



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
April 15, 2014

**Council District** 7

<b>Zoning Commission Recommendation:</b> Denial by a vote of 8-0  <b>Opposition:</b> One person spoke <b>Support:</b> None submitted	Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Case Manager	<u>Jocelyn Murphy</u>	
	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:** South of the Fort Worth Alliance International Airport with Fort Worth City limits: Generally bounded by SH 114, Old Denton Rd, Keller Hicks, city limits, FM 156

**Proposed Use:** Add Airport Overlay Zone to Existing Airport

**Request:** From: Multiple Districts  
To: Add an Airport Overlay ("AO") Zone

**Land Use Compatibility:** Not Applicable.

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

**Background:**

This zoning case creates the boundary for the new Fort Worth Alliance Airport Overlay created through the text amendment ZC-14-035. The City Council authorized proceeding with the D/FW Airport Overlay in Resolution 4244-09-2013 on September 17, 2013.

An Airport Development Zone (ADZ) was created in 1988, when Alliance was built, which regulated certain uses. This zone was designed in a octagonal (8 sided) shaped measured a certain distance from the runway. The regulations were written as Airport Zoning regulations in Chapter 3, Article VI of the city's Aviation Code.

The proposed airport overlay will keep the list of restricted uses in the 1988 ADZ. The shape of the new overlay is similar to the existing ADZ boundaries and includes the area in 65 dnl noise contour but follows on-the-ground locations such as street right-of-way boundaries, railroads, and property lines.

**Site Information:**

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

Acreage: 5,375.46 acres

Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

- North "E" Neighborhood Commercial, out of city limits/ vacant, residential
- East Various, out of city limits/single-family south, vacant, agricultural

South "G" Intensive Commercial/vacant, institutional  
West City of Haslet / industrial, vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

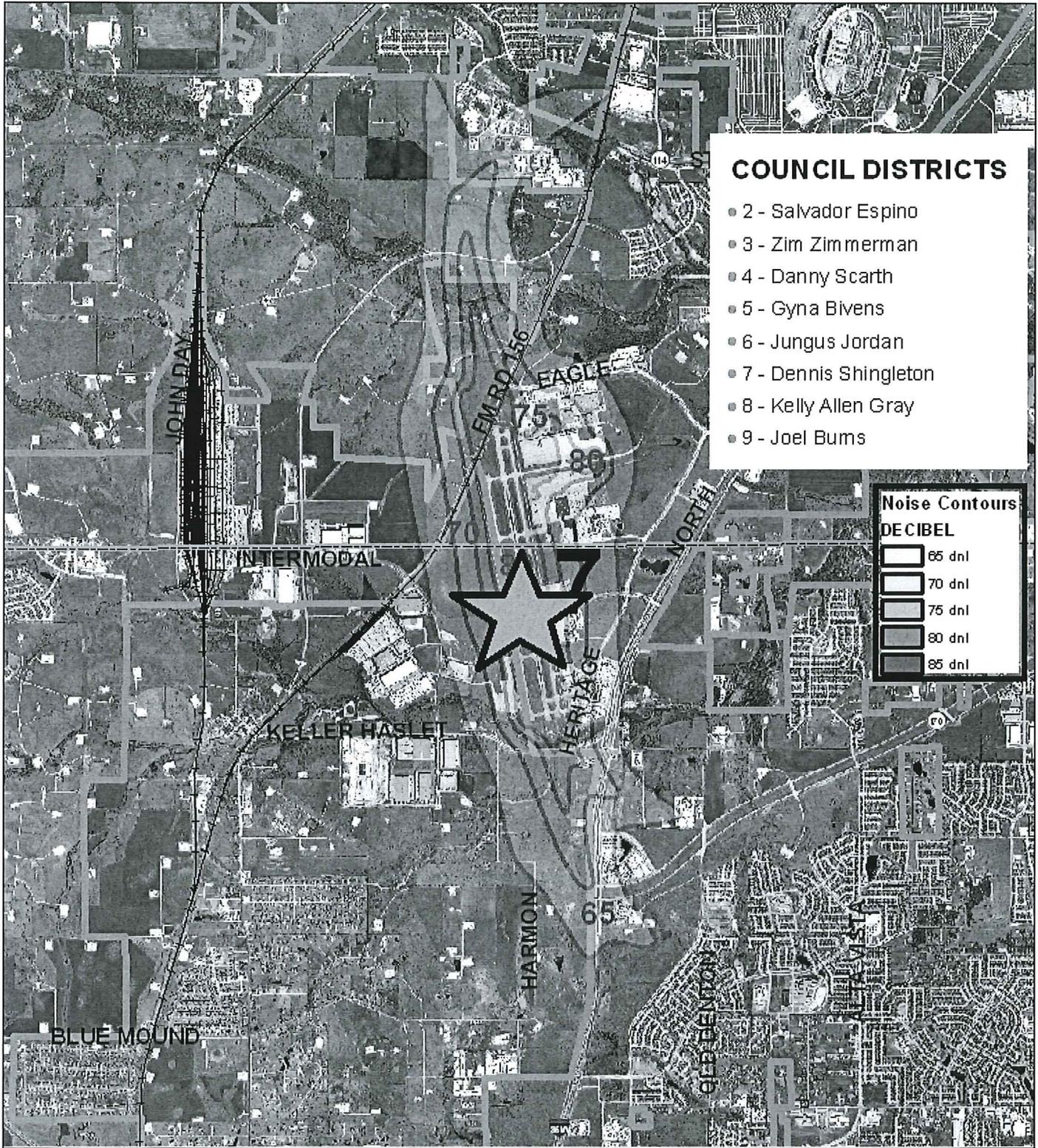
**Development Impact Analysis:**

1. **Land Use Compatibility:** Not applicable. The proposed Airport Overlay is proposed for the protection of the Fort Worth Alliance Airport. No change in land use is proposed.
  
2. **Comprehensive Plan Consistency:** The 2013 Comprehensive Plan designates the subject property as primarily Industrial Growth Center with Light Industrial and Institutional to the north. 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



#### COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums

Noise Contours	
DECIBEL	
	65 dnl
	70 dnl
	75 dnl
	80 dnl
	85 dnl

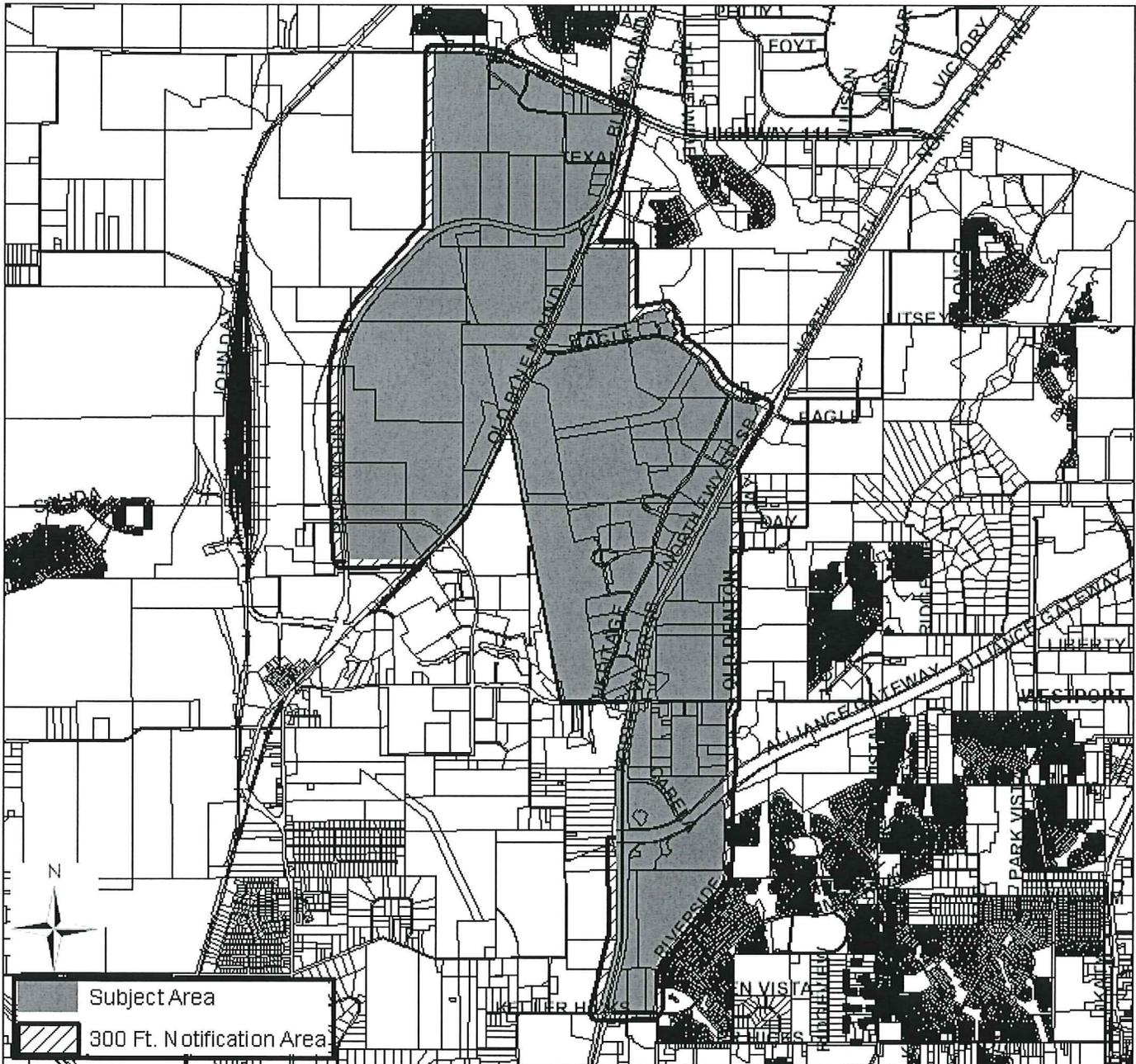




ZC-14-036

# Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
 Address: Generally bounded by SH 114, Old Denton Rd, Keller Hicks, city limits, FM 156  
 Zoning From: Multiple  
 Zoning To: Add Airport Overlay  
 Acres: 5375.456311  
 Mapsco: multiple  
 Sector/District: Far North  
 Commission Date: 3/12/2014  
 Contact: 817-392-6226





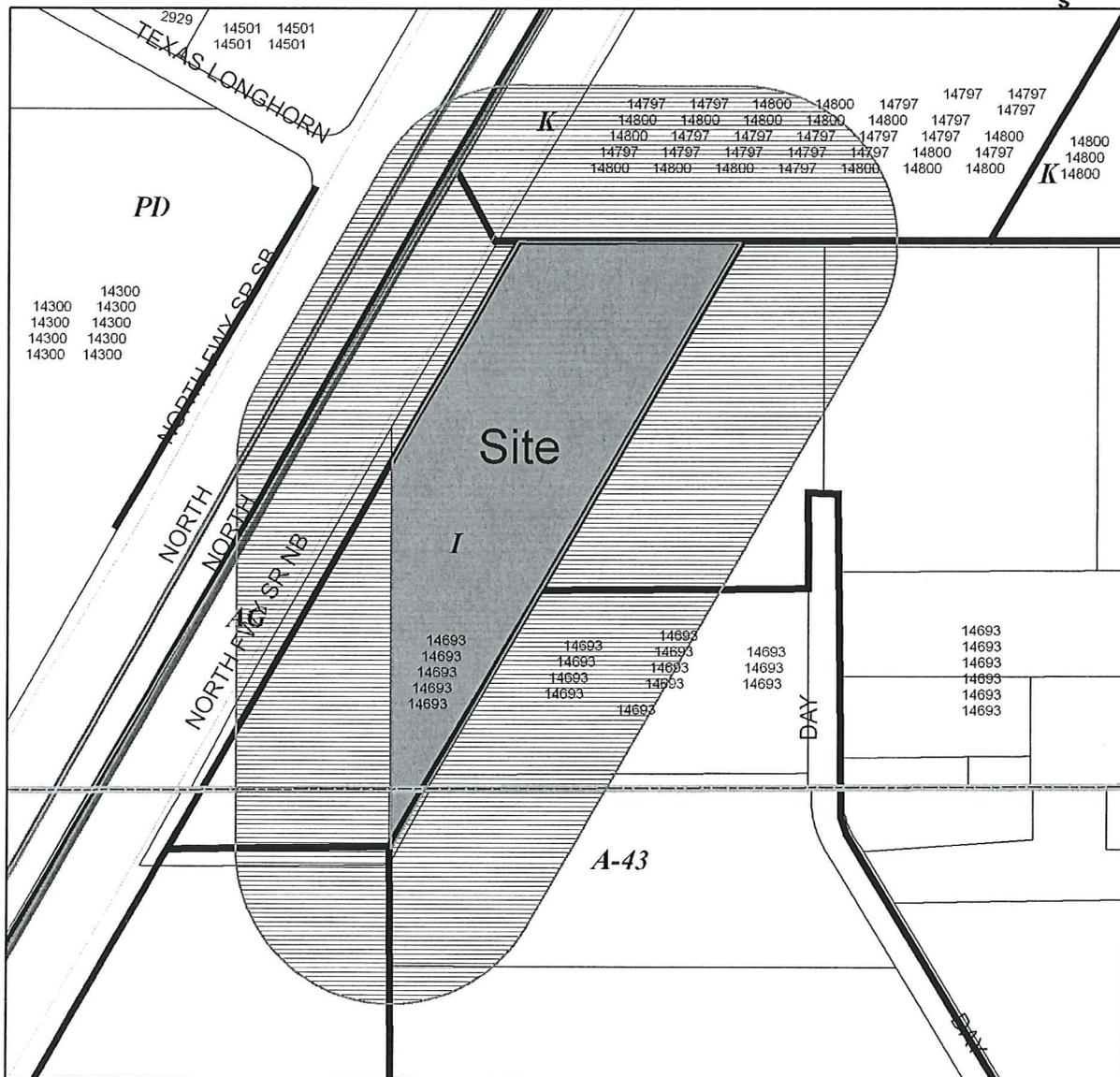
ZC-14-036A

# Area Zoning Map

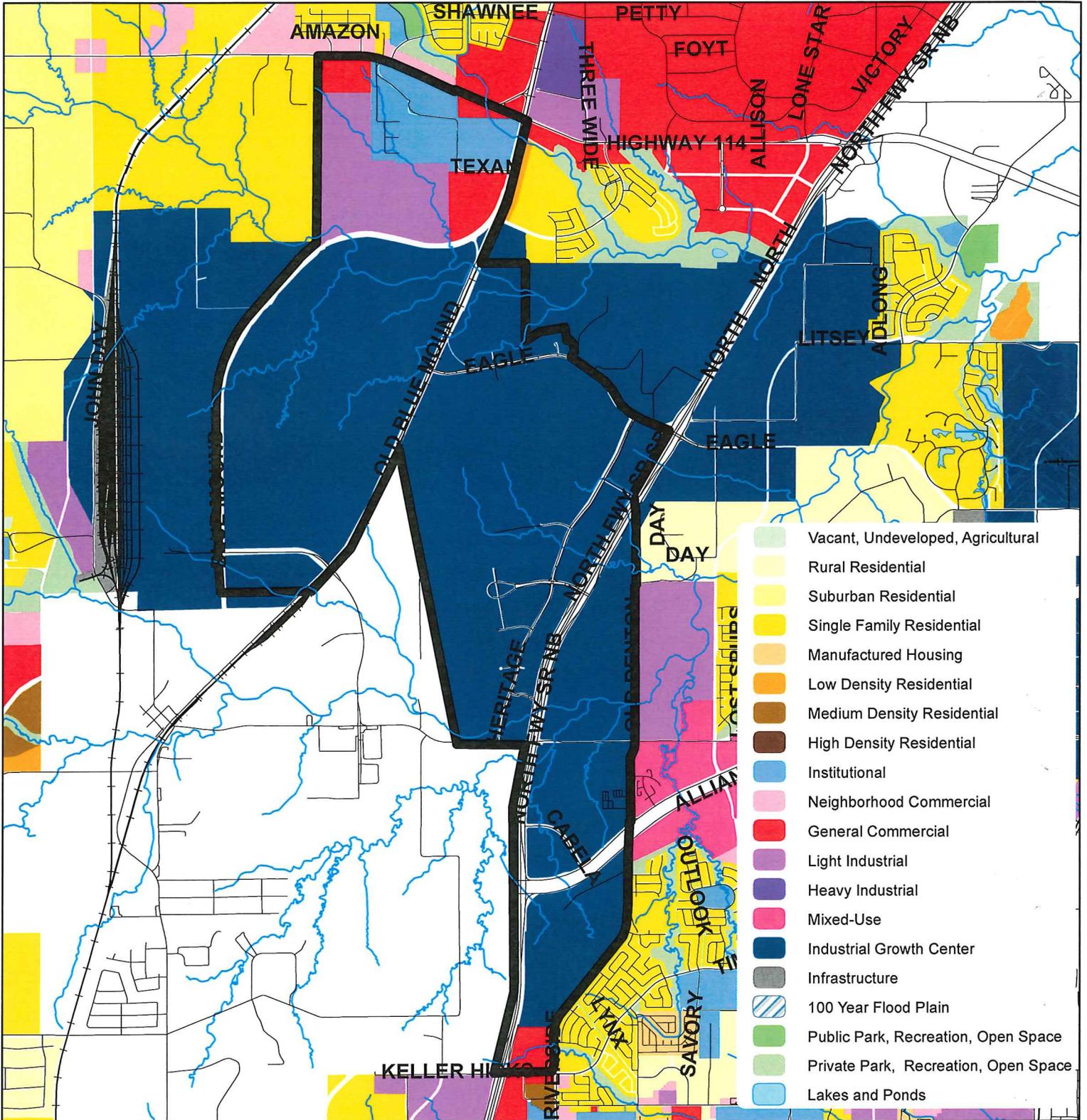
Applicant: City of Fort Worth Planning & Development  
 Address: 14009 N Freeway/IH 35N  
 Zoning From: I  
 Zoning To: Addition of Alliance Airport Overlay  
 Acres: 7.786697  
 Mapsco: I  
 Sector/District: Far North  
 Commission Date: 4/9/2014  
 Contact: 817-392-6226



 300 Ft. Buffer



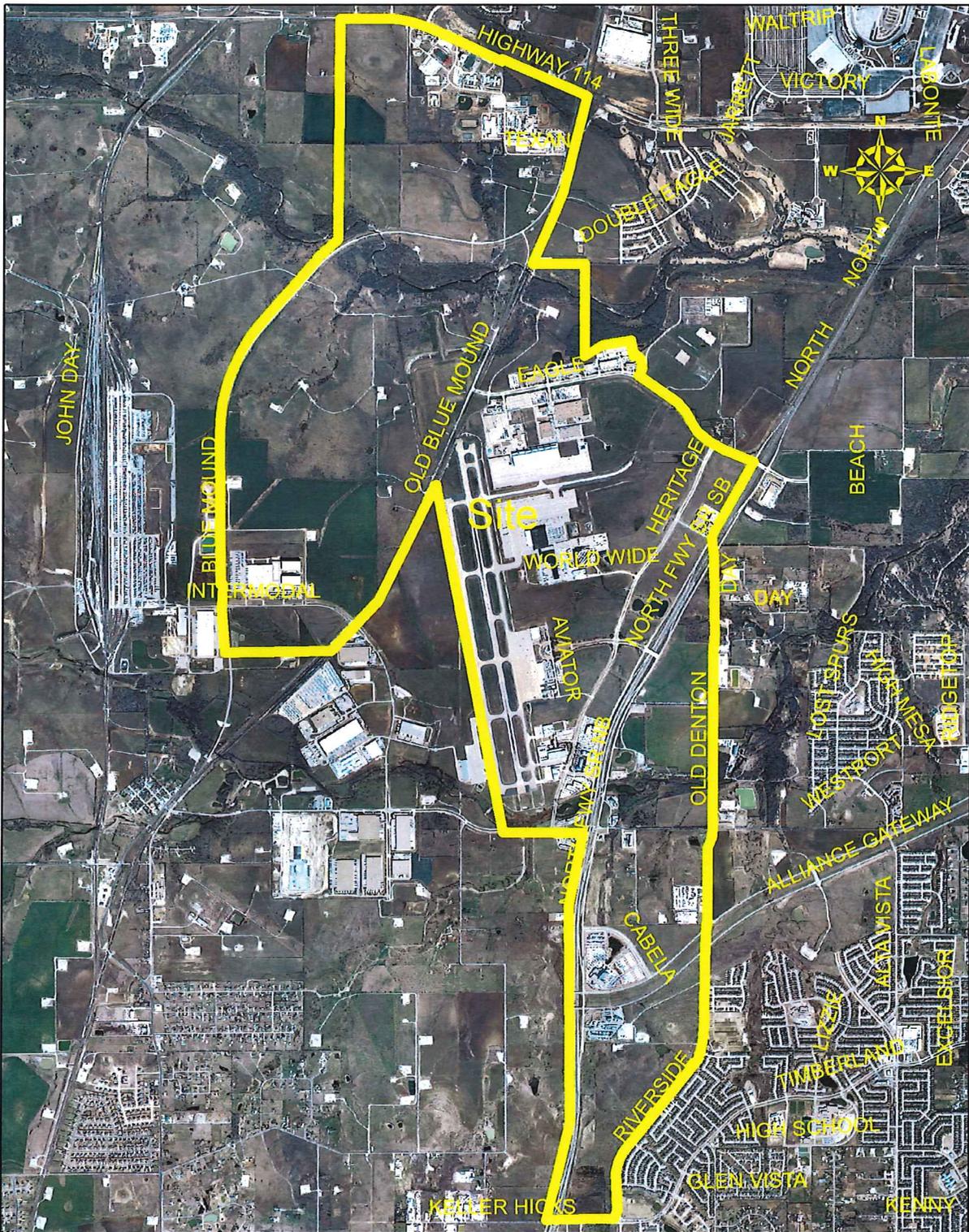
Future Land Use 2014



- 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
- 100 Year Flood Plain
- Public Park, Recreation, Open Space
- Private Park, Recreation, Open Space
- Lakes and Ponds



### Aerial Photo Map



Name	Address	In/Out 300 notification area ft	Position on case	Summary
Russell Fuller/ North Fort Worth Alliance	5317 Alta Loma	Out	Opposition	Left speaker form
First Texas Homes	NA	Out	Opposition	Sent letter in
Anthony DeVito/ Tehama Ridge	NA	Out	Opposition	Sent letter in
Danny Ratliff	10019 Harmon Rd	In	Opposition	Sent letter in
LARS Alliance LLC	10011 Harmon Rd	In	Opposition	Sent letter in

**19. ZC-14-035 City of Fort Worth Planning & Development (CD All) –Text Amendment: Create Airport Overlay District for Fort Worth Alliance Airport; 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 4.405G, “Fort Worth Alliance Airport”; providing regulations for Airport/Airfield Overlay Zones (“AO”) restrictions for the Fort Worth Alliance Airport**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained the Airport Overlay text and map amendments to the Commissioners. Ms. Murphy said she received a letter from JC Penney and they were concerned about the height of their poles if they were to be replaced. A change was made to the text amendment to reflect that a change could be made if replaced. Another letter was received from a property owner whose property was not totally included in the overlay and requested all her property be in the overlay. Last the property indicated on the map is owned by the Texas General Land Office who is in opposition and who have submitted an application for a zoning change to take their property to G which would be an appropriate use within the boundary of the overlay. Certain uses wouldn’t be allowed such as hospitals, nursing homes and schools, etc.

Melinda Ramos, Sr. City Attorney informed the Commissioners that case ZC-14-036 needs to be continued and re-noticed for Ms. Branham’s property that was added to the map, and that the two cases should run together for Council.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 8-0. On a substitute motion Ms. Reed recommended a Continuance for 30 days, seconded by Mr. Flores. The motion carried unanimously 8-0.

**20. ZC-14-036 City of Fort Worth Planning & Development (CD 7) – Map Amendment Airport Overlay District for Fort Worth Airport; South of the Fort Worth Alliance International Airport with Fort Worth City limits: Generally bounded by SH 114, Old**

**Denton Road, Keller Hicks, city limits from Multiple Districts to add Airport Overlay (“AO”) District**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained the Airport Overlay text and map amendments to the Commissioners.

Beverly Branham, 6487 Woodstock, Fort Worth, Texas spoke in support. However she has a concern about the notice and it not picking up all her property boundaries that straddle Denton and Tarrant Counties when creating the overlay. Mr. West questioned staff and Ms. Murphy responded that the respective appraisal districts have been working through the property and boundary issues.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 8-0. On a substitute motion Ms. Reed recommended a Continuance for 30 days to re-notice, seconded by Mr. Flores. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-14-036
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Beverly Branham	6487 Woodstock	In	Support		Spoke at hearing
Russell May/ Texas General Land Office	NA	In		Opposition	Sent letter in
Suzanne Sprague-Trammel	NA	In		Opposition	Sent letter in
Joe Palazzo	14459 Day Rd	In		Opposition	Sent letter in
Shirley Rogers	2801 Bretton Wood Dr	Out	Support		Sent letter in

**Meeting adjourned: 2:45 p.m.  
03/12/14**

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

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Nick Genua, Chair