



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:	



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER MD1-041, LLC

Mailing Address 155 WALSH DRIVE City, State, Zip ALEDO, TEXAS 76008

Phone 432-770-4224 Email RDICKERSON@WALSHCOMPANIES.COM

APPLICANT MD1-041, LLC

Mailing Address 155 WALSH DRIVE City, State, Zip ALEDO, TEXAS 76008

Phone 432-770-4224 Email RDICKERSON@WALSHCOMPANIES.COM

AGENT / OTHER CONTACT Richard Shaheen, PE - Dunaway Associates

Mailing Address 550 Bailey Ave, Ste 400 City, State, Zip Fort Worth, TX 76107

Phone 817-675-9877 Email rshaheen@dunaway.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): 3600 WALSH RANCH PARKWAY / 13453 WEST FREEWAY

Total Rezoning Acreage: 4.930 ☒ 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: 4.930 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 573 (PD-MU2) Proposed Zoning District(s): PD-G
 Current Use of Property: VACANT
 Proposed Use of Property: OFFICE 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: G
 Land Uses Being Added or Removed: NONE

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

Requesting allowable height to extend to 170-ft, signage standards as indicated below.
 Site plan waiver requested as the only standards amended are height and signage area/placement.

- ☐ 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 site is located within the larger Walsh Development. The subject property is located in a section of WALSH between I-20/I-30, locally known as "Highland Hills". Highland Hills is currently Zoned PD, with a base of the 2003 MU2 zoning ordinance, revisions including front yard setbacks and block lengths. The allowable uses are commercial and residential.

The planned use for this specific tract is a multi-story office building. This use is allowed in the current zoning, but the height proposed exceeds the current limitation of 60-ft (120-ft if the building contains 20% residential uses). It is desirable to have the office building in excess of these limits, so a waiver requesting a max height of 170-ft is being requested.

To facilitate this request, it has been discussed with staff that a more appropriate zoning would be PD with "G" as a base. With such a tall building proposed, it is additionally requested to make minor revisions the signage standards to increase the overall allowable signage to be more in scale with the proposed building.

Proposed Zoning:

PD-G with the following:

- a max building height to be 170 feet measured from the lowest finish floor elevation to the highest point on the roof surface.
- required parking of 3 spaces per 1,000 square feet of net usable area.
- Roof Signage: Roof signs shall not exceed eight feet above the roof or top of the parapet wall at the roof, whichever is higher
- Monument signage as follows:
 - a. Maximum height. Eight feet. (meets current standard)
 - b. Maximum width. Twenty feet. (exceeds current standard by four additional feet)
 - c. Maximum Advertised message area. Ninety-six feet. (meets current standard)
 - d. Minimum ground contact. Seventy-five percent of structure's width. (meets current standard)
- Freeway signage as follows:
 - a. Maximum height. Twenty-five feet and one additional foot in height for each one foot of setback, up to 35 feet. Setback sign one foot for each foot in height from all adjacent property lines.. (meets current standard)
 - b. Maximum width. Twenty-four feet. (meets current standard)
 - c. Maximum Advertised message area. Three hundred and twenty square feet. (meets current standard)
 - d. Minimum ground contact 25% of width. No minimum for Temp Freeway Sign
 - e. Temporary Freeway Sign that may be placed on property facing the freeway prior to construction of the building, and must be removed within one year from the building receiving its final green tag approval from the City. (amendment to request the additional temporary language)
- minimum 5 foot buffer yard with no occupied structures within the buffer yard, but an allowance for a retaining wall within the buffer yard
- the front yard of the building will include North, East, and South roadways frontages to meet landscape requirements.
- bike rack requirements may be met within any location on the property
- Site plan waiver requested

Preliminary

11/09/2023 2:01:36 PM

CALLLED 0.9663 ACRES
PARCEL 2, PART 2, CITY OF FORT
WORTH

RIGHT-OF-WAY DEDICATION
DOCUMENT NO. 210320926 O.P.R.P.C.T.
DOCUMENT NO. D213244795 O.P.R.T.C.T.

WEST FREEWAY
(INTERSTATE HIGHWAY 30)

(VARIABLE WIDTH R.O.W.)
VOLUME 1152, PAGE 1066, D.R.P.C.T.
VOLUME 1152, PAGE 1055, D.R.P.C.T.
VOLUME 1152, PAGE 1075, D.R.P.C.T.

P.O.C.

S85°58'09"E
229.40'

S54°00'30"E
82.24'

S22°01'54"E
73.53'

S4°00'59"W
12.48'

PROPOSED
LOT 3
BLOCK 3

S85°58'09"E
98.88'

PROPOSED
LOT 2X,
BLOCK 3.

TRACT 2
MD1-041, LLC
INSTRUMENT NO. 202312016
O.P.R.P.C.T.
VACANT

PROPOSED
LOT 1
BLOCK 3
4.930 AC.

N11°34'26"E 411.36'

P.O.B.

S3°14'50"E
70.46'

N90°00'00"E
24.51'

S0°00'00"E
40.49'

LOT 1
BLOCK 2
WALSH RANCH
CABINET E, SLIDE 196
P.R.P.C.T.

$\Delta = 2°54'52"$
 $R = 2,012.00'$
 $L = 102.35'$
 $CB = S1°27'26"E$
 $CD = 102.34'$

N0°00'00"E
152.92'

PROPOSED HIGHLAND HILLS DRIVE
(60' WIDTH RIGHT-OF-WAY)

PROPOSED
LOT 7
BLOCK 3

N90°00'00"W
423.42'

S44°32'46"W
28.06'

PROPOSED
LOT 8
BLOCK 3

$\Delta = 1°54'21"$
 $R = 5,720.93'$
 $L = 190.28'$
 $CB = S1°57'41"E$
 $CD = 190.28'$

LOT 7
BLOCK 2
WALSH RANCH
DOC. NO. D202202736
P.R.P.C.T.

LOT 11X
BLOCK 2
WALSH RANCH



DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. F-1114)

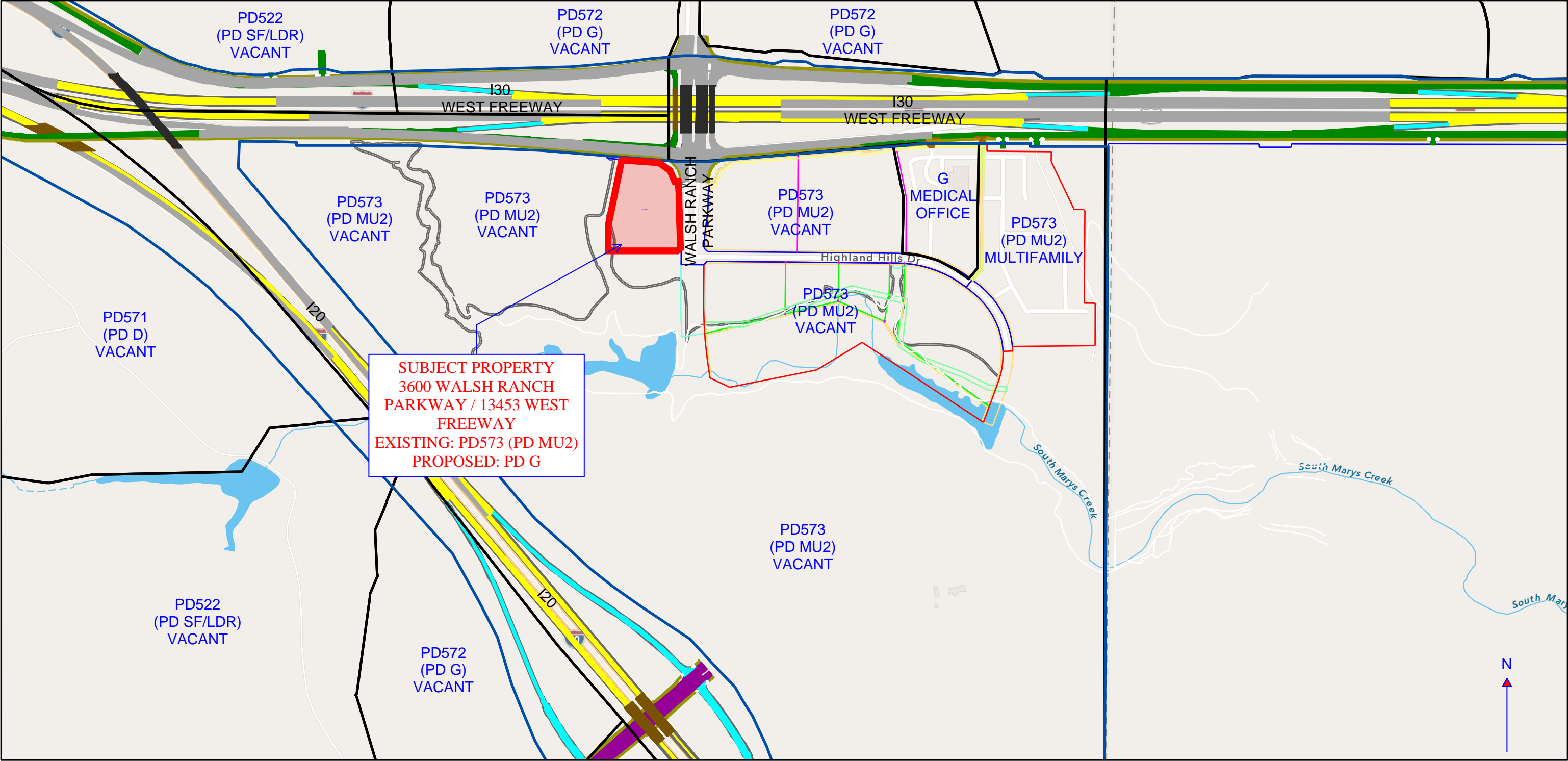
OWNER / DEVELOPER:

MD1-041, LLC
155 WALSH DRIVE
ALEDO, TEXAS 76008

ENGINEER/SURVEYOR:

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TX 76107
(817)-335-1121

Walsh



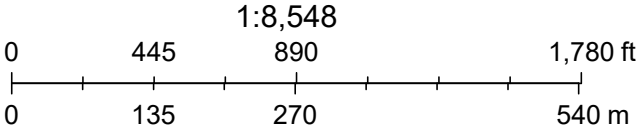
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OWNER / DEVELOPER:

MD1-041, LLC
155 WALSH DRIVE
ALED0, TEXAS 76008

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550 BAILEY AVENUE
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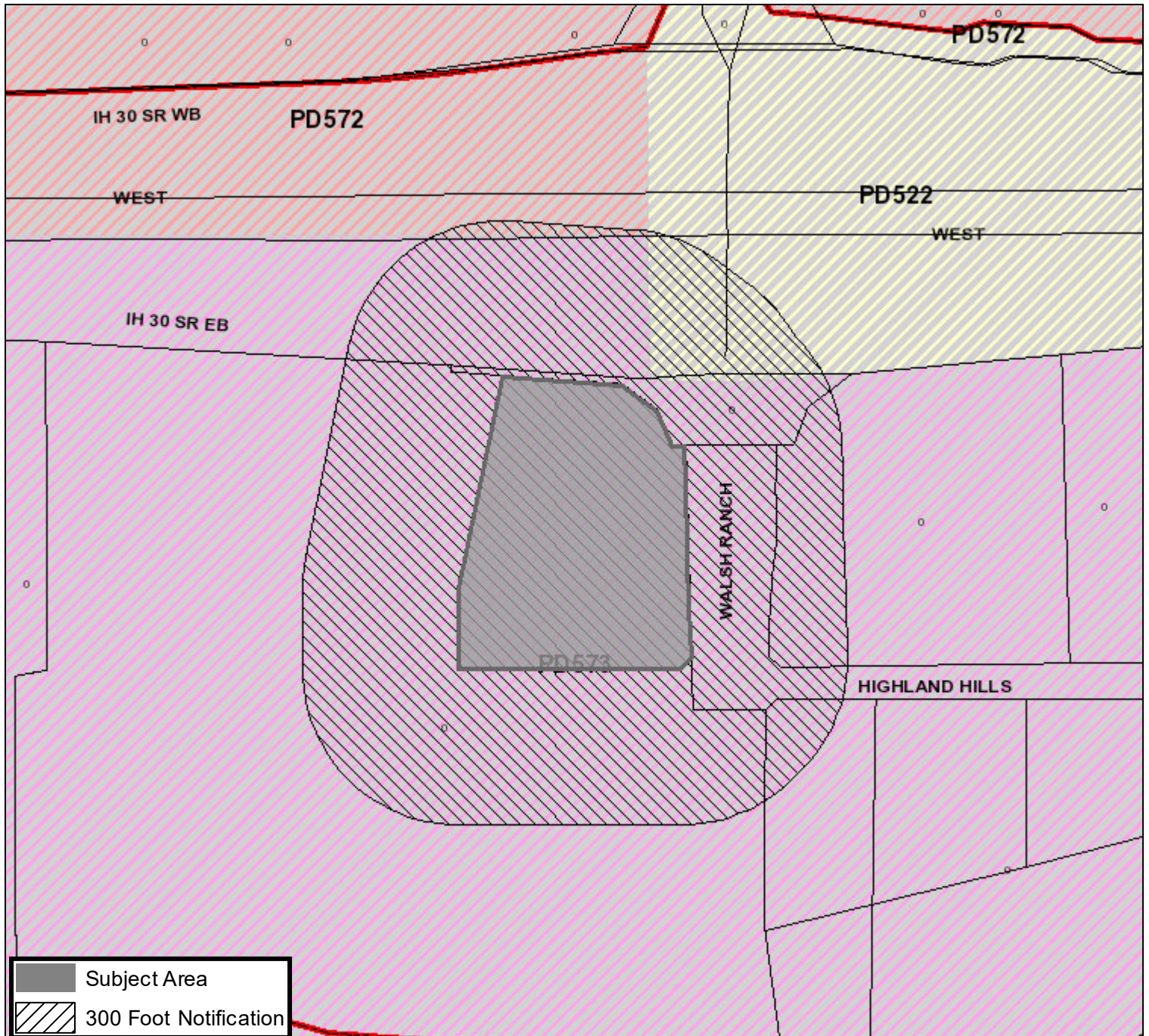
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ZC-23-181

Area Zoning Map

Applicant: MD1-041 LLC/ Ryan Dickerson
Address: 3600 Walsh Ranch Parkway / 13453 West Freeway
Zoning From: PD/MU2
Zoning To: PD/G
Acres: 4.92561053
Mapsc0: Text
Sector/District: Far West
Commission Date: 12/13/2023
Contact: null



0 137.5 275 550 Feet

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