



Zoning Staff Report

Date: March 19, 2024

Case Number: ZC-23-198

Council District: 5

Zoning Map Amendment

Case Manager: Brett Mangum

Owner / Applicant: Flint Hills Resources / Juan Vasquez, Vasquez Engineering LLC

Site Location: 12500 Trinity Boulevard

Acreage: 2.48 acres

Request

Proposed Use: Office

Request: From: “PD 705” Planned Development – Specific Use

To: “F” General Commercial

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

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Project Description and Background

The subject site is a 2.48 acre piece of property off Trinity Boulevard in Council District 5. The square shaped site is currently privately owned and undeveloped, and is proposed to be rezoned from the existing “PD” Planned Development – Specific Use to “F” General Commercial. The property owner, Flint Hills Resources, needs to accommodate an office building on their site, which is intended to be built just west of Harper Drive. The current zoning, PD-Specific Use only allows the petroleum storage. A narrative, provided by the applicant as part of their submittal package, is included below to further articulate their plans for the site.

Rezone a portion of the vacant property in order to allow for a new office use. The remainder of the property will remain as currently used.

The use is compatible with surrounding land uses, which are primarily industrial type uses.

This use is also compatible with the City's Comprehensive Plan, as the property is currently identified as Heavy Industrial and surrounding properties are identified as Heavy Industrial, Light Industrial, Neighborhood Commercial and Agriculture (vacant flood plain).

Surrounding Zoning and Land Uses

North “K” Heavy Industrial / undeveloped
East “PD 705” Planned Development-Specific Use / petroleum storage
South “PD 705” Planned Development-Specific Use / undeveloped
West “PD 705” Planned Development-Specific Use / undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on February 2, 2023.
The following organizations were emailed on February 2, 2023:

Organizations Notified	
East Fort Worth, Inc.	DFW International Airport
Hurst Euless Bedford ISD	
Trinity Habitat for Humanity	Streams and Valleys Inc

Development Impact Analysis

Land Use Compatibility

The current zoning on the subject site is "PD-Specific Use" for petroleum storage. Rezoning to commercial would be less intensive than what is allowed by right under the current zoning.

The proposed development of an office in this location would not be detrimental to the existing uses in the vicinity, which is mostly undeveloped. If the rezoning to "F" is approved, the new office building will meet all "F" General Commercial development standards. The proposed rezoning **is compatible** with existing land uses.

Comprehensive Plan Consistency – Eastside

The adopted 2023 Comprehensive Plan designates the subject property as future Heavy Industrial within the future land use map. All commercial or industrial zoning classifications are acceptable within areas designated as future Heavy Industrial. This rezoning request **is consistent** with the map designation within the Comp Plan.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

APPENDIX C: FUTURE LAND USE BY SECTOR

INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage, recycling centers, concrete batch plants	All Commercial & Industrial
Industrial Growth Center	Industrial and commercial uses serving a large region	MU-2, All Commercial & Industrial

While the designation for the site is future open space, the land has always been privately owned. The Park and Recreation Department has no plans for a park in this location. The City's Open Space group does not consider this site to be a priority for preservation since it has likely not been preserved in its natural state.

Additionally, the following land use policy is supported by the rezoning request:

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

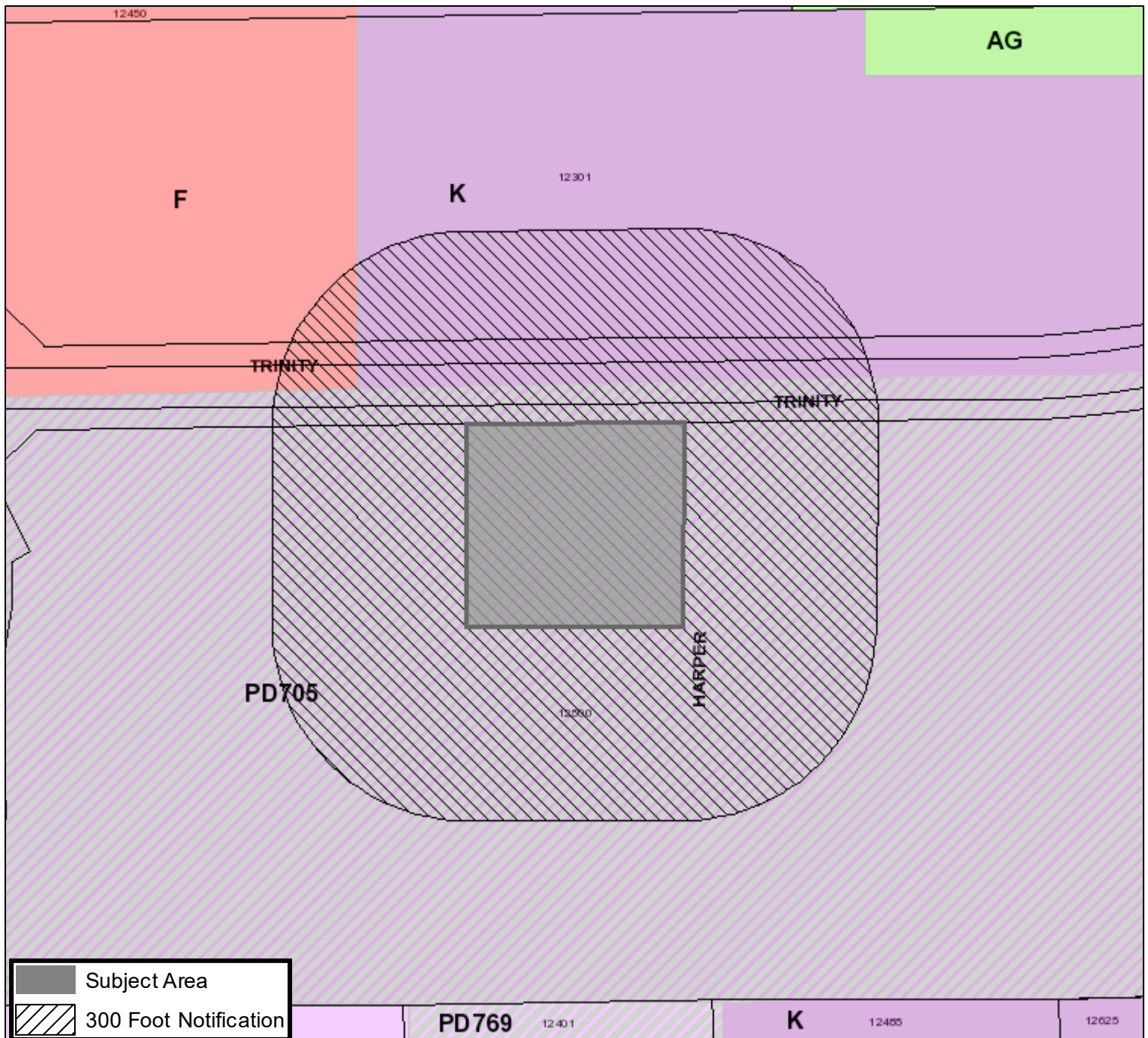
The proposed rezoning to "F" **is consistent** with the Comprehensive Plan policy goals.



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Area Zoning Map

Applicant: Flint Hills Resources / Vasquez Engineering
Address: 12500 Trinity Boulevard
Zoning From: PD/SU
Zoning To: F
Acres: 2.4766616
Mapsc0: Text
Sector/District: Eastside
Commission Date: 2/14/2024
Contact: 817-392-8043



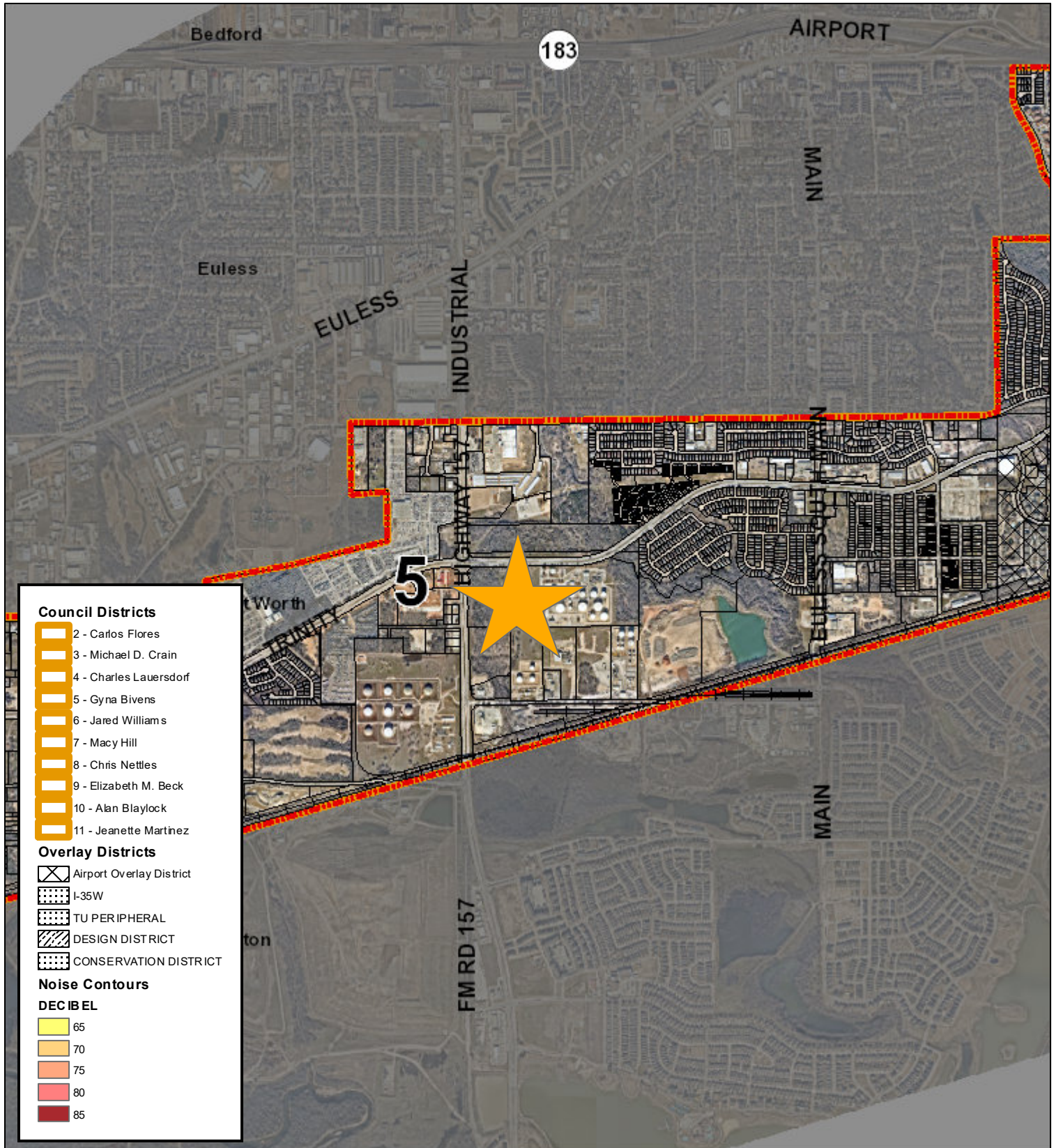
0 112.5 225 450 Feet

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Area Map

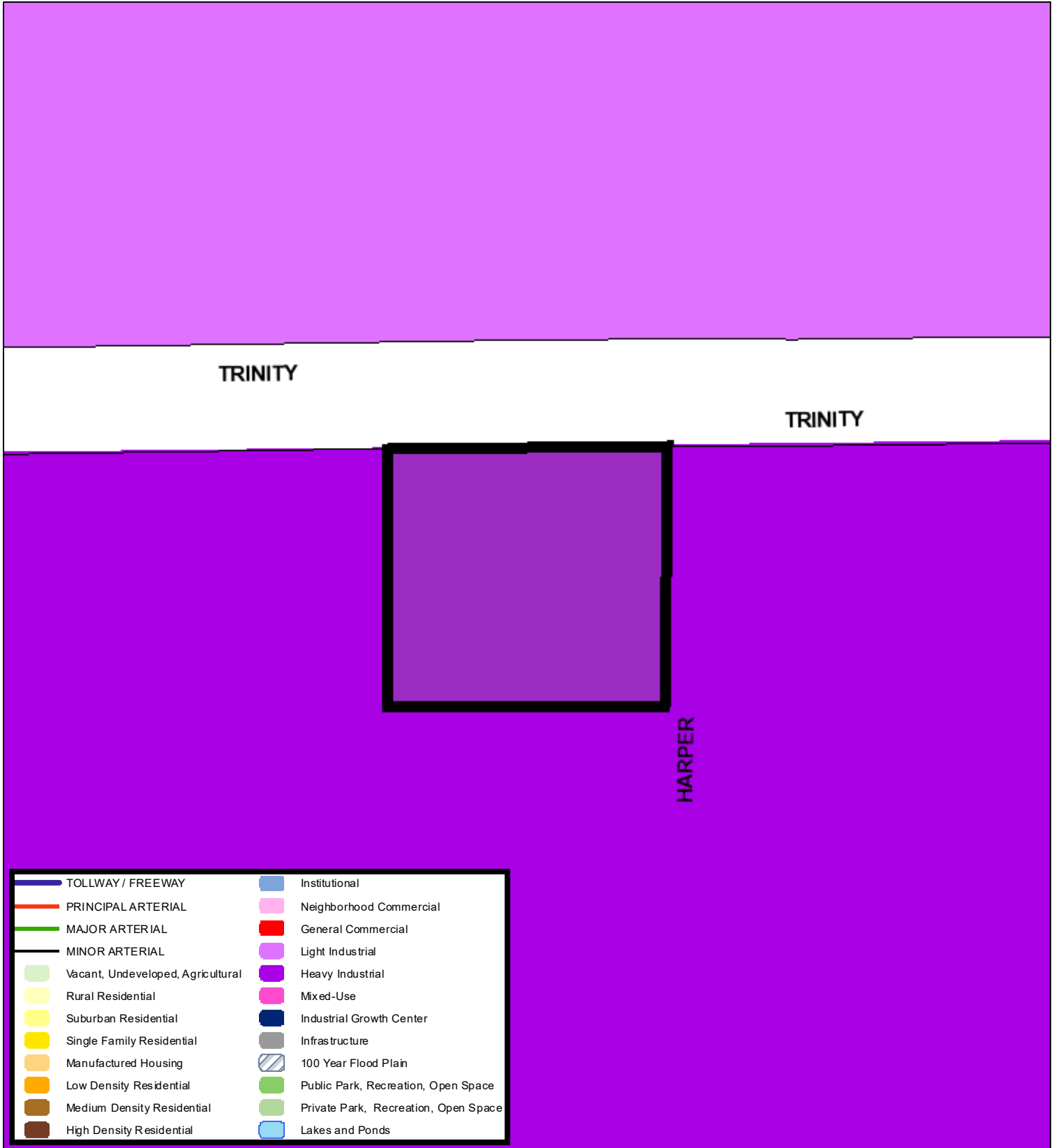


0 1,000 2,000 4,000 Feet



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Future Land Use



160 80 0 160 Feet

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.





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Aerial Photo Map



0 100 200 400 Feet

