



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 13, 2016

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: Inter-District 2 Alliance
Support: None submitted

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Prime Rail Interests

Site Location: 4210 N. Main Street, 800 Meacham Boulevard
Mapsco: 48P, Q

Proposed Use: Storage biodiesel, and diesel exhaust fluid and other petroleum products

Request: From: "K" Heavy Industrial
To: "PD/K" Planned Development for all uses in "K" Heavy Industrial plus petroleum storage and distribution; site plan included.

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent (Minor Boundary Adjustment).

Background:

The proposed site is located off of Meacham Blvd. near the corner of Blue Mound Rd. The applicant is proposing to change the zoning from "K" Heavy Industrial to "PD/K" Planned Development for all uses in "K" Heavy Industrial plus petroleum storage and distribution; site plan included.

The applicant intends to use the site for petroleum storage and distribution. A "PD" is required for storage of petroleum products and therefore staff directed the applicant to the PD process. The proposed site is located south of an Industrial Growth Center and just north of an existing petroleum storage site.

The site will be required to adhere to stormwater, fire, and environmental requirements that are typically reviewed during the permitting process.

Site Information:

Owner: Prime Rail Interests
PO Box 249
Colleyville, TX 76034
Agent: Half Associates, Inc. (B. David Littleton)
Acreage: 18.18 acres
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

- North "K" Heavy Industrial / industrial
- East "K" Heavy Industrial / industrial
- South "PD/SU" for all uses in "K" plus petroleum storage / petroleum storage
- West "AG" Agricultural / rail ROW

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-022, from "K" Heavy Industrial to "PD/SU" Planned Development/Specific Use, for all uses in "K" Heavy Industrial; plus: Petroleum Storage (Wholesale) and Loading, site plan required; effective 3/21/06 (property to the south).

Platting History: PP-16-017 Transload Addition to be heard by City Plan Commission July 27, 2016

Site Plan Comments:

The site plan as submitted is in general compliance with the zoning regulations.

TPW/Transportation and Public Works: (Mirian Spencer, 817-392-8702, Mirian.Spencer@fortworthtexas.gov)

1. Local industrial streets require 80' ROW. The proposed 60ft. right-of-way does not comply with the minimum width for industrially zoned property. It is recommended that this proposed public street be converted to an access easement or a driveway as the access is only for the one lot.
 2. Dedicate ½ of {80}' ROW for {Meacham} a Commercial Connector with one lane in each direction. The proposed cross section for Meacham shows the two-way turn lane of 11 ft., 10 ft. sidewalks on each side and a 12 ft. travel lane on each side of the street.
 3. Access easements shall comply with the requirements of Section 31-106 (Street Standards) I (Access Easement Design Standards (Public Access Easements, Reciprocal access Easements, Private Drives or Ways) of the Subdivision Ordinance. Access easements are privately maintained but constructed to city street standards that are open to unrestricted and irrevocable public access and serve two or more lots each having a minimum of 100 feet of frontage as their primary means of access. In lieu of dedicating the 60ft. right-of-way, it is recommended that the development consider being served by a public access easement instead.
 4. Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown. Include all dedication information for all existing rights-of-way.
 5. Submittal of an access agreement to TPW is required to allow vehicular traffic to cross private utility ROW or easement. The proposed 60 ft. access easement crosses a Southwestern Bell Telephone Easement.
1. Show distance(s) from property corner(s) to nearest identifiable street, railroad or other intersection.
 2. Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

Platting Comments (Alexander Parks 817-392-2638 alexander.parks@fortworthtexas.gov)

1. The zoning case and site plan is conditional on approval by the City Plan Commission PP-16-017 along with the associated waivers for (1) an industrial street with less than 80 feet of right-of-way and (2) for serving an industrial development with a cul-de-sac since cul-de-sacs are only permitted in low density residential.

Fire Department (Lt. Alan McLain, james.mclain@fortworthtexas.gov)

1. Show 225' Building Setback line from the edge of the Multi Well Permitted gas well site and label: "225' Building Setback for Protected Use & Public Building structures"

Comments made by Fire, Platting, and TPW staff cannot be waived through the zoning process.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital
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			Improvements Plan (CIP)
Meacham Blvd	Commercial Collector	Commercial Collector	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Inter-District 2 Alliance	Trinity Habitat for Humanity
Diamond Hill Jarvis NAC*	Streams And Valleys Inc
Far Greater Northside Historical NA	Fort Worth ISD

*Located within this registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “PD/K” Planned Development for all uses in “K” Heavy Industrial plus petroleum storage and distribution; site plan included. Surrounding land uses are industrial with petroleum storage to the south, industrial to the north, a gas well to the east and rail ROW to the west.

The applicant intends to use the site for petroleum storage and distribution. A PD is required for storage of petroleum products. The proposed site is located in a major industrial area and will be required to adhere to other departmental requirements outside of zoning.

The proposed zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Light Industrial. The proposed “PD/K” zoning **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

However, the site is located adjacent an existing petroleum site and industrial growth center. As a result, the case can be made to adjust the boundaries further south to encompass these more intense sites. The policies below apply to this development.

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 40)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

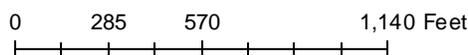
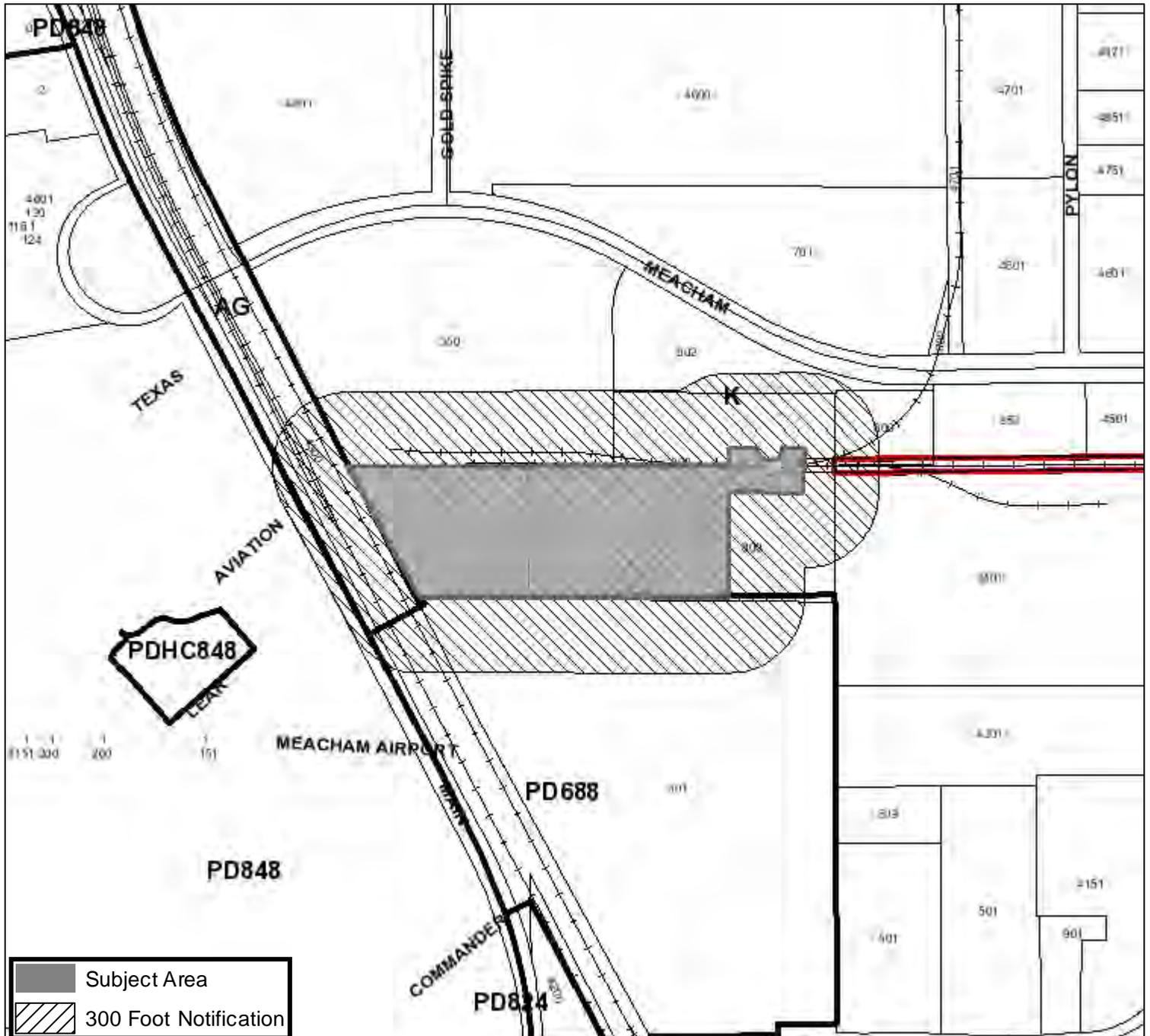
Attachments:

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



Area Zoning Map

Applicant: Prime Rail Interests
 Address: 4210 N. Main Street, 800 Meacham Boulevard
 Zoning From: K
 Zoning To: PD for K uses plus storage and distribution of petroleum products
 Acres: 18.18923053
 Mapsco: 48PQ
 Sector/District: Northeast
 Commission Date: 8/10/2016
 Contact: 817-392-8043





ZONED "K"

PRIME RAIL INTERESTS, INC.
DOC. NO. D2041189724
O.R.T.C.T.
ZONED "K"

LOT 1
BLOCK 1
9.850 ACRES
ZONED "K"

8 YD. DUMPSTER
WITH WOOD FENCE
SCREENING
6 FT. HEIGHT

TRACK 3
TRACK 2
TRACK 1

ENTRANCE GATE
CONTROL

PROPOSED 60'
RIGHT-OF-WAY

RAIL
EASEMENT

PROPOSED 30'
ACCESS EASEMENT

100,000
BARREL

100,000
BARREL

10,000
BARREL

10,000
BARREL

200'
BLDG

3-TON
AC UNIT

LOAD ARM

RECYCLED CRUSHED
CONCRETE SURFACE

REINFORCED
CONCRETE
PAVEMENT

PRIME RAIL INTERESTS, INC.
VOL. 13052, PG. 140
D.R.T.C.T.

LOT 3
BLOCK 1
18.205 ACRES

ZONED "K"

CHAIN LINK SECURITY FENCE
6 FT. HEIGHT WITH 1 FT.
3 STRAND BARBED WIRE
(1' INSIDE PROPERTY LINE)

LOT 2
BLOCK 1
8.464 ACRES
ZONED "K"

25' RIGHT OF WAY EASEMENT
VOL. 5176, PG. 594 &
VOL. 5354, PG. 199
D.R.T.C.T.

ASSIGNMENT AND ASSUMPTION AGREEMENT
CITGO PRODUCTS PIPELINE COMPANY
VOL. 11747, PG. 1
O.R.T.C.T.

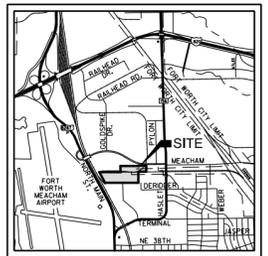
225' BUILDING SETBACK FOR
PROTECTED USE & PUBLIC
BUILDING STRUCTURES

PROPOSED
DETENTION EASEMENT

TURF LANDSCAPE AREA

ZONED "PD"

LOT 1, BLOCK 1
CITGO ADDITION
AN ADDITION TO
THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
CAB. A, SLIDE 2636
P.R.T.C.T.



LOCATION MAP

C.R.J. & G. RAILROAD CO.
VOL. 44, PG. 398, D.R.T.C.T.

20' RIGHT OF WAY AND
EASEMENT AGREEMENT
ALON USA PIPELINE, INC.
VOL. 16735, PG. 1
O.R.T.C.T.

N. MAIN STREET

POINT OF
BEGINNING

DIRECTOR OF PLANNING & DEVELOPMENT:

DATE:

MUSKET DEF TERMINAL
ZONING CASE #:
XXXXXXX
SITE PLAN
CITY OF FORT WORTH, TEXAS
7/28/2016

BY



1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200
TBPLS FIRM NO. 10029600

PARKING TABLE				
USE	REQUIREMENT	EMPLOYEES	# SPACES	# ACCESSIBLE SPACES
WAREHOUSE BLDG	1 SPACE PER 4 EMPLOYEES (MIN. 4 SPACES)	5	4	1

STRUCTURE TABLE						
NAME	DIMENSIONS			FLOOR AREA (SF)	HEIGHT (FT)	MATERIAL
	LENGTH (FT)	WIDTH (FT)	DIAMETER (FT)			
BLDG	80	200	N/A	16000	26	METAL
UTIL BLDG	30	20	N/A	600	12	METAL
100K BARRELS	N/A	N/A	104		66	STEEL
10K BARRELS	N/A	N/A	42.5		40	STEEL

OWNER
PRIME RAIL INTERESTS
ATTN: MIKE RADAR
6228 COLLEYVILLE BLVD.
SUITE A
COLLEYVILLE, TX 76034
(817) 210-5595
EMAIL: mikeradar@sbcglobal.net

SURVEYOR
DOUGLAS A. CALHOUN
SURVEY MANAGER
HALFF ASSOCIATES, INC.
4000 FOSSIL CREEK BLVD.
FORT WORTH, TEXAS 76137
(817) 764-7505
EMAIL: dcalhoun@halff.com

ENGINEER
B. DAVID LITTLETON
ENGINEER
HALFF ASSOCIATES, INC.
1201 N. BOWSER ROAD
RICHARDSON, TEXAS 75081-2275
(214) 346-6213
EMAIL: dlittleton@halff.com

NOTES:

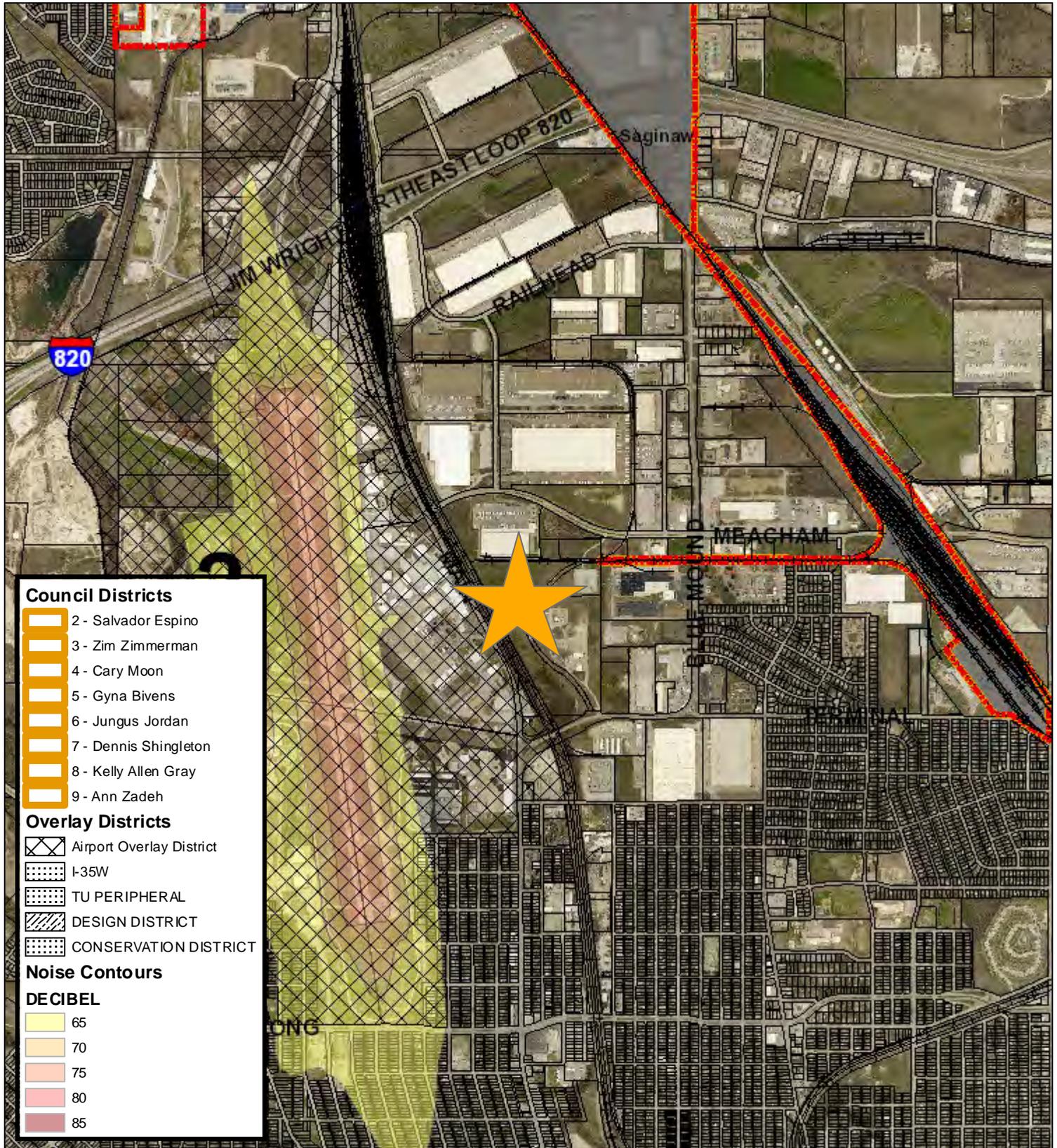
- ALL AREA LIGHTING WILL CONFORM TO LIGHTING CODE.
- ALL SIGNAGE WILL CONFORM TO LIGHTING CODE AND ARTICLE 4, SIGNS.
- PROJECT WILL COMPLY WITH SECTIONS 6.301 (LANDSCAPING) AND 6.302 (URBAN FORESTRY).
- RECYCLED CRUSHED CONCRETE MUST BE HARD SURFACE AND DUST FREE.

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

B. DAVID LITTLETON 62128
NAME P.E. NO.
DATE 7/28/2016
TBPE FIRM # F-312

Area Map



Council Districts

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh

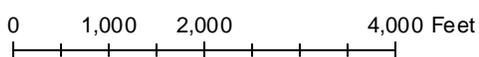
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

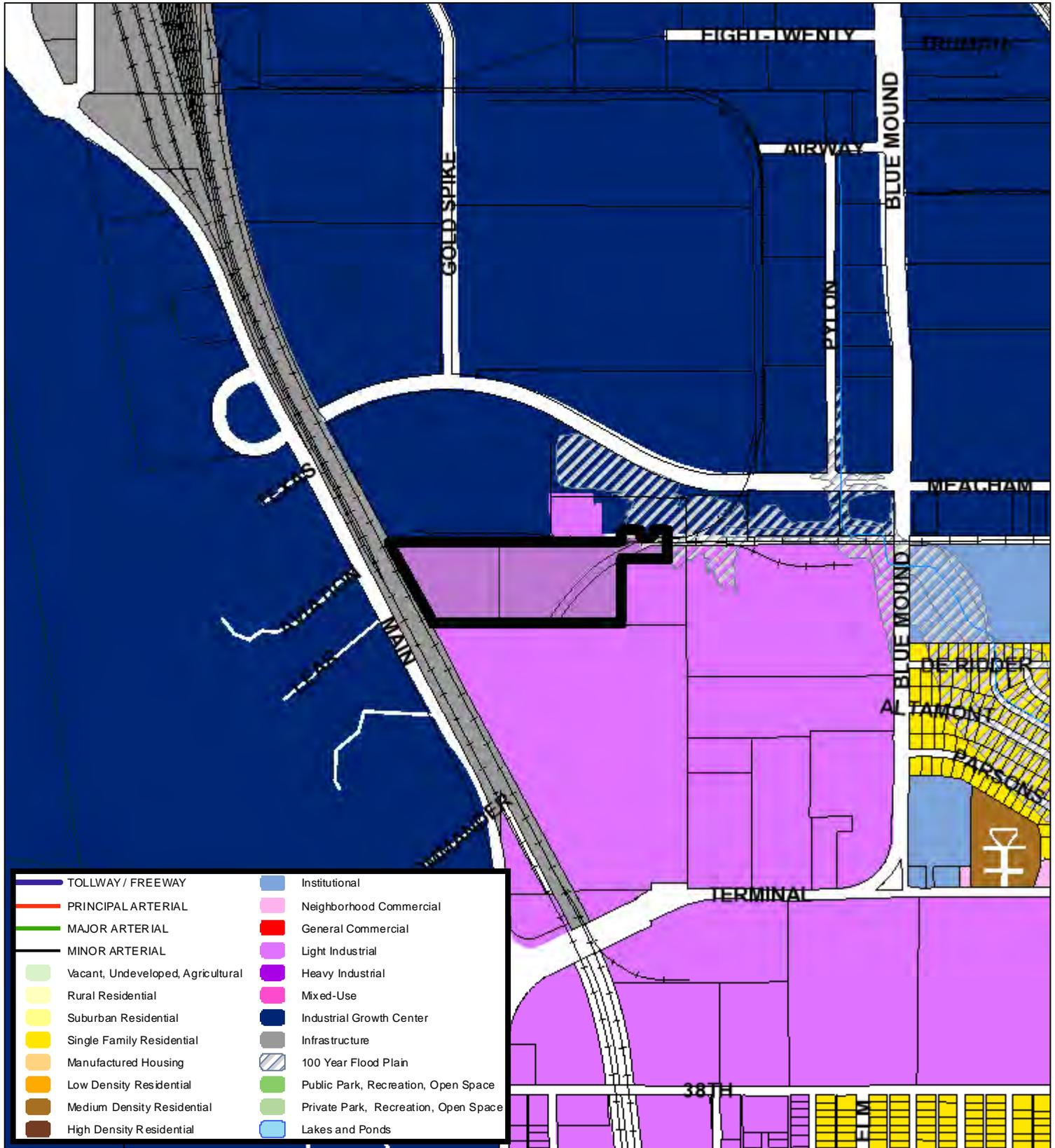
Noise Contours

DECIBEL

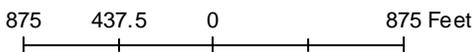
- 65
- 70
- 75
- 80
- 85



Future Land Use



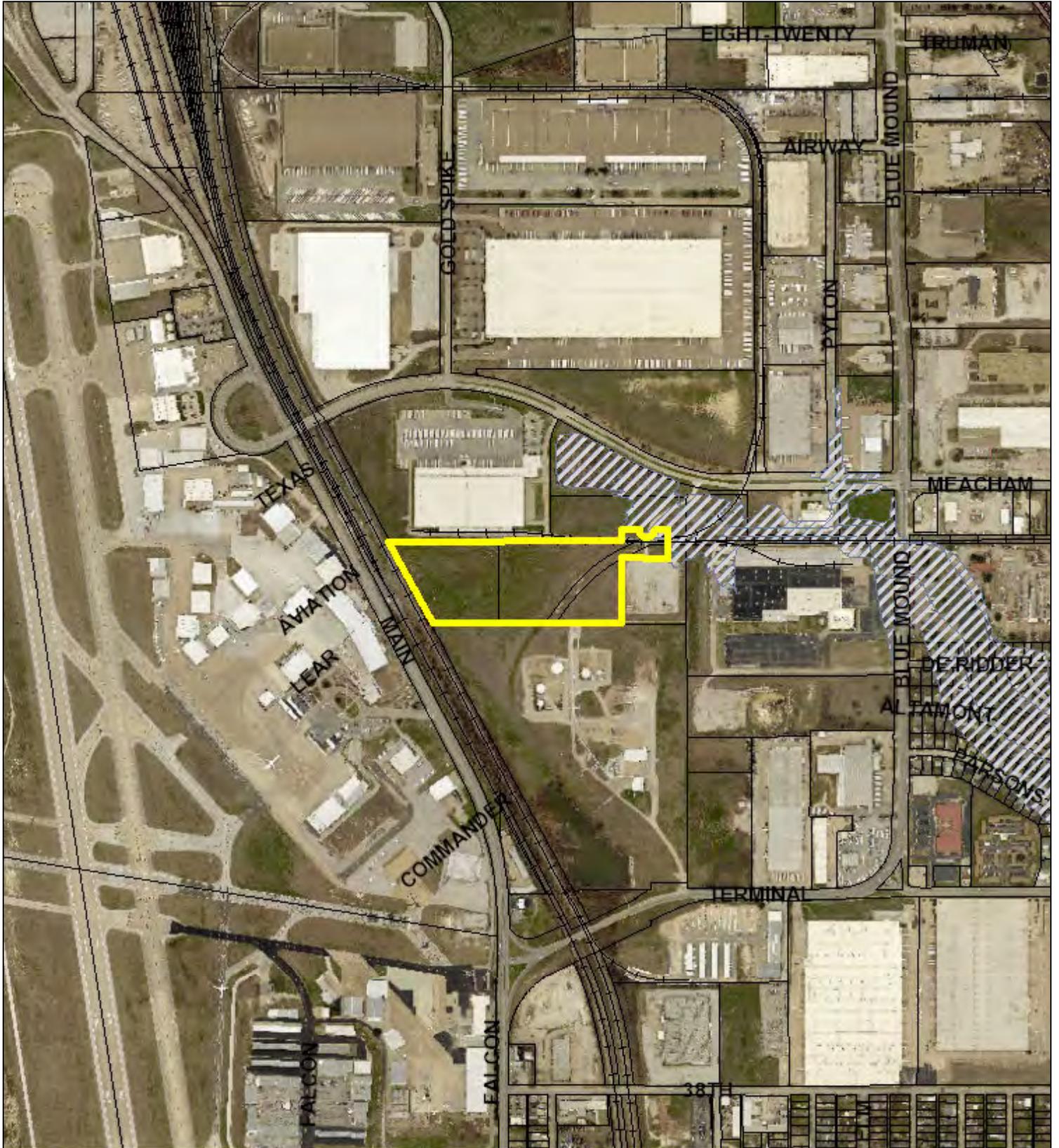
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 29, 2016.



Aerial Photo Map



0 550 1,100 2,200 Feet



Murphy explained the different parking count ratios is based on whether it is a duplex or multifamily.

Ms. Sommerman said there is street parking along Plumwood and are meeting with the property owner across the street to see if they have any spaces that could be used. Ms. Murphy explained the shared parking agreement to obtain parking spaces.

Ms. McDougall asked why Code Compliance went out to the property. Ms. Johnson said it was from the previous owner and is still a pending issue. They were told they needed to cap off all the gas lines which has been done.

Ms. Dunn asked staff if the case moves forward what they will be required to do. Ms. Burghdoff said it depends on how they treat the front structure and whether or not they have residential on the second floor making it a multifamily unit. For the commercial component, there will be a Certificate of Occupancy required. Ms. Murphy said a variance may be required for the parking.

Motion: Following a brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-135
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Debby Riverside District	Stein/ ArtsNA	Out		Support	Sent letter in

8. ZC-16-136 Angelica and J Carri Valdez and Guillermo Ortegon (CD 9) – 400 and 404 Wimberly (Linwood Addition, Block 11, Lots 18 and 19 , 0.35 Acre): from “B” Two-Family to “UR” Urban Residential

Mary Nell Poole, 2918 Wingate, Fort Worth, Texas representing Village Homes on behalf of Angelica, J Carri Valdez and Guillermo Ortegon explained to the Commissioners they are rezoning to build more townhomes with parking in the rear. Ms. Poole said she did not speak with the neighborhood about these particular properties and didn't think there would be a problem.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.

9. ZC-16-137 Prime Rail Interests (CD 2) – 4210 N Main, 800 Meacham Boulevard (W. B. Tucker Survey, Abstract 1605, 18.19 Acre): from “K” Heavy Industrial to “PD/K” Planned Development for all uses in “K” Heavy Industrial plus biodiesel processing and storage; site plan included

Keaton Mai, 9075 Woodshore Drive, Dallas, Texas representing Prime Rail Interests explained to the Commissioners they are storing petroleum products on-site. He explained the preliminary plat process and the waiver requested for the access easement instead of right of way. Mr. Mai mentioned the opposition and stated he did send out letters to the Chair and Vice-Chair for the Inter-District 2 Alliance and received no response back.

Mr. Flores mentioned comments made in the opposition letter. He asked if he there were any concerns from the neighborhood and if anyone reached out to TPW staff. Mr. Mai said according to the letter they mentioned safety and traffic concerns. He noted someone in their staff talked to TPW prior to the submittal of the plat. Mr. Mai stated at the DRC meeting staff said they would accept an access easement and were ok with not dedicating their half of the right of way.

Roger Griffin, 313 Pinnacle Court, League City, Texas representing Musket Corporation responded to Mr. Flores comment about the petroleum process. Mr. Griffin said they plan to bring in biodiesel, a vegetable oil based fuel that is used in their truck stops to meet environmental regulations. Mr. Flores asked if he had any contact with the neighborhood, Mr. Griffin said no.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 9-0. Mr. Flores asked that the applicant reach out to the Inter-District 2 Alliance prior to City Council.

<i>Document received for written correspondence</i>					ZC-16-137
Name	Address	In/Out 300 notification area	Position on case		Summary
Ron Shearer/Inter-District 2 Alliance	NA		Opposition		Sent letter in
Bob Riley	4117 Walnut Ct	Out		Support	Present did not speak

10. ZC-16-138 Hosfelt, Gunstream, Young (CD 7) – 11098-11124 (evens) Alta Vista (Jesse Billings Survey, Abstract 70, 11.93 Acre): from “A-10” One-Family to “A-5” One-Family

Benjamin Mikesell, 12750 Merit Drive, Suite 425, Dallas, Texas representing DW Commercial on behalf of Hosfelt, Gunstream and Young explained to the Commissioners they are requesting “A-5” zoning to reduce the setback requirements for single-family development. Mr. Mikesell stated they sent out to 104 letters to surrounding property owners, HOA and North Fort Worth Alliance and received only two letters back with concerns about a connection to the street and a fence.

Mr. Northern asked Mr. Mikesell the total lot count. Mr. Mikesell said there are 68 proposed lots. Mr. Genua asked how long the street is. Mr. Mikesell responded each lot is 50’ wide.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Runnels. The motion carried unanimously 9-0.