

DRAFT
Zoning Commission
April 13, 2022 – Meeting Minutes

Commissioners Present:

Jarod Cox, District 1
Willie Rankin Jr., Chair, District 2
Beth Welch, District 3
Jesse Gober, District 4
Rafael McDonnell, District 5
Dr. Mia Hall, District 6
Jacob Wurman, District 7
Wanda Conlin, Vice-Chair, District 8

Staff Members Present:

Stephen Murray, Planning Manager
Monica Lafitte, Senior Planner
Brett Mangum, Senior Planner
Beth Knight, Senior Planner
Sarah Bergman, Planner
Sandra Barraza, Planning Assistant
Andre Duncan, Planning Assistant
Melinda Ramos, Sr. Assistant City Attorney Chf
Rich McCracken, Sr. Assistant City Attorney

Commissioners Absent:

Kimberly Miller, District 9

I. PUBLIC HEARING – 1:00 P.M.

Mr. Murray explained the procedure to be followed for the Zoning Commission meeting.

A. CALL TO ORDER

With a quorum of the Zoning Commission members present, Chair Rankin called the regular session of the Fort Worth Zoning Commission to order at 1:00 p.m. on Wednesday, April 13, 2022.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF MARCH 9, 2022.

Motion: Commissioner Gober made a motion, seconded by Commissioner Cox, that the minutes of the Zoning Commission meeting of March 9, 2022 be approved. Motion passed 8-0.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

C. CONTINUED CASES

1. ZC-21-218

CD 8

- a. Site Location: 1616 & 1620 E Rosedale St
- b. Acreage: 0.32
- c. Applicant/Agent: ANF Investments, LLC
- d. Request: From: "A-5" One-Family, "E" Neighborhood Commercial
To: "E" Neighborhood Commercial

Fasih Haider appeared before the Commission in support of ZC-21-218.

The following people spoke in opposition to this request: Barry Harper

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, to recommend **Denial without Prejudice** of ZC-21-218. Motion passed 6-2, with Commissioners Gober and Wurman voting in opposition.

2. ZC-21-236

CD 7

- a. Site Location: 9800-10400 blks Morris Dido Newark RD, 3600-4900 Bonds Ranch Road
- b. Acreage: 702.50
- c. Applicant/Agent: Bonds Ranch LP
- d. Request: From: Unzoned; "AG" Agricultural; "A-21" One-Family; "A-10" One-Family; "A-7.5" One-Family
To: "A-5" One-Family; "A-7.5" One-Family; "A-10" One-Family; "E" Neighborhood Commercial; "PD/CR" Planned Development for all uses in "CR" Low-Density Multifamily for detached multifamily with development standards for setbacks, building orientation, fencing, open space, landscaping and a waiver to the MFD submittal, site plan required.

Matt Mildren appeared before the Commission in support of ZC-21-236.

The following people spoke in support of this request: Travis Clegg

The following people spoke in opposition to this request: Ray Oujesky, Shannon Ratliff, Kevin Ingle, Eric Anderson

The following correspondence was submitted in opposition to this request: Save Eagle Mountain Lake, Inc., North Fort Worth Alliance, 43 letters

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Denial without Prejudice** of ZC-21-236. Motion passed 6-2, with Commissioners Rankin and Gober voting in opposition.

3. ZC-21-208

CD 4

- a. Site Location: 3417 & 3421 N. Beach Street, 3859 Carolea Drive
- b. Acreage: 3.74
- c. Applicant/Agent: JoDon Properties
- d. Request: From: "B" Two-Family
To: "PD" Planned Development for "E" Neighborhood Commercial uses plus mini-warehouse; with development standards for supplemental and landscaping setbacks, projected residential front yard, illuminated sign, solid screening fence, and bicycle parking; site plan included

John Cornelson appeared before the Commission in support of ZC-21-208.

The following people spoke in opposition to this request: George Felan

The following correspondence was submitted in opposition to this request: Riverside Alliance, Bonnie Brae NA, petition with 38 signatures

Motion: Commissioner Gober made a motion, seconded by Commissioner Wurman, to recommend **Denial** of ZC-21-208. Motion passed 8-0.

4. ZC-22-035

CD 9

- a. Site Location: 1701 Oakhurst Scenic Drive
- b. Acreage: 13.26
- c. Applicant/Agent: Mercy Culture Church Inc.

- d. Request: From: "PD-SU" for church related activities and signs that exceed the maximum height allowed in "CF", site plan required.
To: Amend PD 586 to allow transitional housing, site plan required

This case was withdrawn by the applicant. No public hearing was held.

5. ZC-21-233

CD 7

- a. Site Location: 13700-13900 blocks Old Denton Road
b. Acreage: 77.92
c. Applicant/Agent: Wiggins GST Exempt Family Trust
d. Request: From: Unzoned
To: "I" Light Industrial

Joe Podge appeared before the Commission in support of ZC-21-233.

Motion: Commissioner Wurman made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-21-233. Motion passed 8-0.

6. ZC-22-016

CD 6

- a. Site Location: 10350 South Freeway
b. Acreage: 4.67
c. Applicant/Agent: Abel Anzua Garcia
d. Request: To: Add Conditional Use Permit (CUP) for truck and trailer parking in "I" Light Industrial with waivers for screening fence, site plan included

Christopher Bonilla appeared before the Commission in support of ZC-22-016.

The following correspondence was submitted in support of this request: Parks of Deer Creek

Motion: Commissioner Hall made a motion, seconded by Commissioner Cox, to recommend **Approval** of ZC-22-016 **as Amended to include a 6-foot solid screening fence along the entire property boundary**. Motion passed 5-3, with Commissioners Conlin, Gober, and Wurman voting in opposition.

7. ZC-22-018

CD 7

- a. Site Location: 110 & 112 Priddy Lane
b. Acreage: 0.43
c. Applicant/Agent: West Fork Capital, LLC / Mary Nell Poole, Townsite
d. Request: From: "B" Two-Family
To: "UR" Urban Residential

Mary Nell Poole appeared before the Commission in support of ZC-22-018.

The following correspondence was submitted in opposition to this request: 1 letter

Motion: Commissioner Wurman made a motion, seconded by Commissioner Gober, to recommend **Approval** of ZC-22-018. Motion passed 8-0.

8. ZC-22-024

CD 9

- a. Site Location: 2700 & 2704 Lipscomb Street
b. Acreage: 0.94

- c. Applicant/Agent: James A. Davis & Laurie O. Brants / Mary Nell Poole, Townsite
- d. Request: From: "I" Light Industrial
To: "UR" Urban Residential

Mary Nell Poole appeared before the Commission in support of ZC-22-024 and requested a 30-day continuance.

The following correspondence was submitted in opposition to this request: Ryan Place Improvement Association

The following correspondence was submitted regarding this request: South Hemphill Heights NA supporting change to Planned Development zoning.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Wurman, to recommend a **60-day Continuance** of ZC-22-024. Motion passed 7-1, with Commissioner Cox voting in opposition.

9. ZC-22-025

CD 4

- a. Site Location: 1025 W. Beach
- b. Acreage: 2.02
- c. Applicant/Agent: 5 B Corporation
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "E" Neighborhood Commercial; site plan included with waivers for setbacks, fencing location, and landscaping buffer

Kiew Kam appeared before the Commission in support of ZC-22-025.

The following people spoke in support of this request: Rick Herring

Motion: Commissioner Gober made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-025. Motion passed 8-0.

D. NEW CASES

10. ZC-22-028

CD 8

- a. Site Location: 3001 & 3015 Fisher Avenue
- b. Acreage: 4.8
- c. Applicant/Agent: Boral Roofing LLC
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "I" Light Industrial

No speakers appeared before the Commission in support of ZC-22-028.

The following people spoke in opposition to this request: Rick Herring

The following correspondence was submitted regarding this request: Riverside Alliance supporting continuance

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, to recommend a **60-day Continuance** of ZC-22-028. Motion passed 8-0.

11. ZC-22-013

CD 9

- a. Site Location: 1050 Forest Park Boulevard

- b. Acreage: 0.29
- c. Applicant/Agent: Brewer & Hale, LLC
- d. Request: From: "E" Neighborhood Commercial
To: "PD/MU-1" Planned Development Low Intensity Mixed-Use for all uses in "MU-1" excluding ambulance dispatch station, mortuary, and golf course, with a development standard to not require street trees along Forest Park Boulevard, a development standard to allow 12 parking spaces, and site plan waiver requested

Darin Norman appeared before the Commission in support of ZC-22-013.

The following correspondence was submitted in support of this request: Near Southside, Inc.

Motion: Commissioner Cox made a motion, seconded by Commissioner Gober, to recommend **Approval** of ZC-22-013. Motion passed 8-0.

12. SP-22-004

CD 6

- a. Site Location: 5216 Sycamore School Road
- b. Acreage: 0.74
- c. Applicant/Agent: Revenue Avenue LLC
- d. Request: From: "PD 246" Planned Development for all uses in "E" Neighborhood Commercial excluding tattoo parlor and massage parlor
To: Submit required site plan for a drive-thru restaurant

Kevin Afkami appeared before the Commission in support of SP-22-004.

Motion: Commissioner Hall made a motion, seconded by Commissioner Wurman, to recommend **Approval** of SP-22-004. Motion passed 8-0.

13. SP-22-005

CD 6

- a. Site Location: 7601 Summer Creek Drive
- b. Acreage: 0.75
- c. Applicant/Agent: Revenue Avenue LLC
- d. Request: From: "PD 246" Planned Development for all uses in "E" Neighborhood Commercial excluding tattoo parlor and massage parlor
To: Submit required site plan for a drive-thru restaurant

Kevin Afkami appeared before the Commission in support of SP-22-005 and requested a 90-day continuance of this request.

Motion: Commissioner Hall made a motion, seconded by Commissioner Wurman, to recommend a **90-day Continuance** of SP-22-005. Motion passed 8-0.

14. SP-22-006

CD 6

- a. Site Location: 7309 Canyon Park Drive
- b. Acreage: 1.09
- c. Applicant/Agent: Revenue Avenue LLC
- d. Request: From: "PD 246" Planned Development for all uses in "E" Neighborhood Commercial excluding tattoo parlor and massage parlor
To: Submit required site plan for general and medical offices

Kevin Afkami appeared before the Commission in support of SP-22-006.

Motion: Commissioner Hall made a motion, seconded by Commissioner Wurman, to recommend **Approval** of SP-22-006. Motion passed 8-0.

15. ZC-22-032

CD 5

- a. Site Location: 3904 Miller Avenue, 4100 block Baylor Street
- b. Acreage: 0.91
- c. Applicant/Agent: Legacy Construction Solutions
- d. Request: From: "A-5" One-Family "E" Neighborhood Commercial
To: "R2" Townhouse/Cluster

Brian Chesnut appeared before the Commission in support of ZC-22-032.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-032. Motion passed 8-0.

16. ZC-22-034

CD 3

- a. Site Location: 5708 Wellesley Avenue
- b. Acreage: 0.14
- c. Applicant/Agent: Avilez Home Builders LLC
- d. Request: From: "CB-TF" Camp Bowie District-Transition Zone
To: "A-5" One-Family"

No speakers appeared before the Commission in support of ZC-22-034.

Motion: Commissioner Welch made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-22-034. Motion passed 7-1, with Commissioner Hall voting in opposition.

17. ZC-22-037

CD 8

- a. Site Location: 903 E. Powell Avenue
- b. Acreage: 0.13
- c. Applicant/Agent: Ramon Jasso & Ana Gutierrez Jasso
- d. Request: From: "CF" Community Facilities
To: "B" Two-Family

Roman Jasso appeared before the Commission in support of ZC-22-037.

The following people spoke in support of this request: Ana Jasso

Motion: Commissioner Conlin made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-037. Motion passed 8-0.

18. ZC-22-040

CD 9

- a. Site Location: 408 Foch Street
- b. Acreage: 0.25
- c. Applicant/Agent: Hezekiah Holdings LLC
- d. Request: From: "B" Two-Family
To: "UR" Urban Residential

George Muckleroy appeared before the Commission in support of ZC-22-040.

The following correspondence was submitted in opposition to this request: 2 letters

The following correspondence was submitted in support of this request: 1 letter

Commissioner Hall made motion, seconded by Commissioner McDonnell, to **recommend a 60-day continuance** of ZC-22-040. Motion failed by a vote of 4-4 with Commissioners Rankin, Cox, Welch, and Gober voting in opposition.

Motion: Commissioner Cox made a motion, seconded by Commissioner Gober, to recommend **Approval** of ZC-22-040. Motion failed by a vote of 4-4 with Commissioners McDonnell, Hall, Wurman, and Conlin voting in opposition.

Therefore, this case moves forward to City Council with a recommendation of Denial.

19. ZC-22-041

CD 9

- a. Site Location: 715, 717, 721, 725 Clear Lake Avenue; 515 N Hampton Street; 1301, 1404, 1402, 1101 E Peach Street; 1315 & 1403 Bluff St; 415, 519 N Nichols Street; 409, 415, 504, 508, 514, 518 Wall Street;
- b. Acreage: 2.15
- c. Applicant/Agent: Brewer & Hale, Testudo Residential & Holdings
- d. Request: From: "D" High-Density Multi-Family, "G" High Intensive Commercial, "J" Medium Industrial, & PD 1226 for "H" uses with Downtown Urban Design District Overlay
To: "UR" Urban Residential

This case was postponed to the May 11, 2022 Zoning Commission hearing due to a posting error.

20. ZC-22-043

CD 3

- a. Site Location: 3201 South Hills Avenue
- b. Acreage: 4.61
- c. Applicant/Agent: Fort Worth Independent School District
- d. Request: From: "A-5" One-Family /TCU Residential Overlay
To: "CF" Community Facilities / TCU Residential Overlay

Mike Naughton appeared before the Commission in support of ZC-22-043.

The following people spoke in support of this request: Lauren Chiong

Motion: Commissioner Welch made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-043. Motion passed 7-0.

21. ZC-22-044

CD 9

- a. Site Location: 1326 College Avenue
- b. Acreage: 0.12
- c. Applicant/Agent: 1326 College Avenue LLC
- d. Request: From: "B/HC" Two-Family with Historical and Cultural Overlay
To: "C/HC" Medium-Density Multi-Family with Historical and Cultural Overlay

Michael Karol appeared before the Commission in support of ZC-22-044.

The following correspondence was submitted in support of this request: petition with 5 signatures

Motion: Commissioner Cox made a motion, seconded by Commissioner Gober, to recommend **Approval** of ZC-22-044. Motion passed 5-3, with Commissioners Hall, Conlin, and McDonnell voting in opposition.

22. ZC-22-046

CD 6

- a. Site Location: 4301 W Risinger Road & 8701 S Hulen Street
- b. Acreage: 6.83
- c. Applicant/Agent: R Zeligson & I. Frank Trusts / GCRE Investment Fund LLC, Jordan Snyder
- d. Request: From: "E" Neighborhood Commercial
To: "D" High-Density Multi-Family

Jordan Snyder appeared before the Commission in support of ZC-22-046.

The following correspondence was submitted in opposition to this request: Candleridge HOA

Motion: Commissioner Hall made a motion, seconded by Commissioner Conlin, to recommend a **60-day Continuance** of ZC-22-046. Motion passed 8-0.

23. ZC-22-047

CD 9

- a. Site Location: 2825 & 2827 W. 5th Street
- b. Acreage: 0.28
- c. Applicant/Agent: Dike Family Partnership, FW Westside Properties LLC, James R Harris Properties LLC
- d. Request: From: "C" Medium-Density Multi-Family
To: "E" Neighborhood Commercial

Mary Nell Poole appeared before the Commission in support of ZC-22-047.

Motion: Commissioner Cox made a motion, seconded by Commissioner Gober, to recommend **Approval** of ZC-22-047. Motion passed 8-0.

24. ZC-22-048

CD 9

- a. Site Location: 5601 Crowley Road
- b. Acreage: 0.89
- c. Applicant/Agent: G&S Auto of Fort Worth IV, LLC
- d. Request: From: "FR" General Commercial Restricted and "PD 557" Planned Development for "FR" General Commercial Restricted
To: "E" Neighborhood Commercial

Keaton Mai appeared before the Commission in support of ZC-22-048.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-048. Motion passed 8-0.

25. ZC-22-049

CD 8

- a. Site Location: 2300 block E. Maddox Avenue
- b. Acreage: 3.67

- c. Applicant/Agent: Oncor Electrical Delivery Co., LLC
- d. Request: From: "B" Two-Family
To: "PD/I" Planned Development for all uses in "I" Light Industrial excluding outdoor sales and storage, towing yard, and automotive repair, plus electrical substation with a maximum building height of 65 feet; site plan included

Rob Myers appeared before the Commission in support of ZC-22-049.

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-22-049. Motion passed 8-0.

26. ZC-22-050

CD 3

- a. Site Location: 9400 block of Chapin Road
- b. Acreage: 57.53
- c. Applicant/Agent: Rowan Altgelt Laughlin Group, LTD
- d. Request: From: "AG" Agricultural
To: "I" Light Industrial

Brandon Middleton appeared before the Commission in support of ZC-22-050 and requested a 60-day

The following people spoke in opposition to this request: Mary Nell Poole, Colby Siratt, Donnie Siratt

The following correspondence was submitted in opposition to this request: Montserrat HOA; Bella Plaza HOA; Chapin & Alameda St NA; 47 letters

Motion: Commissioner Welch made a motion, seconded by Commissioner Gober, to recommend a **60-day Continuance** of ZC-22-050. Motion passed 8-0.

27. ZC-22-051

CD 8

- a. Site Location: 961 E. Allen Avenue
- b. Acreage: 0.14
- c. Applicant/Agent: A to B LLC
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

Fernando Martinez appeared before the Commission in support of ZC-22-051.

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-22-051. Motion passed 8-0.

28. ZC-22-052

CD 3

- a. Site Location: 9750 Legacy Drive
- b. Acreage: 2.74
- c. Applicant/Agent: V Bar V Real Estate Partnership, LLC
- d. Request: From: "PD/SU" Planned Development/Specific Use, for all uses in "E" Neighborhood Commercial; excluding the following: Massage Parlor or tattoo parlor. Site plan waived
To: "PD/F" Planned Development for all uses in "F" General Commercial plus hotel, site plan included

Henry Warner appeared before the Commission in support of ZC-22-052.

The following people spoke in support of this request: Peter Duster

The following correspondence was submitted in opposition to this request: 7 letters

Motion: Commissioner Welch made a motion, seconded by Commissioner Conlin, to recommend **Denial** of ZC-22-052. Motion passed 8-0.

29. ZC-22-053

CD 5

- a. Site Location: 3120 Jimisons Lane, 1301 Vine Street
- b. Acreage: 5.50
- c. Applicant/Agent: ASG Holdings, Inc.
- d. Request: From: "AG" Agricultural
To: "I" Light Industrial

Osama Nashed appeared before the Commission in support of ZC-22-053 and requested a 60-day continuance.

The following people spoke in opposition to this request: Jacqueline Proffer, Richard Hill, Jennifer Jones, Bruce Holmes, Shelly Helsel Kuhn

The following correspondence was submitted in opposition to this request: 39 letters

Motion: Commissioner Cox made a motion, seconded by Commissioner Gober, to recommend **Denial** of ZC-22-053. Motion passed 8-0.

30. ZC-22-054

CD 3

- a. Site Location: 9580 Westpoint Boulevard
- b. Acreage: 10.28
- c. Applicant/Agent: 820/30 Interchange Ltd / AHS Residential LLC, Mariana Mesquita Paes
- d. Request: From: "C" Medium Density Multifamily
To: "PD" Planned Development with a base of "C" Medium Density Multifamily, with specific development standards for open space, building orientation, fencing placement, and parking placement; Site Plan included.

Brandon Middleton appeared before the Commission in support of ZC-22-054 and requested a 60-day continuance.

The following correspondence was submitted in opposition to this request: 2 letters

Motion: Commissioner Welch made a motion, seconded by Commissioner Wurman, to recommend a **60-day Continuance** of ZC-22-054. Motion passed 8-0.

31. ZC-22-055

CD 3

- a. Site Location: 9513 Chapin Road
- b. Acreage: 2.93
- c. Applicant/Agent: Andrews 440 Ranch LP
- d. Request: From: "AG" Agricultural
To: "I" Light Industrial

Michael Clark appeared before the Commission in support of ZC-22-055.

The following people spoke in support of this request: Curt Hefner

The following correspondence was submitted in opposition to this request: 16 letters

Motion: Commissioner Welch made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-055. Motion passed 8-0.

32. ZC-22-057

CD 8

- a. Site Location: 4113 Mansfield Highway
- b. Acreage: 1.24
- c. Applicant/Agent: Lama Estate, LLC
- d. Request: From: "B" Two-Family, "E" Neighborhood Commercial
To: "E" Neighborhood Commercial

Virginia Collins appeared before the Commission in support of ZC-22-057.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Gober, to recommend **Approval** of ZC-22-057. Motion passed 8-0.

33. ZC-22-059

CD 8

- a. Site Location: 4900 & 4950 Brentwood Stair Road
- b. Acreage: 16.60
- c. Applicant/Agent: TotalEnergies E&P USA
- d. Request: From: "A-21" One-Family
To: "A-7.5" One-Family; "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouses, site plan included

Austin Baird appeared before the Commission in support of ZC-22-059.

The following people spoke in support of this request: Skylar Wierzbicki, Mark Davis

The following people spoke in opposition to this request: Barbara Syma, Daniel Haase, Juan Calvo

The following correspondence was submitted in opposition to this request: Central Meadowbrook NA; 1 letter

Motion: Commissioner Conlin made a motion, seconded by Commissioner Hall, to recommend **Denial with Prejudice** of ZC-22-059. Motion passed 8-0.

34. ZC-22-060

CD 4

- a. Site Location: Generally 300-700 blks Canyon Creek Trail, 700-800 blks Timberview Courts, extending west to Oncor line
- b. Acreage: 43.5
- c. Applicant/Agent: Various / City of Fort Worth - Development Services
- d. Request: From: "A-5" One Family
To: "A-21" One-Family; "A-10" One Family

Jay Singleton appeared before the Commission in support of ZC-22-060.

The following correspondence was submitted in support of this request: Woodhaven NA

Motion: Commissioner Gober made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-22-060. Motion passed 8-0.

35. ZC-22-076

CD All

- a. Site Location:
- b. Applicant/Agent: City of Fort Worth
- c. Request: Car Wash Text amendment: Recommendation to the City Council on the adoption of an amendment to Zoning Ordinance Section 5.108, Car Wash to clarify the development standards for certain types of car washes; amend section 4.803 "Nonresidential District Use Table" to clarify where certain types of carwashes are allowed and amend Chapter 9, "Definitions" to add definitions related to carwashes carwashes

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Hall, to recommend **Approval** of ZC-22-076. Motion passed 6-0.

Meeting adjourned: 5:06 p.m.

4/13/22

Stephen Murray, Zoning Administrator
Development Services Department

Willie Rankin, Chair