



# 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:	



# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** MCP18, LLC  
Attn: Mike Mellinger  
 Mailing Address 3000 Altamesa Blvd., Ste. 300 City, State, Zip Fort Worth, Texas 76133  
 Phone 817.921.9200 Email mmellinger@cellularworld.net

**APPLICANT** Taylor Mitcham  
 Mailing Address 1280 E. Levee St. City, State, Zip Dallas, Texas 75207  
 Phone 817.994.9806 Email tmitcham@creationequity.com

**AGENT / OTHER CONTACT** Manhard Consulting  
 Mailing Address 505 Pecan Street, Suite 201 City, State, Zip Fort Worth, Texas, 76102  
 Phone (817) 886-8581 Email jrussell@manhard.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): BOMAN, JOSEPH SURVEY Abstract 80 Tract 1F, KIRBY, JOSEPH SURVEY Abstract 907 Tract 1, BOMAN, JOSEPH SURVEY Abstract 80 Tract 1F01, KIRBY, and JOSEPH SURVEY Abstract 907 Tract 1D, QT 1871 ADDITION Block A Lot 2  
 Total Rezoning Acreage: 41.53 ☒ 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: 41.53 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): Commercial (G); Industrial (J) Proposed Zoning District(s): Commercial (G); Industrial (J)

Current Use of Property: Vacant Land - Commercial

Proposed Use of Property: Commercial & 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: Commercial (G); Industrial (J)

Land Uses Being Added or Removed: N/A

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.

The proposed zoning change request will keep the existing zoning categories of "G" Commercial and "J" Industrial but will alter the boundary limits to align with the proposed site plan. The proposed site includes three (3) industrial buildings totaling approximately 441,076 square feet with associated parking. Along Loop 820 frontage road are future commercial retail pad sites.

This zoning change will include prohibiting the following uses:

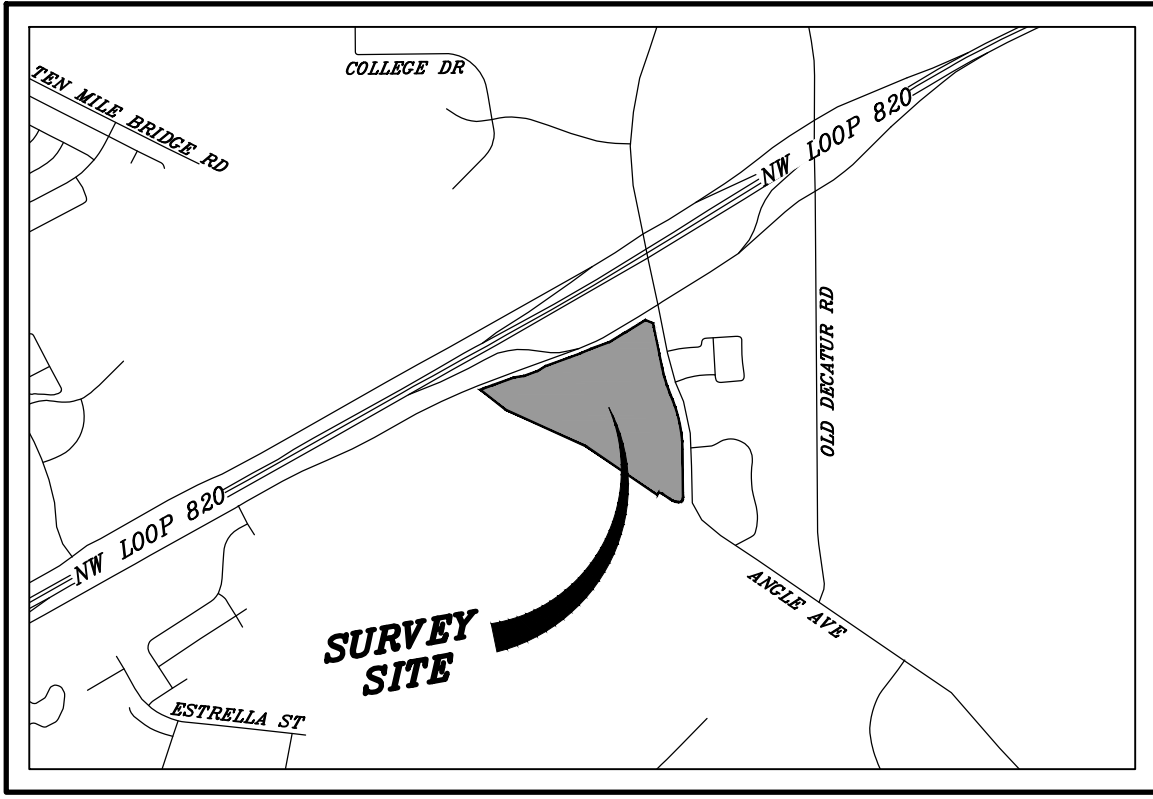
- a) waste related,
- b) agricultural, and
- c) accessory uses as outlined in Ordinance No. 4.803.

This zoning change will include the following setback requirements:

- a) minimum landscape setback from Marine Creek Parkway: 30 feet,
- b) minimum landscape setback from Angle Avenue: 10 feet, and
- c) minimum landscape setback from Loop 820 Frontage Road: 10 feet.







VICINITY MAP  
NOT TO SCALE

INTERSTATE LOOP No. 820  
(VARIABLE WIDTH RIGHT-OF-WAY)

PERMANENT PIPELINE EASEMENT  
C.C.F. No. 204295408  
O.P.R.T.C.T.

AREA SUBJECT TO RECIPROCAL  
EASEMENT AGREEMENT  
C.C.F. No. 216232760  
O.P.R.T.C.T.

LINE	BEARING	LENGTH
L1	N68°51'34"E	37.58'
L2	N81°30'46"E	101.98'
L3	N70°11'46"E	150.00'
L4	N58°52'46"E	101.98'
L5	N33°21'15"E	63.96'
L6	S22°25'21"E	48.11'
L7	N55°30'48"W	100.00'
L8	N71°02'47"W	35.48'
L9	S34°26'57"W	29.99'

CALLED 41.532 ACRES  
TRACT 6  
OWNER: MCP18, LLC

C.C.F.# D218284427  
O.P.R.T.C.T.

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	101.19'	5699.58'	1°01'02"	N69°41'15"E	101.19'
C2	236.87'	2894.79'	4°41'18"	N67°51'07"E	236.81'
C3	300.78'	1584.98'	10°52'20"	S16°59'40"E	300.31'
C4	537.40'	1407.50'	21°52'34"	S11°29'04"E	534.14'
C5	49.31'	61.00'	46°19'06"	S22°36'44"W	47.98'
C6	123.04'	166.00'	42°28'01"	N75°46'23"W	120.24'

LEGEND

- EX. PROPERTY LINE
- EX. CONCRETE CURB & GUTTER
- EX. CHAIN-LINK FENCE (CLF)
- EX. WIRE FENCE
- EX. UNDERGROUND GAS
- EX. OVERHEAD WIRES
- EX. WATER MANHOLE (MH)
- EX. STORM MANHOLE (MH)
- EX. FIRE HYDRANT/AUX. VALVE
- EX. VALVE BOX
- EX. VALVE VAULT (V.V.)
- EX. WELL HEAD
- EX. GAS MARKER POST
- EX. ELECTRICAL METER
- EX. GAS RISER
- EX. UTILITY POLE
- EX. GUY WIRE
- EX. LIGHT STANDARD
- EX. SIGN
- EX. BOLLARD/POST
- EX. ASPHALT
- EX. CONCRETE
- EX. GRAVEL

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS  
STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM  
OF 1983, NORTH CENTRAL ZONE (4202).

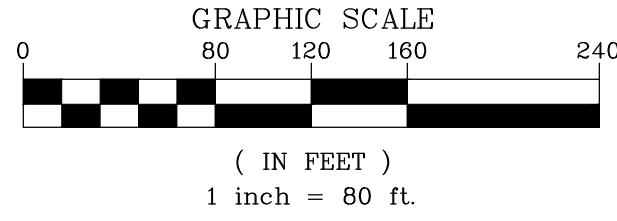
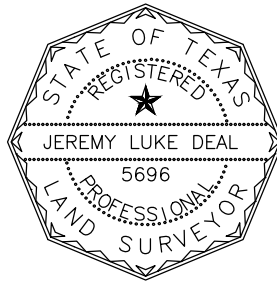
SURVEYOR'S DECLARATION

TO:

I DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED  
WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR  
ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,  
AND INCLUDES ITEMS 1, 2, 3, 4, 6, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF.

EXECUTED THIS THE 02ND DAY OF FEBRUARY, IN THE YEAR OF OUR LORD 2024.

JEREMY LUKE DEAL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5696



MANHARD CONSULTING

505 Pecan Street, Suite 201, Fort Worth, TX 76102, ph:817.865.5344, manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10184754 (Srv), F-27729 (Eng)

MARINE CREEK - ALTA/NSPS LAND TITLE SURVEY

J. BOWMAN SURVEY, ABSTRACT NO. 80 AND J. KIRBY SURVEY, ABSTRACT NO. 907

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PROJ. MGR.: JLD

DRAWN BY: MGL

SURVEY DATE: 01/25/24

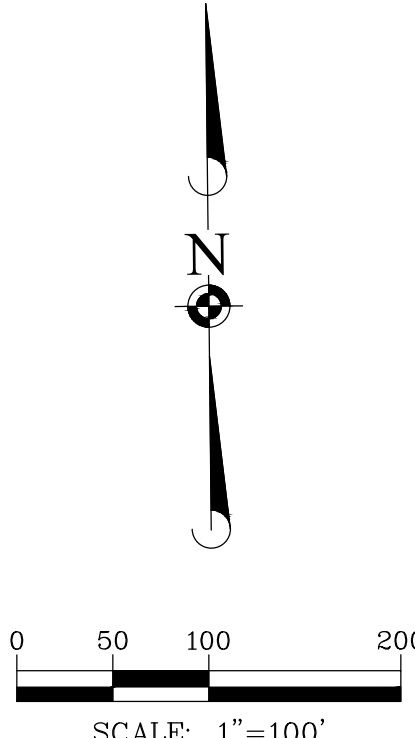
ISSUE DATE: 01/26/24

SCALE: 1"=80'

SHEET

2 OF 2

616.225001



**NOTES:**

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. HEAD IN PARKING STALLS ARE ASSUMED TO BE 18' DEEP AND 9' WIDE.
3. ALL INTERNAL ROADWAYS WILL BE 2-WAY TRAFFIC FLOW.
4. ALL PROVIDED LIGHTING WILL CONFORM TO THE "LIGHTING CODE."
5. ALL SIGNAGE WILL CONFORM TO "ARTICLE 4, SIGNS."
6. PROJECT WILL COMPLY WITH "SECTION 6.301, LANDSCAPING."
7. PROJECT WILL COMPLY WITH "SECTION 6.302, URBAN FORESTRY."

KEY CONTACTS	
<b>DEVELOPER</b> CREATION EQUITY 1280 E. LEVEE STREET DALLAS, TEXAS 75207 (817) 994-9806 CONTACT: TAYLOR MITCHAM	<b>ENGINEER</b> MANHAR CONSULTING 505 PECAN STREET, STE 201 FORT WORTH, TEXAS 76102 (817) 865-5227 CONTACT: JONATHAN RUSSELL
<b>ARCHITECT</b> LAND DESIGN BUILD 1280 E. LEVEE STREET DALLAS, TEXAS 75207 (817) 490-9860 CONTACT: KYLE COKER	<b>SURVEYOR</b> MANHAR CONSULTING 505 PECAN STREET, STE 201 FORT WORTH, TEXAS 76102 (817) 865-5344 CONTACT: JEREMY DEAL

DIRECTOR OF DEVELOPMENT SERVICES

DATE: \_\_\_\_\_

820 MARINE CREEK

ZONING CASE NO: TBD

**Manhard**  
CONSULTING™

5055 Pecan Street, Suite 201, Fort Worth, TX 76102, ph: 817 865 5344 manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Professional Engineers | Professional Surveyors | Professional Geotechnical Engineers  
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Survey) F-220551 (Eng)

**820 MARINE CREEK**  
**CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

# SITE PLAN

FOR INTERIM REVIEW ONLY  
THIS DOCUMENT IS NOT  
ISSUED FOR CONSTRUCTION  
OR PERMITTING PURPOSES  
JONATHAN D. RUSSELL, P.E.  
TEXAS P.E. No. 108855  
ISSUED THIS DATE:  
02/14/2024

PROJ. MGR.: JR  
PROJ. ASSOC.: KH  
DRAWN BY: JD  
DATE: 02/15/2024

**SHEET**  
**SP**  
**616.22500**

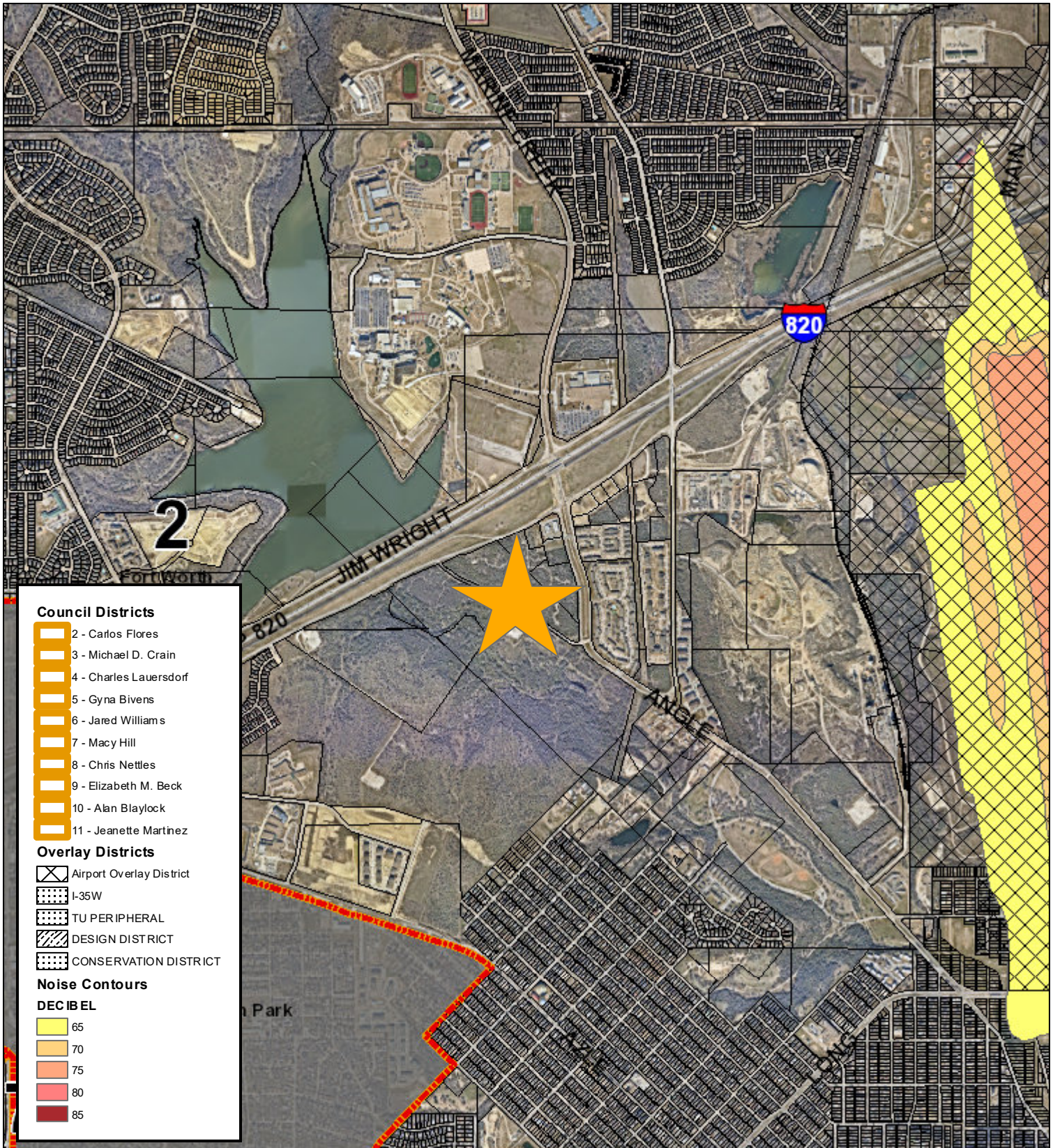


## Aerial Photo Map





### Area Map



0 1,000 2,000 4,000 Feet

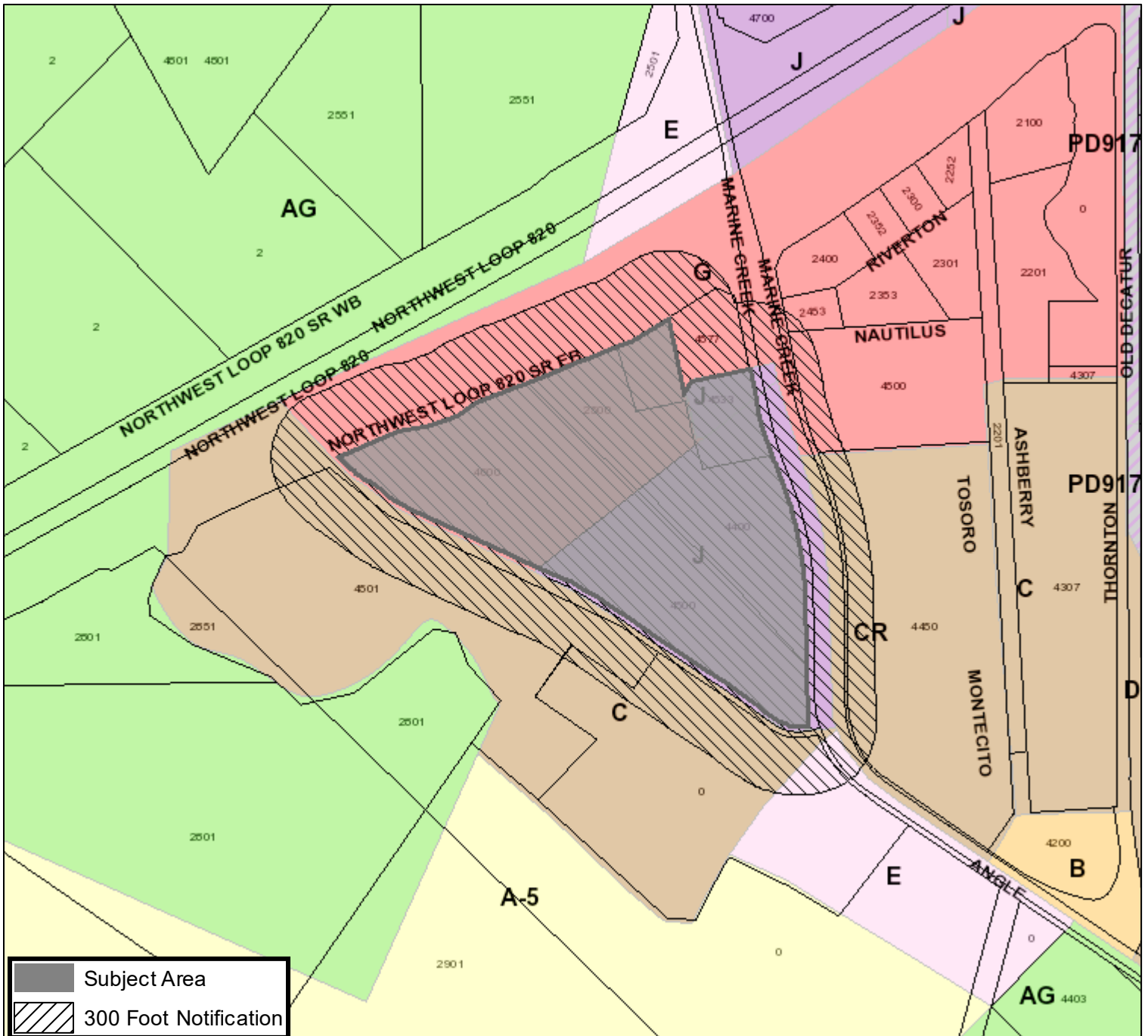




2024-018

## Area Zoning Map

Applicant: null  
Address: 4500 & 4600, Angle Ave; 2500 NW Loop 820; 4400 & 4533 Marine Creek Parkway and 4500 & 4600, Angle Ave  
Zoning From: null  
Zoning To: null  
Acres: 40.27413639  
Mapsc0: Text  
Sector/District: Northside  
Commission Date: 3/13/2024  
Contact: null



0 310 620 1,240 Feet

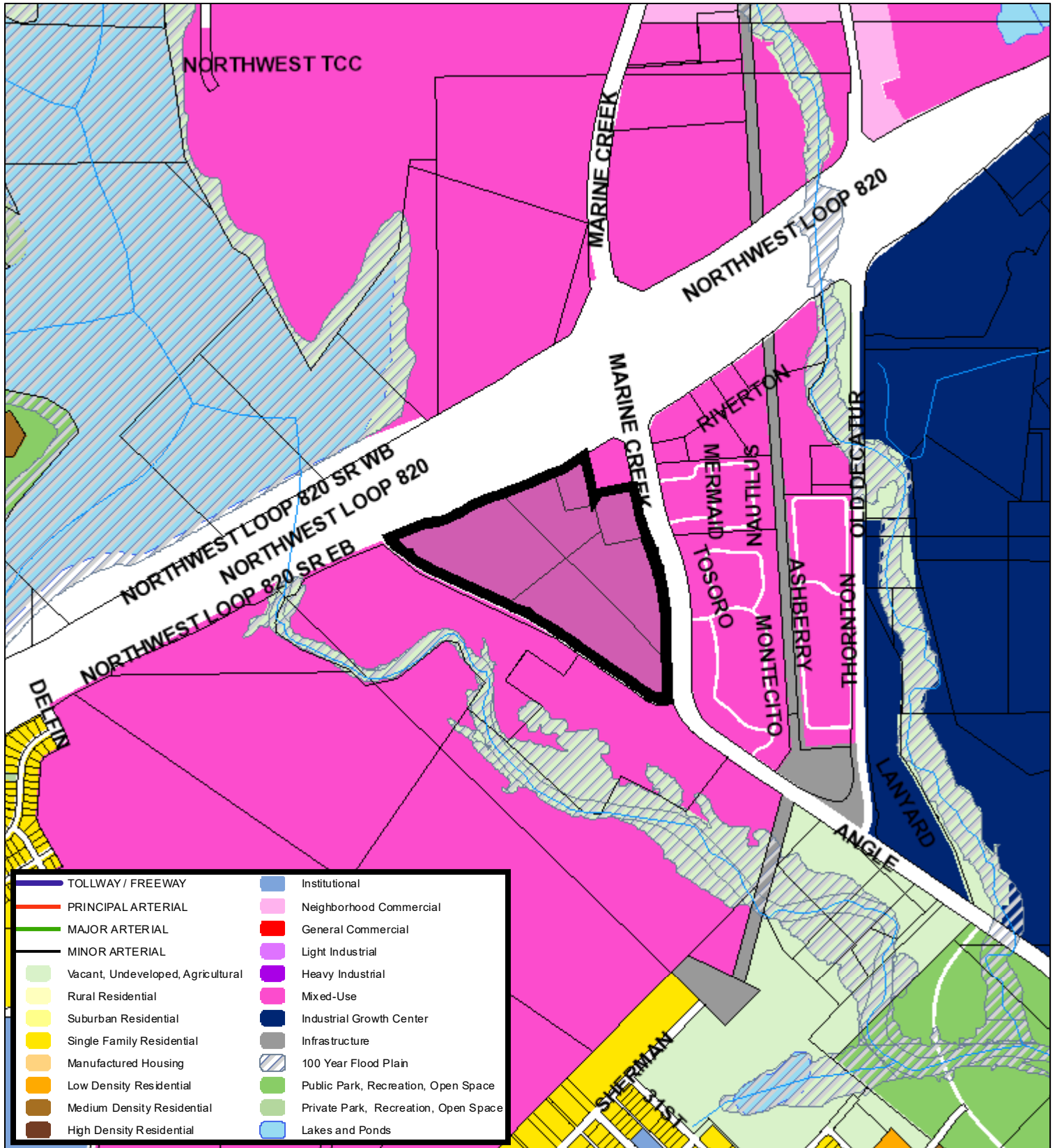
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ZC-24-018

## Future Land Use



980 490 0 980 Feet

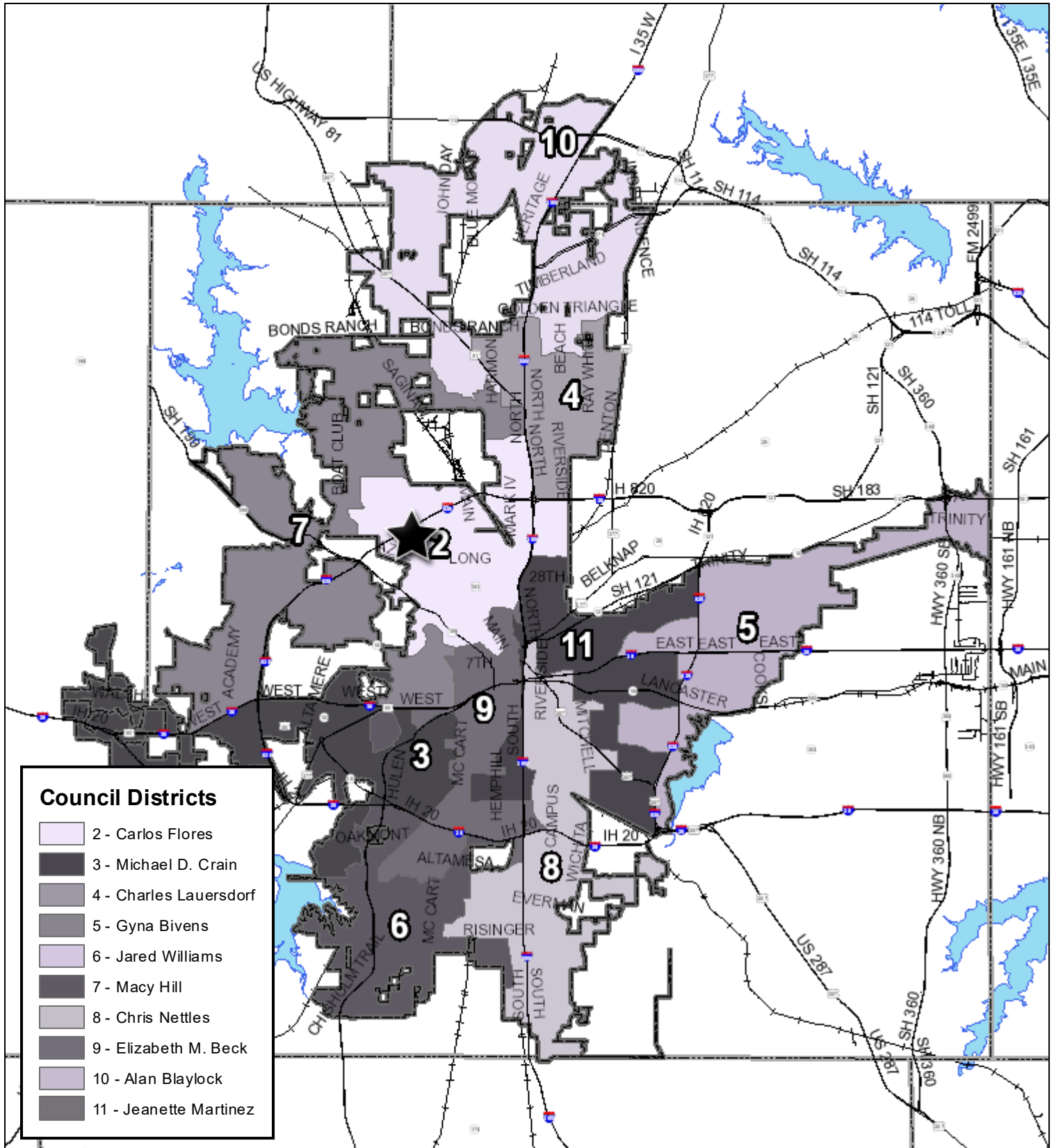
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-24-018

## Location Map



0 2.5 5 10 Miles