



Activities & equipment; Trash collection	Within 100 ft. of residential zoning: can only be used for driveways, emergency access easement, employee parking, landscaping, maneuvering space	Building setback (39 ft), new dumpster (54 ft) and new and existing loading dock (60 ft); all encroach into the 100 ft. setback (waiver required)
Pickup and delivery	Outdoor storage, pickup, delivery, loading and unloading of merchandise, equipment may not occur within 100 ft. of residential. Loading docks shall be located more than 100 ft. from residential property	Loading dock for pickup and delivery are located within the 100 ft. setback (waiver required)
Mechanical equipment	Not within 100 ft. setback; shall be screened from public row	Equipment setback (33 ft) within 100 ft. and not screened (waiver required)
Detached signage	Existing attached wall signs; large retail standards allow maximum 8 ft. high and 128 s.f. monument sign	NA

**Site Information:**

Owner: Fort Worth Railroad Salvage, Inc.  
11651 Camp Bowie West  
Aledo, TX 76008

Agent: Mitch Hanzik  
Acreage: 4.20 acres  
Comprehensive Plan Sector: Far West

Surrounding Zoning and Land Uses:

North ETJ and "C" Medium Density Multifamily / vacant  
East "R2" Townhouse/Cluster / townhomes  
South "A-5" One-Family / single-family  
West "E" Neighborhood Commercial / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: NA.

Platting History: NA

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiencies are:

1. Loading docks shall be screened from public row with opaque walls, wooden screening fences, or landscaped berm, a minimum of 8 feet in height. *(A waiver is being requested.)*
2. The existing and proposed building, loading docks, dumpsters and mechanical equipment are located within the 100 ft. setback requirement from residential. *(Waivers are being requested for each)*

**Zoning Commission recommended waivers to the items noted above.**

**Transportation/Public Works (TPW) site plan comments**

No comments have been submitted at this time.

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
West IH 30	Tollway/Freeway	Tollway/Freeway	No
Camp Bowie West (frontage)	Two Way Service Road	Service Road	No
Lost Creek Boulevard	Two Way Collector	Two Way Collector	No

**Public Notification:**

The following Neighborhood Associations were notified:

Organizations Notified	
Lost Creek Estates*	Fort Worth ISD
Westpoint COPS	

\* Within this neighborhood association

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing to change the zoning to PD/E plus storage and showroom in a building over 60,000 sq. ft.; site plan included. Surrounding land uses consist of Interstate and vacant land to the north, townhomes to the east, single-family to the south and vacant land to the west.

Due to the existing commercial uses and proximity to a major freeway; the proposed zoning **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the site as neighborhood commercial. The large retail component is permitted by right in the E zoning district up to 60,000 sq. ft., anything more requires a PD. The proposed zoning is not consistent with the following Comprehensive Plan policies:

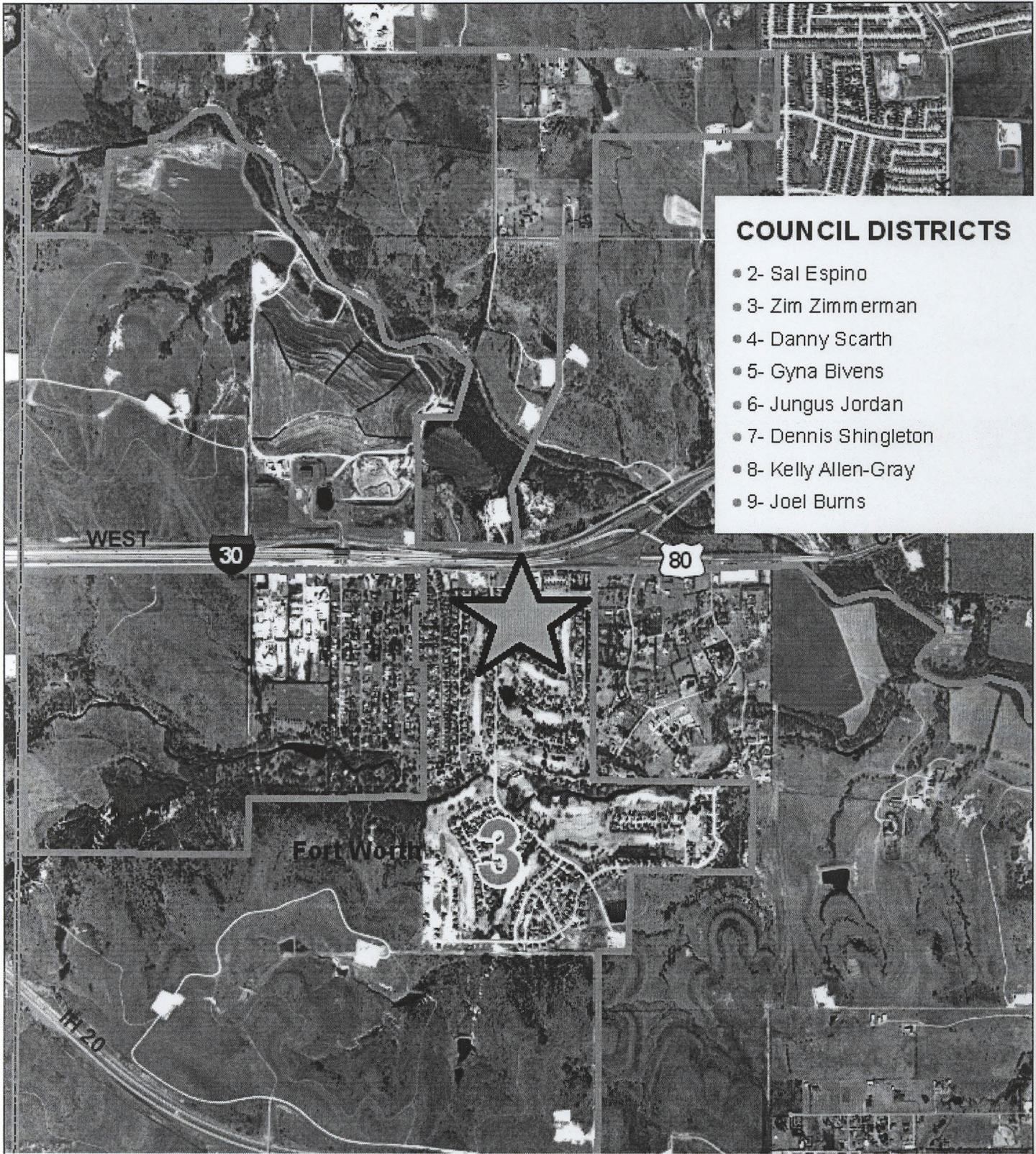
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods (Pg. 39)

The zoning change request **is not consistent** with the Comprehensive Plan. Since there will be no storage outside of the building, the addition will have some showroom/display area, this could be considered a Technical Inconsistency.

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes of the Zoning Commission meeting

## Location Map



### COUNCIL DISTRICTS

- 2- Sal Espino
- 3- Zim Zimmerman
- 4- Danny Scarth
- 5- Gyna Bivens
- 6- Jungus Jordan
- 7- Dennis Shingleton
- 8- Kelly Allen-Gray
- 9- Joel Burns



2,000 1,000 0 2,000 Feet





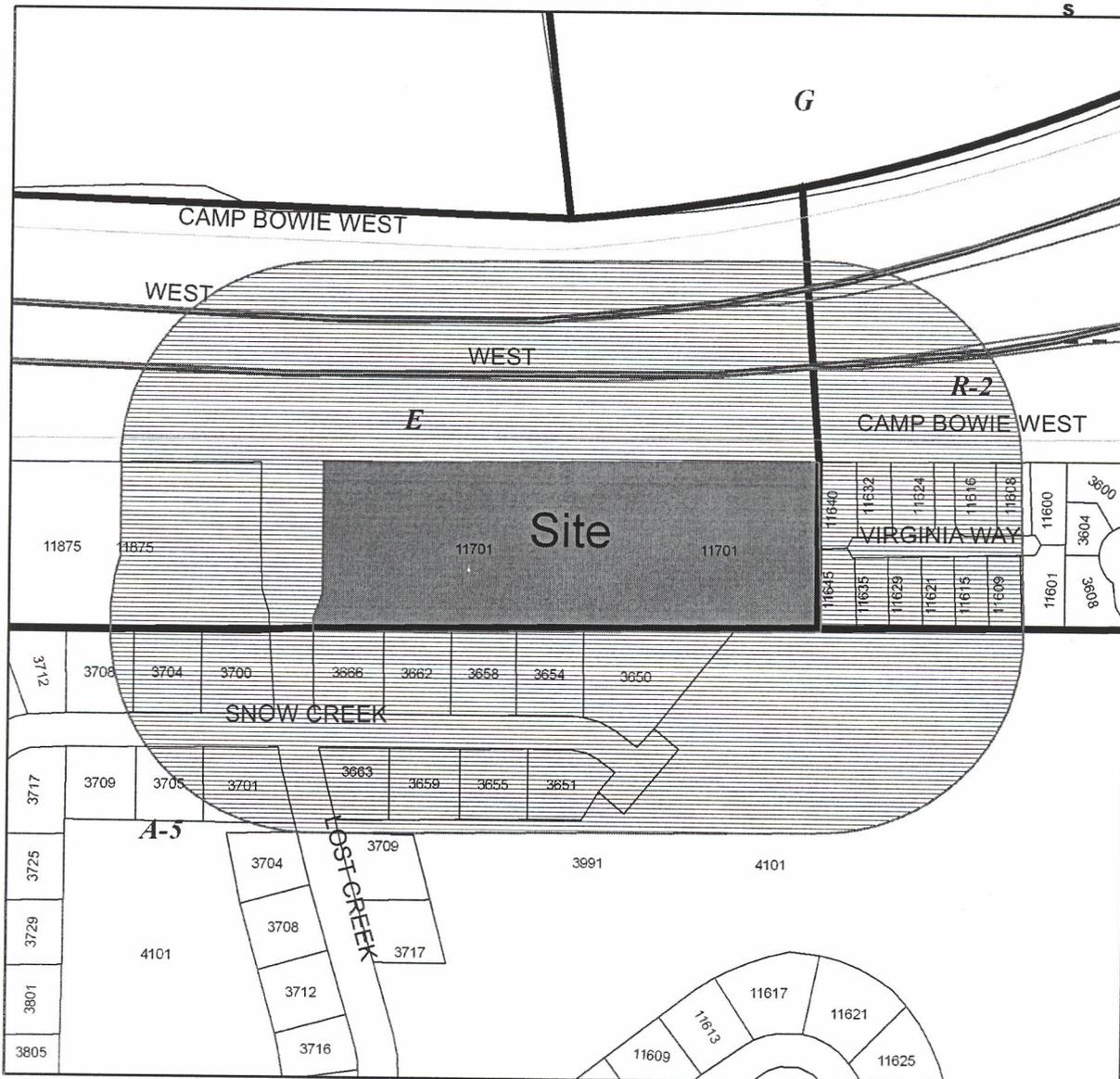
ZC-13-108

# Area Zoning Map

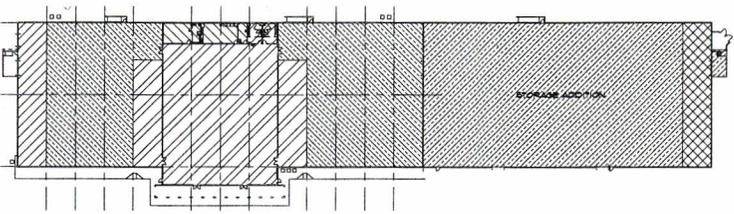
Applicant: Fort Worth Railroad Salvage, Inc.  
 Address: 11701 Camp Bowie Boulevard West  
 Zoning From: E  
 Zoning To: PD for E uses plus furniture storage in a building over 60,000 sf  
 Acres: 4.28356384  
 Mapsco: 71QR  
 Sector/District: Far West  
 Commission Date: 8/14/2013  
 Contact: 817-392-2495



300 Ft. Buffer



2C-13-108



2 USE/AREA DIAGRAM  
SCALE: 1"=50'-0"

**USE/AREA DIAGRAM LEGEND**

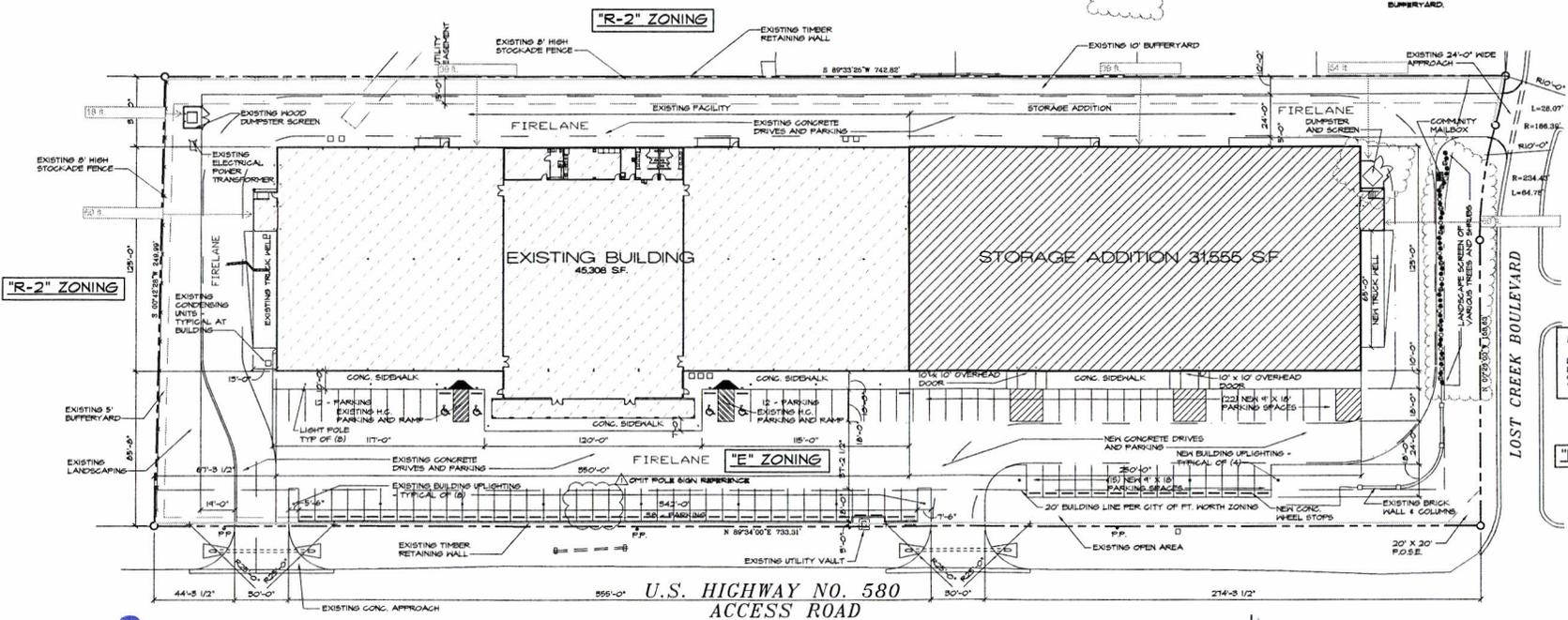
	EXISTING SHIPPING AND RECEIVING (3,554 s.f.)
	EXISTING RETAIL AND SUPPORT (17,281 s.f.)
	EXISTING STORAGE AND SUPPORT (20,265 s.f.)
	EXISTING OFFICE/SUPPORT (1,351 s.f.)
	NEW STORAGE ADDITION (29,355 s.f.)
	NEW SHIPPING AND RECEIVING (1,820 NON-PUBLIC EXISTING EQUIPMENT PREZANINE)
<b>TOTAL AREA = 70,263 s.f. (NOT INCLUDING TREZANINE)</b>	

- NOTES:**
- THE USE OF THE PROPERTY WILL REMAIN 0.24 STORE LARGE RETAIL (17,281 s.f. AT 1250 s.f./s.)
  - PROPOSED TOTAL GROSS FLOOR AREA IS 70,263 s.f.
  - PROPOSED FACILITY WILL REMAIN ONE STORY.
  - BUILDING HEIGHT = 35'-0".
  - EXTERIOR WALLS TO BE PAINTED PRECAST CONCRETE ROOF TO BE METAL GALVALUME.
  - SEE SITE PLAN FOR ENTRANCES AND EXITS TO BUILDING.
  - EXISTING SITE AND BUILDING SIGNAGE TO REMAIN. ALL NEW SIGNAGE SHALL CONFORM TO ARTICLE 4, SIGNA.
  - EXISTING LANDSCAPING TO REMAIN. TOTAL PROJECT UPON COMPLETION SHALL COMPLY WITH SECTION 8.201, LANDSCAPING.
  - NEW DEVELOPMENT SHALL COMPLY WITH APPLICABLE URBAN FORESTRY REQUIREMENTS.

**PARKING CALCULATIONS**

REQUIREMENT	REQUIRED
RETAIL SHOWROOM (1)	75
PROPOSED TOTAL GROSS FLOOR AREA IS 70,263 s.f. (144 EMPLOYEES WITH 10% OF 4)	144
STORAGE SHIPPING/RECEIVING AREA (2)	33
PROPOSED FACILITY WILL REMAIN ONE STORY (1,351 s.f. AT 1250)	11
TOTAL REQUIRED	89
TOTAL PROVIDED	99
HANDICAP SPACES REQUIRED	4
HANDICAP SPACES PROVIDED	4

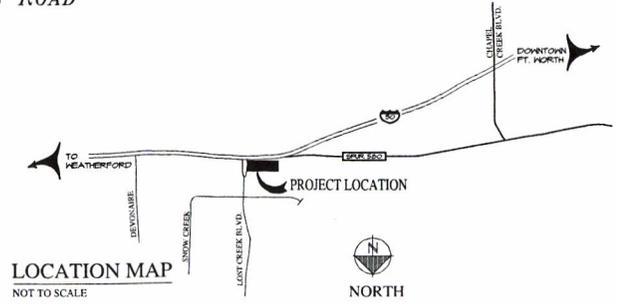
- WAIVER REQUESTS:**
- WAIVER TO HAVE A LOADING DOCK UNSCREENED FROM THE PUBLIC ROAD (PILLAR TO WHAT IS PRESENT ON THE WEST SIDE OF THE EXISTING BUILDING).
  - WAIVER TO ADD TO AND CONTRIBUTE LOADING DOCKS, DUMPSTERS, AND MECHANICAL EQUIPMENT TO A BUILDING LOCATED WITHIN THE 100 FT. SETBACK REQUIREMENT FROM RESIDENTIAL.
  - WAIVER TO UTILIZE EXISTING STOCKADE FENCE IN LIEU OF FENCED AND UTILIZE EXISTING BUFFERYARD.



1 SITE PLAN  
SCALE: 1"=30'-0"

**LEGAL DESCRIPTION**  
Lot A-1-R, Block 1  
Lost Creek,  
City of Fort Worth  
Tarrant County, Texas

**"E" ZONING**



**OWNER/DEVELOPER:**  
Larry Brumbaugh  
Fort Worth Railroad Salvage Inc.  
11651 Camp Bowie West  
Aledo, TX 76008

**DIRECTOR OF PLANNING AND DEVELOPMENT**  
SIGNED: \_\_\_\_\_  
DATE: \_\_\_\_\_

STORAGE ADDITION for:  
BRUMBAUGH'S FURNITURE  
ZONING CASE NO. \_\_\_\_\_

**CALLAHAN & FREEMAN**  
ARCHITECTS  
The Design-Build Team

**Speed Fab-Crete**  
DESIGN-BUILD GENERAL CONTRACTOR  
P.O. BOX 15580  
FORT WORTH, TEXAS 76119

STORAGE ADDITION for  
**BRUMBAUGH'S FURNITURE**

11701 Camp Bowie West  
Fort Worth, TX 76108

SEAL OF THE CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

DATE: 8/9/2013  
REVISIONS:

DRAWN BY: dlw  
JOB NO: 50200

SHEET NO.  
**A-1**  
1 OF 1-A SHEETS

**RECOMMENDED FOR APPROVAL**



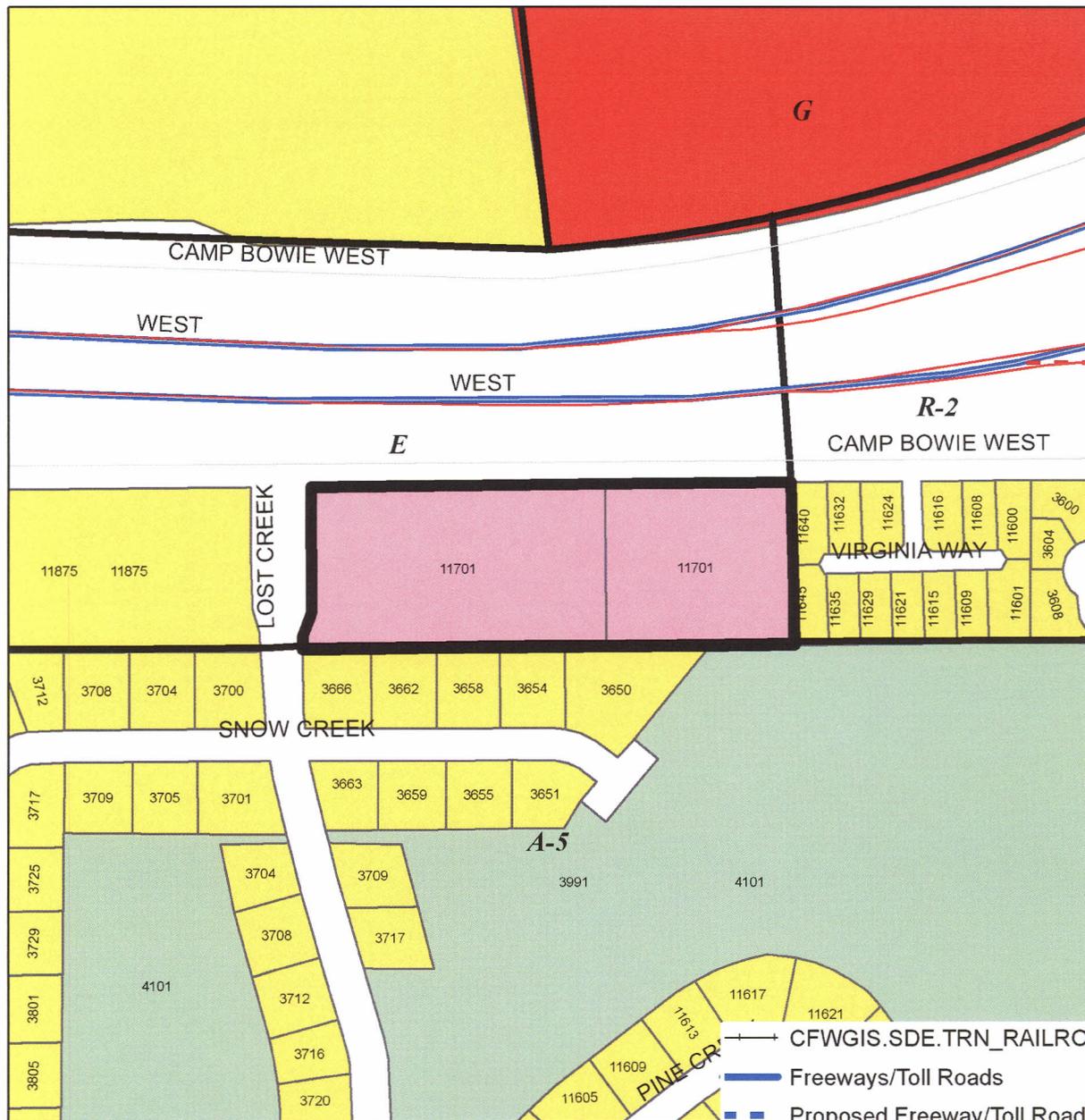
# FORT WORTH



11701 Camp Bowie Boulevard West

## Future Land Use

ZC-13-108



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed Use
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road

- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

### FLD\_ZONE

- Floodplain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.



Aerial Photograph



**4. ZC-13-108 Fort Worth Railroad Salvage (CD 3)- 11701 Camp Bowie West (Lost Creek Addition, Block 1, Lot A-1-R, 4.20 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus furniture storage in a building over 60,000 sq. ft.; site plan included**

Mitch Hanzik, 3904 6<sup>th</sup> Street, Fort Worth, Texas representing Fort Worth Railroad Salvage explained to the Commissioners they are expanding their existing building which was built about 13 years ago. They are wanting to expand and use the same type materials as the existing building and would like to expand an additional 31,555 sq. ft. Mr. Hanzik said they did meet with the neighborhood association who asked them to make a change to the site plan for the natural screen wall on the west property line as shown on the revised site plan.

Motion: Following brief discussion, Mr. West recommended approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				<b>ZC-13-108</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>ft</b>	<b>Position on case</b>	<b>Summary</b>
Marcia Kwarsick/Lost Creek Estates	NA	In		Support	Sent letter in
Rhonda Artz/Lost Creek Golf Club	NA	In		Support	Sent letter in

**5. ZC-13-109 Riverbend Investment (CD 5)- 8251 Trinity Boulevard, 8300-8400 Blocks Snow Egret (Allen S. Trimble Survey, Abstract No. 1528 and River Trails Addition, Block 32, Lots 1 thru 8, Block 31, Lots 1 & 30, Block 24, Lots 1 thru 7, Block 29, Lots 1 & 14, Block 30, Lots 1 & 22, 24.77 Acres): from “A-5” One-Family to “TL-N” Trinity Lakes Neighborhood District**

Dennis Hopkins, P. O. Box 630, Arlington, Texas representing Riverbend Investments explained to the Commissioners there was a briefing about a year ago for the Trinity Lakes area. This request is an extension of that for a residential phase. He mentioned the phasing of the existing residential lots. There is a plat that will be considered by the Plan Commission on August 28, 2013. Mr. Hopkins mentioned the total lots proposed is 275 form-based lots in which 262 are residential the remainder will be HOA's. This will allow the developer more flexibility developing these lots.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Conlin. The motion carried 7-0-1 with Mr. West recussing.

**6. ZC-13-110 James Finley (CD 7) - 7701 NW Loop 820, 6838 Cahoba Drive (Nancy Johnson Survey, Abstract No. 887, 9.77 Acres): from “E” Neighborhood Commercial, and “F” General Commercial to “AG” Agricultural**

Brad Mahon, 505 Pecan Street, Suite 101, Fort Worth, Texas, representing James Finley explained to the Commissioners they are requesting to rezone to Agricultural in cooperation with