



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 09, 2012

**Council District** 5

**Zoning Commission Recommendation:**  
Approved by a vote of 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:** 9601 – 9613 (odds) Trinity Boulevard Mapsco: 67C

**Proposed Use:** Office, manufacturing, heliport

**Request:** From: "AG" Agricultural; "R2" Townhouse/Cluster; "CF" Community Facilities; and "F" General Commercial

To: "PD-588" PD/SU 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 waiver recommended

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

**Comprehensive Plan Consistency:** Requested change is not consistent.

**Background:**

The proposed site is located north of Trinity Blvd., east of Norwood Drive, and West of Bell Spur. The applicant is requesting a zoning change to "PD 588" for office, manufacturing, and heliport. The site is primarily vacant and the rezoning would enable Bell Helicopter Textron to expand their current facility. These expansion plans include \$75 million in real property improvements and \$160 million in non-inventory personal property improvements by December 31, 2015 for the construction, expansion and

renovation of improvements at its headquarters site, which will include a new administration building, employee center and training academy. These improvements will be constructed in four phases. According to their website, Bell Helicopter currently has a workforce of nearly 7,000 aerospace professionals.

**Site Information:**

Owner: Bell Helicopter Textron, Inc.  
 600 E. Hurst Blvd.  
 Hurst, Texas 76053  
 Agent: Hillary K. VonAhsen (Kimley-Horn and Associates, Inc.)  
 Acreage: 67.03 acres  
 Comprehensive Plan Sector: Eastside

**Surrounding Zoning and Land Uses:**

North "J" Medium Industrial, "CR" Low Density Residential; "K" Heavy Industrial; "PD" 588 / rail ROW, Bell Helicopter Textron, manufactured housing, industrial  
 East "PD 588" / Bell Helicopter Textron  
 South "A-5" One-Family; "C" Medium Density Multifamily; "PD 859" "PD/SU" for mini warehouse, site plan required / vacant, residential  
 West "PD 32" PD/SU for an asphalt and concrete batch plant / concrete batch plant

**Recent Relevant Zoning and Platting History:**

Zoning History: 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

**Public Notification:**

The following Neighborhood Associations were notified:  
 Mosier Valley CAC, Inc. Historic Randol's Mill Valley Alliance  
 Northeast FW Mineral Leasing Task Force Hurst-Eules-Bedford 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 to expand their facility. Surrounding land uses vary with industrial and manufactured housing to the north and east, a concrete batch plant to the west, and vacant and residential land to the south.

Trinity Blvd. creates a buffer to residential uses to the south and the existing commuter rail station will help alleviate traffic to this facility. Based on surrounding land uses, the proposed zoning **is compatible** at this location.

**2. Comprehensive Plan Consistency**

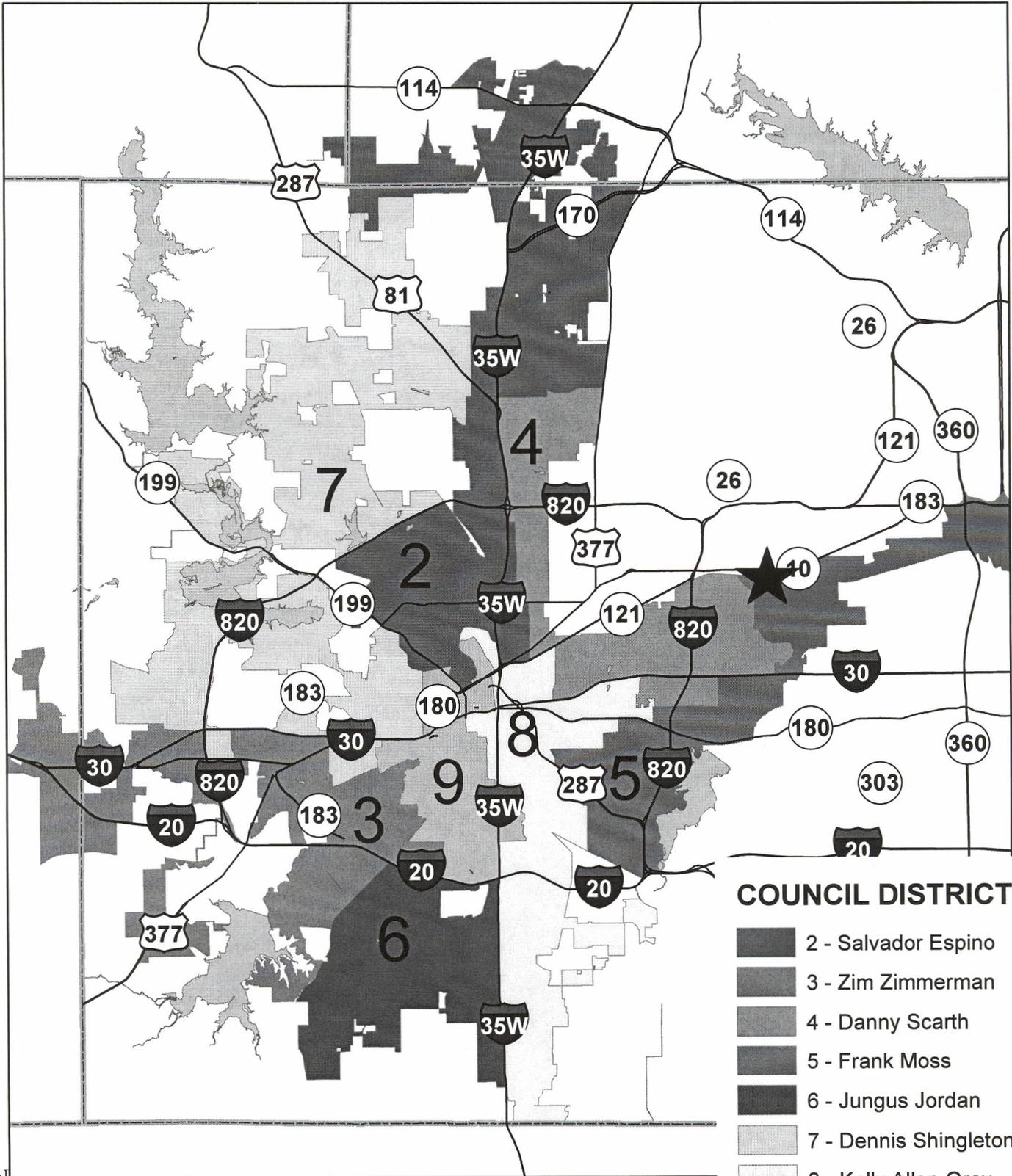
The 2012 Comprehensive Plan designates the subject property as general commercial, low density residential, and institutional but is within the floodplain. The proposed zoning is not in conformance with the future land use map, and therefore the proposed zoning **is not consistent** with the Comprehensive Plan. However, this property is intended to be used by Bell Helicopter Textron for the expansion of their campus located directly north and a heliport with no structure is a proper use in the floodplain. As a result, a review of the Comprehensive Plan will be needed.

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 Burns

N



5 2.5 0 5 Miles





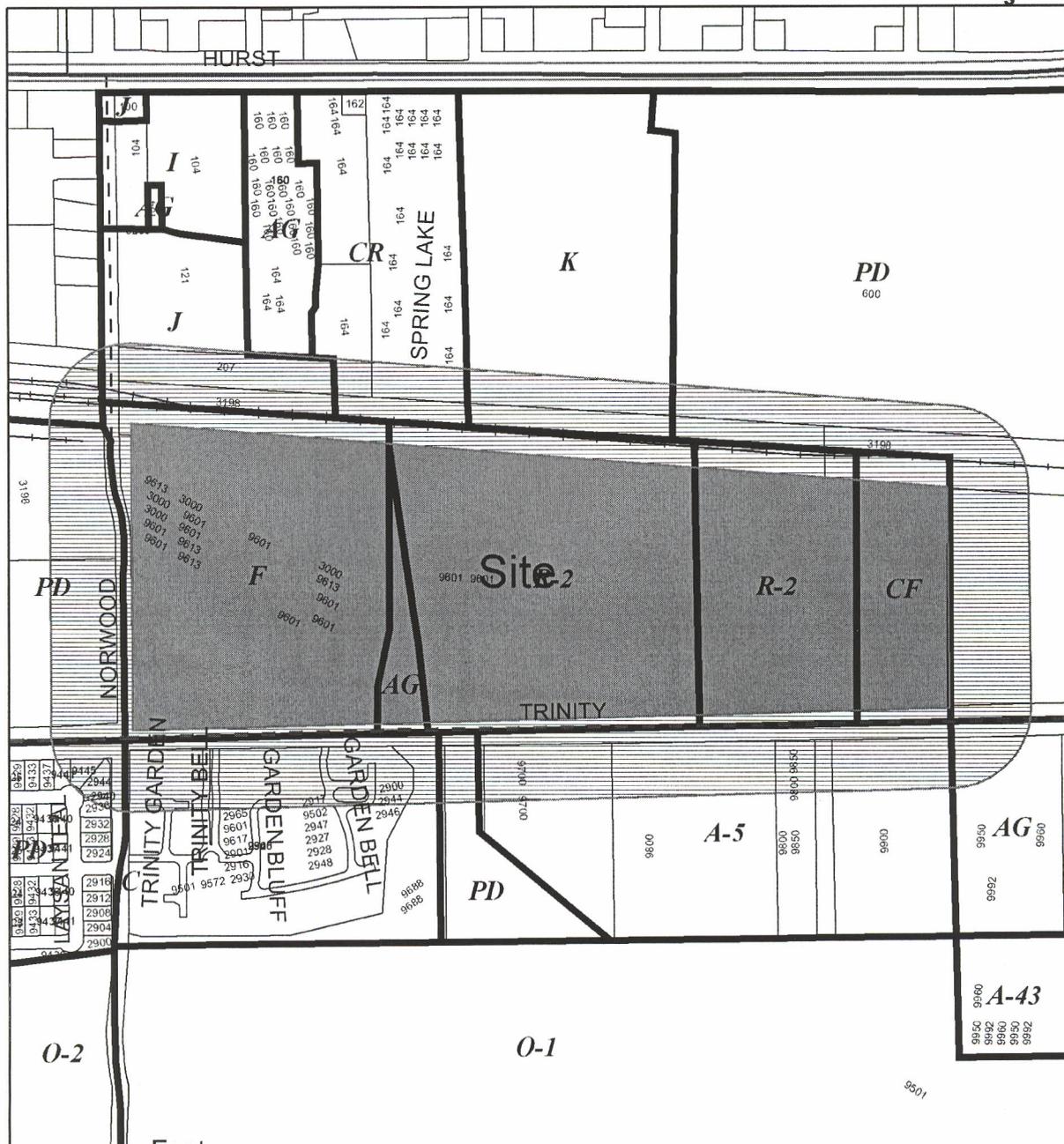
ZC-12-102

# Area Zoning Map

Applicant: Bell Helicopter Textron  
 Address: 9601-9613 (odds) Trinity Boulevard  
 Zoning From: AG, R2, CF, and F  
 Zoning To: PD 588 with office, manufacturing, and heliport  
 Acres: 68.15906092  
 Mapsco: 67C  
 Sector/District: Eastside  
 Commission Date: 9/12/2012  
 Contact: 817-392-8043



 300 Ft. Notification Buffer



200 0 200 Feet



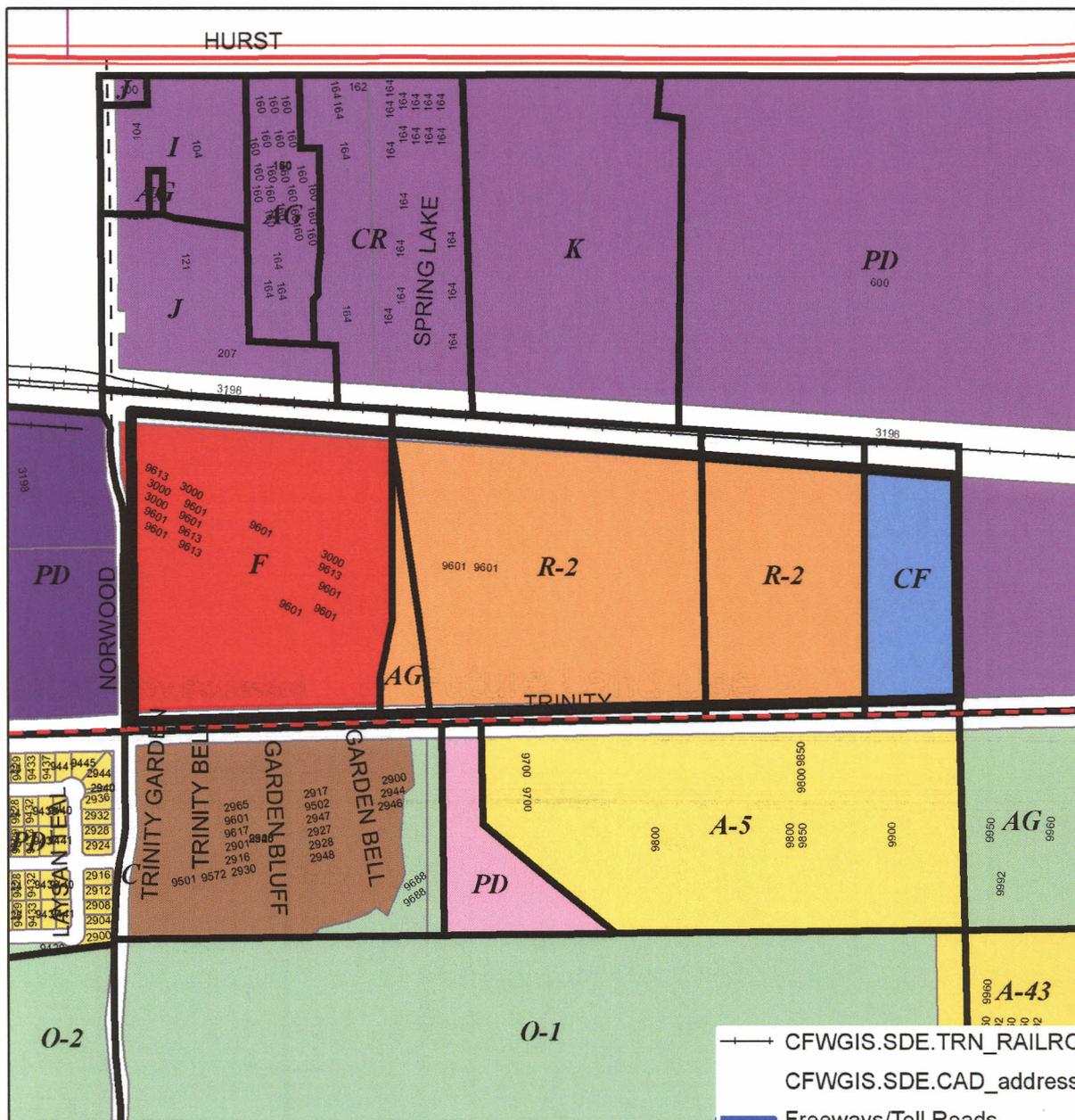
# FORT WORTH



9601-9613 (odds) Trinity Boulevard

Future Land Use

ZC-12-102



- 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 Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain

200100 0 200 Feet

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.





9601-9613 (odds) Trinity Boulevard

ZC-12-102

# Aerial Photo Map



200 00 0 200 Feet



Melinda Ramos, Sr. Assistant City Attorney, City of Fort Worth explained that Special Exceptions under the Texas Local Government Code can only be heard by the Board of Adjustment where the ordinance so allows. In this case, the Ordinance for the "O-1" Flood Plain District remains silent to that so they don't have the authority to hear a Special Exception case, the proper method would be through the PD/SU process and City Council.

Ms. Burghdoff, Deputy Director, City of Fort Worth pointed out to the Commissioners in the past the City's Municipal Airports have applied for a PD and included heliports as an accessory use. There was no requirement for subsequent action by the Board of Adjustment.

In rebuttal, Mr. Chase said based on City precedent and staff comments, a continuance would be warranted.

Motion: Following brief discussion, Mr. Ferrell recommended a 30 day continuance of the request, seconded by Mr. Genua. The motion carried 8-0-1 with Mr. West abstaining.

<i>Document received for written correspondence</i>				<i>ZC-12-101</i>	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
West Fork Partners	5956 Sherry Lane	In		Opposition	Sent letter in

**14. ZC-12-102 Bell Helicopter Textron Inc. (CD 5)- 9601 – 9613 Trinity Boulevard (R. P. Barton Survey, Abstract No. 176, 67.03 Acres): from "AG" Agricultural, "R2" Townhouse/Cluster, "CF" Community Facilities, and "F" General Commercial to "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 café, 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 dyes, cores, die-casting molds; metal stamping, dying, shearing or punching; helistop landing area; executive offices and supporting operations for a corporate office; U.S. 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, heliport; site plan waiver requested**

Brian Chase, 600 East Hurst Boulevard, Fort Worth, Texas representing Bell Helicopter explained the PowerPoint presentation. This will be the main headquarters for Bell Helicopter. The zoning changes proposed will ensure they have consistent zoning regime to allow for the company to grow.

Hillary Von Ahsen, 801 Cherry Lane, Fort Worth, Texas with Kimley Horn & Associates explained the hand out to the Commissioners. She explained the area colored in purple is for Plant 1 & 2. Plant One currently operates under the PD zoning that Bell has for the campus. They would like to extend the PD through Plant Two.

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

**15. ZC-12-103 City of Fort Worth Planning & Development (CD 9)- 3901 Berke Road (Weisenberger Addition #4, Block 4, Lot 1, 0.15 Acres): from "B" Two-Family to "A-5" One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

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

**16. ZC-12-104 City of Fort Worth Housing & Development (CD 8)- 920 E. Humbolt Street (McNaulty Nesbitt, Block 2, Lot 36, 0.11 Acres): from "A-5" One-Family to "NS-T4R/HC" Near Southside-T4 Restricted/Historic & Cultural Overlay**

Charletra Hurt, Development Project Coordinator, Housing & Economic Development Department, City of Fort Worth explained to the Commissioners earlier this year they approved several properties in the Evans Rosedale area to NS-T4/HC. This lot was recently purchased and needed to be rezoned for a public facility to be leased by United Community Centers.

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

<i>Document received for written correspondence</i>				<b>ZC-12-104</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 200 notification area</b>	<b>ft</b>	<b>Position on case</b>	
<b>Summary</b>					
KT Land/Tom Struhs		In		Support	Sent letter in

**Meeting adjourned: 12:20 p.m.  
09/12/12**

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Dana Burghdoff, Executive Secretary and Deputy Director, Planning and Development Department

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Neftali Ortiz, Chair