



Neighborhood Notification

Case Number: ZC-26-012

Council District: 3 - Michael D. Crain

ZONING CHANGE REQUEST

Owner/Applicant: Mary's Creek, LLC / Brandon Middleton, Kimley-Horn & Associates, Inc. / Ray Oujesky, Kelly Hart

Site Location: 11091 Chapin Road

Request:

Current Zoning: **Unzoned (AX-26-001)**

Proposed: **"I" Light Industrial**

Proposed Use: Macy's Creek Parcel #1 (AX-26-001) (All uses within "I" district are allowed)

For More Information please contact:

Case Manager Lynn Jordan 817-392-7869

Public Hearing Dates

| | |
|--------------------------|---------------|
| Zoning Commission | April 8, 2026 |
| City Council | May 12, 2026 |

Public Notification

A zoning change is requested for the property shown on the attached maps. 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 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

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence 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

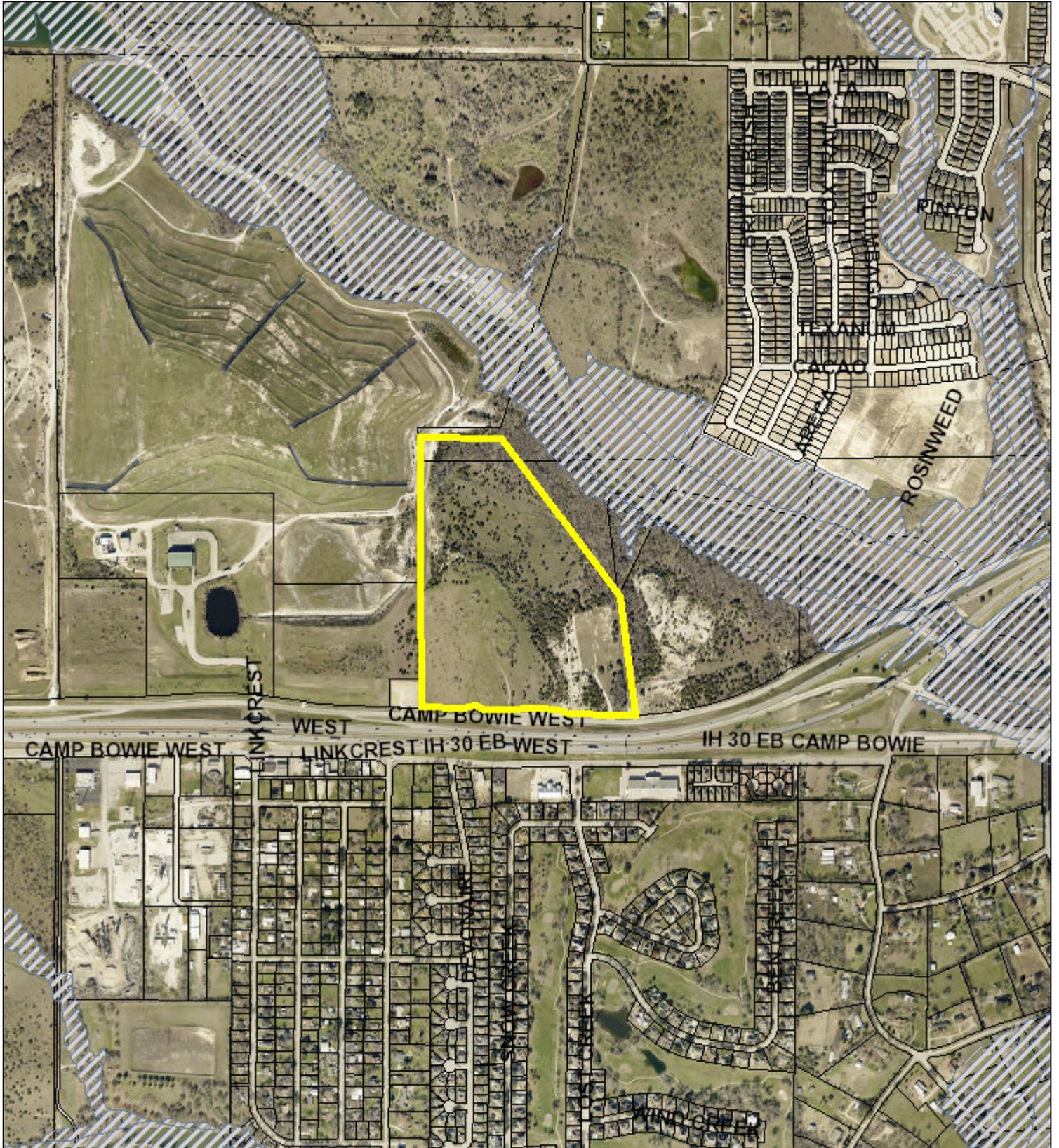


Neighborhood Notification

Organizations Notified

| Organizations Notified | |
|-------------------------|------------------------------|
| Streams And Valleys Inc | Trinity Habitat for Humanity |
| Fort Worth ISD | |
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| | |

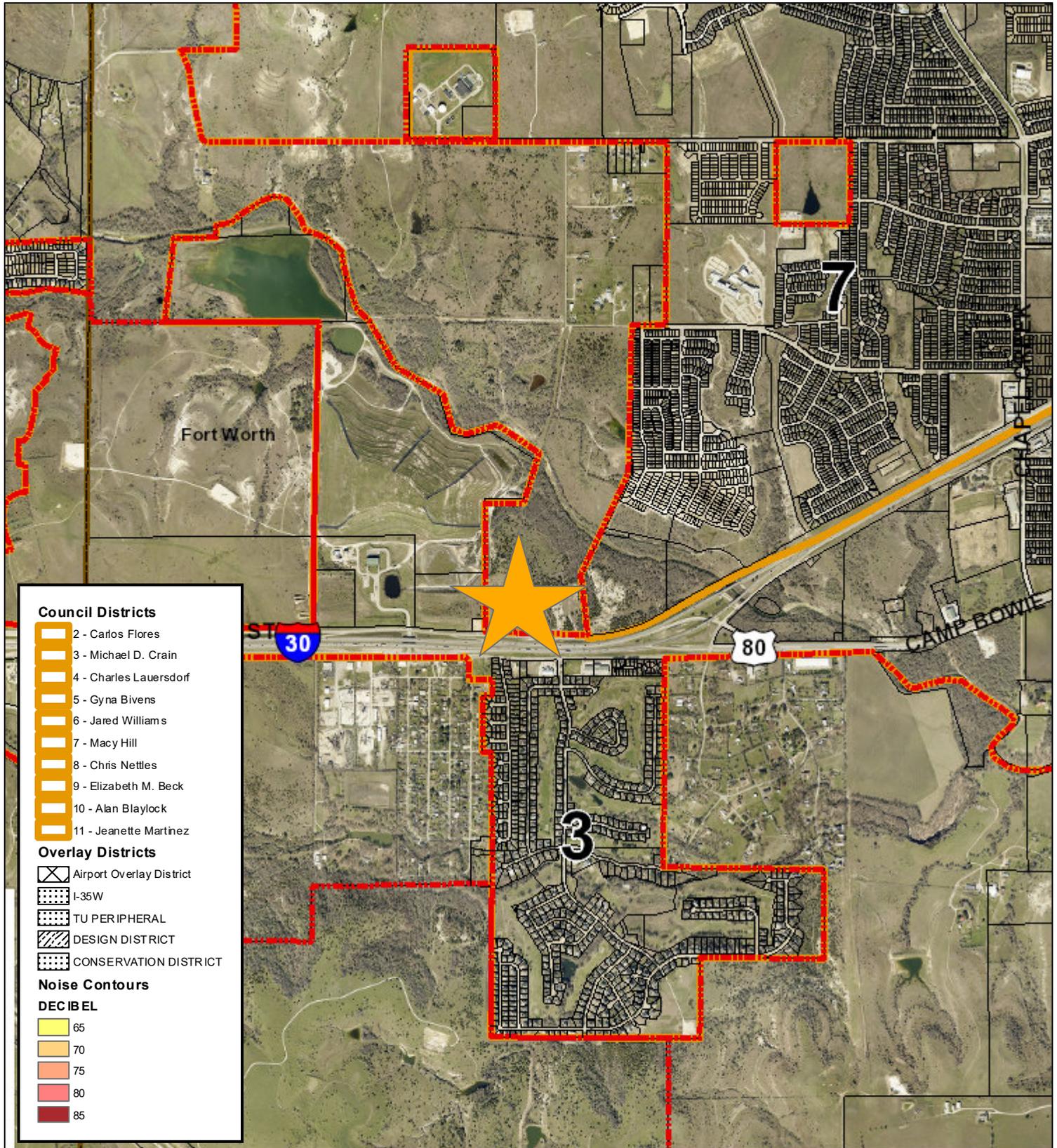
Aerial Photo Map



0 550 1,100 2,200 Feet



Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

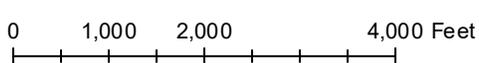
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

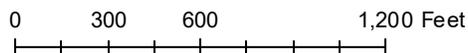
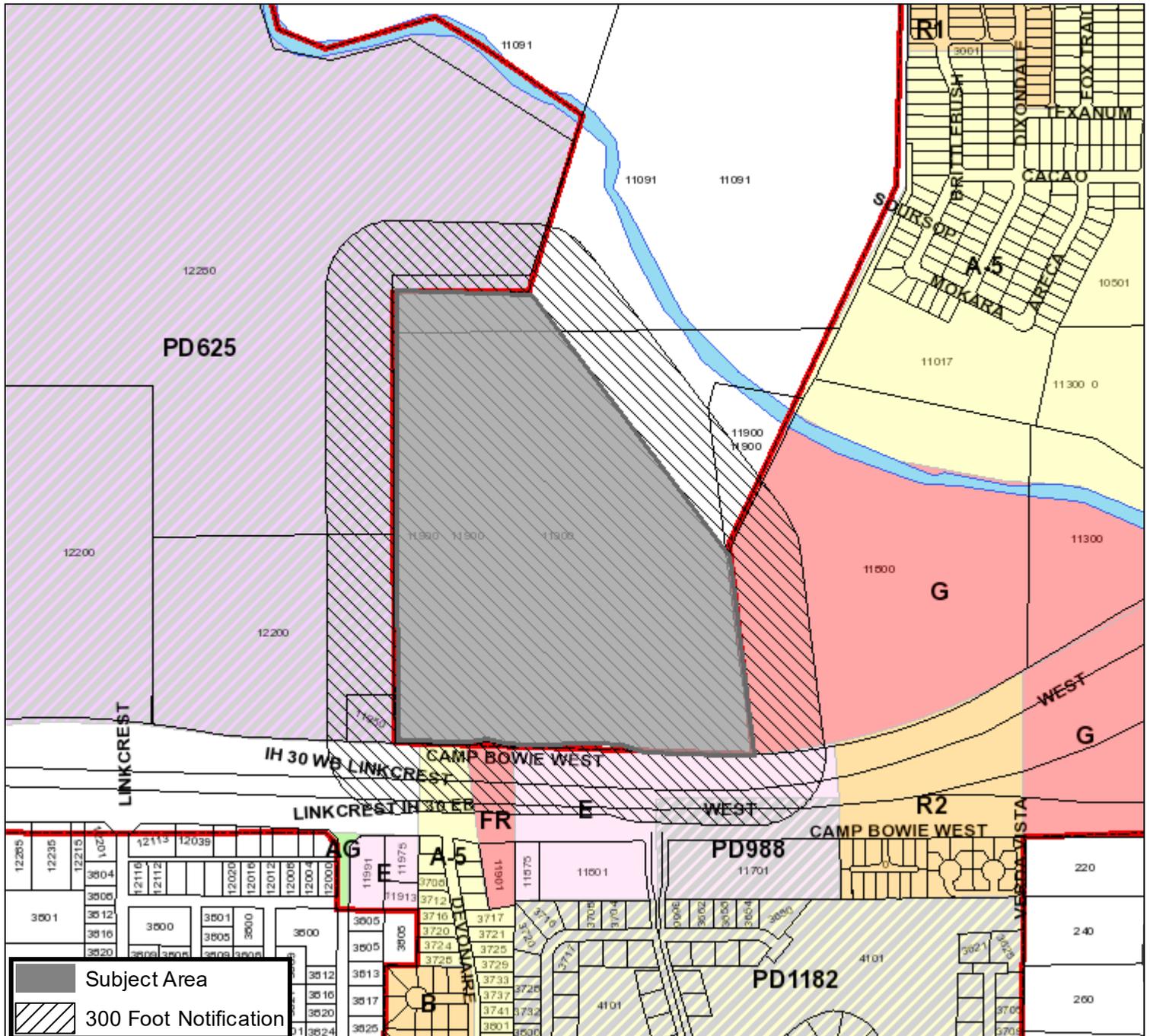
DECIBEL

- 65
- 70
- 75
- 80
- 85

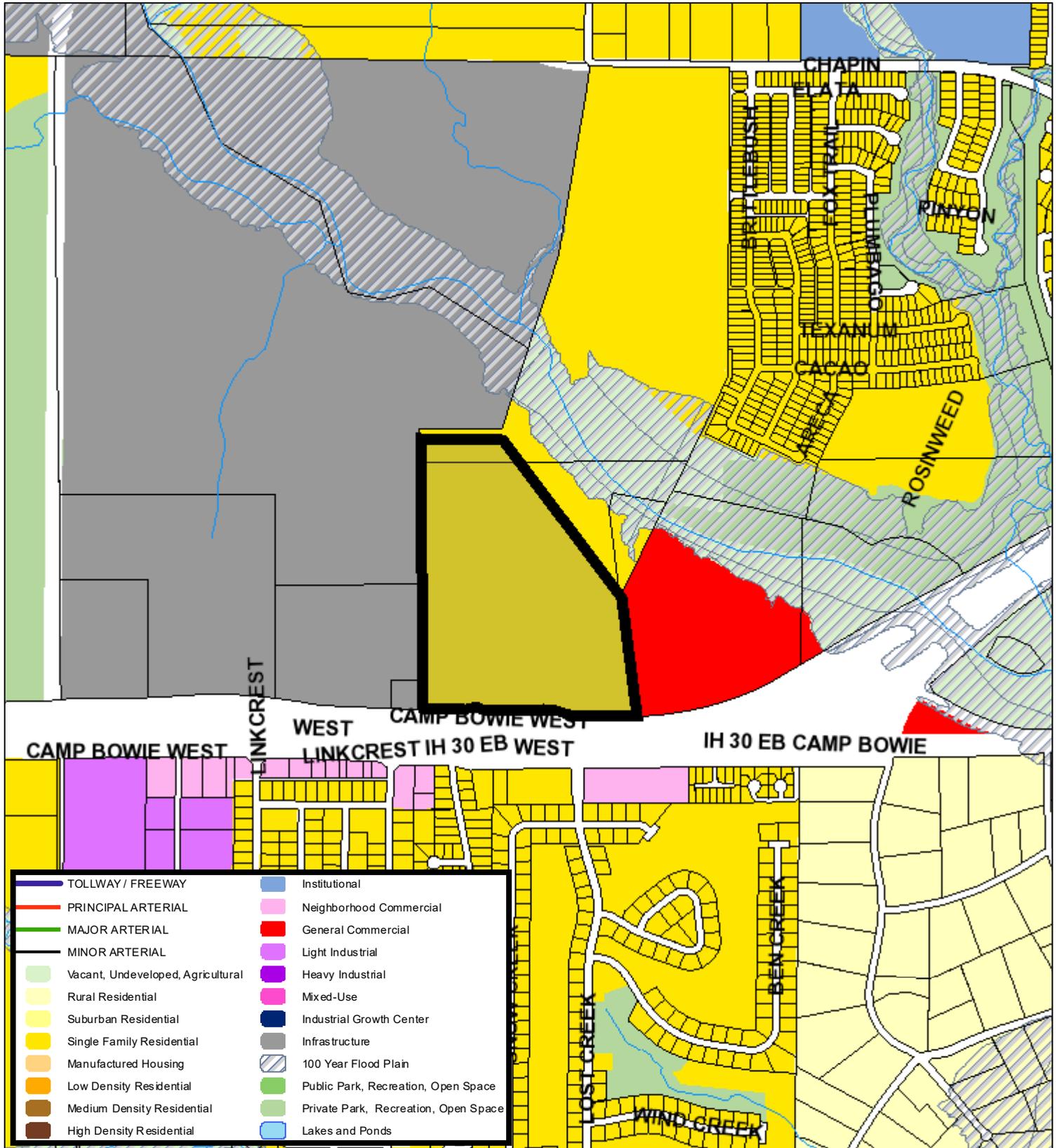


Area Zoning Map

Applicant: Mary's Creek LLC/Kimley Horn
 Address: 11400 - 1200 blocks Camp Bowie Boulevard West
 Zoning From: Unzoned
 Zoning To: I
 Acres: 52.97
 Mapsco: Text
 Sector/District: Far West
 Commission Date: 4/8/2026
 Contact: 817-392-7869



Future Land Use



950 475 0 950 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.





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Mary's Creek, LLC

Mailing Address 201 Main Street City, State, Zip Fort Worth, TX 76102

Phone 817.390.8584 Email mmontgomery@basspet.com; amoore@barbnet.com

APPLICANT Same as Property Owner

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

AGENT / OTHER CONTACT Brandon Middleton, Kimley-Horn and Associates, Inc.

Mailing Address 801 Cherry Street, Suite 1300, Unit 11 City, State, Zip Fort Worth, TX 76102

Phone 817.339.2275 Email brandon.middleton@kimley-horn.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): Site is located immediate east of the Westside Transfer Station, south of Marys Creek and fronts Interstate 30

Total Rezoning Acreage: 52.972 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: 52.972 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): No zoning designation, ETJ Proposed Zoning District(s): I-Light Industrial

Current Use of Property: Vacant

Proposed Use of Property: Industrial Use

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.

There will be a corresponding annexation case associated with this zoning application. **AX-26-001**

Approval of I-Light Industrial would support the City's goal and objective to create growth centers for development along Interstate 30 corridor.

No new City roadways or maintenance are needed for this site and proposed use. All ingress / egress will be from Interstate 30 Frontage Road (two-way)

Future land use designation is 'single family residential', however the adjacent zoning / use(s) to our west is PD625 (Westside Recycling and Disposal Facility) and to our east is vacant with G - Intensive Commercial zoning designation.

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

N/A 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.

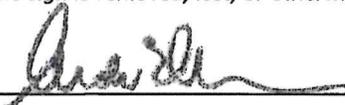
I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council 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): Mary's Creek, LLC c/o Ardon E. Moore

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) Brandon Middleton, Kimley-Horn and Associates, Inc. & Ray Oujesky, Kelly Hart 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:

52.972 Acre Tract within the Jonathan Bureson & James C. Johnson Survey (CERTIFIED LEGAL DESCRIPTION)


Owner's Signature (of the above referenced property)

Mary's Creek, LLC c/o Ardon E. Moore
Owner's Name (Printed)


Applicant or Agent's Signature

Brandon Middleton
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.

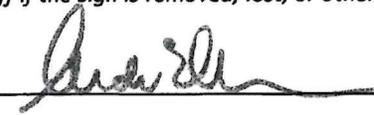
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Owner's Signature (of the above referenced property): 

Owner's Name (Printed): Mary's Creek, LLC c/o Ardon E. Moore

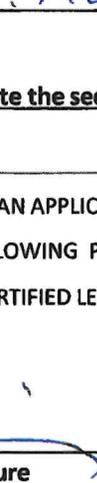
If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) Ray Dujesky, Kelly Hart 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:

52.972 acre tract within the Jonathan Burleson & James C. Johnson Survey. (CERTIFIED LEGAL DESCRIPTION)


Owner's Signature (of the above referenced property)

Mary's Creek, LLC c/o Ardon E. Moore
Owner's Name (Printed)


Applicant or Agent's Signature

Ray Dujesky
Applicant or Agent's Name (Printed):



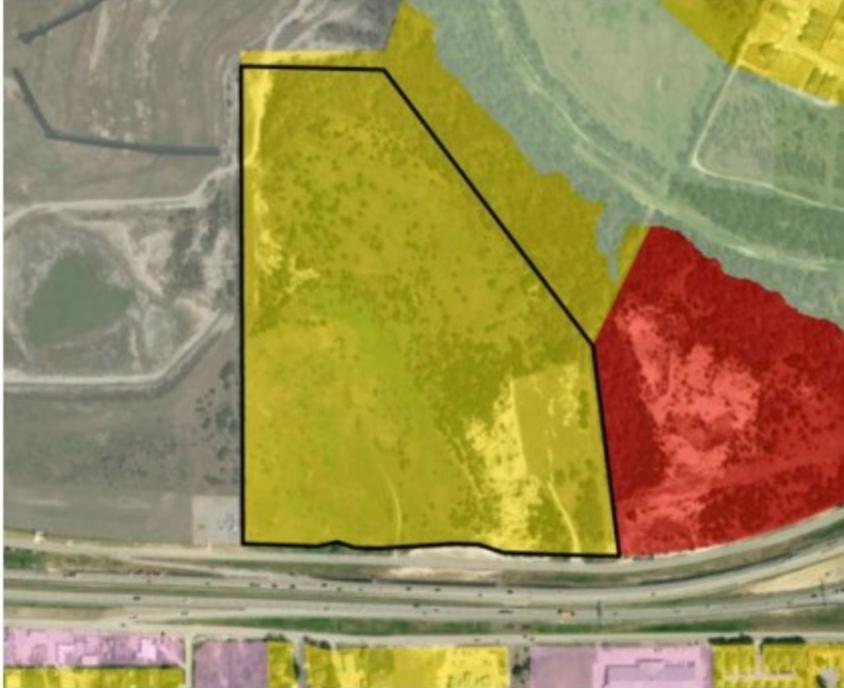
Proposed Land Use Change

Far West Planning Sector

Proposed Future Land Use map changes for the Mary's Creek Parcel 01 (AX-26-001) based on the proposed development with the annexation application **FROM Single-Family Residential to Light Industrial** for logistics/warehouse use.

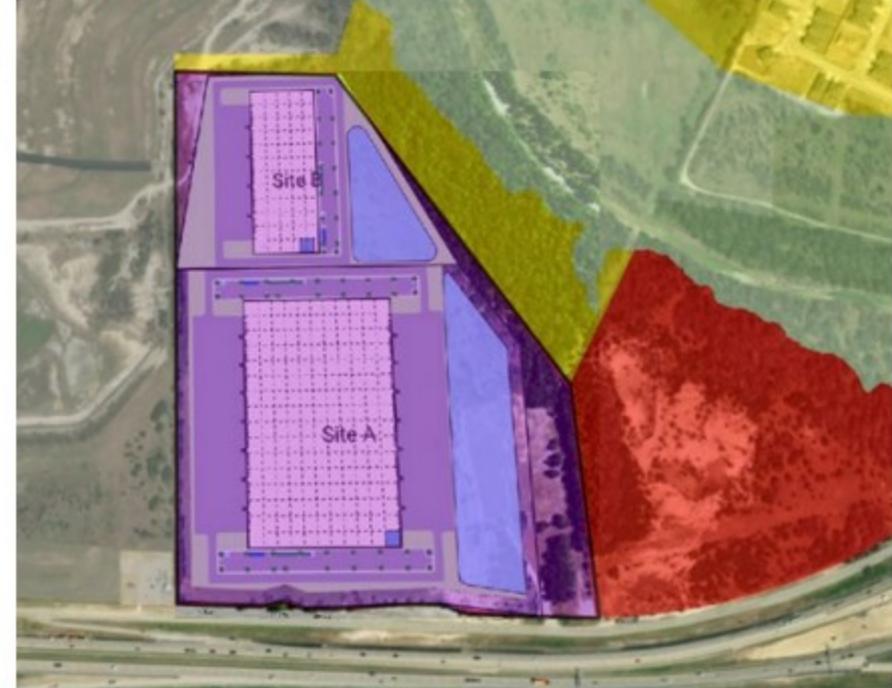
Adopted Future Land Use:

- Single-Family Residential
- Subject Property



Proposed Future Land Use:

- Light Industrial
- Subject Property



CPC Recommendation

Recommendation of approval to City Council for the Mary's Creek Parcel 01 Annexation application (AX-26-001), which is inconsistent with the adopted Comprehensive Plan.