



# Zoning Staff Report

**Date:** January 14, 2025

**Case Number:** ZC-24-145

**Council District:** 3

## Zoning Map Amendment

**Case Manager:** Brett Mangum

**Owner / Applicant:** CCA & CWB LLC / Joshua Galbreath

**Site Location:** 7716 Norman Avenue & 7709 Camp Bowie West

**Acreage:** 0.50 acres

### Request

**Proposed Use:** Apartments

**Request:** From: "I" Light Industrial w/ NASJRB Overlay

To: "CR" Low Density Multifamily w/ NASJRB Overlay

### Recommendation

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

**Comprehensive Plan Map Consistency:** Requested change **is not consistent**

**Comprehensive Plan Policy Consistency:** Requested change **is not consistent**

**Staff Recommendation:** **Approval 8-0**

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## Project Description and Background

The subject site is located on the west side of Fort Worth, situated one block south of the Camp Bowie West Blvd. corridor, in Council District 3. This mid-block site is currently undeveloped. The applicant is requesting to rezone the half-acre property from “I” Light Industrial to “CR” Low Density Multifamily, to accommodate future development of apartments on the site. Please note that a formal Site Plan is not required for a rezoning to “CR”, however providing a concept layout can give staff and City officials an idea on how the developer envisions the layout and functionality of the site. “CR” zoning was recently approved on the half acre just to the south, adjoining the subject site.

## Surrounding Zoning and Land Uses

North “CB-IA” Camp Bowie-Industrial Arts / billiards & restaurant  
East “CB-IA” Camp Bowie-Industrial Arts / billiards & restaurant  
South “CR” Low Density Multifamily / undeveloped  
West “PD-649” Planned Development-Specific Use / single family & cabinet shop

## Recent Zoning History

- ZC-14-102, NAS JRB Overlay added

## Public Notification

300-foot Legal Notifications were mailed on November 27, 2024.  
The following organizations were emailed on November 27, 2024:

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
NAS Fort Worth JRB RCC	Bomber Heights NA
Fort Worth ISD	Camp Bowie District, Inc.

## Development Impact Analysis

### Land Use Compatibility

Surrounding land uses in this area are mixed. There is single family residential use and zoning along Norman Avenue to the south. There is a hybrid PD to the west (single family house with the addition of small scale cabinet manufacturing) and commercial to the north along Camp Bowie West. The half acre to the south of the subject site was recently rezoned to “CR”, indicating that there is some level of support for more dense housing in the vicinity. The proposed zoning **is compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Western Hills/Ridglea Sector

The 2023 Comprehensive Plan designates the subject property as *future light industrial*. Zoning categories in alignment with this Comprehensive Plan designation would be “MU-2”, “I”, or all commercial zones. The current “I” zoning is in alignment and consistent with the Comprehensive Plan designation. In order to accommodate the current development and rezoning proposal, a designation of Medium Density Residential would be required in order to accommodate a rezoning to “CR” Low Density Multifamily.

### 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

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>INDUSTRIAL</b>		
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
<b>RESIDENTIAL</b>		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

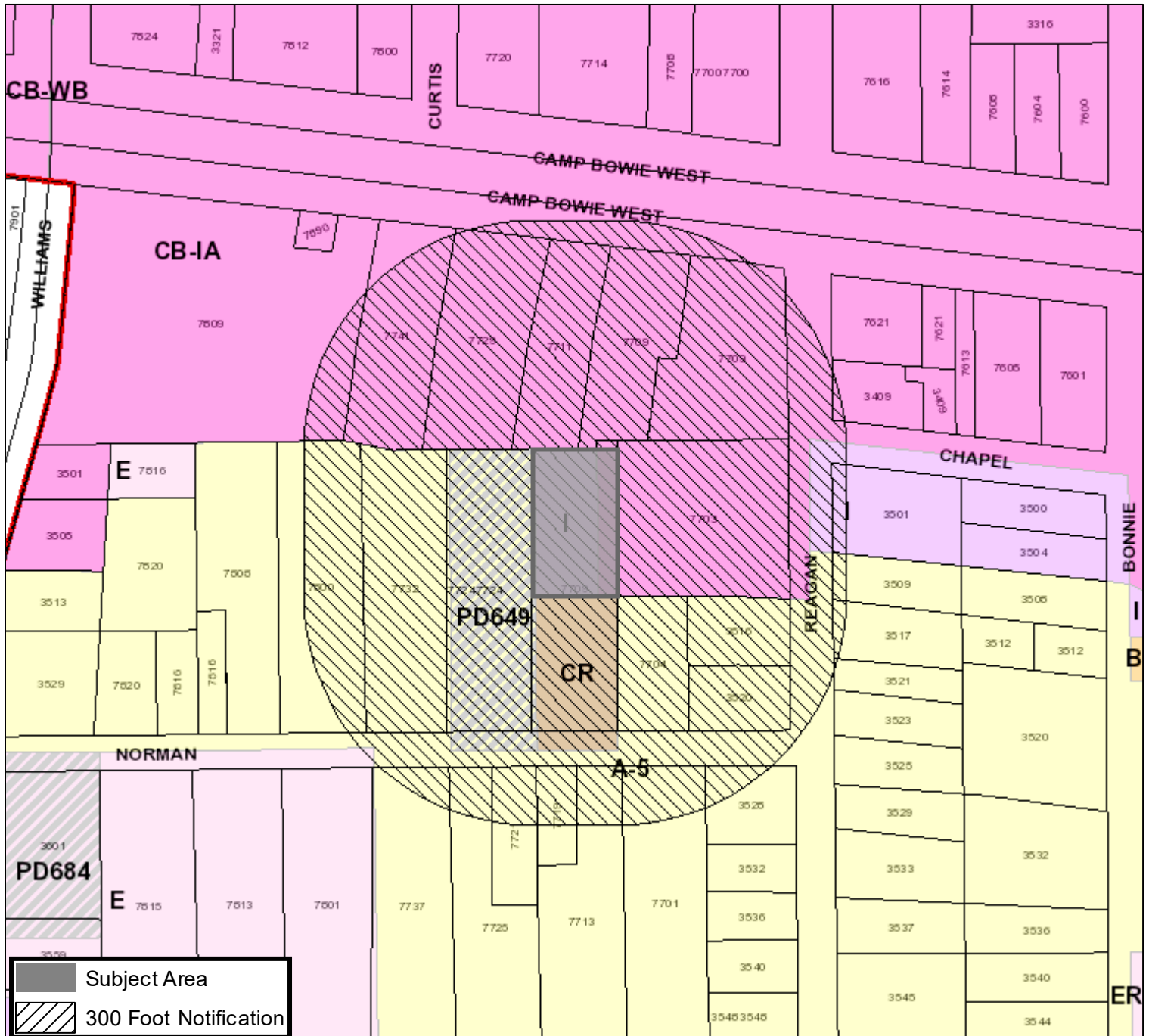
The proposed zoning is **not consistent** with the Comprehensive Plan map designation. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.



In terms of policy, this zoning change is not supported by at least five of the policies specific to the Western Hills/Ridglea area, which generally discourage the intrusion of incompatible uses. The site is within the 65 decibel noise contour from the NAS Fort Worth JRB, which will require additional sound attenuation measures as part of the building process. The city does not want to encourage more residents in the path of constant aircraft noise. Additionally, this is a mid-block site, so this site does not function as a buffer between non-residential and single family uses/zones. The request is **not consistent** with Comprehensive Plan and policies.

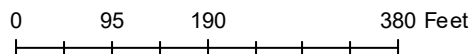


# Area Zoning Map

Applicant: Individual  
 Address: 7709 Camp Bowie West Boulevard  
 Zoning From: I/CB-IA  
 Zoning To: CR  
 Acres: 0.50016559  
 Mapsco: Text  
 Sector/District: Western\_Hills\_Ridglea  
 Commission Date: 12/11/2024  
 Contact: 817-392-8043

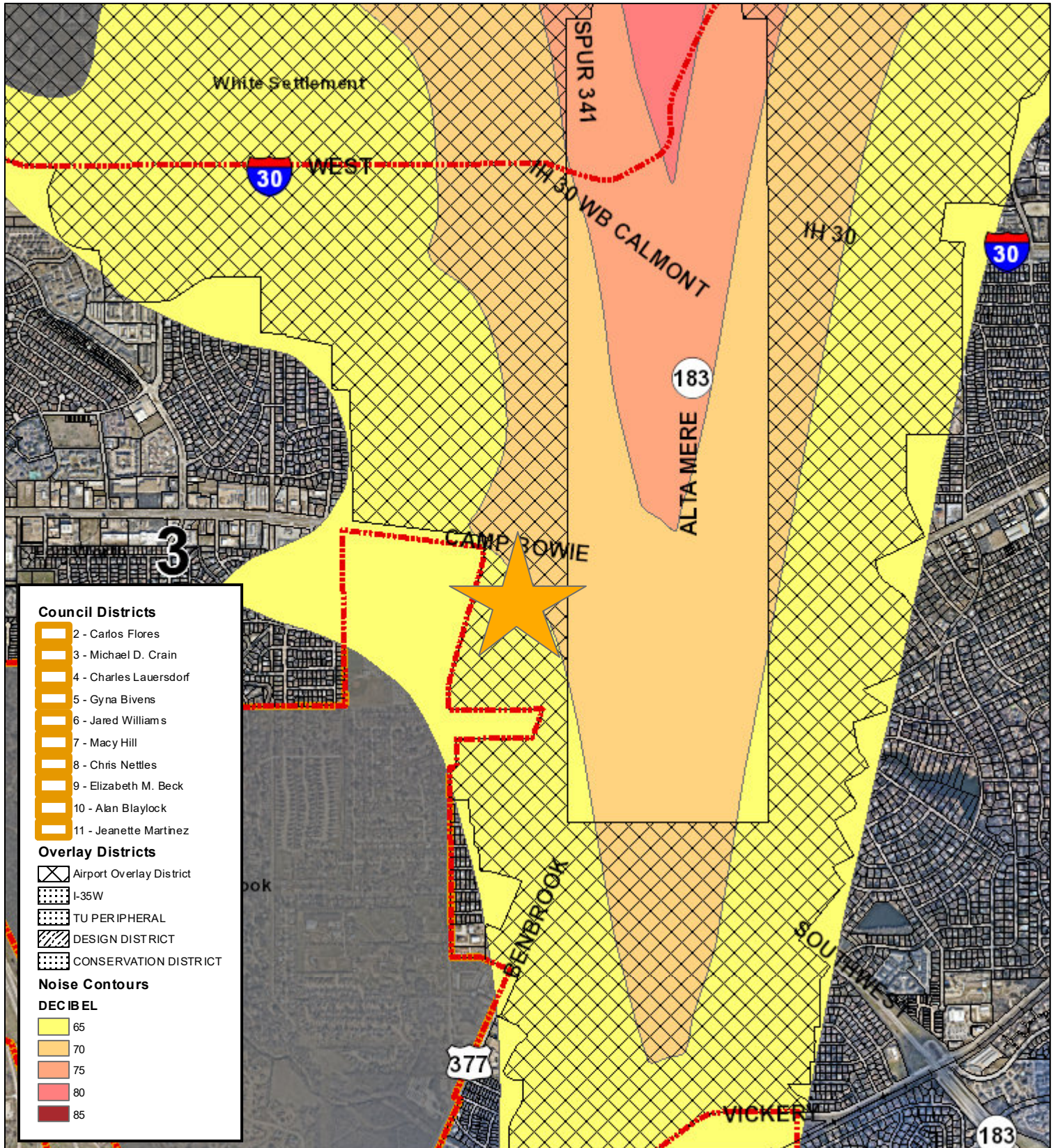


	Subject Area
	300 Foot Notification



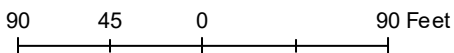
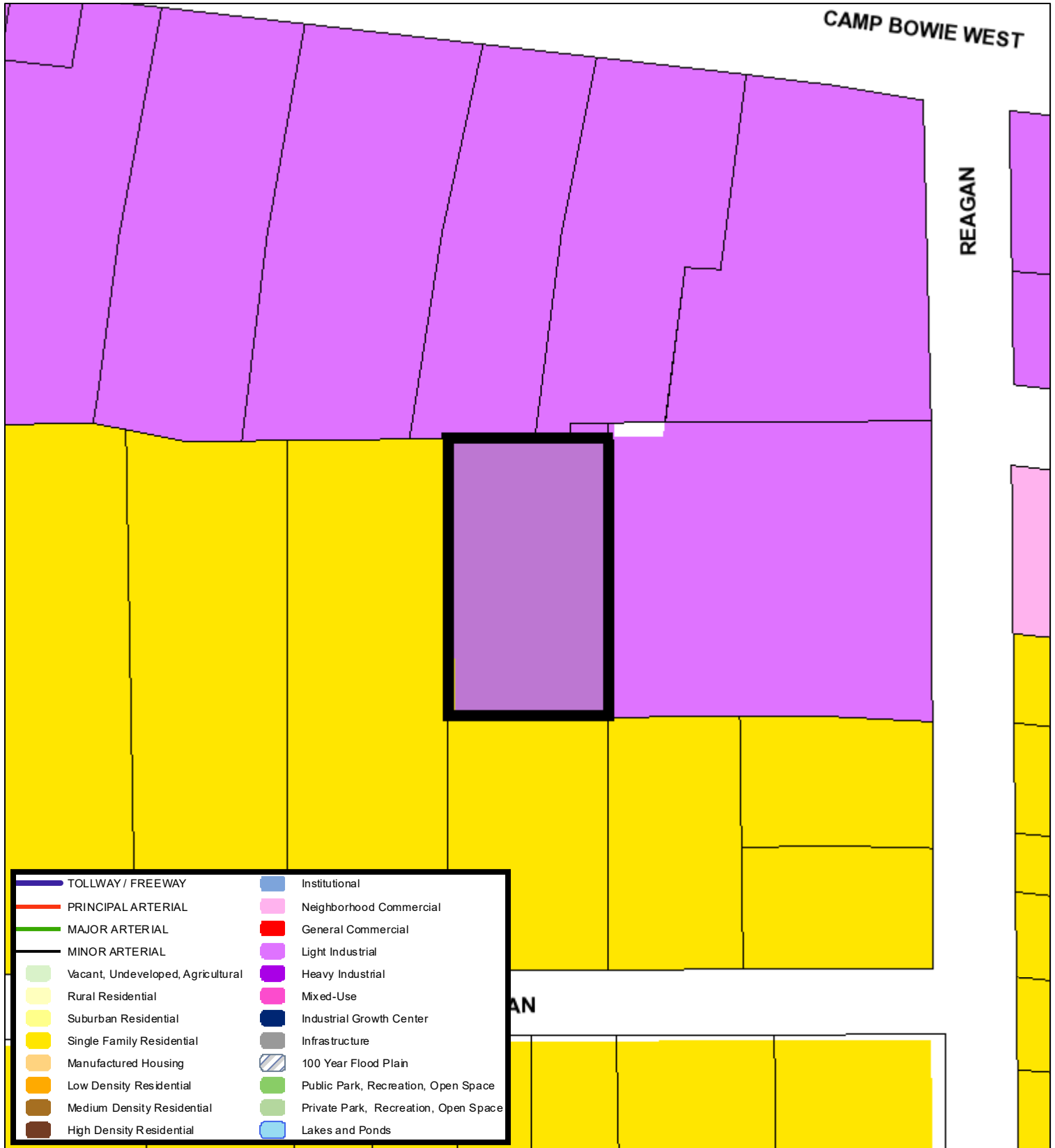


### Area Map





### 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 55 110 220 Feet

