



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 18, 2020

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Musket Corp

Site Location: 600 N Meacham Blvd Acreage: 18.22

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

Companion Cases: ZC-16-137

Staff Recommendation: Approval

Background:

The proposed site is located off of Meacham Blvd. near the corner of Blue Mound Rd. The applicant is proposing to amend the site plan for the addition of a warehouse building. The zoning was changed in 2016 from "K" Heavy Industrial to "PD/K" Planned Development for all uses in "K" Heavy Industrial plus petroleum storage and distribution; site plan included.

Site Information:

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

Zoning History: ZC-16-137 from K to PD/K; effective 10/14/16; (subject site)
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).

Site Plan Comments:

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

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Public Notification:

300 foot Legal Notifications were mailed on July 24, 2020.
The following organizations were notified: (emailed Jul 28, 2020)

Organizations Notified	
Diamond Hill Jarvis NAC*	Lake Worth ISD
Eagle Mountain-Saginaw ISD	Streams and Valleys Inc.
Far Greater Northside Historical NA	Trinity Habitat for Humanity
Fort Worth ISD	Inter-District Alliance

*Located within this Neighborhood Association

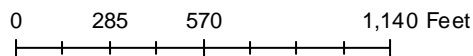
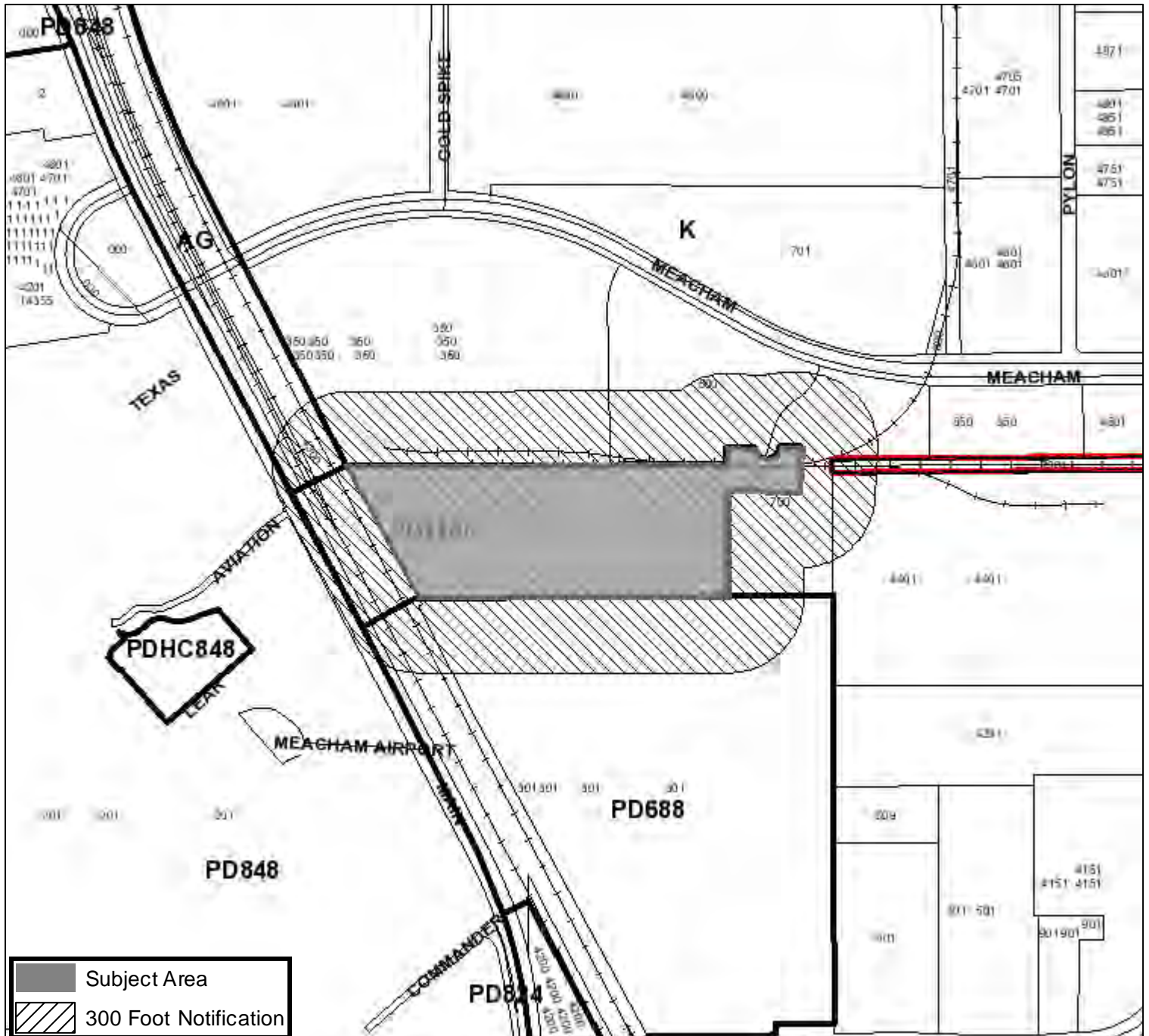
Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph



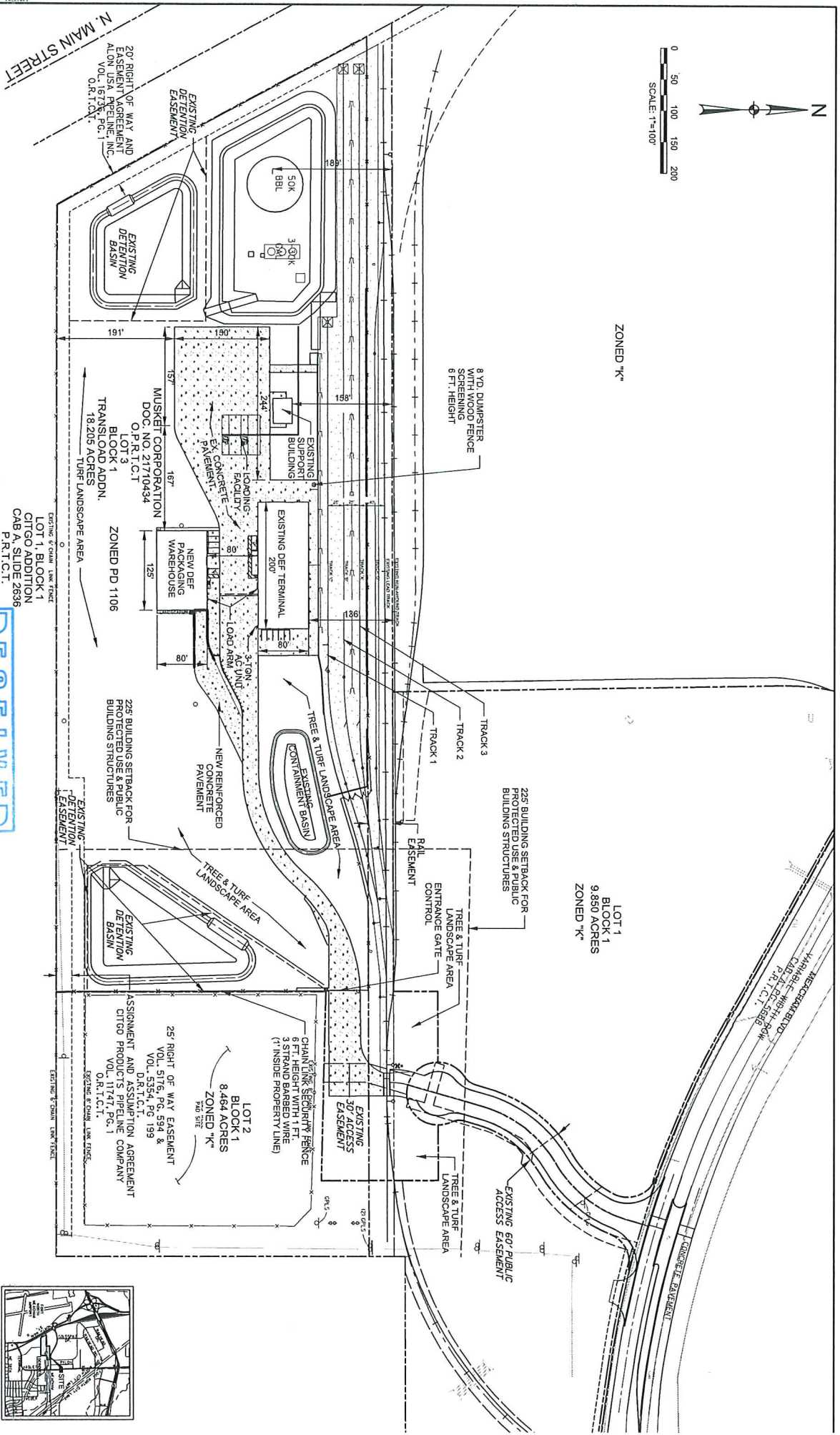
Area Zoning Map

Applicant: Musket Corp
 Address: 600 N Meacham Blvd
 Zoning From: PD 1106
 Zoning To: Amend Site Plan to add new building
 Acres: null
 Mapsco: 48P
 Sector/District: Northeast
 Commission Date: 8/12/2020
 Contact: 817-392-8043





0 50 100 150 200
SCALE: 1"=100'



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

STRUCTURE TABLE	DIMENSIONS	FLOOR AREA	HEIGHT MATERIAL	
BLDG	LENGTH (FT)	WIDTH (FT)	DIAMETER (FT)	HEIGHT (FT)
NEW DEF PACKAGING WAREHOUSE	125	80	N/A	28 MET. AL.
NEW WAREHOUSE BLDG	125	80	N/A	27 MET. AL.
50K BARREL TANK	N/A	N/A	90	48 STEEL
650 BARREL TANK	N/A	N/A	12	36 STEEL

SP-20-020

RECEIVED
JUL 24 2020
By _____

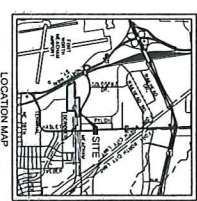
DIRECTOR OF PLANNING & DEVELOPMENT DATE

- NOTES:
1. ALL AREA LIGHTING WILL CONFORM TO LIGHTING CODE.
 2. ALL SIGNAGE WILL CONFORM TO LIGHTING CODE AND ARTICLE 4, SIGNAGE.
 3. PROJECT WILL COMPLY WITH SECTIONS 5301 (LANDSCAPING) AND 5302 (URBAN FORESTRY).
 4. REPROCESSED ASPHALT CONCRETE MUST BE HAND SURFACE AND DUST FREE.

OWNER: MUSKET CORPORATION, 1801 W. RENOVA VALLEY AVE, ARLING, TEXAS 76010
OWNER CONTACT: MARGARET GIBSON, 817.742.2025, EMAIL: mgibson@musket.com

SURVEYOR: DONALD A. COLLINS, 4005 FOSTER CREEK BLVD, FORT WORTH, TEXAS 76107
SURVEYOR CONTACT: DONALD A. COLLINS, 817.742.2025, EMAIL: dcollins@dalton.com

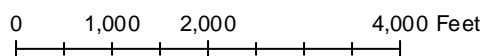
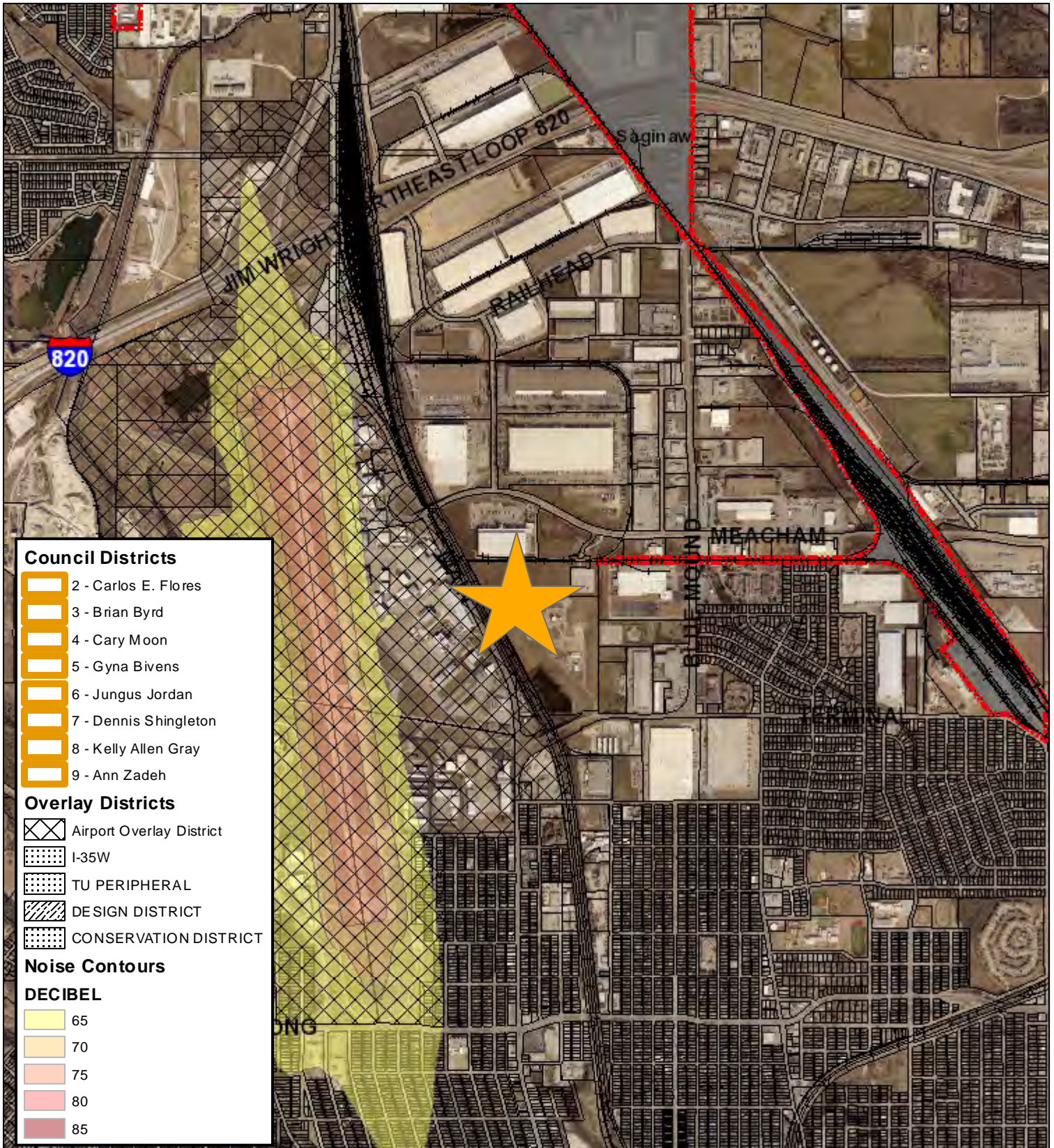
ENGINEER: B. DAVID LITTON, 1001 N. BOWSER ROAD, FORT WORTH, TEXAS 76107
ENGINEER CONTACT: B. DAVID LITTON, 817.742.2025, EMAIL: dlitton@dalton.com



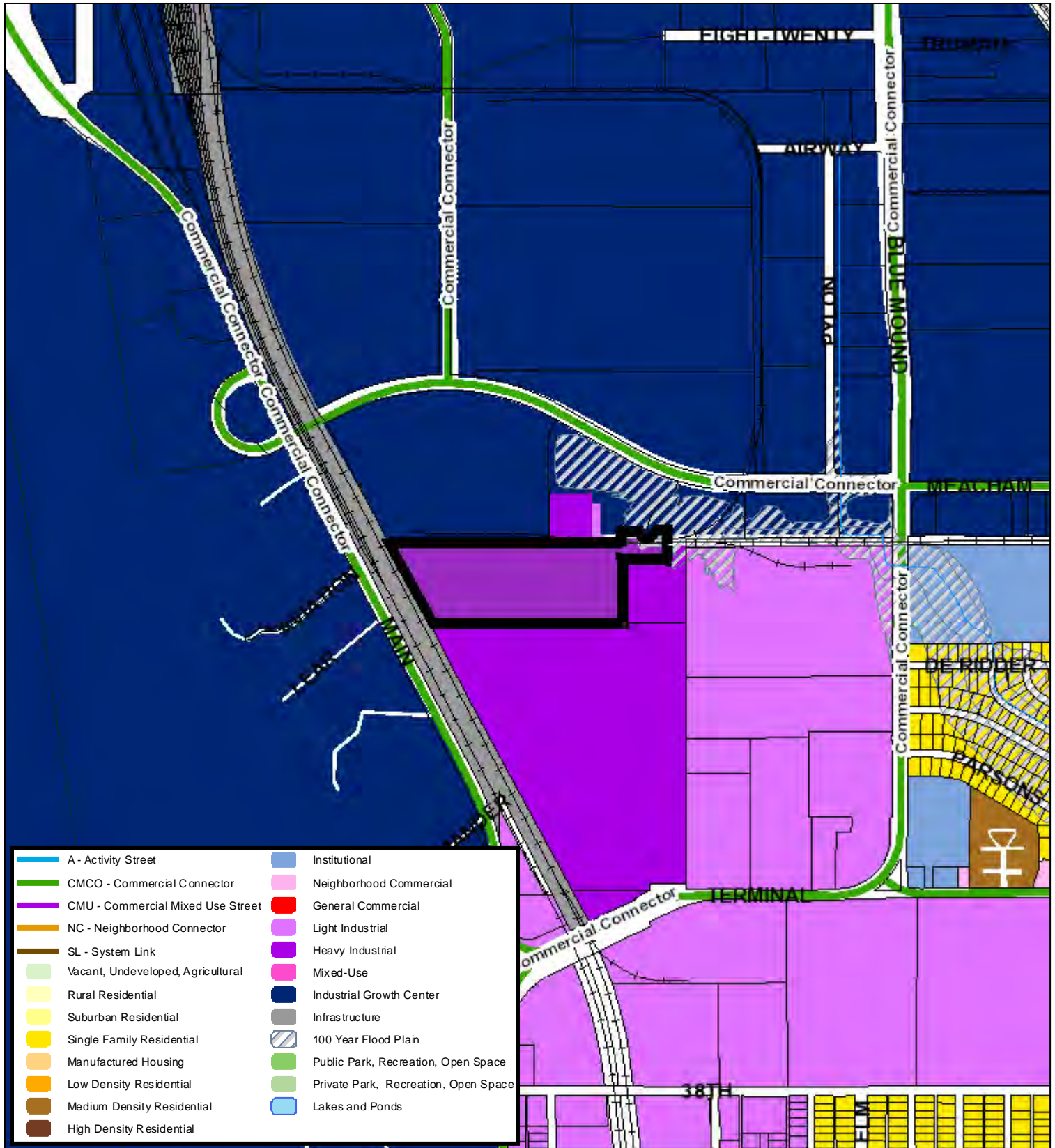
MUSKET DEF TERMINAL
AMENDED
SITE PLAN FOR
PD 1106
ZONING CASE # SP-20-020
CITY OF FORT WORTH, TEXAS
7/23/2020

BY
HALFF
1201 NORTH BOWSER ROAD, FORT WORTH, TX 76107
PHONE: 817.742.2025

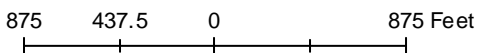
Area Map



Future Land Use



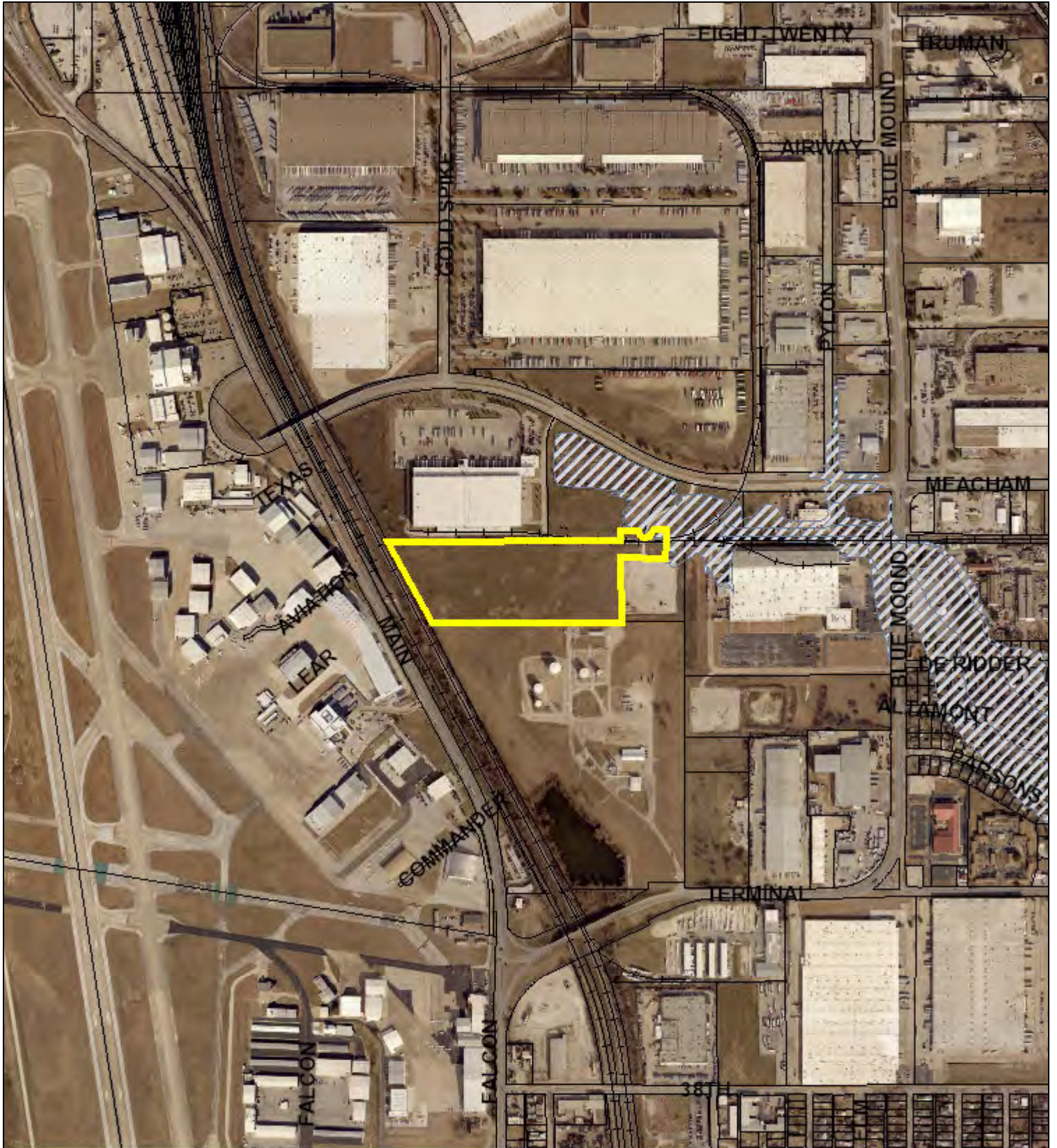
A - Activity Street	Institutional
CMCO - Commercial Connector	Neighborhood Commercial
CMU - Commercial Mixed Use Street	General Commercial
NC - Neighborhood Connector	Light Industrial
SL - System Link	Heavy Industrial
Vacant, Undeveloped, Agricultural	Mixed-Use
Rural Residential	Industrial Growth Center
Suburban Residential	Infrastructure
Single Family Residential	100 Year Flood Plain
Manufactured Housing	Public Park, Recreation, Open Space
Low Density Residential	Private Park, Recreation, Open Space
Medium Density Residential	Lakes and Ponds
High Density Residential	



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 6, 2018.



Aerial Photo Map



0 550 1,100 2,200 Feet

