



# 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  
100 Fort Worth Trail, 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: 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**

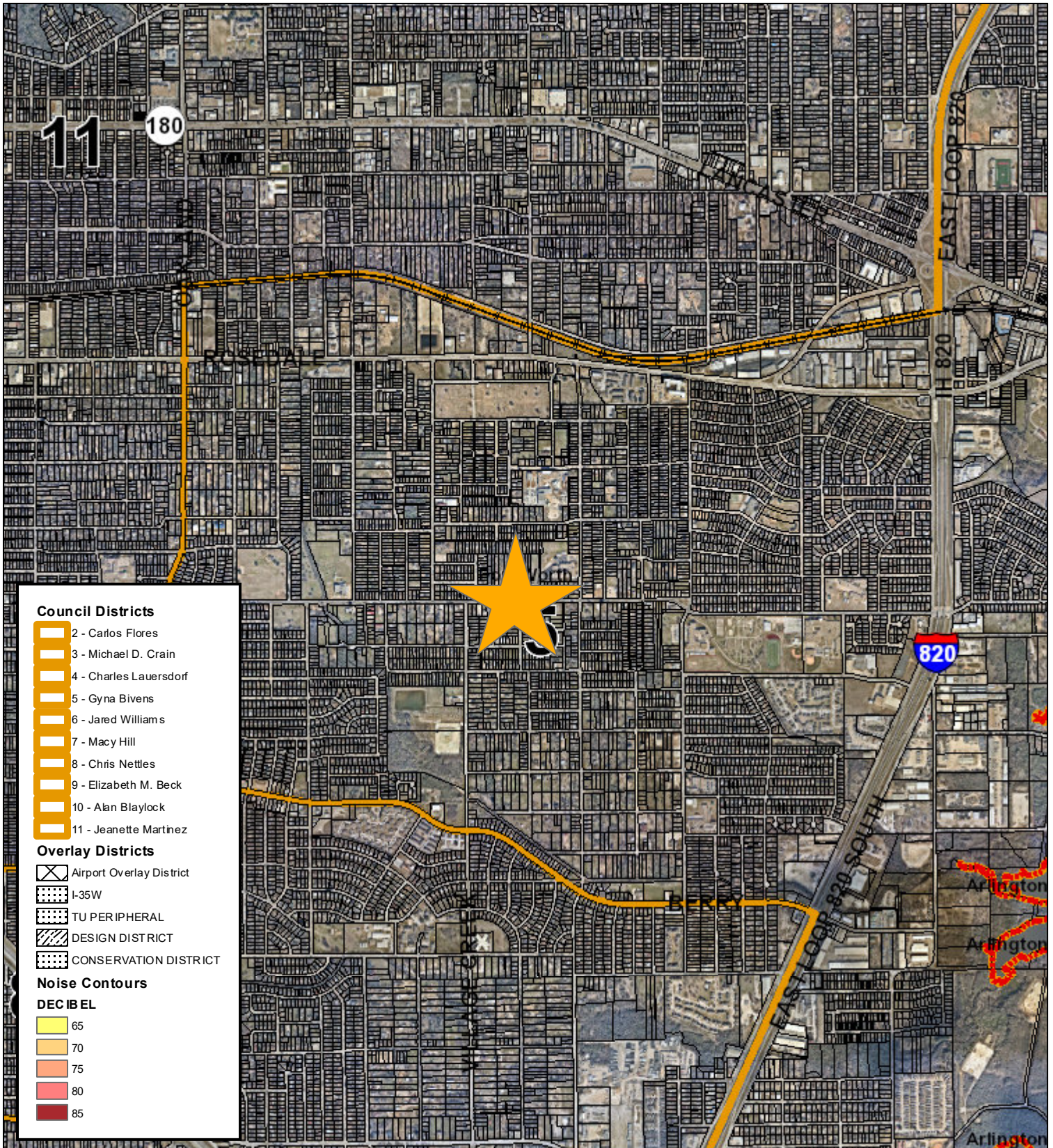






SP-25-006

## Area Map



0 1,000 2,000 4,000 Feet

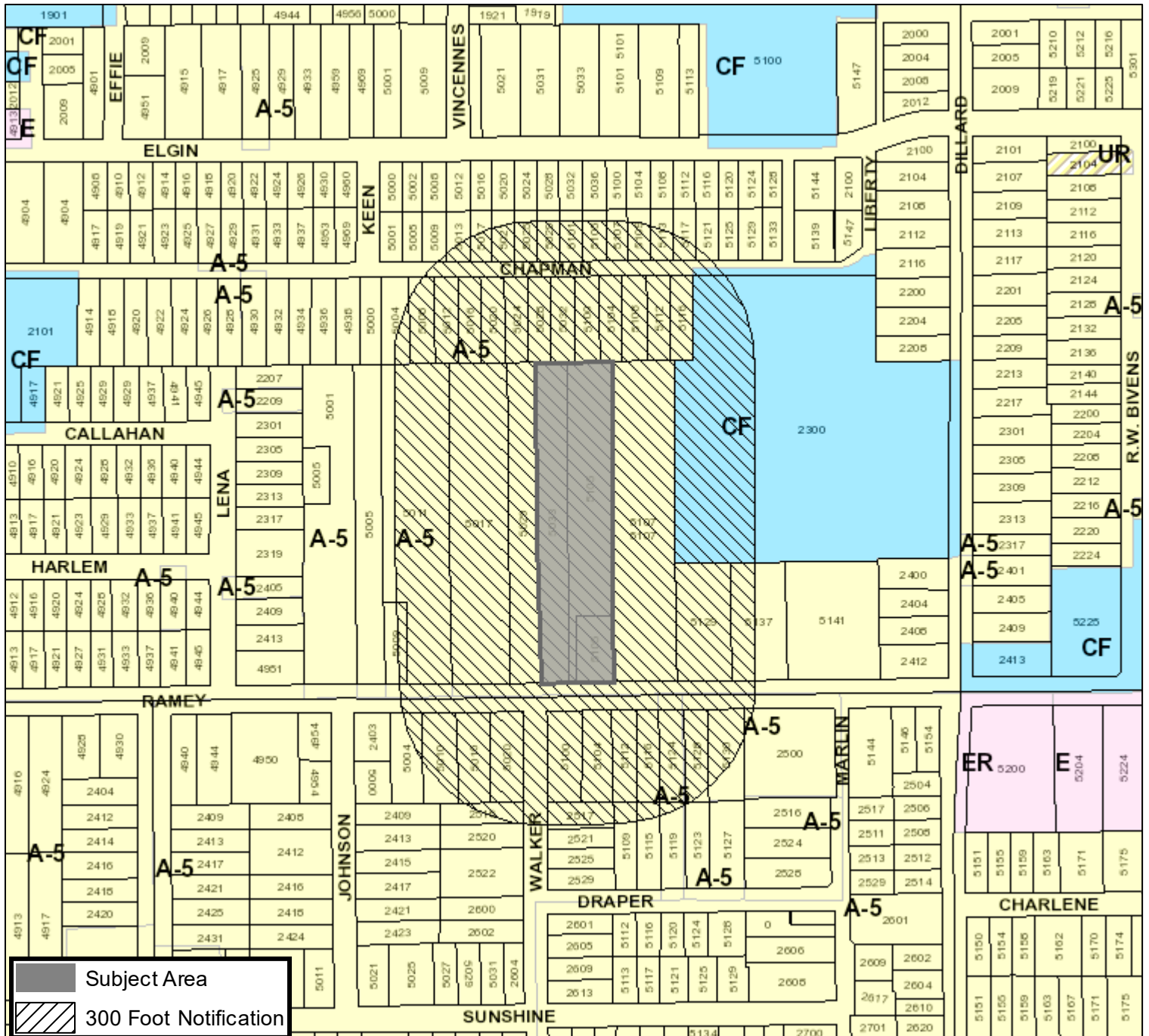




SP-25-006

## Area Zoning Map

Applicant: Child Care Associates Foundation/Townsite  
Address: 5033-5105 (odds) Ramey Avenue  
Zoning From: A-5  
Zoning To: Add a CUP for Child Care  
Acres: 2.48715726  
Mapsc0: Text  
Sector/District: Southeast  
Commission Date: 5/14/2025  
Contact: 817-392-8043



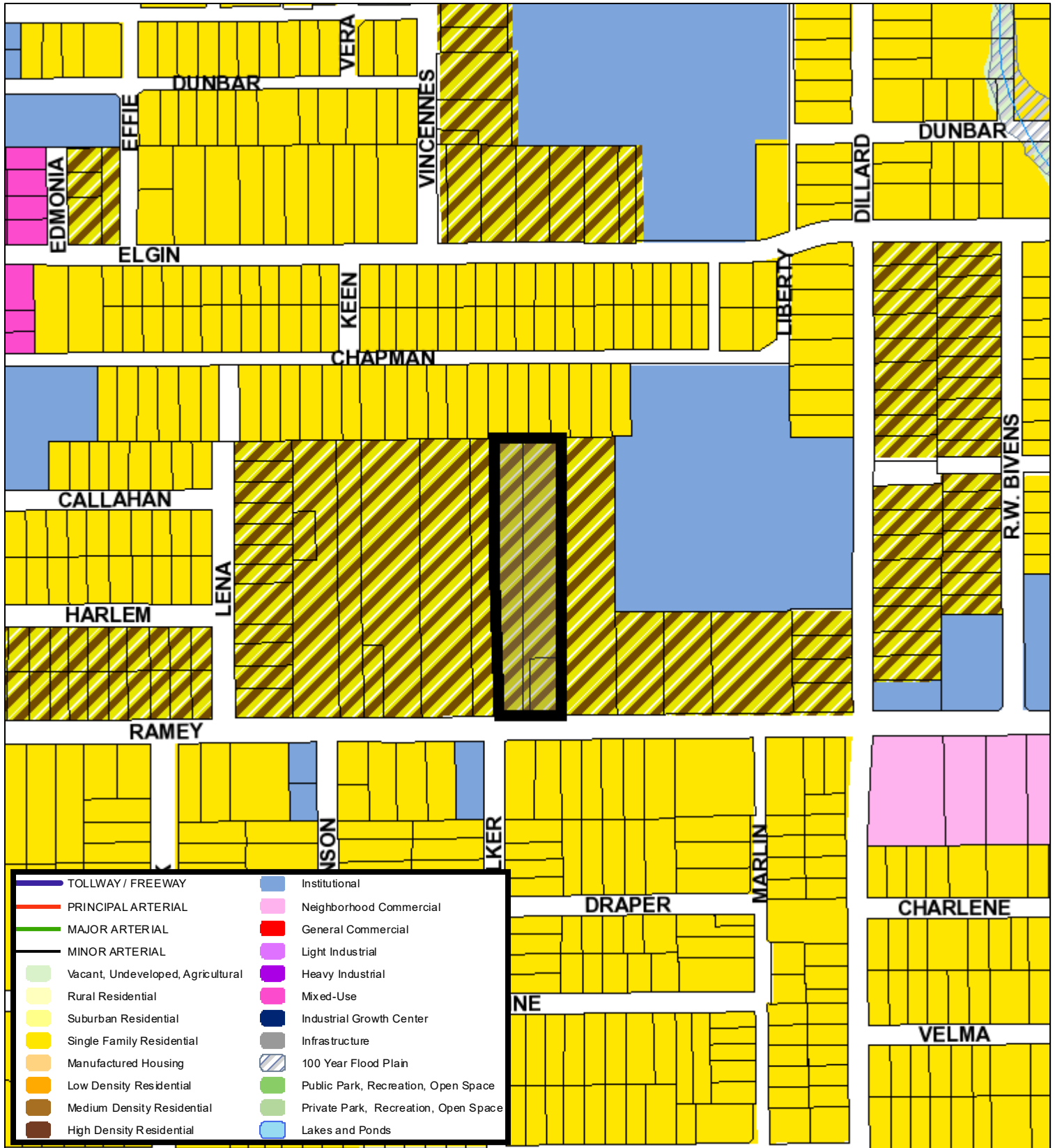
0 150 300 600 Feet

Created: 4/23/2025 4:19:13 PM



SP-25-006

## Future Land Use



325 162.5 0 325 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** Child Care Associates Foundation

Mailing Address 3000 E Belknap City, State, Zip Fort Worth, TX 76111

Phone 254-702-6125 Email Willie.Rankin@childcareassociates.org

**APPLICANT** Same As Above

Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

**AGENT / OTHER CONTACT** Mary Nell Poole - Townsite

Mailing Address 2918 Wingate, Ste 100 City, State, Zip Fort Worth, TX 76102

Phone 817-850-9500 Email marynell@townsiteco.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): 5033 Ramey Ave and 5105 Ramey Ave

Total Rezoning Acreage: 2.82 ☐ 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): 5033 Ramey Ave - Simon & Max K Mayer Subdivision Lot 9, Lot 9 Less ROW

Is rezoning proposed for the entire platted area? ☐ Yes ☐ No Total Platted Area: .9760 acres

*Any partial or non-platted tract will require a certified metes and bounds description as described below.*

☒ **NO - NOT PLATTED** 5101 Simon and Max K Mayer Subdivision Lot 10-11

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: 1.847 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 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 checked="" type="checkbox"/> Submitting a required site plan for an existing PD CUP (no change to development standards or waivers) <input checked="" type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: CUP-80 Previous Zoning Case Number: ZC-24-124

DEVELOPMENT INFORMATION

Current Zoning District(s):
 Proposed Zoning District(s):

Current Use of Property:

Proposed Use of Property:

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.

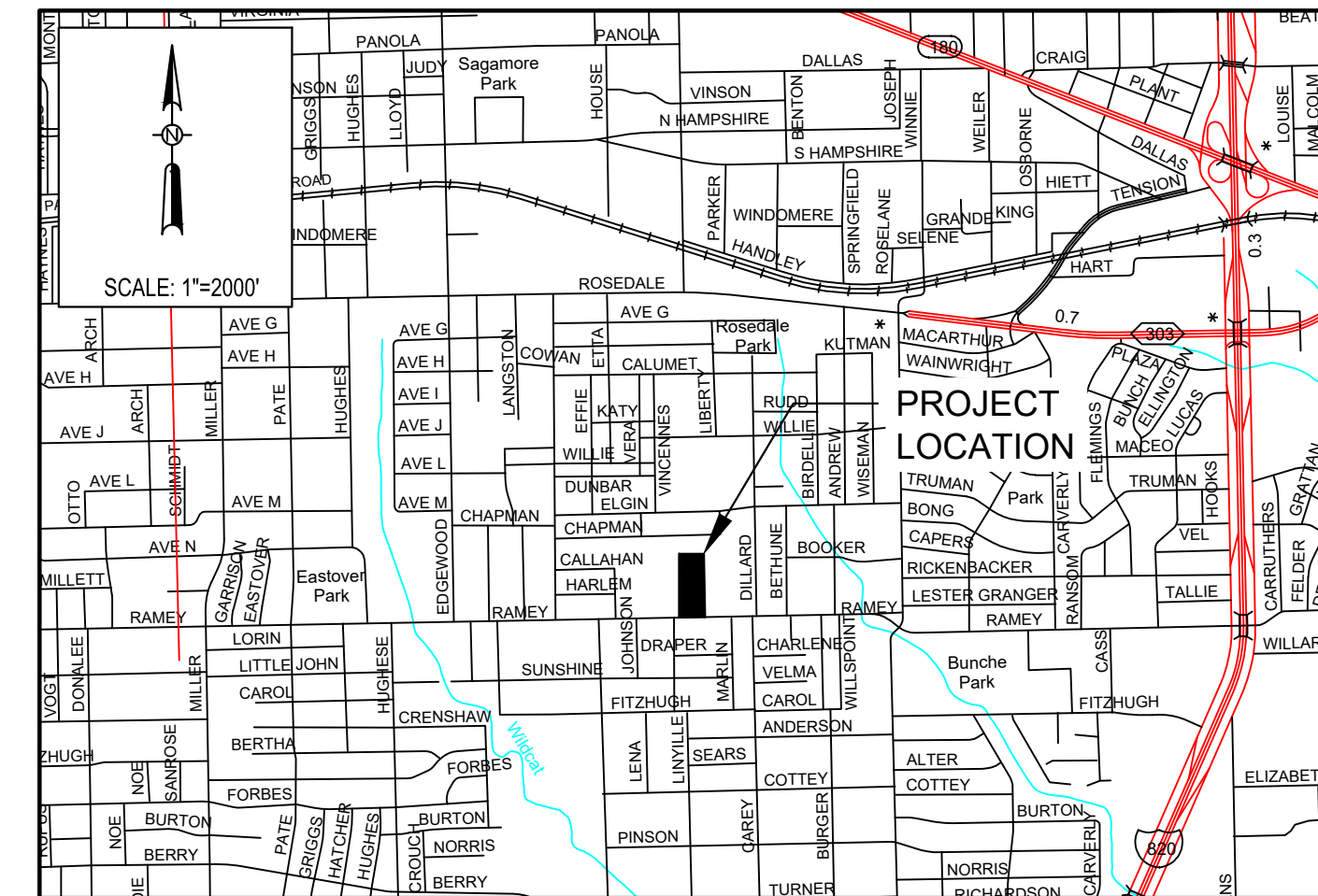
For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

This is the proposed site plan attached to the CUP that was granted for these parcels last October. CCA plans to develop an Early Childhood Learning facility to expand access and services to infants, toddlers and three year olds. This project was awarded American Rescue Plan (ARPA) funds by the City of Fort Worth to develop this project.

In zoning meetings with the adjacent neighbors and neighborhood association, CCA addressed the concerns of residents on parking and traffic. The site plan was presented to the stakeholders in February and they were happy their concerns had been addressed. Placing parking and the large playground at the rear of the project insures safety for the children existing/loading and the long driveway insures cars will pulse into the existing traffic on Ramey.

The facility will be one story and will integrate into the exisitng fabric of the neighborhood. The site will comply with all landscaping, urban forestry, signage and lighting requiriements. The project is not requesting any waivers.





## KEYED NOTES

- ① 6" CURB (TYP.)
- ② BARRIER FREE RAMP PER ADA MINIMUM REQUIREMENTS (TYP.)
- ③ 4" WHITE PAINTED PARKING STALL STRIPING (TYP.)
- ④ FULL DEPTH SAWCUT
- ⑤ FIRE LANE STRIPING
- ⑥ PROPOSED FENCE
- ⑦ EXISTING FENCE TO REMAIN
- ⑧ CONNECT TO EXISTING SIDEWALK
- ⑨ CONNECT TO EXISTING CURB
- ⑩ DIRECTIONAL ARROW STRIPING
- ⑪ 4" YELLOW PAINTED CENTERLINE STRIPING

SITE SUMMARY TABLE	
ZONING	CONDITIONAL USE PERMIT CUP-80
PROPOSED USE	THIS SITE WILL BE USED AS A CHILDCARE FACILITY
SITE ACREAGE	2.6204 AC
PROPOSED BUILDING HEIGHT	± 16 FEET HIGH
PROPOSED BUILDING AREA	± 13,615 SF
MINIMUM BUILDING SETBACK	NONE
REQUIRED OPEN SPACE	10% OF TOTAL AREA = 11,414 SF
PROVIDED OPEN SPACE	58,805 SF
REQUIRED PARKING	35 SPACES
PROVIDED PARKING	34 PASSENGER CAR SPACES 2 ADA SPACES 36 TOTAL SPACES

- GENERAL NOTES:**
1. THE DEVELOPMENT WILL COMPLY WITH THE DEVELOPMENT STANDARDS OF CHAPTER 6.301 LANDSCAPING.
  2. THE DEVELOPMENT WILL COMPLY WITH THE DEVELOPMENT STANDARDS OF CHAPTER 6.302 URBAN FORESTRY.
  3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4 SIGNS.
  4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

SP-25-

DEPARTMENT OF DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

# CHILDCARE FACILITY

FORT WORTH, TX  
APRIL 2025

# CONDITIONAL USE SITE PLAN

**RISE STOP SIX**  
5105 RAMEY AVE  
FORT WORTH, TEXAS

**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction or permit purposes  
**Kimley»Horn**  
Engineer JENNIFER G. GANSERT, P.E.  
P.E. No. 124908 Date 03/31/25

# Kimley»»Horn

ERRY ST, UNIT 11, STE 1300, FORT WORTH, TX 76102  
PHONE: 817-335-6511 FAX: 817-335-5070  
TEXAS REGISTERED ENGINEERING FIRM F-928

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REVISIONS

DATE \_\_\_\_\_

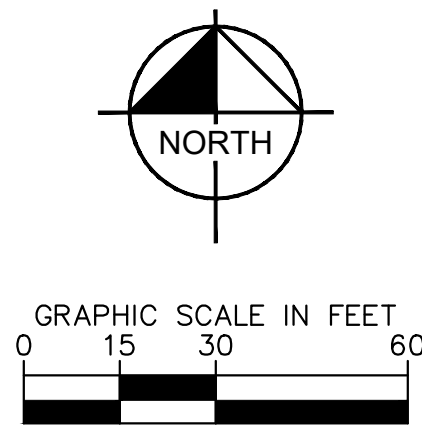
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 BECKETT, EMMA 4/7/2023 1:26 PM  
 K/FW CIVIL 066017105 - RISE STOP SIX DAY/CAD/PLAN SHEETS/C-CUP SITE PLAN.DWG  
 4/7/2023 1:48 PM  
 NOT SAVED

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.





5105 RAMEY AVE - SIMON & MAX K MAYER  
SUBDIVISION LOT 10 SEC OF LT 10 & SWC  
OF LOT 11



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- ③ 4" WHITE PAINTED PARKING STALL STRIPING (TYP.)
- ④ FULL DEPTH SAWCUT
- ⑤ FIRE LANE STRIPING
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DEPARTMENT OF DEVELOPMENT SERVICES

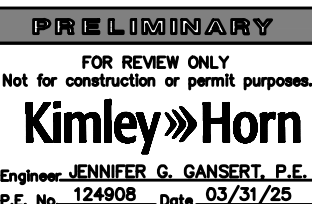
DATE

CHILDCARE  
FACILITY

FORT WORTH, TX  
APRIL 2025

[illegible]

ERRY ST, UNIT 11, STE 1300, FORT WORTH, TX 76102  
PHONE: 817-335-6511 FAX: 817-335-5070  
TEXAS REGISTERED ENGINEERING FIRM F-928



PROJECT No. 066017105
DATE: MARCH 2025
SCALE: AS SHOWN
DESIGNED BY: EGB
DRAWN BY: EGB
CHECKED BY: JGG

**RISE STOP SIX**  
5105 RAMEY AVE  
FORT WORTH, TEXAS

# CONDITIONAL USE SITE PLAN

SHEET NUMBER  
C1 01