



COX FIELD **HANGAR DEVELOPMENT** **GUIDE**

The following information has been compiled to guide you through the planning and cost-estimating process of building an aircraft hangar. We hope it will answer many of your questions.

TIMELINE OF BUILDING A HANGAR

Please keep in mind, without any delays, the process from start to finish it can take 6-8 months to build a hangar.

BUILDING A HANGAR AT THE AIRPORT

To build a hangar at Cox Field located in Paris, Tx, contact the Airport Manager, 903-784-4648 to discuss the overall process and location of your future hangar. On a private hangar being built, the exterior walls will be painted Egg Shell White with the trim of the hangar painted Ocean Blue.

DESIGN CONCEPT & LOT SURVEY

With the Airport Manager, discuss the location, size, and purpose of the hangar. A site survey for the lot will need to be conducted by a registered land surveyor. Hangar sites are defined as being the outside footprint of the hangar. The minimum is 3,600 square feet, a site for a 60' x 60' hangar.

APRON ACCESS CONSTRUCTION

The builder will construct the apron area between the hangar and extend it to the taxiway or taxi-lane at the owner's sole expense.

UTILITIES & SEPTIC TANKS

New construction may require the installation of electrical and / or septic tank. The builder will be responsible for the entire cost of installing these services. All new electrical and septic tank lines will be placed underground.

GROUND LEASE DISCUSSION

Meet with the Airport Manager to discuss ground lease terms, land areas available for development, and go over the ground lease. All leases have a reversion clause, meaning, at the end of the term of the original lease, the hangar will revert to the city.

LEASE RATE

Rates start at .25 cents (subject to change) per square foot. Ground lease rates will be multiplied by the square footage. This will give the builder their annual lease rate for the

initial five year lease period. Rates may be adjusted by LESSOR at the end of each five-year lease period, computed according to the Consumer Price Index (CPI) for Dallas-Fort Worth, Texas, or other rates prevailing in the Paris area for similar facilities (per the lease).

HANGAR SETBACKS, HEIGHT RESTRICTIONS, AND ENVIRONMENTAL

The Federal Aviation Administration (FAA) enforces specific setbacks from runway, taxiways, taxi-lanes, and height restrictions at public airports. To ensure these setbacks are complied with, the hangar engineer will submit FAA form 7460-1 to the FAA with the surveyors' information. Along with the 7460-1, a Categorical Exclusion (CATEX) review is applicable for an established list of actions that do not, individually or cumulatively, have a significant impact on the environment. Allow up to 60 days from the FAA for this approval.

CITY COUNCIL APPROVAL

Airport Manager will place the applicable ground lease on the City Council agenda for approval. Once approved, the ground lease can be signed.

FAA REGULATIONS

The FAA must conduct an airspace study for any new development proposed at the airport. This prevents any encroachment from buildings into FAR Part 77, imaginary surfaces, which may impact future airport operations. The applicant must file Form 7460-1, Notice of Proposed Construction or Alteration, with the FAA to start this process. It can take the FAA up to 60 days to conduct the study, so the applicant is urged to submit Form 7460-1 early in the process so construction is not held up. Construction cannot begin without an approved airspace study, which must be submitted to the Airport Manager.

PURCHASING A PRE-EXISTING HANGAR

If you buy a privately owned hangar already at the airport, the seller will need to write a letter to the Airport Manager stating their intention to sell to you and requesting the assignment of their lease to you. This change of ownership will need City Council approval, City Council meets every two weeks.

SELLING A HANGAR

If you wish to sell your hangar, you must assign your lease to the new hangar buyer. This change of ownership will need City Council approval, City Council meets every two weeks.

***The above checklist serves as a guide and is not intended to be a complete list of required items. For additional information, please get in touch with the airport office at 903-784-4648.