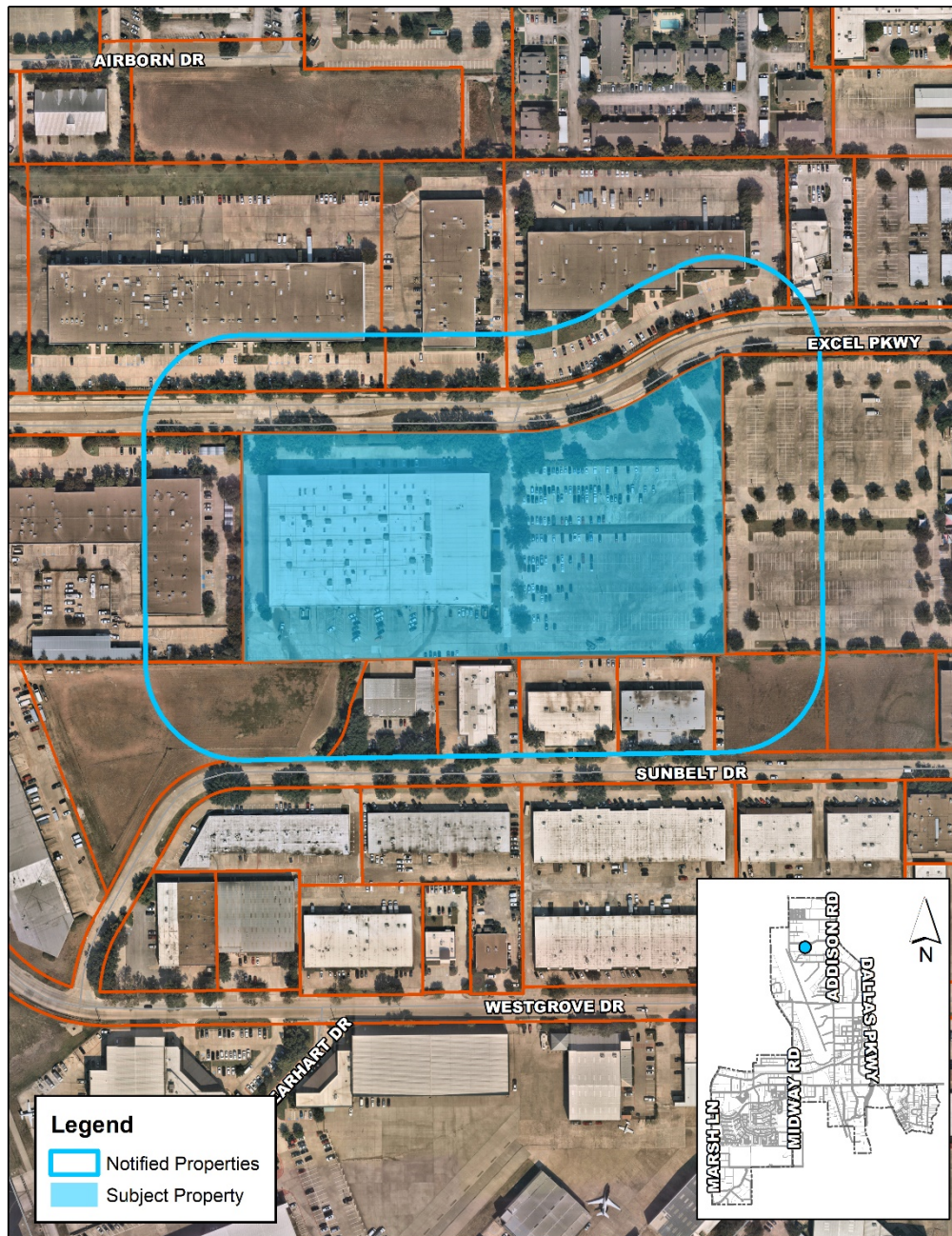


# 1870-Z

**PUBLIC HEARING** Case 1870-Z/4550 Excel Parkway (Firehawk Aerospace). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Amending Planned Development (PD) District Ordinance No. 095-054, as amended by Ordinance Nos. 096-006, 007-007, and 018-43, for an 11.163 Acre Property located at 4550 Excel Parkway, in order to Modify Use Regulations by allowing Production, Assembly, and Distribution of Hybrid Rockets as a Permitted Use.

## LOCATION MAP





November 15, 2022

**STAFF REPORT**

RE: 1870-Z/Firehawk Aerospace

LOCATION: 4550 Excel Parkway

REQUEST: Approval of a request to amend Planned Development (PD) District Ordinance 095-054, as amended by Ordinance Nos. 096-006, 007-007, and 018-43, to modify use regulations by allowing production, assembly, and distribution of hybrid rockets as a permitted use. (Application Date: 10/28/2022)

APPLICANT: Elizabeth Hull, Interprise Design

**DISCUSSION:**

Background: This request is specific to the existing office/warehouse building situated on a 11.163-acre lot located south of Excel Parkway and approximately 800 feet east of Westgrove Drive. On November 14, 1995, the subject property was rezoned to Planned Development (PD) District, through Ordinance 095-054. This rezoning allowed for the construction of the existing 120,000 square foot office/warehouse building and associated site improvements. The PD District is based on Commercial-1 (C-1) District standards with modifications to the permitted uses, building height requirements, and the prohibition of outside sales and promotions. This PD District has been amended through Ordinance Nos. 096-006, 007-007, and 018-43, which has modified the special conditions of the district, development plans, and expanded the permitted uses to allow assembly of spinal fixation systems.

A future tenant, [Firehawk Aerospace](#), has initiated this PD Amendment request to add production, assembly, and distribution of hybrid rockets as a permitted use in order to occupy Suite 200. At the September 27, 2022, City Council meeting, a resolution was approved for an Economic Development Program Grant Agreement with Firehawk Aerospace to provide grant funding, construction permit credit, and an annual business personal property tax reimbursement.

Firehawk Aerospace specializes in the design and manufacturing of high-performance hybrid rocket engines and plans to use the site as their research and development headquarters. The leased area consists of 41,524 square feet. Nearly 30% of the suite will be used as office space (12,150 square feet) and the remainder will be used for lab, warehouse, and production activity. There is minimal interior remodeling proposed. It is anticipated that 20-50 employees will be at this location.

The office space will be utilized by employees to perform research and engineering tasks via computer. The proposed lab and production area will occupy approximately 23,000 square feet and will include additive manufacturing and metal fabrication. Firehawk proposed to utilize 3D printers, lathes, mills, and CNC machines to create plastic and metal rocket engine parts. Additionally, welding will be performed during the production process. The hybrid rockets will never be configured in a way or introduced to an ignition source at the facility that could create a serious hazard, such as an uncontrolled burn or explosion. The rockets utilize an alternative fuel source which diminishes risks as the amount of hazardous materials on site will be minimal. All Building and Fire Codes will be adhered to as it relates to any hazardous materials stored or used onsite.

Firehawk Aerospace anticipates a maximum of 1-2 small cylindrical engine cases to be produced and distributed weekly. They will utilize individual logistics carriers as needed for distribution. There would be no routine delivery or distribution traffic generated by the business.

Proposed Amendment: This request is to amend the PD by including production, assembly, and distribution of hybrid rockets as a permitted use. The Development Plan adopted with Ordinance 099-025, as amended by Ordinance Nos. 096-006 and 007-007, would not be modified by this request.

The intent of the C-1 District, the base zoning district for this PD, is to provide a mix of retail, office, and personal services for the Town. Additional uses, such as restaurants, are permitted through approval of a Special Use Permit (SUP). The PD also allows for distribution and warehouse uses related to the light assembly of paper goods, computer products, spinal fixation systems, or similar materials. The development pattern, permitted uses, and proximity to the Addison Airport, fosters businesses that have a warehouse component, that may be viewed as "light industrial".

The proposed business would provide activity that is compatible with other uses that are currently permitted in the PD and with other businesses in the area. The area has a variety of office, retail, and service uses, with many having a warehouse and assembly component. The primary focus of Firehawk Aerospace will be design and production of hybrid rockets. The proposed distribution will comprise a small amount of the business operations. There will be no testing of the hybrid rockets at the Addison location as they have acquired a testing facility in Midland, Texas.

The Town's zoning ordinance prohibits uses that produce offensive odor, dust, smoke, gas, or noise. This PD amendment would not allow those operations or uses.

## RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The proposed amendment would allow opportunity for a business to occupy a currently vacant suite, that operates similar to other permitted uses within the PD. Additionally, the amendment would allow uses that would be in line with the development pattern of the area.

Staff recommends approval of the request, with the following condition:

- There shall be no ignition or launch testing of rocket engines initiated at the subject property.



Case 1870-Z/4550 Excel Parkway (Firehawk Aerospace)

November 15, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 15, 2022, voted to recommend approval of an ordinance changing the zoning on property located at 4550 Excel Parkway, which property is currently zoned Planned Development (PD), Ordinance No. 095-054, as amended by Ordinance Nos. 096-006, 007-007, and 018-43, by approving a planned development amendment to modify use regulations by allowing production, assembly, and distribution of hybrid rockets as a permitted use, subject to the following condition:

- There shall be no ignition or launch testing of rocket engines initiated at the subject property.

Voting Aye: Branson, Catalani, Craig, DeFrancisco, Fansler, Souers

Voting Nay: none

Absent: Meleky

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none