# **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

Fort Worth.

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

**PUBLIC HEARING DATES Zoning Commission** October 12th, 2022 **City Council** November 8th, 2022 Location: Council Chambers, Second Floor of City Hall **LOCATION MAP** STALLION LN PPALOOSA CH SILVER SPUR LA 5004 5250 5785 KENTUCKY DERBY LN Y RYON 114820 5 1204

1594 1764

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.

469

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

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

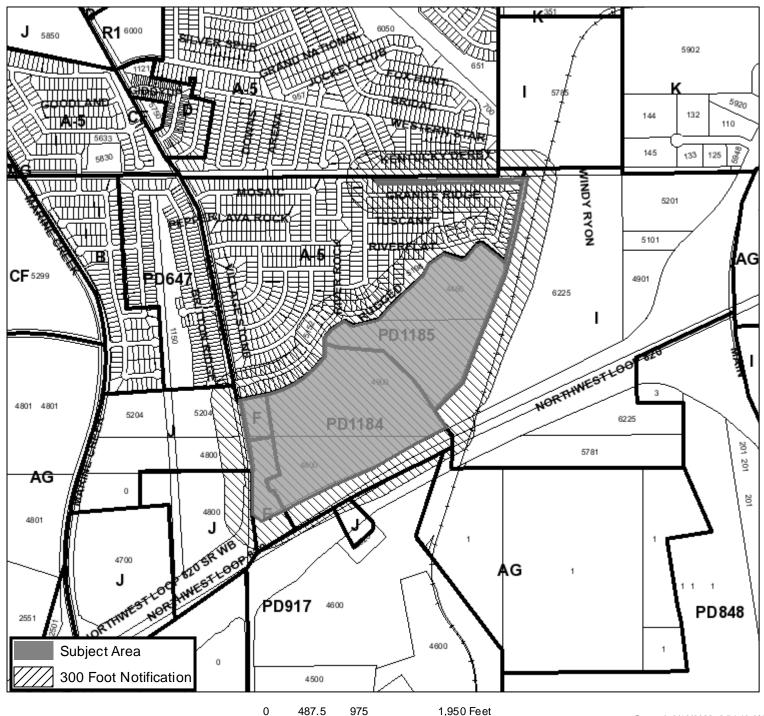
#### Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose Support
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



# ZONING CHANGE / SITE PLAN APPLICATION

## **CONTACT INFORMATION**

PROPERTY OWNER Fort Worth Qu	uarry Company, LLC	;		
		City, State, Zip Dallas, TX 75248		
Phone 469-513-3947	<sub>Email</sub> pniels@	oakwellcapital.com		
APPLICANT JR Thulin - Greysta	r Development Cen	tral, LLC		
Mailing Address 600 E. Las Colir	nas Blvd. Ste. 2100	City, State, Zip Iriving, TX 75039		
Phone 214-451-5698				
AGENT / OTHER CONTACT Nikki Moore - A.N. Moore Consulting, LLC				
Mailing Address		<sub>City, State, Zip</sub> Arlington, TX 76005		
Phone 817-454-0491		e.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: <u>83.074</u> 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
□ Rezoning from one standard zoning district to another	□ Submitting a required site plan for an existing PD
Rezoning to Planned Development (PD) District	(no change to development standards or waivers)
□ Adding a Conditional Use Permit (CUP) Overlay	Amending a previously approved PD or CUP site plan
Modifying development standards, waivers, and/or land uses for an existing PD or CUP	Existing PD or CUP Number:       PD 1184 & 1185         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 Ph	nases of Multifamily Development			
For Planned Develop	nent (PD) Requests Only			
First, reference Ordinance <u>Section 4.300</u> 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:

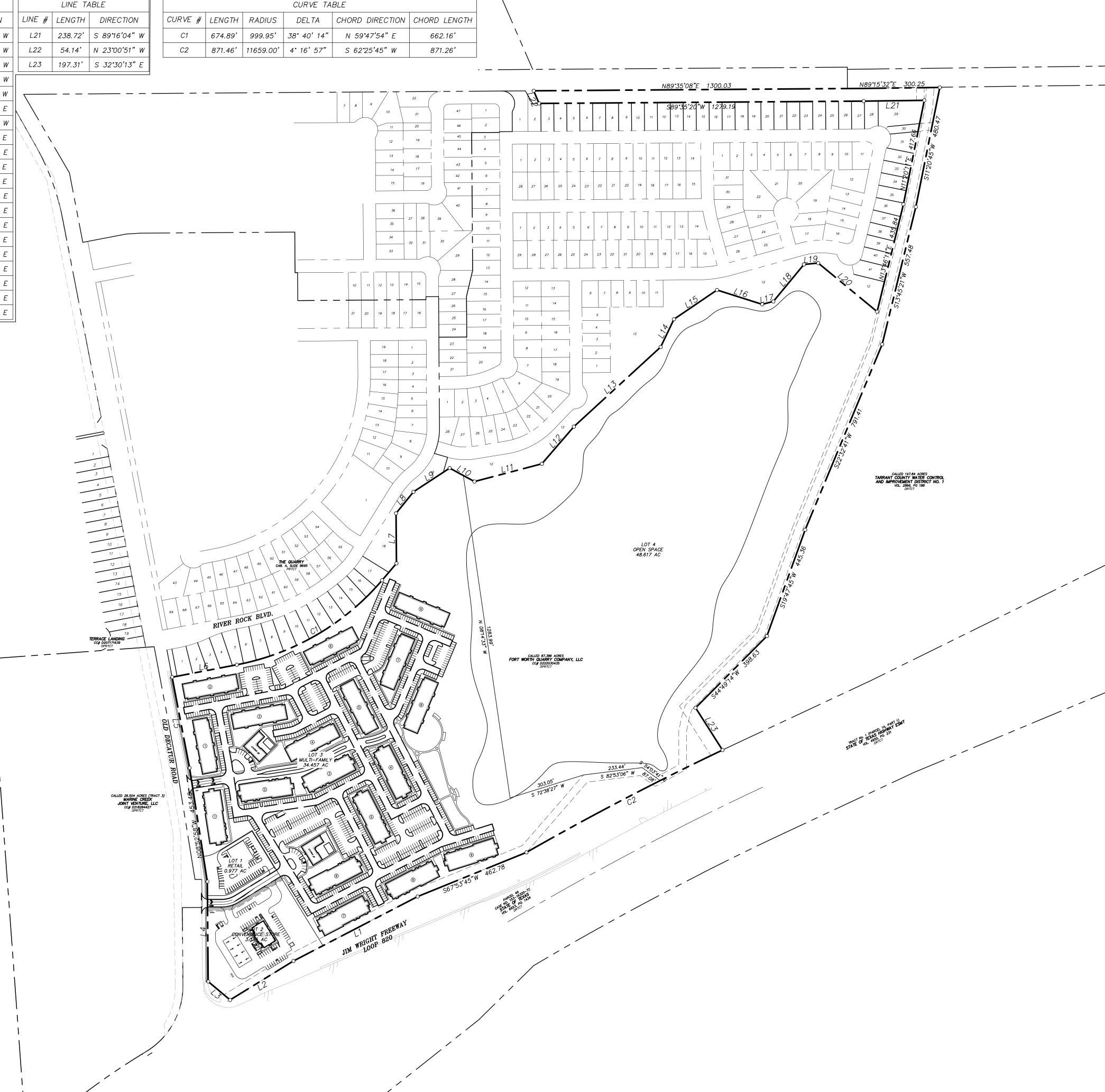
Are Development Standards or Waivers being requested?  $\Box$  Yes  $\Box$  No If yes, please list below:

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

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	551.44'	S 62°34'45" W	
L2	293.20'	S 58°24'45" W	
L3	112.78'	N 49°55'35" W	
L4	393.98'	N 00°29'28" W	
L5	364.13'	N 10°52'13" W	
L6	259.74'	N 79°08'01" E	
L7	197.38'	N 00°28'44" W	
L8	109.08'	N 39°01'15" E	
L9	170.56'	N 56°44'59" E	
L10	111.15'	S 61°30'17" E	
L11	274.63'	N 75°14'14" E	
L12	193.20'	N 40°45'07" E	
L13	464.30'	N 47°27'03" E	
L14	121.45'	N 25°34'09" E	
L15	205.01'	N 55°50'19" E	
L16	186.68'	S 72°23'45" E	
L17	45.54'	N 75°27'20" E	
L18	189.19'	N 39°33'20" E	
L19	56.57'	N 84°33'20" E	
L20	300.83'	S 50°27'30" E	

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L21	238.72'	S 89°16'04" W	
L22	54.14'	N 23°00'51" W	
L23	197.31'	S 32°30'13" E	

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	674.89'	999.95'	38° 40' 14"	N 59°47'54" E	662.16'
C2	871.46'	11659.00'	4° 16' 57"	S 62°25'45" W	871.26'
		•			

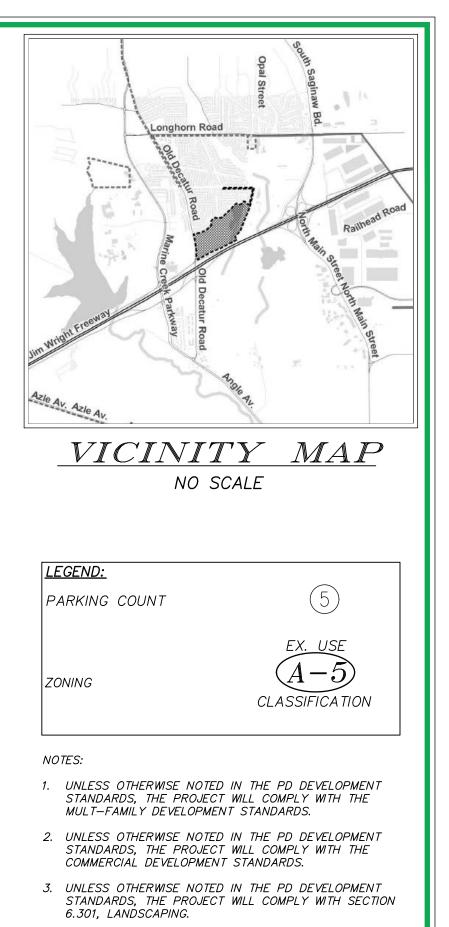


OVERALL SITE DATA TABLE			
GROSS ACREAGE	83.074 ACRES		
EXISTING ZONING	E, F, PD		
EXISTING LAND USE	UNDEVELOPED		
PROPOSED ZONING	PD-C & F		

SITE DATA (LOT 1 & 2)		
GROSS ACREAGE	4.312 ACRES	
BASE ZONING	F	
PROPOSED LAND USE	COMMERCIAL	

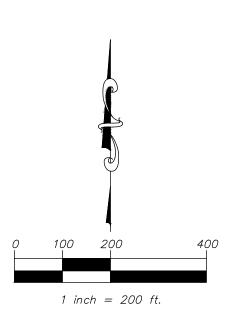
SITE DATA (LOT 3)			
GROSS ACREAGE	34.457 ACRES		
BASE ZONING	С		
PROPOSED LAND USE	MULTI-FAMILY		
TOTAL UNITS	756		
GROSS DENSITY	21.9 UNITS/AC		
OPEN SPACE PROVIDED	15.0 AC/44%		

SITE DATA (LOT 4)			
GROSS ACREAGE	48.671 ACRES		
BASE ZONING	С		
PROPOSED LAND USE	OPEN SPACE		



- 4. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- 5. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH ARTICLE
- 6. PROPOSED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

4, SIGNS.



OWNER: FORT WORTH QUARRY COMPANY LLC 1600 DALLAS PARKWAY, SUITE 100 DALLAS, TEXAS 75248 CONTACT: PHONE:

# DEVELOPER: GREYSTAR DEVELOPMENT CENTRAL, LLC 600 E. LAS COLINAS BLVD., SUITE 2100 IRVING, TEXAS 75039 CONTACT: JR THULIN PHONE: (214) 451–5698

DIRECTOR OF DEVELOPMENT SERVICES

DATE

PLANNED DEVELOPMENT SITE PLAN QUARRY FALLS CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AUGUST 2022

ZONING CASE #\_

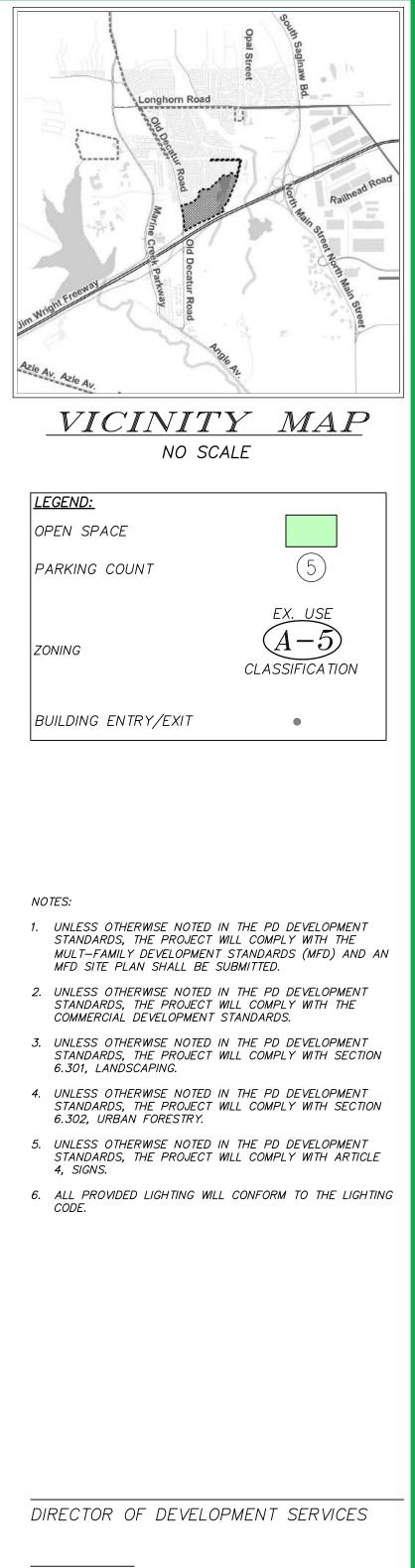


wilengineering surveying landscap tbpels registration number: f — 2759 tbpels registration/license number: 10088000 519 east border arlington, texas 76010 8 1 7 - 4 6 9 - 1 6 7 1 fax: 817-274-8757 www.mmatexas.com 08/19/2022 SHEET 1 OF 2



SITE DATA TABLE			
MULTI-FAMILY REQUIREMENTS			
		С	
	34.45	34.457 AC	
	756		
Ξ	135,072 SF (9%)		
	21.9 DU/AC		
	REQUIRED	PROVIDED	
25' WIDE)	675,426 S.F. (45%)	653,930 S.F. (44%)	
S	3 STORIES	· 36' MAX	
<u> </u>	3 STORIES; 36' MAX. 659,286 SF.		
ICKS	000,2		
	20' MIN.		
	5' MIN.		
DR)	5' MIN.		
R)	20' MIN. TO SIDE STREET		
OR TWO FAMILY RESIDENTIAL		30 MIN.	
	NUMBER	SIZE (SF)	
	432	667 SF	
	270	986 SF	
	54	1,305 SF	
<i>'ING</i>			
DENTIAL			
CES PER BEDROOM	1,134 S	SPACES	
CES PER 250 SF OF COMMON AREA, OFFICES	41 SF	41 SPACES	
	1,175 SPACES		
(ING			
(INCLUDING CARPORTS)	1,200 SPACES		
	1,200 \$	1,200 SPACES	

SITE DATA TABLE		
COMMERCIAL REQUIREMENTS		
	F	
	4.312 AC	
	2	
Ē	NA	
	REQUIRED	PROVIDED
EQUIRED)	10% MIN.	10% MIN.
5	3 STORIES OR 45' MAX.	
ICKS		
	20' MIN.	
	10' MIN.	
DR)	O' MIN.	
R)	10' MIN.	
ING		
SPACES PER 1,000 SF)	24 SPACES	
E (4 PARKING SPACES PER 1,000 SF)	21 SPACES	
	45 SPACES	
(ING		
	52 SPACES	
E	63 SPACES	
	115 SPACES	



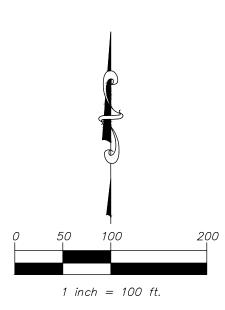
DATE

PLANNED DEVELOPMENT SITE PLAN QUARRY FALLS CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AUGUST 2022

ZONING CASE #\_\_\_



Mi angineering surveying landscape architecture planning. tbpels registration number: f - 2759 tbpels registration/license number: 10088000 519 east border arlington, texas 76010 817 - 469 - 1671 fax: 817 - 274 - 8757 www.mmatexas.com 08/15/2022 SHEET 1 OF 2



**OWNER:** FORT WORTH QUARRY COMPANY LLC 1600 DALLAS PARKWAY, SUITE 100 DALLAS, TEXAS 75248 CONTACT: PHONE:

## DEVELOPER:

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