



# NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

**Email:** [zoninglanduse@fortworthtexas.gov](mailto:zoninglanduse@fortworthtexas.gov)

**Mail:** Chair of the Zoning Commission  
c/o Development Services, City Hall  
200 Texas St, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit [fortworthtexas.gov/calendar](http://fortworthtexas.gov/calendar) and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit [fortworthtexas.gov](http://fortworthtexas.gov) or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: Council Chambers, Second Floor of City Hall	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	

**FORT WORTH**  **ZONING CHANGE / SITE PLAN APPLICATION**

**CONTACT INFORMATION**

**PROPERTY OWNER** Leo-17 Realty LLC

Mailing Address 8971 Littke Reata City, State, Zip Benbrook, TX 76126

Phone \_\_\_\_\_ Email farahpetroleum@gmail.com

**APPLICANT** Jacob Petrie

Mailing Address 117 Imperial Mammoth Valley Lane City, State, Zip Weatherford, TX 76085

Phone 682.583.4962 Email jake@revolverdev.com

**AGENT / OTHER CONTACT** \_\_\_\_\_

Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

*Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.*

**PROPERTY DESCRIPTION**

Site Location (Address or Block Range): 9944 Camp Bowie West Blvd Fort Worth

Total Rezoning Acreage: 1.05  I certify that an exhibit map showing the entire area to be rezoned is attached.

*If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.*

Is the property platted?

**YES - PLATTED**  
Subdivision, Block, and Lot (list all): \_\_\_\_\_

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: \_\_\_\_\_ acres

*Any partial or non-platted tract will require a certified metes and bounds description as described below.*

**NO - NOT PLATTED**  
A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: 1.0 acres



## APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

## DEVELOPMENT INFORMATION

Current Zoning District(s): E Proposed Zoning District(s): \_\_\_\_\_

Current Use of Property: Vacant Land

Proposed Use of Property: office/warehouse space

### For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: Light Industrial

Land Uses Being Added or Removed: Automotive

Are Development Standards or Waivers being requested?  Yes  No If yes, please list below:

Site Plan Included (completed site plan is attached to this application)

Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

### For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: \_\_\_\_\_

Additional Use Proposed with CUP: \_\_\_\_\_

Are Development Standards or Waivers being requested?  Yes  No If yes, please list below:

A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

## DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

We would like to be able to have more variety of tenants able to lease out of our building.

CAMP BOWIE INDUSTRIAL PARK  
 9944 CAMP BOWIE W. BLVD.  
 FORT WORTH, TX 76116



AG DESIGN GROUP, LLC  
 PO BOX 383023  
 DUNCANVILLE, TX 75138

**GENERAL NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SURVEYOR SHALL BE ENGAGED TO LAY OUT ALL SITE WORK.
- CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING.
- DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
- ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF FORT WORTH BUILDING ORDINANCES. A BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF FORT WORTH.
- A LANDING MUST BE PROVIDED AT EACH EXIT DOOR. THE FLOOR SURFACE ON BOTH SIDES OF THE DOOR SHALL BE AT THE SAME ELEVATION AS PER THE TEXAS FIRE PREVENTION CODE.
- VERIFY ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION CODE.
- ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITE TREATMENT.
- ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH FORT WORTH MUNICIPAL CODE.
- ALL SIGNAGE, PERMANENT, PORTABLE, BANNERS, ETC. WILL CONFIRM TO ARTICLE 4, SIGNS.
- HOURS OF OPERATION:  
7 DAYS A WEEK, 5:00 AM TO 5:00 PM.
- BUILDING NOT TO EXCEED 19'-0" IN HEIGHT.
- EXTERIOR MATERIALS FOR BUILDING WILL BE STONE VENEER, METAL SIDING PANELS, ALUM/GLASS STOREFRONT AND METAL AWNINGS. ROOF WILL BE METAL PANELS.
- ALL DOMESTIC WATER SERVICE AND METER SHALL BE 1-1/2".
- BUILDING IS A ONE STORY BUILDING WITH MECHANICAL MEZZANINES ABOVE BUILDINGS.
- PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.
- PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
- ALL PROVIDED LIGHTING WILL CONFIRM TO THE LIGHTING CODE.

**LEGAL DESCRIPTION**

LOTS 19 THRU 26, BLOCK 2, WESTLAND ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 6806, PAGE 528, PLAT RECORDS, TARRANT COUNTY, TEXAS

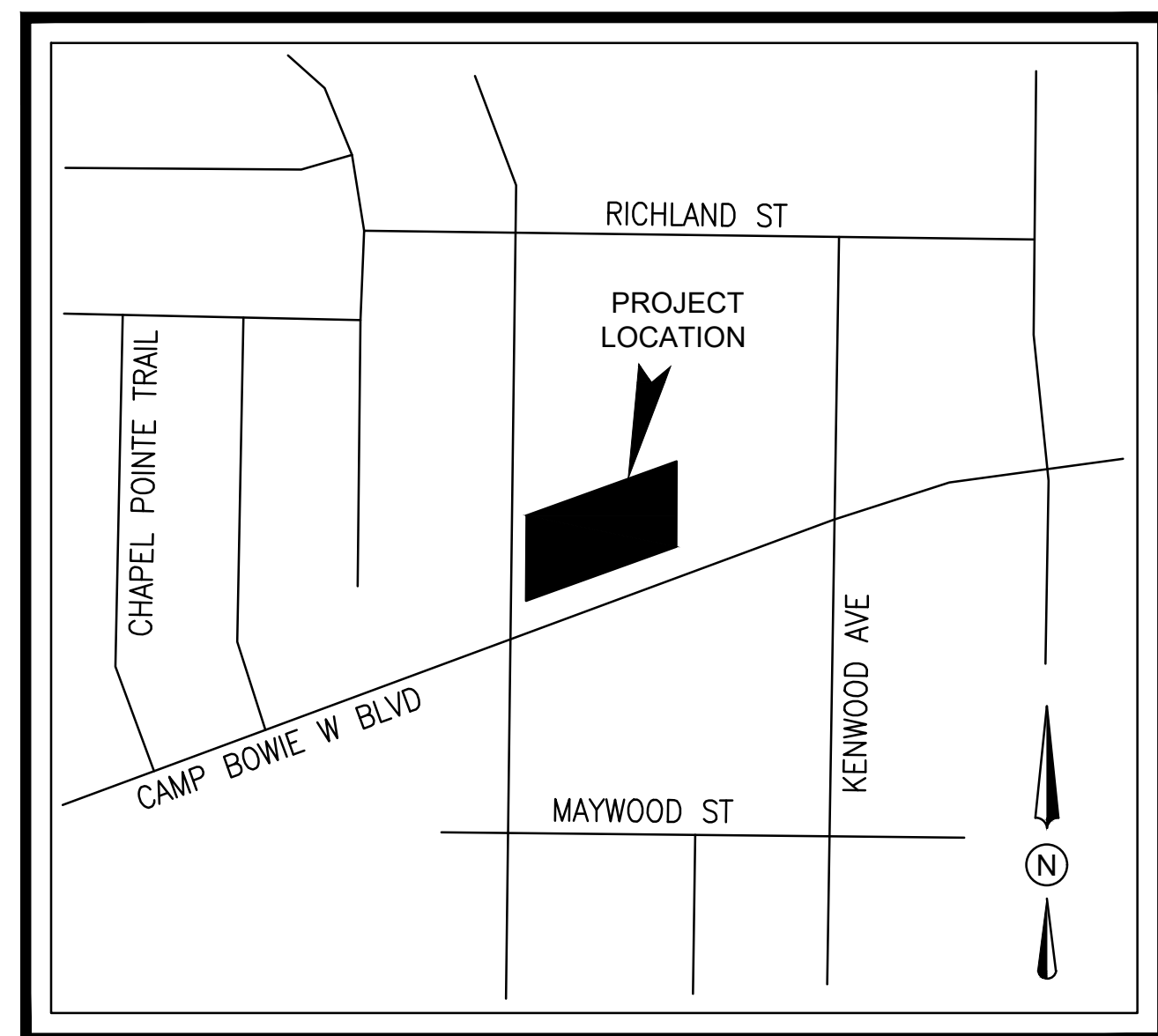
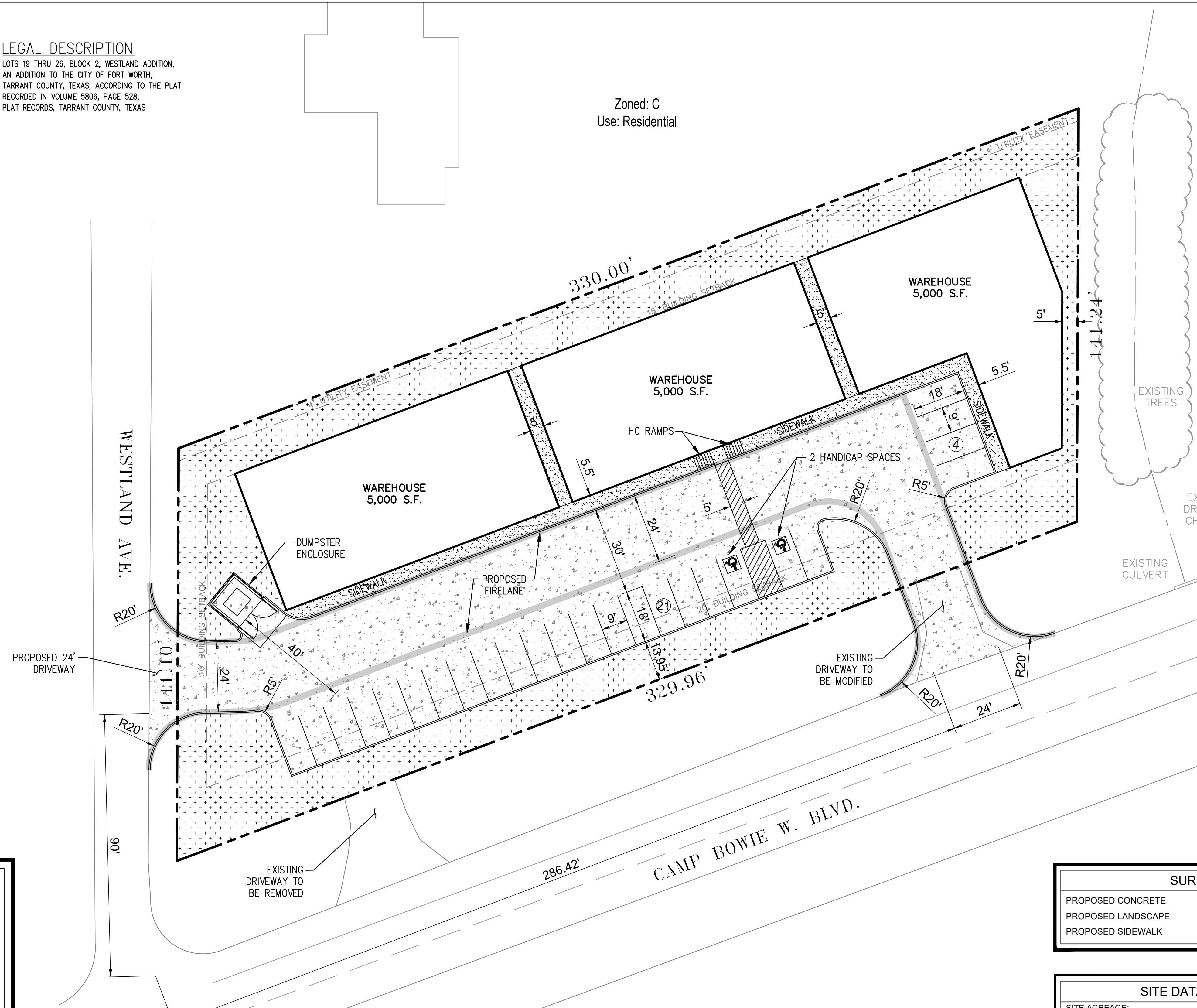
Zoned: E  
Use: Vacant

Zoned: C  
Use: Residential

Zoned: PD  
Use: Vacant

Zoned: I  
Use: Restaurant

Zoned: E  
Use: Animal Hospital



**SURFACE LEGEND**

PROPOSED CONCRETE	
PROPOSED LANDSCAPE	
PROPOSED SIDEWALK	

**SITE DATA SUMMARY TABLE**

SITE ACREAGE:	1.002 ACRES (43,647 SQ. FT.)
ZONING:	E - NEIGHBORHOOD COMMERCIAL
PROPOSED USE:	WAREHOUSES
BUILDING ROOM AREA:	3-5,000 S.F. BUILDINGS
NUMBER OF STORIES:	1
BUILDING COVERAGE:	34%
FLOOR AREA RATIO:	0.34
IMPERVIOUS AREA:	30,636 S.F. (70.2%)
PERVIOUS/LANDSCAPE AREA:	13,011 S.F. (29.8%)
REGULAR PARKING REQUIRED: 1 SPACE PER 4 EMPLOYEES	5 SPACES
REGULAR PARKING PROVIDED:	23 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES
HANDICAP PARKING PROVIDED:	2 SPACES
TOTAL PARKING PROVIDED:	25 SPACES

**OWNER:**  
 DAKA INVESTMENTS LLC  
 CONTACT: FAISAL FARAH  
 2600 W. PIONEER PARKWAY  
 GRAND PRAIRIE, TX 75051  
 817-901-3300

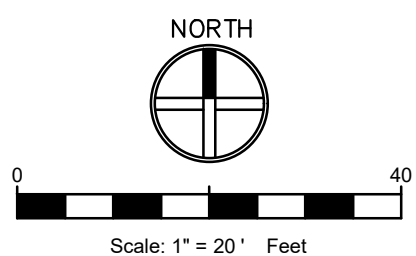
**ARCHITECT:**  
 AG DESIGN GROUP  
 CONTACT: ARMANDO GARCIA  
 P.O. BOX 383023  
 DUNCANVILLE, TX 75138  
 214-766-5905

**SURVEYOR:**  
 GEOMATIC SOLUTIONS, INC.  
 CONTACT: SHELBY HOFFMAN  
 3000 S. HULEN, STE. 124-236  
 FORT WORTH, TX 76109  
 817-487-8916

**ENGINEER:**  
 THOMAS HOOVER ENGINEERING, LLC  
 CONTACT: THOMAS HOOVER  
 P.O. BOX 1808  
 KELLER, TX 76244  
 817-913-1350

02 VICINITY MAP  
NOT TO SCALE

01 SITE PLAN  
SCALE: 1" = 20'-0"



Developer/Owner: Daka Investments LLC  
 Address: 2600 W. Pioneer Parkway  
 City/State: Grand Prairie, TX 75051  
 Telephone Number: 817-901-3300  
 E-mail Address: farahpetroleum@gmail.com

Director of Development Services      Date  
**CAMP BOWIE INDUSTRIAL PARK**  
 Zoning Case Number: ZC-24-000

SITE PLAN

SHEET NUMBER

A1.00

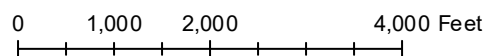
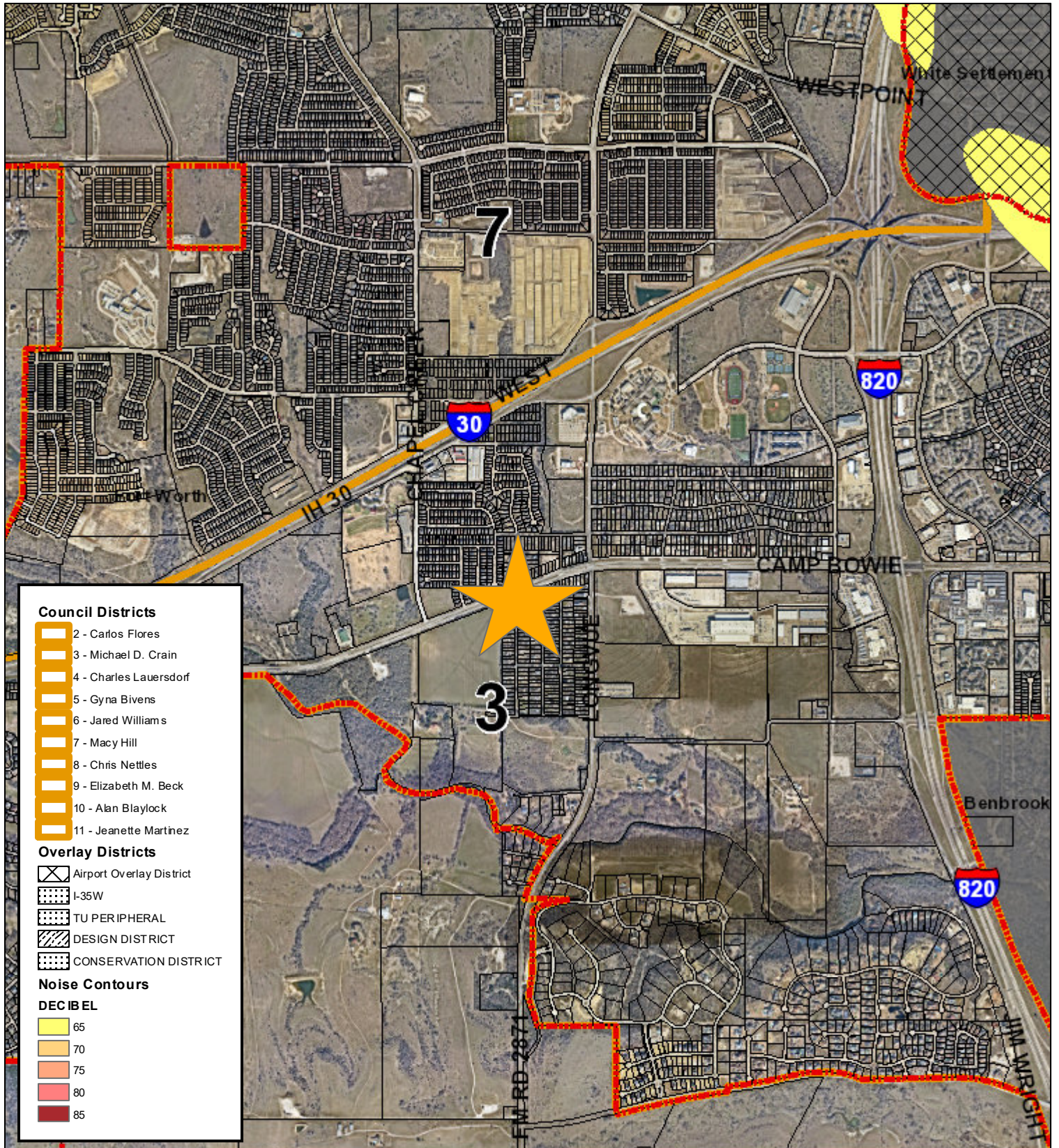
### Aerial Photo Map



0 90 180 360 Feet

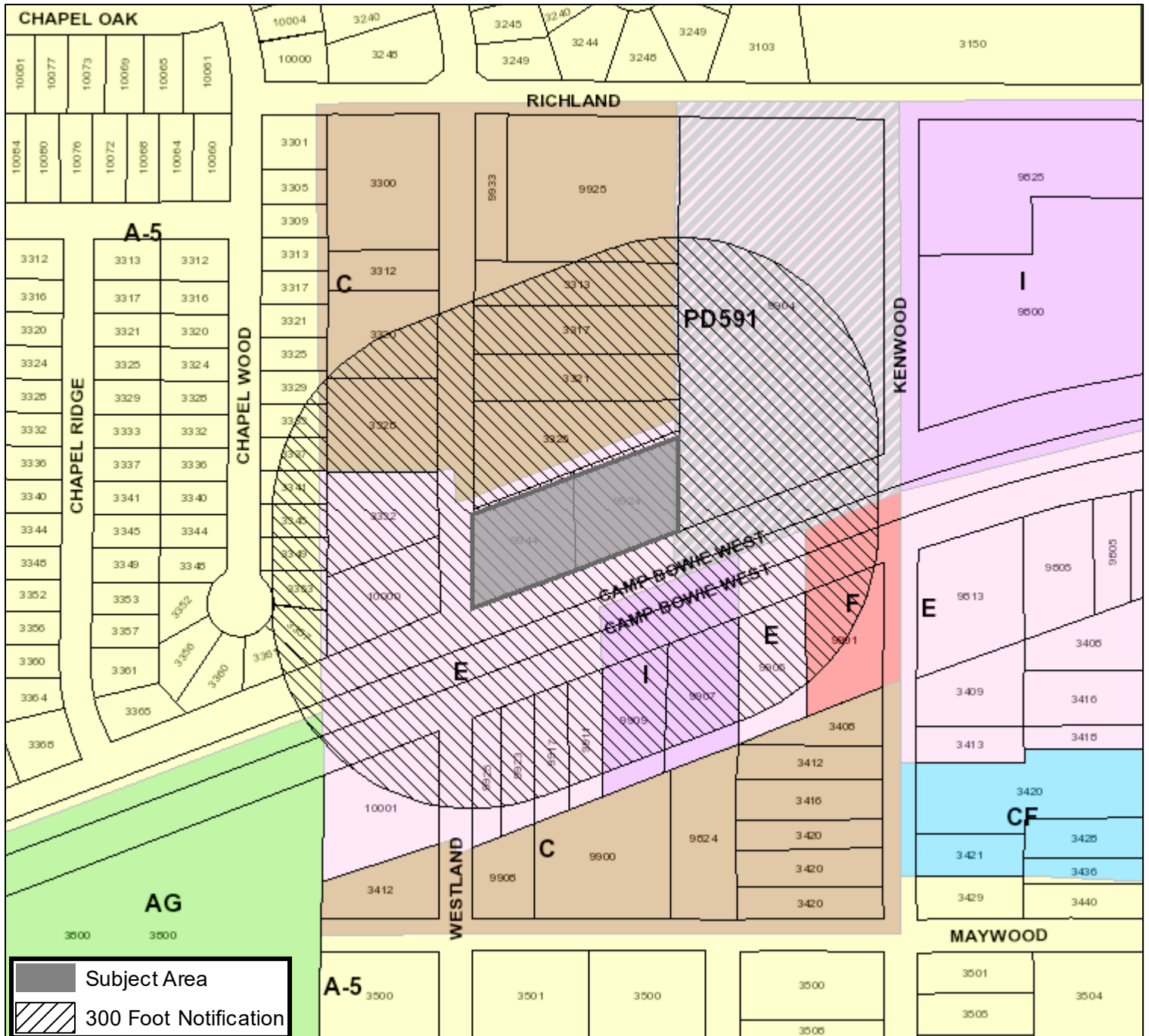


### Area Map



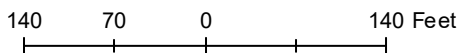
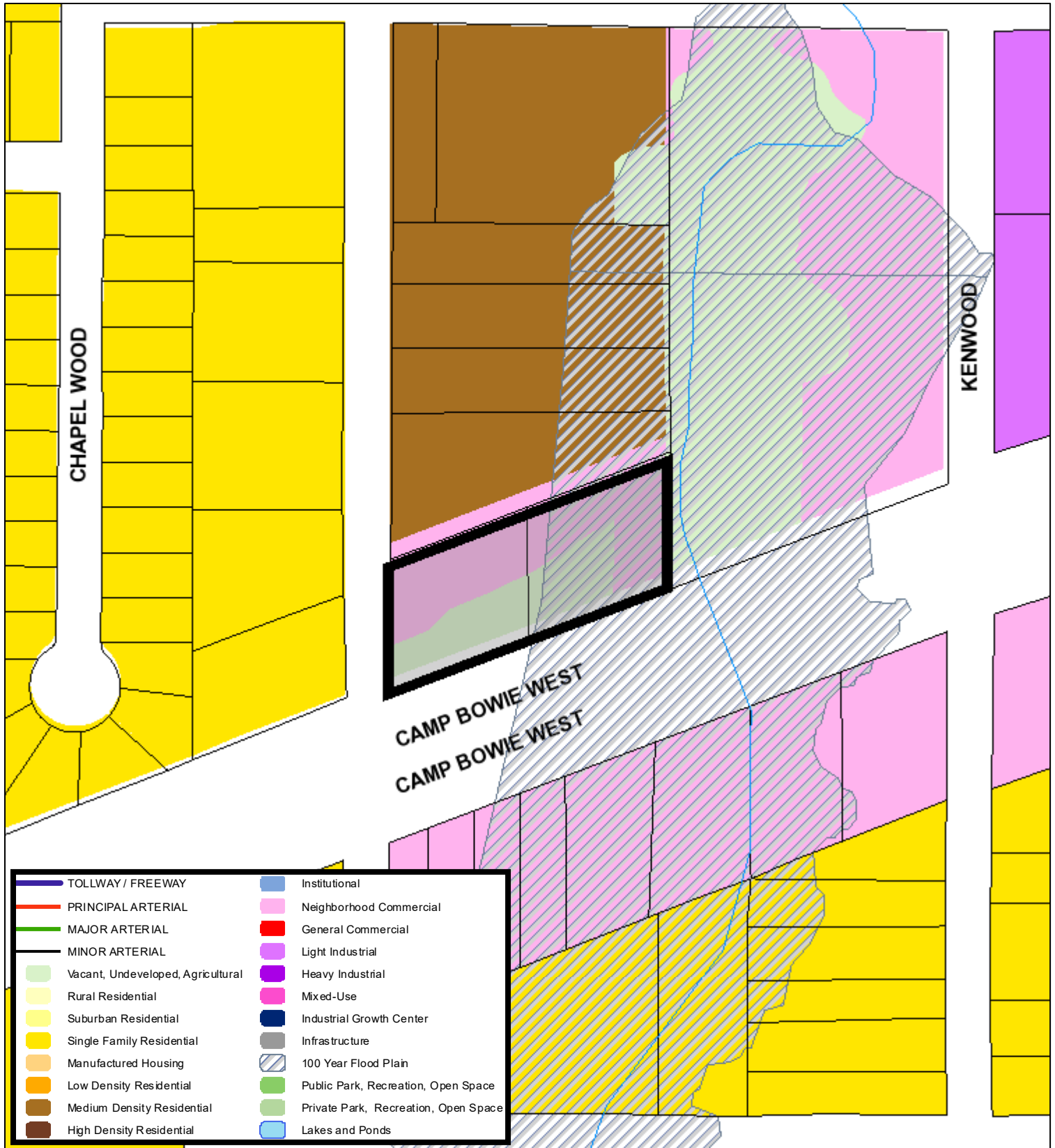
### Area Zoning Map

Applicant: Leo-17 Realty LLC  
 Address: 9924-9944 (evens) Camp Bowie West  
 Zoning From: E  
 Zoning To: PD/I office/warehouse  
 Acres: 0.99998435  
 Mapsco: Text  
 Sector/District: Far\_West  
 Commission Date: 6/12/2024  
 Contact: 817-392-2806





### 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.



### Location Map

