

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A special meeting of the Mid-Way Regional Airport Joint Airport Board was held on Thursday, May 23,, 2013, at 2:00 p.m., in the Rex Odom Conference Room, at Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

Members Present: Paula Baucum, Chair
Gary Richter, Vice chair
Kent McGuire, Secretary
George Kent
David Box
Kyle Ballard

Members Absent: Ray Barksdale

Others Present: Judy Demoney, Airport Manager
Tammy Bowen, Airport Operations Assistant
Ray Brindle, Airport Tenant Liaison
Ken Lantz, Partner, Southern Star Aviation
Chris Dick, Assistant Manager, City of Midlothian
Alberto Mares, Planning Manager, City of Midlothian

Opening: Chair Paula Baucum called the meeting to order, and Gary Richter gave the invocation.

Midlothian City Council's Public Agenda Item 2013-177: Paula Baucum explained that the reason for the special meeting is to talk about an agenda item that the City Council of Midlothian and their staff are having to have public hearings on. The agenda item from their previous meeting was to continue a public hearing to consider and act upon an ordinance to rezone 1,167.375 acres from the current Agricultural (A) District (PD) to a Planned Development District (PD) for residential uses (single family, townhomes, and multi-family) non-residential uses (commercial and light industrial) and open spaces. Property encompasses two (2) tracts: the north tract contains 966.36 acres and generally located north of US Hwy. 287 and east of Walnut Grove Road and the south tract contains 201.01 acres generally located south of the Southern Pacific Railroad and east and southeast of Plainview Road in the City of Midlothian, Texas (Case No. Z05-2012-27). Paula said that the public hearing has been continued in Midlothian to June 3rd and the reason that we are concerned is that there is some density issues abutting the Airport property line. Paula said that what she is hoping to accomplish today is to be able to give the City of Midlothian the tools by which to understand why residential encroachment to the Airport is detrimental to the future of the Airport, hence detrimental to the investment that the taxpayers of both Cities have already paid into the Airport, and to the future success of our business community at the Airport. Paula stated "It is not about saying yes or no to the Diamond J Development, but to help the City of Midlothian to adjust that development if it is going to keep moving forward, while keeping the Airport in mind how multi-family and single family residential encroachment will severely hamper the future of the Airport, and be detrimental to future residents..."

Glynn Hall, 102 Chieftain, Waxahachie, TX, spoke in opposition of the Diamond J Ranch planned development adjacent to the Airport. Mr. Hall expressed concerns about the potential for the flight pattern to be changed and the confusion that it would cause for pilots.

William Ervin, 131 Airport Dr., Midlothian, TX, spoke in opposition of the Diamond J Ranch planned development adjacent to the Airport. Mr. Ervin expressed concerns about the potential for the flight pattern to be changed and the confusion that it would cause for pilots resulting in some safety issues.

Judy Demoney informed the Board that she has been in conversation this week with TxDOT, AOPA, and North Central Texas Council of Governments which can give us the technical information that we need about noise, flight paths and encroachment.

Ken Lantz, FBO Owner, Southern Star Aviation, spoke in opposition of the Diamond J Ranch planned development adjacent to the Airport. Mr. Lantz served on the Love Field Noise Committee for a year and a half as an airline representative and shared his experiences with the Board in regards to noise complaints from residents living too close to the airport. Also, Mr. Lantz pointed out that aircraft will constantly be flying over the proposed development area at 1,000 feet above the ground, which will include flying between midnight and 6:00 a.m. by an airport business that does defense contractor work flight testing and Eurocopter doing their night vision goggle training. The glider and banner towing operations stay very busy at the airport flying low and slow. Mr. Lantz pointed out that changing the flight pattern would make it very difficult for people to fly into the airport.

Ken Cope, 3410 Blackchamp Rd, Waxahachie, TX, had general questions in regards to the Diamond J Ranch planned development adjacent to the Airport. Mr. Cope wanted to know if the economic impact could jeopardize any commitments already made to the State (TxDOT). The result was that there is business risk tied to this beyond just noise and flight patterns. Mr. Cope inquired if there was something in the Joint Airport Agreement between the two Cities that in this type of situation where it could be detrimental to the success of the airport that it requires a concurrence from both Cities.

Jack Tunnell, 3141 Falcon Way, Midlothian, TX, addressed the Board with general input in regards to the Diamond J Ranch planned development adjacent to the Airport. Mr. Tunnell asked why not heavy industrial next to the airport then a zone of light industrial as a buffer to the residential.

Alberto Mares said that the City of Midlothian is aware about the concerns of the Airport. Alberto told the Board that a noise study is in the plan, and the developer is aware that the area closest to the Airport that is zoned for residential may not be feasible there. Also, pending the conclusion of the noise study the area showing multi-family tract could be zoned to light industrial.

Paula Baucum told Chris Dick, Assistant City Manager of Midlothian, that this was all such a surprise to the Airport and had the Airport known about this we could have been participating from the beginning to help the City make the best decision for the tax payers and the Airport. Chris told the Board that the City is no where close to making a decision, and there are still a lot of things that could happen as well as changes made before making that decision. Chris said that he thinks it is safe to say that the City Council has concerns with some of the elements of this plan and will definitely be listening to the experts in aviation and the Board on June 3rd about its encroachment on the airport. Paula asked that the Airport has a voice on the comprehensive plan update with the City.

Kyle Ballard asked Alberto Mares, Planning Manager of Midlothian, to comment on what legally the City is able to put in place in terms of what the Airport's expectations need to be, and if it was all about zoning. Alberto said that he would have to speak to the City Attorney, but there is the possibility of placing an overlay district over the airport. Midlothian would have to partner up with the City of Waxahachie, so that it would be in place on both sides.

After a lengthy discussion regarding the Diamond J Ranch planned development adjacent to the Airport the Board compiled a list of key areas that should be covered at the next City of Midlothian Public Hearing.

Gary Richter moved to approve the outlined bullet points for Paula Baucum to present at the next City of Midlothian public hearing on June 3rd regarding the Diamond J residential development specifically where it abuts the airport property. Negative impact to Economic Development, negative impact to the 24 million dollars already invested in the Airport by tax payers, noise at several levels, and strongly oppose residential development. The airport wants to be a good neighbor, hence the zoning of light industrial. The proposed school is only 1.5 miles from the runway and the AOPA recommends that all schools be outside of a two mile radius; second by Kent McGuire. All Ayes.

Adjournment: There being no further business,

Gary Richter moved to adjourn; second by Kent McGuire. All Ayes.

Respectfully submitted, Tammy Bowen, Airport Operations Assistant

