



# Zoning Staff Report

**Date:** August 13, 2024

**Case Number:** ZC-24-051

**Council District:** 3

## Zoning Map Amendment & Site Plan

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** Leo-17 Realty LLC/ Jacob Petrie

**Site Location:** 9944 Camp Bowie W Blvd

**Acreeage:** 1.05 acres

### Request

**Proposed Use:** Office/ Warehouse Space

**Request:** From: "E" Neighborhood Commercial  
To: Add Conditional Use Permit "CUP" for warehouse in "E" Neighborhood Commercial, site plan included

### Recommendation

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

**Comprehensive Plan Map Consistency:** Requested change N/A

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

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

**Zoning Commission Recommendation:** **Approval by a vote of 7-1**

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Figure 2: Site Photos

## Surrounding Zoning and Land Uses

North	"C" Medium Density / Residential
East	"PD-SU" for all uses in "E" plus mini warehouse TO ADD SHOWROOM, WAREHOUSE, AND FLEET PARKING FOR POOL COMPANY / Commercial
Southeast	"I" Light Industrial / Commercial
Southwest	"E" Neighborhood Commercial/ Commercial
West	"E" Neighborhood Commercial/ Commercial

## Recent Zoning History

- N/A

## Public Notification

300-foot Legal Notifications were mailed on June 28, 2024.  
 The following organizations were notified: (emailed June 28, 2024)

Organizations Notified	
Camp Bowie District, Inc	Streams and Valleys Inc
Trinity Habitat for Humanity	Westland NA

\* Located within a registered Neighborhood Organization

## Development Impact Analysis

### Land Use Compatibility

The surrounding area features a diverse mix of uses, including commercial establishments, truck parking facilities, and residential properties. The applicant is seeking to add a Conditional Use Permit (CUP) to the property to accommodate the specific use of a warehouse.

The original plan was to rezone to "I" Light Industrial, but this would not align with the land use compatibility given the prevailing commercial character of the surrounding area. Such industrial zoning could potentially introduce uses that might not harmonize with the existing properties. By opting for a CUP, the rezoning can be more effectively tailored to ensure compatibility with the neighborhood.

This CUP approach allows for more precise control and oversight of the types of businesses that will occupy the property. It enables the development of compatible uses that enhance the commercial vitality of the area while addressing concerns about potential negative impacts on nearby residential properties. The site plan within the CUP provides a framework for monitoring and regulating the specific uses and layout of the development, ensuring they contribute positively to the area.

In summary, the Conditional Use Permit (CUP) offers a balanced solution that supports commercial growth and diversity, aligns with the surrounding area's character, and maintains a safeguard against incompatible uses. This strategic approach helps to foster a better community, promoting both economic development and residential well-being. By leveraging the CUP, the development can meet both commercial needs and community standards, ensuring a harmonious integration of new uses into the existing urban fabric.

The proposed zoning is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency- FLU Map and Policies

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The adopted Comprehensive Plan currently designates the subject property as a Neighborhood Commercial on the Future Land Use Map.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The proposed property's designation aligns with the Neighborhood Commercial Future Land Use (FLU) category. Consequently, seeking a Conditional Use Permit (CUP) instead of rezoning to industrial zoning in this area better meets the intended objectives.

The Comprehensive Plan emphasizes creating vibrant, mixed-use communities that support both residential and commercial activities. Maintaining the Neighborhood Commercial zoning is in line with this vision, preserving the neighborhood's character and quality of life.

Therefore, the proposal for a CUP in this area is consistent with the established zoning intent and urban planning objectives. Adhering to the Neighborhood Commercial FLU category is essential for maintaining the planned development pattern, ensuring compatible land uses with the surrounding area, and supporting the long-term goals of creating cohesive, livable neighborhoods. This approach fosters a balanced environment that enhances community well-being and aligns with the city's broader urban development strategies.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan FLU Map and Policies.

**Zoning and Land Use**

The site plan as submitted is in general compliance with the Zoning Ordinance regulations. However, clarity on the items below is needed when submitting for permitting

1. Add Landscape buffer information and clearly show the setback dimensions
2. Add the zoning case number in the lower right corner
3. Include signature line

*(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.)*



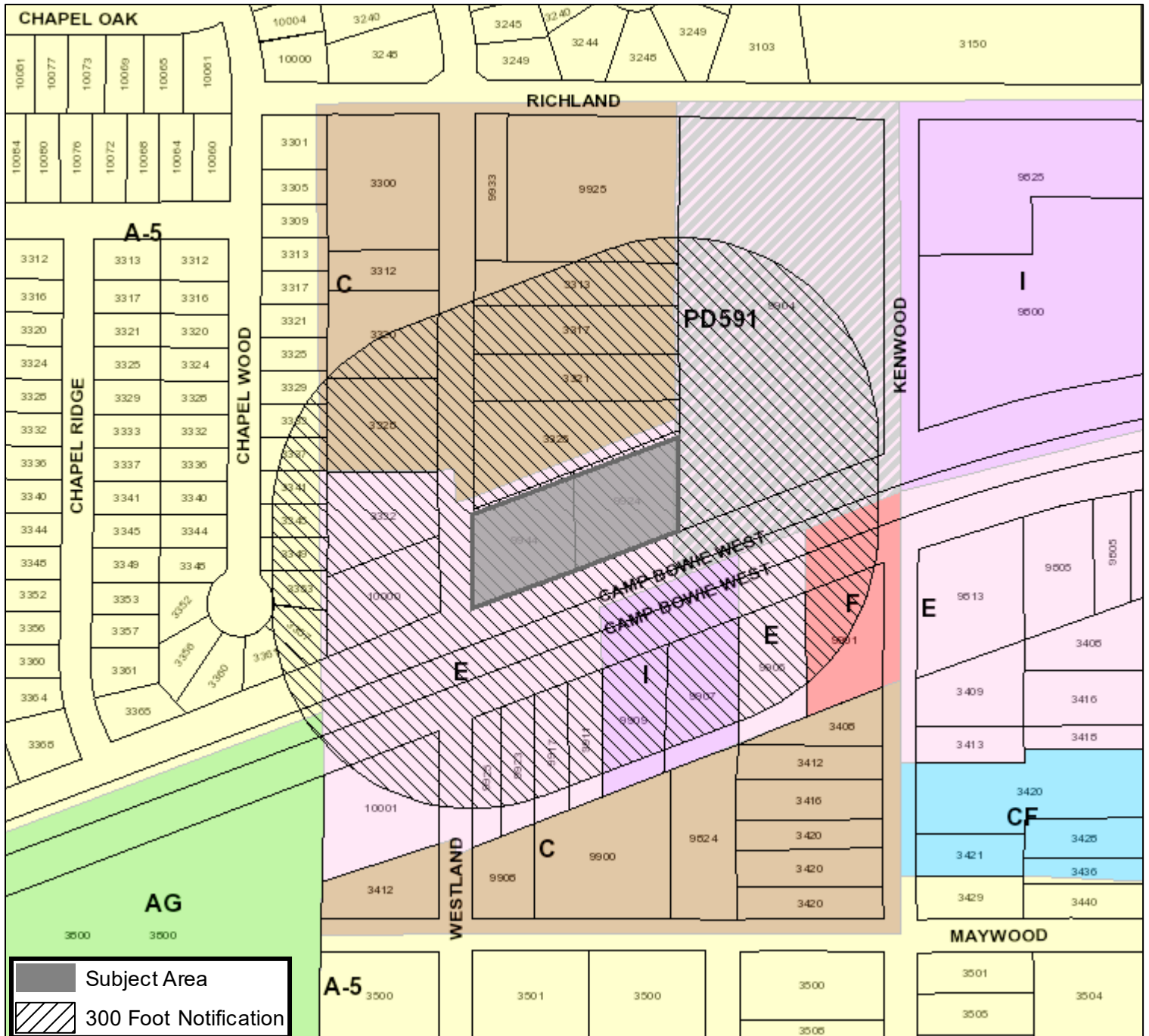
# Supplemental Information

## Site Photos



### Area Zoning Map

Applicant: Leo-17 Realty LLC  
 Address: 9924-9944 (evens) Camp Bowie West  
 Zoning From: E  
 Zoning To: PD/I office/warehouse  
 Acres: 0.99998435  
 Mapsco: Text  
 Sector/District: Far\_West  
 Commission Date: 6/12/2024  
 Contact: 817-392-2806



0 105 210 420 Feet







**NOTES BY NUMBER**

- 01 STANDING SEAM METAL ROOF
- 02 STONE VENEER
- 03 CAST STONE CAP
- 04 EXTERIOR METAL WALL PANELS
- 05 ALUM/GLASS STOREFRONT WINDOW/DOOR
- 06 ROLL UP OVERHEAD DOOR
- 07 METAL GUTTER AND DOWNSPOUT
- 08 WALL MOUNTED LIGHT FIXTURE.
- 09 METAL AWNING

DATE: 02.28.2024

JOB NO: 52024

DRAWN: STAFF

CHECKED: AG



214.766.5905  
PO BOX 383023  
DUNCANVILLE, TX 75138

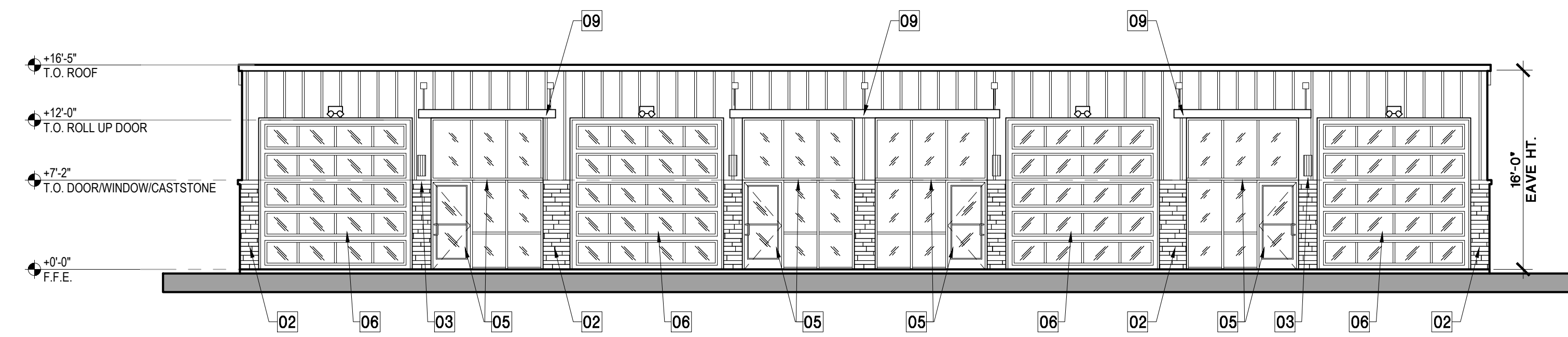
INDUSTRIAL PARK  
CAMP BOWIE W BLVD  
FORT WORTH, TX 76116

REVISIONS

EXTERIOR  
ELEVATIONS

SHEET NUMBER

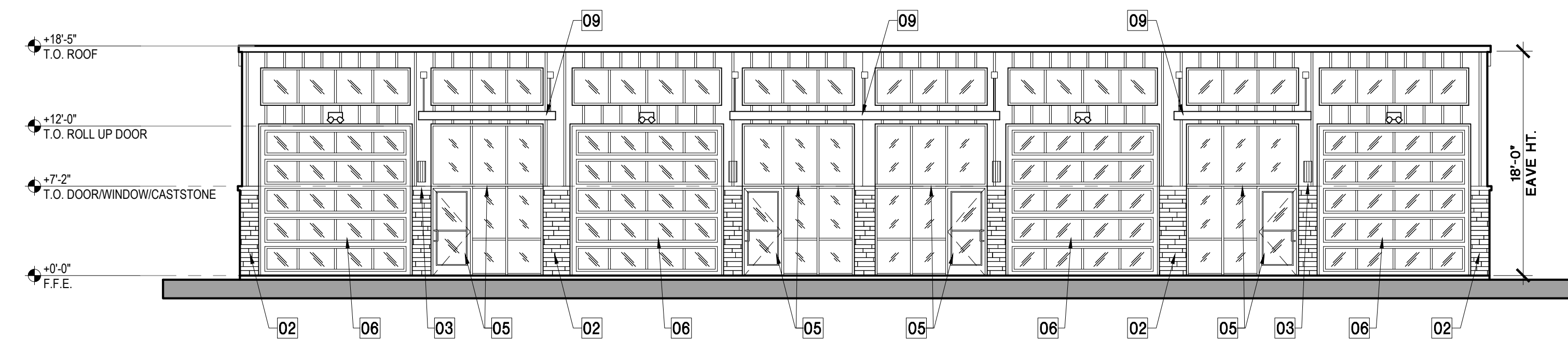
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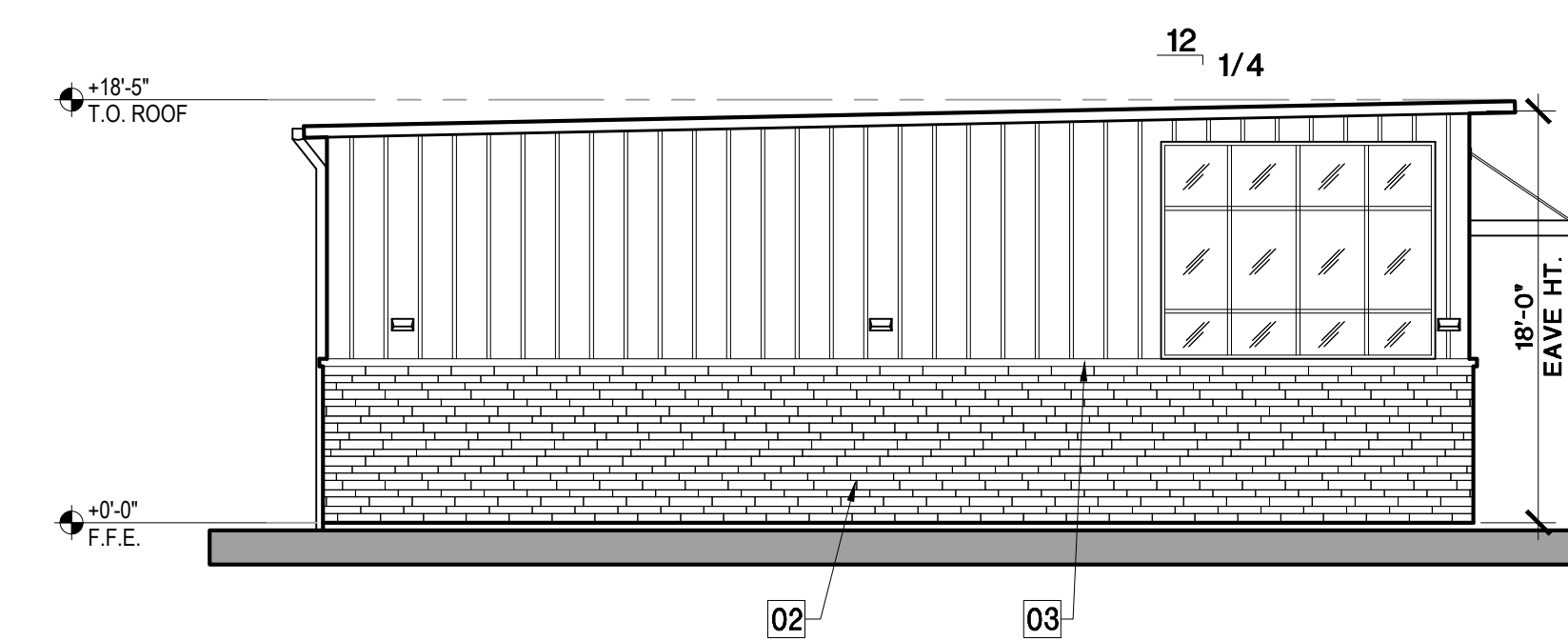
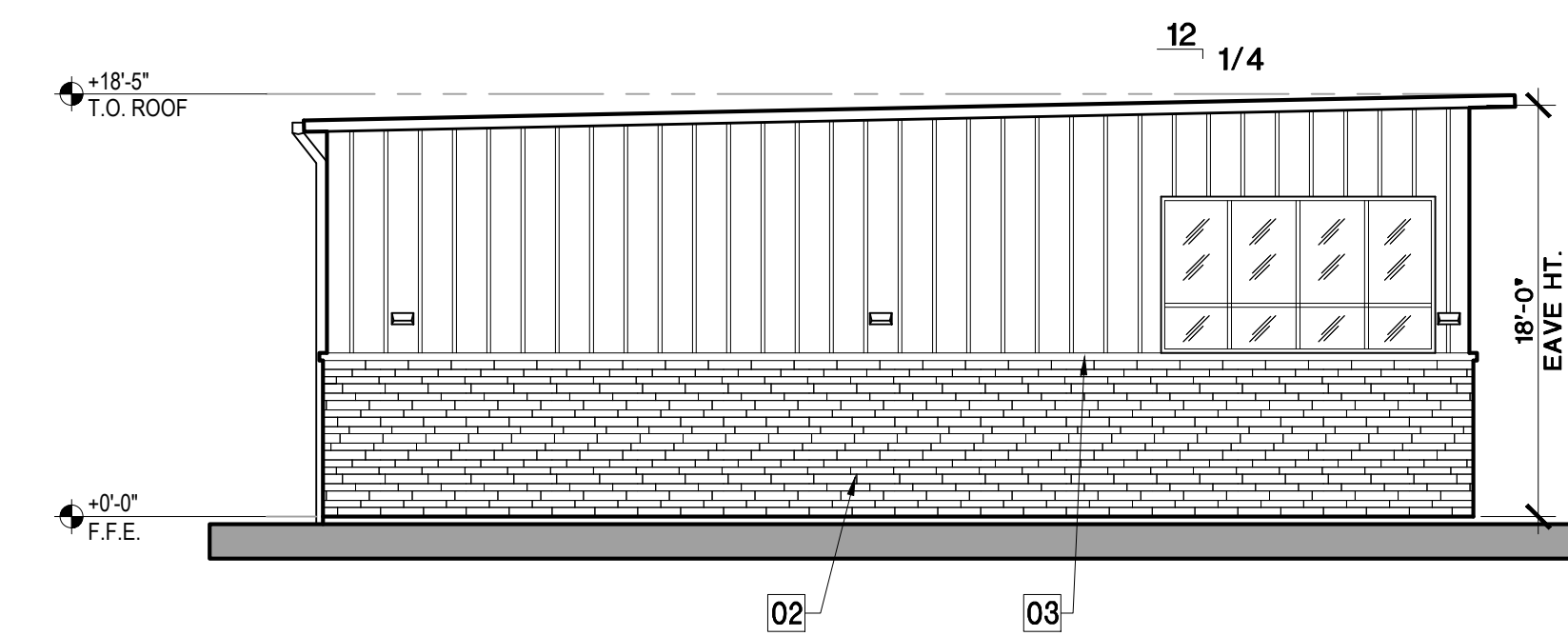
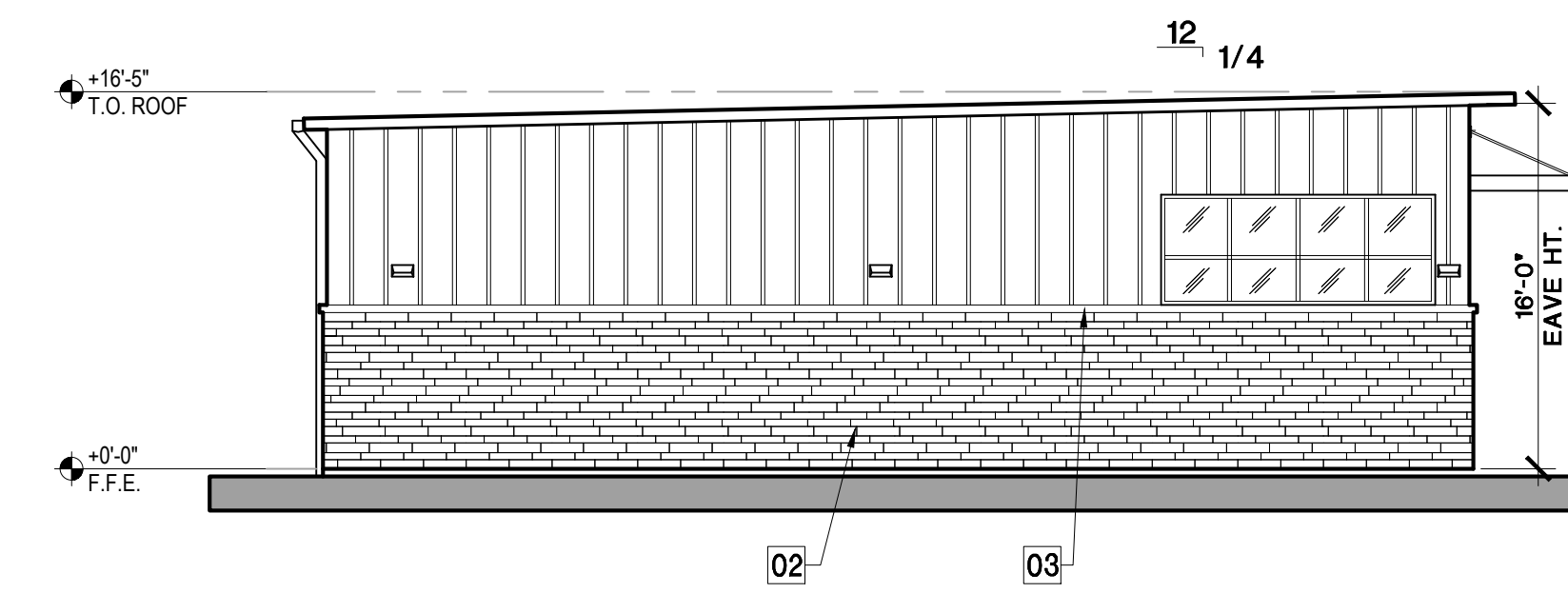
**OPTION 3**



**OPTION 2**



**OPTION 1**

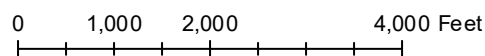
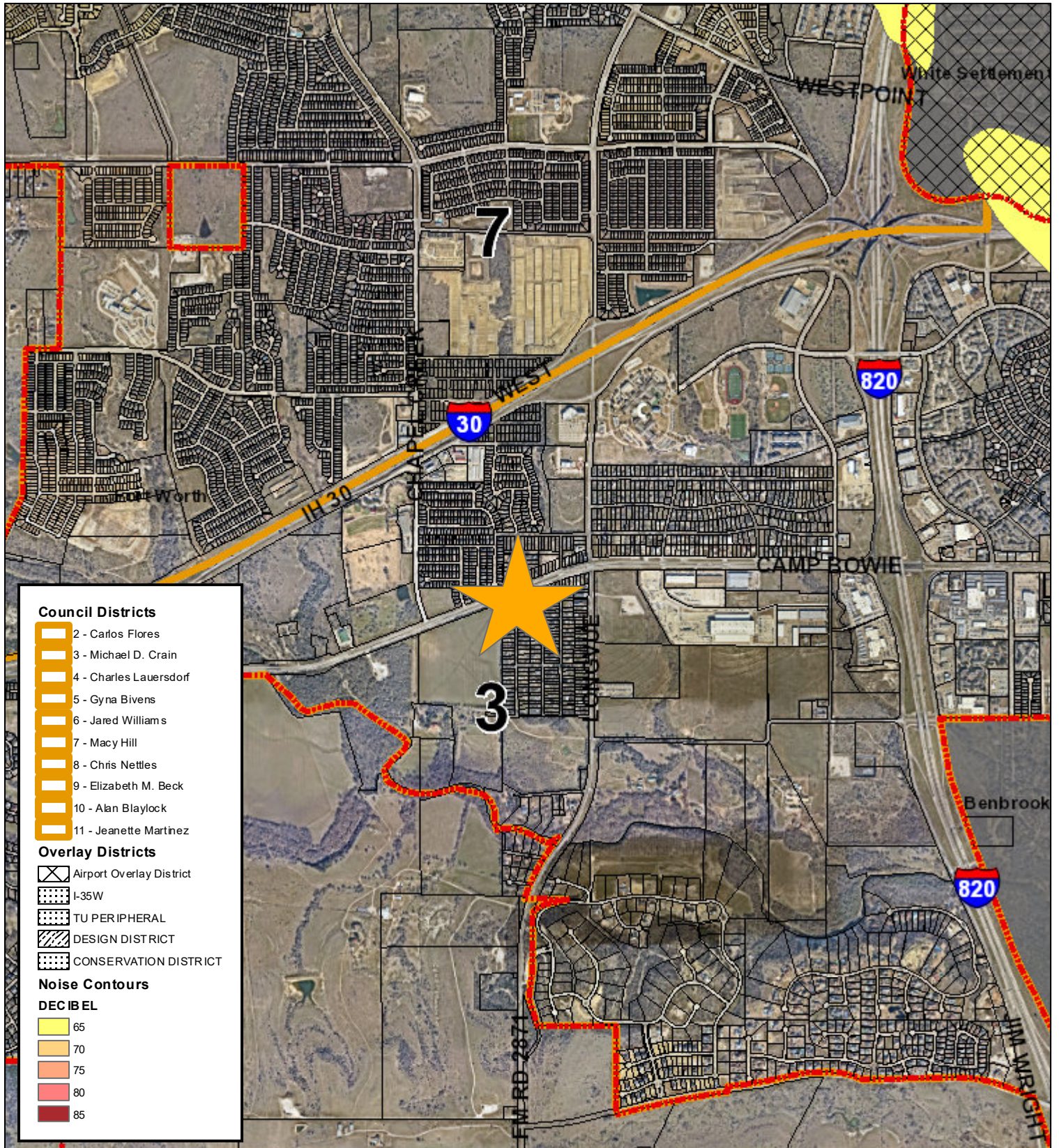


**02 SIDE ELEVATION 1**  
SCALE: 1/8" = 1'-0"

**01 FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

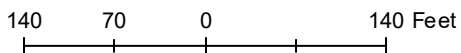
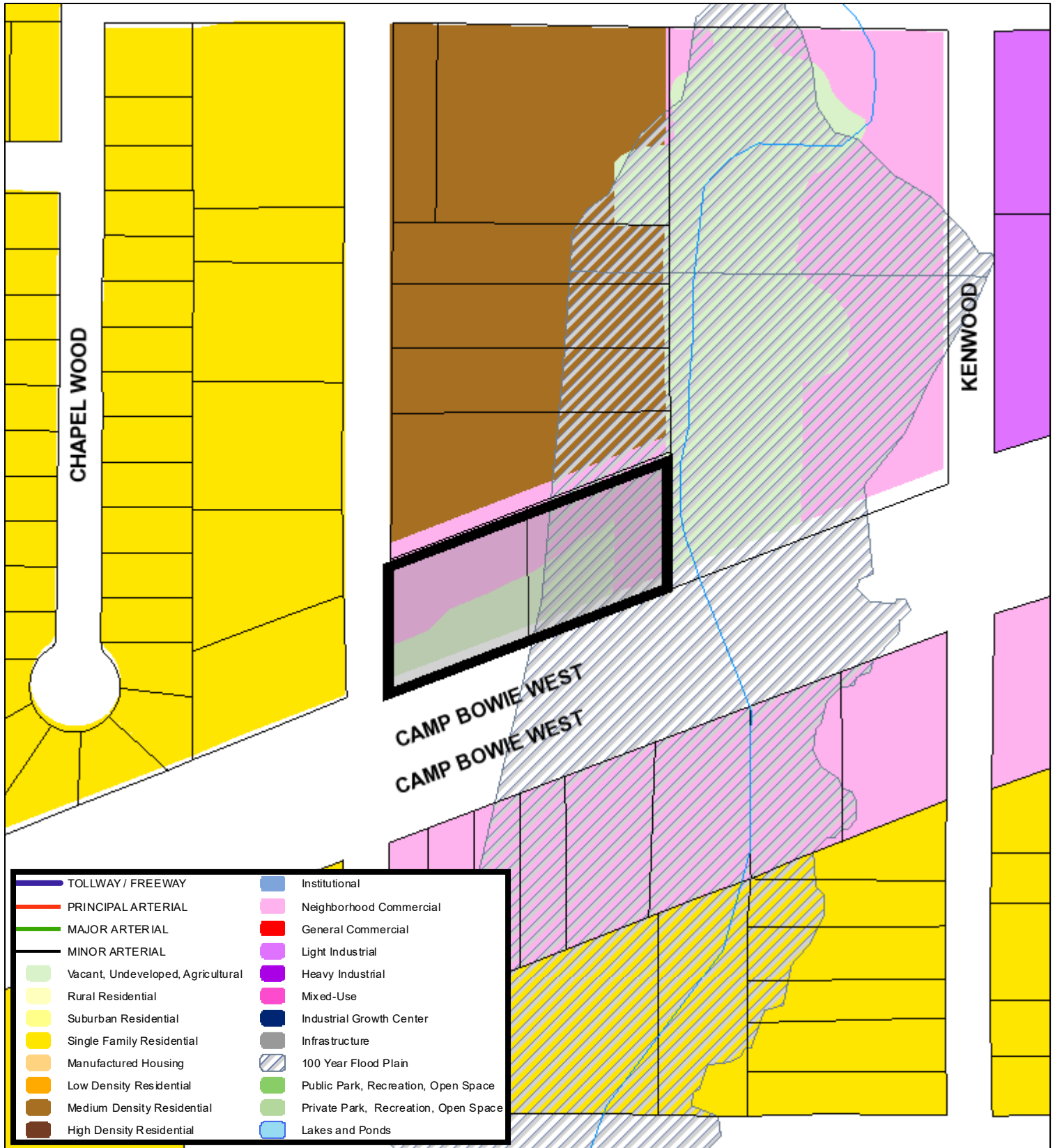


### Area Map





### 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 6, 2018.





## Aerial Photo Map



0 90 180 360 Feet

