



Neighborhood Notification

Case Number: ZC-26-064

Council District: 7 – Macy Hill

ZONING CHANGE REQUEST

Owner/Applicant: Tako, LLC / Ray Oujesky, Kelly Hart & Hallman, LLP / Zach Rakusin, Rak Equities

Site Location: 1401 Alameda Street

Request:

Current Zoning: "A-5" One-Family Residential, "F" General Commercial

Proposed: "PD/I" Planned Development for all uses in "I" Light Industrial uses excluding Massage Parlor & Tattoo Parlor; site plan included

Proposed Use: Warehousing

For More Information please contact:

Case Manager

Beth Knight

817-392-8190

Public Hearing Dates

Zoning Commission	July 8, 2026
City Council	August 11, 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	
Willow Wood HOA	Streams And Valleys Inc
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
Fort Worth ISD	White Settlement ISD

Aerial Photo Map

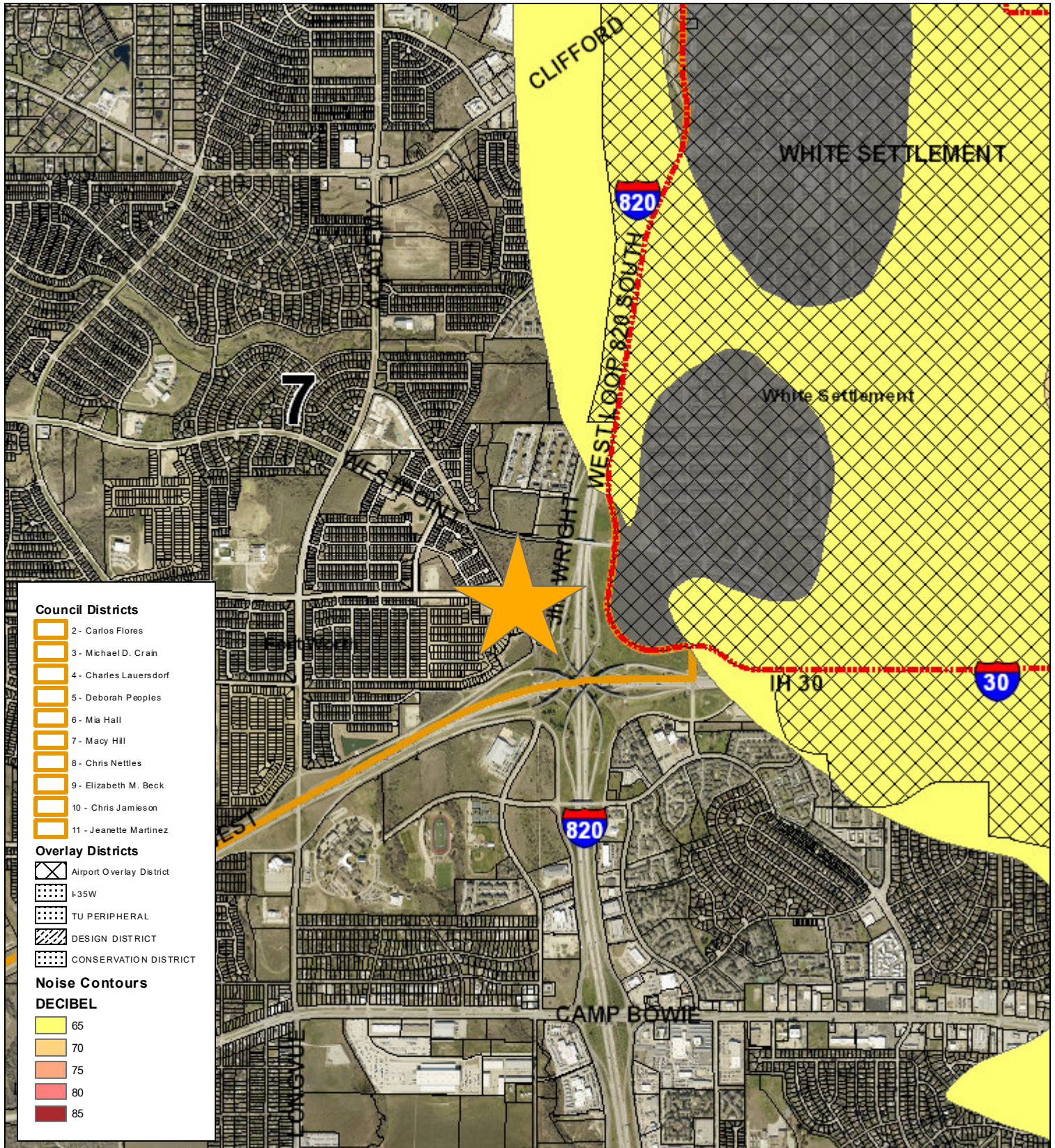


0 500 1,000 2,000 Feet

	FEMA 100 Year Flood Zone
	Non-FEMA City Flood Risk Areas








Area Map








Council Districts

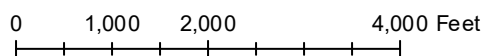
-  2 - Carlos Flores
-  3 - Michael D. Crain
-  4 - Charles Lauersdorf
-  5 - Deborah Peoples
-  6 - Mia Hall
-  7 - Macy Hill
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck
-  10 - Chris Jamieson
-  11 - Jeanette Martinez

Overlay Districts

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

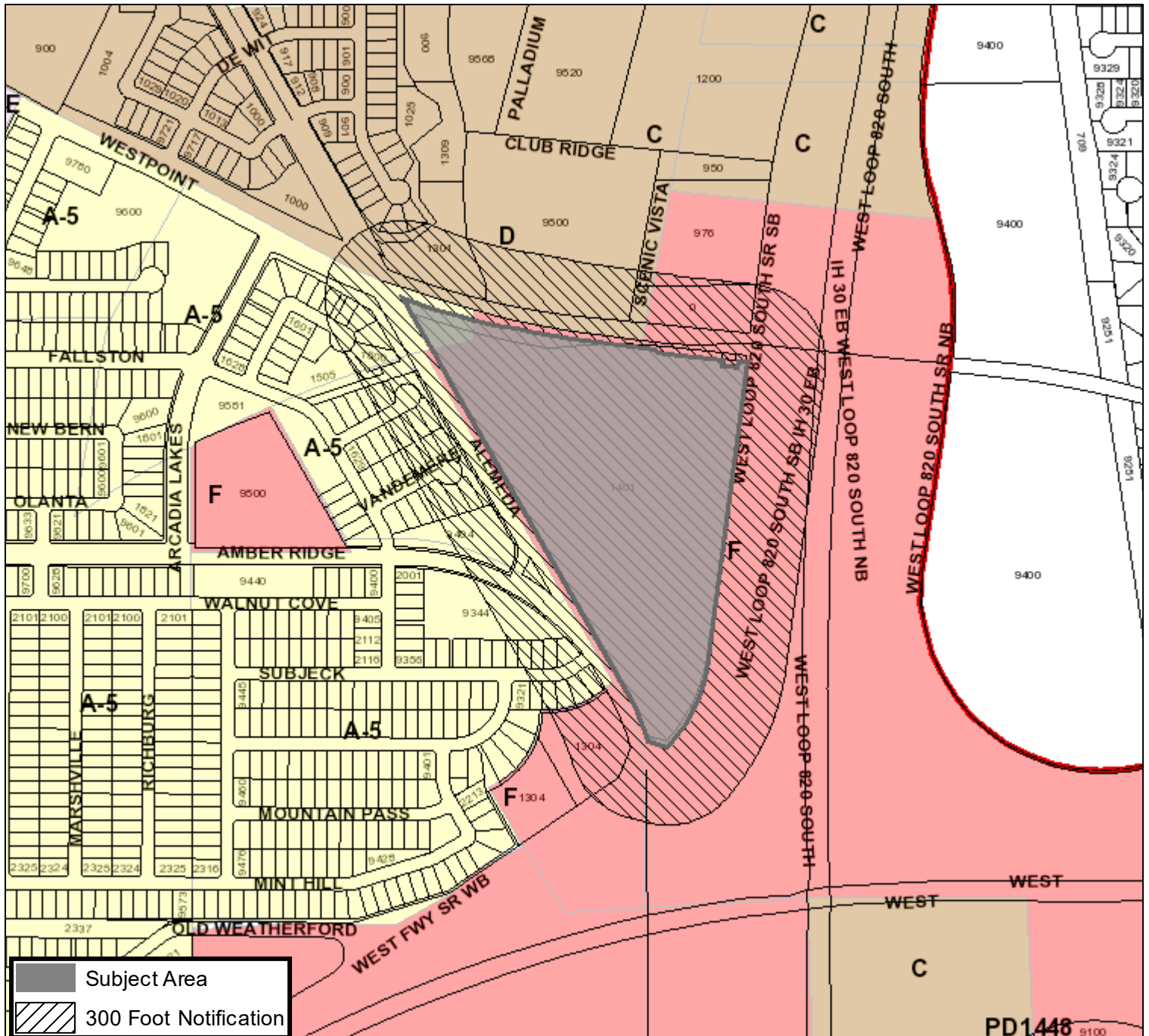
Noise Contours



- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85



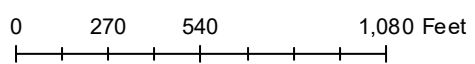
Area Zoning Map

Applicant: TAKO, LLC/Kelly Hart Hallman/Rak Equities
 Address: 1401 Alameda Street
 Zoning From: A-5, F
 Zoning To: PD for I uses, excluding massage parlor & tattoo parlor
 Acres: 25.27403723
 Mapsco: Text
 Sector/District: Far West
 Commission Date: 7/8/2026
 Contact: 817-392-8190

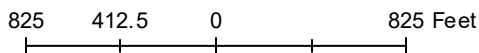
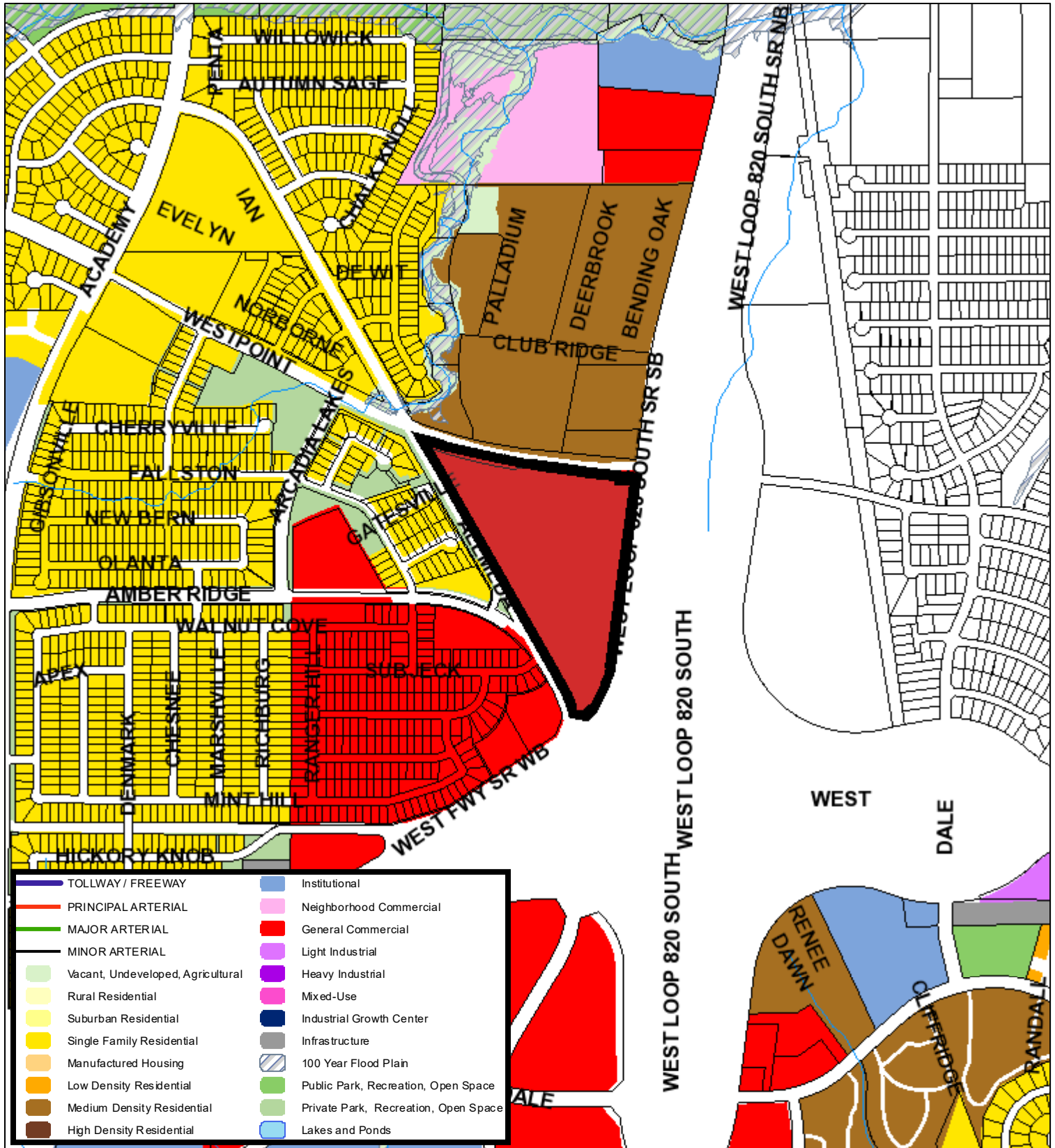


	Subject Area
	300 Foot Notification

PD1448 9100



Future Land Use



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 TAKO, LLC

Mailing Address 3211 McKnight Crossing City, State, Zip Texarkana, TX 75503

Phone (903) 791-2802 Email w.perkins@orrauto.com

APPLICANT Ray Oujesky, Kelly Hart & Hallman LLP

Mailing Address 201 Main Street, Suite 2500 City, State, Zip Fort Worth, Texas 76102

Phone 817-878-3556 Email ray.oujesky@kellyhart.com

AGENT / OTHER CONTACT Zach Rakusin, Rak Equities

Mailing Address 1999 Bryan Street, Suite 800 City, State, Zip Dallas, Texas 75201

Phone 214-462-5619 Email zach@rakequities.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 at the southwest corner of West Loop 820 and Westpoint Boulevard, East of Alameda Street

Total Rezoning Acreage: 24.0264 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): Partially platted

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: 24.0264 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): F - General Commercial Proposed Zoning District(s): PD / I (Site Plan Requirement)

Current Use of Property: Vacant

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: I - Light Industrial

Land Uses Being Added or Removed: Massage Parlor & Tattoo Parlor

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

No vehicular access (trucks or passenger cars) on Alameda Street and Amber Ridge Drive

- 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.

Proposed zoning change would be from F to a PD/I with a site plan requirement.

We met with Councilmember Hill on 4/8/2026 to discuss proposed zoning change request.

We sent Gary Hogan, Chapel Creek Association rep, a copy of our requested zoning change and site plan for consideration the week of 4/13 as requested by Councilmember Hill.

Our proposed use would be three (3) speculative warehouse buildings with access to Westpoint Boulevard only. We plan to also conserve the existing tree canopy along Amber Ridge Drive. No anticipated or planned waivers from the base I-Light Industrial.

If use our proposed zoning change is accepted, we plan to vacate the remainder of Tumbleweed Trail right-of-way indicated on our site plan.

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.

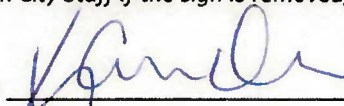
I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council 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.

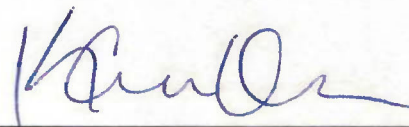
Owner's Signature (of the above referenced property): 

Owner's Name (Printed): Keith Orr

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 Oujesky, Kelly Hart & Hallman LLP 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:

_____ (CERTIFIED LEGAL DESCRIPTION)



Owner's Signature (of the above referenced property)

Keith Orr
Owner's Name (Printed)



Applicant or Agent's Signature

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



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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.

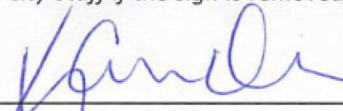
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I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not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

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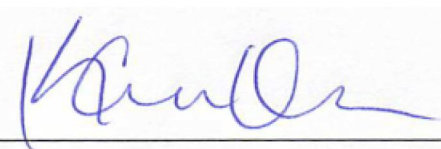
Owner's Signature (of the above referenced property): 

Owner's Name (Printed): Keith Orr

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. 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:

24.0264 Acre Tract within the Western Hills Phase III Addition (CERTIFIED LEGAL DESCRIPTION)



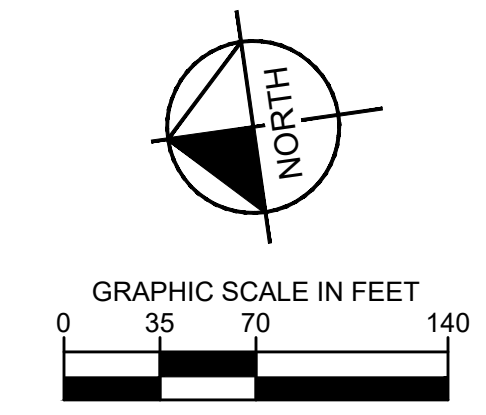
Owner's Signature (of the above referenced property)

Keith Orr
Owner's Name (Printed)



Applicant or Agent's Signature

Brandon Middleton
Applicant or Agent's Name (Printed):



GENERAL NOTES:

THE PRIMARY OBJECTIVES OF THE SITE PLAN ARE THE FOLLOWING:

- (1) ELIMINATE CERTAIN USES CURRENTLY ALLOWED IN LIGHT INDUSTRIAL.
- (2) RESTRICT SITE TRAFFIC TO WESTPOINT BOULEVARD (MINOR ARTERIAL) AND SH-820 FRONTAGE ROAD ONLY. NOT ALLOW ANY SITE TRAFFIC TO ACCESS AMBER RIDGE DRIVE OR ALEMEDA ROAD.
- (3) FOCUS SITE TREE PRESERVATION TO ALONG AMBER RIDGE DRIVE AND ALEMEDA ROAD.

NOTE: REQUEST ABANDONMENT OF TUMBLEWEED TRAIL RIGHT-OF-WAY FOR CITY STAFF AND CITY PLAN COMMISSION CONSIDERATION CONCURRENTLY WITH PRELIMINARY PLAT APPLICATION (AFTER ZONING ACTION)

SITE PLAN NOTES

AREA LIGHTING:

1. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

SIGNS:

2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.

LANDSCAPING:

3. PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
4. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

LEGEND

- PROPOSED CONC. PAVING
- PROPOSED CONC. SIDEWALK
- PROPOSED OPEN SPACE
- EXISTING TREES TO BE PRESERVED
- TRAFFIC FLOW ARROWS
- PARKING COUNT PER ROW
- SITE BOUNDARY
- EASEMENT LINE
- PROPOSED FULL DEPTH SAW-CUT LINE
- PROPOSED FIRE LANE STRIPING
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE

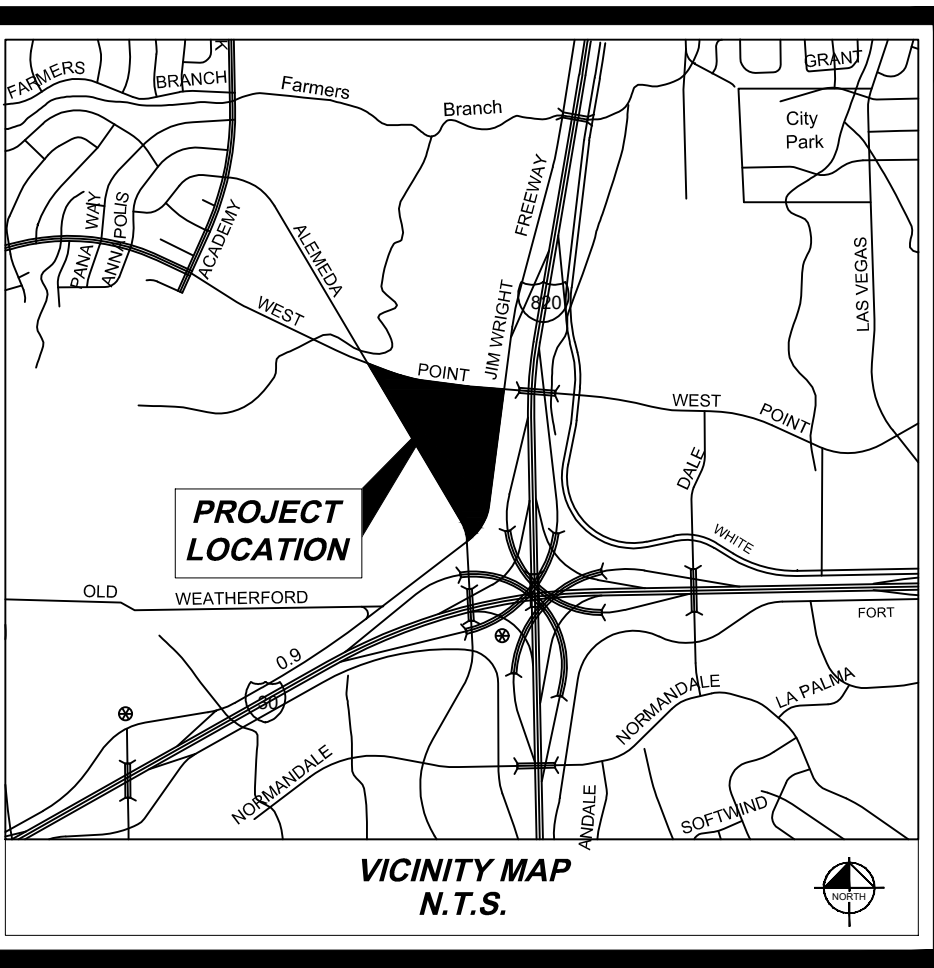
SITE DATA TABLE

LEGAL DESCRIPTION	WESTERN HILLS (FT WORTH) BLOCK 1 LOT 1A
SITE ADDRESS	1401 ALEMEDA ST. FORT WORTH, TX 76108
CURRENT USE	UNDEVELOPED
CURRENT ZONING	A-5 RESIDENTIAL & F GENERAL COMMERCIAL
PROPOSED ZONING	PD / I - LIGHT INDUSTRIAL
SITE AREA	1,091,825 SF / 25.06 AC

BUILDING DATA TABLE

	BUILDING AREA	BUILDING HEIGHT
BUILDING A	100,000 SF / 2.30 AC	40'
BUILDING B	110,000 SF / 2.53 AC	40'
BUILDING C	75,000 SF / 1.72 AC	40'
TOTAL BUILDING FOOTPRINT:	285,000 SF / 6.54 AC	

BUILDING FAÇADE ANTICIPATED TO BE TILT WALL CONCRETE WITH LOW-E INSULATED STOREFRONT GLASS, ALUMINUM FRAMING, AND PRE-ENGINEERED METAL CANOPIES.



BUILDING A PARKING TABLE

PARKING RATIO (FROM ZONING ORDINANCE)	WAREHOUSE:	1 SPACE / 4 EMPLOYEES
	OFFICE:	2.5 SPACES / 1000 SF
MIN. REQUIRED PARKING (25,000 SF OFFICE + 90 EMPLOYEES)		85 SPACES
MAX. REQUIRED PARKING (125% X MIN.)		113 SPACES
PROPOSED PARKING		96

BUILDING B PARKING TABLE

PARKING RATIO (FROM ZONING ORDINANCE)	WAREHOUSE:	1 SPACE / 4 EMPLOYEES
	OFFICE:	2.5 SPACES / 1000 SF
MIN. REQUIRED PARKING (30,000 SF OFFICE + 164 EMPLOYEES)		116 SPACES
MAX. REQUIRED PARKING (125% X MIN.)		145 SPACES
PROPOSED PARKING		133 SPACES

BUILDING C PARKING TABLE

PARKING RATIO (FROM ZONING ORDINANCE)	WAREHOUSE:	1 SPACE / 4 EMPLOYEES
	OFFICE:	2.5 SPACES / 1000 SF
MIN. REQUIRED PARKING (20,000 SF OFFICE + 136 EMPLOYEES)		84 SPACES
MAX. REQUIRED PARKING (125% X MIN.)		106 SPACES
PROPOSED PARKING		95 SPACES

ACCESSIBLE PARKING TABLE

TOTAL PARKING COUNT	324 SPACES
REQUIRED ADA PARKING	8 SPACES: 1 VAN ACCESSIBLE
PROVIDED ADA PARKING	18 SPACES: 18 VAN ACCESSIBLE

CITY OF FORT WORTH, TX UNIFIED DEVELOPMENT CODE
ARTICLE 3. LANDSCAPING, BUFFERS, AND URBAN FORESTRY

6.301 LANDSCAPING	Required	Provided
(1.a) A minimum of 4% of the net site area shall be landscaped by using one shrub for every 50 sq ft. of required landscape. Gross SF (1,091,825) - Building SF (285,000) = 806,825 SF Net Site Area Net Site Area: 806,825 SF 806,825 x 0.04 = 32,273 SF 32,273 SF / 50 SF = 646 SHRUBS	32,273 SF 646 SHRUBS	32,273 SF 646 SHRUBS
(1.b) LANDSCAPE AREA REQUIRED - INDUSTRIAL USE (1.b) All landscaped areas should be outside the perimeter of the building, protected by a physical barrier, and covered by grass, a ground cover, or mulch.	YES	YES
(1.c) 75% of the landscape area shall be located in the front yard between the building line and the front property line. 32,273 SF x 0.75 = 24,205 SF 646 SHRUBS x 0.75 = 485 SHRUBS	24,205 SF 485 SHRUBS	24,205 SF 485 SHRUBS

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

RAK WESTPOINT 820
1401 ALEMEDA ST
FORT WORTH, TARRANT COUNTY, TX
JUNE 2026

PD SITE PLAN
ZC-26-064

OWNER:
OWNER ENTITY: TAKO, LLC
3211 MCKNIGHT CROSSING, TEXARKANA, TX 75003
CONTACT: W. PERKINS
PHONE: (903) 791-2802
EMAIL: W.PERKINS@ORRAUTS.COM

DEVELOPER:
OWNER ENTITY: RAK EQUITIES
1999 BRYAN STREET, SUITE 800, DALLAS, TX 75201
CONTACT: ZACH RAKUSIN
PHONE: (214) 462-5619
EMAIL: ZACH@RAKEQUITIES.COM

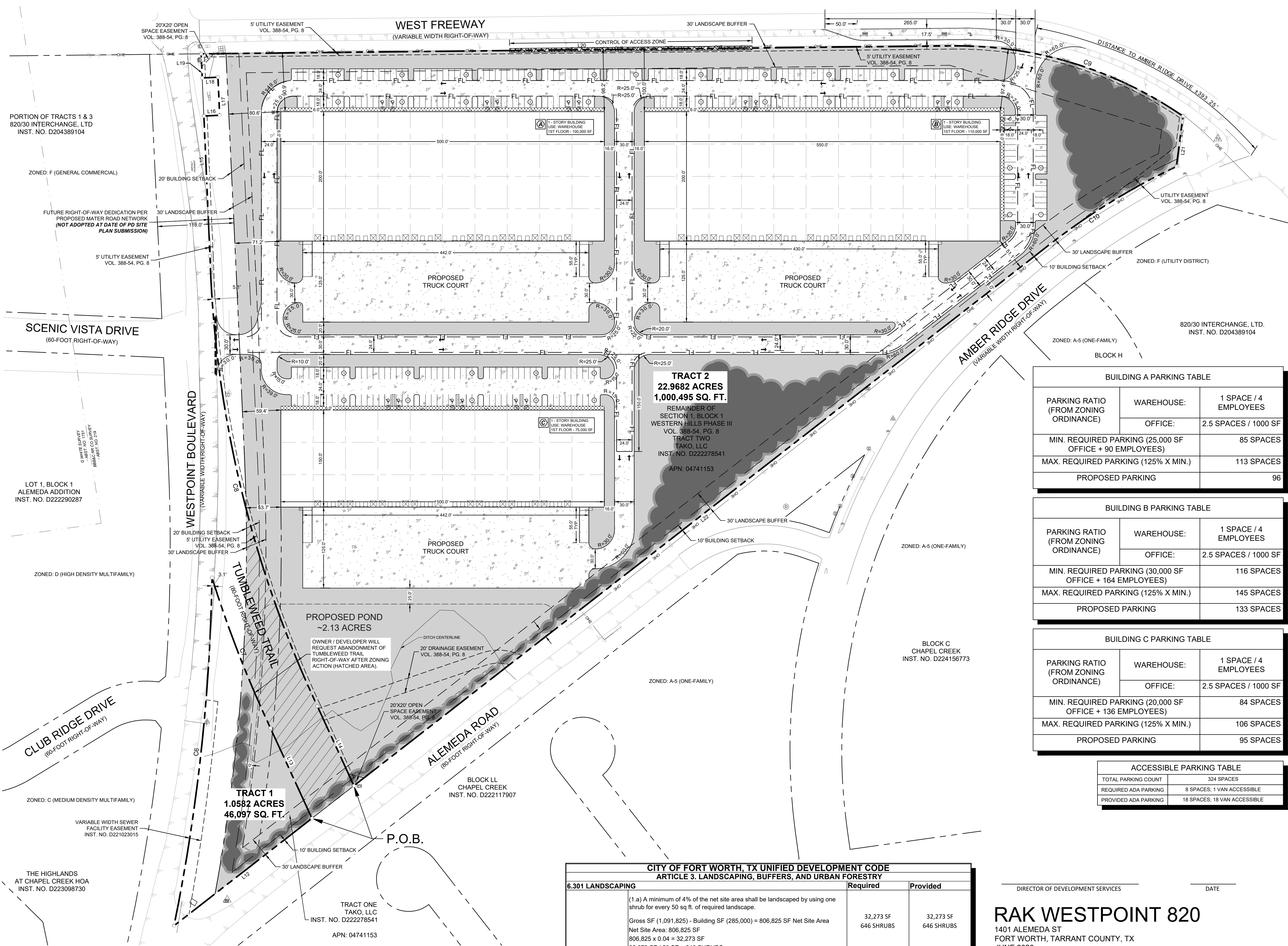
ENGINEER:
BRANDON MIDDLETON, PE
KIMLEY-HORN AND ASSOCIATES
4800 OVERTON PLAZA, SUITE 440
FORT WORTH, TX 76109
PHONE: (817) 339-2275

SURVEYOR:
MICHAEL BILLINGSLEY, RPLS (TX)
KIMLEY-HORN AND ASSOCIATES
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TX 76102
PHONE: (817) 900-8526

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

Kimley»Horn

4800 Overton Plaza
Suite 440
Fort Worth, TX 76109
817-335-6511
State of Texas Registration No. F-928



Plotted By: Alvaro, Guilan Date: June 23, 2026 08:46:27am File Path: K:\FTW_GVA\061316405 - RAK Westpoint\061316405\PD SITE PLAN\VC - PD Site Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release 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.