



## MEMORANDUM

**To:** Mayor and City Council

**From:** Gary L. Sieb, Director of Planning

**Date:** May 10, 2016

**Reference:** Consider approval of an amendment to an Ordinance of the City of Coppell, Texas amending Chapter 13, Subdivision, Article 13-5; The Development Procedures and Requirements for Application Submittals by adding Section 13-5-6 (C) (26) Noise Attenuation requiring notation on the plat if property is within the noise attenuation zone and renumbering the current subsection from (26) to (27); providing an effective date; and authorizing the mayor to sign any necessary documents.

### 2030: Special Place to Live

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#### **Introduction:**

This item is the result of a Council Goal that directed staff to review noise attenuation guidelines. Staff researched airport related noise complaints, the noise policies/regulations of other cities that are affected by airport noise and the recent zoning/subdivision cases affected by airport noise and the conditions placed on each of them.

In order to inform the prospective purchaser of potential aircraft noise, a note is proposed to be required to be placed on all residential plats within the zone. This note will read:

NOTICE: THE PROPERTY DESCRIBED IN THIS PLAT IS LOCATED WITHIN CLOSE PROXIMITY TO THE FLIGHT APPROACH AND DEPARTURE PATHS OF DALLAS-FORT WORTH INTERNATIONAL AIRPORT AND MAY BE SUBJECT TO INCREASED NOISE LEVELS RESULTING FROM AIRCRAFT OPERATIONS OCCURRING ABOVE OR IN CLOSE PROXIMITY TO THE PROPERTY.

#### **Analysis:**

In February 2016, Staff gave a presentation at the Council Work Session. The direction staff received at that meeting was to proceed with drafting prescriptive noise attenuation standards and to bring these to the Planning and Zoning Commission for a recommendation.

On April 21, 2016, Staff briefed the Planning and Zoning Commission on the proposed ordinance amendments and the Planning Commission unanimously recommended approval of the amendments.

On May 10, 2016, Council is scheduled to hold a public hearing regarding the Subdivision Ordinance Amendment prior to formal action on this ordinance.

**Legal Review:**

The City Attorney reviewed this Ordinance

**Fiscal Impact:**

None

**Recommendation:**

The Planning Department recommends approval.

**Attachments:**

Ordinance