



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 2, 2016

Council District 5

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

Opposition: None Submitted
Support: None Submitted

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

Owner / Applicant: South Loop 820 LP/Sandra McGlothlin

Site Location: 5300 South Loop 820, 5236 David Strickland
Mapsco: 93K

Proposed Use: Petroleum Storage

Request: From: "I" Light Industrial and PD 131 "PD/SU" Planned Development/Specific Use to allow for the manufacturing of externally threaded fasteners (no motor over 25 horsepower) and uses permitted in "I" Light Industrial; site plan waiver approved.
To: "PD/I" Planned Development for all uses in "I" Light Industrial plus outdoor petroleum storage; site plan included.

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

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

Background:

The proposed site is located along IH 820 and the corner of David Strickland Rd. The applicant is proposing to change the zoning from PD 131 "PD/SU" Planned Development/Specific Use to allow for the manufacturing of externally threaded fasteners (no motor over 25 horsepower) and uses permitted in "I", waiver of site plan approved, to "PD/I" Planned Development for all uses in "I" Light Industrial plus outdoor petroleum storage; site plan included.

The applicant intends to use the site for offices and distribution of petroleum and lubrication products. A "PD" is required for storage of petroleum products and therefore staff directed the applicant to the PD process. The proposed site is located in an Industrial Growth Center on a proposed minor arterial on the IH-820 service road. Intense industrial uses are appropriate in these locations.

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

Site Information:

Owner: Sandra McGlothlin
5301 Sun Valley Dr.
Fort Worth, TX 76179
Agent: Texas Enterprises, Inc.

Acreage: 3.1 acres
 Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:
 North "J" Medium Industrial / Industrial
 East "E" Neighborhood Commercial / IH-820
 South "I" Light Industrial / industrial
 West "I" Light Industrial / industrial

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Site Plan Comments:

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

TPW/Transportation and Public Works site plan comments:

No comments have been made at this time.

Platting Comments

No comments at this time.

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

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
IH-820	Freeway	Freeway	No
David Strickland	County Rd	Minor Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Southeast Fort Worth Inc	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD

*Not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/I" Planned Development for all uses in "I" Light Industrial plus petroleum storage; site plan included. Surrounding land uses are primarily industrial with IH 820 to the east. The applicant intends to use the site for offices and distribution of petroleum and lubrication products. A PD is required for storage of petroleum products. The proposed site is located on a proposed minor arterial on the IH-820 service road 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 Industrial Growth Center. The proposed "PD/I" zoning **is consistent** with the Comprehensive Plan. 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

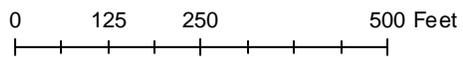


Area Zoning Map

Applicant: South Loop 820 LP/Sandra McGlothlin
 Address: 5300 South Loop 820, 5236 David Strickland
 Zoning From: I, PD 131
 Zoning To: PD/I plus petroleum storage
 Acres: 3.1464336
 Mapsco: 93K
 Sector/District: Southeast
 Commission Date: 1/13/2016
 Contact: 817-392-8043



Subject Area
 300 Foot Notification



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

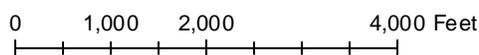
Overlay Districts

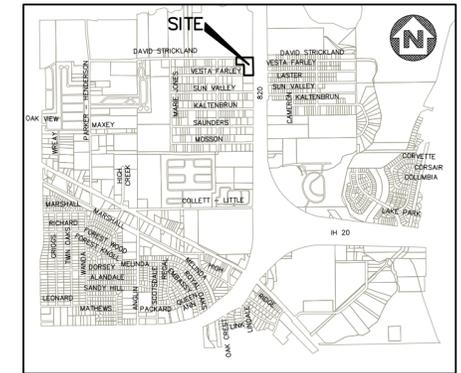
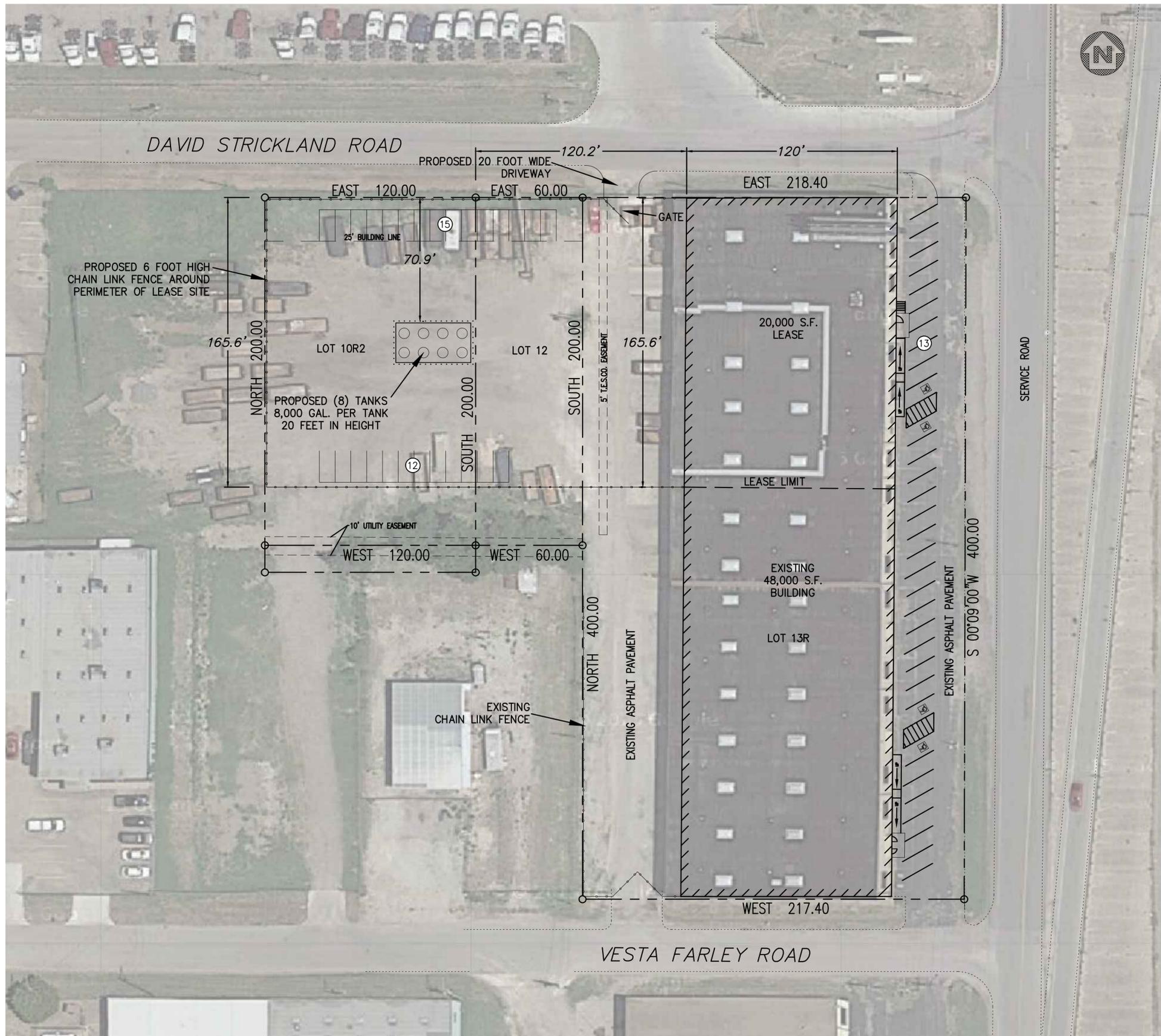
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85





VICINITY MAP
nts

NOTES:

1. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
2. PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
3. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
4. UNDERLYING ZONING "I" INDUSTRIAL

PARKING:

2 SPACES PER 1,000 S.F. REQUIRED: 40 SPACES
 38 SPACES PROVIDED
 2 ADA SPACES PROVIDED
 40 SPACES TOTAL

Director of Planning and Development

Signature

Date

PD Site Plan of MIGHTY DISTRIBUTION LEASE PREMISES EXHIBIT

5318 SOUTH LOOP 820
 Lots 10R2, 12 & 13R of Block 12
 of the
 Wiesenerger City Addition
 City of Fort Worth, Tarrant County, Texas

Prepared on December 31, 2015
 ZC-15-171

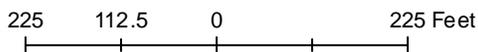
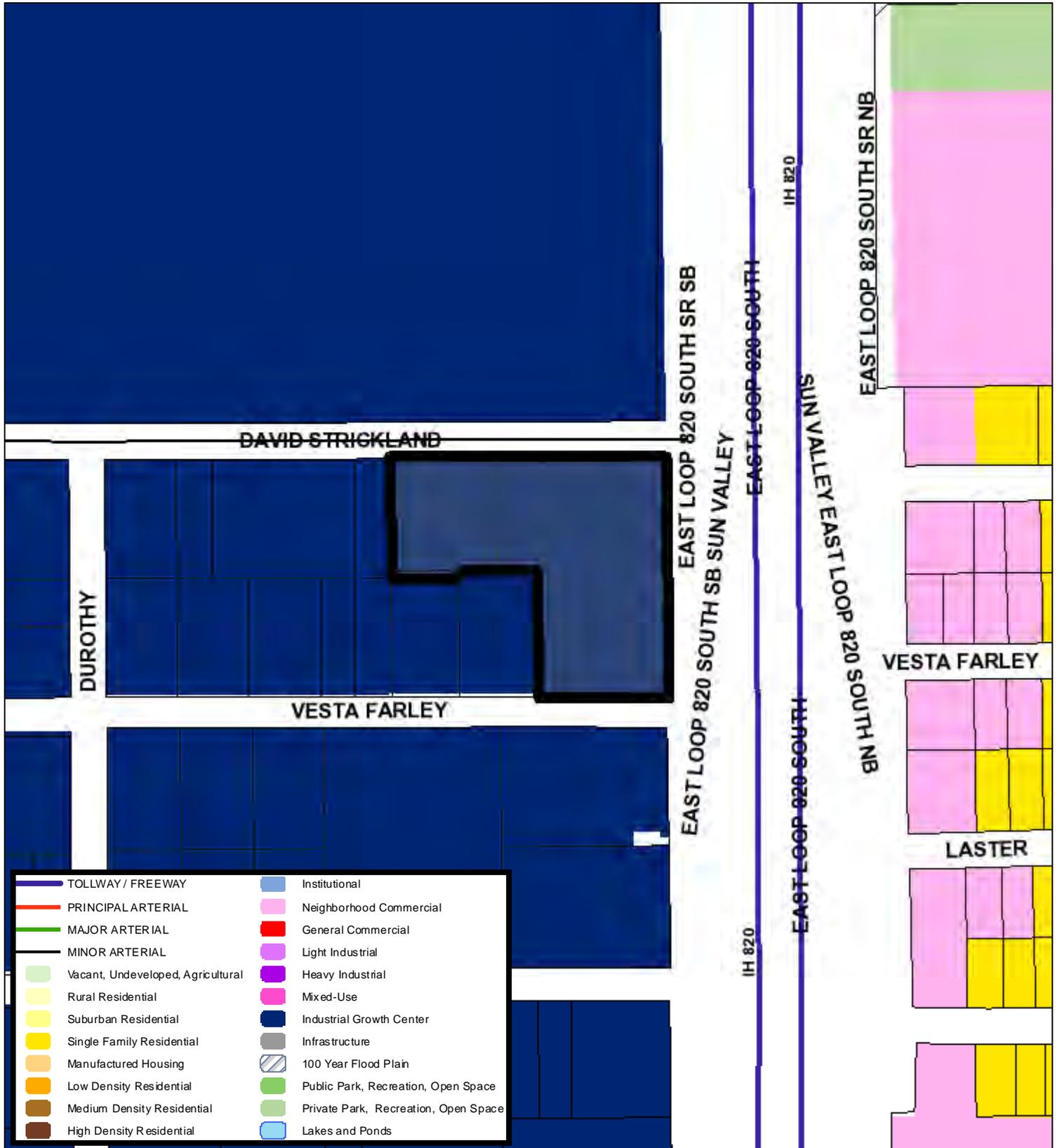
OWNER:
 EMPIRE TEXAS EQUITIES-MOSSON LP
 5301 SUN VALLEY DRIVE
 FORT WORTH, TEXAS 76119
 BOWIE HOLLAND, PROJECT MANAGER
 (817) 572-2250

TENANT:
 TEXAS ENTERPRISES INC.
 dba MIGHTY DISTRIBUTION
 4911 E. 7TH STREET
 AUSTIN, TEXAS 78702
 ED LOONEY, REGIONAL MANAGER
 (512) 385-2020

ENGINEER:
 DUNAWAY ASSOCIATES, L.P.
 550 BAILEY AVENUE
 SUITE 400
 FORT WORTH, TX 76107
 817-335-1121

SCALE: 1" = 40' (18" X 24")

Future Land Use



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 17, 2015.



Aerial Photo Map



0 140 280 560 Feet



9. ZC-15-172 Fort Growth Partners LP (CD 7) 4900 White Settlement Road, 123-125 Merritt Street (Hassett Gardens Addition, Block, Lots 145B1, 145A, 145B3B, 1.82 Acres): from “B” Two-Family, “E” Neighborhood Commercial, and “I” Light Industrial to “MU-1” Low Intensity Mixed-Use

Phillip Poole, 2918 Wingate, Fort Worth, Texas representing Fort Growth Partners LP explained to the Commissioners and displayed the ownership properties within this area and has been working to revive this area for mixed uses for multiple types of housing. They have been asked to bring forth a master plan for this area. Mr. Poole said as they go into the residential areas they will plan for appropriate type housing.

Mr. Northern asked if he has spoken to the neighbors to the north. Mr. Poole said they have talked to the Chairman and they are aware of what they are proposing and are supportive.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 8-0.

10. ZC-16-001 Vickery Boulevard Properties (CD 3) 5220 W. Vickery Boulevard (Vickery Place Addition, Block 1R, Lot 2, 1.77 Acres): from PD374 Planned Development/Specific Use with all uses in “I” Light Industrial with the following uses excluded: bars, taverns, cocktail lounges, clubs, private or teen; sexually oriented businesses; stables, commercial riding, boarding or rodeo arena; theater, drive-ins; firewood sales, liquor or package stores; veterinary clinic with outdoor kennels, gasoline sales including truck stop with related accessory sales, vehicle junkyards, chicken battery or brooder, coal, coke or wood yard; recycling collection facility, electroplating, outside sales, manufacturing and storage must be enclosed by a 6’ screening fence for any products or materials stored more than 30 days; any use which emits an obnoxious odor, noise or sound which can be heard or smelled outside of any building on the property (normal and customary odors, sounds and noise from restaurants, including outdoor music which cannot be heard beyond the property, and paging systems shall not be deemed to be obnoxious odor and/or noise); any mobile home park, public housing or apartment, trailer court, labor camp, or stockyard (except that this provision shall not be prohibit the temporary use of construction trailers during periods of construction, reconstruction or maintenance); any mortuary or funeral home, any theater, skating rink, pool hall, dance hall, bowling alley or similar commercial recreational activity; any abortion clinic or similar facility, probation or parole office, blood bank; utility transmission or distribution line; water supply, treatment or storage facility; amusement, indoor/outdoor, club, commercial or business, massage therapy; swimming pool, commercial, hotel, motel, inn, rv park; gunsmithing repairs or sales, tattoo parlor; mobile home or manufactured housing sales; furniture sales with outside storage or display (new or used), monument or marble works finishing and carving only; pawns hop, taxidermist shop, batch plant, concrete or asphalt (temporary); itinerant vendor, edible items and non-edible items; wastewater (sewage) treatment facility, animal shelter, correctional facility; site plan waived to Amend PD374 to add mini-warehouses; site plan included

Justin Light, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Vickery Boulevard Properties explained to the Commissioners they are wanting to add mini-warehouses to the existing PD. Mr. Light said this will be climate controlled and displayed some renderings of what it will look like. He said they have been in contact with the neighborhood and met with them twice. He also said they met with the neighbors across the street and have agreed to put masonry walls that match the brick that is on the Butlers property.

Ms. McDougall asked where the closest house is, will it all be climate controlled and parking lot lighting. Mr. Light said it is directly across the street, all buildings are climate controlled and the parking lot will be at the front along Vickery.

Ms. Conlin thanked them for working with the neighborhood.

Mr. Northern asked about hours of operation. Mr. Light said 6:30 to 10:00 pm and will not have 24 hour access.

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

<i>Document received for written correspondence</i>					<i>ZC-16-001</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Terrence & Juli Butler	4600 Prevost	In	Opposition		Sent letter in
ASM Holdings	5300 W. Vickery	In		Support	Sent letter in

11. ZC-16-002 K/NECI LTD (CD 9) 4508 Valentine Street (Factory Place Addition, Block 28, Lot 7, 0.13 Acres): from “B” Two-Family to PD695 “PD/SU” Planned Development/Specific use for all uses in “FR” General Commercial Restricted, with a zero foot setback for buildings and parking along Hulen & Valentine Streets, excluding the following uses: Probation or Parole Office; Blood bank; Nursing home with full medical services; Baseball facility; Bowling alley; Hotel, motel or inn; Leather goods shop; Locksmith; Mini warehouses; Newspaper Distribution center; Saddle or harness repair or sales; Auto parts supply, retail; Auto repair, paint and body shop; Car Wash, full or self-service; Service station; Vehicles sales or rental; to add additional property for parking lot; site plan waiver recommended

Glen W. Hahn, 2804 Heritage Hills, Fort Worth, Texas representing K/NECI LTD explained to the Commissioners

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

12. ZC-16-003 Andrew Blake (CD 7) 3300 W. 4th Street (William J. Bailey Addition, Block 17, Lot 20, 0.14 Acres): from PD733 “PD/SU” Planned Development/Specific Use for