



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 4, 2014

**Council District** 5

**Zoning Commission Recommendation:**  
Approval by a vote of 7-0  
  
**Opposition:** none

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Legacy Holdings, LLC

**Site Location:** 3520 Euless South Main Street Mapsco: 55VZ

**Proposed Use:** Building Expansion

**Request:** From: "PD-43" Planned Development/Specific Use for a petroleum storage and distribution facility, subject to landscape screening along the western boundary; no expansion of currently existing facility allowed; site plan waived

To: Amend "PD-43" to allow for expansion of industrial office building; site plan waiver recommended

**Land Use Compatibility:** Requested change is compatible.

**Comprehensive Plan Consistency:** Requested change is consistent.

**Background:**

The proposed site is located east of Euless South Main and north of the Trinity Railway. The PD was required in 1987 for the petroleum storage use. The language stated that no expansion of the current facility was allowed. It did not clarify if it was limited to the building or the boundaries of the business; therefore staff instructed the applicant to complete the zoning process.

The applicant is now proposing to amend the PD language to allow for expansion for an office use. The applicant proposes to remove an existing office building and reconstruct a larger building 3,000 to 4,000 square feet. The new building will be located along the northern property line. A new drive approach will be requested on the southern boundary to keep truck traffic away from the office.

**Site Information:**

Owner: Legacy Holdings, LLC  
4312 S. Georgia Place  
Oklahoma City, OK 73129  
Applicant: JDJR Engineers/Jim Dewey  
Acreage: 5.09 acres  
Comprehensive Plan Sector: Eastside

**Surrounding Zoning and Land Uses:**

North "PD-492" Planned Development / industrial  
East "PD-492" Planned Development / industrial  
South City of Euless / Trinity Railway and vacant

West "C" Medium Density Multifamily / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: PD-43 Planned Development for petroleum storage and distribution; site plan waived approved by City Council 09/17/87 subject area;  
PD-492 Planned Development for petroleum storage and distribution, truck transportation and outdoor equipment storage with development regulations; site plan required approved by City Council 05/27/03 subject property to the north and east

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Eules South Main	County Road	Principal Arterial	No
Trinity Blvd	Principal Arterial	Principal Arterial	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Stone Creek Addition*	Eastside Sector Alliance
DFW International Airport	Hurst-Eules Bedford ISD

\*Close to this neighborhood organization

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to amend the PD language in order to expand for an industrial office building. Surrounding land uses consist of petroleum storage to the north and east, Trinity Railway to the south, and vacant to the west.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the subject property as Light Industrial. The requested zoning change is consistent with the following Comprehensive Plan policies:

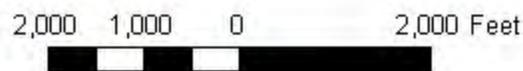
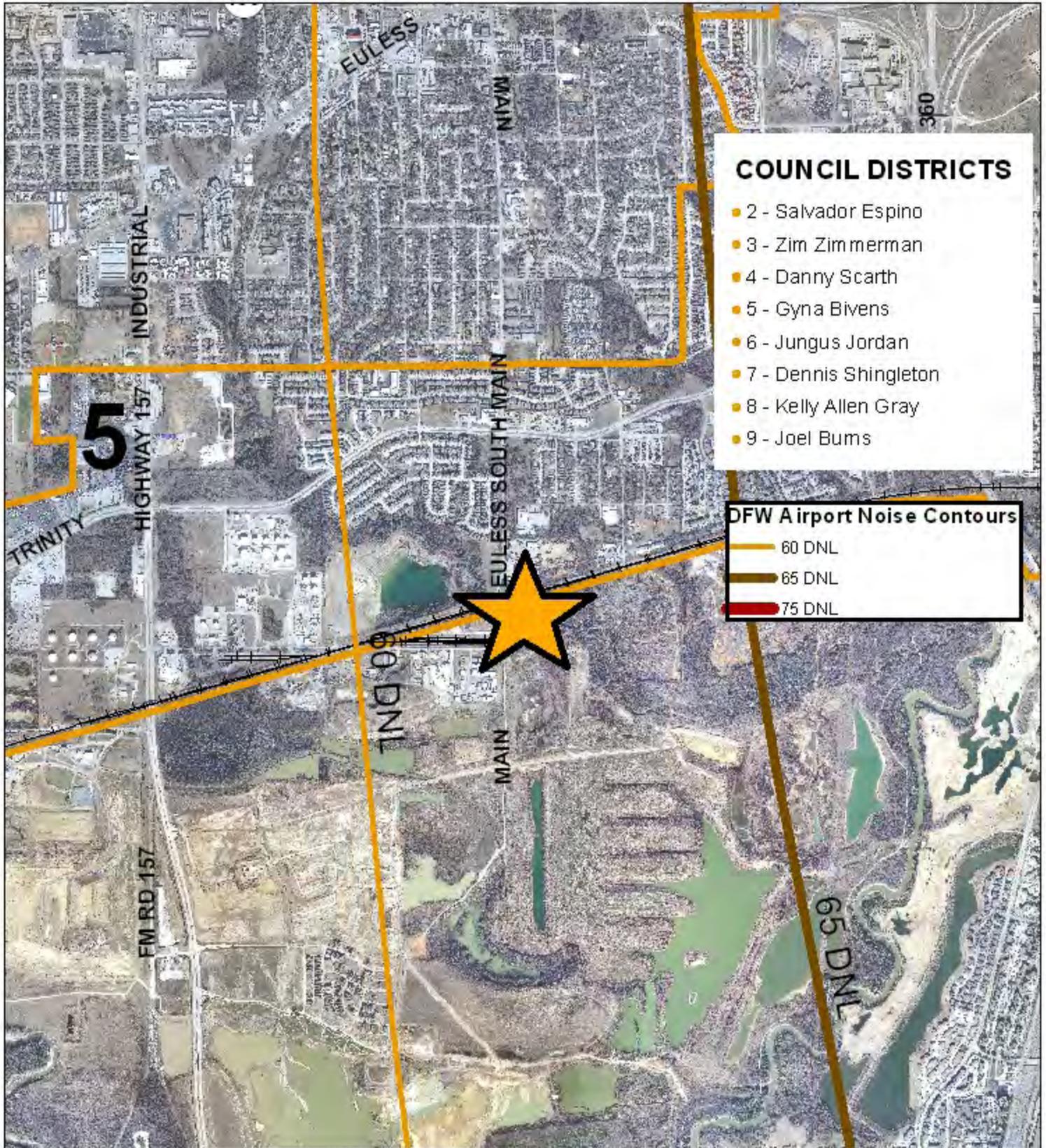
- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 38)

Based on conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

## Location Map

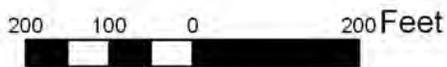
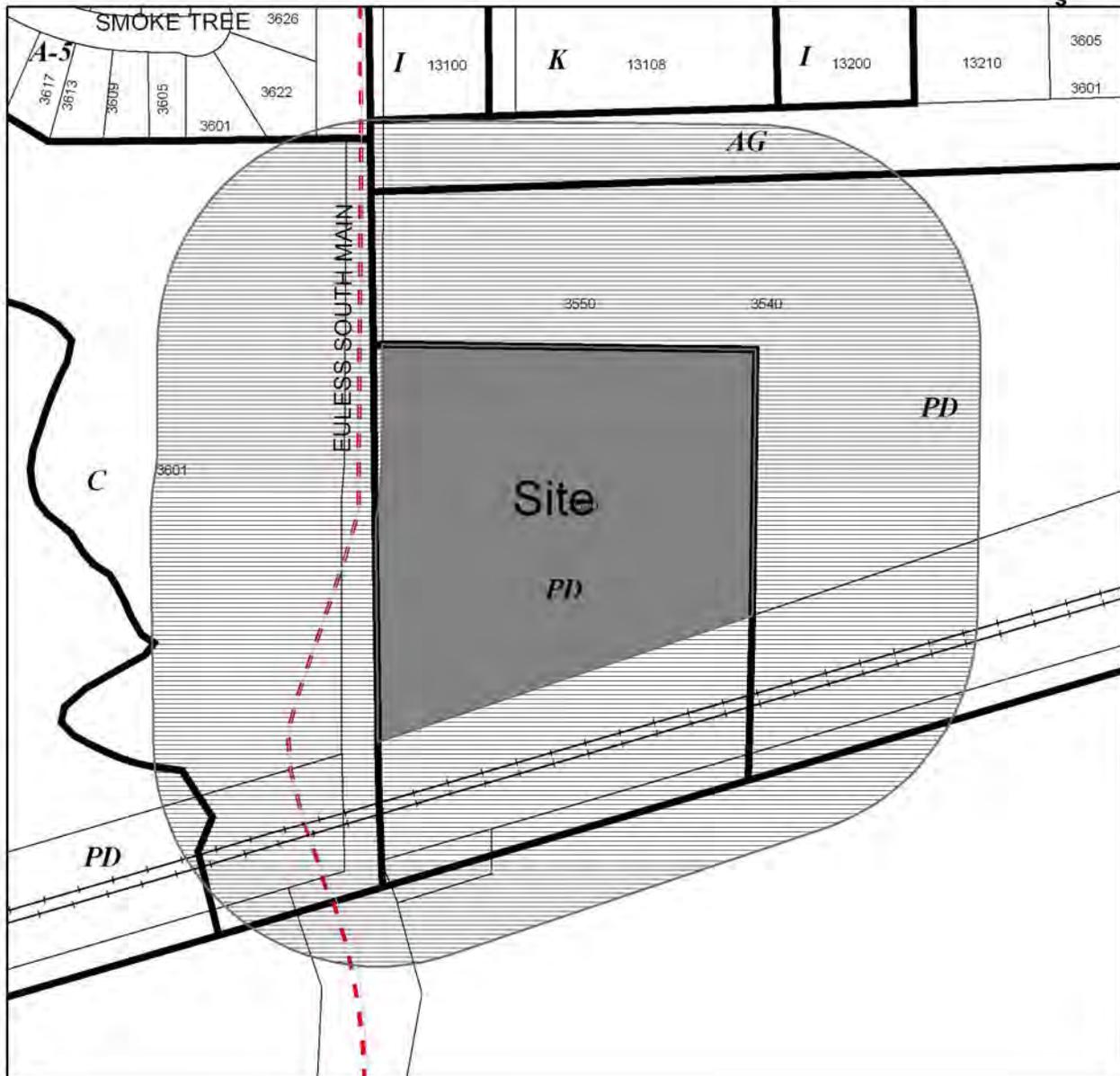


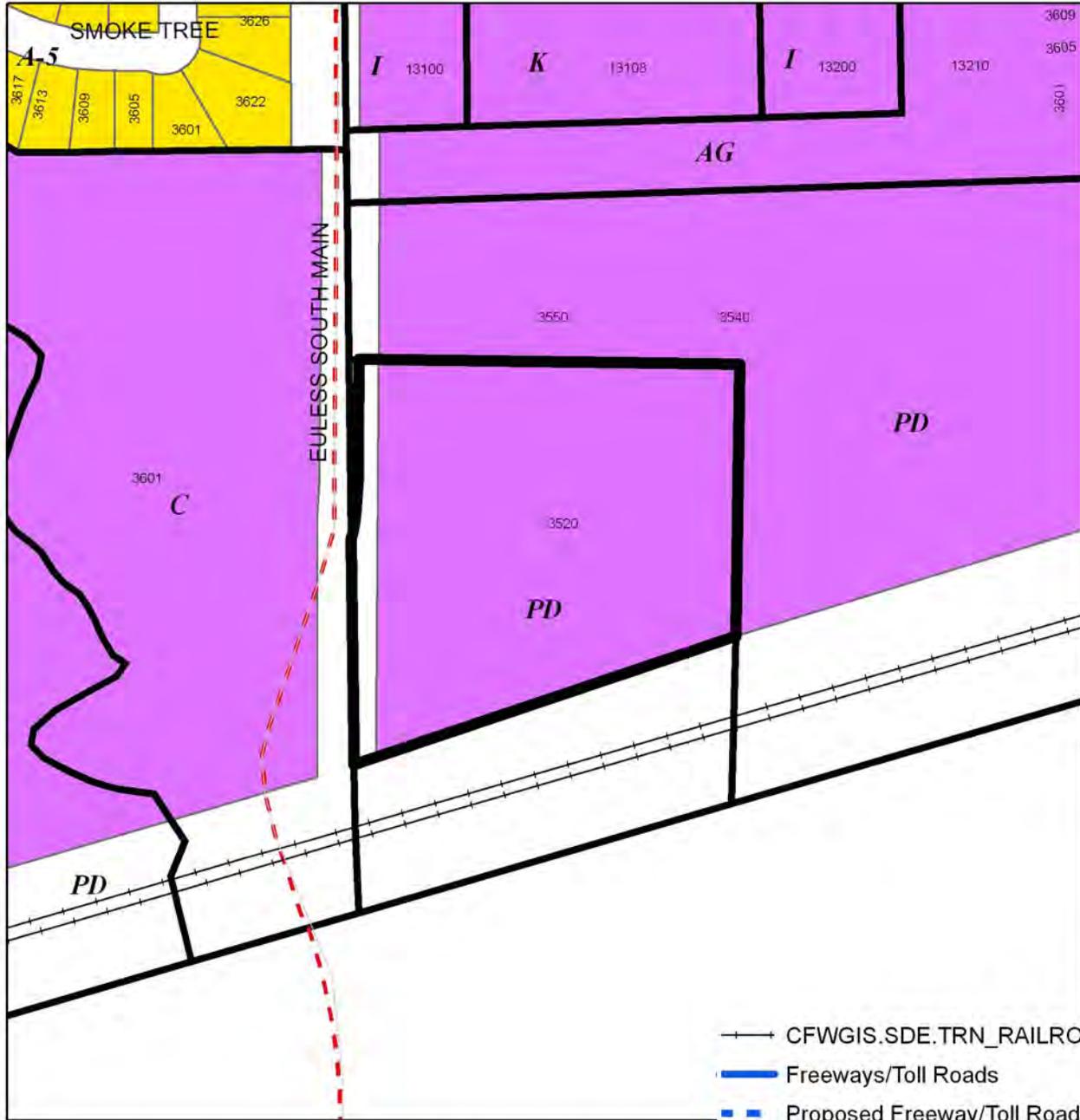
## Area Zoning Map

Applicant: Legacy Holdings, LLC  
 Address: 3520 Euless South Main Street  
 Zoning From: PD 43  
 Zoning To: Amend PD 43 to add an industrial building  
 Acres: 5.09095856  
 Mapsco: 55VZ  
 Sector/District: Eastside  
 Commission Date: 2/12/2014  
 Contact: 817-392-2495



 300 Ft. Buffer



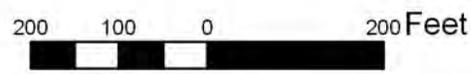


- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed Use
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

**FLD\_ZONE**  
 Floodplain

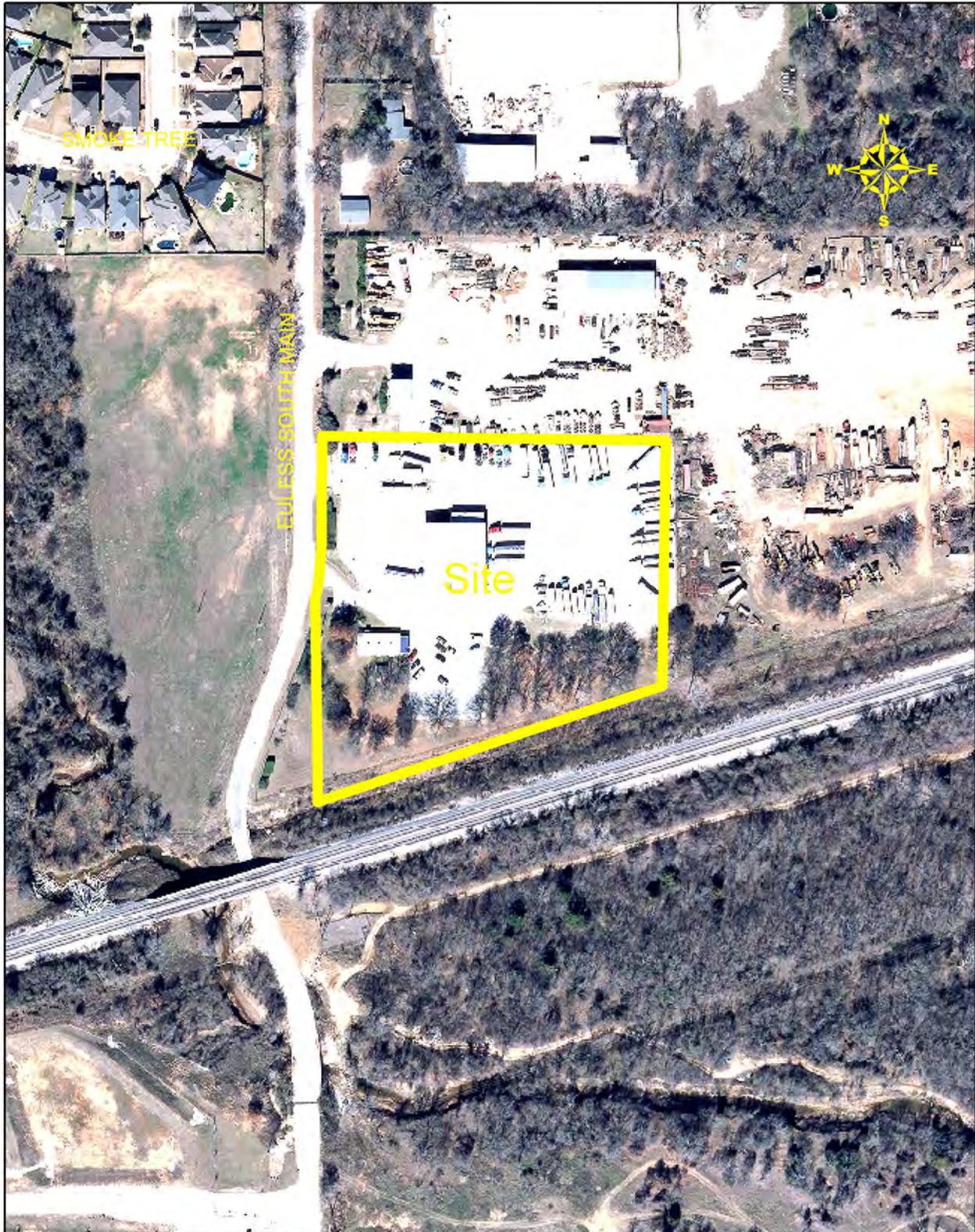


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.





## Aerial Photo Map



		notification area		
Michael Jameson	8600 Meadowbrook DR	In		Opposition Sent letter in

**12. ZC-14-017 Legacy Holdings, LLC (CD 5) – 3520 Euless South Main Street (Tarrant Industrial Park, Block B1, 5.09 Acres): from “PD-43” Planned Development/Specific Use for petroleum storage and distribution facility, subject to landscape screening along western boundary, no expansion of current existing facility allowed; site plan waived to Amend “PD-43” to allow for expansion of industrial office building; site plan waiver recommended**

Jim Dewey, 2500 Texas Drive, Suite 100, Irving, Texas representing Legacy Holdings, LLC explained to the Commissioners that the owner Transport Petroleum wants to demolish an older building about 1800 sq. ft. and build a new office building in a different location its about 3,000 to 4,000 sq. ft. Where they want to build the new office there is a fueling station which will be relocated so that truck traffic can be diverted further to the south away from the office.

Mr. West asked if his client only owns the area outlined in yellow. Mr. Dewey said yes. Mr. West asked what the facility to the north is. David Keegan, 4312 S. George, Oklahoma City, Oklahoma said they originally purchased the entire facility and sold off a portion to another transport company that does heavy construction.

Ms. McDougall asked Mr. Keegan where the old building is located and where they are proposing to put the new building. Mr. Keegan indicated on the overhead where the two sites are. Ms. McDougall asked where the new driveway is proposed. Mr. Keegan indicated a little further south to provide better circulation.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 7-0.

**13. ZC-14-018 City of Fort Worth Planning & Development (CD All) –Text Amendment: Create Overlay District for Dallas/Fort Worth International Airport (CD All) An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix “A” of the Code of The City of Fort Worth (1986), by amending:**

- **Section 4.405 “Airport/Airfield Overlay” (“AO”) District of Article 4 “Overlay Districts”, of Chapter 4, “District Regulations” to add a new section, Section 4.405F, “Dallas/Fort Worth International Airport”; providing regulations for Airport/Airfield Overlay Zones (“AO”) for Dallas/Fort Worth International Airport**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained the Airport Overlay text and map amendments to the Commissioners.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Ms. Reed. The motion carried unanimously 7-0.