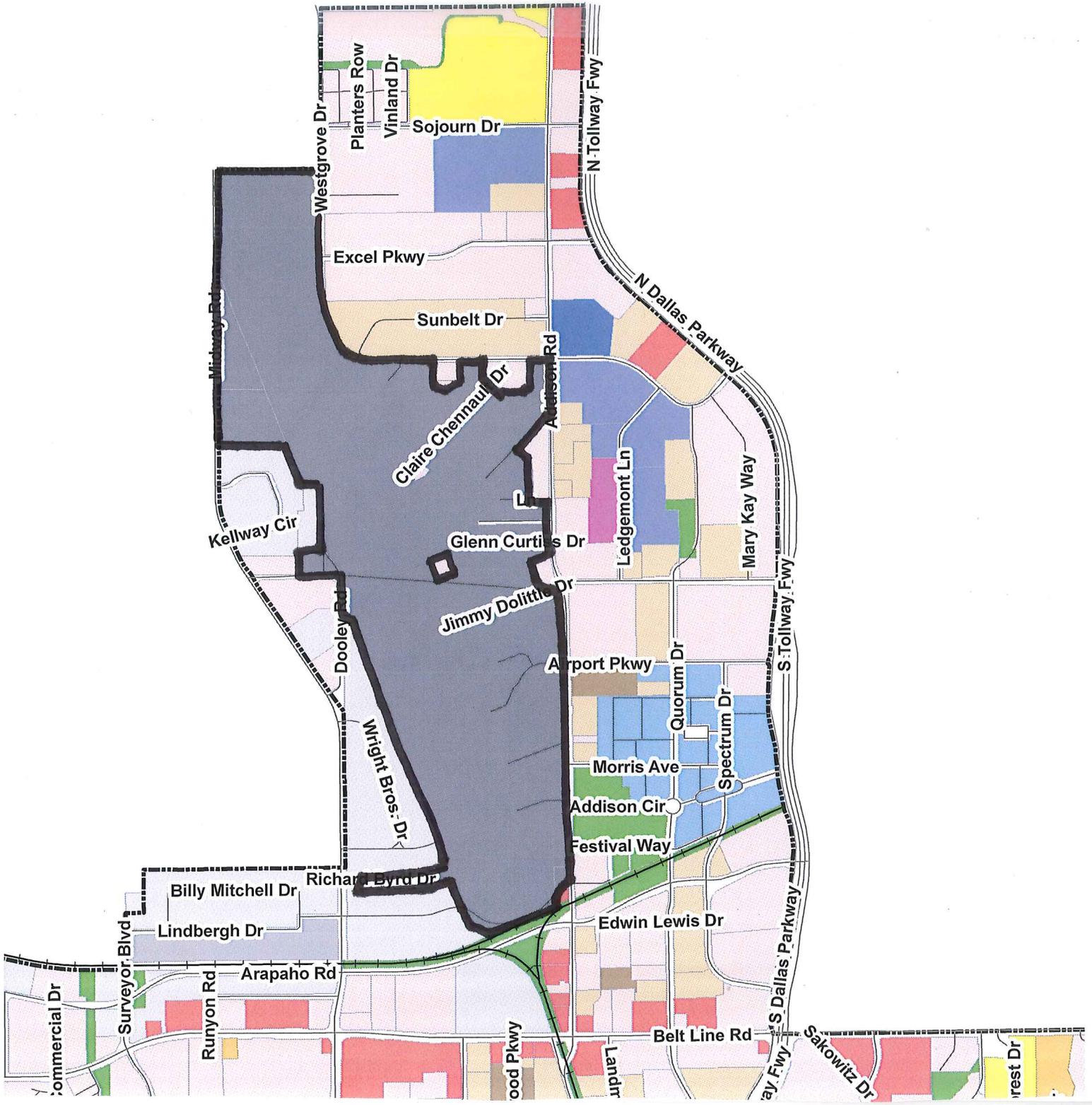


# 1709-Z

**PUBLIC HEARING** Case 1709-Z/Town of Addison. Public hearing, discussion and take action concerning a recommendation regarding an ordinance amending the Code of Ordinances of the Town by amending Appendix A - Zoning, thereof, the same being the Comprehensive Zoning Ordinance by amending Article XIV (I-3 Industrial District Regulations), Section 1, by adding airport to the list of permitted uses in the I-3 Industrial District, in accordance with the terms, conditions and restrictions set forth in this ordinance and in any other ordinance of the Town and with applicable laws, rules and regulations; and amending Article XXX (Definitions) by adding thereto a definition of airport, on application from the Town of Addison, represented by Mr. Charles Goff.





January 16, 2015

## STAFF REPORT

RE: 1709-Z/Town of Addison

LOCATION: The area commonly known as Addison Airport bordered generally by Lindbergh Drive to the south, Midway Road to the West, Addison Road to the East, and Westgrove Drive to the North, and properties abutting Ratliff Lane.

REQUEST: Approval of an ordinance amending Article XIV (I-3 Industrial District Regulations), Section 1, by adding airport to the list of permitted uses and amending Article XXX (Definitions) by adding thereto a definition of airport.

APPLICANT: Town of Addison, represented by Mr. Charles Goff

## DISCUSSION:

Background: Construction on Addison Airport began in 1956 and it officially opened in January of 1957. Therefore, it existed before the Town's original zoning ordinance, which was passed in 1965.

The zoning ordinance designated the airport and certain properties around the airport as the Industrial-3 zoning district, which has the lowest level of development standards to accommodate the airport. However, an airport isn't listed as an allowed use in I-3; instead the zoning ordinance requires that a Special Use Permit be issued for an "airport, landing strip, or airport facilities." The airport pre-dates these zoning requirements, so although allowed, it is complicated to for a reader of the Code to see how the airport is permitted.

Current Request: Staff is proposing to clarify the Zoning Code with regards to the airport by making two amendments. First, would be to add an airport to the list of allowed uses in the I-3 district to expressly state that it is permitted.

The second proposed amendment would be to Article XXX of the Zoning Code, which lists definitions of terms used throughout the code, in order define the term airport. Staff based the definition of an airport, in part, on the definition found in the Texas Transportation Code and is proposing the following definition:

Airport means:

- (a) an area used or intended for use for the landing and takeoff of aircraft and other aviation uses,
- (b) an appurtenant area used or intended for use for an airport building or other airport facility or right-of-way, including a building or facility for the shelter, supply, repair, and maintenance of aircraft and related purposes,
- (c) an airport building or facility located on an appurtenant area,
- (d) facilities for the fueling of aircraft, and
- (e) buildings for office use, and
- (f) related uses and buildings and other uses and buildings incidental to any of the foregoing.

**RECOMMENDATION: APPROVAL**

Addison Airport is an integral part of the Town and has played a defining role in the history of Addison's development for almost 60 years. These amendments clean up the Zoning Code to more clearly express that it is permitted and will not impact or change airport operations in anyway.

Case 1709-Z/Town of Addison  
January 21, 2015

**COMMISSION FINDINGS:**

The Addison Planning and Zoning Commission, meeting in regular session on January 20, 2015, voted to recommend approval of an ordinance amending the Code of Ordinances of the Town by amending Appendix A - Zoning, thereof, the same being the Comprehensive Zoning Ordinance by amending Article XIV (I-3 Industrial District Regulations), Section 1, by adding airport to the list of permitted uses in the I-3 Industrial District, in accordance with the terms, conditions and restrictions set forth in this ordinance and in any other ordinance of the Town and with applicable laws, rules and regulations; and amending Article XXX (Definitions) by adding thereto a definition of airport, subject to no conditions.

Voting Aye: Doherty, Groce, Hughes, Oliver, Robinson, Wheeler

Voting Nay: Smith

Absent: none