

# Memorandum



CITY OF DALLAS

DATE January 11, 2013

TO The Honorable Mayor and Members of the City Council

SUBJECT Dallas/Fort Worth International Airport Briefing on Commercial Development Land Use Plan 2012

On January 16, 2013, the City Council will be briefed on the Commercial Development Land Use Plan 2012. John Terrell, Vice President of Commercial Development will present the attached briefing.

Please let me know if you have questions or need additional information.

A handwritten signature in black ink, appearing to read 'Mary K. Suhm', with a small flourish at the end.

Mary K. Suhm  
City Manager

## Attachment

c: Thomas P. Perkins, Jr., City Attorney  
Rosa Rios, City Secretary  
Craig Kinton, City Auditor  
Daniel Solis, Administrative Judge  
A.C. Gonzalez, First Assistant City Manager  
Ryan S. Evans, Assistant City Manager  
Forest E. Turner, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Stephanie Cooper, Assistant to the City Manager



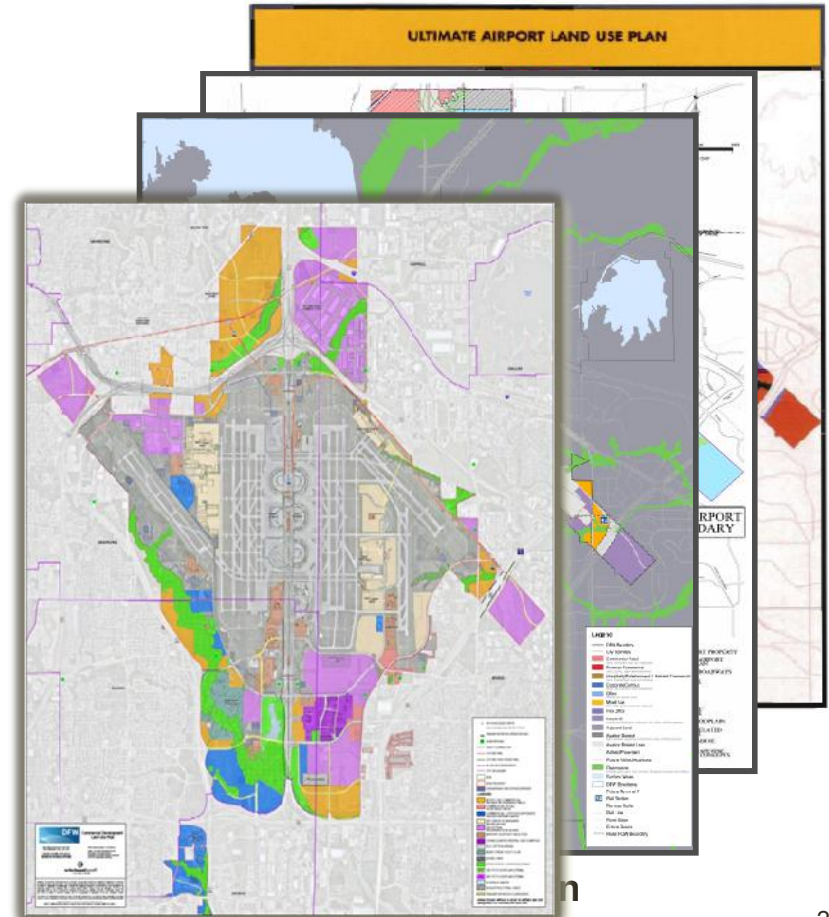
# **Dallas/Fort Worth International Airport Commercial Development Department**

Dallas City Council Briefing  
Commercial Development Land Use Plan 2012  
January 16, 2013

## Commercial Land Use Plan

A Land Use Plan has always been in place and provides the basis and framework for long-term development.

- The current 2012 plan contains fundamental elements of the 1967, 1974, 1987, 1997, 2001, and 2007 plans
- Defines both direct aviation uses and indirect non-aviation commercial uses
- Promotes the highest and best use for compatible development that is enduring, sustainable and financially sound
- Leverages uniqueness of the DFW Airport identity and experience
- 2007 plan approved by the DFW Board and the FAA



2012 Land Use Plan

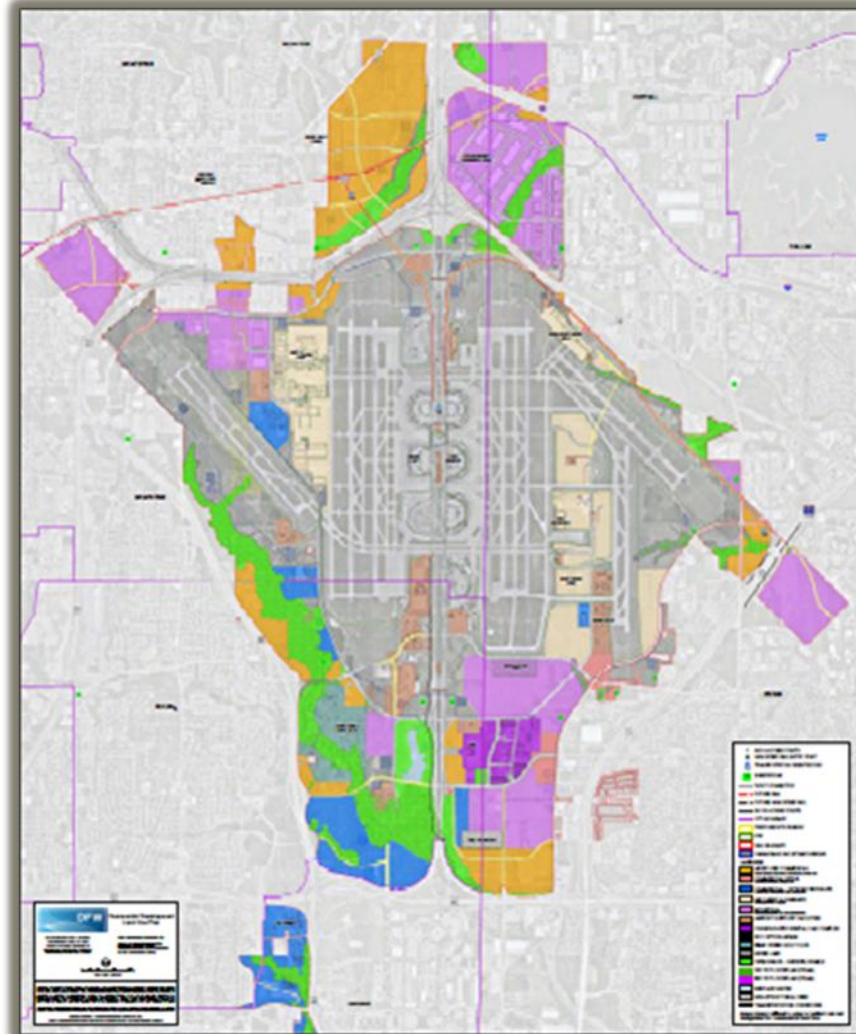
# Commercial Development Land Use Plan 2012

- SH114 ACCESS POINTS
- HIGH SPEED RAIL ENTRY POINT
- TOD** TRANSPORTATION ORIENTED DEV.
- SS SUBSTATIONS
- TxDOT CONNECTOR
- FUTURE RAIL
- FUTURE HIGH SPEED RAIL
- SH 161 ACCESS POINTS
- CITY BOUNDARY
- AOA
- DFW PROPERTY
- CHESAPEAKE PAD SITES/CORRIDOR

**LANDUSE:**

- MIXED USE COMMERCIAL  
Retail, restaurant, office, hotel, entertainment, & related uses
- COMMERCIAL RETAIL  
Local retail, restaurant, & related uses
- COMMERCIAL - OFFICE/CORPORATE  
Campus style & low/mid-rise office & related uses
- AIR CARGO & HANGARS  
Direct aviation uses & support
- INDUSTRIAL  
Warehouses/distribution, flex office, light assembly
- AIRPORT SUPPORT FACILITIES
- CONSOLIDATED RENTAL CAR COMPLEX
- RCC OPTION AREAS
- BEAR CREEK GOLF CLUB
- NOISE LAND
- OPEN SPACE - UNDEVELOPABLE
- 100 YR FLOODPLAIN (FEMA)
- 500 YR FLOODPLAIN (FEMA)
- SURFACE WATER
- NON-STRUCTURAL USES
- TRANSPORTATION CORRIDORS

Areas shown without a color or pattern are not designated for commercial land use.



# Commercial Land Use Plan 2012

## Project Outline

### DEFINITION

The Commercial Development Land Use Plan is:

- A guideline, not a zoning document
- Reflects a vision for existing and future commercial land uses at DFW
- Land use plan map and land use category descriptions

### PURPOSE

•To provide a general pattern for the location, distribution and character of future commercial land uses at DFW, compatible with existing airport components

- Impacted by the physical, environmental, economic, and operational conditions at DFW
- Intended to balance vision, constraints, and flexibility

### BACKGROUND

•Updated periodically to reflect changes in market conditions, the Airport Layout Plan, various airport master plans (such as utilities and transportation), and other factors

- The last plan update occurred in 2007

## **Commercial Land Use Plan 2012**

### **Mapping Update**

- **Reflect changes in the Airports property limits and ownerships interests while reviewing & validating current land use areas and designations**
- **Addresses Commercial Real Estate Market Information**
- **Land Use District Refinements**
- **Thoroughfare Updates**
- **Airfield Strategies (Coordination with the Airfield and Cargo Master Plan)**
- **Passenger Rail / TOD**
- **Gas Leasehold Limits**
- **Parking Strategies**
- **Host City Coordination Meetings**
- **Airport Stakeholder Concurrence Meetings (Exec. Staff, CDCT, and Task Force)**

# Commercial Land Use Plan 2012

## Timeline

<b>Mapping Workshops</b>	<b>Jan.-Feb. 2012</b>
<b>Grapevine – Host City Meeting</b>	<b>April 2, 2012</b>
<b>Eules – Host City Meeting</b>	<b>April 9, 2012</b>
<b>Coppell – Host City Meeting</b>	<b>April 13, 2012</b>
<b>Irving – Host City Meeting</b>	<b>April 30, 2012</b>
<b>Airport Stakeholder Final Meeting</b>	<b>May 14, 2012</b>
<b>Board Briefing and Presentation</b>	<b>June 7, 2012</b>
<b>Board Approval</b>	<b>July 12, 2012</b>
<b>Task Force Review</b>	<b>November 29, 2012</b>
<b>Owner City Briefings</b>	<b>Dec. 2012-Jan. 2013</b>



# ***Project Update***

International Commerce Park



## International Commerce Park



- **Started in 2001**
- **376 net leasable acres**
- **Total of 6,373,000 SF of building space at build-out**
- **Recently leased additional 63 acres**

# ***Project Update***

Sikorsky/CTI

A decorative graphic element consisting of multiple light blue, curved lines that sweep across the bottom half of the page from left to right, creating a sense of flow and movement.

## Sikorski/CTI Facility



- Leased in May 2008
- Includes state-of-the-art “Whirl Tower”
- Lease premises 9.64 acres



# ***Project Update***

Southgate Plaza

# Southgate Plaza Aerial Location Map



## Southgate Plaza Development Components

- 32 acre development comprised of office, retail/restaurant and hospitality uses
  - Restaurant/Retail pad sites
    - 6 acres
  - Consolidated Headquarters complex and parking garage
    - 6.5 acres
  - Hyatt Place limited service hotel
    - 2.1 acres
  - USPS facility
    - 1.6 acres
  - Future Development
    - 10.7 acres for office, retail and hospitality uses (extended stay)



## Anchor Facilities at Southgate Plaza





# ***Project Update***

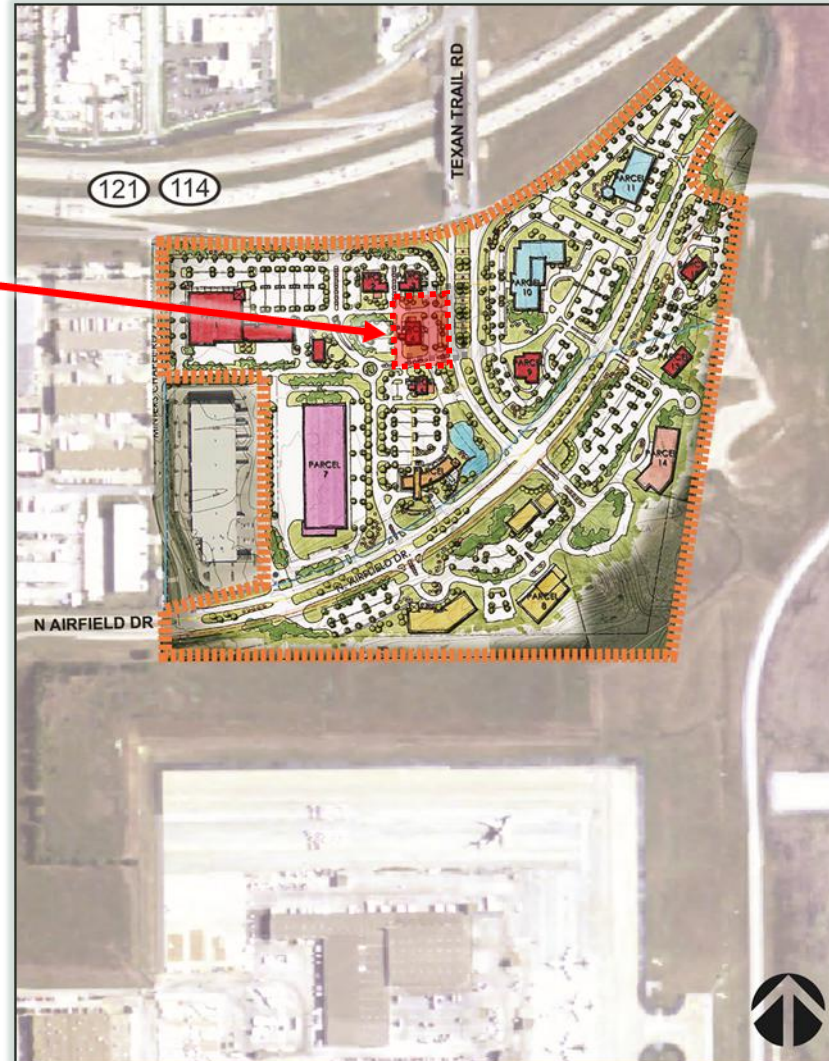
Founders' Plaza



# Founders' Plaza Phase 1

## Airport Plazas Development

Approximately 3 acre site with Fuel Station, Convenience Store and Food Court, Car Wash, Light Auto Repair Shop and Banking Center



# Founders' Plaza Conceptual Images





# ***Project Update***

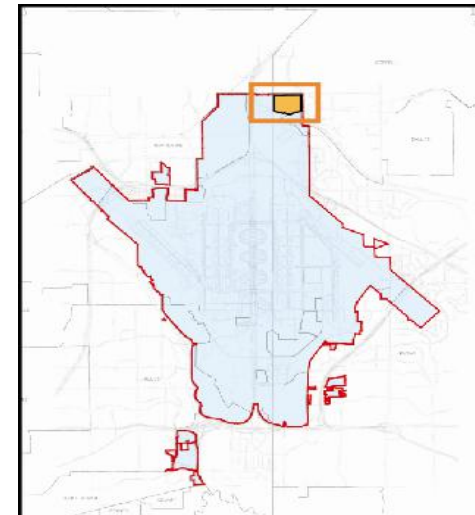
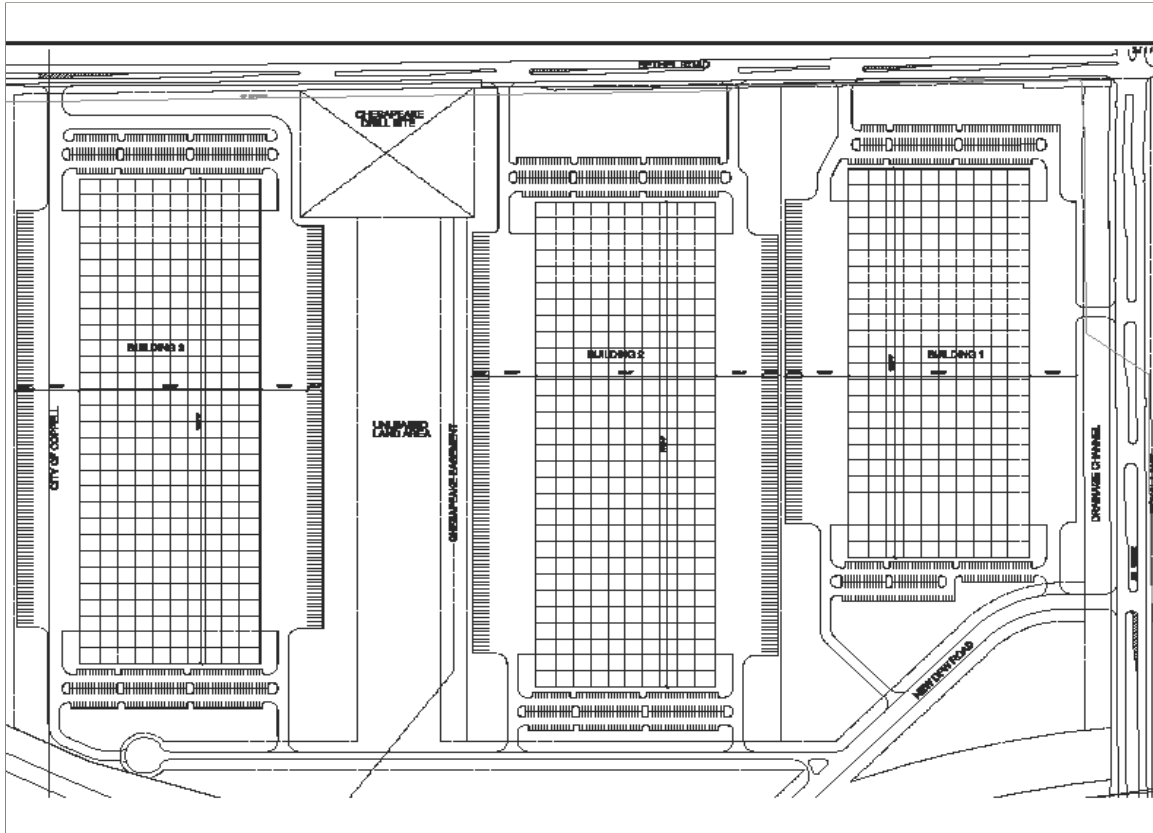
Coppell Industrial

## **Coppell Industrial**

### Proposed Development

- Concept plan for three industrial buildings
- Working with two developers (one Build-to-Suit and two spec buildings)
- Coppell agreed to a tax-sharing Inter-local Agreement (ILA), which was executed on September 11, 2012

# Coppell Industrial Proposed Development





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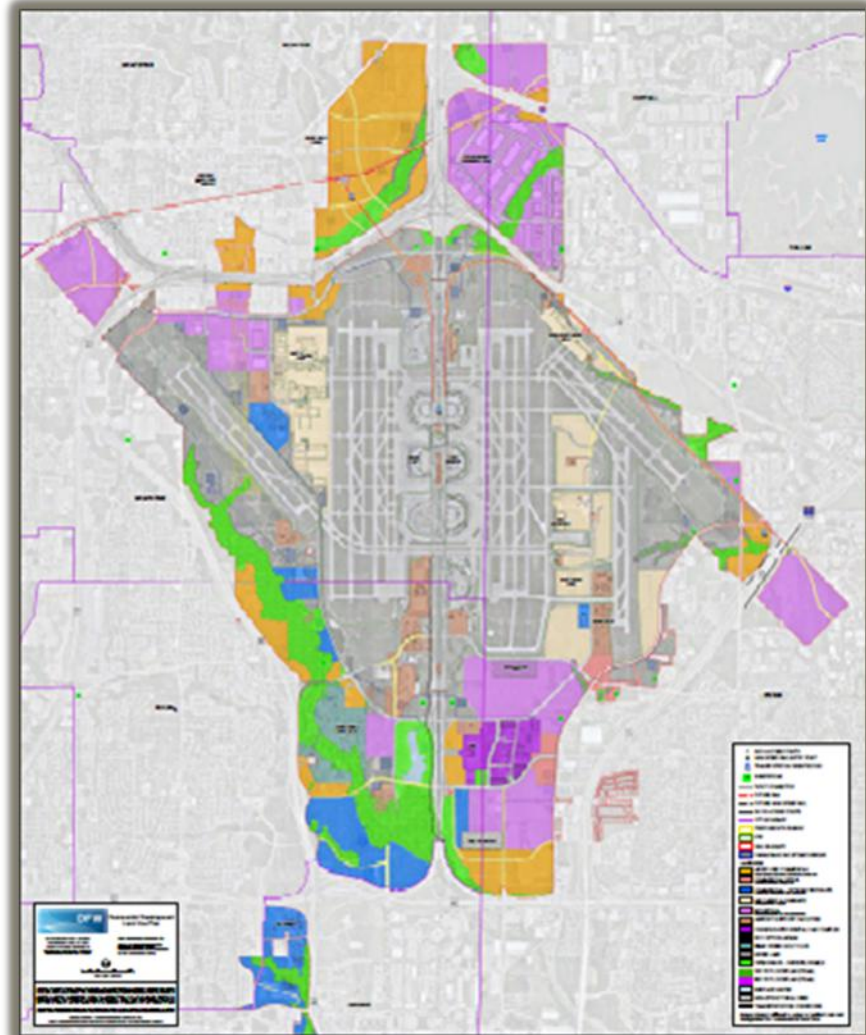
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# Undeveloped Land Use Map

LANDUSE:	OTHER MAP FEATURES:
MIXED USE COMMERCIAL <i>(Retail, restaurant, office, bank, entertainment, &amp; recreation)</i>	SH114 ACCESS POINTS
COMMERCIAL RETAIL <i>(Retail, restaurant, office, bank, entertainment, &amp; recreation)</i>	HIGH SPEED RAIL ENTRY POINT
COMMERCIAL - OFFICE/CORPORATE <i>(Corporate office &amp; executive office &amp; related use)</i>	TRANSPORTATION ORIENTED DEV.
AIR CARGO & HANGARS <i>(Distribution uses &amp; support)</i>	SUBSTATIONS
INDUSTRIAL <i>(Manufacturing, distribution, non office, light assembly)</i>	TxDOT CONNECTOR
AIRPORT SUPPORT FACILITIES	PETROLEUM PIPELINE
CONSOLIDATED RENTAL CAR COMPLEX	SANITARY SEWER UTILITY LINE
RCC OPTION AREAS	WATER UTILITY LINE
BEAR CREEK GOLF CLUB	JET FUEL LINE
NOISE LAND	FUTURE RAIL
OPEN SPACE - UNDEVELOPABLE	FUTURE HIGH SPEED RAIL
100 YR FLOODPLAIN (FEMA)	FUTURE ADA ROADS
500 YR FLOODPLAIN (FEMA)	FUTURE AIRFIELD
SURFACE WATER	ELECTRIC UTILITY LINE - PRIMARY
NON-STRUCTURAL USES	ELECTRIC UTILITY LINE - TRANSMISSION
TRANSPORTATION CORRIDORS	SH 161 ACCESS POINTS
	CITY BOUNDARY
	ADA
	DFW PROPERTY
	EXISTING RPZ
	FUTURE RPZ
	CHESAPEAKE PAD SITES/CORRIDOR

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