



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
July 9, 2013

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: one person spoke

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: 800 block SH 10 Mapsco: 54W

Proposed Use: Uses related to Bell Helicopter’s Operation (Tract 10)

Request: From: “A-5” One-Family; “MU-1” Low Intensity Mixed-Use

To: All uses in “PD-588” Planned Development/Specific Use including: 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. (Significant Deviation)

Background:

The proposed site is located north of rail ROW, east of Bell Spur and south of Hurst Blvd. Tract 10 is the final area for the overall proposed Bell rezoning. The applicant is requesting a zoning change to include all uses in “PD 588” for uses related to Bell Helicopter’s operation, but will exclude mining and excavation for this tract, based on an agreement with the surrounding neighborhood

The proposal is an extension of last year's zoning for the overall expansion of the campus. The applicant would like to bring all the remaining property under common ownership into the same zoning category. The applicant will not request the ability for mining and excavation for this development.

Site Information:

Owner: Bell Helicopter Textron, Inc.
 PO Box 482
 Fort Worth, TX 76101
 Agent: Dan Grant, P.E. (Kimley-Horn and Associates, Inc.)
 Acreage: 22.12 acres
 Comprehensive Plan Sector: Eastside
 Surrounding Zoning and Land Uses:
 North "A-5" One-Family; City of Hurst / vacant, single-family
 East "PD 588" / vacant
 South "PD 588" / vacant
 West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-13-035 from various to PD 588; approved May 2013
 ZC-12-102 from "AG", "R-2", "CF", and "F" to PD 588, site plan waived; approved 2012 (west, east, north of the subject property)
 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)
SH 10	Principal Arterial	Principal Arterial	No
Bell Spur	Major Arterial	Major Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Lakeview NA	Eastside Sector Redevelopment Org
Northeast FW Mineral Leasing Taskforce	HEB 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 for future expansion. Mining and excavating will be excluded for this tract. Surrounding land uses are primarily vacant with single-family to the north and west.

The proposed sites are all located in close proximity to the main Bell Helicopter Textron campus. In addition, the majority of the property is located within the Trinity River floodway permit area, which requires mitigation and fill, in order to build structures. As a result, the proposed zoning is **compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as neighborhood commercial and institutional. The proposed zoning is not in conformance with the future land use map, and is **not consistent (Significant Deviation)** with the Comprehensive Plan. In the future, this property is intended to be used by Bell Helicopter Textron for the expansion of their campus.

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



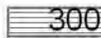
2,000 1,000 0 2,000 Feet

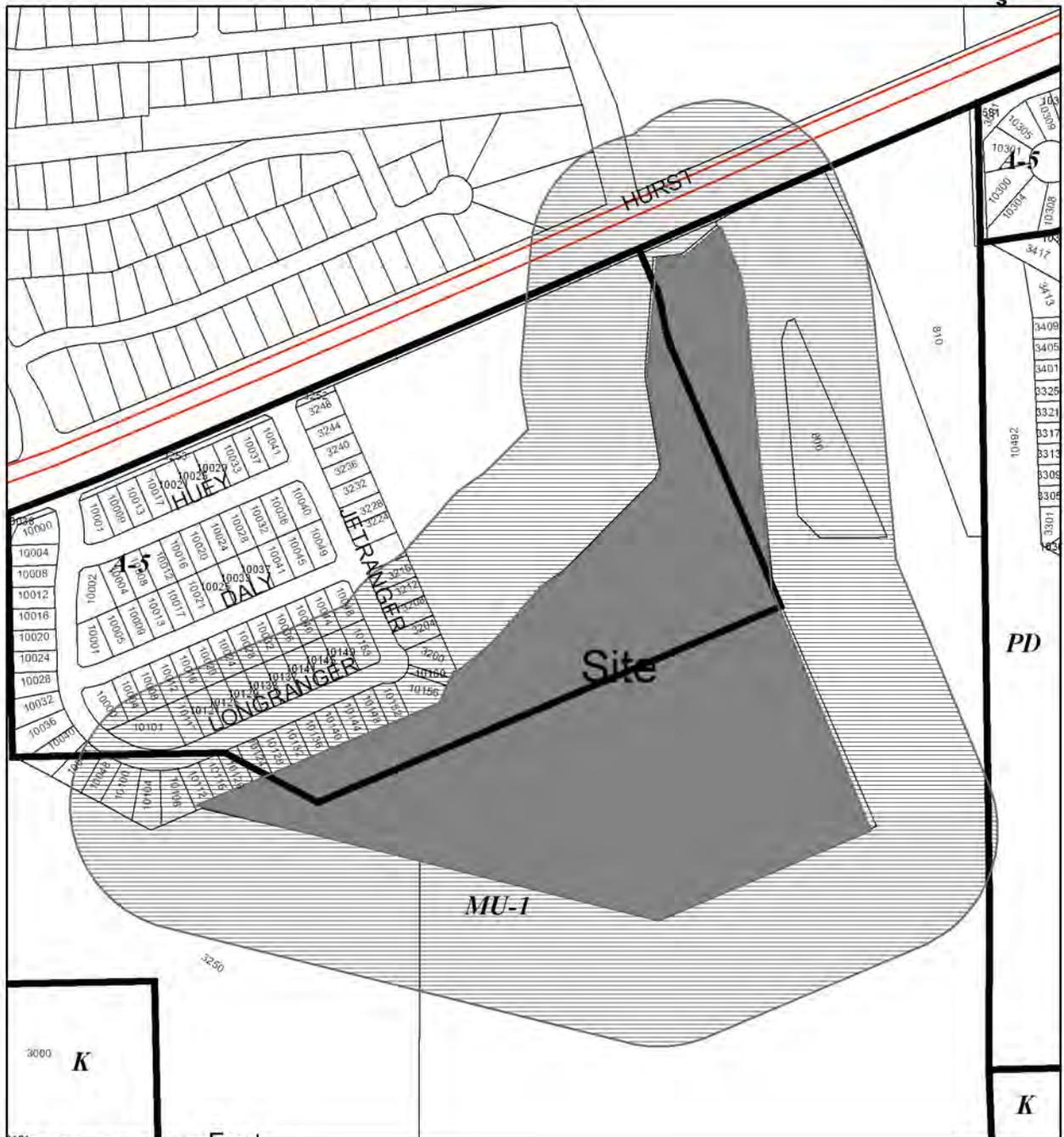


Area Zoning Map

Applicant: Bell Helicopter Textron
 Address: 800 block SH 10
 Zoning From: A-5, MU-1
 Zoning To: PD 588
 Acres: 22.12
 Mapsco:
 Sector/District: Eastside
 Commission Date: 06/12/2013
 Contact: 817-392-8043

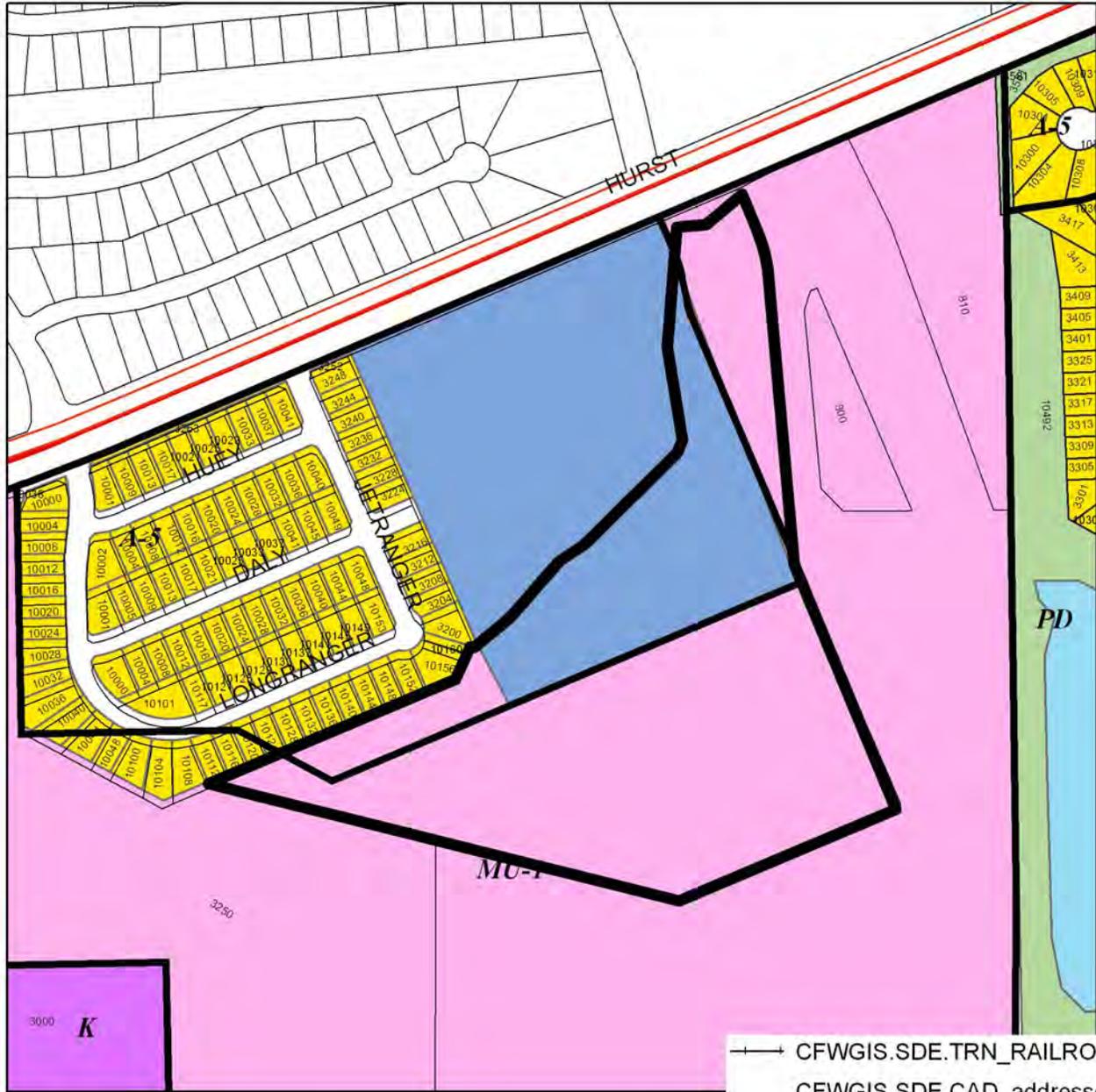


 300 Ft. Notification Buffer



3000 **K**
 200 100 0 200 Feet

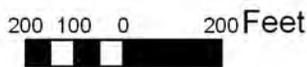

K



- 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



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 1, 2011





Aerial Photo Map



Luis Galindo, 306 W 7th Street, Fort Worth, Texas representing Francisco Medina explained to the Commissioners the use would not be inconsistent with the surrounding uses.

Mr. West asked whom he has contacted in the neighborhood. Mr. Galindo said his client met with the neighbors and it is his understanding there is no opposition. Mr. West read into the record a letter of support from the Northside Neighborhood Association.

Mr. Genua asked what he intended on doing for parking. Mr. Galindo said they will have to get variances for the parking. Mr. Genua asked if there will be any lighting issues to surrounding properties. Mr. Galindo said no.

Motion: Following brief discussion, Mr Edmonds recommended approval of the request, seconded by Ms. Conlin. The motion carried 7-0-1 with Mr. Flores recusing.

6. ZC-13-075 Sanders Family Partnership/Royce Sanders (CD 5) 3912 Euless South Main Street (GW Couch Survey, Abstract 279, Tract 2C01, 0.60 Acres): from “AG” Agricultural to “I” Light Industrial

Billy Sanders, 1317 Sarah Brook, Keller, Texas property owner explained to the Commissioners they would like to rezone this parcel to “I” like the rest of their property. They thought this property had been included in the prior zoning.

Motion: Following brief discussion, Mr. Ferrell recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

7. ZC-13-077 Industrial Developments International Texas LP (CD 7)- 16100 block Three Wide Drive (Richard Matany Survey, Abstract No 878 and James Smith Survey, Abstract No 1149, 9.70 Acres): from “AG” Agricultural to “I” Light Industrial

Eddie Eckart, 2405 Mustang Drive, Grapevine, Texas representing Industrial Developments International Texas LP explained to the Commissioners they are annexing and rezoning the remainder of their property for a 700,000 square foot industrial warehouse distribution center. The property is just south of the new GE building.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. West. The motion carried unanimously 8-0.

8. ZC-13-078 Bell Helicopter Textron Inc. (CD 5)- 800 Block SH 10 E. Hurst (AB Howerton Survey, Abstract 677, 22.12 Acres): from “A-5” One-Family and “MU-1” Low Intensity Mixed Use 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, 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 requested

Brian Chase, 600 E. Hurst Boulevard, Fort Worth, Texas explained to the Commissioners this is the last tract to rezone related to their campus activity. He said they are not requesting mining and excavation on this tract. Mr. Chase said he reached out to the neighborhood just to the west and they sent letters out to the same property owners the City had. He indicated they were able to answer questions some of the property owners had and that he hasn't heard of any opposition.

Mr. West asked what they had planned for this site. Mr. Chase said nothing for the long range plans. They would like to spur redevelopment along Highway 10. The intent is to use it for a buffer at this time.

Hillary VonHansen, 901 Cherry Street, Fort Worth, Texas representing Kimley Horn, Architects for the project spoke in support and thanked staff for all their assistance.

Kendra Hixon, 10144 Longranger Lane, Hurst, Texas spoke in opposition. She is concerned about property values, noise, and or lighting problems. She said she did not attend the neighborhood meeting.

Mr. Ferrell asked if she has talked with the applicant. Ms. Hixon said she has not.

In rebuttal, Mr. Chase said they have done their due diligence in reaching out to the neighborhood. He did mention there are no plans at this time and have agreed to start mowing the property and are requesting the property to move forward. He will work with them on their concerns.

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

<i>Document received for written correspondence</i>				<i>ZC-13-078</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	
				Summary	
Kendra Hixon	10144 Longranger	In		Opposition	Spoke at hearing