



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:

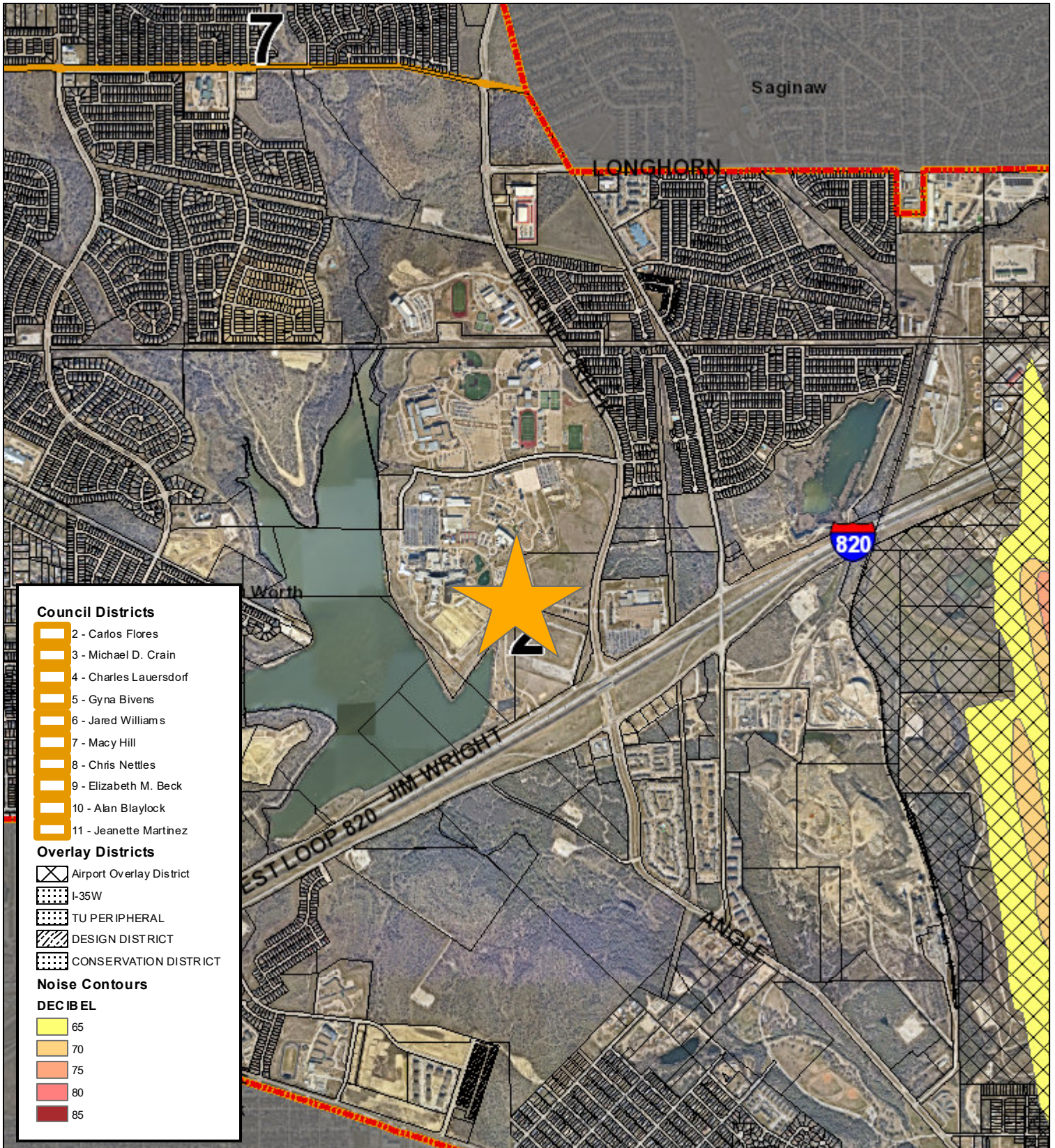
Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	

Aerial Photo Map



Area Map



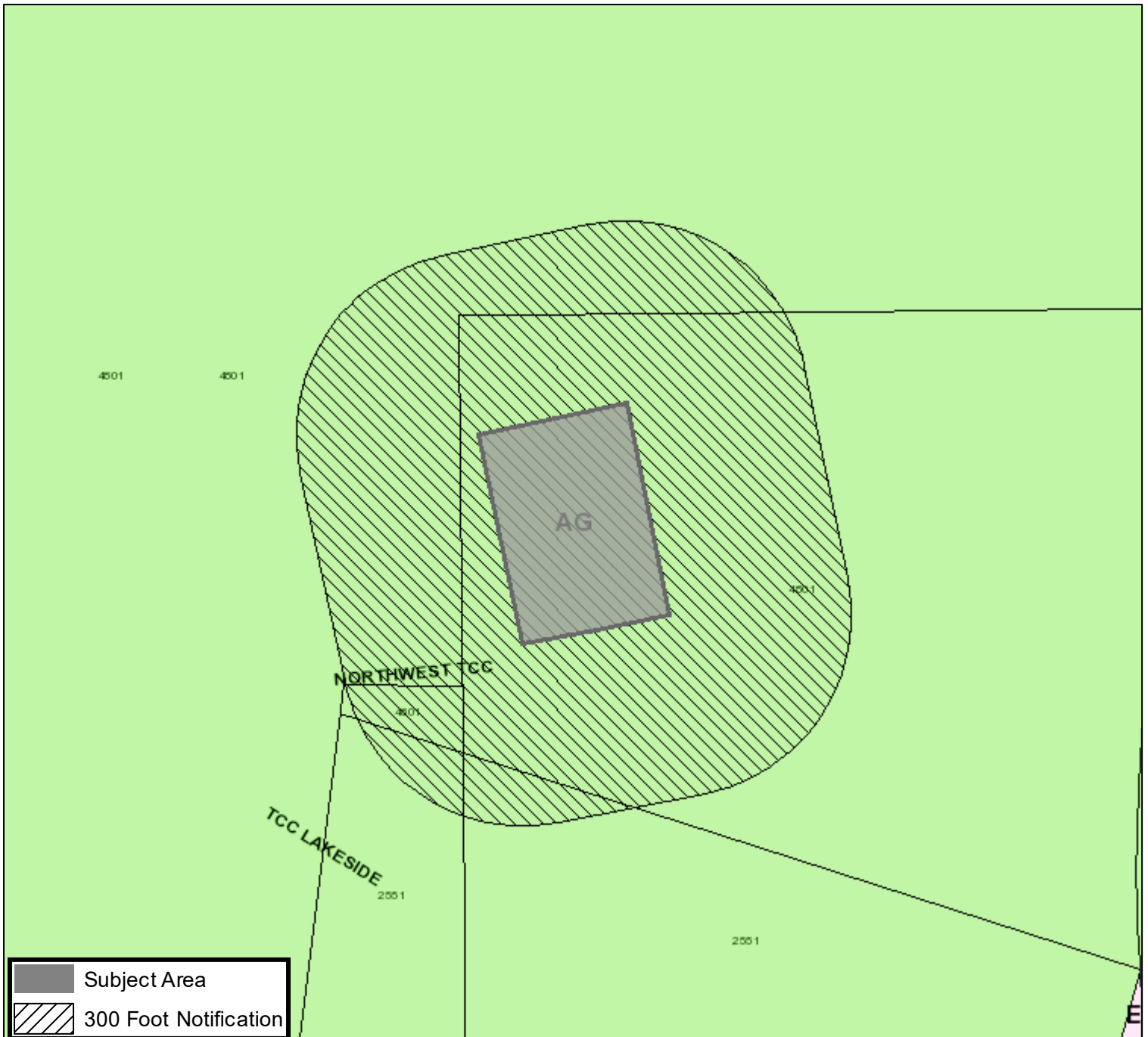
0 1,000 2,000 4,000 Feet



ZC-25-068

Area Zoning Map

Applicant: Tarrant Co. College District / BHB
Address: 4801 Marine Creek Parkway
Zoning From: AG
Zoning To: E
Acres: 2.037
Mapsc0: Text
Sector/District: Far Northwest
Commission Date: 6/11/2025
Contact: 817-392-8028



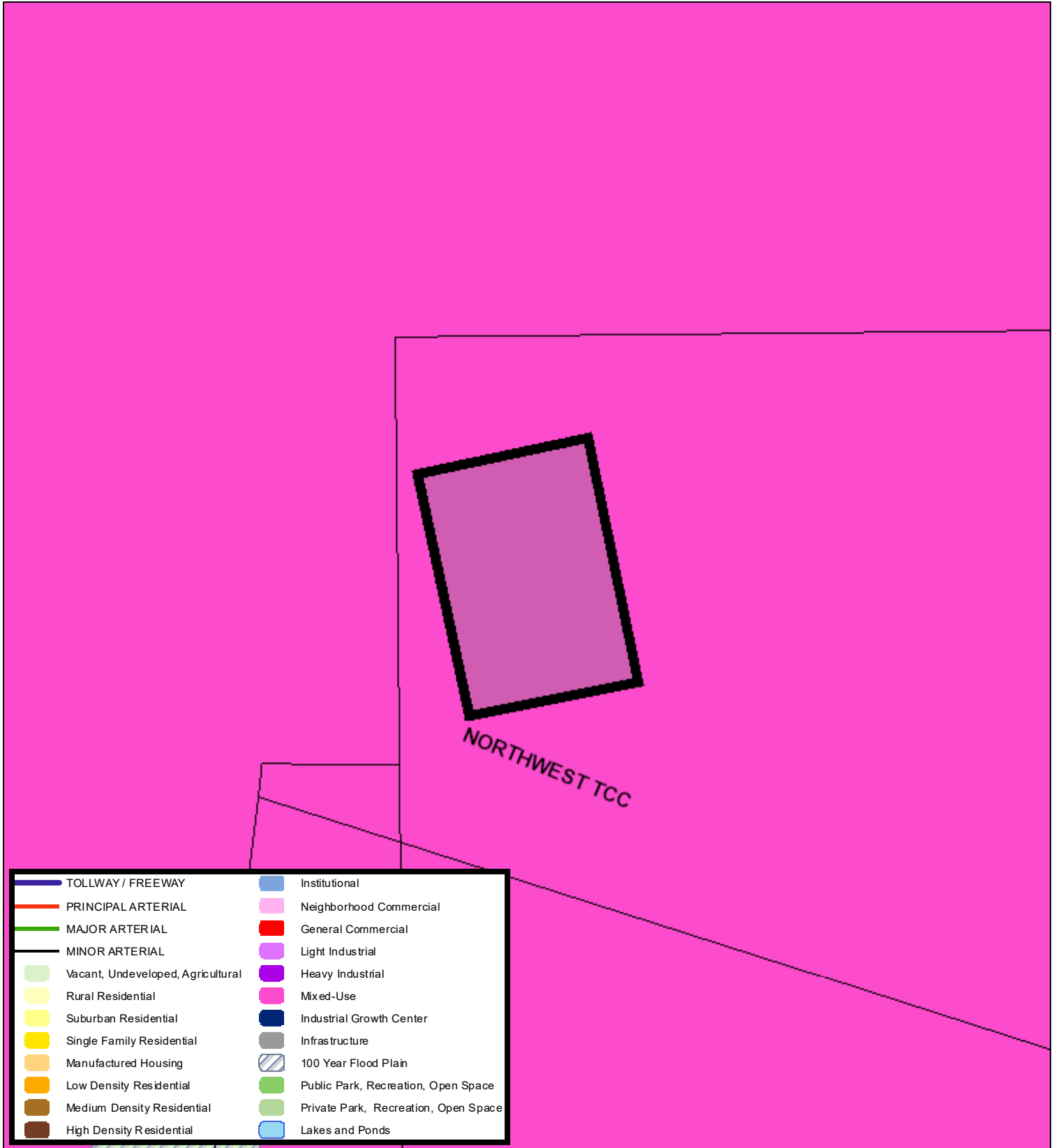
0 120 240 480 Feet

Created: 5/15/2025 9:02:28 PM



ZC-25-068

Future Land Use



190 95 0 190 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: 5/15/2025 9:02:13 PM



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Tarrant County College District

Mailing Address 5450 N. Riverside Drive City, State, Zip Fort Worth, TX 76137

Phone 817-515-9209 Email paul.mitchell@tccd.edu

APPLICANT Tyson W. Thompson - Baird, Hampton, & Brown (BHB)

Mailing Address 6300 Ridglea Place, Suite 700 City, State, Zip Fort Worth, Texas 76116

Phone 817-798-4233 Email tthompson@bhbin.com

AGENT / OTHER CONTACT ~~Debbie Fulwiler - Elements of Architecture~~

Mailing Address ~~1201 6th Ave., Suite 100~~ City, State, Zip ~~Fort Worth, Texas 76104~~

Phone ~~817.475.0405~~ Email ~~dfulwiler@ElementsOfArc.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): 4801 Marine Creek Parkway, Fort Worth, Texas 76179

Total Rezoning Acreage: 2.04 AC ☒ 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**

Carol Oaks North Addition Block 2-R, Lots 1 and 2;

Subdivision, Block, and Lot (list all): Carol Oaks North Addition Block 3, Lots 2 and 3

Is rezoning proposed for the entire platted area? ☐ Yes ☒ No Total Platted Area: 193.85 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 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): E

Current Use of Property: Institutional - Higher Education

Proposed Use of Property: Childcare

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)

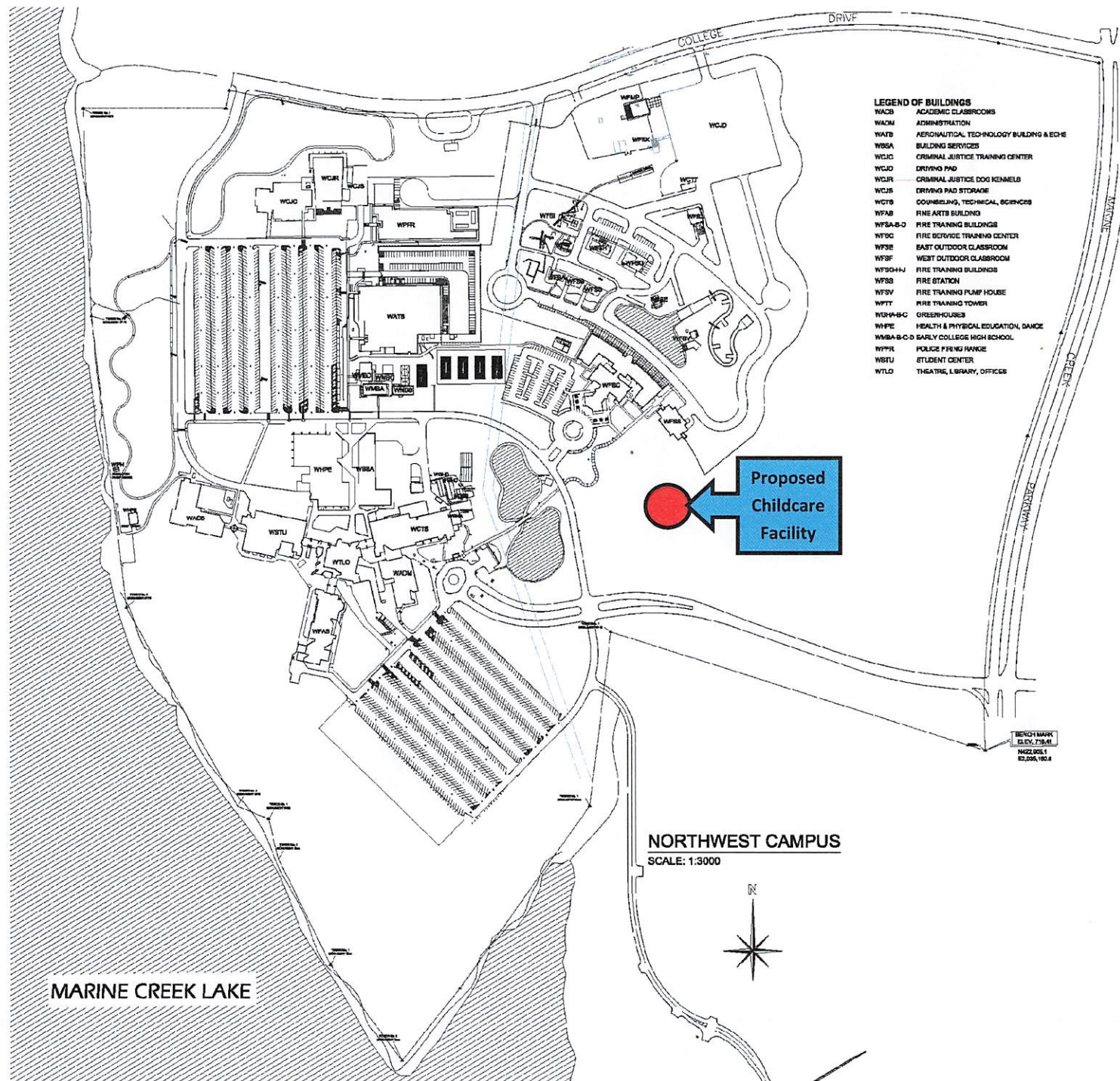


DETAILED PROJECT DESCRIPTION

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.

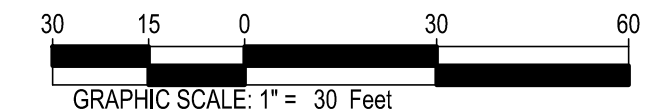
For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

Tarrant County College in collaboration with Child Care Associates is proposing a new facility to provide childcare services to the students as well as offering this to the community for those that are not necessarily students. While we do anticipate that the majority of those served will be students, we understand that the current zoning will not allow for those that are not students to use the facility. TCCD feels that this is an added service to the community to provide more affordable childcare, thus a change to the zoning is required. We believe that "E" zoning will best suit the college now and in the future.





Proposed
Childcare
Facility



ELEMENTS OF ARCHITECTURE, INC.

1201 6TH AVENUE, SUITE 100
FORT WORTH, TEXAS 76104
817.333.2880 www.elementsofarc.com

817.333.2880 www.elementsofarc.com

CIVIL, MEP ENGINEERS & LANDSCAPE

BAIRD, HAMPTON & BROWN

6300 RIDGLEA PLACE, SUITE 700
FORT WORTH, TEXAS 76116
817.338.1277 www.bhbinc.com

STRUCTURAL

R.L. WOODS & ASSOCIATES, LLC

1151 W. PIONEER PKWY
ARLINGTON, TEXAS 76013
817.277.6686 www.rtwengineers.com

PROFESSIONAL SEAL (S):

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
TRACY E. STREVEY II
P.E. Tx No. 89487
IT IS NOT INTENDED FOR
CONSTRUCTION, BIDDING
OR PERMIT PURPOSES

4/7/25

[illegible]

REVISIONS/ ISSUANCES

TARRANT COUNTY
COLLEGE DISTRICT



PROJECT INFORMATION:

575 NW CAMPUS
CHILDCARE FACILITY

TCCD PROJECT No. E 20-24-05-19

CAMPUS NAME:	NORTHWEST CAMPU
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BUILDING ID:	TR
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BUILDING NAME:	TBD
ADDRESS:	4801 MARINE CREEK FORT WORTH, TX 76116

FLOOR:

DATE: 09/20/24

SHEET TITLE:

ZONING EXHIBIT

1 of 1



BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
mail@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300, #1001302, #10194146
BHB PROJECT # 2024.154.000



MANNY RAMIREZ
TARRANT COUNTY COMMISSIONER
PRECINCT FOUR

05/07/2025

City of Fort Worth
Zoning and Commissioning
City Hall
100 Fort Worth Trail
Fort Worth, Texas 76102

Dear Zoning Commission Board and City Council Members,

I am writing to express my strong support for the proposed zoning change on the Tarrant County College Northwest Campus to include provisions for childcare facilities. The establishment of a new childcare center on campus is a commendable initiative that addresses a significant need within our community.

As an advocate for education and community welfare, I believe that the inclusion of childcare facilities on the college campus will provide numerous benefits to both students and staff. Access to quality childcare is essential for parents who are pursuing higher education and career advancement. By offering childcare services, Tarrant County College will enable many parents to focus on their studies and professional development without the added stress of finding reliable and affordable childcare.

Furthermore, the presence of a childcare facility on campus will enhance the overall educational experience for students who are parents. It will promote greater participation and retention rates, as parents will be more likely to attend classes and engage in campus activities knowing that their children are in a safe and nurturing environment nearby.

This zoning change will also contribute to the local economy by creating job opportunities for childcare professionals and support staff. It will foster a sense of community and collaboration, as the childcare center can serve as a hub for various family-oriented programs and services.

In conclusion, I urge the City of Fort Worth Zoning Commission and City Council Members to approve the zoning change to include childcare facilities on the Tarrant County College Northwest Campus. This decision will have a profound and positive impact on the lives of many families and will further strengthen our commitment to education and community welfare.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Manny Ramirez", is written over a horizontal line.

Commissioner Manny Ramirez



**FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

Osiris J. Estrada, PhD.
District Executive Director
Northwest YMCA | Northpark YMCA
YMCA of Metropolitan Fort Worth
OEstrada@ymcafw.org | 915-540-8271

May 8, 2025

Tarrant County College - Northwest
Dr. Zarina Blankenbaker
4801 Marine Creek Pkwy

Subject: Letter of Support – Zoning Case ZC-25-068 (TCC Northwest Childcare Facility)

Dear Dr. Blankenbaker,

I hope this message finds you well. I'm writing on behalf of the Northwest YMCA branch of the YMCA of Metropolitan Fort Worth to offer my full support for the proposed zoning change (ZC-25-068) that would allow for the construction of a new childcare facility on the Tarrant County College Northwest campus in partnership with Child Care Associates.

This initiative is a powerful example of TCC's ongoing commitment to supporting student success, employee well-being, and community needs. As the District Executive Director for the Northwest and Northpark YMCA branches, I see every day how essential quality childcare is for students and working parents striving to balance education and family life. Your vision for a safe, enriching, and accessible space for children is one that resonates deeply with our mission.

We're excited to see this type of investment in our community and applaud the thoughtful planning that has gone into ensuring both impact and sustainability. While this project alone is a major step forward, we also believe it opens the door for future partnerships and outreach opportunities that could further benefit families in the area.

Thank you for your leadership and for continuing to advance initiatives that make lasting, generational impact. The YMCA of Metropolitan Fort Worth is proud to stand alongside you in support of this meaningful work.

Warm regards,

Osiris J. Estrada, PhD.
District Executive Director
YMCA of Metropolitan Fort Worth



EAGLE MOUNTAIN SAGINAW ISD

Fostering a Culture of Excellence

May 9, 2025

City of Fort Worth Planning and Zoning

RE: Zoning Case ZC-25-068

To Whom It May Concern:

As Superintendent of Eagle Mountain-Saginaw Independent School District (ISD) I am pleased to offer this letter of support for the requested zoning change to allow for the construction of a new, state-of-the-art childcare facility on the Tarrant County College Northwest Campus property. This new facility will not only enhance the lives of our community but will contribute to the overall well-being of the neighborhood.

Currently, Eagle Mountain-Saginaw ISD and TCCD work collaboratively to provide educational opportunities and support to members of our community. We recognize the challenges that our community members and TCCD's students face given that the lack of access to quality early learning facilities disproportionately impacts our underrepresented populations. Access to quality early learning opportunities in our neighborhoods will help to ensure that our incoming pre-k and elementary students will be more prepared to begin their educational journey, creating a solid foundation for long-term academic success. In addition, we recognize that the long-term benefit of obtaining post-secondary education is well understood by parents, but the reality of the lack of affordable childcare solutions is often a barrier.

Access to affordable childcare and quality early education is vital to the success of the children and parents of Tarrant County. Eagle Mountain-Saginaw ISD appreciates how our long-time relationship with TCCD supports the success of these children, their parents, and the community.

Eagle Mountain-Saginaw ISD fully endorses the requested zoning change. We look forward to supporting TCCD on this project.

Sincerely,

Jerry D. Hollingsworth, Ed.D.
Superintendent



**Tarrant
County
College**

Child Care
associates

Tarrant County College & Child Care Associates

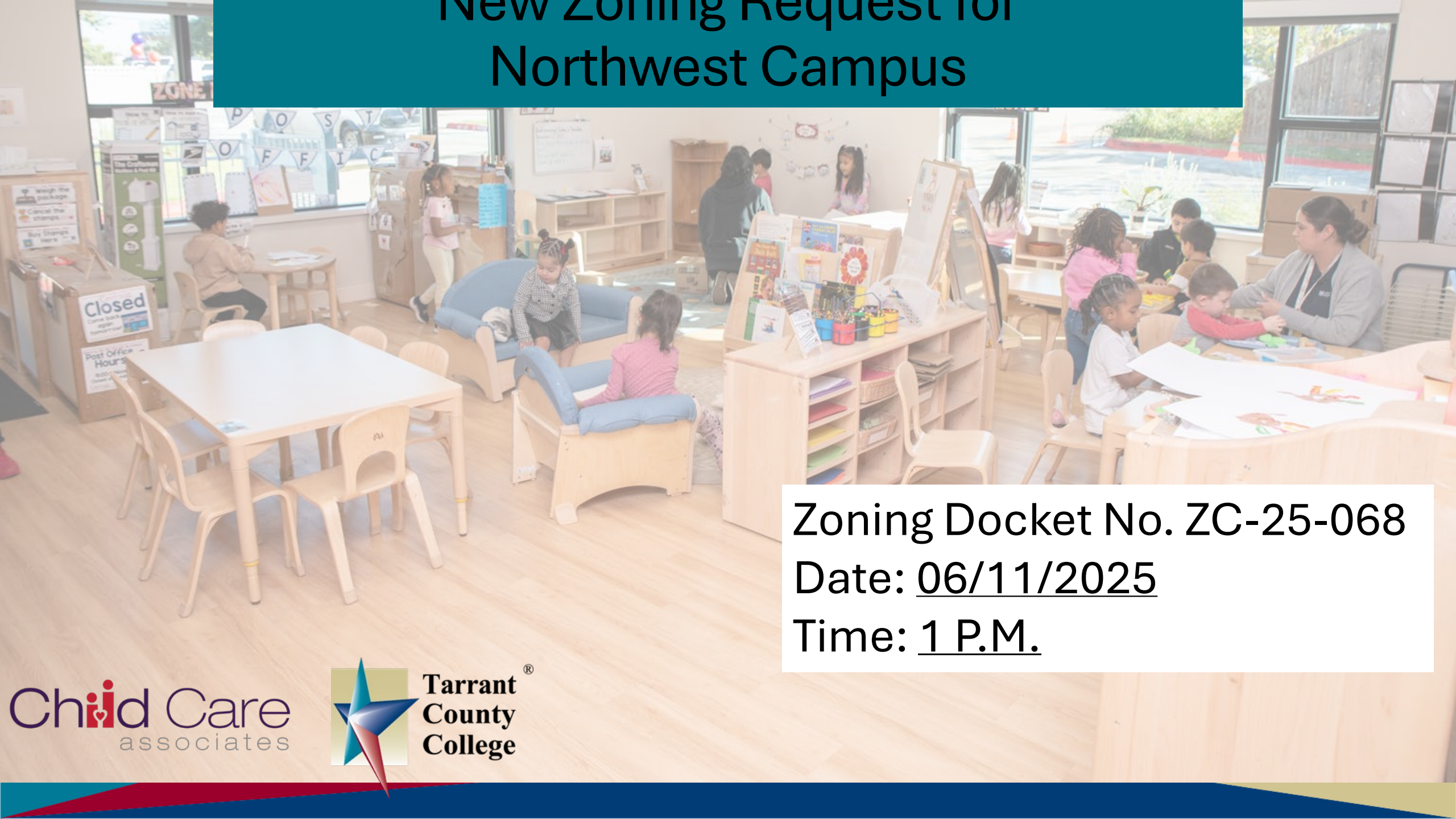
Present

Northwest Campus Request

Application for Child Care Use



New Zoning Request for Northwest Campus



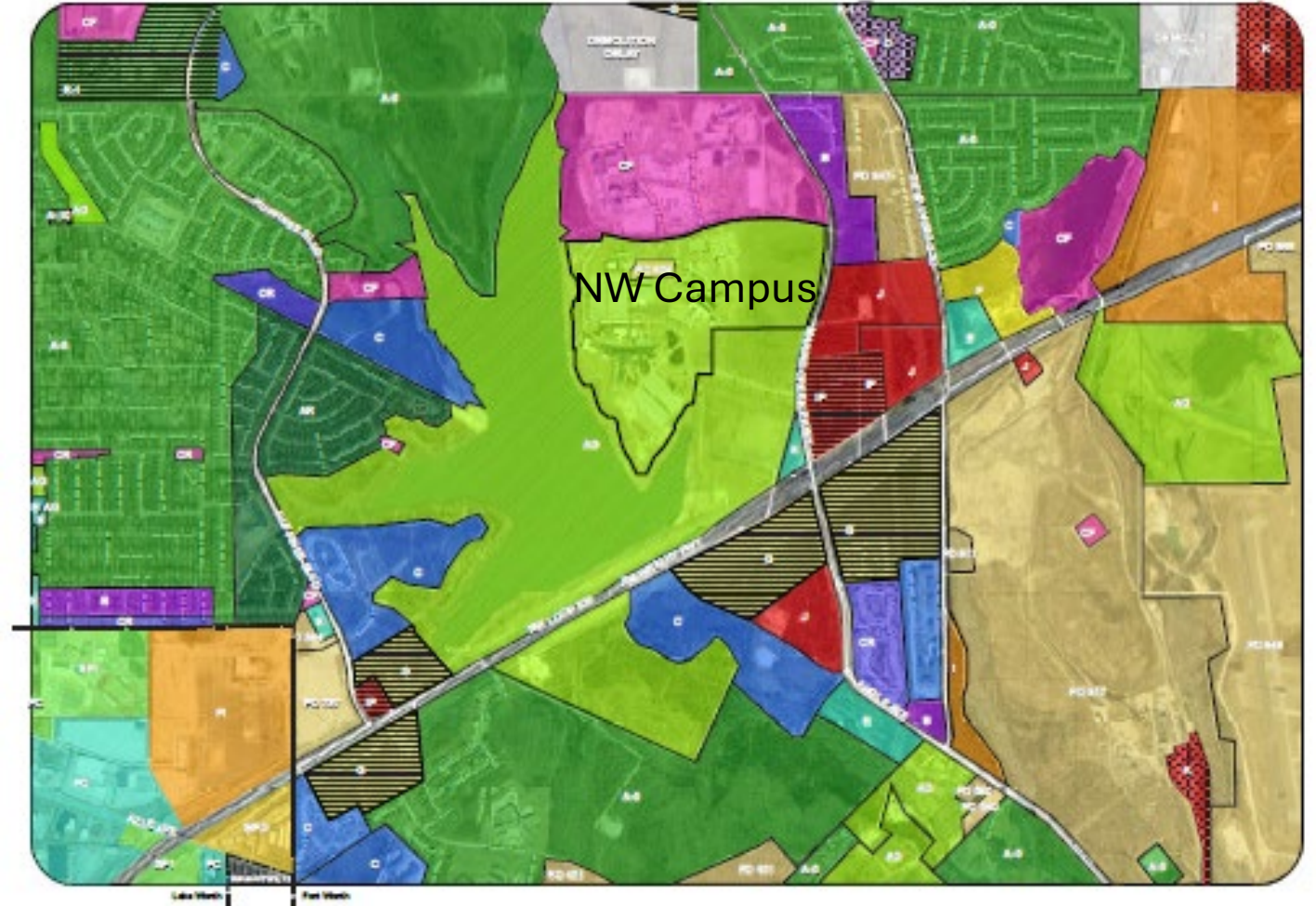
Zoning Docket No. ZC-25-068
Date: 06/11/2025
Time: 1 P.M.



Current Zoning for NW Campus

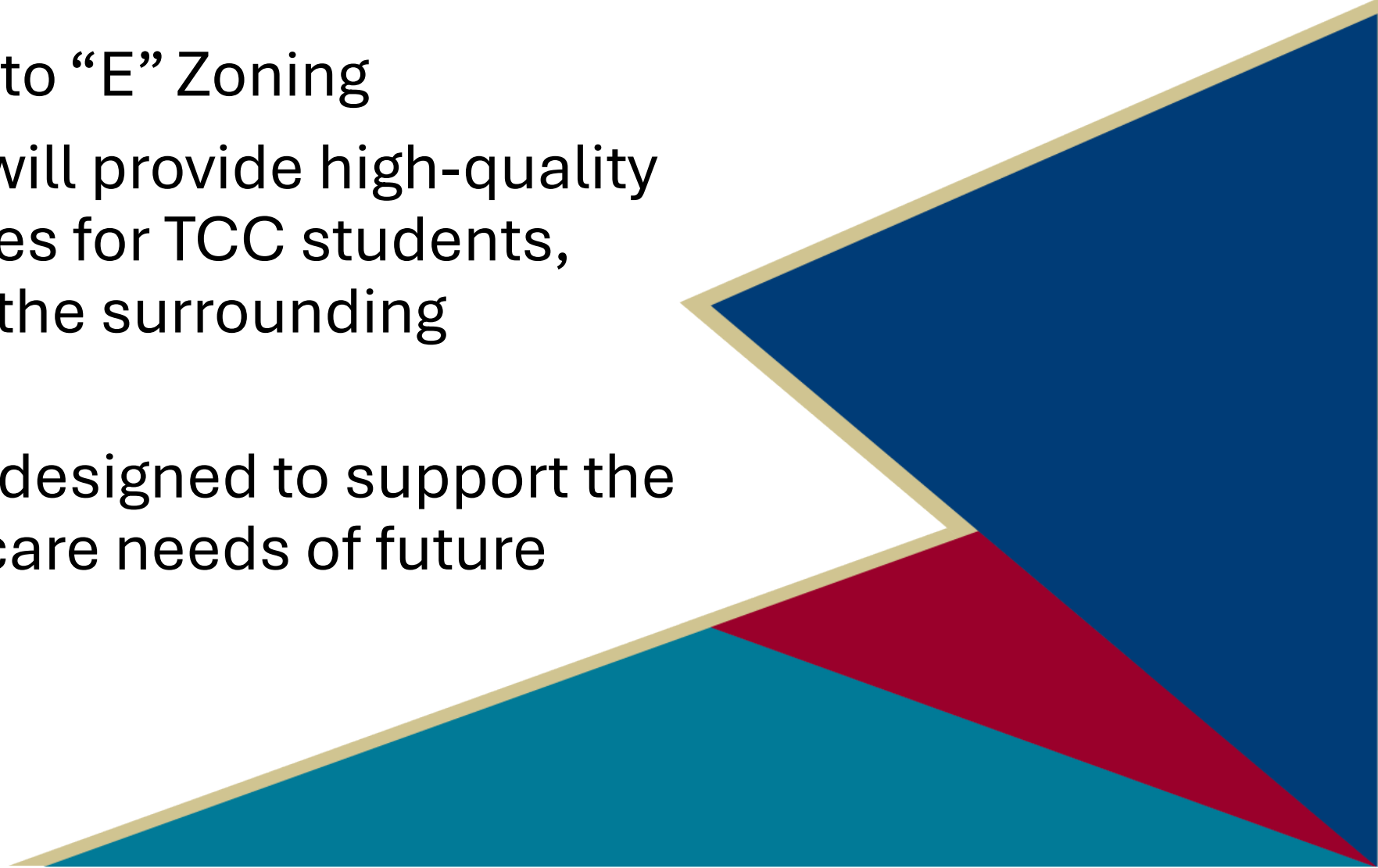


“AG” Agricultural: Farms, ranches or nurseries for growing of plants and raising livestock. Also permitted are public service facilities such as churches, schools, libraries, etc.



Request Variance for Child Care Facility

- Request change to “E” Zoning
- The new facility will provide high-quality child care services for TCC students, employees, and the surrounding community.
- It is thoughtfully designed to support the long-term child care needs of future generations.



Child Care Services



- Healthy Meals
 - Prenatal Resources
 - Home Visiting Program
 - Reggio-inspired learning model
-
- Variety of payment options

Rendering of Child Care Studio at TCC NW



South Entry Elevation

Rendering of the Child Care Studio at TCC NW



South Entry



Questions?

Thank you!