



# Zoning Staff Report

**Date:** August 9, 2022

**Case Number:** SP-22-009

**Council District:** 2

## Site Plan

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Musket Corporation

**Site Location:** 600 N Meacham Blvd

**Acreage:** 18.22 acres

## Request

**Proposed Use:** New 12,000 warehouse

**Companion Case:** ZC-16-137; SP-20-20

**Request:** To: Amend site plan for PD 1106 Planned Development for all uses in “K” Heavy Industrial plus biodiesel processing and storage; site plan included.

## Recommendation

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval**

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## Project Description and Background

The subject property is located on Meacham Boulevard across the street east of Meacham International Airport. The current zoning for the property is “PD 1106” Planned Development for all uses in “K” Heavy Industrial plus biodiesel processing and storage; site plan approved. The applicant is requesting to amend the approved site plan to add a roughly 12,000 sf warehouse near two existing structures.

## Surrounding Zoning and Land Uses

North “K” Heavy Industrial / industrial  
East “K” Heavy Industrial / gas well  
South “PD 688” "PD-SU" for all uses in "K" plus petroleum storage (wholesale) and loading / petroleum storage (wholesale) and loading  
West “PD 848” Planned Development for all uses in "I" Light Industrial plus airport related uses and excluding bars/ nightclubs, junkyards, recycling facilities, motels, sexually oriented businesses and tattoo parlors, site plan waiver recommended / Meacham International Airport

## Recent Zoning History

- ZC-16-137: Established “PD1106” Planned Development for all uses in “K” Heavy Industrial plus biodiesel processing and storage

## Public Notification

300-foot Legal Notifications were mailed on July 1, 2022.

The following organizations were notified: (emailed June 24, 2022)

Organizations Notified	
Inter-District 2 Alliance	Far Greater Northside Historical NA
Diamond Hill Jarvis NAC	Streams and Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Lake Worth ISD	Eagle Mountain-Saginaw ISD

*\* Not located in close proximity to a registered Neighborhood Association*

## Development Impact Analysis

### Site Plan Comments

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#### Zoning and Land Use

- All zoning comments have been addressed with the current site plan.

*(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.)*

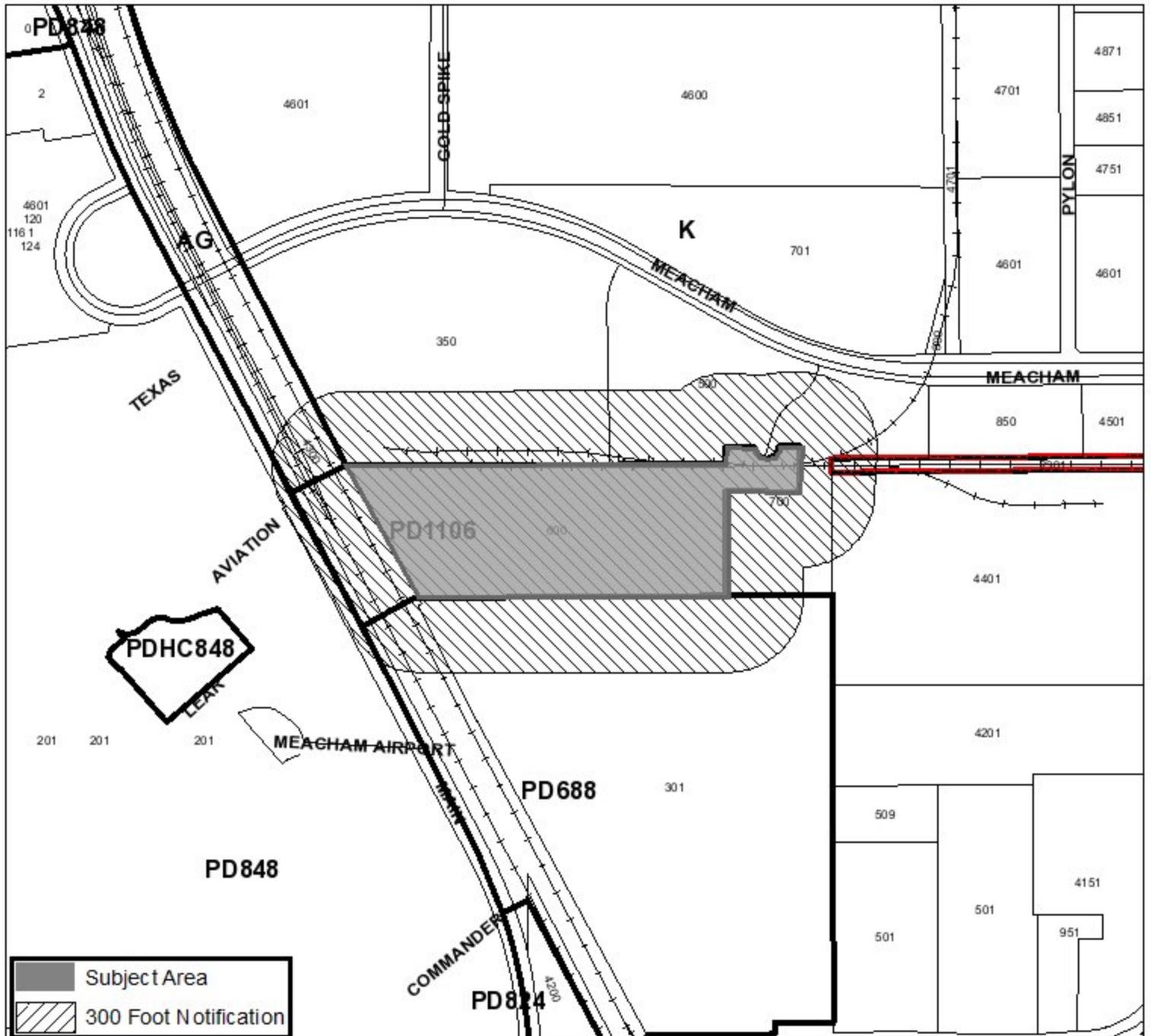




SP-22-009

# Area Zoning Map

Applicant: Musket Corp  
 Address: 600 N. Meacham Boulevard  
 Zoning From: PD 1106  
 Zoning To: Amend Site Plan to add new building  
 Acres: 18.22449821  
 Mapsco: 48P  
 Sector/District: Northeast  
 Commission Date: 7/13/2022  
 Contact: 817-392-6329



0 285 570 1,140 Feet



ZONED "K"

LOT 1  
BLOCK 1  
9.850 ACRES  
ZONED "K"

225' BUILDING SETBACK FOR  
PROTECTED USE & PUBLIC  
BUILDING STRUCTURES

EXISTING 60' PUBLIC  
ACCESS EASEMENT

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

TRACK 3  
TRACK 2  
TRACK 1

TREE & TURF  
LANDSCAPE AREA  
ENTRANCE GATE  
CONTROL

TREE & TURF  
LANDSCAPE AREA

RAIL  
EASEMENT

EXISTING  
30' ACCESS  
EASEMENT

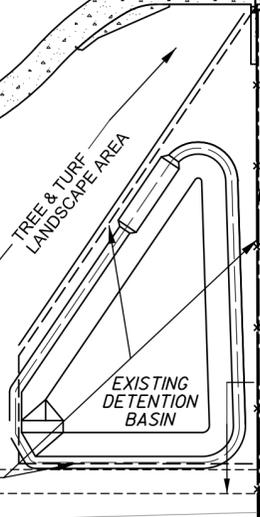
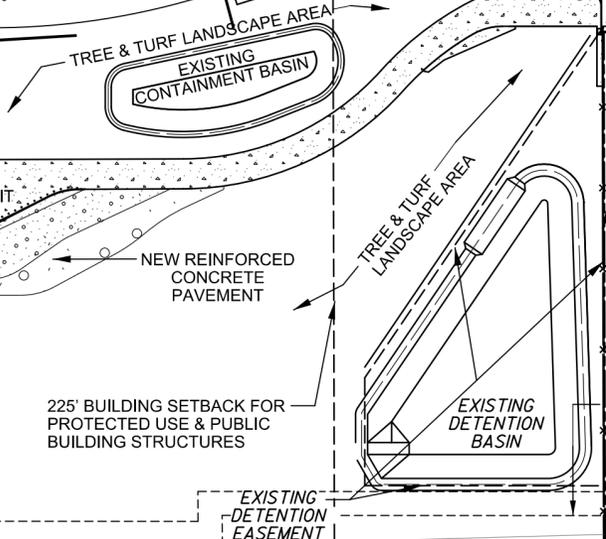
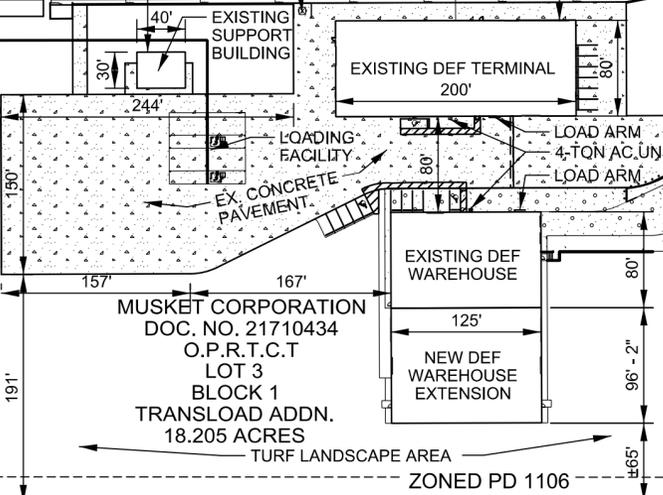
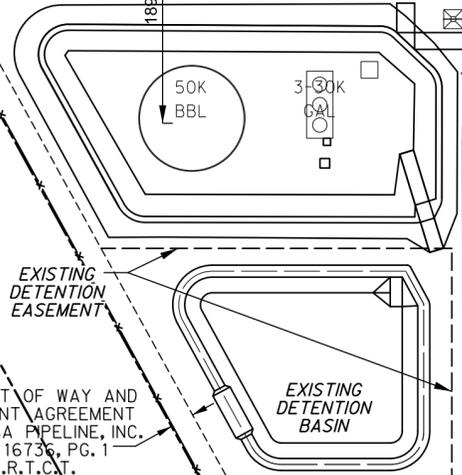
EXISTING RUN-AROUND TRACK  
EXISTING LEAD TRACK  
TRACK 'D'  
TRACK 'A'  
TRACK 'B'  
TRACK 'C'

TREE & TURF  
LANDSCAPE AREA  
EXISTING  
CONTAINMENT  
BASIN

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"

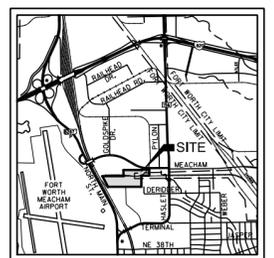
25' RIGHT OF WAY EASEMENT  
VOL. 5176, PG. 594 &  
VOL. 5354, PG 199  
D.R.T.C.T.  
ASSIGNMENT AND ASSUMPTION AGREEMENT  
CITGO PRODUCTS PIPELINE COMPANY  
VOL. 11747, PG. 1  
O.R.T.C.T.

20' RIGHT OF WAY AND  
EASEMENT AGREEMENT  
ALON USA PIPELINE, INC.  
VOL. 16736, PG. 1  
O.R.T.C.T.



LOT 1, BLOCK 1  
CITGO ADDITION  
CAB A, SLIDE 2636  
P.R.T.C.T.  
ZONED "PD"

ZONED PD 1106



LOCATION MAP

PARKING TABLE

NAME	USE	REQUIREMENT	EMPLOYEES	# OF SPACES	# ACCESSIBLE SPACES
EXISTING DEF TERMINAL	WAREHOUSE	1 SPACE PER 4 EMPLOYEES (MIN. 4 SPACES)	5	7	1
EXISTING DEF WAREHOUSE	WAREHOUSE	1 SPACE PER 4 EMPLOYEES (MIN. 4 SPACES)	4	4	1
NEW DEF WAREHOUSE EXTENSION	WAREHOUSE	1 SPACE PER 4 EMPLOYEES (MIN. 4 SPACES)	4	5	1

STRUCTURE TABLE

NAME	DIMENSIONS					MATERIAL
	LENGTH (FT)	WIDTH (FT)	DIAMETER (FT)	FLOOR AREA (SF)	HEIGHT (SF)	
EXISTING DEF TERMINAL	80	200	N/A	16,000	26	METAL
UTILITY BUILDING	30	40	N/A	1,200	12	METAL
EXISTING DEF WAREHOUSE	80	125	N/A	10,000	27	METAL
NEW DEF WAREHOUSE EXTENSION	96.17	125	N/A	12,021	27	METAL
50K BARREL TANK (1)	N/A	N/A	90	N/A	48	STEEL
650 BARREL TANK (3)	N/A	N/A	12	N/A	36	STEEL

**OWNER**

MUSKET CORPORATION  
10601 N. PENNSYLVANIA AVE.  
OKLAHOMA CITY, OK 73120  
ATTN: ROGER GRIFFIN  
(713) 419-7306  
EMAIL: Roger.griffin@loves.com

**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.

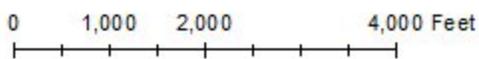
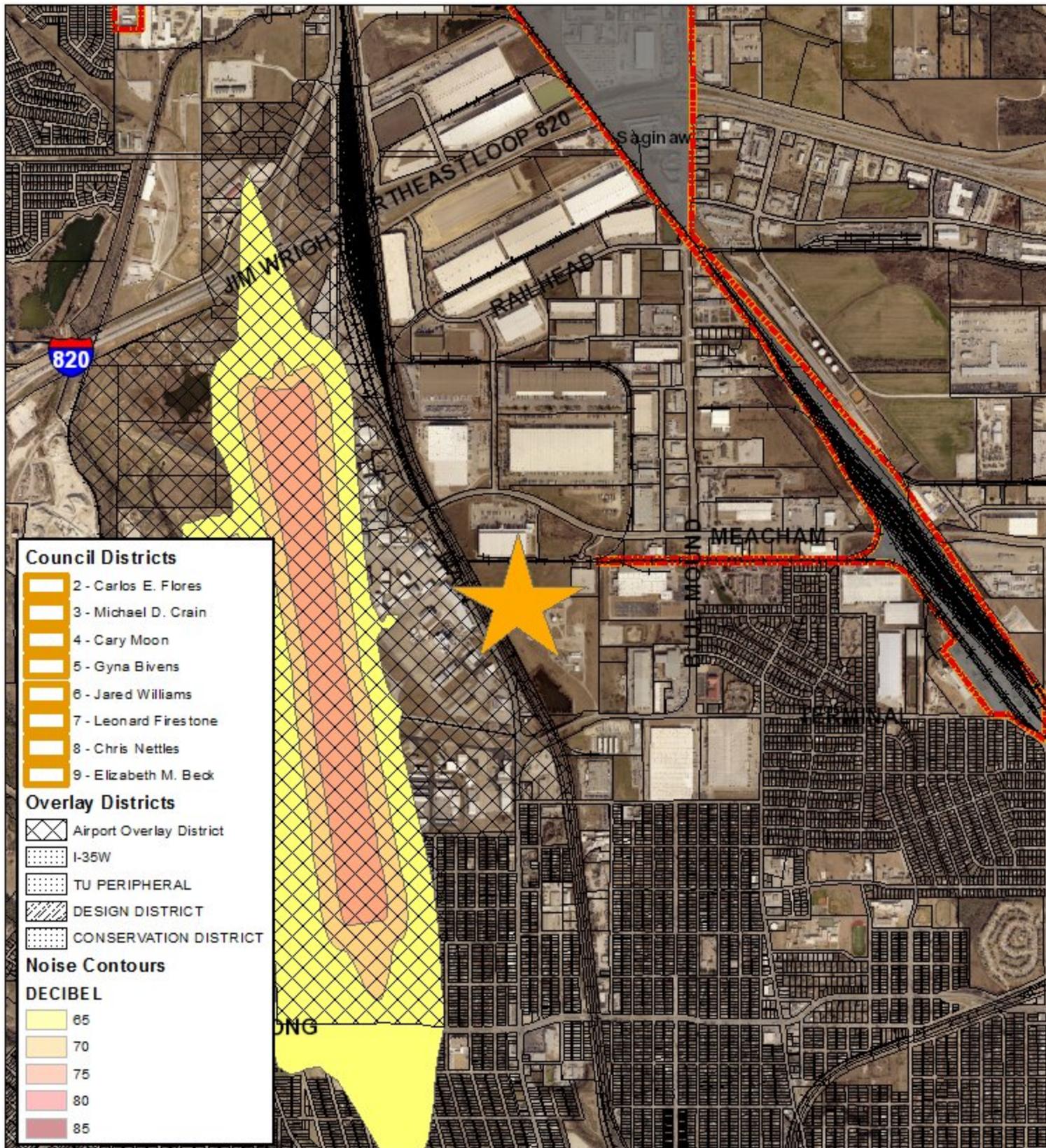
DIRECTOR OF DEVELOPMENT SERVICES DATE

**MUSKET DEF TERMINAL  
AMENDED  
SITE PLAN FOR  
PD 1106  
ZONING CASE # SP-XX-XXXX  
CITY OF FORT WORTH, TEXAS  
4/27/2022**

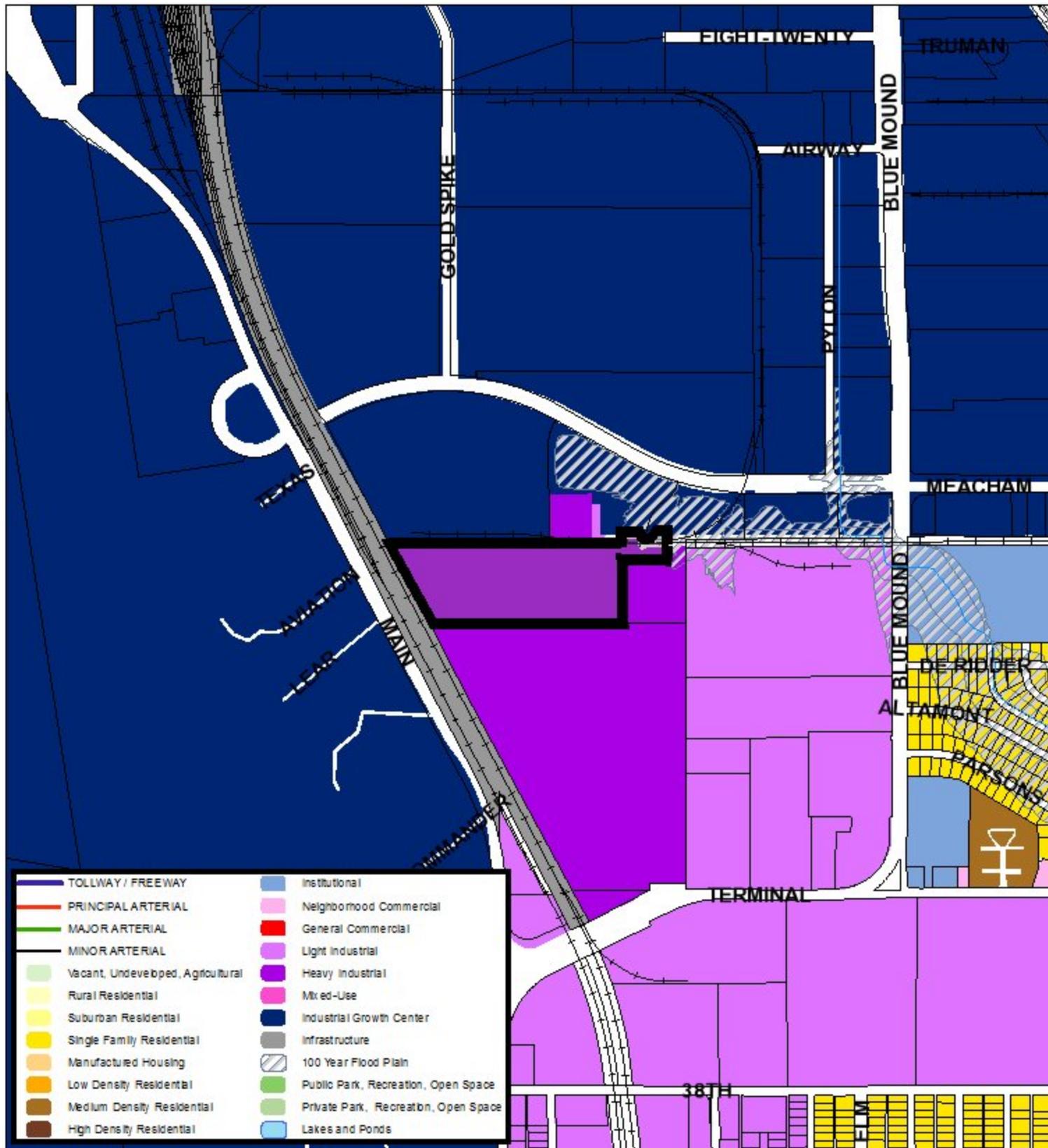
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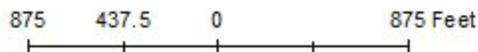
## Area Map



## Future Land Use



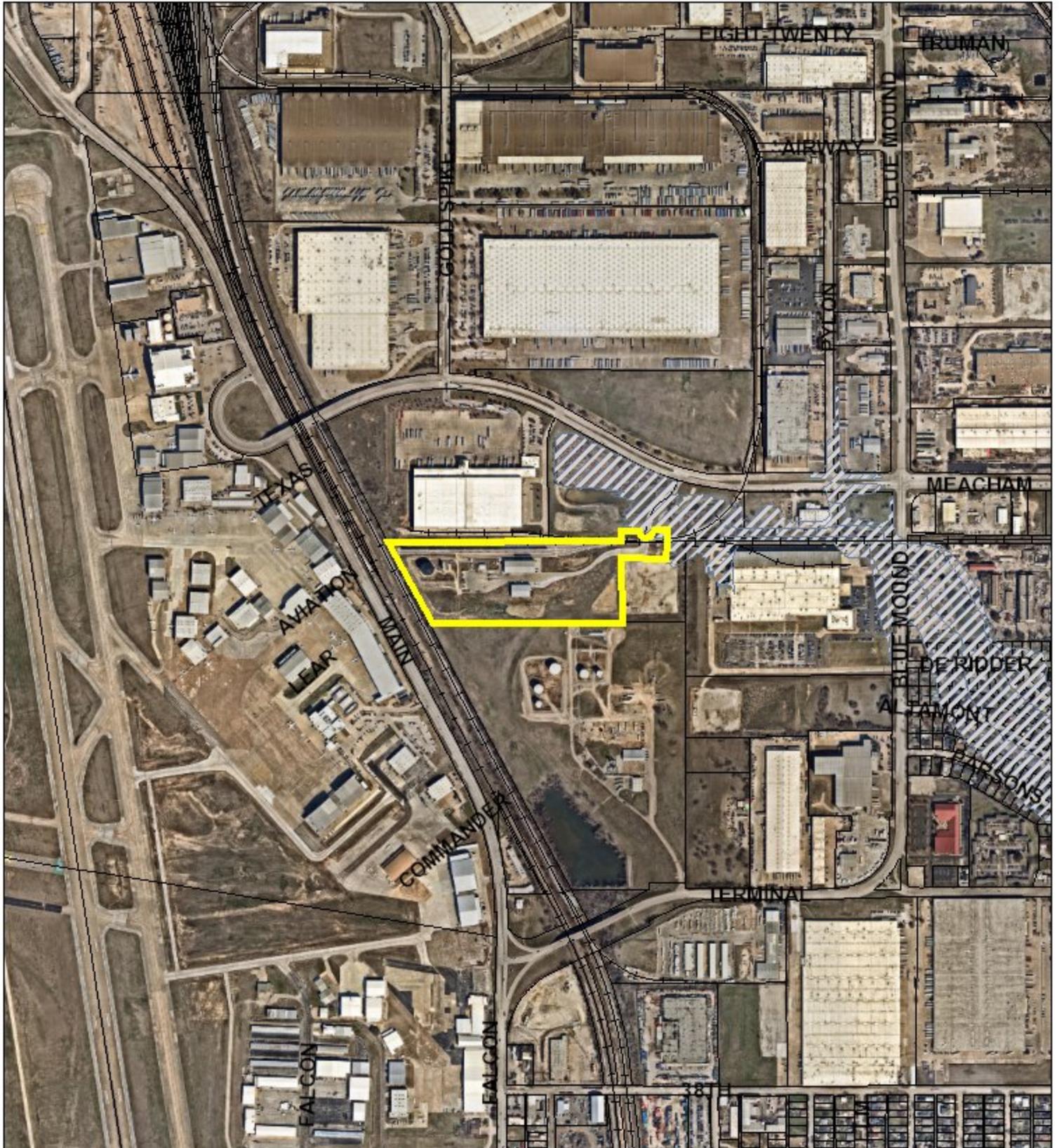
875 437.5 0 875 Feet



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.



## Aerial Photo Map



0 550 1,100 2,200 Feet

