

Planning Commission Minutes  
August 10, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:00 a.m. on August 7, 2023)

3. (SP-577) Application by Shane LaBeth, for a Special Permit to operate a Use Unit 8350.1 Aboveground Flammable Liquid Storage: General in the I-2 Moderate Industrial and AE-1 Airport Environs Zone One Overlay Districts, located at 6200 Air Cargo Road. Ward 3.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY MEEK, SECONDED BY PRIVETT

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN, PENNINGTON,  
NOBLE, LAFORGE



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**August 10, 2023**

**Item No. IV. 3.**

**(SP-577)** Application by Shane LaBeth, for a Special Permit to operate a Use Unit 8350.1 Aboveground Flammable Liquid Storage: General in the I-2 Moderate Industrial and AE-1 Airport Environs Zone One Overlay Districts, located at 6200 Air Cargo Road. Ward 3.

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant**

Shane LaBeth  
(405) 609-6161  
slabeth@ca-ok.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this request is to permit the installation of one (1) 20,000-gallon aboveground fuel storage tank within a pre-existing enclosure where higher capacity tanks have been removed.

**D. Existing Conditions**

**1. Comprehensive Plan Land Use Typology Area: Urban: Low Intensity (UL)**

Urban – Low Intensity applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

**Comprehensive Plan Land Use Typology Area: Heavy Industrial (HI)**

The HI layer is intended to accommodate industrial uses that are difficult to integrate with less intense uses due to negative impacts from heavy traffic, noise, or odors. This designation simultaneously concentrates heavy industrial users away from existing or future neighborhoods while preserving prime land that has attributes crucial to industrial businesses, such as proximity to highway and rail access. Small-scale industrial, office, or commercial development may be appropriate provided that it supports or buffers industrial uses and does not restrict future industrial development by fragmenting parcels.

**2. Size of Site (5.3 Acres)**

**3. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	I-2 / AE-1	I-2 / AE-1	I-2 / AE-1	I-2 / AE-1	I-2 / AE-1
<b>Land Use</b>	Airport	Airport	Airport	Airport	Airport

**II. APPLICANT'S PROGRAM DESCRIPTION**

*Not applicable*

**III. GENERAL STANDARDS**

All special permit uses shall satisfy the following general standards:

- 1) The proposed use shall conform to the policies of the adopted Comprehensive Plan.
- 2) The proposed use shall not adversely affect the use of the neighboring properties.
- 3) Pedestrian and vehicle traffic generated will not be hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
- 4) Adequate utility, drainage, parking, loading, signs, access, and other necessary public facilities to serve the proposed use shall meet the adopted codes of the City.
- 5) The site shall front or have direct access to a street having adequate right-of-way and improvements to support the traffic generated by the proposed use.
- 6) The City Council may impose specific conditions regarding location, design, and operation to assure safety, to prevent a nuisance, and to control the noxious effects of excessive sound, light, odor, dust, or similar conditions. Such conditions may include:
  - a. A requirement that all machinery and facilities be located within an enclosed building; or
  - b. A requirement that certain areas be screened from view of surrounding neighborhoods; or

- c. A limitation on intensity of lights or hours of operation; or
- d. Similar measures designed to protect the public interest.

#### **IV. ADDITIONAL SPECIFIC STANDARDS**

- A. The site shall be at least five acres in size.

*Lease site is 5.31 acres of an airport total acreage of 1,143 acres.*

- B. No aboveground storage tank use shall be permitted within 1,000 feet of a residential zoning district or use, except that a caretaker's or watchman's house shall be exempt from this restriction.

*There are no known residential uses within 1,000 feet of the proposed location.*

- C. The setback line for any aboveground storage tank shall be not less than 100 feet from any lot line or greater if determined necessary by the City Council.

*Proposed location is greater than 100-feet from Airport property lines.*

- D. A chain-link fence or noncombustible wall eight feet in height from finished grade shall be provided around the use. Signs warning of the potential hazard, no less than four square feet in area, shall be posted along the fence at no less than 200-foot intervals.

*The proposed site plan indicates pre-existing chain link fencing and signage to remain.*

- E. Diking around any storage area, to a minimum height for containment of complete spillage from the largest tank(s), must be constructed.

*Secondary containment is proposed as 8" wide by 22" high concrete curbing.*

- F. These aboveground tank(s) must be used only for wholesale sales distributors and/or for use in vehicles owned by the owner of the tank(s).

*Fuel will be dispensed to tenant-owned fleet.*

- G. All flammable liquid storage must meet all requirements of the Oklahoma City Fire Department plus all state and federal air and water quality and/or protection standards. Such storage will be limited to Class I and II rated motor fuels only.

*Code conformance review will occur as part of the Building Permit review.*

## **V. REVIEW COMMENTS**

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk \* indicates that the agency, department, and/or division responded with no adverse comments.

### **A. Outside Agencies**

- 1. Oklahoma City-County Health Department (OCCHD)**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Water Resources Board (OWRB)**
- 5. School District (Western Heights)**
- 6. Oklahoma Department of Transportation (ODOT)**

### **B. City Departments**

- 1. Airports – See attached letter.*
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire**
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**
  - a. Engineering**

**Storm Sewer Availability \***

**8. Streets, Traffic and Drainage Maintenance**

**9. Stormwater Quality Management**

**10. Traffic Management**

**11. Utilities**

**a. Wastewater Comments \***

**b. Water Comments \***

**c. Solid Waste Management**

**12. Development Services**

**13. Planning \***

**IV. STAFF RECOMMENDATION**

*Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.*

**Approval of the application.**

**taj**



March 31, 2023

Devon Realty Advisors, LLC  
333 West Sheridan Avenue  
Oklahoma City, OK 73102

**RE: Above ground fuel storage tank for Devon Realty Advisors**

To Whom it May Concern:

We have received Devon Realty Advisors, LLC ("Devon") request for consent and approval of the installation of one (1) 20,000-gallon aboveground storage tank ("AST") and associated fueling equipment on your leased premises at Will Rogers World Airport.

The Oklahoma City Airport Trust ("OCAT") owns an existing facility at this location but allows Devon the use of the existing fuel facility. The current facility has an AST with a capacity that exceeds the requested amount. However, the airport's current fuel facility is planned to be decommissioned in the next few months. It is our understanding that once OCAT's existing fuel tank is decommissioned, Devon would like to install the new 20,000 fuel storage tank in the same location as the current fuel facility.

On behalf OCAT and as the Director of Airports, the Trust consents to and approves of the installation, by Devon, of a new 20,000 gallon above ground storage tank in the agreed location following the removal of the current fuel storage facility. Upon receiving all the necessary City approvals and permits, a separate Notice of Authorization will be issued to commence the installation.

If you have any questions, please do not hesitate to reach out to me.

Sincerely,

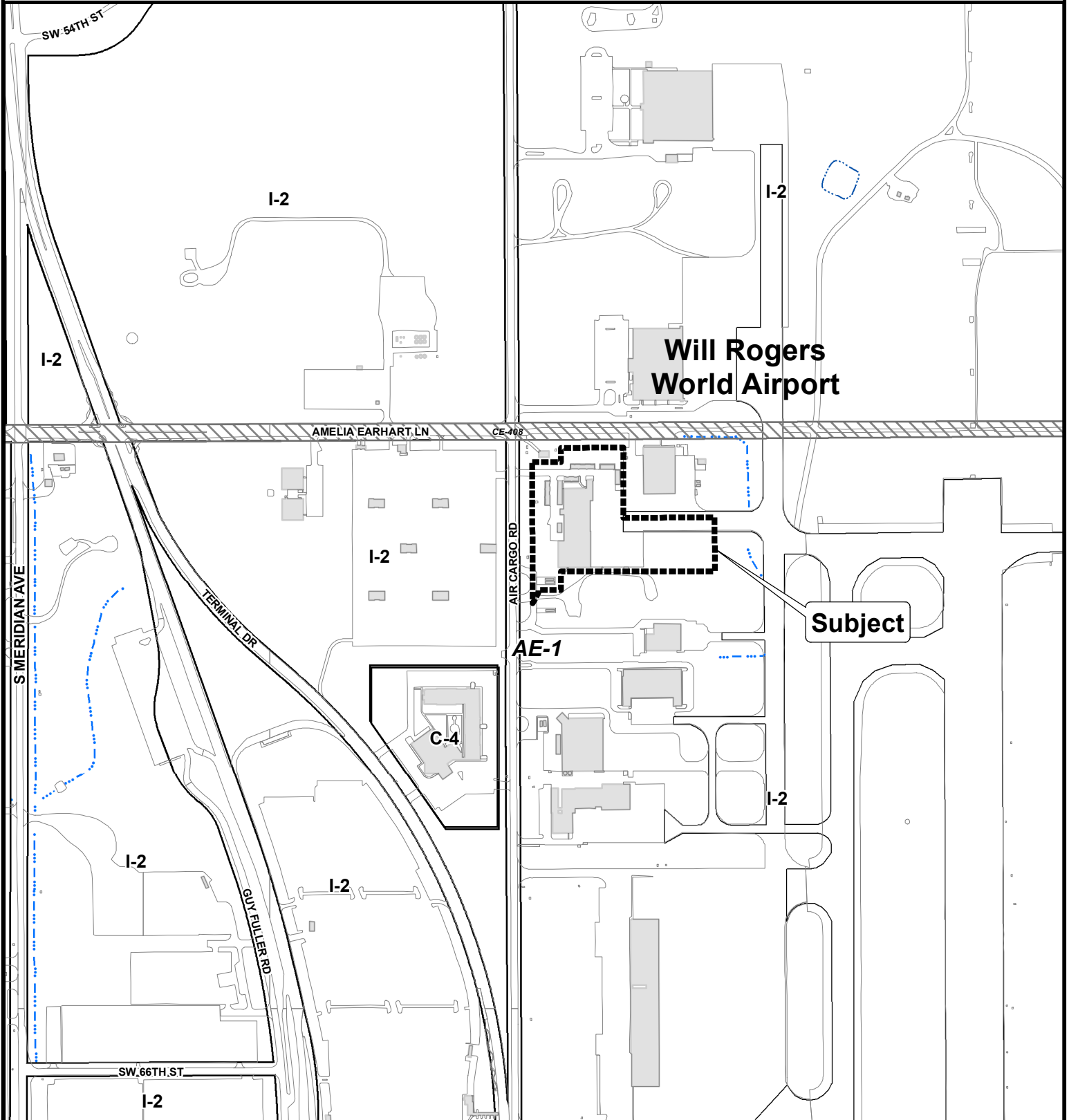
Jeff Mulder  
Director of Airports and  
General Manager of the Oklahoma City Airport Trust



**Case No: SP-577      Applicant: Shane Labeth**

**Address: 6200 Air Cargo Rd.      Present Zoning: I-2 / AE-1**

**Proposed Use: Airport Hangar with above ground fuel tank**



Note: "Subject" is Located approximately 2,004' South of SW 54th St.



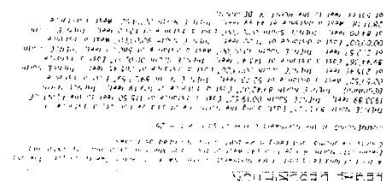
The City of  
OKLAHOMA CITY

## Special Permit Application



0 250 500  
Feet

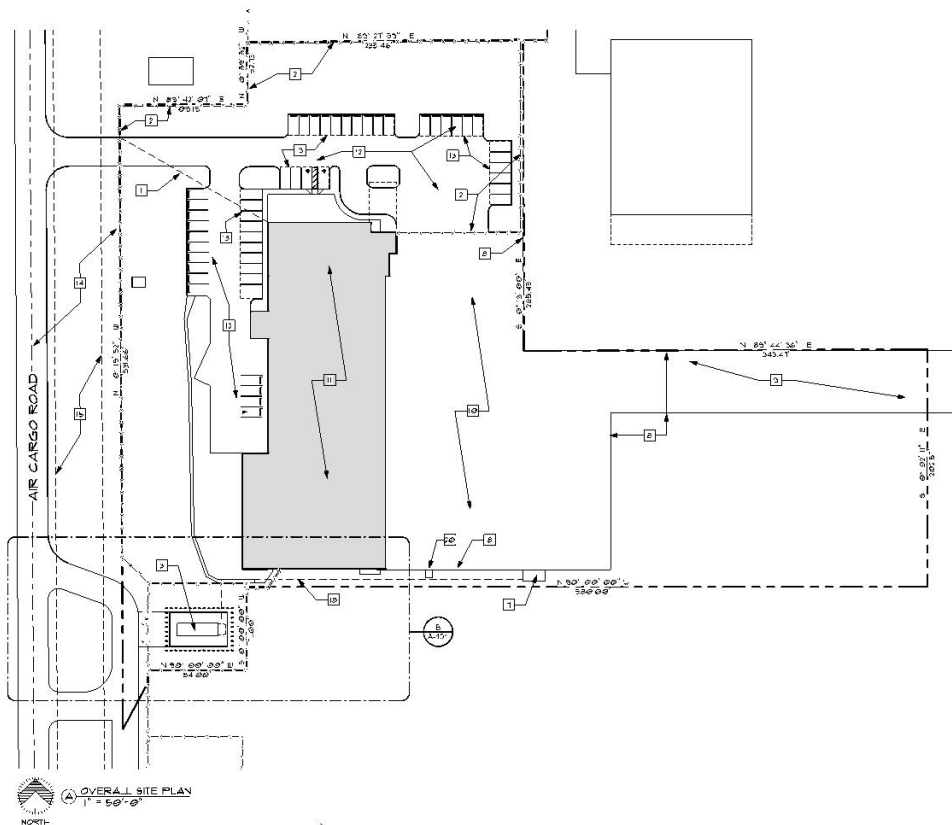




**CORPORATE AVIATION FACILITY**  
WILL ROGERS WORLD AIRPORT OKLAHOMA CITY, OKLAHOMA

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SYSTEMS, INC.  
A TRADITION OF EXCELLENCE  
• Total Design/Build Solutions •  
AITC BUILDING SYSTEMS, INC. 405-379-0155





# LEGAL DESCRIPTION

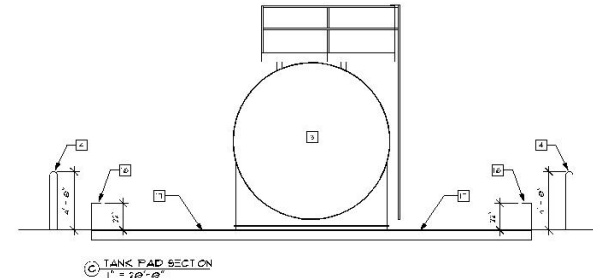
A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER (N/4) OF SECTION TWENTY-AND-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21;

THENCE NORTH 89°15' EAST, ALONG NORTH LINE OF SAID SECTION 21, A DISTANCE OF 134.85 FEET; THENCE SOUTH 00°18'00" EAST, A DISTANCE OF 10.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°15' EAST, A DISTANCE OF 109.15 FEET; THENCE NORTH 00°18'00" WEST, A DISTANCE OF 50.15 FEET; THENCE NORTH 89°15' EAST, A DISTANCE OF 20.15 FEET; THENCE SOUTH 00°18'00" EAST, A DISTANCE OF 265.45 FEET; THENCE SOUTH 00°18'00" EAST, A DISTANCE OF 100.15 FEET; THENCE SOUTH 89°15' WEST, A DISTANCE OF 166.85 FEET; THENCE SOUTH 00°18'00" EAST, A DISTANCE OF 1.00 FEET; THENCE SOUTH 89°15' WEST, A DISTANCE OF 34.80 FEET; THENCE SOUTH 00°18'00" EAST, A DISTANCE OF 10.50 FEET; THENCE SOUTH 89°15' WEST, A DISTANCE OF 44.55 FEET; THENCE NORTH 00°18'00" WEST, A DISTANCE OF 101.60 FEET TO THE POINT OF BEGINNING.

# KEYED NOTES

- EXISTING UNDERGROUND ELECTRICAL, FOR GATE AND SECURITY
- EXISTING FENCE TO REMAIN (NO NEW WORK)
- EXISTING UNDERGROUND ELECTRICAL, FOR GATE AND SECURITY
- NEW 200 GPM GAL. ABOVE GROUND, ABOVE GROUND, DOUBLE WALLED, PROTECTED FUEL STORAGE TANK
- REMOVE (2) EXISTING FUEL TANKS AND REPLACES WITH (1) ONE 10,000 GAL. NEW ABOVE GROUND PROTECTED FUEL STORAGE TANK
- PROTECTIVE STEEL BOLLARDS AT 4'-0" DIA. HINGED AT PERIMETER OF FUEL TANKS
- NEW 4" DIA. PROTECTIVE STEEL BOLLARDS AT 4'-0" DIA. PLACEMENT AT PERIMETER OF FUEL TANK AREA
- EXISTING 10" ACCESS GATE IN EXISTING FENCE (NO NEW WORK)
- EXISTING MAIN GATE IN EXISTING FENCE (NO NEW WORK)
- EXISTING FUEL DISPENSING LOCATION ON NEW EQUIPMENT BY OWNER
- EDGE OF EXISTING PAVING
- EXISTING CONCRETE TOLWAY TO EXISTING "AS-BUILT" (NO NEW WORK)
- EXISTING CONCRETE PAVING TO REPAIR
- EXISTING ASPHALT FACILITY (NO NEW WORK)
- EXISTING PAVING AND STRIPS TO REPAIR (NO NEW WORK)
- EXISTING LIGHTED COVERED PARKING (NO NEW WORK)
- NO OCCUPATION, PROVIDED FOR THE R-3-C OF ZONING OF AIR CARGO ROAD (SHOWN AS "R-3-C" OF MAP) (NO NEW WORK)
- 10' UTILITY EASEMENT PER RESOLUTION BOOK 3330 PAGE 445
- FUEL CONTAINMENT AREA CONCRETE CURB: 8" X 22" H (WATER TO HOLD 10,000 GAL. OF FUEL)
- EXISTING CONC. ROAD TO REPAIR
- NEW UNDERGROUND FUEL LINES TO FUEL DISPENSER
- THE CITY OF OKLAHOMA IS TO REMEDIAL THE TWO EXISTING REMEDIATE FUEL TANKS AND ANY CONTAMINATES THE CITY OF OKLAHOMA PROVIDE A CLEAN ENVIRONMENT FOR ALL NEW "DEVON" RELATED WORK
- NEW 400V ELECTRICAL RECEPTACLE TO BE INSTALLED FOR AIRCRAFT GROUND POWER CABLE



DATE	DESCRIPTION
5/24/23	5/24/23

## CORNERSTONE ARCHITECTURE

1001 S.W. 80TH ST., SUITE C120  
OKLAHOMA CITY, OKLAHOMA 73129  
P: 405.506.4000  
www.CSAC.com

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### FUEL TANK REPLACEMENT DEVON ENERGY AVIATION FACILITY

WILL ROGERS WORLD AIRPORT  
OKLAHOMA CITY, OKLAHOMA

OWNER:  
DEVON ENERGY  
OKLAHOMA CITY, OKLAHOMA 73106

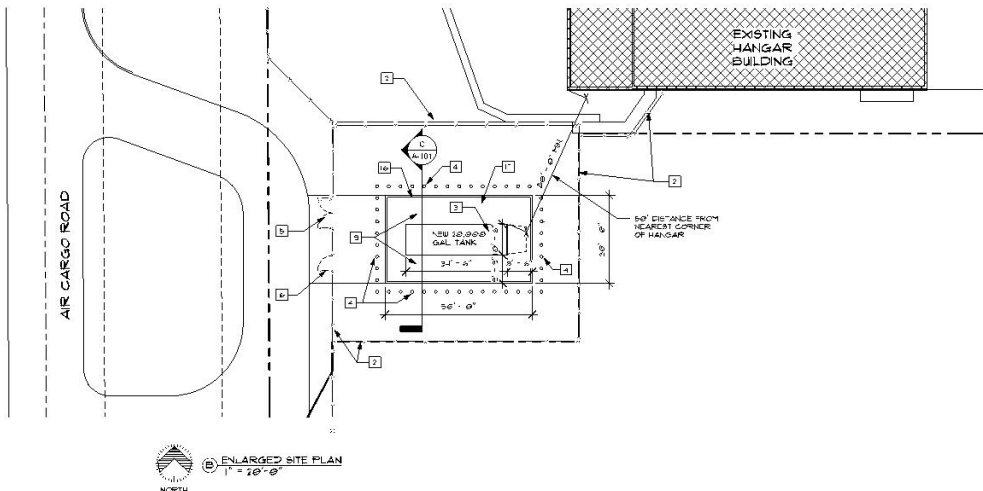
PROJECT NUMBER:  
**2326**

DRAWN BY: S.L.C. CHECKED BY: M.S.L.

**SITE PLAN**

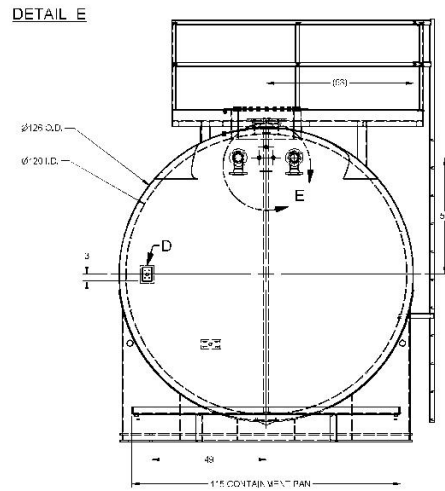
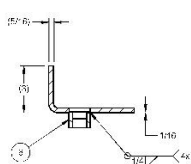
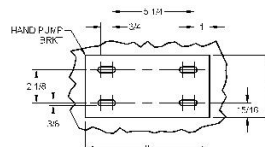
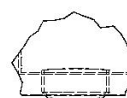
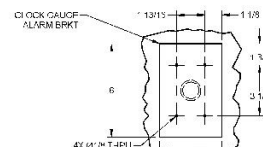
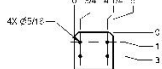
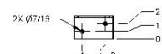
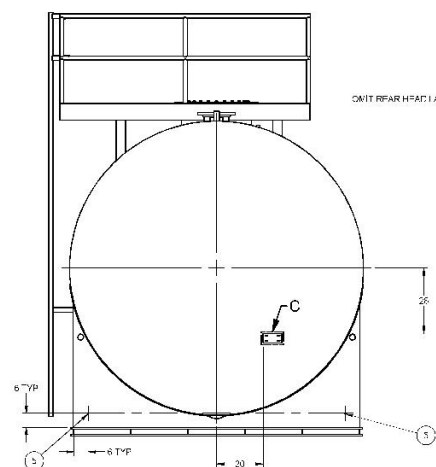
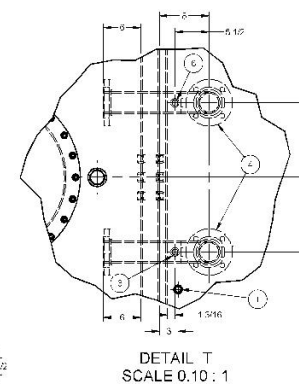
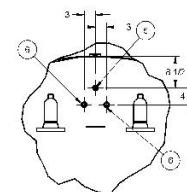
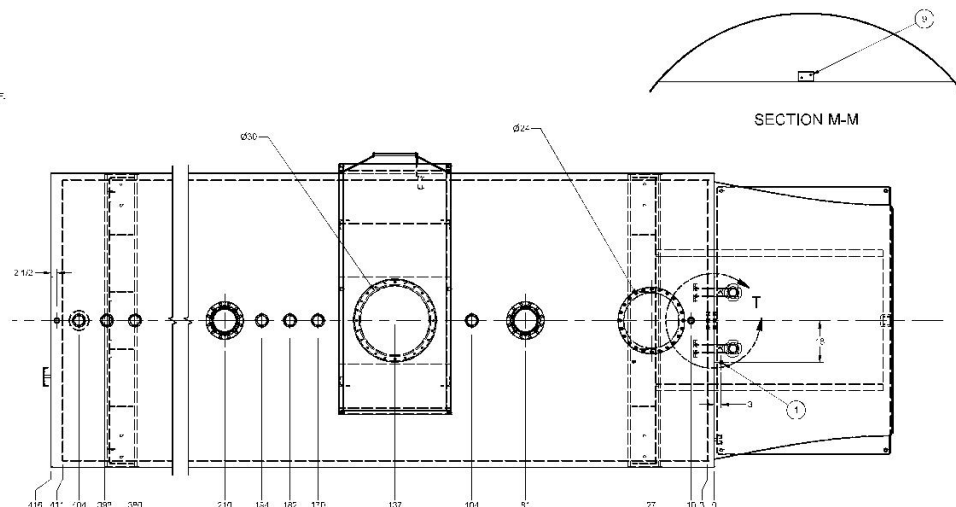
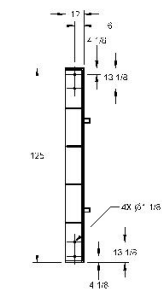
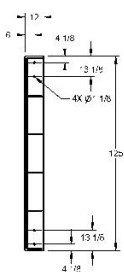
DATE:  
**MAY 24, 2023**

SHEET TITLE:  
**A-101**



NOTES

- 1. TO 3: PAINTED 48T WHITE: PPG OCDE F331191331.
- 2. TANK SHA-1 IS RATTOP AS US-2095.
- 3. INNER TANK WALL OF EPOXY COATED CARBON S-BEL.
- 4. TANK SHA-1 HAVE TWO LIFTING LUGS.
- 5. TANK TO BE GROUND ARM NEG70.
- 6. VALVE COVER RUCTION OF TANK MAY SIGHTLY COR-ER.
- 7. SIDE ACCESS LATCH PAINTED YELLOW.
- 8. ALL WELDING AND DRUG SHAFT BE PAINTED WITH ASM-P-3: PENDING AND REFINERY CO-3.
- 9. STRONGER PLATE TO 3: MAG-2 OF STAINLESS STEEL AND EPOXY COATED.

[illegible]



**Case No: SP-577      Applicant: Shane Labeth**

**Address: 6200 Air Cargo Rd.      Present Zoning: I-2 / AE-1**

**Proposed Use: Airport Hangar with above ground fuel tank**



Aerial Photo from 2/2022

Note: "Subject" is Located approximately 2,004' South of SW 54th St.



The City of  
OKLAHOMA CITY

## Special Permit Application



0 250 500  
Feet