



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
100 Fort Worth Trail, 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: 200 Texas St Council Chambers, Second Floor	
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:	

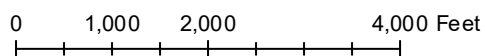
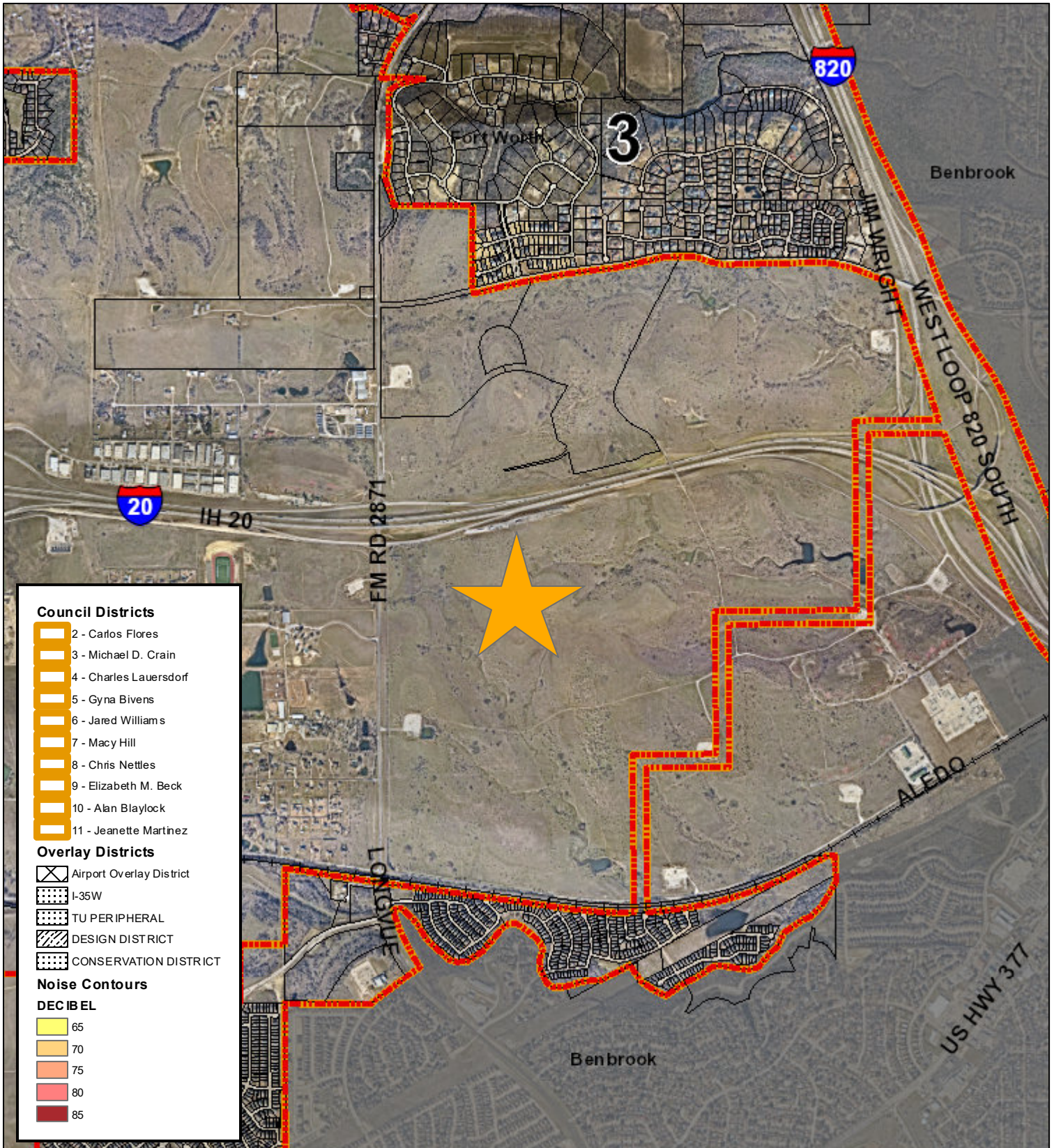
Aerial Photo Map



0 1,400 2,800 5,600 Feet

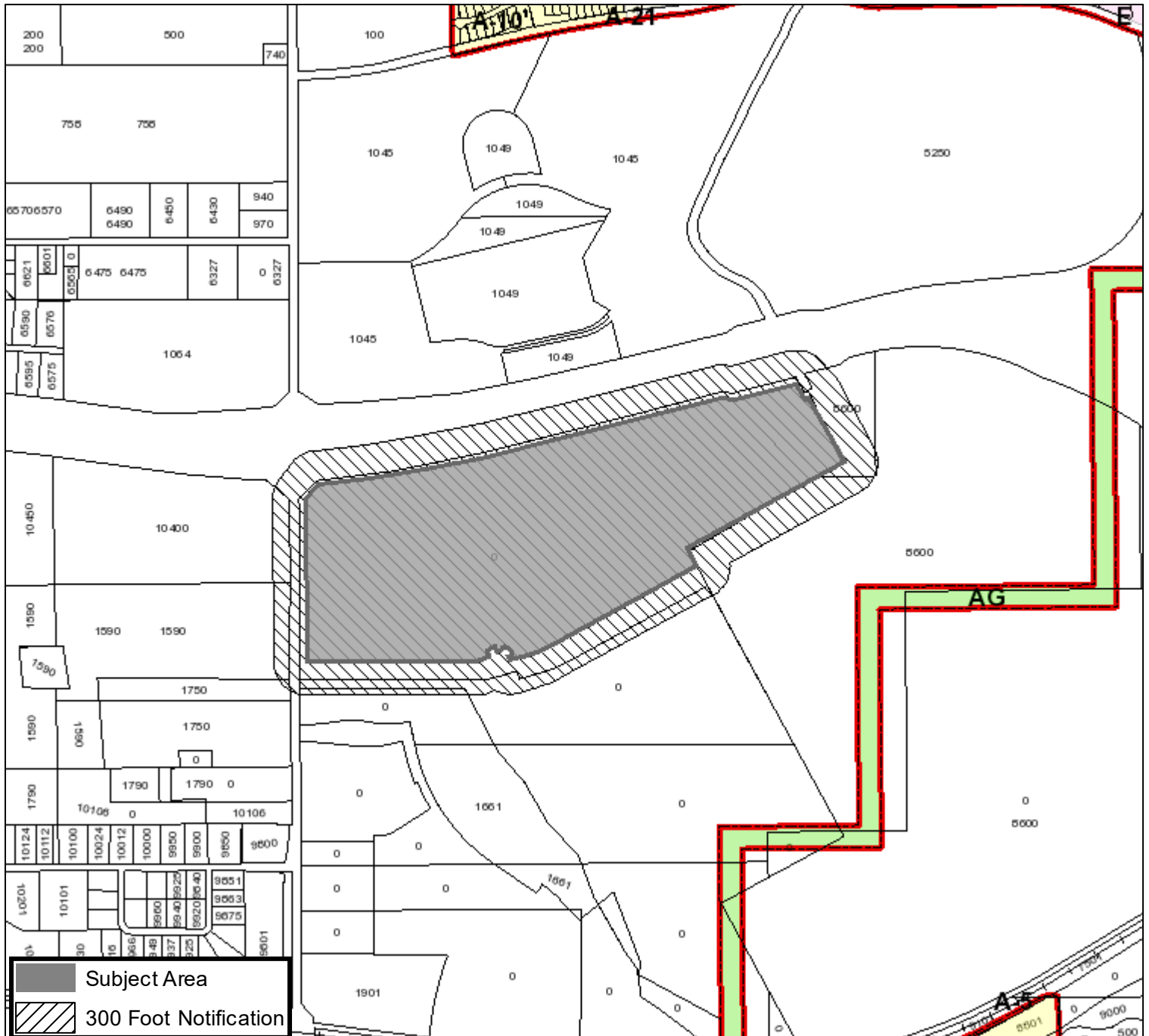


Area Map



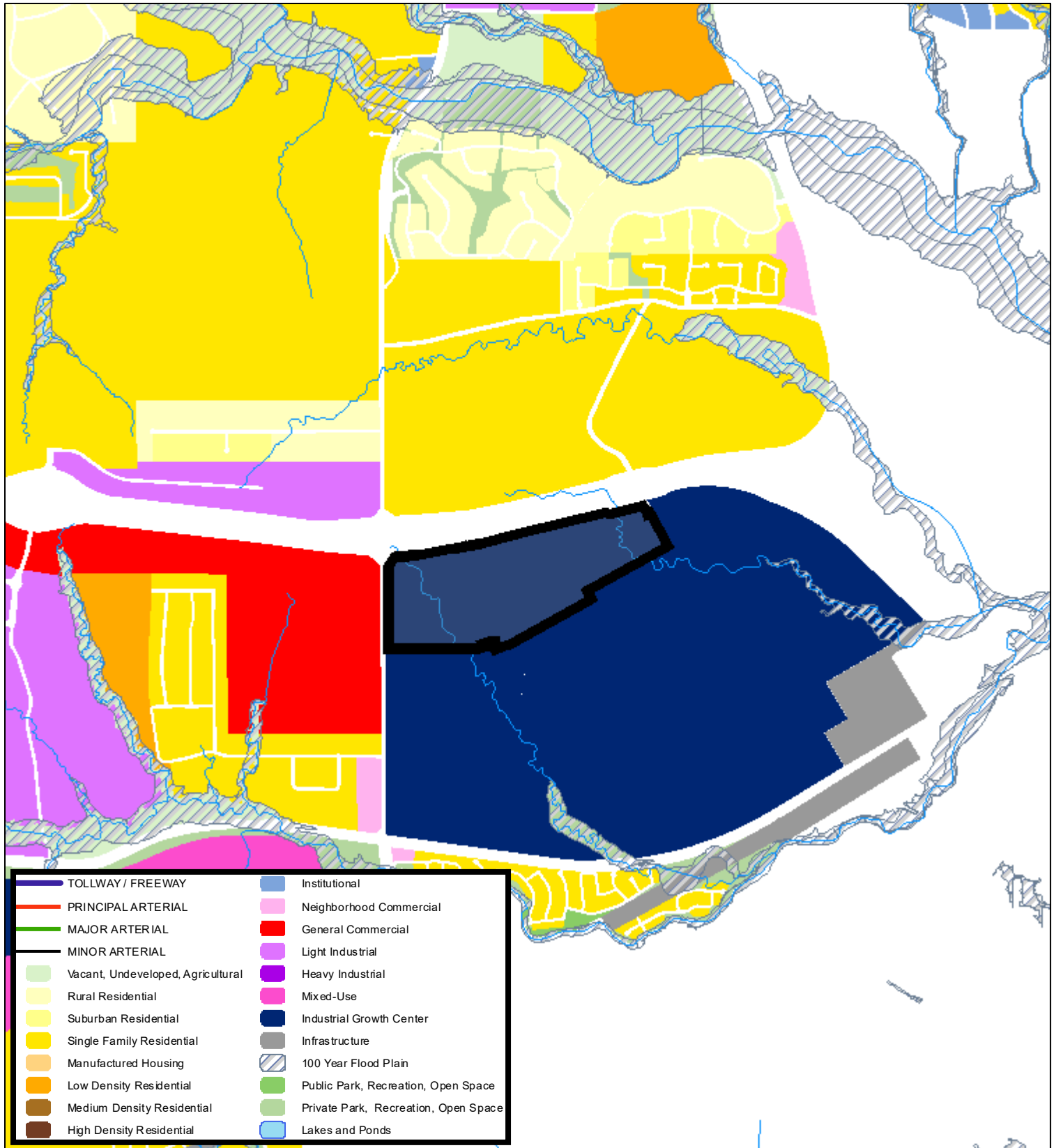
Area Zoning Map

Applicant: PMB I-20 Land LP/Tailer Baird
 Address: 8700 - 10400 blocks Interstate 20
 Zoning From: Unzoned
 Zoning To: PD for G & J uses
 Acres: 186.09
 Mapsco: Text
 Sector/District: Far_West
 Commission Date: 3/12/2025
 Contact: 817-392-8190



0 625 1,250 2,500 Feet

Future Land Use



2,100 1,050 0 2,100 Feet

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.



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

CONTACT INFORMATION

PROPERTY OWNER PMB I20 Land LP (K. Taylor Baird)

Mailing Address 4001 Maple Avenue, Suite 270 City, State, Zip Dallas, TX 75219

Phone 214-954-7008 Email taylor@pmbinv.com

APPLICANT PMB I20 Land LP (K. Taylor Baird)

Mailing Address 4001 Maple Avenue, Suite 270 City, State, Zip Dallas, TX 75219

Phone 214-954-7008 Email taylor@pmbinv.com

AGENT / OTHER CONTACT LJA Engineering (Mickey Garner)

Mailing Address 3017 W. 7th Street, Suite 300 City, State, Zip Fort Worth, TX 76107

Phone 214-451-0879 Email mgarner@lja.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): Southeast Corner of I-20 and Chapin School Road (RM 2871)

Total Rezoning Acreage: 186.090 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: 186.090 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 (no change to development standards or waivers) <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): AG (default from annexation) Proposed Zoning District(s): PD

Current Use of Property: Undeveloped (Fort Worth ETJ)

Proposed Use of Property: G Commercial and J Medium Industrial

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: G Commercial and J Medium Industrial

Land Uses Being Added or Removed: See attached for Detailed Project Description

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

Site plan waiver requested per Veale Ranch Development Agreement.

- 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.

See attached for Detailed Project Description



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

K. Taylor Baird

Printed Name

PMB I20 Land LP



SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

- Site Address and Legal Description
- Title of project or development (in bold letters) in the lower righthand corner of the plan
- Date of preparation or revision, as applicable
- Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- Vicinity map, north arrow, and scale
- Label the zoning case number in the lower righthand corner of the plan, below the title
- Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

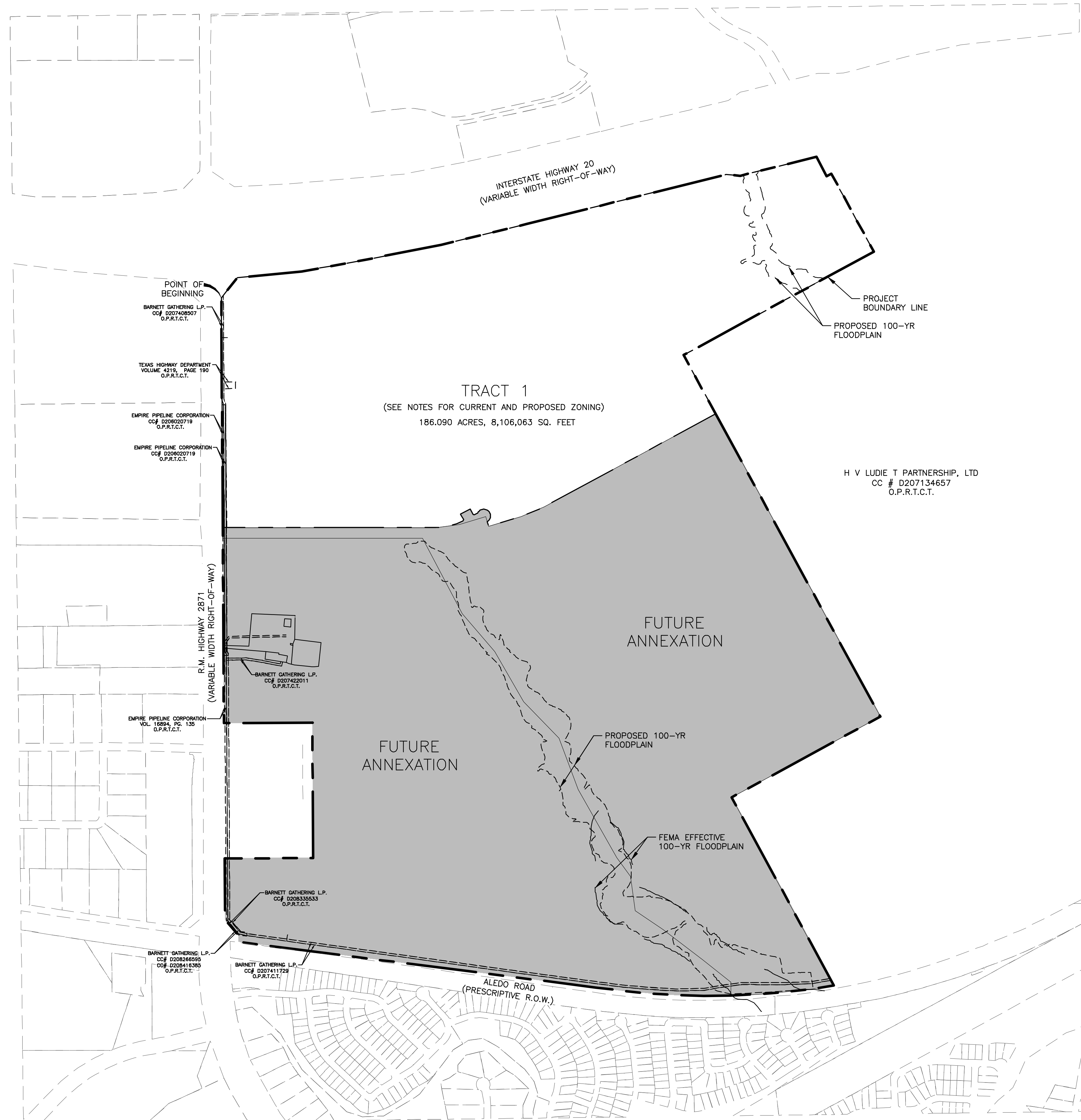
General Notes:

The following notes should be included on all site plans:

- This project will comply with [Section 6.301, Landscaping](#).
 - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)
 - This project will comply with [Section 6.302, Urban Forestry](#).
 - All signage will conform to [Article 4, Signs](#).
 - All provided lighting will conform to the Lighting Code.
- For multifamily projects in CR, C, or D districts, also include the following note:
- This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.



INTERSTATE HIGHWAY 20
(VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF BEGINNING
BARNETT GATHERING L.P.
CC# D207428507
O.P.R.T.C.T.
TEXAS HIGHWAY DEPARTMENT
VOLUME 4219, PAGE 199
O.P.R.T.C.T.
EMPIRE PIPELINE CORPORATION
CC# D206020719
O.P.R.T.C.T.
EMPIRE PIPELINE CORPORATION
CC# D206020719
O.P.R.T.C.T.

TRACT 1
(SEE NOTES FOR CURRENT AND PROPOSED ZONING)
186.090 ACRES, 8,106,063 SQ. FEET

PROJECT BOUNDARY LINE
PROPOSED 100-YR FLOODPLAIN

H V LUDIE T PARTNERSHIP, LTD
CC # D207134657
O.P.R.T.C.T.

R.M. HIGHWAY 2871
(VARIABLE WIDTH RIGHT-OF-WAY)

BARNETT GATHERING L.P.
CC# D207422011
O.P.R.T.C.T.

FUTURE ANNEXATION

FUTURE ANNEXATION

PROPOSED 100-YR FLOODPLAIN

FEMA EFFECTIVE 100-YR FLOODPLAIN

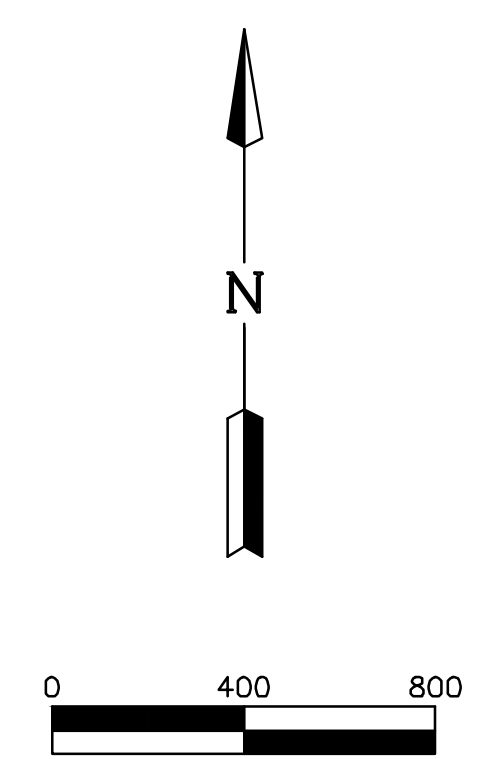
EMPIRE PIPELINE CORPORATION
VOL. 16894, PG. 135
O.P.R.T.C.T.

BARNETT GATHERING L.P.
CC# D208335533
O.P.R.T.C.T.

BARNETT GATHERING L.P.
CC# D208266595
CC# D2084113295
O.P.R.T.C.T.

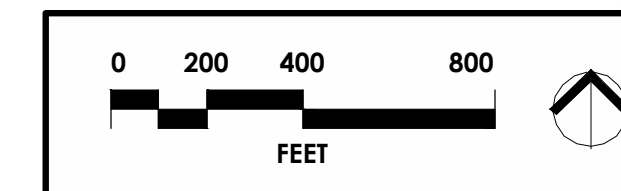
BARNETT GATHERING L.P.
CC# D207411729
O.P.R.T.C.T.

ALEDO ROAD
(PRESCRIPTIVE R.O.W.)



NOTE:
TRACT 1 IS THE SUBJECT PROPERTY OF THIS ZONING REQUEST. THIS TRACT IS IN THE PROCESS OF BEING ANNEXED INTO THE CITY OF FORT WORTH. UPON ANNEXATION THE TRACTS WILL BE ZONED AG (AGRICULTURAL). THIS APPLICATION PROPOSES A ZONING OF G (COMMERCIAL) AND J (MEDIUM INDUSTRIAL).

LEGEND	
	TRACT PROJECT BOUNDARY LINE
	FEMA EFFECTIVE 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	TRACT PROPERTY LINE

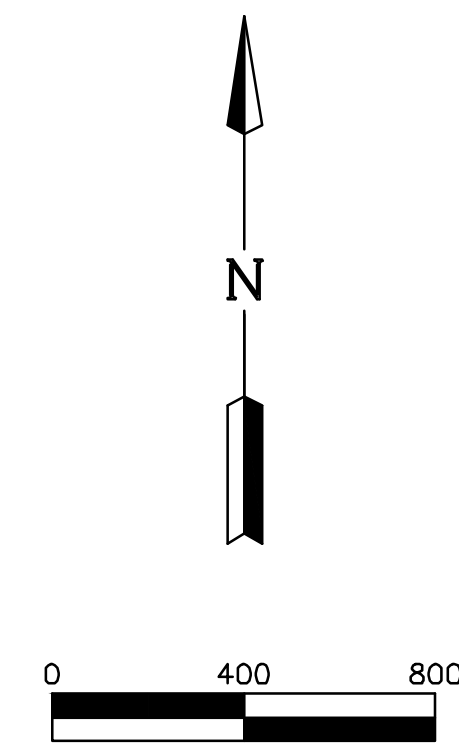
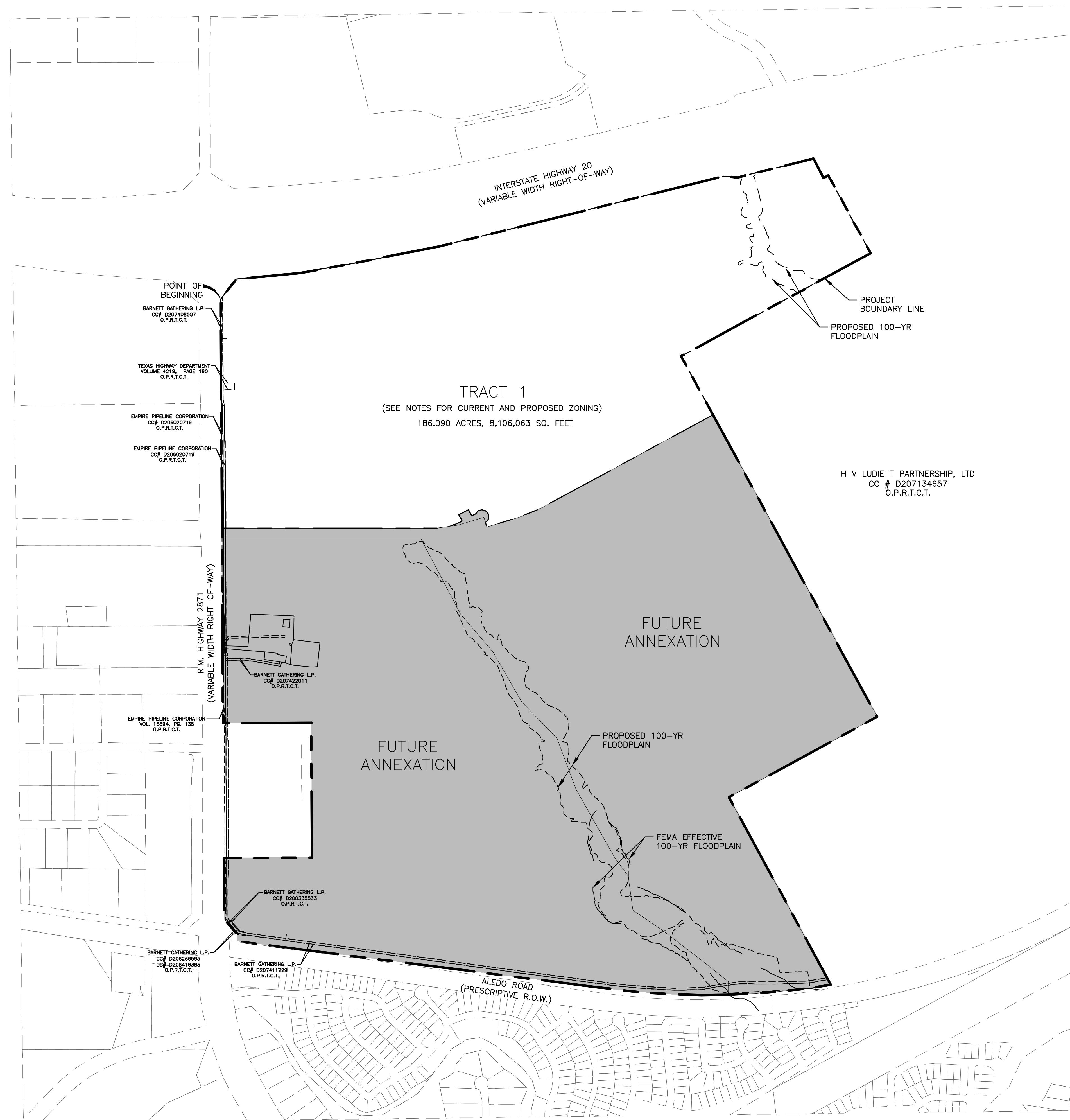


ZONING EXHIBIT

ROCKBROOK

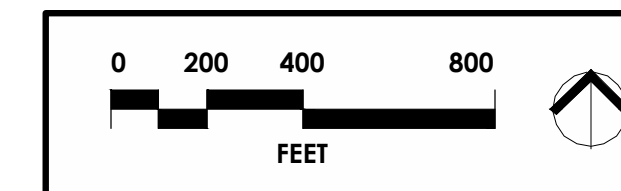
LJA Engineering, Inc.
6060 North Central Expressway Suite 400 Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386

Date/Time: 1/27/2024 3:10 PM User Name: Mickey Garner Path Name: s:\mbl\land\170_400\map\02_zoning\zoning\rockbrook_zoning_exhibit_north.trial.dwg



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LEGEND	
	TRACT PROJECT BOUNDARY LINE
	FEMA EFFECTIVE 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	TRACT PROPERTY LINE



ZONING EXHIBIT

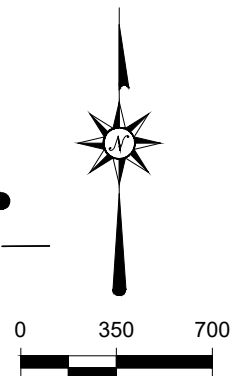
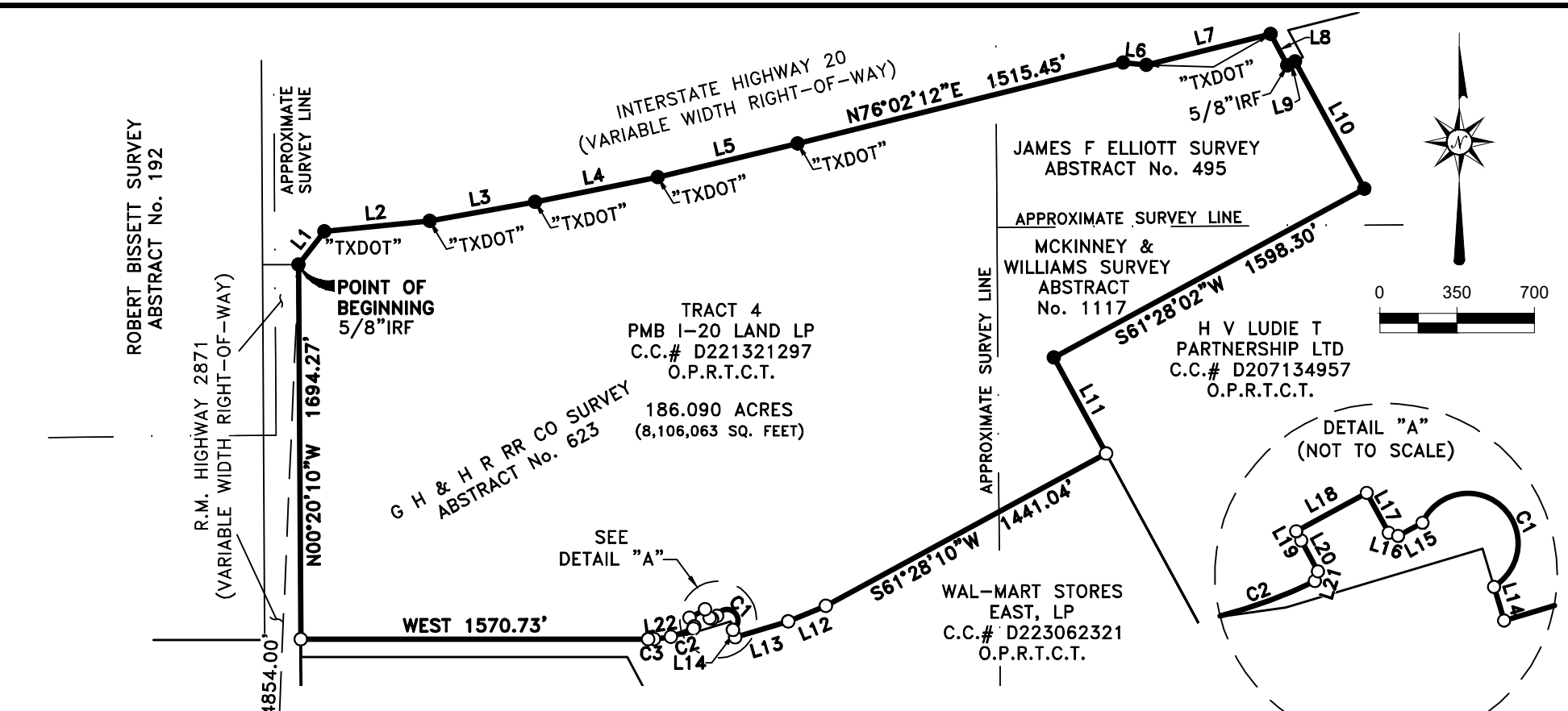
ROCKBROOK

LJA Engineering, Inc.

6060 North Central Expressway Suite 400 Dallas, Texas 75206 Phone 469.621.0710 FRN - F-1386

Date/Time: 1/27/2024 3:10 PM User Name: Mickey Garner Path Name: s:\mbl\land\170_400\map\02_zoning\zoning\zoning_exhibit_north.trac.dwg

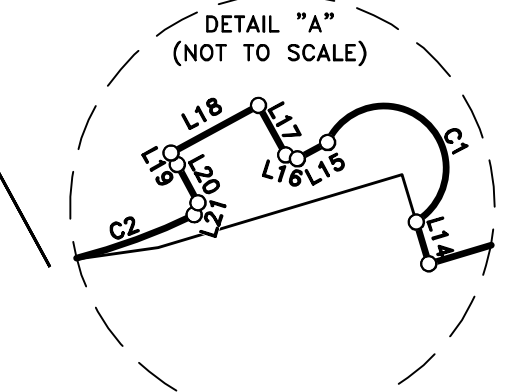
S:\NTX-LAND\0170\200SURVEY\280_Easements\0170EX16.dwg 12/2/2024



LINE	BEARING	DISTANCE
L1	N37°50'50"E	190.19'
L2	N84°23'12"E	479.03'
L3	N79°42'12"E	484.19'
L4	N78°40'12"E	564.65'
L5	N76°25'12"E	650.69'
L6	S84°40'48"E	105.94'
L7	N76°05'00"E	579.82'
L8	S27°40'00"E	161.05'
L9	N61°28'02"E	39.96'
L10	S28°31'58"E	656.01'
L11	S28°31'58"E	493.82'

LINE	BEARING	DISTANCE
L12	S67°24'30"W	184.17'
L13	S73°20'50"W	250.67'
L14	N16°39'10"W	34.85'
L15	S61°28'27"W	27.51'
L16	N71°51'11"W	10.00'
L17	N28°36'26"W	45.33'
L18	S61°23'34"W	80.00'
L19	S28°35'13"E	10.52'
L20	S28°36'48"E	34.78'
L21	S17°52'44"W	10.00'
L22	S81°56'26"W	76.60'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	214°40'13"	50.00'	N48°03'38"W	95.46'	187.34'
C2	13°37'24"	460.00'	S70°21'11"W	109.12'	109.38'
C3	3°17'00"	460.00'	S88°21'29"W	26.36'	26.36'



LEGEND

● 5/8" CAPPED IRON ROD
 STAMPED "LJA SURVEYING"
 UNLESS OTHERWISE NOTED

● IRF
 "TXDOT"
 COUNTY CLERK FILE No.
 O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS,
 TARRANT COUNTY, TEXAS

● P.R.T.C.T. PLAT RECORDS,
 TARRANT COUNTY, TEXAS

ALEDO ROAD
 (PRESCRIPTIVE R.O.W.)

LOT 2, BLOCK 1
 VENTANA PUMP
 STATION ADDITION
 C.C.# D217023262
 P.R.T.C.T.

PAGE 4
 OF 4

DATE: 11/26/2024
 DRWN BY: S.A.T.
 CHKD BY: A.C.B.
 PROJ NO. 0170

EXHIBIT "A"
 ANNEXATION EXHIBIT
 IN THE GH & H RR CO SURVEY, ABSTRACT No. 623; THE JAMES F ELLIOTT SURVEY,
 ABSTRACT No. 495 AND THE MCKINNEY & WILLIAMS SURVEY,
 ABSTRACT No. 1117 IN TARRANT COUNTY, TEXAS

LJA Surveying, Inc.

3017 West 7th Street Suite 300
 Fort Worth, Texas 76107

Phone 817.288.1900
 T.B.P.E.L.S. Firm No. 10194382