



Zoning Staff Report

Date: November 8, 2022

Case Number: SP-22-017

Council District: 8

Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Bourbon House, LLC

Site Location: 4250 Mitchell Boulevard

Acreage: 117.3

Request

Proposed Use: Add warehouse to existing distillery

Companion Case: ZC-14-068/PD 1016

Request: To: Amend site plan for PD 1016 Planned Development/Specific Use for distillery and associated uses, restaurant, retail, guest cottages, events, and a security residence with "I" Light Industrial development standards and with a waiver for height, plus A-21 uses to add new warehouse building; site plan included

Recommendation

Staff Recommendation: **Approval**

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

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The subject property is located on Mitchell Blvd near Glen Garden in southeast Fort Worth. The current zoning for the property is PD 1016 Planned Development/Specific Use for distillery and associated uses, restaurant, retail, guest cottages, events, and a security residence with “I” Light Industrial development standards and with a waiver for height, plus A-21 uses; site plan included. The applicant is requesting to amend the approved site plan by adding roughly 17,000 sf warehouse to the existing distillery campus. The proposed building is located at the north end of the bottling building, the “Juice Barn” will function as a warehouse for product after bottling. Staff recommends approval for this proposal.

Surrounding Zoning and Land Uses

North “A-21” One-Family; “A-7.5 One-Family / single-family
East “A-21” One-Family; “A-7.5 One-Family / gas well, single-family
South “A-10” One-Family / park, single-family
West “A-10” One-Family; “A-7.5 One-Family / single-family

Recent Zoning History

- ZC-14-068: PD 1016 Planned Development/Specific Use for distillery and associated uses, restaurant, retail, guest cottages, events, and a security residence with “I” Light Industrial development standards and with a waiver for height, plus A-21 uses; site plan included. (subject property)

Public Notification

300-foot Legal Notifications were mailed on September 23, 2022.
The following organizations were notified: (emailed September 30th, 2022)

Organizations Notified	
United Communities Association of South Fort Worth	Glencrest Civic League NA*
Southeast Fort Worth Inc.	Glen Park NA
The New Mitchell Boulevard NA	Fort Worth ISD
Glen Eden NA	Streams and Valleys Inc.
Trinity Habitat for Humanity	

* Located within this registered Neighborhood Association

Development Impact Analysis

Site Plan Comments

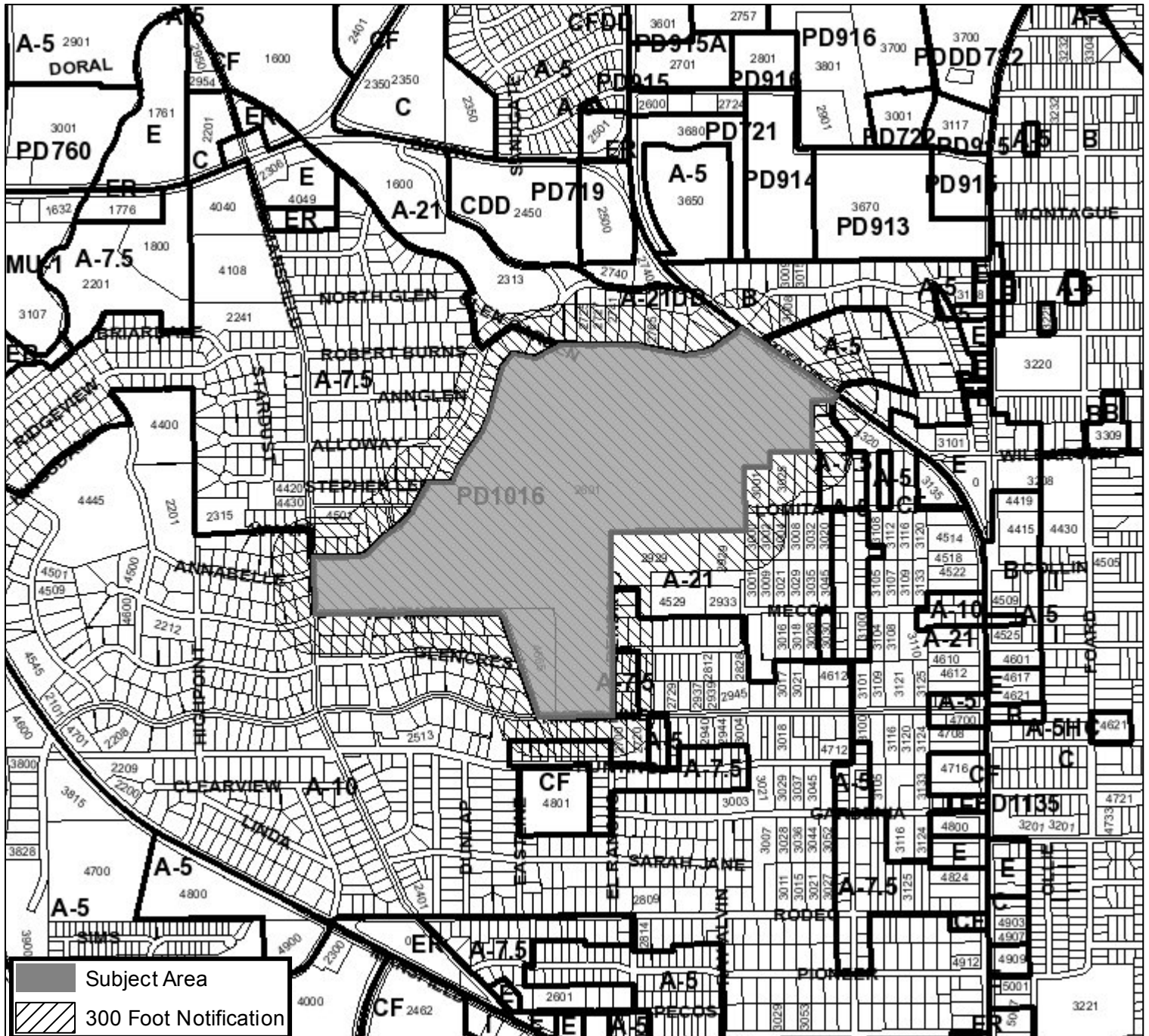
The site plan as submitted is consistent with Zoning requirements.



(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.)

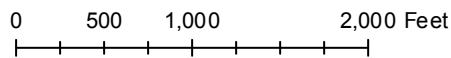


Area Zoning Map

Applicant: Bourbon House, LLC
 Address: 4250 Mitchell Boulevard
 Zoning From: PD 1016
 Zoning To: Amend SP to add juice barn (warehouse)
 Acres: 117.38199684
 Mapsco: 92A
 Sector/District: Southeast
 Commission Date: 10/12/2022
 Contact: null



 Subject Area
 300 Foot Notification



BUILDING DATA FOR VISITOR CENTER

Gross Floor Area = 6,943 SF
 Number of Stories = 1
 Building Height = 30'-7"
 Exterior Construction Materials:
 metal roof, metal wall panel
 siding, reclaimed barn wood
 siding and trim, stone

BUILDING DATA FOR EXECUTIVE OFFICE

Gross Floor Area = 3,610 SF
 Number of Stories = 1
 Building Height = 24'-7"
 Exterior Construction Materials:
 metal roof, cement board
 siding, wood railings and trim

BUILDING DATA FOR DISTILLING

Gross Floor Area = 19,337 SF
 Number of Stories = 2
 Building Height = 53'-9"
 Exterior Construction Materials:
 metal roof, metal siding,
 burnished concrete masonry
 units, reclaimed barn wood
 siding and trim

BUILDING DATA FOR BOTTLING HOUSE

Gross Floor Area = 16,390 SF
 Number of Stories = 1
 Building Height = 28'-4"
 Exterior Construction Materials:
 metal roof, metal siding,
 burnished concrete masonry
 units, reclaimed barn wood
 siding and trim

BUILDING DATA FOR GUARD HOUSE

Gross Floor Area = 251 SF
 Number of Stories = 1
 Building Height = 11'-0"
 Exterior Construction Materials:
 metal roof, reclaimed barn
 wood siding and trim

BUILDING DATA FOR BARREL BARN

Gross Floor Area = 19,938 SF
 Number of Stories = 1
 Building Height = 42'-7 3/16"
 Exterior Construction Materials:
 26 gauge galvalume metal
 roof and 26 gauge
 prefinished metal wall panel.

PD ZONING SUMMARY SITE INFORMATION

AREA	108.02 Ac.
ZONING TYPE	PD 1016
EXISTING LAND USE	GOLF COURSE/DISTILLERY
EXISTING ADDRESS:	2916 GLEN GARDEN DRIVE FORT WORTH, TEXAS 76119

SITE PLAN NOTES

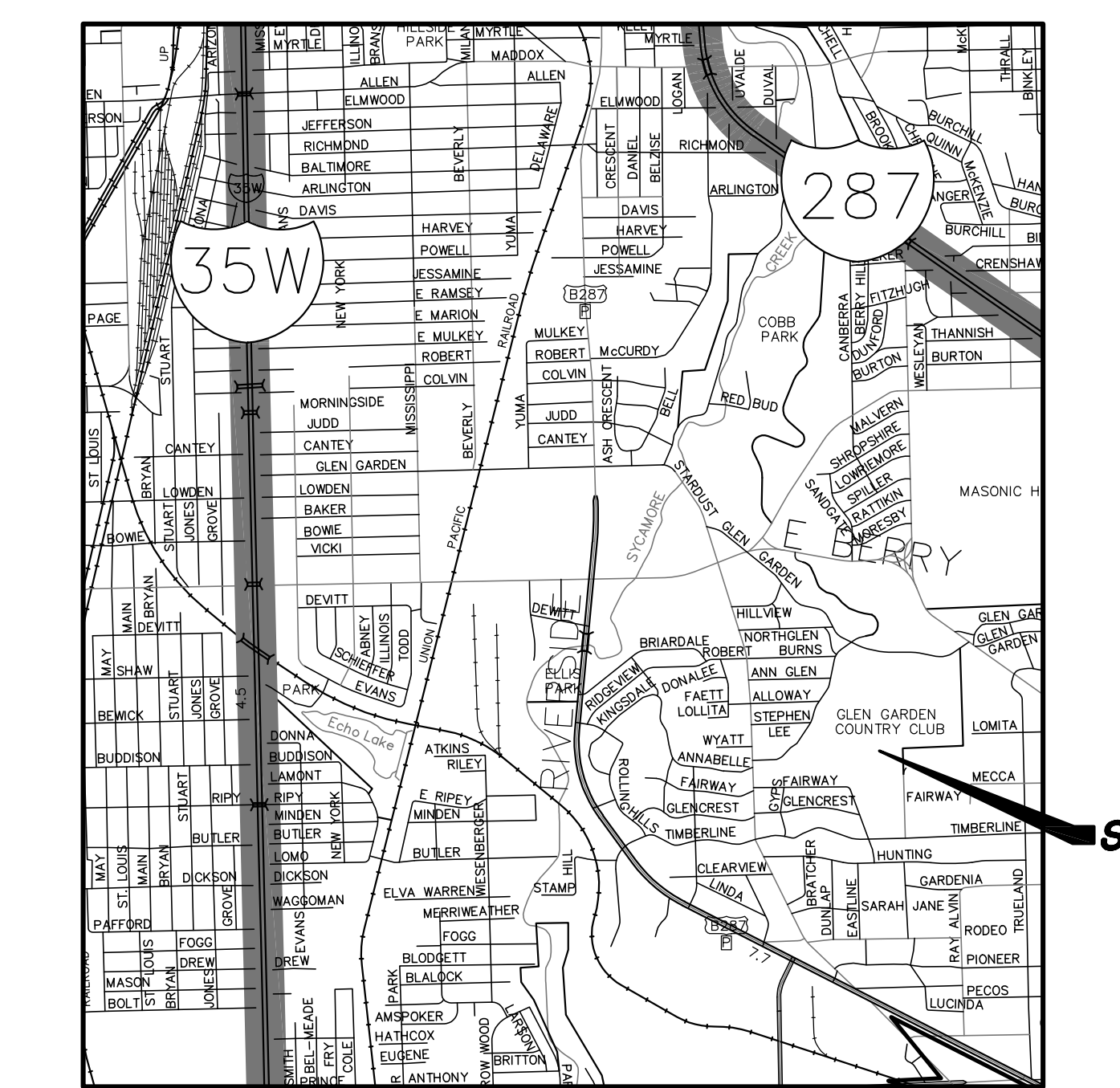
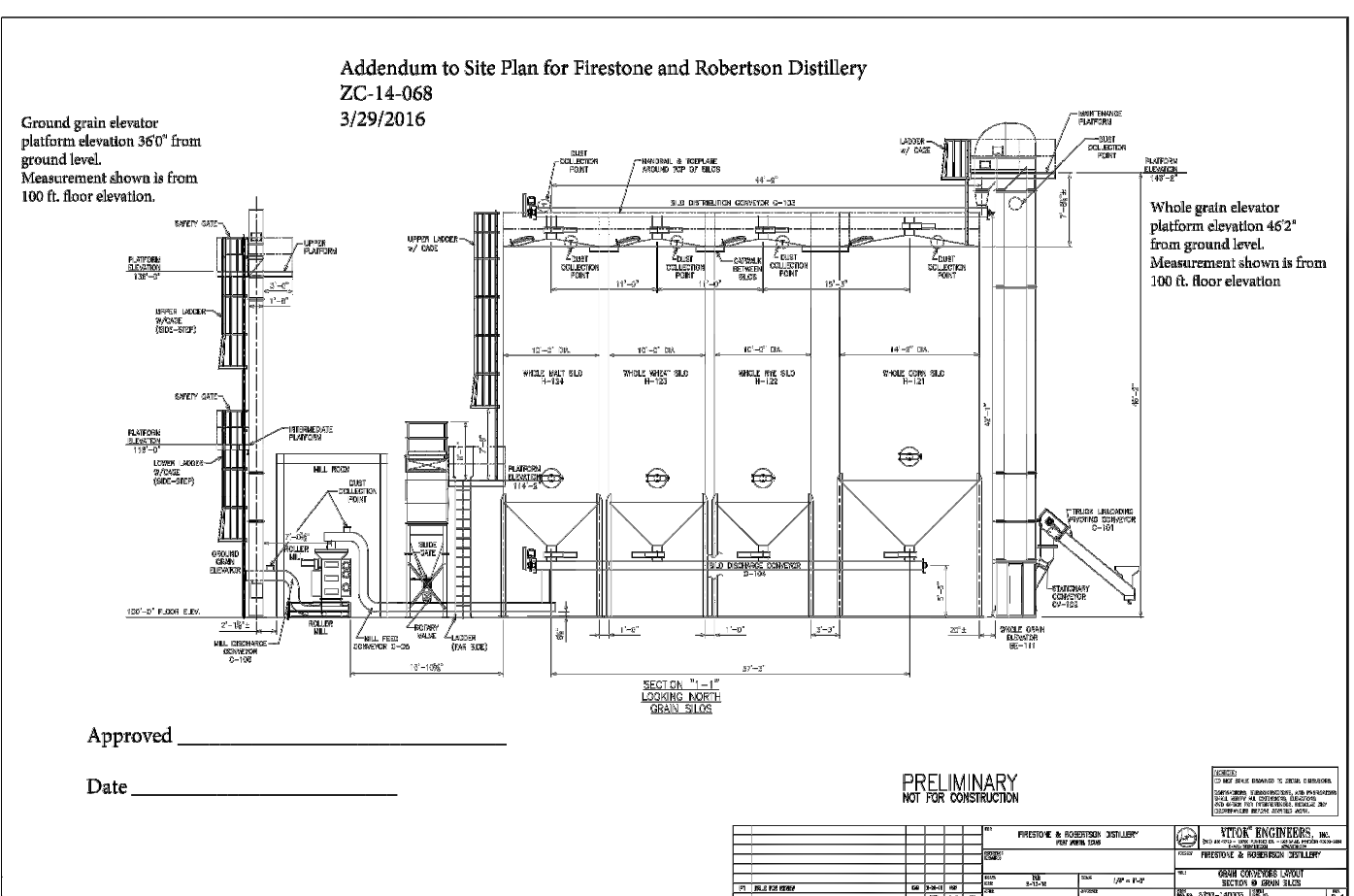
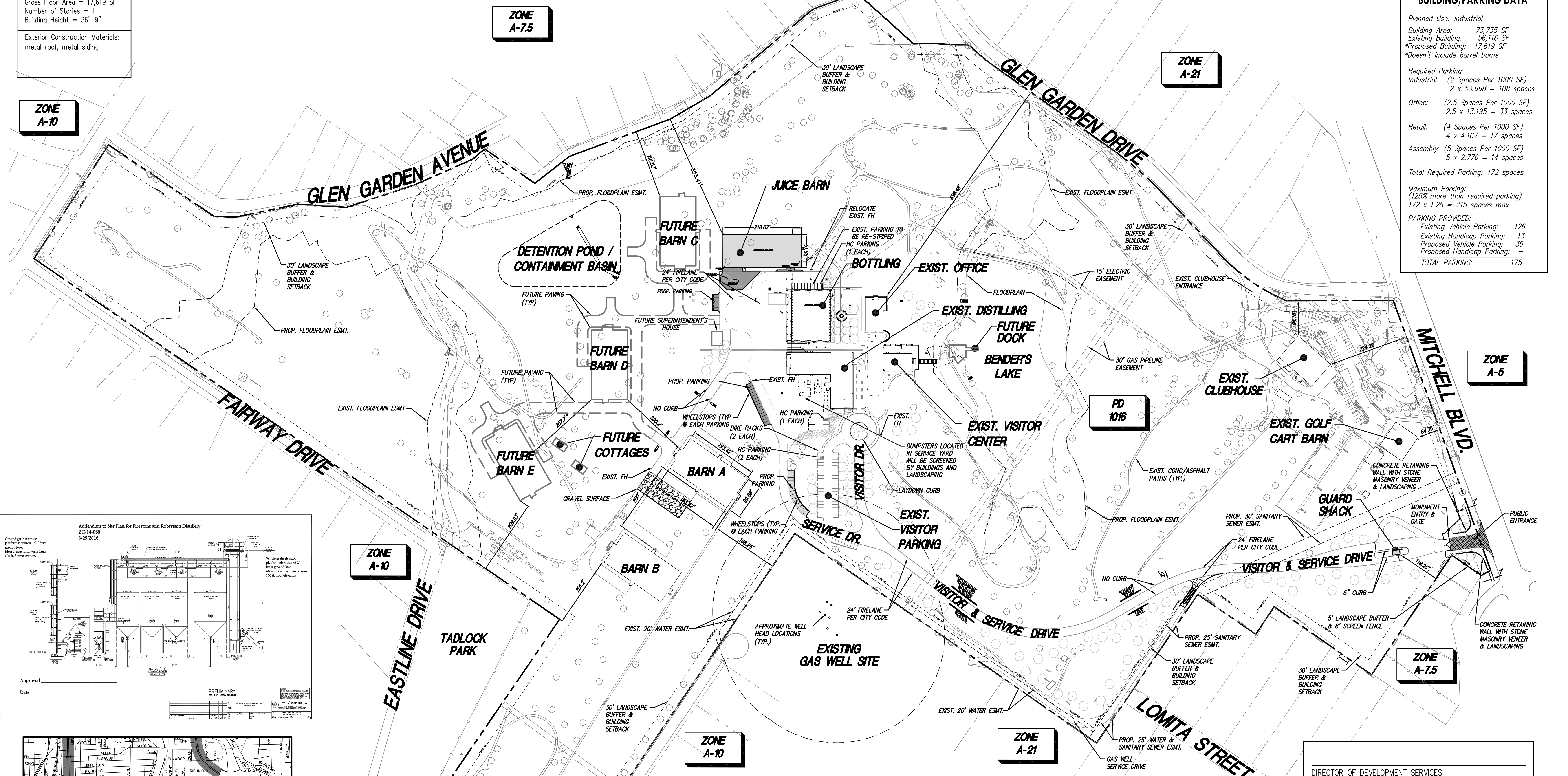
1. ALL LIGHTING SHALL CONFORM TO THE LIGHT INDUSTRIAL (I) ZONING AND THE LIGHTING CODE.
2. ALL SIGNAGE SHALL CONFORM TO ARTICLE 4, SIGNS & CITY'S LIGHTING CODE.
3. LANDSCAPING SHALL COMPLY WITH SECTION 6.301.
4. LANDSCAPING SHALL COMPLY WITH SECTION 6.302, URBAN FORESTRY REQUIREMENTS.
5. ALL OPEN SPACE AREAS ARE GRASS, UNLESS PAVING IS INDICATED.

BUILDING DATA FOR JUICE BARN

Gross Floor Area = 17,619 SF
 Number of Stories = 1
 Building Height = 36'-9"
 Exterior Construction Materials:
 metal roof, metal siding

BUILDING/PARKING DATA

Planned Use: Industrial
 Building Area: 73,735 SF
 Existing Building: 56,116 SF
 *Proposed Building: 17,619 SF
 *Doesn't include barrel barns
 Required Parking:
 Industrial: (2 Spaces Per 1000 SF)
 2 x 53,668 = 108 spaces
 Office: (2.5 Spaces Per 1000 SF)
 2.5 x 13,195 = 33 spaces
 Retail: (4 Spaces Per 1000 SF)
 4 x 4,167 = 17 spaces
 Assembly: (5 Spaces Per 1000 SF)
 5 x 2,776 = 14 spaces
 Total Required Parking: 172 spaces
 Maximum Parking:
 (125% more than required parking)
 172 x 1.25 = 215 spaces max
 PARKING PROVIDED:
 Existing Vehicle Parking: 126
 Existing Handicap Parking: 13
 Proposed Vehicle Parking: 36
 Proposed Handicap Parking: -
 TOTAL PARKING: 175



OVERALL SITE PLAN
 1" = 120'
 FOR
FIRESTONE & ROBERTSON DISTILLERY

OWNER:
 FIRESTONE & ROBERTSON
 DISTILLING CO.
 4250 MITCHELL BLVD.
 FORT WORTH, TX 76119
 817 840-9140

ARCHITECT:
 HAHNFELD HOFFER STANFORD
 200 BAILEY AVE #200
 FORT WORTH, TEXAS 76107
 817-921-5928

ENGINEER/SURVEYOR:
 TEAGUE NALL & PERKINS
 3200 S. INTERSTATE 35E, SUITE 1129
 DENTON, TEXAS 76210
 940-383-4177

ENGINEER:

 teague nall & perkins
 3200 S. Interstate 35E, Suite 1129
 Denton, Texas 76210
 940.383.4177 ph
 TBPE Registration No. F-230
 www.tnpsc.com
 tnp project number BDG22256

LEGEND

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	CRUSHED GRAVEL
	CONCRETE FLATWORK
	EXIST. TREES
	NEW TREES

**SITE PLAN FOR
 FIRESTONE & ROBERTSON
 DISTILLERY**

LOT 1, BLOCK 1
 FIRESTONE & ROBERTSON DISTILLERY ADDITION
 AN ADDITION TO THE CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS
 BEING A REPLAT OF BLOCK 5, GLEN GARDEN,
 FIRST FILING, AND A PORTION OF BLOCKS 2 & 3,
 TRUENDLAND , SECOND FILING, AND GOLFERS
 STREET, JENNIE STREET, BUNDY STREET, AND
 COLEMAN STREET AS ABANDONED BY CITY
 ORDINANCE No. _____

TOTAL ACREAGE: 108.020 AC.
 JULY 2022
 ZONING CASE NUMBER: ZC-14-068
 SITE PLAN NUMBER: SP-XX-XXX



**Firestone & Robertson
 Distilling Company**
 CITY OF FORT WORTH, TEXAS

REVISIONS

DIRECTOR SAG	PROJ. ENG. SAG
DESIGNER TNP	DRAWN BY TNP

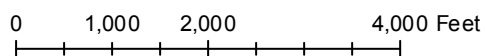
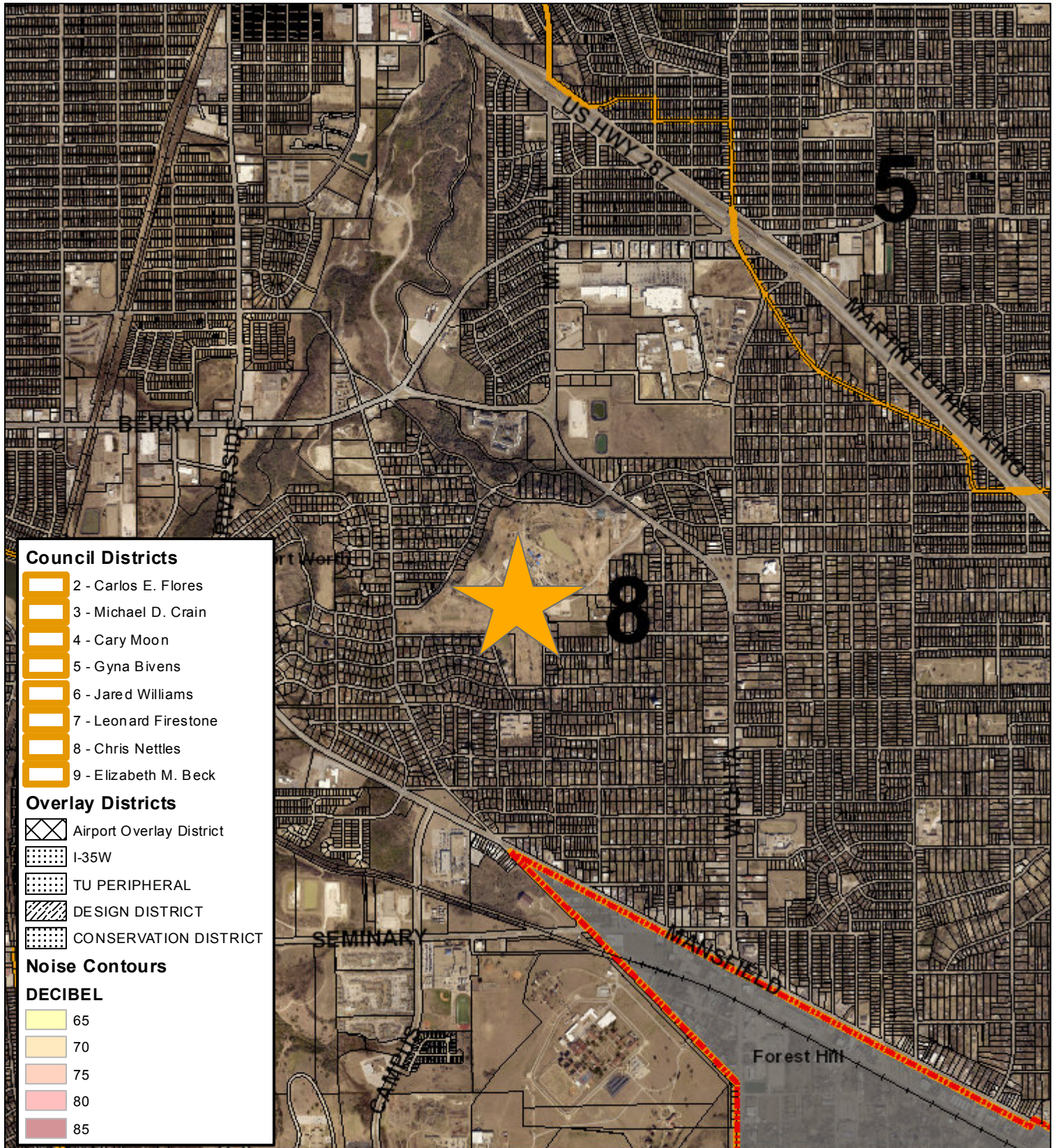
ISSUE DATE
 AUGUST 1, 2022
 This document is for interim review and is not intended for construction, bidding or permit purposes.
 SCOTT A. GIBSON, P.E.
 Date: AUGUST 1, 2022
 Tx. Reg. # 89290

SHEET TITLE
 SITE PLAN

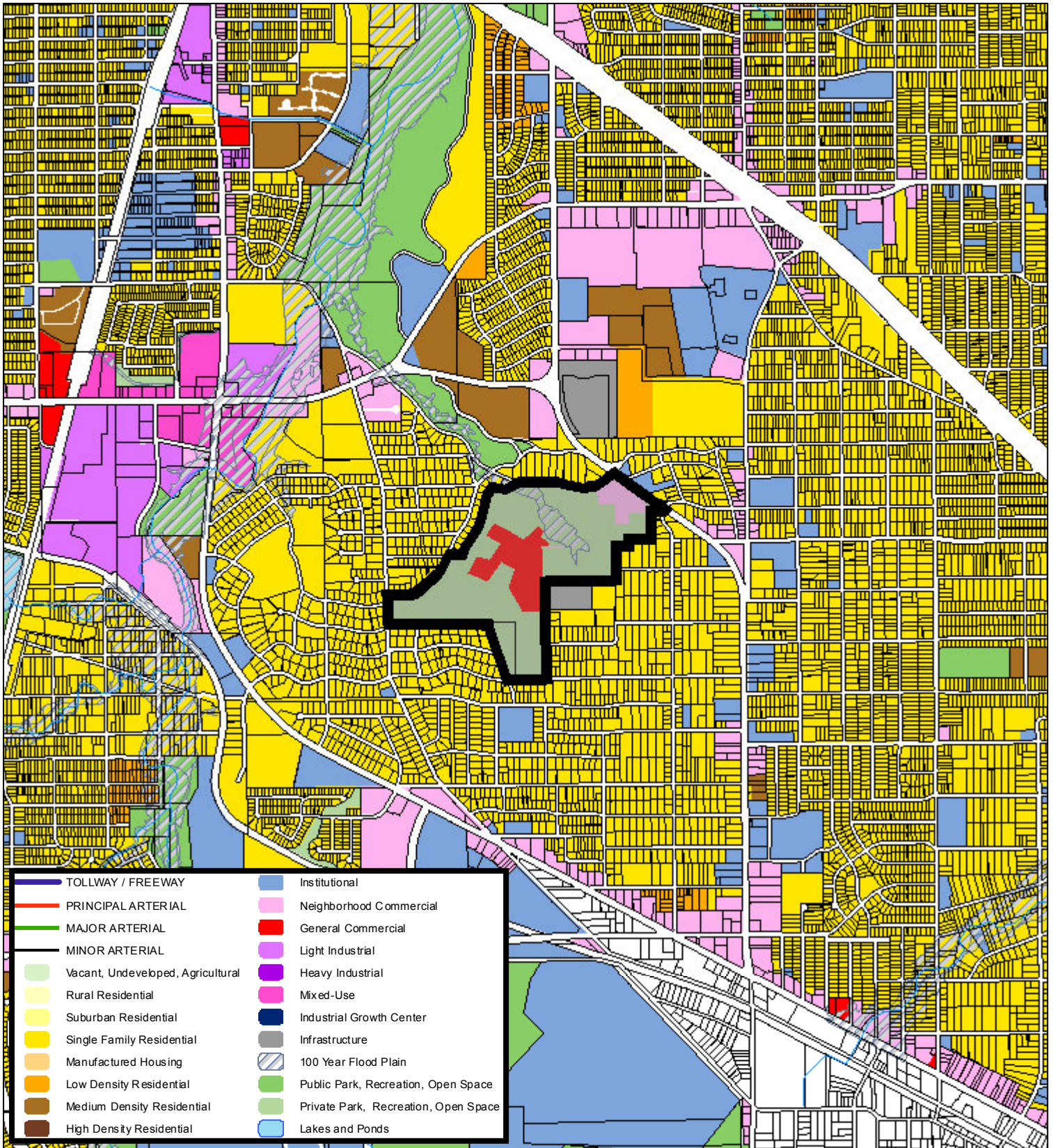
PROJECT NO.
 BDG22256

SHEET NO.
 1

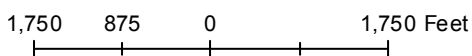
Area Map



Future Land Use



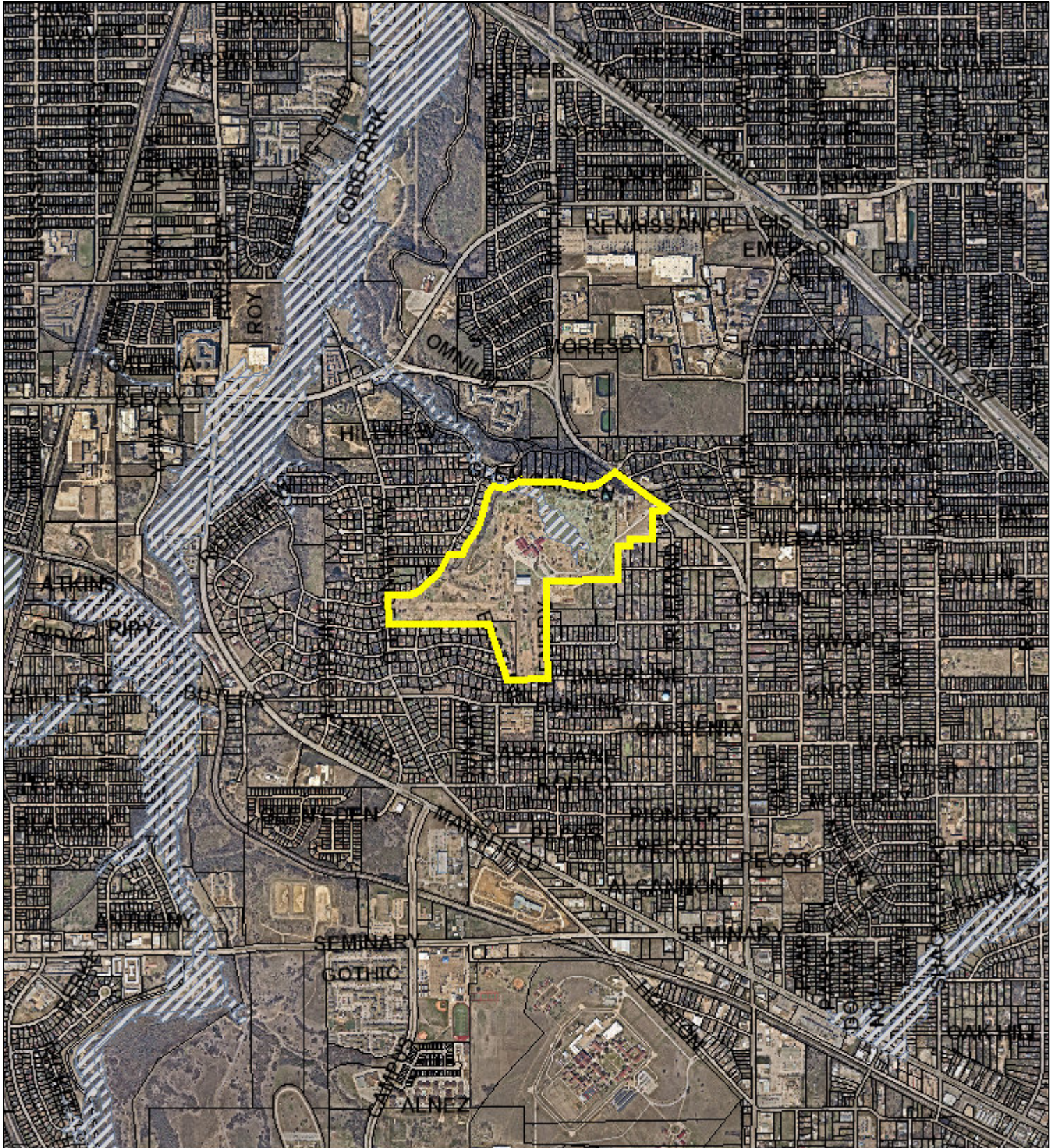
1,750 875 0 1,750 Feet



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 1,150 2,300 4,600 Feet

