

Memorandum



CITY OF DALLAS

DATE April 16, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Response to Questions from the April 7, 2021 Dallas Executive Airport Development Briefing – Department of Aviation**

This memorandum is in response to questions raised during the April 7, 2021 City Council briefing, Dallas Executive Airport Development Update, as to the potential uses for available land at the airport.

The Department of Aviation has both aeronautical and non-aeronautical land available for development. Per Ordinance No. 20935, the bulk of the property available for development is currently zoned as Industrial Research District (IR) with approved Special Use Permit (SUP) No. 169, which grants allowance for an airport to be established on the property. There are also small parcels of land zoned as R-10 (A) for Single Family use, a remnant of the prior zoning for the property.

In accordance with the acceptance of Federal Aviation Administration (FAA) Grant Assurances and FAA Order 5190.6B Airport Compliance Manual, the Department of Aviation is required to follow the FAA guidance for development of land on airport property. Permissible uses for aeronautical property include but are not limited to airfield/airspace, improvements, and facilities used to support operations such as hangars, Aircraft Rescue Fire Fighting (ARFF), baggage handling facilities, parking areas, concession spaces and passenger screening areas.

Non-aeronautical land is designed for commercial uses other than the direct conduct of aviation operations by the airport sponsor or airlines and are unrelated to serving the traveling public or aeronautical functions. Common types of non-aeronautical development include but are not limited to industrial or distribution centers, non-airport vehicle and maintenance equipment storage, aircraft museums, administrative offices or retail businesses.

Per the 2015 Master Plan and 2017 Land Use Study, and recent Request for Proposals, options for non-aeronautical uses identified were event venue/art gallery, workforce education center, movie theater, gym/wellness/medical center, hotel/convention center, mixed use commercial, recreation center, senior housing and/or sports complex.

Non-aeronautical property has great flexibility in what it can be used for, but it may require additional efforts to receive approval such as zoning changes, amendment to existing SUP, as well as FAA review. Additional factors which may need to be considered include animal attractants, environmental and airspace, or any activity which would restrict or limit aircraft and/or airport operations.

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For additional information regarding potential development at Dallas Executive Airport, please contact the Director of the Department of Aviation – Mark Duebner at 214-670-6077 or email mark.duebner@dallascityhall.com.



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