



Zoning Staff Report

Date: April 9, 2024

Case Number: ZC-23-187

Council District: 3

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: 7950 Calmont, LLC / Kyle Poulson

Site Location: 7950 Calmont Avenue **Acreage:** 5.07 acres

Request

Proposed Use: Warehouse/FWPD Community Outreach Center

Request: From: “E” Neighborhood Commercial

To: “PD-E” Planned Development for all uses in “E” Neighborhood Commercial plus warehouse, site plan included

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 10-0**

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Project Description and Background

The site is currently vacant and zoned "E" Neighborhood Commercial. The applicant wants to rezone the subject property which is a total of +/- 5.07 acres to "PD-E" Planned Development for all uses in "E" Neighborhood Commercial plus warehouse. They intend to use the southern portion of the site as a gym (11,906 sf), and the northern portion as a warehouse (54,050 sf). The applicant explored the possibility of rezoning to J 'Heavy Industrial which allows for Warehouse or bulk storage, pursuant to [5.143](#). Heavy Industrial is too intensive for the surrounding areas. A PD-E will allow the applicant to create the warehouse but prevent other undesirable uses for the area.

The applicants have provided a site plan to go with their PD request. For more background information, here is the description provided by the applicant.



November 30, 2023

To whom it may concern:

This letter is to detail as why we are requesting a zoning change for the property located at 7950 Calmont Ave, Fort Worth, TX 76116. The current zoning designation of "E" neighborhood is not conducive for our proposed development plans for this 5.0679-acre site. Our intention is to rezone the property to "J" Medium Industrial, a change that will better accommodate the strategic growth and community-focused initiatives we aim to introduce.

Our project comprises two significant components. The leading element involves the establishment of a Fort Worth Police Department (FWPD) Community Outreach Center, spearhead by Officer Nestor Martinez. Spanning approximately 11,830 square feet, this facility will serve as a hub for fostering community engagement, offering a diverse range of amenities, including a basketball gym, boxing ring, workout area, and administrative spaces dedicated to FWPD officers.

Additionally, the property will house Adams County Dairies is a cheese distribution company currently located at 8928 Oak Grove Road, Fort Worth, TX 76140. Adams County Dairies' space will be approximately 42,250 square feet, the premises will serve as the new home for Adams County Dairies. Kyle Poulson, Jared Shope, and Ricky Stuart, collectively known as 2SP Partners are the owners of the property at 7950 Calmont Ave as well as Adams County Dairies. Their operations, which will run from 8 am to 5 pm.

We are excited about the prospect of contributing positively to the community through these initiatives and respectfully request your favorable consideration for the zoning change. Your support in this endeavor would be instrumental in realizing our vision for a thriving, community-centered space and a long-term home for Adams County Dairies.

Thank you,

A handwritten signature in blue ink, appearing to read 'Kyle Poulson'.

Kyle Poulson

C: (817) 291-4455

kylekpoulson@gmail.com

CC: Jared Shope, Ricky Stuart, Gibson Duwe

Surrounding Zoning and Land Uses

North	PD930- PD/E & NASJRB Overlay / Commercial
Northeast	"FR" General commercial Restricted & NASJRB Overlay / Hotel
Southeast	PD271-PD/SU & NASJRB Overlay / Hotel
South	"D" High density multifamily & NASJRB Overlay / Multifamily
West	"FR" General commercial Restricted & NASJRB Overlay / Assisted living facility

Recent Zoning History

- ZC-23-077 A property located Southeast to this property at 2800 Cherry Lane just went to a rezoning case to rezone from “PD-57” Planned Development Specific Uses with NASJRB Overlay to “E” Neighborhood Commercial with NASJRB Overlay and was approved by Zoning Commission by a vote of 7-0 in June 2023.
- ZC-21-204 This property applied in 2021 to rezone the property from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus hotel with waiver to 45 ft height requirement/NASJRB Overlay, site plan included. The case was set to go for the December 08, 2021, Zoning Commission Meeting but the case was withdrawn by the applicant.
- ZC-14-102 City Initiated rezoning for Airport Overlay

Public Notification

300-foot Legal Notifications were mailed on December 26, 2023.

The following organizations were notified: (emailed December 26, 2023)

Organizations Notified	
Western Hills North NA	NAS Fort Worth JRB RCC
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	White Settlement ISD

**Located within this registered Neighborhood Association / This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

Surrounding uses consist of warehouse to the north and hotel to the north, hotels to the east, multifamily/assisted living to the west, and multifamily to the south. The applicant intends to construct a warehouse and FWPD Community Outreach Center. Although a warehouse may be to intense for this location, the PD/E maintains the “E” base while allowing the warehouse presented in the proposed site plan.

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

Comprehensive Plan Consistency – Western Hills/ Ridglea

The 2023 Comprehensive Plan currently designates the subject property as 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

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.

Based on conformance with the policies stated above, the proposed 'PD-E' is **consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning

- The site plan is in general compliance with the Zoning Ordinance regulations.

(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.)

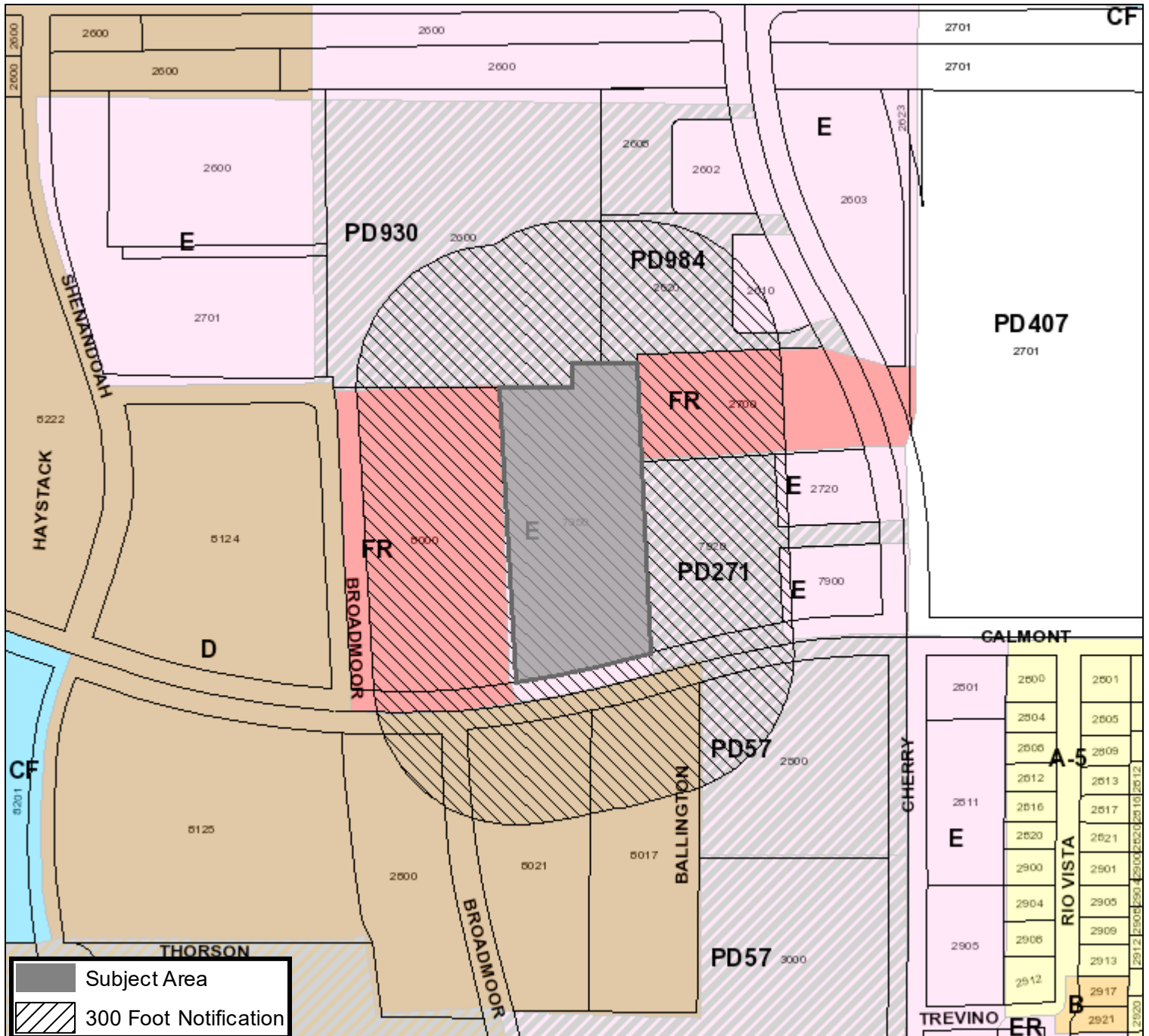




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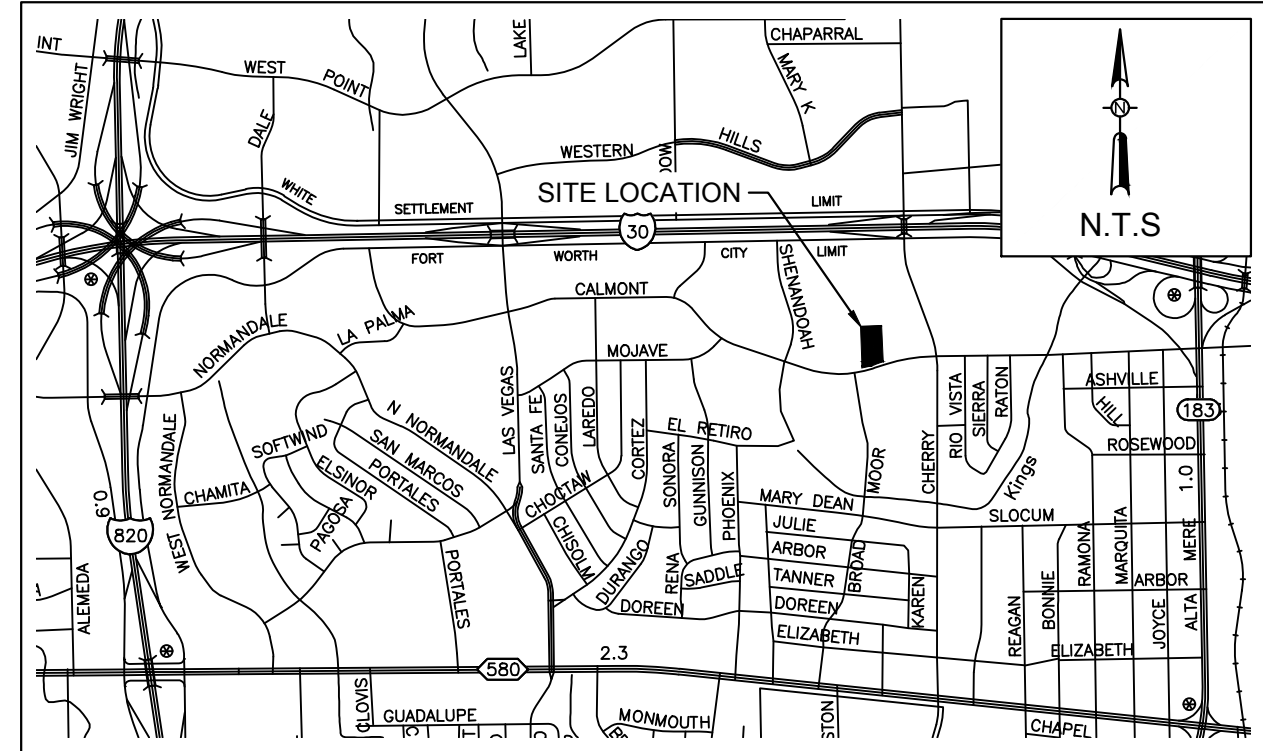
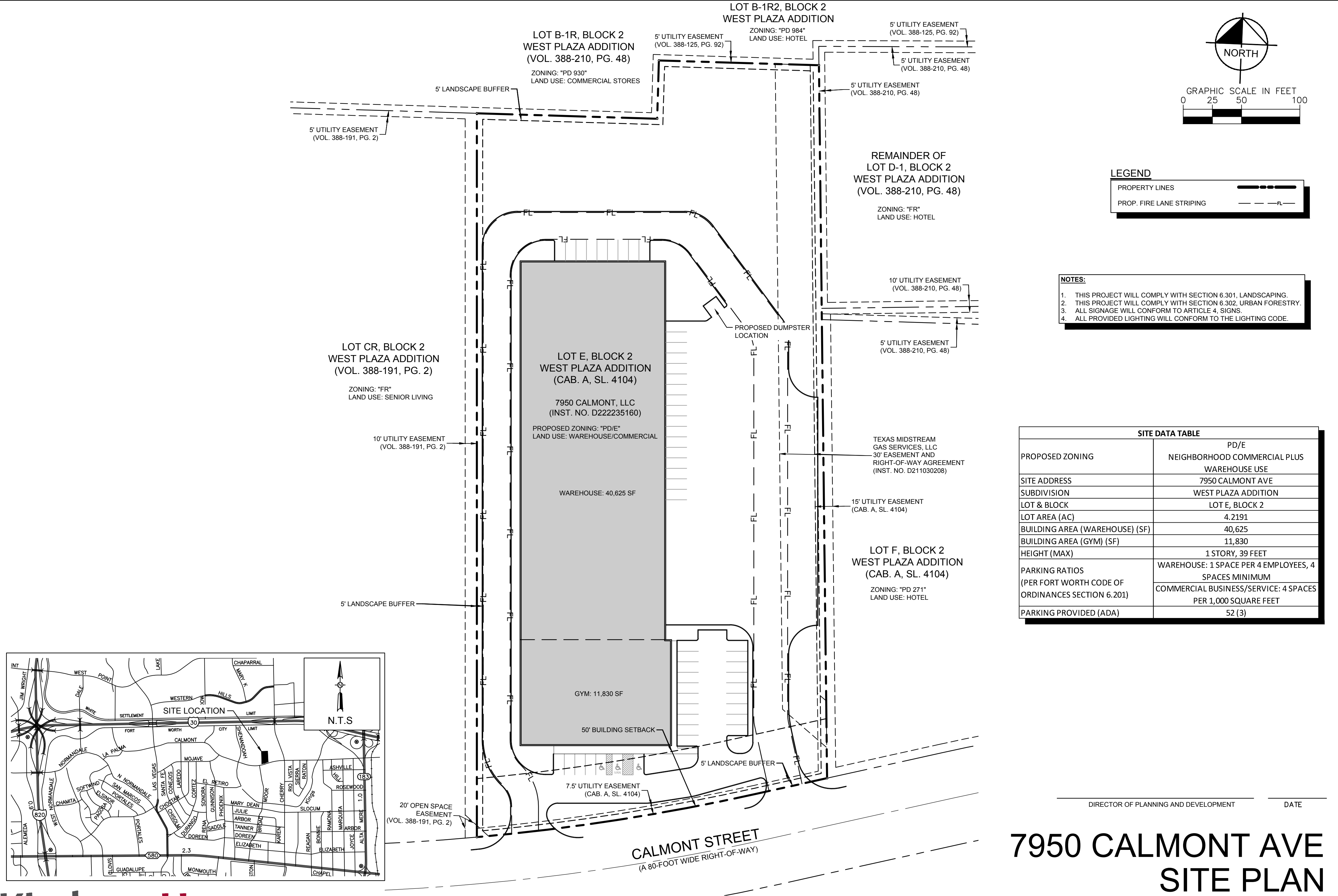
Area Zoning Map

Applicant: 7950 Calmont LLC/ Kyle Poulson
Address: 7950 Calmont Avenue
Zoning From: E
Zoning To: I
Acres: 4.0883131
Mapsc0: Text
Sector/District: W. Hill/Ridglea
Commission Date: 1/10/2024
Contact: null



0 150 300 600 Feet

Created: 12/28/2023 9:11:11 AM



7950 CALMONT AVE SITE PLAN

Kimley»Horn

801 Cherry Street, Unit 11, Suite 1300
Fort Worth, TX 76102
817-335-6511
State of Texas Registration No. F-928

ARCHITECT
ALLIANCE ARCHITECTS
1600 N. COLLINS BLVD. #1000
RICHARDSON, TX 75080
CONTACT: CARLOS A. DESARACHO, AIA
(972) 233-0400

OWNER/DEVELOPER:
7950 CALMONT, LLC
1635 ROGERS RD
FORT WORTH, TX 76107
CONTACT: KYLE POULSON
(817) 291-4455

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TX 76102
CONTACT: JOHN AINSWORTH, PE
(817) 335-6511

**ZONING SITE PLAN
ZC-23-187**

FORT WORTH, TX
FEBRUARY 6, 2024

LEGEND	
PROPERTY LINES	---
PROP. FIRE LANE STRIPING	---FL---

- NOTES:**
- THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

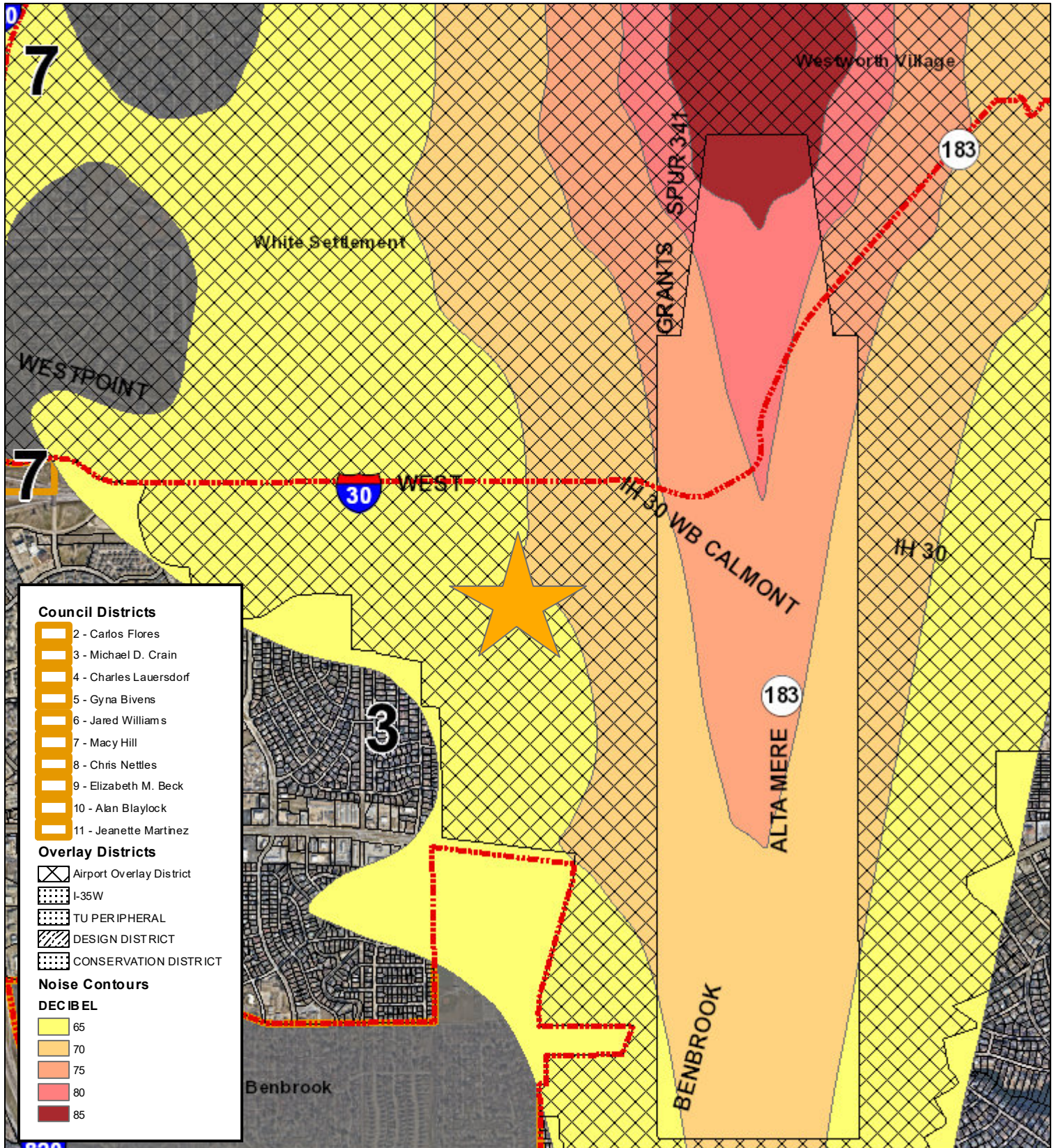
SITE DATA TABLE	
PROPOSED ZONING	PD/E NEIGHBORHOOD COMMERCIAL PLUS WAREHOUSE USE
SITE ADDRESS	7950 CALMONT AVE
SUBDIVISION	WEST PLAZA ADDITION
LOT & BLOCK	LOT E, BLOCK 2
LOT AREA (AC)	4.2191
BUILDING AREA (WAREHOUSE) (SF)	40,625
BUILDING AREA (GYM) (SF)	11,830
HEIGHT (MAX)	1 STORY, 39 FEET
PARKING RATIOS (PER FORT WORTH CODE OF ORDINANCES SECTION 6.201)	WAREHOUSE: 1 SPACE PER 4 EMPLOYEES, 4 SPACES MINIMUM COMMERCIAL BUSINESS/SERVICE: 4 SPACES PER 1,000 SQUARE FEET
PARKING PROVIDED (ADA)	52 (3)

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____



ZC-23-187

Area Map

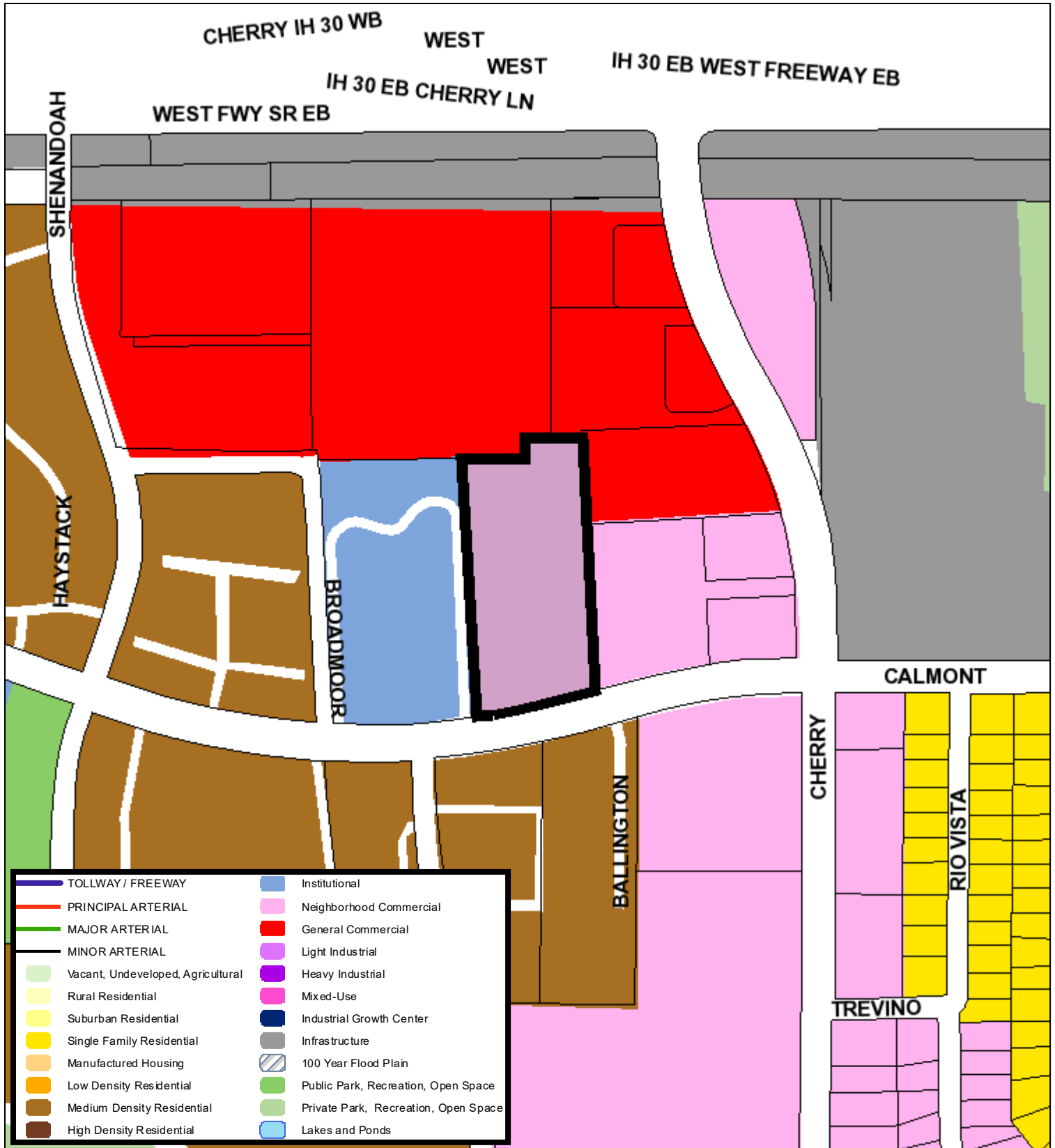


0 1,000 2,000 4,000 Feet



ZC-23-187

Future Land Use



320 160 0 320 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.





ZC-23-187

Aerial Photo Map



0 205 410 820 Feet

