



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

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.

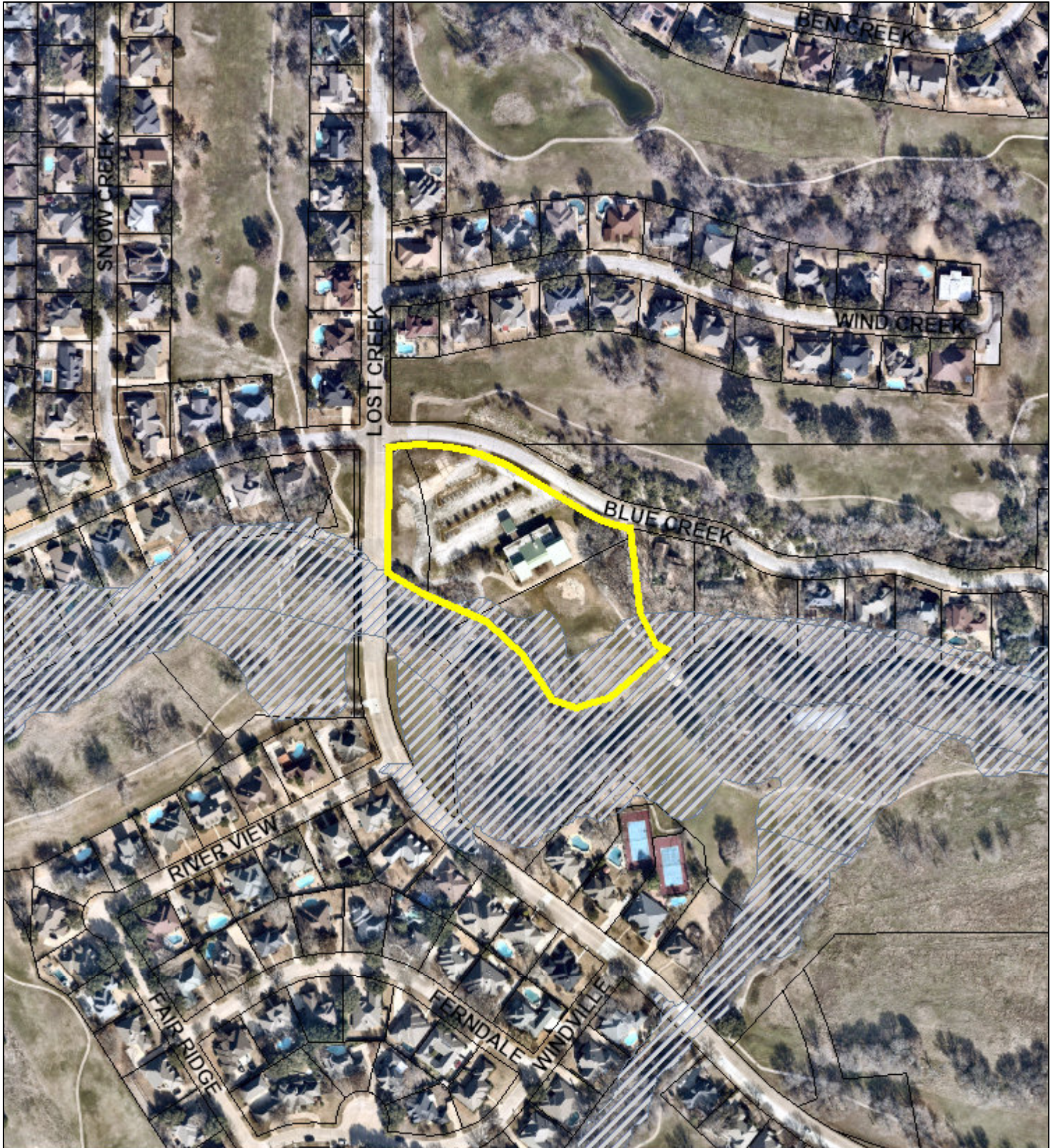
PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: Council Chambers, Second Floor of City Hall	
LOCATION MAP	

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:	

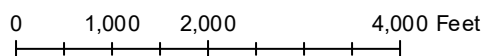
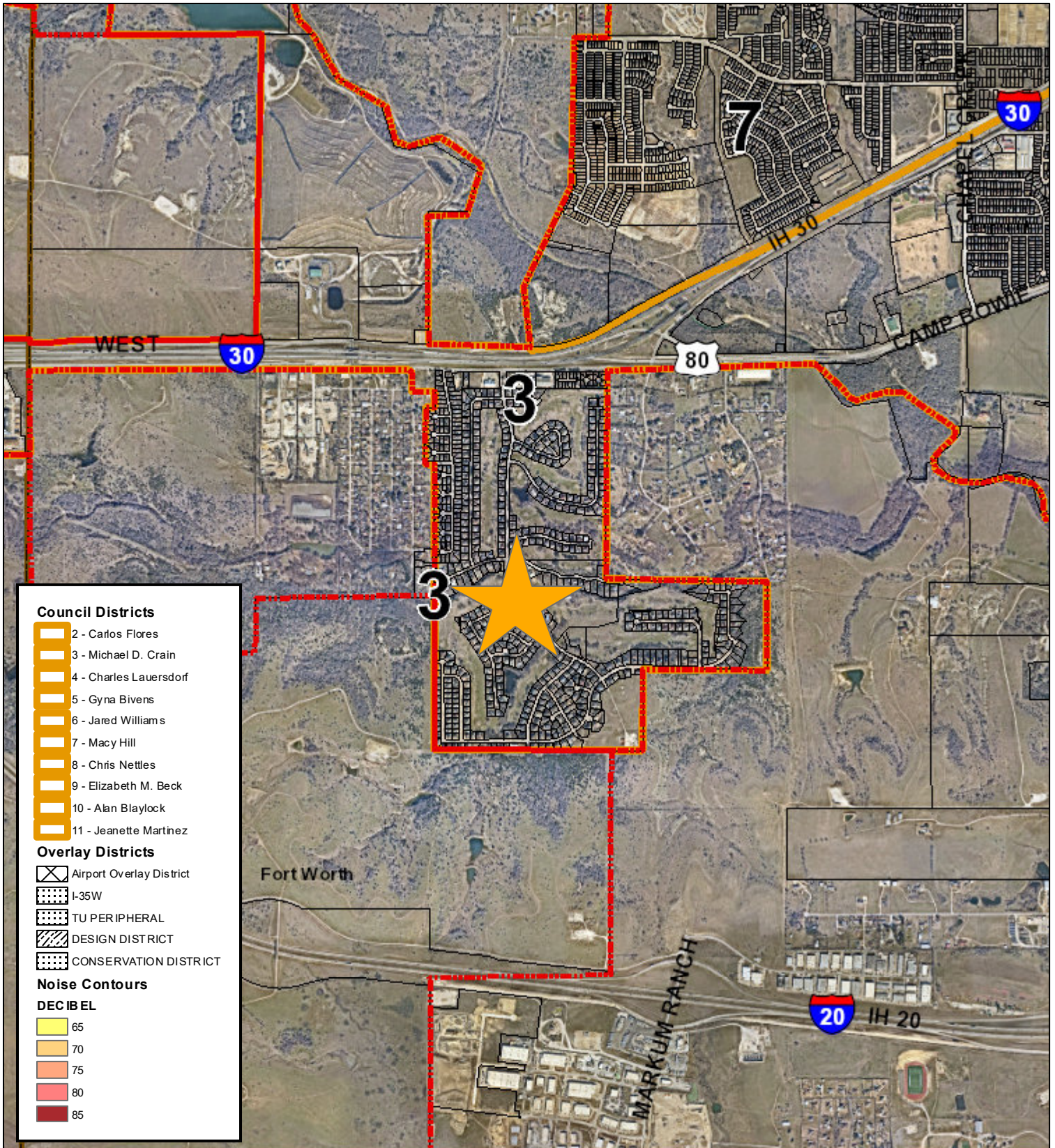
Aerial Photo Map



0 170 340 680 Feet

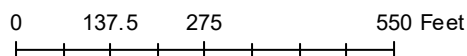
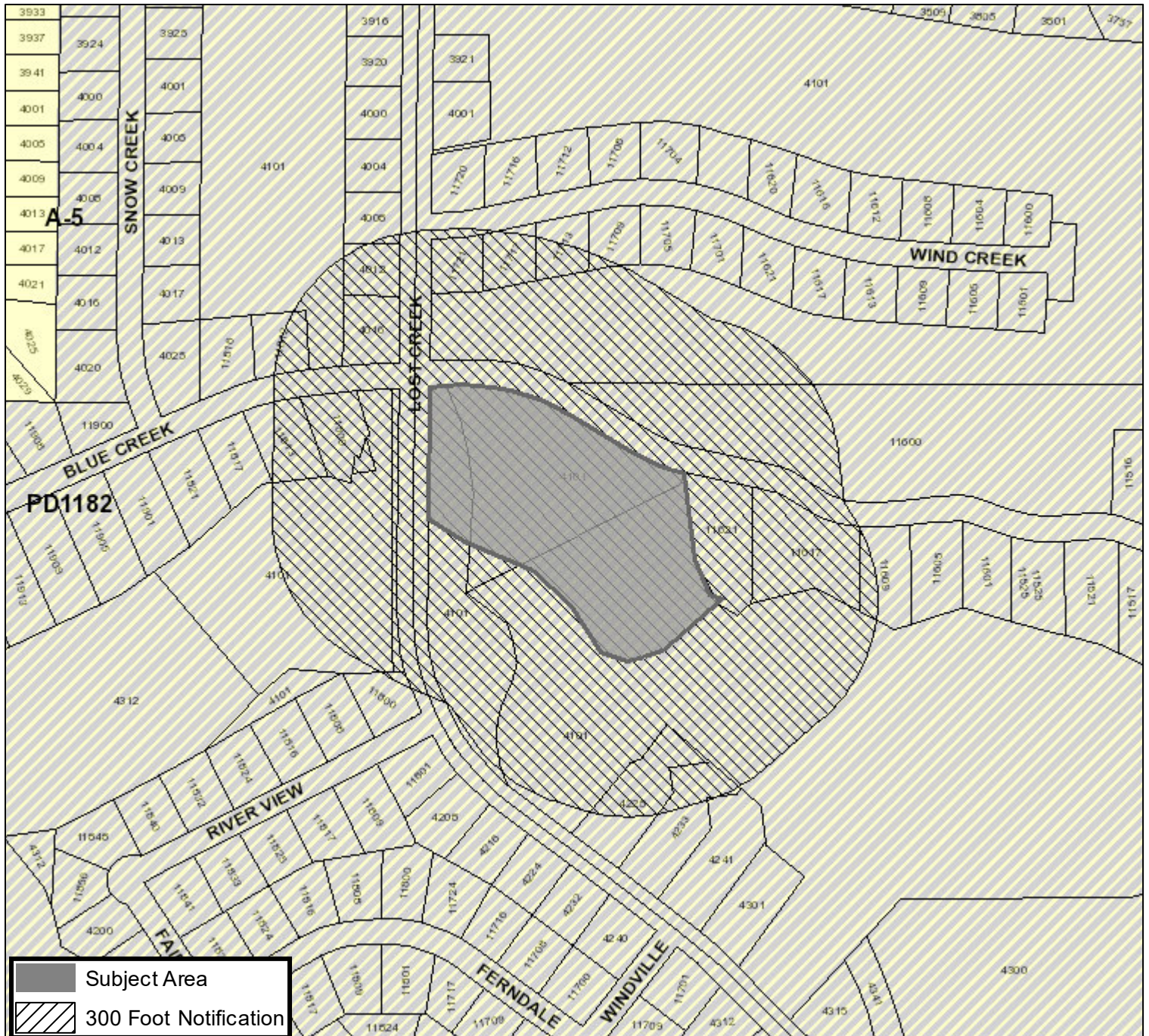


Area Map

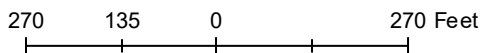
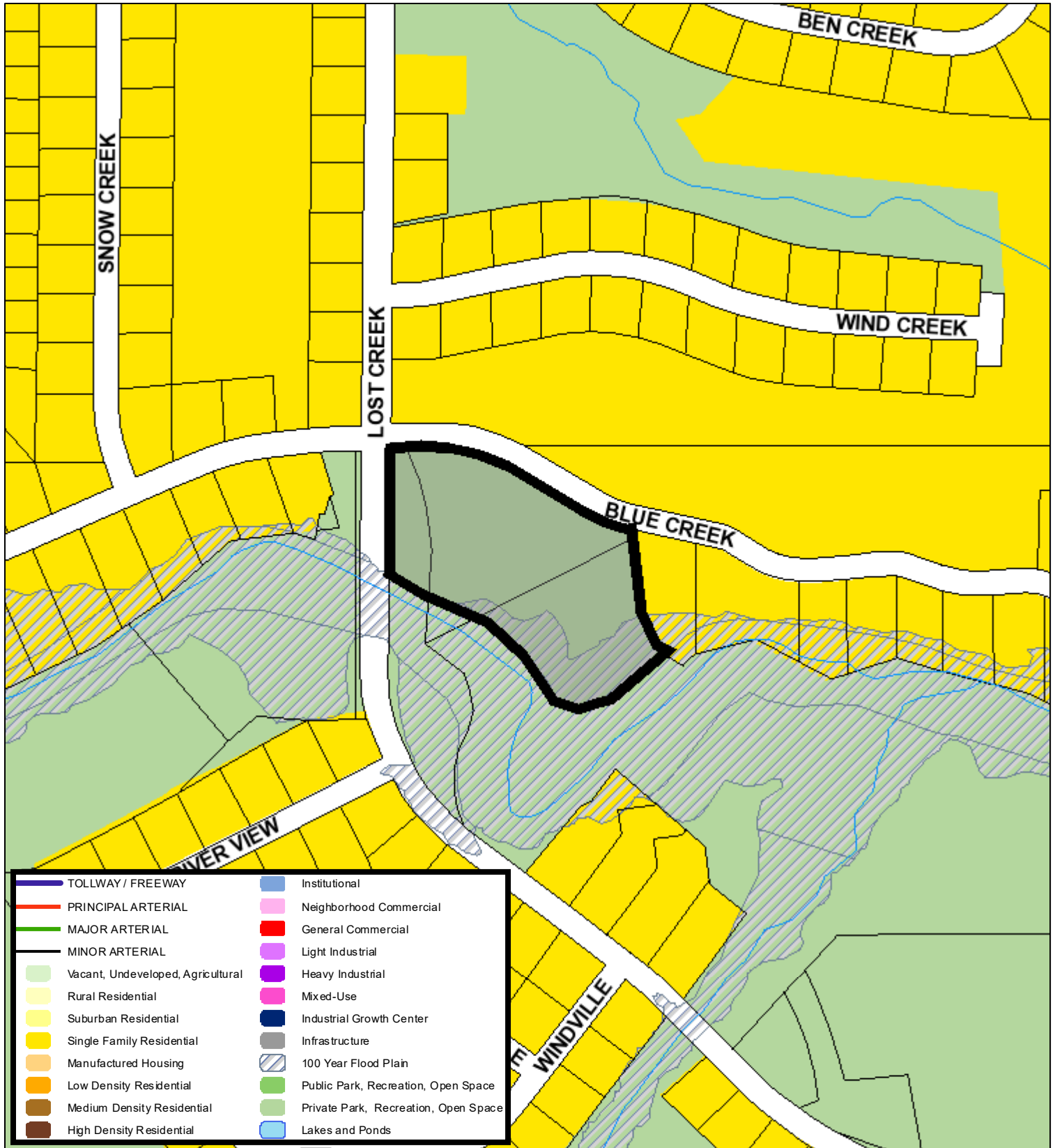


Area Zoning Map

Applicant: Uncommon Sense 8 LLC/ Westwood Professional Svcs.
 Address: 11711 Blue Creek
 Zoning From: PD 1182
 Zoning To: PD A-10
 Acres: 4.07273441
 Mapsco: Text
 Sector/District: Far_West
 Commission Date: 8/14/2024
 Contact: null



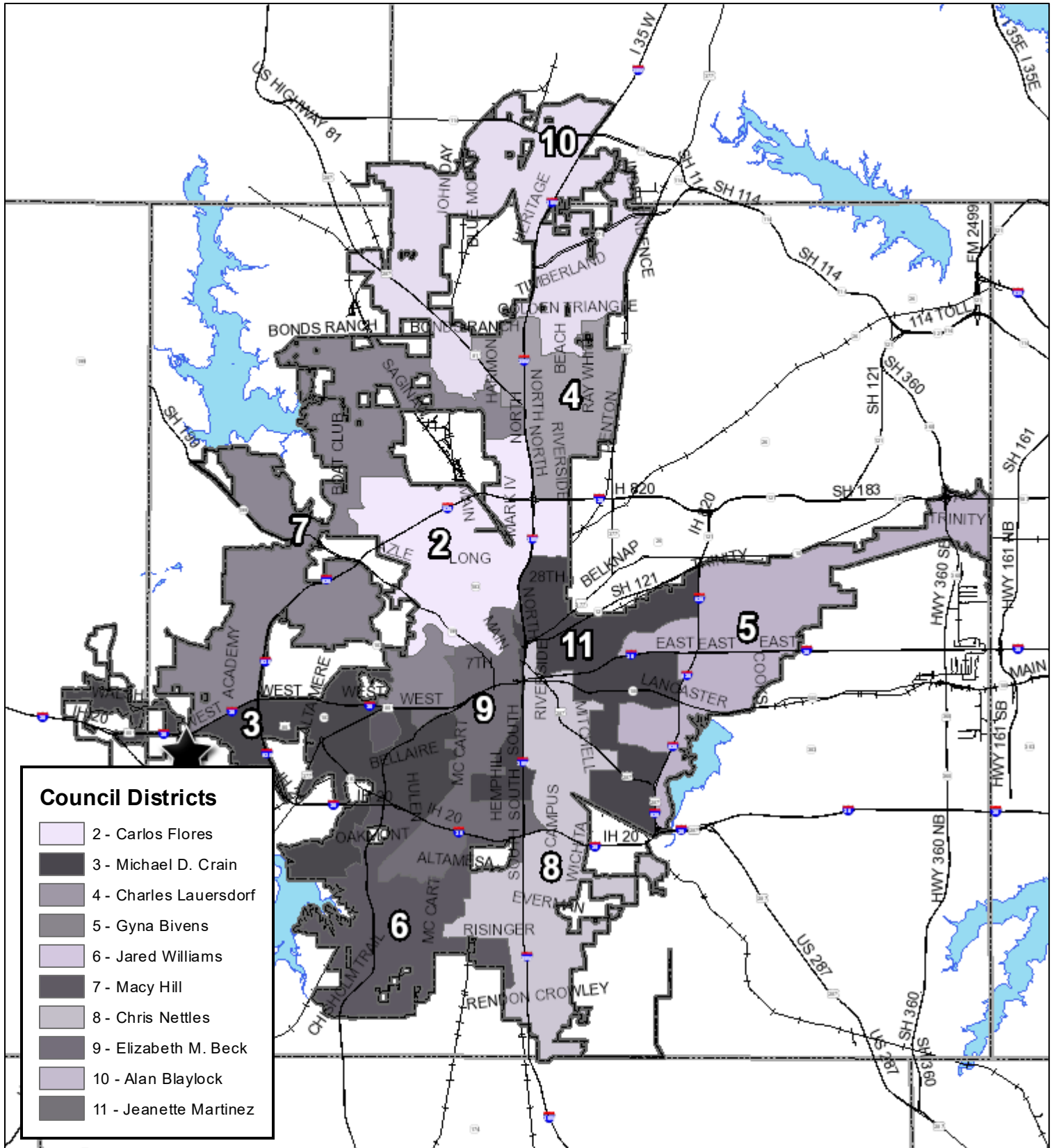
Future Land Use



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





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Uncommon Sense 8 LLC

Mailing Address 4150 International Plaza, Ste 810 City, State, Zip Fort Worth, TX 76109

Phone 817.409.6000 Email jpjackson@precisecapital.com

APPLICANT same as owner

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

AGENT / OTHER CONTACT Westwood Professional Services/Aric Head PE

Mailing Address 9800 Hillwood Parkway, Ste 250 City, State, Zip Fort Worth, TX 76177

Phone 817.562.3350 Email aric.head@westwoodps.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): generally, 11711 Blue Creek

Total Rezoning Acreage: _____ 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: _____ 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): PD-1182 (A-10) Proposed Zoning District(s): PD-A-10

Current Use of Property: vacant club house

Proposed Use of Property: new office building and accessory building

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: A-10

Land Uses Being Added or Removed: office & accessory building

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

reduction in parking, no dumpster/enclosure, 6' wood or masonry fence allowed in front yard and as shown on the PD site plan
Additional information on these waivers is included in the narrative.

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.

The request is to add the uses of office and accessory building to the existing PD (from PD-A10 to PD-A10-plus office and accessory building). Per the City's Comprehensive Plan, the Site is designated as Open Space.

The site currently houses an old golf clubhouse and a 100+ car parking lot for a course that has been closed for seven years. The community has requested that the new owners demolish the old clubhouse and parking lot to enhance the safety, wellbeing, and aesthetics of the neighborhood. The clubhouse and parking lot are currently an eyesore and safety hazard, attracting undesirable activities such as drug use, vandalism, and squatting. The new owners plan to invest significantly in landscaping in and around the Site to improve the neighborhood's curb appeal.

With the support of the 500-home Lost Creek Neighborhood Association, the following waivers are requested:

- 1. Reduction in Required Parking:** The neighbors have requested limited parking to allow for extensive landscaping and a natural feel with ample greenspace. While the required parking for the proposed uses is 47 spaces, a waiver is requested to allow for 24 spaces.
- 2. Relief from Dumpster Enclosure:** A waiver to eliminate the requirement for a dumpster or enclosure is requested. The office and its occupants will generate minimal waste, which can be managed through the City's bin program. Both the owners and neighbors believe that bins are more consistent with a residential aesthetic than dumpsters.
- 3. Perimeter Fence:** A request is made for an 8' wrought iron fence with masonry posts along the perimeter and in the front setback, as shown on the PD Site Plan.

The proposed changes will bring a transformational improvement to the community's center and focal point, replacing a dilapidated building with a beautiful new structure, and enhancing the neighborhood's overall appeal.

ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** Yes No If yes, please explain:

2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?** Yes No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. **Have you contacted the relevant Council Member to discuss your proposal?** Yes No [Click to find your Council District.](#)

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?** Yes No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing?** (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) Sí No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - Site Plan meeting requirements of attached checklist (pages 7-8)
 - A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property): Jon Paul Jackson

Owner's Name (Printed): Jon Paul Jackson

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

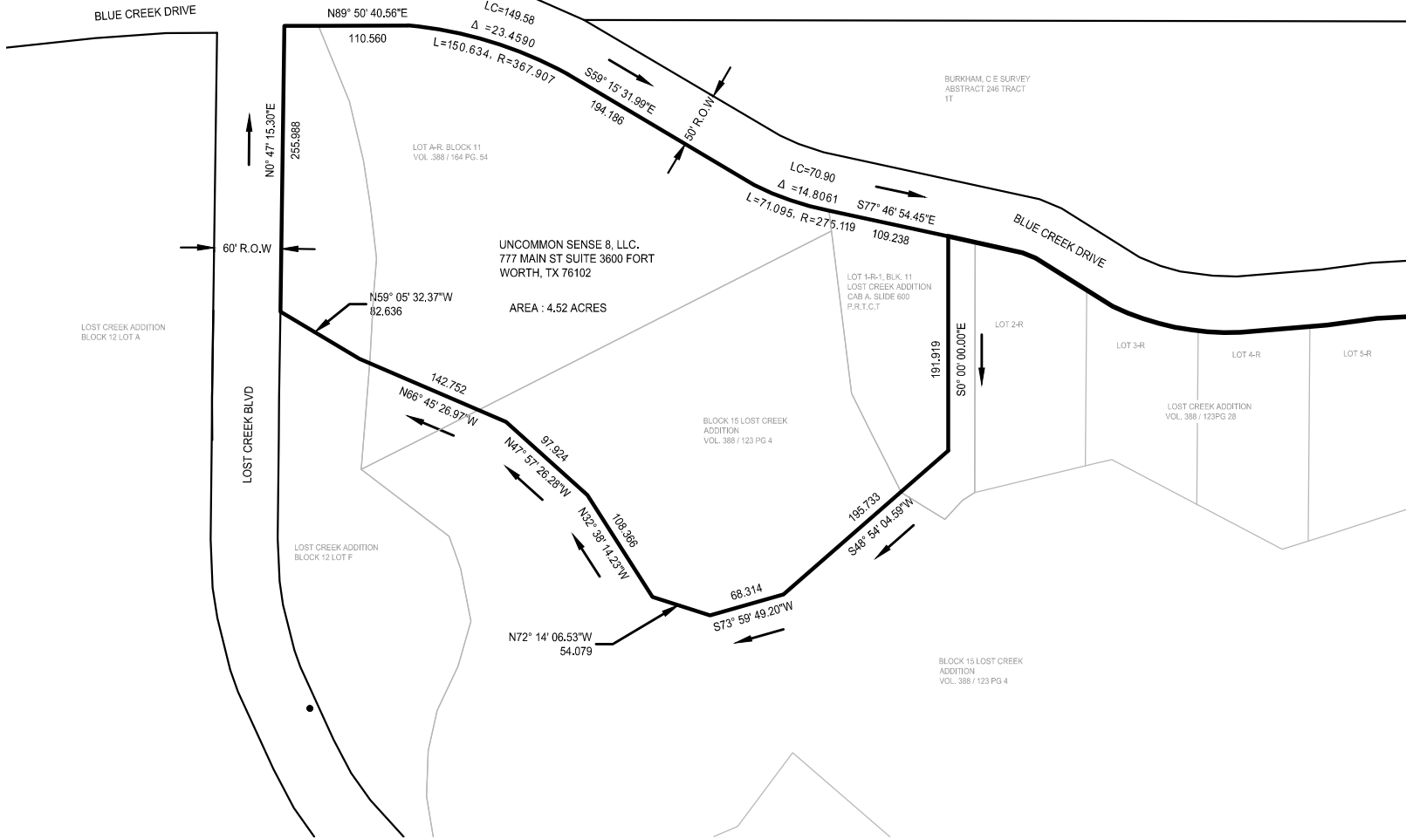
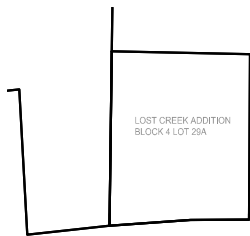
AUTHORITY IS HEREBY GRANTED TO (NAME) Westwood PS ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:
see attached (CERTIFIED LEGAL DESCRIPTION)

Jon Paul Jackson
Owner's Signature (of the above referenced property)

Jon Paul Jackson
Owner's Name (Printed)

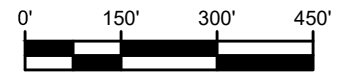
Aric Head
Applicant or Agent's Signature

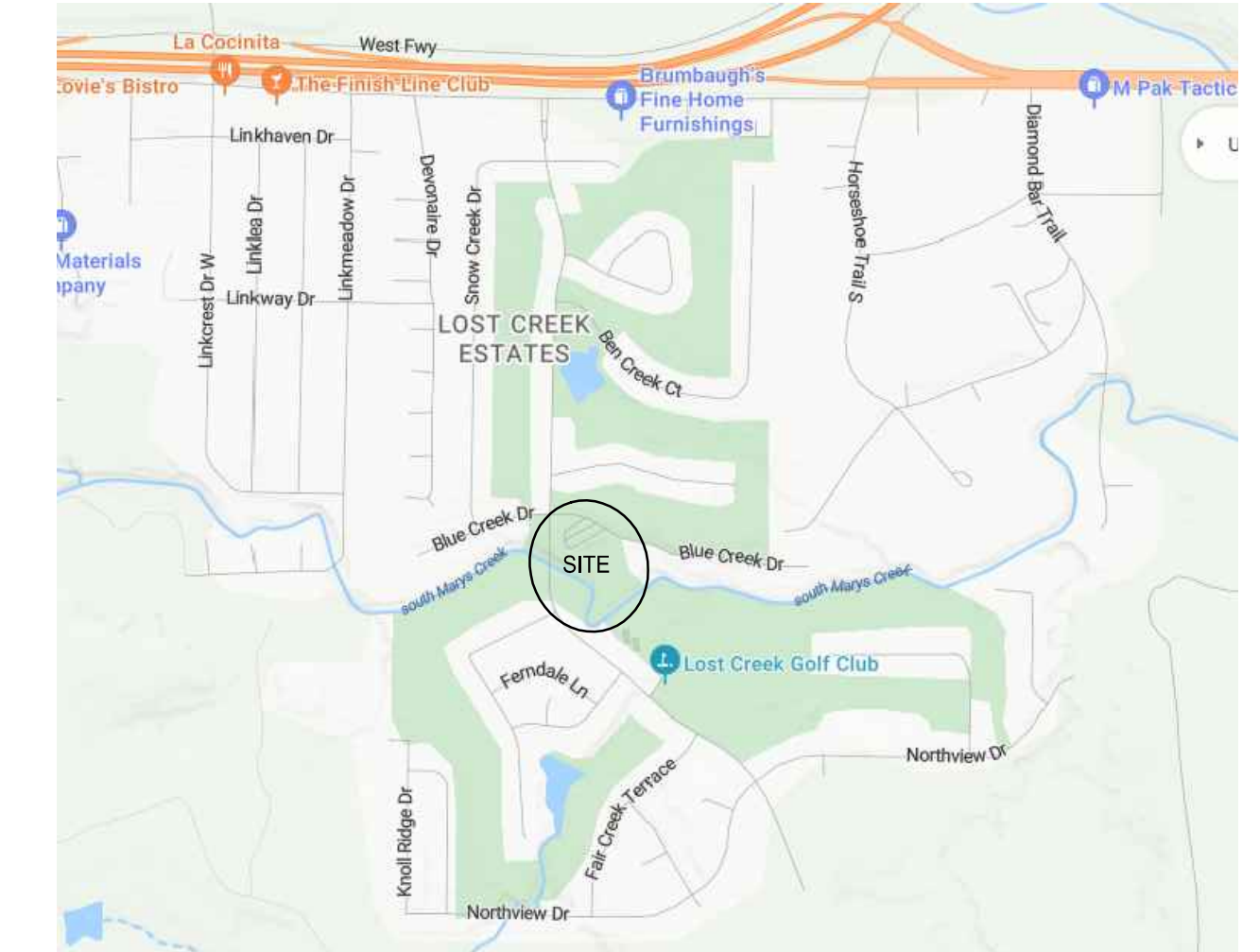
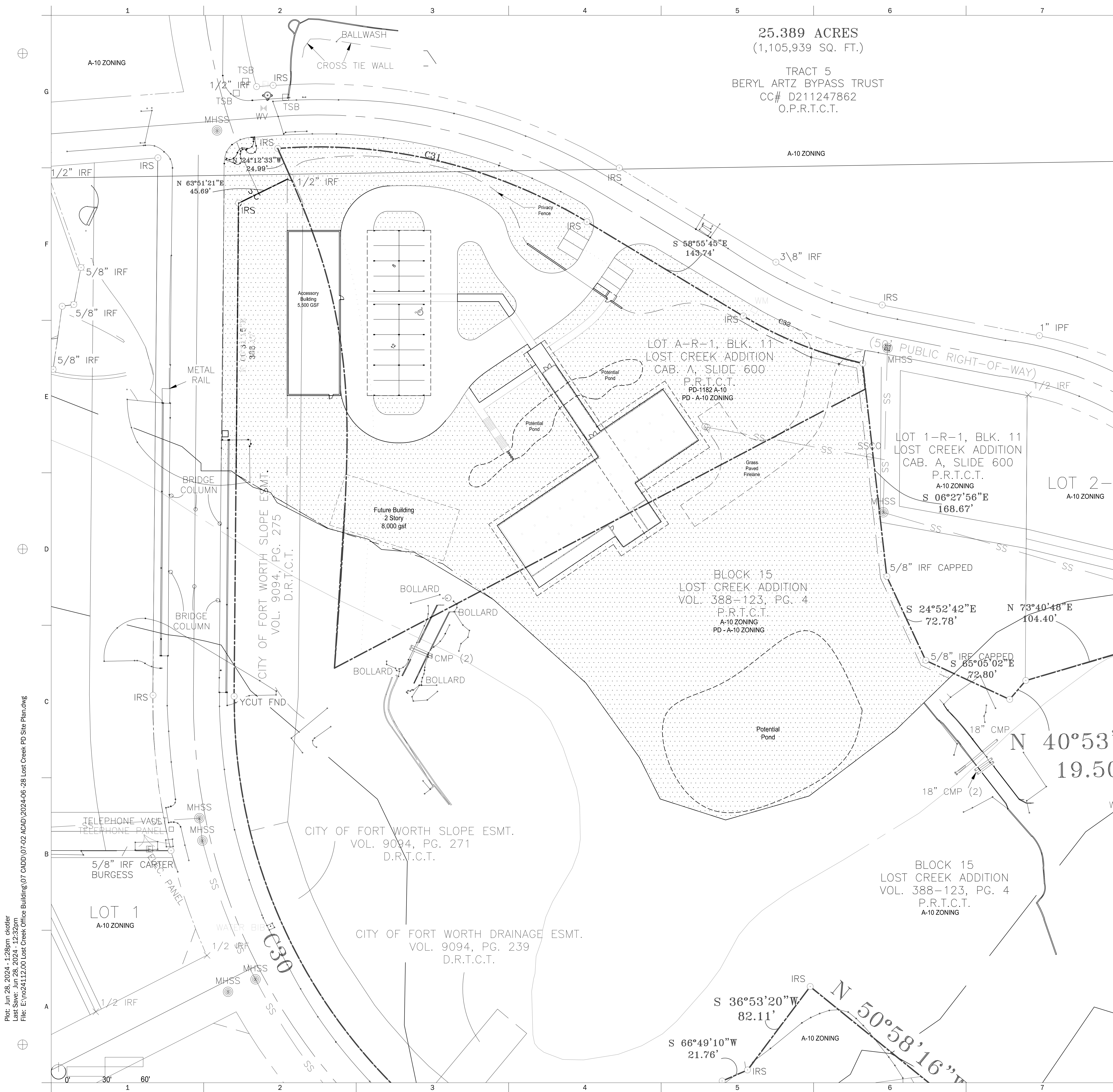
Aric Head
Applicant or Agent's Name (Printed):



ZONING EXHIBIT

FORT WORTH, TX
JUNE 2024





VICINITY MAP

- ### NOTES
- GROUND LEVEL EQUIPMENT AND LOADING DOCK BAYS SHALL BE SCREENED FROM PUBLIC RIGHT OF WAY.
 - ALL SIGNAGE WILL COMPLY WITH TO ARTICLE 4, SIGNS.
 - ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE.
 - PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
 - LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF FORT WORTH CODE.
 - FIRE HYDRANTS WILL BE LOCATED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH CITY OF FORT WORTH CODE.
 - ALL BUILDING HEIGHTS TO COMPLY WITH PROPOSED ZONING RESTRICTIONS.

SITE DATA

	ZONING "A-10" REQUIRED	ZONING "PD-A-10" PROPOSED
GROSS ACREAGE		+ 4.01 ACRES
ZONING	PD-1182 (A-10)	PD A-10
EXISTING LAND USE		VACANT
PROPOSED USE		OFFICE BUILDING
MAXIMUM HEIGHTS	35 FEET MAX	2 STORIES
GROSS DENSITY T: 24,300 SF		.558 AC PER AC
LANDSCAPE AREA T: 150,214 SF		86%

BUILDING DATA

	SQUARE FOOTAGE
ENCLOSED SQUARE FOOTAGE	
LEVEL 01	8,600 GSF
LEVEL 02	10,200 GSF
TOTAL	18,800 GSF
REQUIRED PARKING	
OFFICE/PROFESSIONAL BUILDING 2.5/1000	47 SPACES
TOTAL REQUIRED PARKING	47 SPACES
TOTAL PROVIDED PARKING	24 SPACES

REPRESENTATIVE
WESTWOOD PROFESSIONAL SERVICES
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177
CONTACT: ARIC HEAD
PHONE: 817-562-3350

PD SITE PLAN OF
11711 Blue Creek
+ 4.01 acres
PREPARED JUNE 28, 2024
DIRECTOR OF PLANNING AND DEVELOPMENT

SIGNATURE _____ DATE _____

11711 Blue Creek, Suite 2000
FORT WORTH, TX 76008

bennett partners
ARCHITECTURE INTERIORS PLANNING
640 Taylor Street Suite 2323
Fort Worth, TX 76102
Tel: 817.335.4991 Fax: 817.877.1861
www.bennettpartners.com

SITE PLAN

Project No: 24112.00
Issue Date: 01 July 2024
Rev. Description Date

plotted by: Corey Kotler Bratton
date/time: 6/28/2024 1:26 PM
SITE PLAN

A101

Plot: Jun 28, 2024 - 1:28pm, ckotler
 Last Save: Jun 28, 2024 - 12:32pm
 File: E:\v024112.00 Lost Creek Office Building\07 CADD\07-02 ACAD\2024-06-28 Lost Creek PD Site Plan.dwg