



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 3, 2013

**Council District**    2

<b>Zoning Commission Recommendation:</b> Approval by a vote of 9-0  <b>Opposition:</b> none	Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Case Manager	Jocelyn Murphy	
	Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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

**Site Location:**                    Meacham Municipal Airport Bounded by Meacham Rd, Long Ave, Limestone Terrace & BNSF railroad    Mapsco: pg. 48

**Proposed Use:**                    **Add Airport Overlay and Runway Protection Zones to Existing Airport**

**Request:**                    From: "AG" Agricultural, "A-5" One-Family, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "I" Light Industrial, "J" Medium Industrial, "K" Heavy Industrial, "PD-848 and "PD-848/HC" Planned Development for "I" Light Industrial uses plus airport related uses with exclusions with historic overlay To: Add Airport Overlay and Runway Protection Zone Overlay Districts

To:                    Add An Airport Overlay ("AO") and Runway Protection Zones ("RPZ")

**Land Use Compatibility:**                    Not Applicable.

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

**Background:**

This zoning case creates the boundary for the new Meacham Airport Overlay created through the text amendment ZC-13-071. The City Council authorized proceeding with the overlays in Resolution 4244-09-2013 on September 17, 2013.

The boundaries of the overlay generally follow the 65 DNL (noise level measurement). These 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. Surveys have been completed for each overlay.

Runway Protection Zones (RPZ) at the end of each runway exist per FAA requirements in each Airport Layout Plan. These areas are being identified for additional land use controls due to their significantly higher potential for aviation accidents. Uses will be limited in these areas to reduce or eliminate the potential density that could exist in an area at the time of an accident. In almost all cases, the RPZs include property fully within the boundaries of the airport and owned and controlled by the city, therefore development of any type other than aviation uses is highly improbable.

Below is some information about Meacham from the city's website:

On Saturday, July 4, 1925, Fort Worth Mayor H. C. Meacham announced, during the annual Defense Day celebration, the final signing by the City Council, on Friday, July 3, of a lease on Decatur Road of 100 acres of land to be used as the city's new municipal airport. This airport, located one-half mile from the Navy's helium extraction plant and dirigible mooring mast, and nicknamed "Muny" by local citizens, would replace Fort Worth's first municipal airport that was located at a former WWI aviation cadet training school at Barron Field near Everman.

In the years that followed, the new airport would be renamed Meacham Field. This small airport would eventually become a major factor in the growth of Fort Worth and North Texas. Its location became a primary factor in the Army's decision to locate a WWII bomber factory and pilot training base in Fort Worth that would forever change North Texas - and the world.

**Site Information:**

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

Acreage: 1,351.39 acres  
Comprehensive Plan Sector: Northside, Far Northwest

Surrounding Zoning and Land Uses:

North "I" / open space  
East "I" Light Industrial and "K" Heavy Industrial / retail, industrial  
South Various including "A-5" One Family and "CF" Community Facilities / one family residential  
West "A-5", "PD917" for heavy industrial uses / metal recycling and open space

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: None

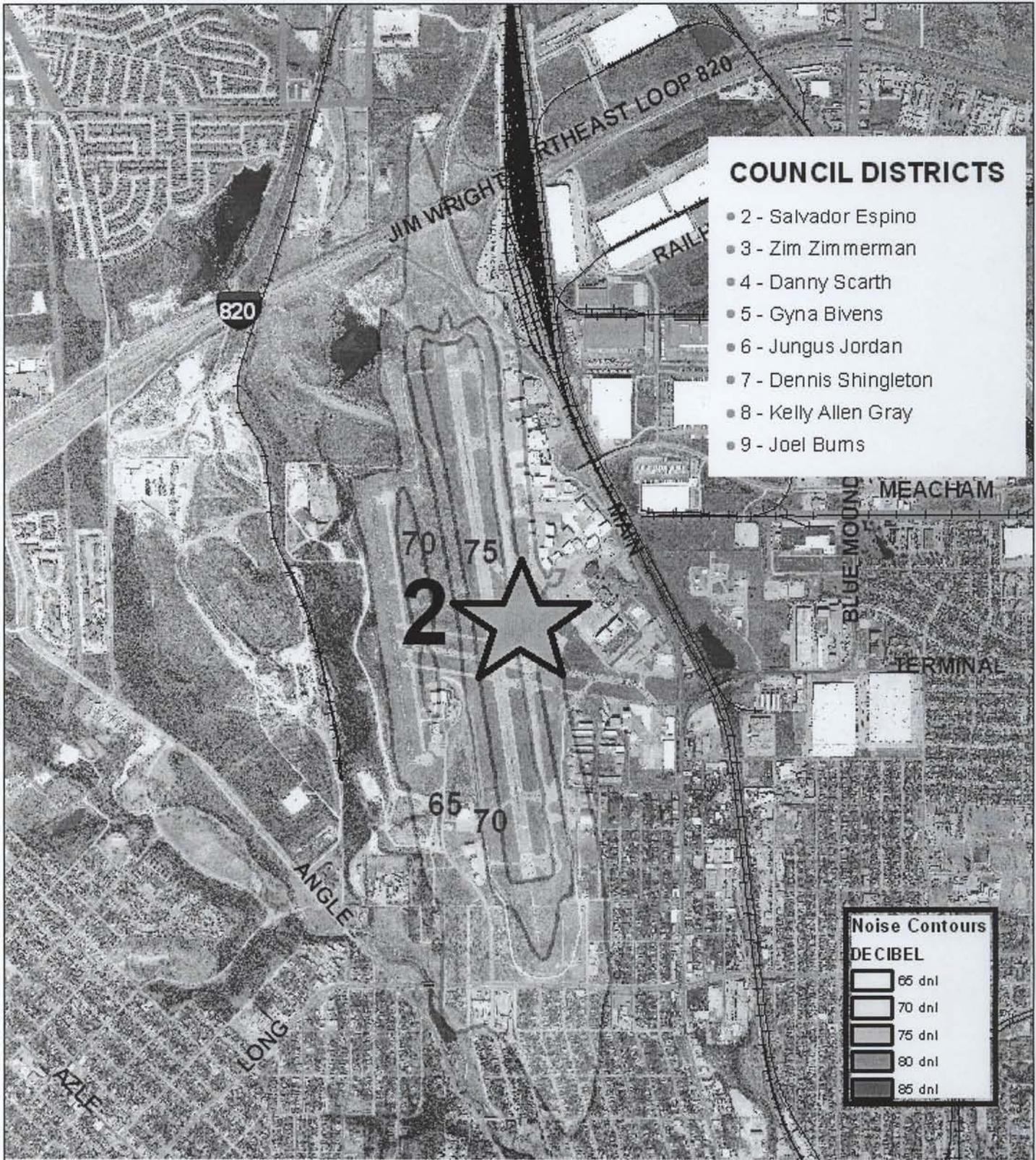
**Development Impact Analysis:**

1. **Land Use Compatibility:** Not applicable. The proposed Airport Overlay and Runway Protection Zones are proposed for the existing Meacham Airport. No change in land use is proposed. The Overlays are intended to protection the existing use.
2. **Comprehensive Plan Consistency:** The 2013 Comprehensive Plan designates the subject property as Industrial Growth Center. 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:**

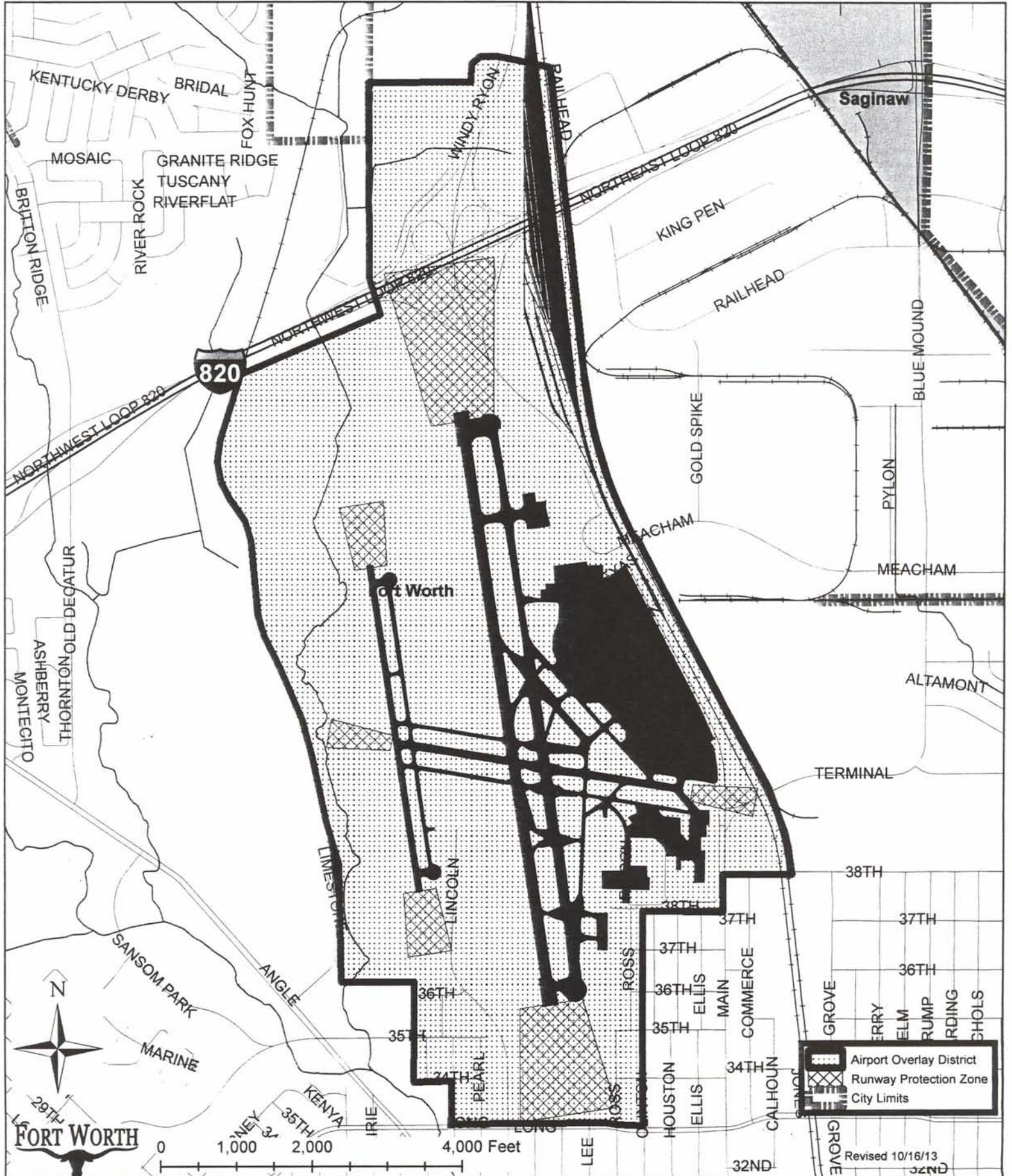
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

## Location Map





# EXHIBIT B.29 Meacham Airport Overlay Zone And Runway Protection Zones



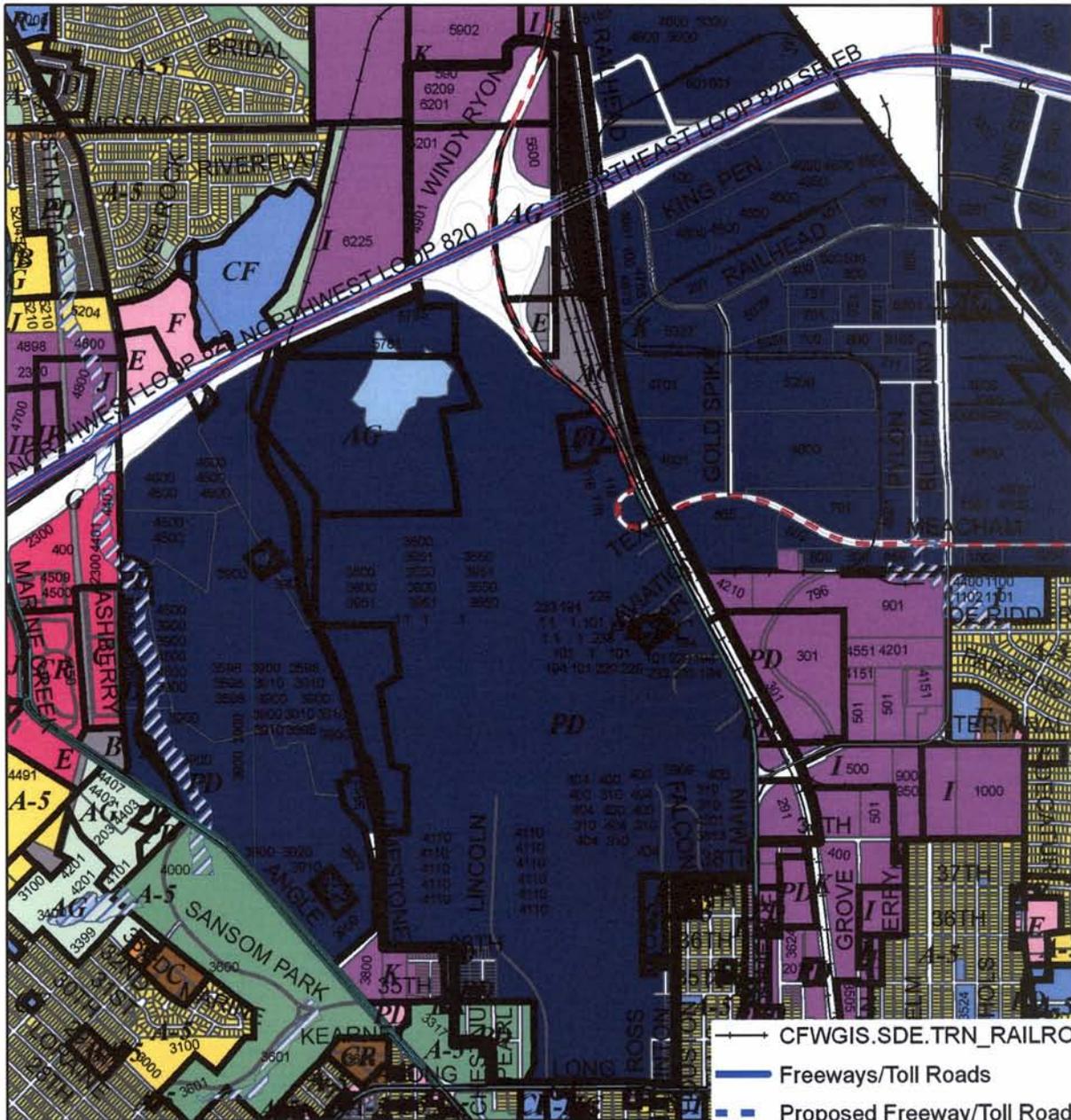
Revised 10/16/13

# FORT WORTH



by Meacham Rd, Long Ave, Limestone Terr, & **Future Land Use**

ZC-13-172



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

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

**FLD\_ZONE**  
 Floodplain

2000 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 5, 2013.

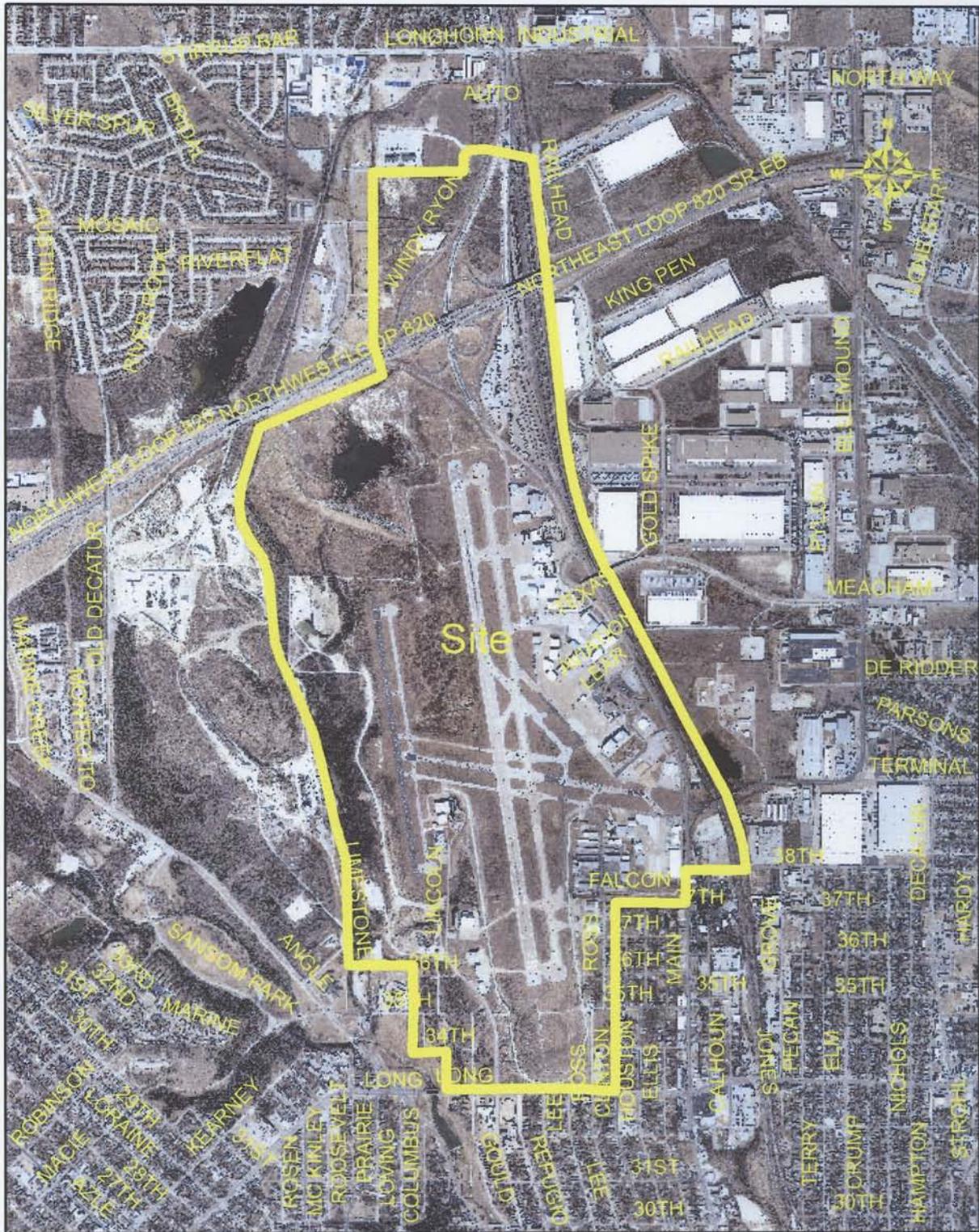


# FORT WORTH

ZC-13-172

bounded by Meacham Rd, Long Ave, Limestone Terr, & BNSF Railroad

## Aerial Photo Map



2000 Feet



**15. ZC-13-170 Sandra Emerson (CD 7) – 11323 Golden Triangle Circle (Pine Tree Estates #2, Block 1, Lot 58 and Pt Of Common Area, 0.14 Acres): from “MH” Manufactured Housing to “A-5” One-Family**

Stacy Thompson, 140 Heritage Place, Decatur, Texas, representing Sandra Emerson explained to the Commissioners this property was annexed into Fort Worth and it was grouped with the mobile home park to the west. This is a single-family home and they are requesting A-5 zoning.

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

**16. ZC-13-171 City of Fort Worth Planning & Development (CD All) – City of Fort Worth Planning & Development Text Amendment: Create Airport Overlay and Runway Protection Zones for Meacham International Airport (CD All) 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 (1986), by amending:**

- **Section 4.405 “Airport/Airfield Overlay” (“AO”) District of Article 4 “Overlay Districts”, of Chapter 4, “District Regulations” to add a new section, Section 4.405.E, “Meacham International Airport”, providing regulations for Airport/Airfield Overlay Zones (“AO”) and Runway Protection Zone (“AO-RPZ”) Restrictions for incompatible uses within Runway Protection Zones for Meacham International Airport;**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the changes to the text amendment for the proposed Airport Overlay and Runway Protection Zones.

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

**17. ZC-13-172 City of Fort Worth Planning & Development Map Amendment Airport Overlay District and Runway Protection Zones for Meacham International Airport (CD 2) (See legal descriptions in case file): from “AG” Agricultural, “A-5” One-Family, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “I” Light Industrial, “J” Medium Industrial, “K” Heavy Industrial, “PD-848” and “PD-848/HC” Planned Development for “I” Light Industrial uses plus airport related uses with exclusions with historic overlay to Add Airport Overlay and Runway Protection Zone Overlay Districts**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the proposed overlay and protection zones within Meacham Airport.

Ms. Burghdoff, Deputy Director, City of Fort Worth mentioned City Council has authorized staff to initiate the overlay.

Motion: Following brief discussion, Mr. Flores recommended approval of the request,

seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-13-172
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Connie Vasquez	3504 & 3508 Clinton Ave.	In		Support	Sent letter in

**Meeting adjourned: 12:41 p.m.  
11/13/13**

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

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Nick Genua, Chair