



COURTESY NOTIFICATION OF ZONING HEARING

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

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 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 or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	October 12th, 2022
City Council	November 8th, 2022
Location: Council Chambers, Second Floor of City Hall	
LOCATION MAP	

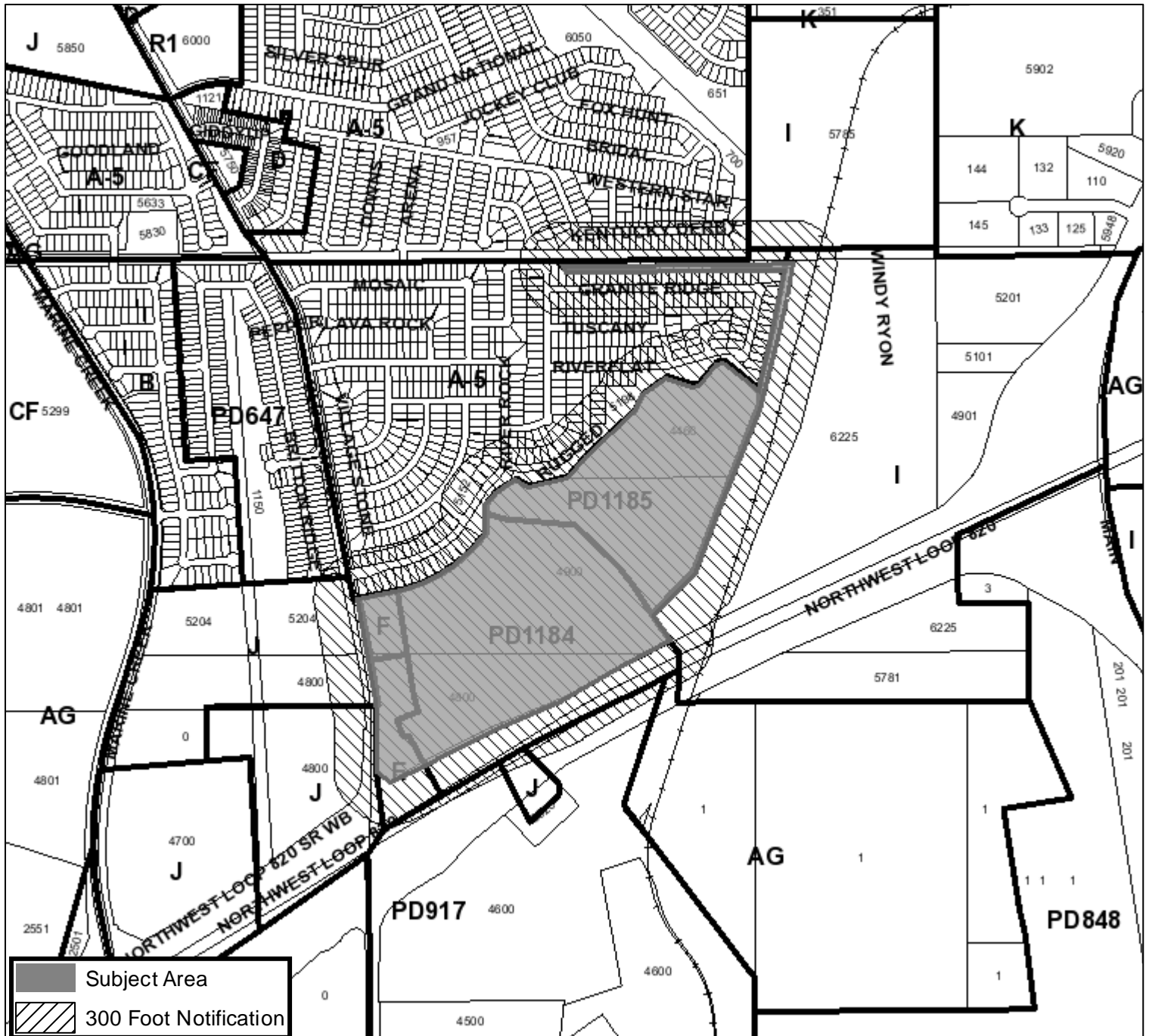
Case Number: ZC-22-157			
Applicant: Fort Worth Quarry CO. LLC		Site Address: 4800 and 4900 Old Decatur Road	
Current Zoning: "E, F, PD 1184/5"		Proposed Zoning: PD/C & F Planned development and General commercial	
		Council District: 2-Carlos Flores	
		Proposed Use: Commercial and Multifamily	
Northwest Fort Worth Neighborhood Alliance		Remington Point Villas HOA, Inc	
Inter-District 2 Alliance		Trailwood Estates HOA	
Remington Point HOA		Terrace Landing OA	
Far Greater Northside Historical NA		Streams And Valleys Inc	
Trinity Habitat for Humanity		Lake Worth ISD	
Eagle Mountain-Saginaw ISD			



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

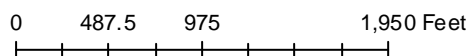
Organization Name:	Oppose <input type="checkbox"/>	Support <input type="checkbox"/>
Signature of Representative:	Printed Name of Representative:	

Area Zoning Map

Applicant: Quarry Falls Dev./ Greystar Development Central
 Address: 4800 and 4900 Old Decatur Rd.
 Zoning From: E, F, PD1184/5
 Zoning To: PD/C, PD/F plus commercial and multifamily uses
 Acres: 88.59722879
 Mapsco: 47M
 Sector/District: Far Northwest
 Commission Date: 10/12/2022
 Contact: null



	Subject Area
	300 Foot Notification



ZC-22-157 - Quarry Falls Planned Development



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Fort Worth Quarry Company, LLC

Mailing Address 16400 Dallas Pkwy Ste. 100 City, State, Zip Dallas, TX 75248

Phone 469-513-3947 Email pniels@oakwellcapital.com

APPLICANT JR Thulin - Greystar Development Central, LLC

Mailing Address 600 E. Las Colinas Blvd. Ste. 2100 City, State, Zip Irving, TX 75039

Phone 214-451-5698 Email jthulin@greystar.com

AGENT / OTHER CONTACT Nikki Moore - A.N. Moore Consulting, LLC

Mailing Address 1005 Prairie Ridge Lane City, State, Zip Arlington, TX 76005

Phone 817-454-0491 Email anmoore.consulting@gmail.com

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): 4800 and 4900 Old Decatur Road

Total Rezoning Acreage: 83.074 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: 83.074 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 checked="" type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: <u>PD 1184 & 1185</u> Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): E, F, PD 1184 & 1185 Proposed Zoning District(s): C and F with PD
 Current Use of Property: Undeveloped
 Proposed Use of Property: Commercial and Two Phases of Multifamily Development

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: PD/C and PD/F
 Land Uses Being Added or Removed: PD/MU-1 and PD/D and E removed

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

Please see attached development standards

- 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)

