

South "PD 848" "PD/I" plus airport related uses, "A-5" One-Family / single family, Marine Creek Park, Meacham International Airport
 West "A-5" One-Family, "ER" Neighborhood Commercial Restricted, "PD 848" "PD/I" plus airport related uses / Marine Creek Park, Meacham International Airport

Recent Relevant Zoning and Platting History:

Zoning History: ZC-08-197 from AG, A-5, B, E, I and to PD/I for airport related uses, approved 5/19/09 (north and south of the subject properties).

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Long Avenue	Major Arterial	Major Arterial	No
35 th Street	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Far Greater Northside Historical	Eagle Mt. Saginaw ISD
Streams and Valleys	Lake Worth ISD
Near Northside Partners Council	Fort Worth ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to bring the existing airport and acquired property to the south into zoning that conforms to the current uses. Surrounding uses are primarily airport related with single-family and parkland south of the proposed sites.

Based on the proximity to surrounding airport development, the proposed zoning **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the sites as existing public parkland and industrial growth center. The proposed zoning conforms to the following Comprehensive Plan policies:

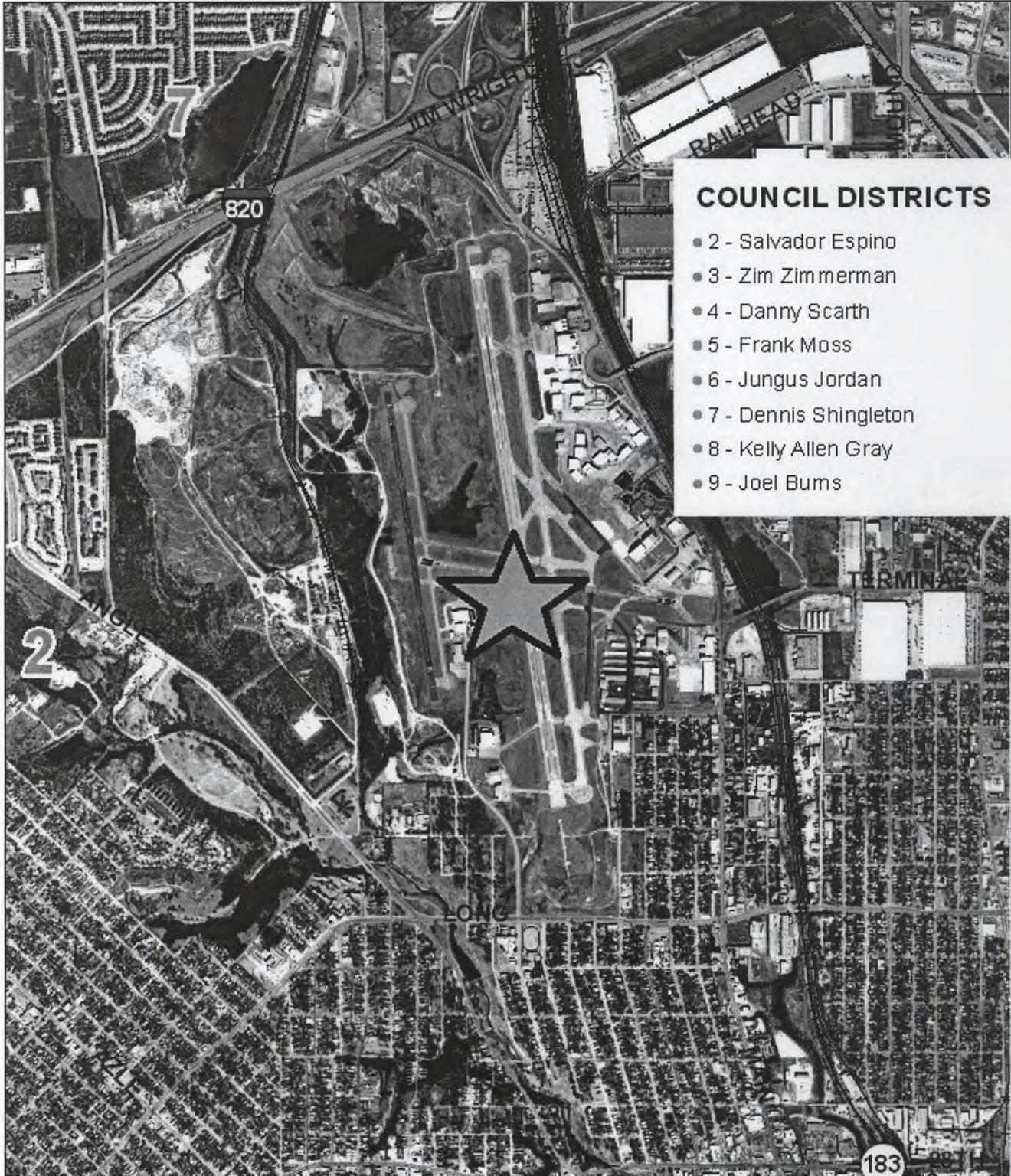
- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

Based on conformance with the future land use map, the policies stated above, and the city's ownership and intent for the properties, the proposed zoning **is consistent** with the 2013 Comprehensive Plan.

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 Bums



2,000 1,000 0 2,000 Feet



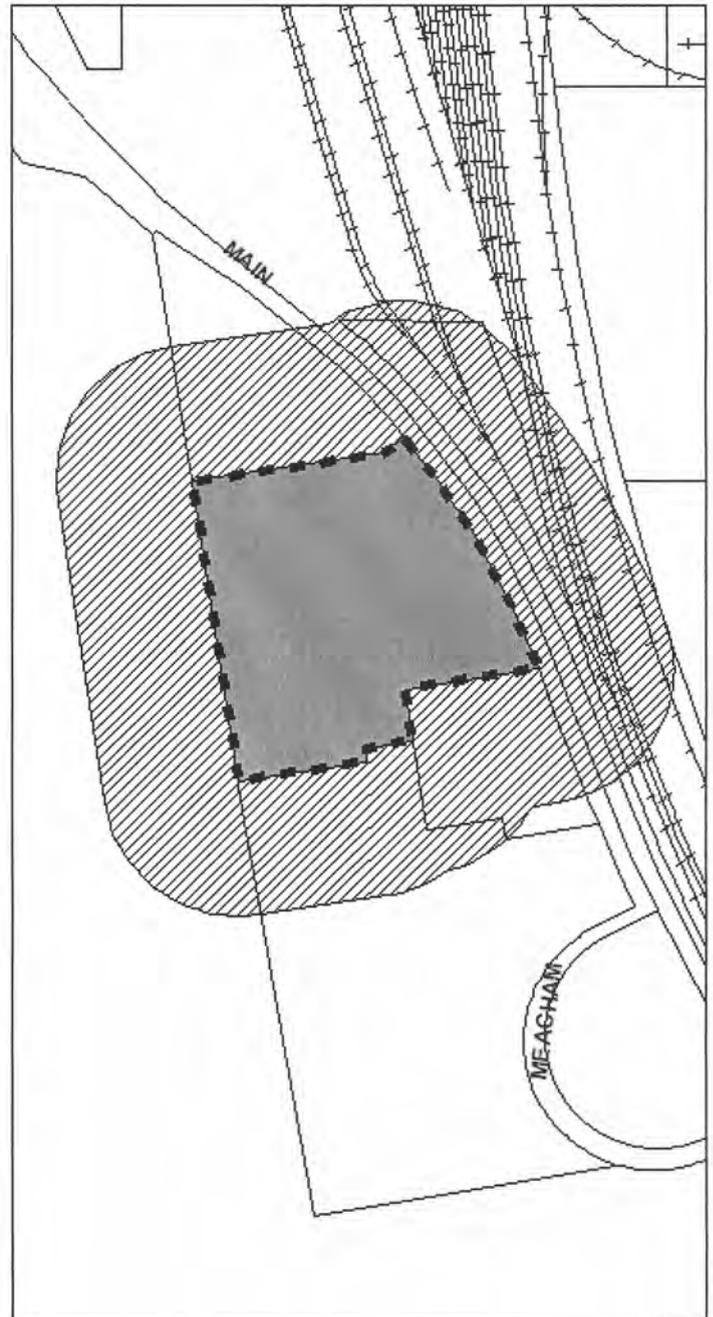
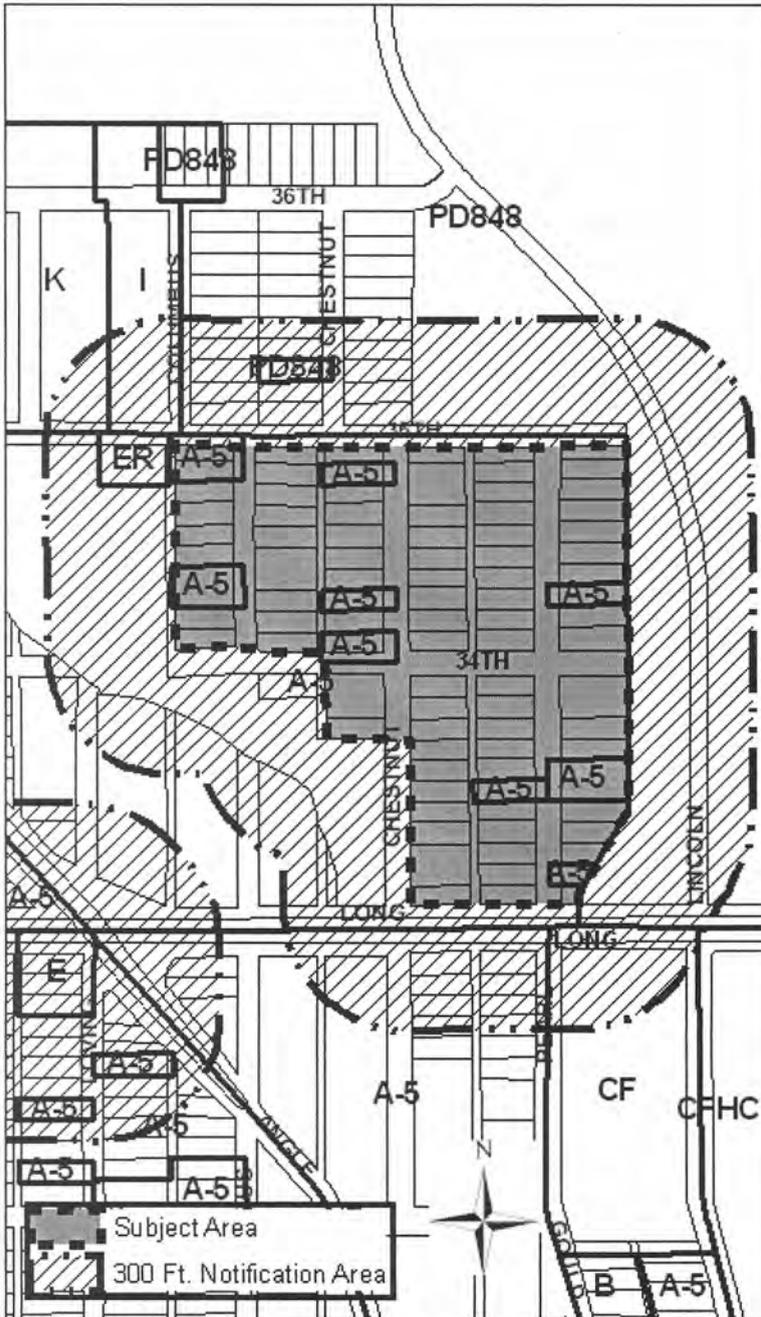
FORT WORTH



ZC-13-065

Area Zoning Map

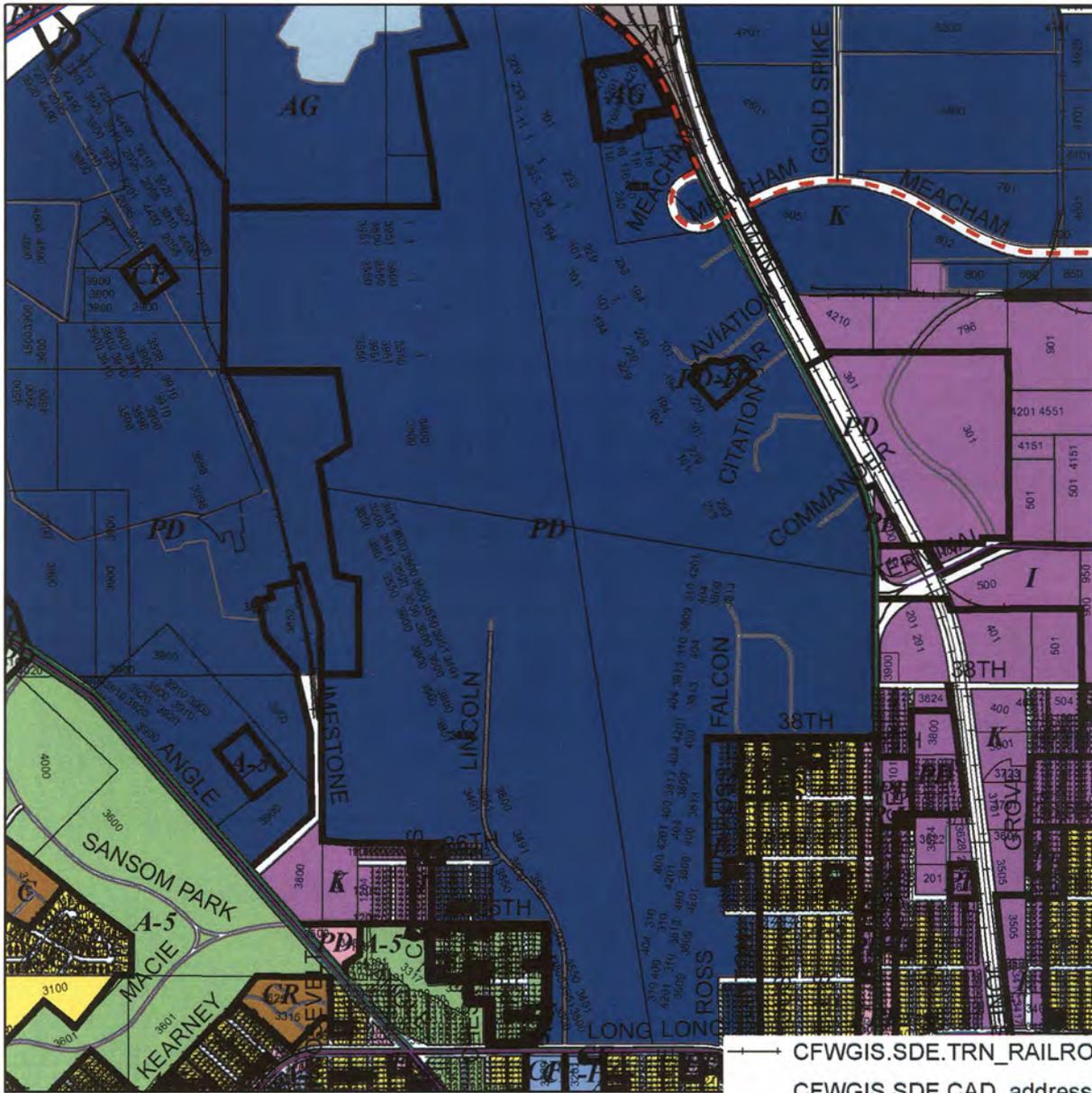
Applicant: City of Fort Worth Aviation Dept.
Address: 3300-3400 blks Pearl & Chestnut Aves, 3400 blk Columbus Ave, 4702 N. Main St
Zoning From: AG, A-5
Zoning To: PD 848 PD/I plus aviation uses and excluding uses
Acres: 28.39829
Mapsc0: 48PW
Sector/District: Northside
Commission Date: 03/13/2013
Contact: 817-392-8043





Future Land Use

ZC-13-065



CFWGIS.SDE.TRN_RAILROADS
CFWGIS.SDE.CAD_addresses

- 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

- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain

2000 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 5, 2013.



Aerial Photo Map



8. ZC-13-065 City of Fort Worth Aviation Department (CD 2) 3327 3300 – 3400 blocks Pearl & Chestnut Avenue, 3400 block Columbus Avenue and 4702 N. Main Street (see addresses in case file, 28.40 Acres): from “AG” Agricultural and “A-5” One-Family to “PD-848” Planned Development for all uses in “I” Light Industrial plus airport related uses and excluding bars/nightclubs, junkyards, recycling facilities, motels, sexually oriented businesses and tattoo parlors; site plan waiver requested

Jeff Kloska, 4201 Main Street, Fort Worth, Texas Airport Manager for Meacham Airport explained to the Commissioners the history of the airport. He mentioned the Part 151 Noise Study and surrounding uses that may be incompatible to the airport. They recently purchased the last property and want to incorporate the parcels into the PD zoning to make it consistent. Another parcel is zoned AG and located on airport property.

Mr. West asked about the overlay for the airport, are there any plans for this southwest corner. Mr. Kloska said there are no plans for this area but they need to incorporate it into the airport property to assure federal grants. Mr. West asked if any hangars are proposed. He said no, it will be kept as a noise buffer.

Mr. Flores asked will the runways expand in this area. Mr. Kloska said there were talks about extending one of the runways and subsequent studies would have to be done prior to that.

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

9. ZC-13-066 Razeq Properties, Ltd. (CD 9)- 1020 Lipscomb Street (Field Welch Addition, Block 5, Lot 14 & 55’ 13, 0.26 Acres): from “NS-T4N” Near Southside-General Urban Neighborhood to “NS-T5” Near Southside-Urban Center

Will Northern, 3675 Stone Creek Parkway, Fort Worth, Texas with Razeq Properties explained to the Commissioners this property is under contract for a parking lot for the adjacent business, in which the use is not permitted in the current zoning. He did mention he has a letter of support from Fort Worth South.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. Ferrell. The motion carried unanimously 8-0. Mr. West stepped away from the Dias.

Document received for written correspondence				ZC-13-066	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Mike Brennan/Fort Worth South	NA	Out		Support	Sent letter in