

**To the Mayor and Members of the City Council****June 4, 2013**

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**SUBJECT: PROPOSED COUNCIL-INITIATED ZONING CHANGES FOR THE ALLIANCE AIRPORT AREA**

The July 9 City Council agenda will contain an M&C to initiate the zoning process for the Alliance Airport area. The purpose of the proposed zoning changes is to rezone industrial property to a zoning classification that is in conformance with the Zoning Ordinance. For your reference, the attached PowerPoint presentation shows the future land use proposed for the 2013 Comprehensive Plan, the current zoning, and the proposed zoning. Council Members Espino and Shingleton would like to initiate rezoning of this area to protect the aviation uses at Alliance Airport.

The Zoning Ordinance does not have a zoning district that allows airports and other aviation uses by right. The existing "K" Heavy Industrial zoning could cause permits for various activities ranging from signs to new construction to be delayed or denied. The proposed zoning district maintains the heavy industrial uses allowed at Alliance Airport currently and adds airport, aviation field, heliport, and landing area while excluding bars/nightclubs, junkyards, recycling facilities, motels, sexually oriented businesses, and tattoo parlors.

An informational letter was mailed to the property owners on May 7, 2013. No one in opposition has been noted to date. Public hearings for the rezoning of these properties would be held by the Zoning Commission on August 14, 2013, and by the City Council on September 11, 2013.

If you have any questions, please contact Dana Burghdoff, Deputy Planning and Development Director, at 817-392-8018.

**Tom Higgins**  
**City Manager**

attachment: PowerPoint presentation

# PROPOSED COUNCIL-INITIATED ZONING CHANGES FOR THE ALLIANCE AIRPORT AREA



Prepared for the  
City Council

By the  
Planning and Development Department

June 4, 2013

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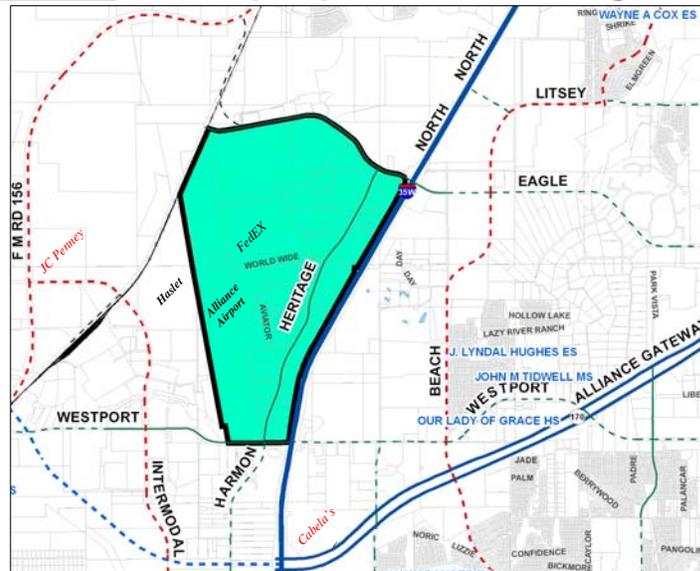
## PURPOSE

Provide a **briefing** on the proposed Council-initiated rezoning of 1,592 acres of land from two industrial districts to be in conformance with the Comprehensive Plan.



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## Where is the proposed rezoning area?



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Note: The proposed rezoning area consists of a total of 72 properties.

## What future land use is proposed in the 2013 Comprehensive Plan?

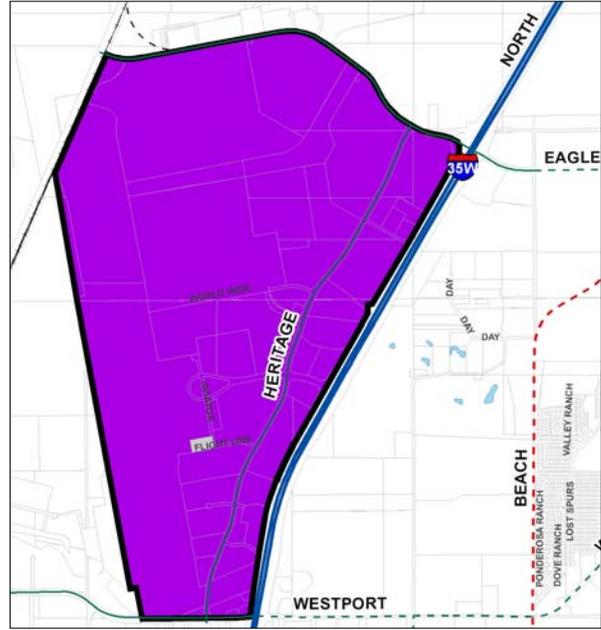
Industrial Growth Center



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## What is the current zoning?

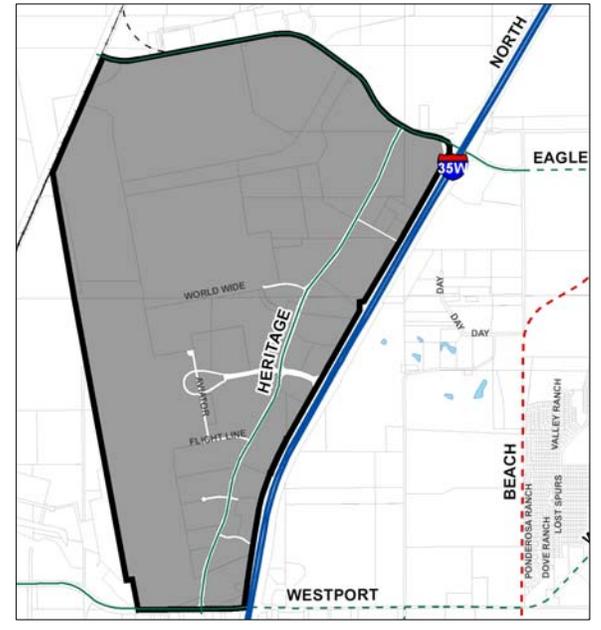
-  K: Heavy Industrial
-  PD 328: Planned Development



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## What is the proposed zoning?

-  PD: Planned Development for K uses plus airport, aviation field, heliport, and landing area; and to exclude bars/nightclubs, junkyards, recycling facilities, motels, sexually oriented businesses, and tattoo parlors; site plan waived



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## What is the proposed schedule?

<u>Date</u>	<u>Action</u>
May 7	<b>Letters mailed</b> to property owners. No opposition noted.
June 4	<b>City Council</b> receives <b>Informal Report</b> on proposed zoning changes.
July 9	<b>City Council</b> approves <b>M&amp;C</b> authorizing initiation of zoning changes.
Aug. 14	<b>Zoning Commission</b> conducts <b>public hearing</b> and makes recommendations on proposed zoning changes.
Sept. 11	<b>City Council</b> conducts <b>public hearing</b> and approves zoning changes.