



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: 100 Fort Worth Trail; Council Chambers	
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:	



ZC-25-064

Aerial Photo Map



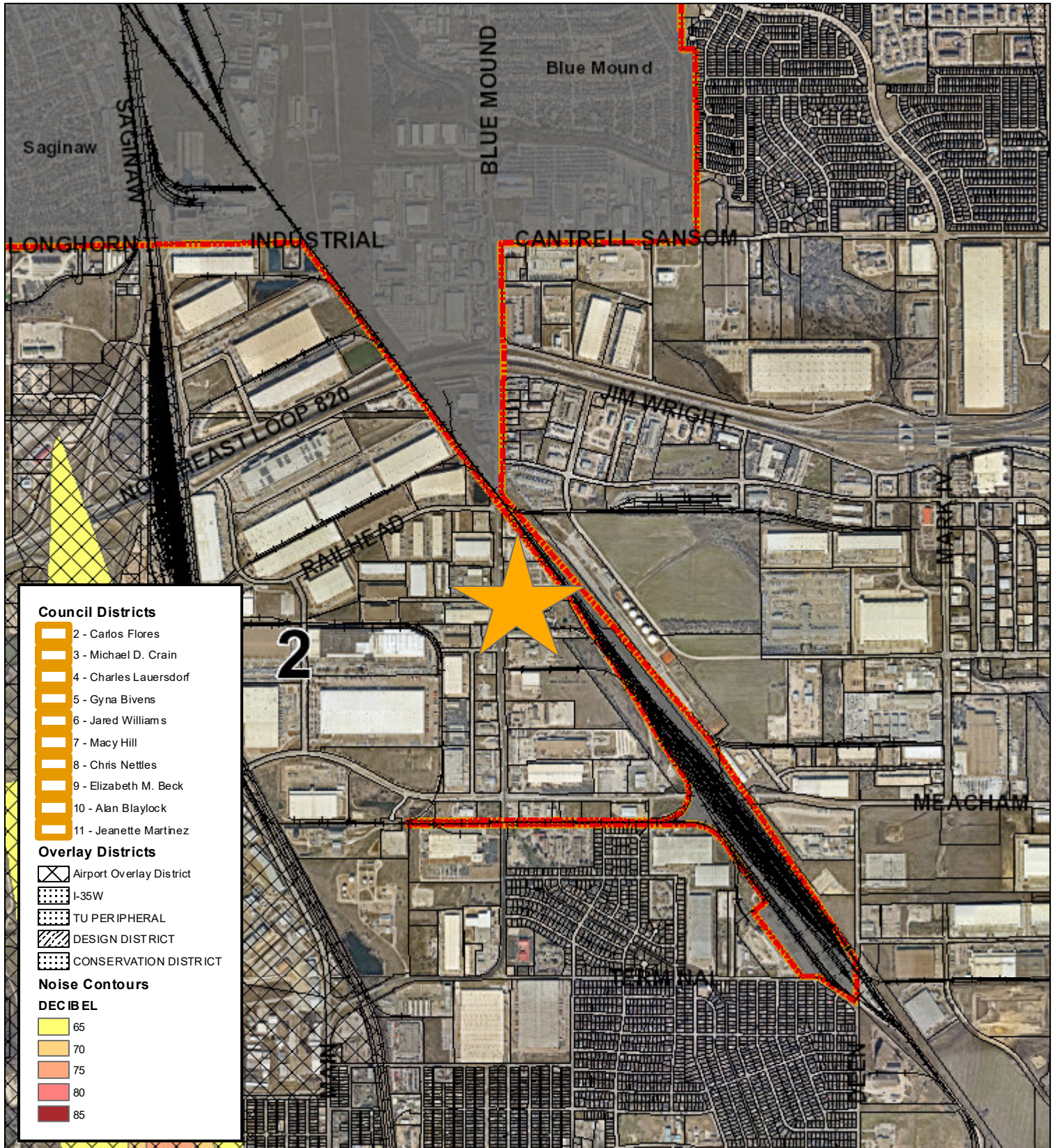
0 265 530 1,060 Feet





ZC-25-064

Area Map



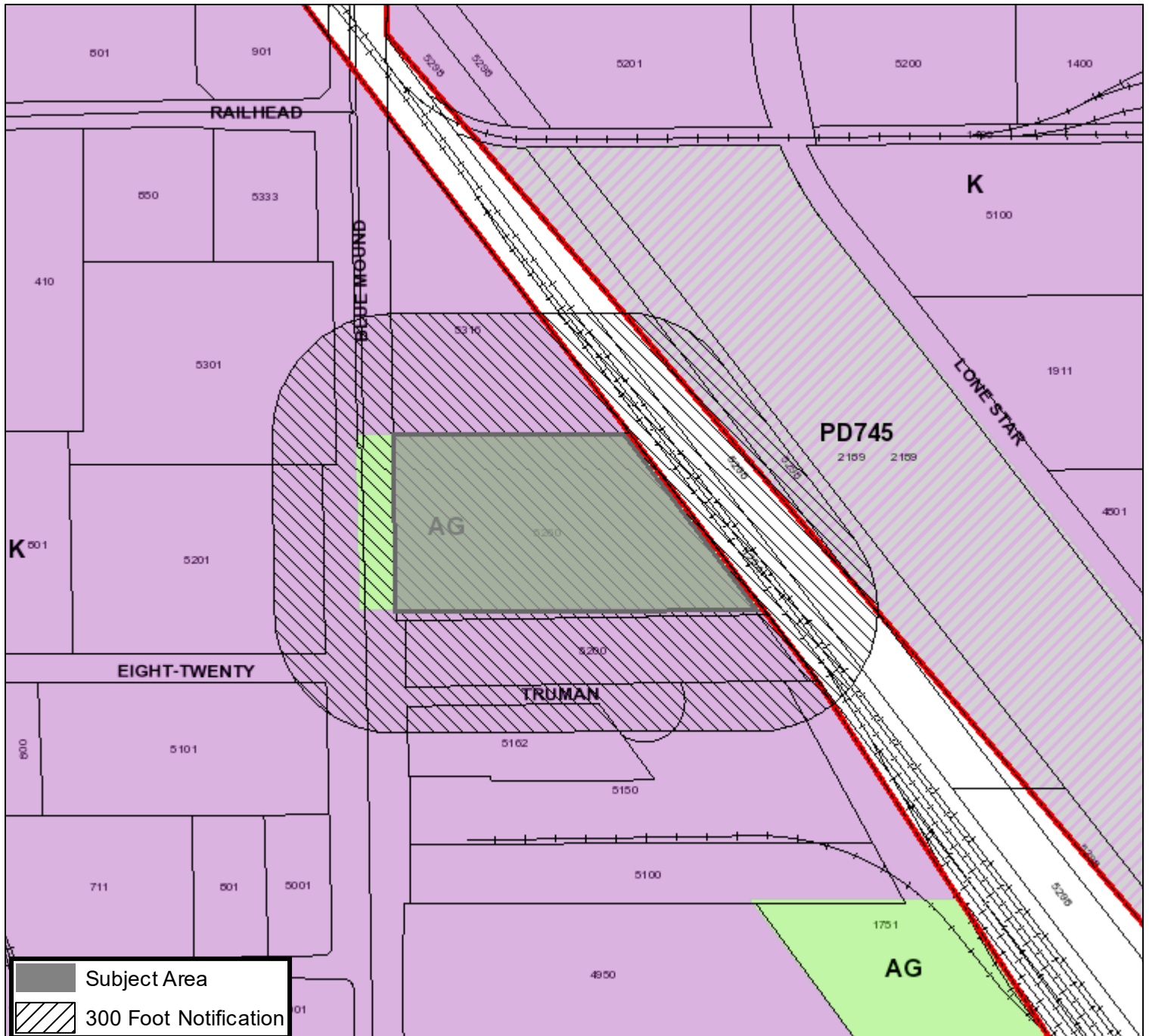
0 1,000 2,000 4,000 Feet



ZC-25-064

Area Zoning Map

Applicant: Landmark Nurseries/Box Investment/Westwood Pro Srv
Address: 5260 Blue Mound Road
Zoning From: AG
Zoning To: K
Acres: 7.331
Mapsc0: Text
Sector/District: Northeast
Commission Date: 5/14/2025
Contact: 817-392-8028



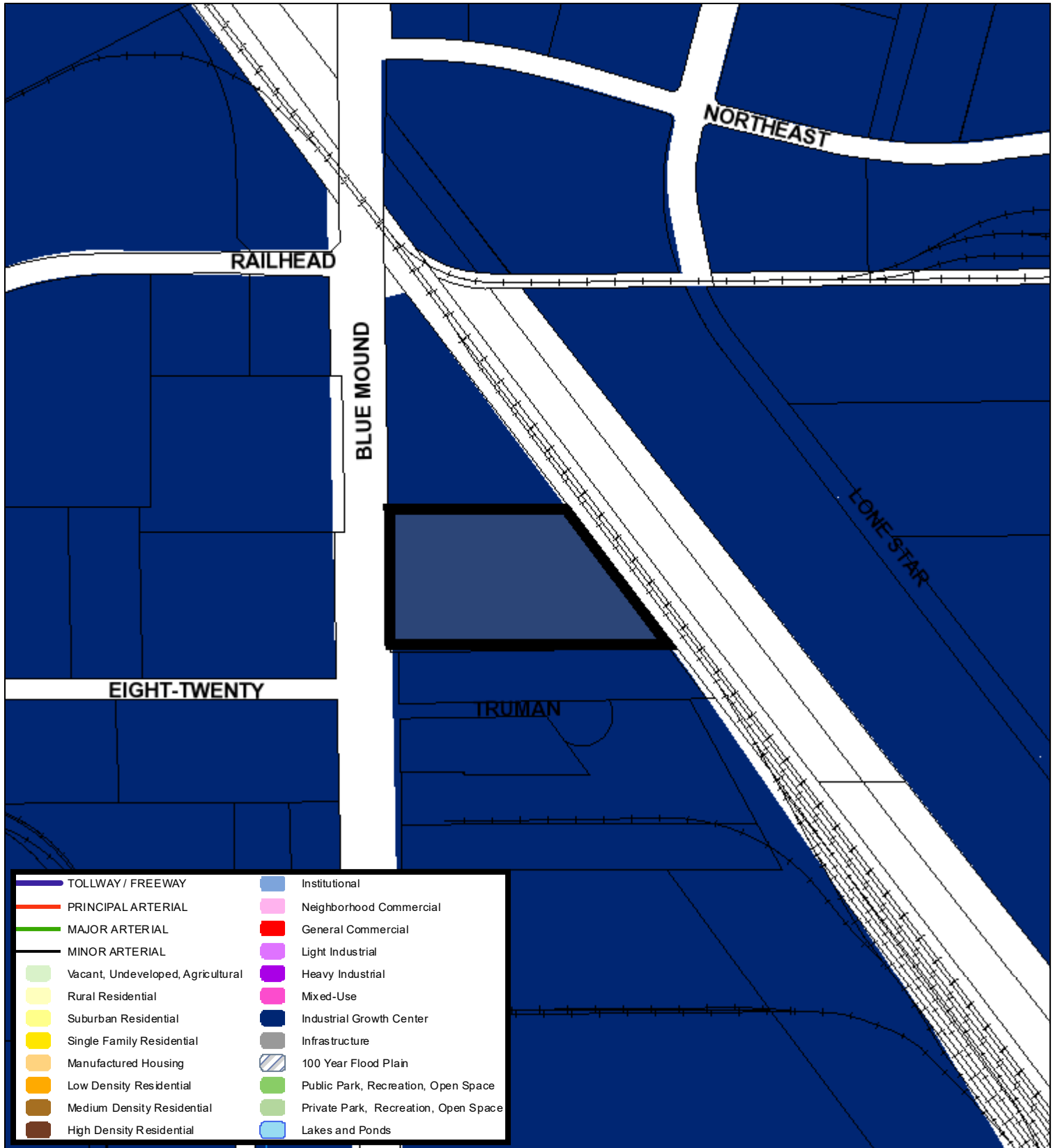
0 175 350 700 Feet

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ZC-25-064

Future Land Use

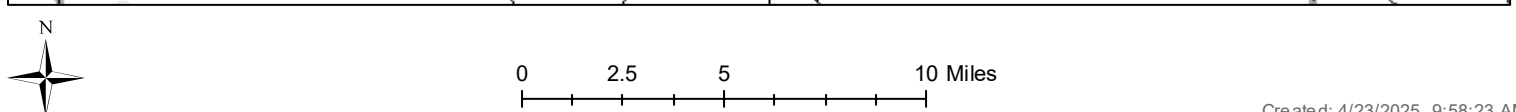


425 212.5 0 425 Feet

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.



Created: 4/23/2025 9:56:41 AM





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Landmark Nurseries, Inc

Mailing Address 100 E Sandy Lake Road City, State, Zip Coppell, TX 75019

Phone _____ Email _____

APPLICANT Box Investment Group

Mailing Address 741 Timber Ridge Lake Road City, State, Zip Graham, TX 76450

Phone 214.538.1886 Email alexc@boxinvestmentgroup.com

AGENT / OTHER CONTACT Westwood Professional Services

Mailing Address 500 West 7th St, Ste 1300 City, State, Zip Fort Worth, TX 7612

Phone 817.412.7155 Email maddie.white@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): 5260 Blue Mound Road

Total Rezoning Acreage: ±7.3 ☒ 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: ±7.3 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 checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input 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):

AG

Proposed Zoning District(s):

K

Current Use of Property:

nursery

Proposed Use of Property:

warehouse

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:

Land Uses Being Added or Removed:

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.

This request is to rezone the property from "AG" to "K" (Heavy Industrial). The proposed use is an industrial warehouse. The site is located in an Industrial Growth Center per the Comprehensive Plan and is an area that is predominantly zoned "K". With the adjacent properties having the same Comprehensive Plan designation and an existing "K" zoning, this request would make the zoning consistent with the adjacent lands.

The change in zoning would allow for the proposed use to be developed. This site has immediate access onto Blue Mound Road and will add to Fort Worth's tax base.

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.

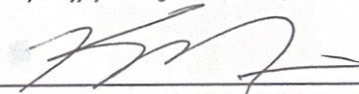
I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public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



Owner's Name (Printed):

KEVIN NORRIS

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) Alex Camunez 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:

Odum, David Survey Abstract 1184 Tract 4B (CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property)

KEVIN NORRIS
Owner's Name (Printed)

Applicant or Agent's Signature

Alex Camunez
Applicant or Agent's Name (Printed)

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.

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

Owner's Name (Printed):

KEVIN NORRIS, PRESIDENT
LANDMARK NURSERIES INC.

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 Professional Services 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:

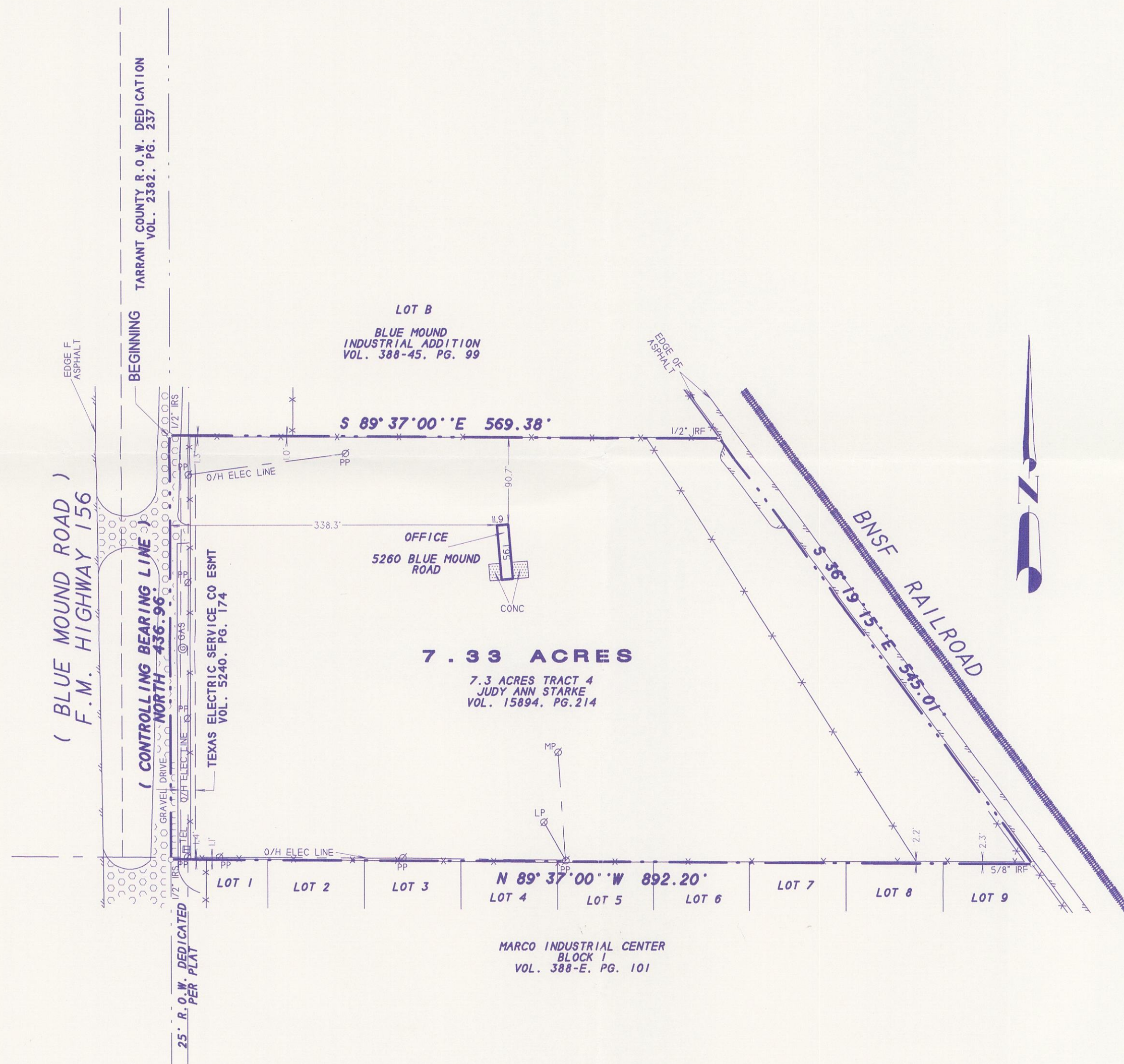
Odum, David Survey Abstract Tract 4B (CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property)

KEVIN NORRIS, PRESIDENT
Owner's Name (Printed)
LANDMARK NURSERIES INC.

Applicant or Agent's Signature

Maddie White
Applicant or Agent's Name (Printed):



DESCRIPTION

All that certain lot, tract or parcel of land situated in the DAVID ODUM SURVEY, ABSTRACT NO. 1184, City of Fort Worth, Tarrant County, Texas, and being all of 7.3 acres Tract 4 as conveyed in a Warranty deed from Judy Ann Starke, Trustee of William Andrew Gorsett Trust to Judy Ann Starke, dated July 29, 2002 and being recorded in Volume 15894, Page 214 of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East right-of-way line of F.M. Highway 156 (Blue Mound Road) at the Northwest corner of said 7.3 acres Tract 4, said point being at the Southwest corner of Lot B of BLUE MOUND INDUSTRIAL ADDITION, an Addition to Fort Worth, Texas, according to the Plat thereof recorded in Volume 388-45, Page 99 of the Plat Records of Tarrant County, Texas;

THENCE S. 89 deg. 37 min. 00 sec. E. along the South line of said Addition, a distance of 569.38 feet to a 1/2" iron rod found for corner at its Southeast corner and being in the Southwest right-of-way line of BNSF Railroad;

THENCE S. 36 deg. 19 min. 15 sec. E. along said right-of-way line, a distance of 545.01 feet to a 5/8" iron rod found for corner at the Northeast corner of Lot 9 of MARCO INDUSTRIAL CENTER ADDITION, an Addition to Fort Worth, Texas, according to the Plat thereof recorded in Volume 388-E, Page 101 of the Plat Records of Tarrant County, Texas;

THENCE N. 89 deg. 37 min. 00 sec. W. along the North line of said Addition, a distance of 892.20 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East right-of-way line of Blue Mound Road;

THENCE NORTH (Controlling bearing line) along said right-of-way line, a distance of 436.96 feet to the POINT OF BEGINNING and containing 7.33 acres of land.

NOTES

- 1) BEARING SOURCE: RECORDED PLAT.
- 2) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
- 3) THE FOLLOWING LISTED EASEMENTS DO NOT LIE ON THIS TRACT: (i) V. 402, PG. 399 (ii) V. 605, PG. 541

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for REUNION TITLE COMPANY, FROST BANK, and LANDMARK NURSERIES, INC. at 5260 BLUE MOUND ROAD, FORT WORTH, Tarrant County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this 7th day of January, 2004.

Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND									
TV	GAS	TEL	PH	PP					
TELEVISION	GAS	PHONE	FIRE	POWER					
CABLE RISER	METER	RISER	HYDRANT	POLE					
ELEC	TU	WM	1/2" IRF	IRON ROD FOUND					
ELECTRIC	BOX	METER	BOX	1 CORNER					
METER									
PROPERTY									
LINE									

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE JANUARY 7, 2004
SCALE 1" = 100' FILE # 20040029
CLIENT STARKE GF # J18002885

SURVEY ACCEPTED BY:

DATE _____

DATE _____

EXHIBIT "A"
ZONING EXHIBIT

Part of Landmark Nurseries, Inc. Tract
David Odum Survey, Abstract No. 1184,
City of Fort Worth, Tarrant County, Texas

DESCRIPTION, of a 7.331 acre (319,320 square foot) tract of land situated in the David Odum Survey, Abstract No. 1184, City of Fort Worth, Tarrant County, Texas; said tract being all of that tract of land described in Special Warranty Deed with Vendor's Lien to Landmark Nurseries, Inc. recorded in Instrument No. D204033658 of the Official Public Records of Tarrant County, Texas; said 7.331 acre (319,320 square foot) tract being more particularly described as follows;

BEGINNING, at a 1/2-inch iron rod with "RSC RPLS 5034" cap found in the east right-of-way line of Blue Mound Road (a variable width right-of-way), for the northwest corner of said Landmark Nurseries, Inc. tract and the southwest corner of Lot B, Block 1, Blue Mound Industrial Addition, an addition to the City of Fort Worth, Texas, by plat recorded in Volume 388-45, Page 99, said Public Records;

THENCE, North 89 degrees, 47 minutes, 40 seconds East, along the north line of said Landmark Nurseries, Inc. tract, a distance of 569.38 feet to a point for the northeast corner of said Landmark Nurseries, Inc. tract, the southeast corner of said Lot B, and the west right-of-way line of BNSF Railroad (a 100-foot wide right-of-way), from said point a 5/8-inch iron rod found bears South 89 degrees, 48 minutes West, a distance of 1.7 feet;

THENCE, South 36 degrees, 54 minutes, 35 seconds East, along said west line of BNSF Railroad and the east line of said Landmark Nurseries, Inc. tract, a distance of 545.01 feet to a point for the southeast corner of said Landmark Nurseries, Inc. tract and the northeast corner of Lot 9, Block 1, Marco Industrial Center, an addition to said City of Fort Worth, by plat recorded in Volume 388-E, Page 101, said Public Records;


THENCE, South 89 degrees, 47 minutes, 40 seconds West, departing said west line of BSNF Railroad and along the south line of said Landmark Nurseries, Inc. tract. a distance of 892.20 feet to a point for the southwest corner of said Landmark Nurseries, Inc. tract, the northwest corner of Lot 1, Block 1, said Marco Industrial Center, and said east line of Blue Mound road;

THENCE, North 00 degrees, 35 minutes, 20 seconds West, along said east line of Blue Mound Road and the west line of said Landmark Nurseries, Inc. tract, a distance of 436.96 feet to the **POINT OF BEGINNING**;

CONTAINING: 319,320 square feet or 7.331 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

"This document was prepared under 22 Texas Administrative Code 138.95(5), does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

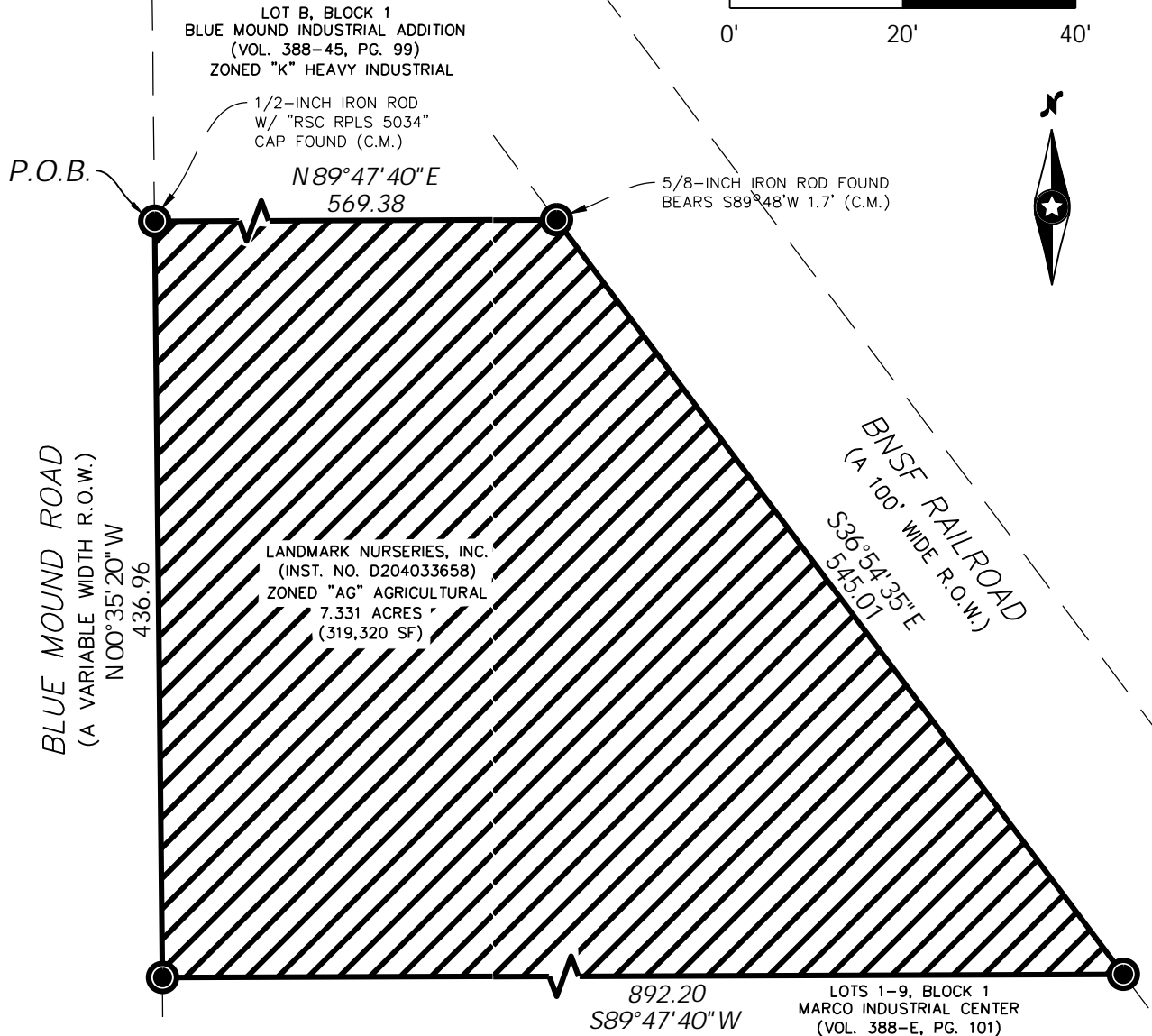
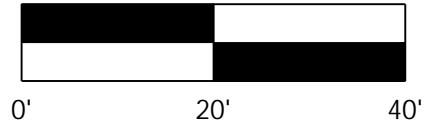
 **2025-04-23**
Dustin C. Pustejovsky Date
Registered Professional Land Surveyor No. 6690
Westwood Professional Services, Inc.
9800 Hillwood Pkwy, Suite #250, Fort Worth, TX 76177
(817) 562-3350
TX Reg. Surveying Firm LS-10074301



R0060727.00.doc
R0060727.00ZE.dwg GAL

EXHIBIT "B"

1" = 20'



LEGEND

P.O.B. POINT OF BEGINNING
 ——— ZONING LINE
 ——— PROPERTY LINE

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the zoning tract described.

Dustin C. Pustejovsky 2025-04-23
 Dustin C. Pustejovsky Date
 Registered Professional
 Land Surveyor No. 6690



892.20
 S 89° 47' 40" W
 LOTS 1-9, BLOCK 1
 MARCO INDUSTRIAL CENTER
 (VOL. 388-E, PG. 101)
 ZONED "K" HEAVY INDUSTRIAL

"This document was prepared under 22 Texas Administrative Code 138.95(5), does reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

GENERAL NOTES

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on March 13, 2025 with a combined scale factor of 1.00012.

ZONING EXHIBIT

7.331 ACRE
 TRACT OF LAND
 CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS

Westwood

Phone (817) 562-3350 9800 HILLWOOD PKWY., STE 250
 FORT WORTH, TX 76177
 westwoodps.com

Westwood Professional Services, Inc.
TIPELS ENGINEERING FIRM REGISTRATION NO. 11756
 TIPELS SURVEYING FIRM REGISTRATION NO. 10074301

ZONING EXHIBIT

PAGE NUMBER:

2 OF 2

DATE: MAR 2025

PROJECT NUMBER: R0060727.00

