City of Fort Worth Planning & Development (CD 3,7) – Map Amendment: Airport Overlay District for Naval Air Station Fort Worth Joint Reserve Base; Generally bounded by Lake Worth, Silver Creek Road, Loop 820, Mary’s Creek, Bryant Irvin, Roaring Springs Road, Trinity River (see metes and bounds case file, 13727.29 Acres): from Multiple Districts to Add Airport Overlay (AO) District**

Jocelyn Murphy, Planning Manager explained the map amendment.

Captain Gil Miller, 1510 Chennault Avenue, NAS FT Worth JRB spoke in support. Captain Miller mentioned the text amendment will have a direct positive impact on the safety for aircraft, personnel and their mission.

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

<i>Document received for written correspondence</i>					<b>ZC-14-102</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>ft</b>	<b>Position on case</b>	<b>Summary</b>
NPMA	3236 Hunter Park Cir	In		Support	Sent letter in
RCC Development review	NA			Support	Sent letter in

Charles Taylor	7816 Kermit	In		Support	Sent letter in
Allen Leasing	6815 NW Loop 820	In		Support	Sent letter in
Rupert & Jessie Cole	4728 Dilworth	In		Support	Sent letter in
James Cohen	3855 Cartist	In		Support	Sent letter in
Fountainhead Mgmt	4000 Old Benbrook	In		Support	Sent letter in
Heidi Luck	10769 FM 1886	Out	Oppose		Sent letter in
Bobby Johnson	8780 Regal Royale	In		Support	Sent letter in
Kimberly Baker	7812 Gaston	In	Oppose		Sent letter in
Marvin Pustejovsky	3024 Olive	In	Oppose		Sent letter in
Gregorio Vasquez	7309 Mohawk	Out	Oppose		Sent letter in
Myrtle Sebik	7408 Arlie	In	Oppose		Sent letter in
MRP Westpoint	1200 Scenic Vista	Out	Oppose		Sent letter in
Billy Buchanan	5056 Lyndon	In	Oppose		Sent letter in
Wanda Redwine	3529 Bonnie	In	Oppose		Sent letter in
Terry Reynolds	7104 Brazos	In	Oppose		Sent letter in

**16. ZC-14-104 City of Fort Worth Planning & Development (CD All) - Text Amendment: Game Rooms and Gaming; An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as Amended, Codified as Appendix “A” of the Code of The City of Fort Worth, by amending:**

- **Article 3 “Planned Development (“PD”) District to add game rooms in Section 4.305;**
- **Section 4.800 “Nonresidential District Use Table” and 4.1200 “Form Based Districts Use Table” to add game rooms by Planned Development District; and**
- **Chapter 9, “Definitions”, Section 9.101, “Defined Terms”**

Jocelyn Murphy, Planning Manager explained the text amendment.

Motion: Following brief discussion, Mr. Edmonds recommended Approval as Amended of the request for August 8 draft ordinance, seconded by Mr. Flores. The motion carried unanimously 8-0.