



Zoning Staff Report

Date: February 14, 2023

Case Number: ZC-22-087

District (old/new): 3/3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Baron Purselley

Site Location: 9904 Camp Bowie W. Blvd.

Acreage: 3.9 acres

Request

Proposed Use: Office and Warehouse Space for pool company

Request: From: PD 591 "PD-SU" for all uses in "E" plus mini warehouse, site plan waived

To: Amend PD 591 PD/SU" for all uses in "E" plus mini warehouse to add showroom, warehouse, and fleet parking for pool company; site plan waiver requested

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

This project is located on Camp Bowie West Blvd, just west of Longvue Avenue. The site is currently undeveloped. The applicant is requesting to rezone from PD 591 "PD-SU" for all uses in "E" plus mini warehouse, site plan waived to Amend PD 591 PD/SU" for all uses in "E" plus mini warehouse to add showroom, warehouse, and fleet parking for pool company; site plan waiver requested.

In "E" Neighborhood Commercial, buildings are allowed to have warehouse space, as long as it is the minority (49% or less) of the building's square footage, with 51% or more of the square footage used for the use allowed in "E". However, this Planned Development seeks to allow the proposed uses to have a larger percentage of the building used for warehouse space in addition to parking for their business. The proposed site is located on a principal arterial, which is appropriate for more intense/hybrid uses. In addition, the overall site has large amounts of floodplain, which reduce the area for development.

Surrounding Zoning and Land Uses

North "A-5" One-Family / single-family, vacant

East "I" Light Industrial / restaurant, retail

South "E" Neighborhood Commercial; "F" General Commercial; "I" Light Industrial / commercial, vacant, restaurant

West "C" Medium Density; "E" Neighborhood Commercial / single-family, storage

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 29, 2022.

The following organizations were emailed on December 30, 2022:

Organizations Notified	
Westland NA*	FWISD
Trinity Habitat for Humanity	Streams and Valleys Inc

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Surrounding land uses vary with single-family and vacant land, restaurant and retail to the east, commercial, vacant and restaurant just south, and single-family and storage to the west. The applicant is proposing a hybrid of showroom, warehouse and fleet parking for a pool business. The proposed site is located on a principal arterial, which is appropriate. In addition, the overall site has large amounts of floodplain, which reduce the area for development and impact to nearby residential development.

As a result, the proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan currently designates the subject property as Neighborhood Commercial on the Future Land Use Map.

Below is a portion of a table from the Comprehensive Plan in “Ch. 4 Land Use” categorizing land use and zoning conformance.

FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1

The proposed zoning is consistent with the land use designations for this area, and with the following policy of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

The proposed zoning is **consistent** with the Comprehensive Plan.

Economic Development Plan

The adopted Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

Zoning

- Refer to redlined site plan. The site plan needs to have the following revisions made:
 - Revise square footage of Building B to be correct and consistent throughout plans; different square footage values are listed in different places on the plans and tables.
 - This can impact parking calculations.
 - Correct parking calculations
 - Must have a warehouse component. Currently table lists 50% office/professional building and 50% retail; if up to 80% of the square footage can be used as warehouse space, then the parking calculations need to include warehouse values.
 - Some values were incorrect; please revise per redlines on the site plan.
 - Parking values may be impacted by changing the square footage of Building B.
 - Remove “general retail sales” as an additional use; it is allowed by right in “E” zoning
 - Add the following note to the “Site Plan Notes” table.
 - Project will comply with Section 6.300, Bufferyards.
 - Add the case number to the title block.


FYI Comments

- Tree placement can change from what is shown on the site plan, so long as it complies with the Ordinances.
- All parking spaces in excess of the maximum calculated parking required will need to mitigate for the additional parking spaces by installing additional trees, to comply with the Ordinance.

Fire Department

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
- Additional hydrants will be required to accommodate the following:
 - ? 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and
 - ? 500 ft. hose lay distance to all points of building.
- Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided:
 - ? 150 ft. for a standpipe system, and/or a sprinkler system.
- IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1 (2) and (3)
- One point of access per lot is required. Shared access must be platted as mutual access.
- IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.7 Access
- General information:
 - Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.
 - The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

Development Services-Water Section

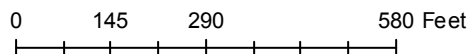
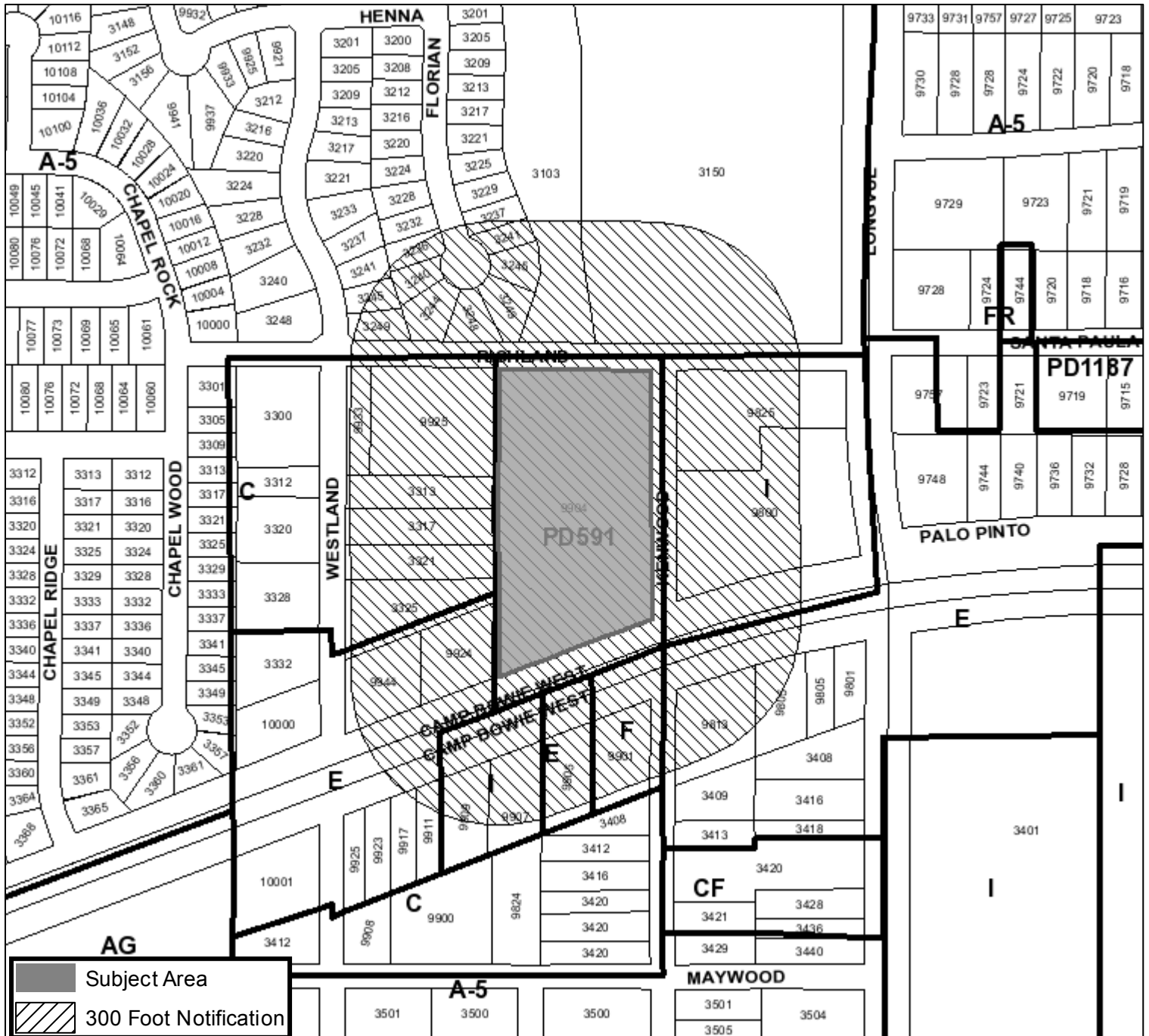
- Water and Sewer extensions required to serve each proposed lot
- 



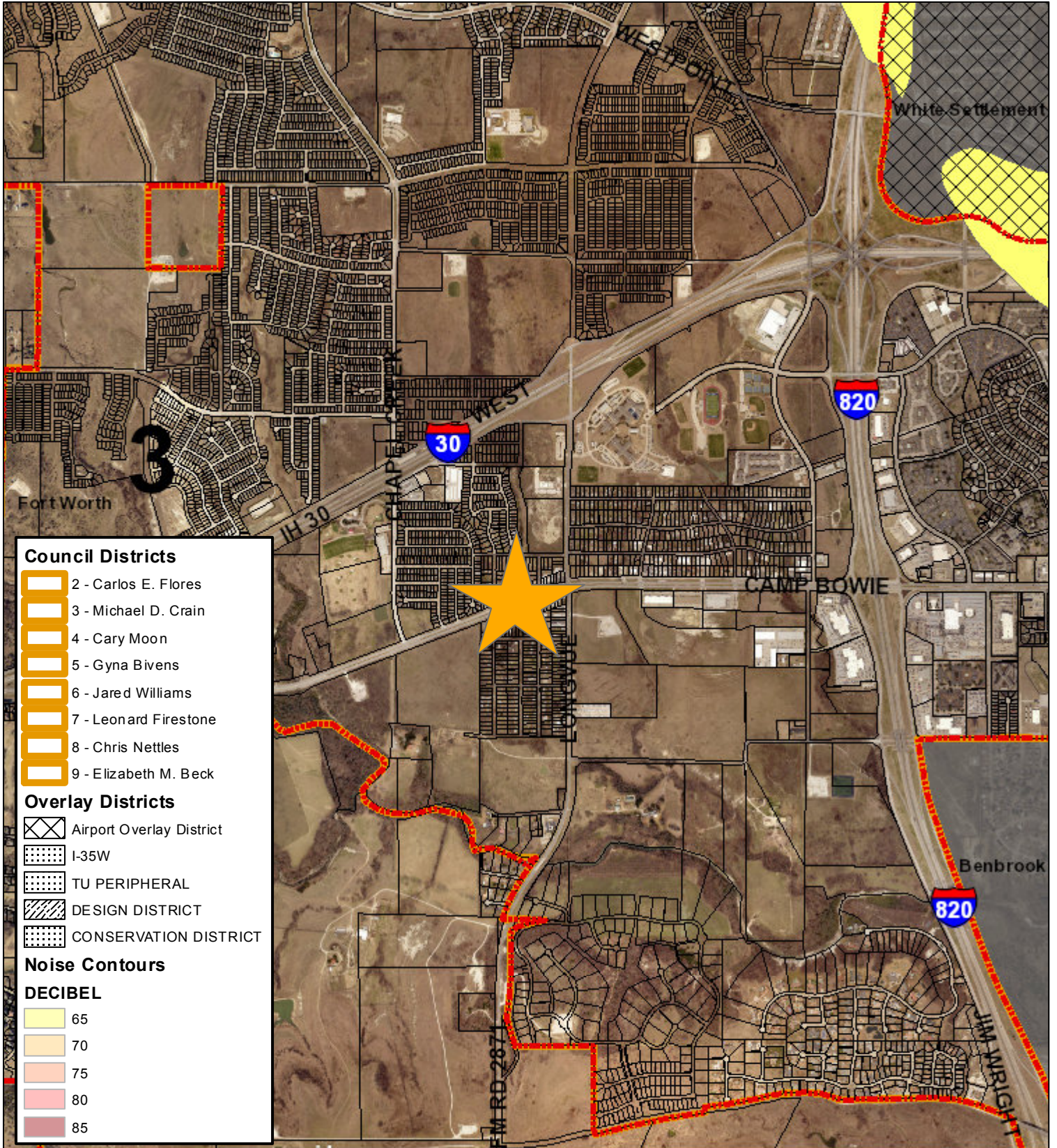
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Area Zoning Map

Applicant: Baron Purselley
 Address: 9904 Camp Bowie W. Blvd.
 Zoning From: PD591
 Zoning To: I
 Acres: 3.97209535
 Mapsco: 072P
 Sector/District: Far West
 Commission Date: 1/11/2023
 Contact: null



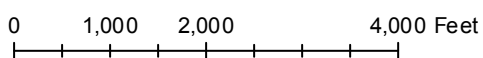
Area Map



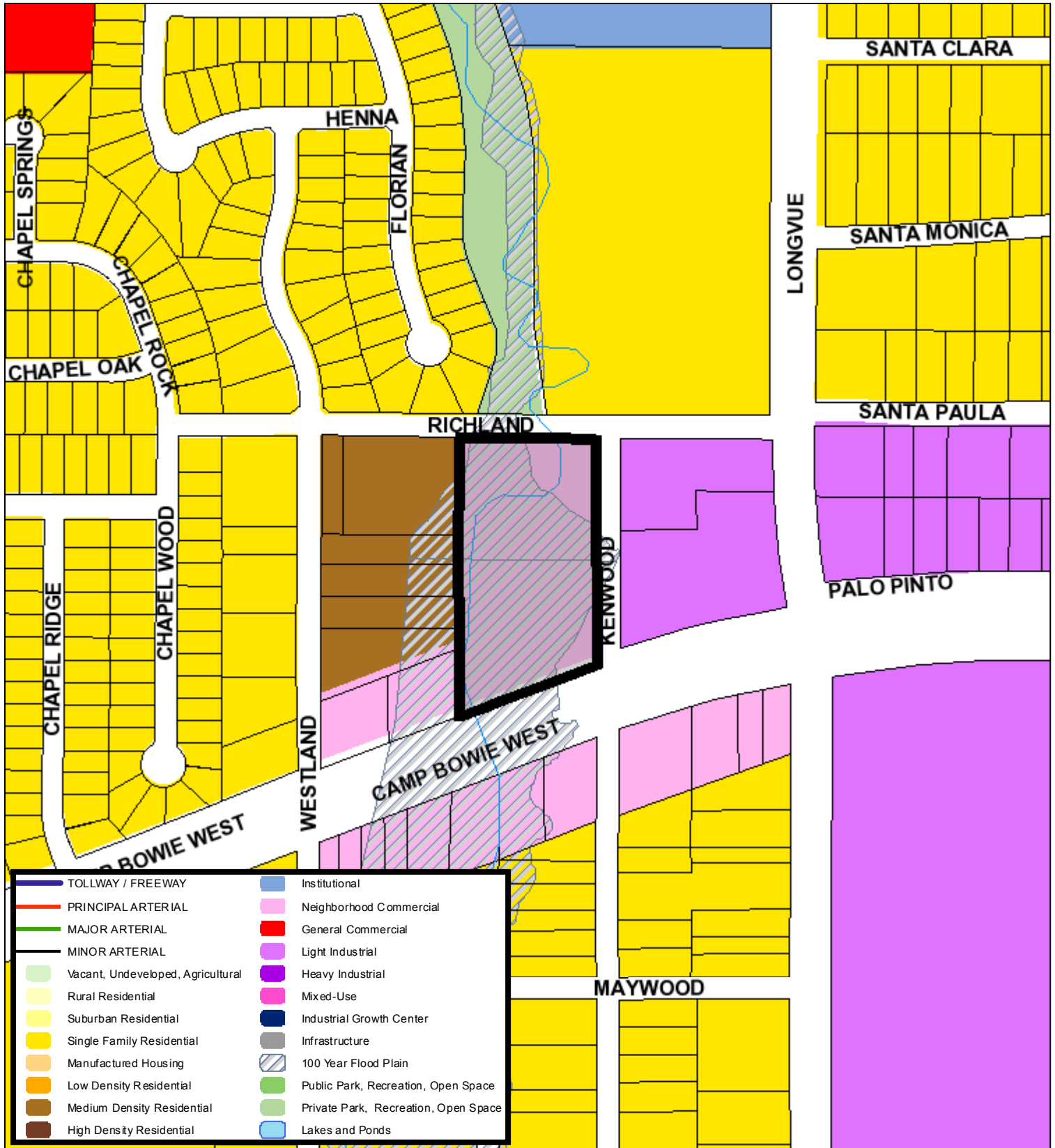
Council Districts	
	2 - Carlos E. Flores
	3 - Michael D. Crain
	4 - Cary Moon
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Leonard Firestone
	8 - Chris Nettles
	9 - Elizabeth M. Beck

Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use



290 145 0 290 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



0 187.5 375 750 Feet

