



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 20, 2011

**Council District** 2

<b>Zoning Commission Recommendation:</b> Approved by a vote of 9-0	Continued	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Opposition:</b> One person spoke			

**Owner / Applicant:** Thomas Blanton & Keystone Equity Partners

**Site Location:** Generally bounded by Angle Avenue, Old Decatur Road, Loop 820 W., Meacham Airport and Limestone Terrace Mapsco: 47MRVZ, 48S

**Proposed Use:** Various Heavy Industrial uses

**Request:** From: "C" Medium Density Multifamily, "I" Light Industrial, "J" Medium Industrial, "K" Heavy Industrial, and "PD-847" Planned Development for all uses in "J" plus biodiesel fuel processing

To: "PD/K" Planned Development for "K" Heavy Industrial plus rolling mills, rock, cement crushers; wholesale storage of petroleum products; paper and pulp manufacture; oil drilling and production; manufacture of heavy rubber products, recycling center, household hazardous wastes or waste tire facility, recyclable materials for transportation at transfer stations, storage, processing, bailing or reclamation of paper, glass, wood, metals, plastics rags, junk, concrete, asphalt and other materials and materials recovery facilities and recycling centers; composting for yard and wood wastes, municipal solid waste, and/or sludge at composting facilities; collection and storage of household hazardous wastes; and processing and storage of scrap tires at waste tire facilities. A site development plan shall be provided for administrative review by the Planning & Development Department for recycling and other uses per Section 4.305(D) of the Comprehensive Zoning Ordinance of the City of Fort Worth, site plan waiver recommended for other uses. The following uses are prohibited: gambling facilities, circus, sexually oriented businesses.

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

**Comprehensive Plan Consistency:** Requested change is consistent. (Minor Boundary Adjustment)

**Background:**

The applicant is requesting a zoning change from various zoning districts to "PD/K" Planned Development for K Heavy Industrial uses plus certain uses that required Planned Development zoning. The rezoning is to permit certain heavy industrial uses at this site by right and excluding gambling facilities, circus, and sexually oriented businesses. As such, the specific uses and layout are not known at this time and a site plan waiver is requested. A site development plan will be required for the uses specified in Section. 4305(D)4 (which includes recycling facilities) which will include details for the design and development of the facility. This development plan will be administratively reviewed by Planning & Development staff.

The property south of Interstate Loop 820 has a rail line that runs parallel to the eastern property line which is owned by Cemex Inc. and serviced by Burlington Northern. KEP has rights from Cemex to use the line and spur off the rail. The south tract is also adjacent to Meacham Airport and is accessible from Angle Avenue which may allow for future airport expansion or development of airport related industrial uses. The site currently zoned PD is operated as a renewable fuel and anaerobic digestion plant for conversion of fats and oils into renewable energy. This will become a use allowed by right when rezoned to "K".

The apartments to the west of the subject property will be buffered with natural terrain of dense trees and a creek. This area will remain "I" Light Industrial zoning to ensure that any future industrial uses are more compatible with the multi family development.

**Site Information:**

Owner: Thomas Blanton & Keystone Equity Partners  
 777 Main Street  
 Suite 3100  
 Fort Worth, Texas 76102

Agent: Jim Schell  
 Acreage: 405.13 acres  
 Comprehensive Plan Sector: Northside

**Surrounding Zoning and Land Uses:**

North Various districts / Northwest Loop 820  
 East "AG" Agricultural and "PD-848" Planned Development for airport uses / Vacant and Meacham Airport  
 South Various districts / Vacant, Park, Commercial, Agricultural  
 West Various districts / Vacant, Multifamily

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-08-201 Approved by City Council February 124 2009 for J uses plus plant to process animal byproducts to biodiesel fuel, one of the parcels in this zoning change request.  
 ZC-08-197 Approved by City Council May 5, 2009 for I uses with exclusions plus aviation related uses; subject property to the east.  
 ZC-07-148 Approved by City Council October 2, 2007 for horse stable, boarding and commercial riding arena; subject property to the south.

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
NW Loop 820	Tollway/Freeway	same	no
Old Decatur Road.	two-way residential	Minor Arterial	yes
Angle Avenue	Major Arterial	same	no
Limestone Terr.	two-way residential	same	no

Considerations: The site's primary access is from NW Loop 820 and Old Decatur Road, currently a two-way residential street. In the current condition, Old Decatur Road is not adequate for traffic generated by the heavy truck traffic expected from the proposed uses. The intersection at NW Loop 820 is adequate for the industrial uses.

**Public Notification:**

The following Neighborhood Associations were notified:

Terrace Landing  
 Far Greater Northside Historical  
 Streams & Valleys  
 Lake Worth ISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "PD/K" Planned Development for heavy industrial plus uses with exclusions.

Surrounding land uses are Meacham Airport to the east, vacant, Buck Sanson Park and horse stables and arena to the south, vacant and multifamily to the west, and NW Loop 820 to the north. The proposed site is heavily wooded on the southern, eastern, and western sides which will provide a natural buffer from the park to the south and multifamily development to the west, if retained.

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

**2. Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as light industrial and open space. The majority of the site falls within the light industrial future land use designation; however it is adjacent to the Meacham Industrial Growth Center and expansion of the IGC to include this site would be appropriate.

The requested zoning change is consistent with the following Comprehensive Plan policy:

- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 38)
- Encourage the use of floodplains as a boundary between incompatible land uses. (pg. 39)
- Proposed uses that may be detrimental to health, safety, and welfare (such as hazardous materials, airports, mining, landfills, gun ranges, and manufacturing of certain materials) should continue to be evaluated on a case by case basis before approval. (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. (*Minor Boundary Adjustment*)

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- City Council meeting minutes
- Zoning Commission meeting minutes



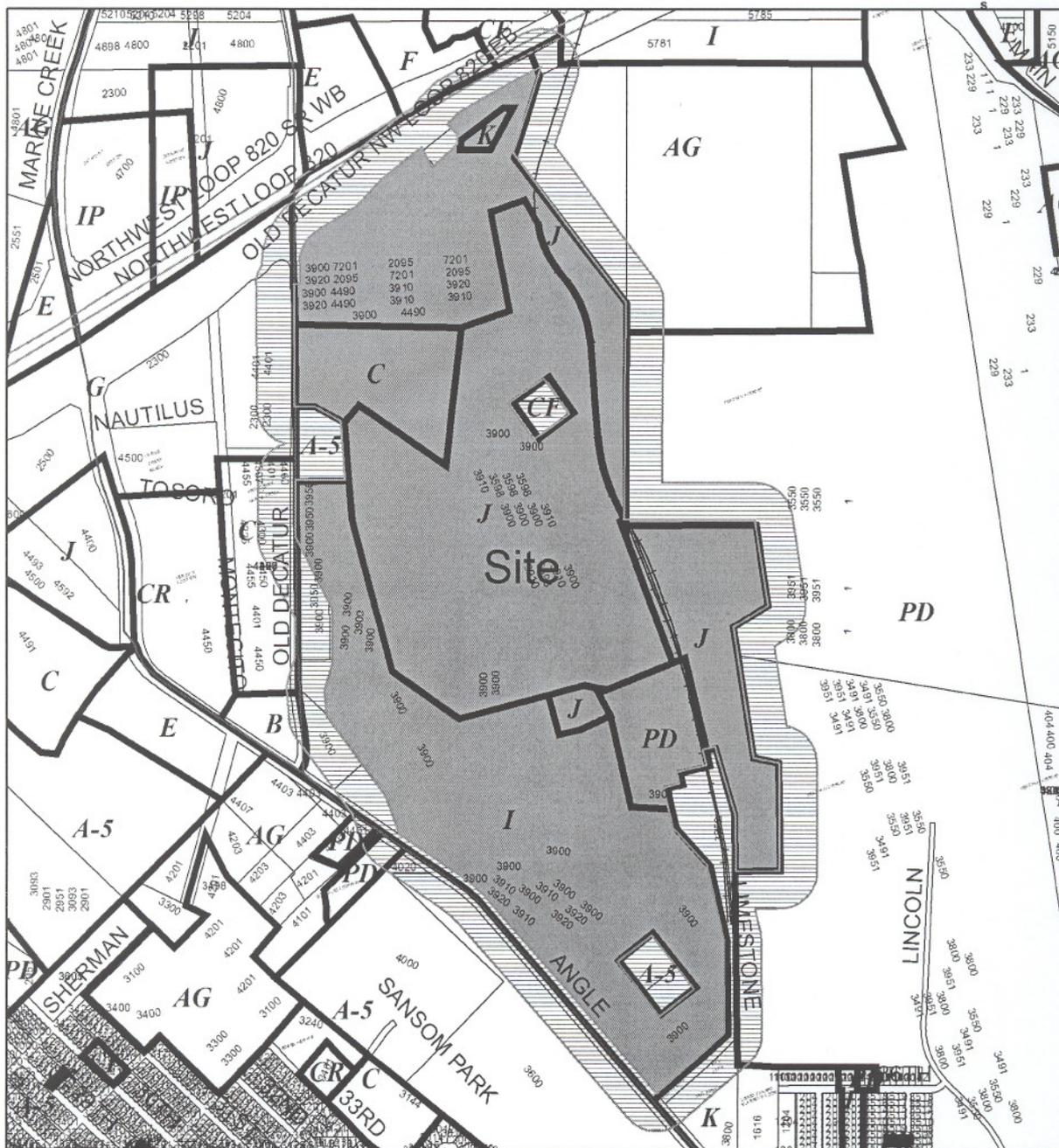


ZC-11-060

# Area Zoning Map

Applicant: Thomas Blanton & Keystone Equity Partners  
 Address: Generally bounded by Angle Ave, Old Decatur Rd, Lp 820, Meacham Airport. & Limestone Terr.  
 Zoning From: C, I, J, K, PD 847 for bio-diesel fuel processing  
 Zoning To: PD for K uses including recycling and other uses and excluding certain uses  
 Acres: 405.13  
 Mapsco: 47MRVZ48S  
 Sector/District: Northside  
 Commission Date: 08/10/2011  
 Contact: 817-392-2495

 300 Ft. Buffer



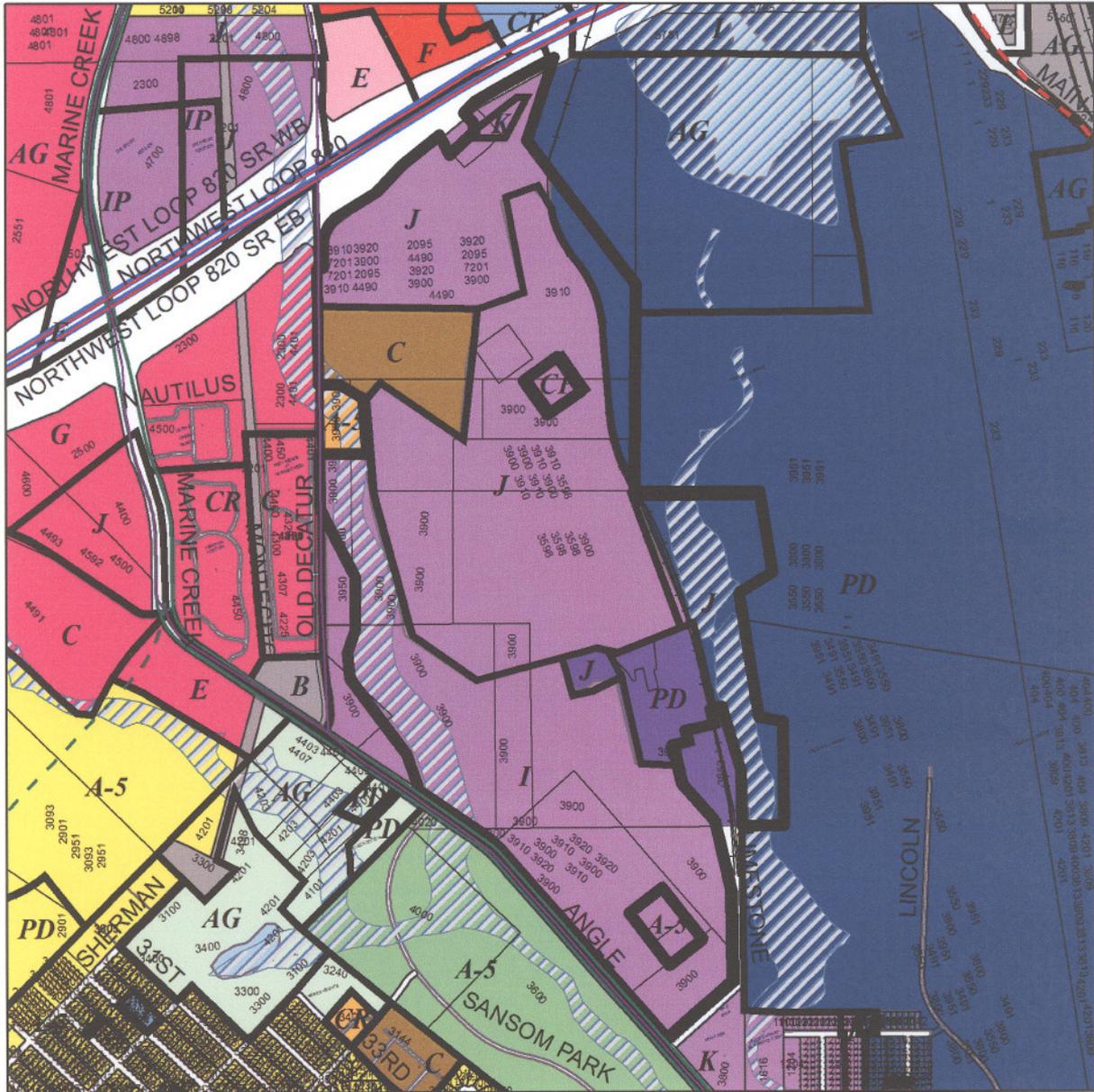
20000 200 Feet





# Future Land Use

ZC-11-060



- |                                   |                          |                             |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial  | CFWGIS.SDE.TRN_RAILROADS    |
| Rural Residential                 | General Commercial       | CFWGIS.SDE.CAD_addresses    |
| Suburban Residential              | Light Industrial         | Freeways/Toll Roads         |
| Single Family Residential         | Heavy Industrial         | Proposed Freeway/Toll Road  |
| Manufactured Housing              | Mixed-Use Growth Center  | Principal Arterial          |
| Low Density Residential           | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential        | Infrastructure           | Major Arterial              |
| High Density Residential          | Lakes and Ponds          | Proposed Major Arterial     |
| Institutional                     | Public Park, Open Space  | Minor Arterial              |
|                                   | Private Park, Open Space | Proposed Minor Arterial     |
|                                   |                          | Flood Plain                 |

20000 200 Feet

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 1, 2011.



## Aerial Photo Map



**3. ZC-11-059 Cobalt Industrial REIT II (CD 8)- 1301 Forum Way South (Oak Grove Park, Block 1, Lot 5R, 13.38 Acres): from "I" Light Industrial to "PD/K" Planned Development for all uses in "K" Heavy Industrial plus auto recycling; site plan waiver requested.**

Todd Hubbard, 301 Commerce Street, Suite 2360, Fort Worth, Texas, representing Cobalt Industrial explained to the Commissioners they are requesting a 30 day continuance.

Ms. Zadeh asked them to provide a site plan. Mr. Genua also mentioned he wanted to see a site plan. Mr. Hubbard was agreeable to providing the site plan.

Motion: Following brief discussion, Mr. Romero recommended a 30 day continuance of the request for additional property and a site plan, seconded by Ms. Spann. The motion carried unanimously 9-0.

**4. ZC-11-060 Thomas B. Blanton & Keystone Equity Partners LLC. (CD 2)- Generally bounded by Angle Avenue, Old Decatur Road, Loop 820 West and Meacham Airport (W. Y. Allen Survey, Abstract No. 15, the J. Bowman Survey, Abstract No. 80, the C.E.P.I &M. Co. Survey, Abstract No. 383, the J. T. Hobbs Survey, Abstract No. 806, the R. Floyd Survey, Abstract No. 986, the R. Vickery Survey, Abstract No. 1591, the I. & G. R.R. Co. Survey, Abstract No. 1594 and the I. & G. R.R. Co. Survey, Abstract No. 1955, 383.62 Acres): from Various zoning districts to "PD/K" Planned Development for K Heavy Industrial uses plus rolling mills, rock, cement crushers, wholesale storage of petroleum products; paper and pulp manufacture; oil drilling and production; manufacture of heavy rubber products, recycling center, household hazardous wastes or waste tire facility, recyclable materials for transportation at transfer stations, storage processing, bailing or reclamation of paper, glass, wood, metals, plastics, rags, junk, concrete, asphalt and other materials and materials recovery facilities and recycling centers; composting for yard and wood wastes, municipal solid waste, and/or sludge at composting facilities; collection and storage of household hazardous wastes; and processing storage of scrap tires at waste tire facilities. A site development plan shall be provided for administrative review by the Planning & Development Department for recycling uses per Section 4.305(D) of the Comprehensive Zoning Ordinance of the City of Fort Worth and site plan waiver recommended for remaining uses. The following uses are prohibited: gambling facilities, circus, sexually oriented businesses.**

Jim Schell, 901 Fort Worth Club Building, Fort Worth, Texas representing Thomas Blanton & Keystone Equity Partners, explained to the Commissioners the request to rezone the property to PD/K with a mixture of uses and some exclusions. They are requesting the site be rezoned for a heavy industrial park at the corner on Loop 820 & Old Decatur Road. Mr. Schell mentioned there is a demand for this type use in Fort Worth; one case in particular comes to mind, Commercial Metals who is present and interested in the property. They have been looking for a place to relocate. He also mentioned they have been approached by other heavy industrial users about relocating to this area based on the close proximity to the airport and rail access. The apartments located to the west will be buffered by a significant amount of trees, intended to be kept. Mr. Schell asked about the site plan requirement be waived except for the uses indicated on

the proposed development #7 related to recycling for which a site development plan will be required for administrative review by the Planning & Development Department.

Mr. Wilson asked about height restrictions. Mr. Schell noted he could not answer that. Ms. Murphy explained an airport overlay that is being proposed for all airports. The overlay will add additional review and protection for projects in close proximity to airports. Mr. Edmonds mentioned the east/west runway which is primarily used by flight schools. Mr. Schell mentioned they did meet with Aviation on this and had no concerns.

Mr. Genua asked about access from the service road of 820. Mr. Schell responded Old Decatur is proposed to be a minor arterial and Loop 820 is one way.

Mr. Schell explained there is a strip of land zoned A-5 to the west they do not own. They have approached the owner to sell this property to them so as to keep a natural buffer transition.

Ms. Zadeh asked about the natural buffer. Mr. Schell responded by stating they would retain the tress.

Burl Hampton, 2902 LuLu Street, Fort Worth, Texas, representing the Far Greater Historical Northside spoke in opposition. He explained they had a meeting a few months ago and the vision for this land was for a college. He said he would like to see a site plan. Ms. Burghdoff, Deputy Direct, City of Fort Worth explained to Mr. Hampton that there was also property to the west that could accommodate a college campus.

In rebuttal Mr. Schell explained this site was never mentioned to be a college. It used to be a landfill and was remediated; all environmental issues have been resolved.

Motion: Following brief discussion Mr. Wilson recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

**5. ZC-11-061 F. W. Mason Heights LP/Renaissance Square (CD 8)- 2600-3100 blocks of Berry & 3670 Wichita Street (J. Justice survey, Abstract No. 859 and the R. Ramey Survey, Abstract No. 1342 and being a portion of Lot 1, Block 1 of Masonic Home and School Addition, 67.54 Acres): from "PD-720" Planned Development for E uses with exclusions and to include development standards and "PD-721" Planned Development for "A-5" uses to include a restricted buffer area for any gas well heads within 600 feet to Modify limits of "PD-720" to include a portion of "PD-721" site plan waiver recommended.**

Mike Clark, 6750 Hillcrest Plaza, Suite 325, Dallas, Texas representing Mason Heights explained to the Commissioners this case is the northern portion of a previous case ZC-11-040. They need additional acreage of about an acre for the proposed Wal-Mart.

Motion: Following brief discussion Mr. Romero recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.