



# Zoning Staff Report

**Date:** June 10, 2025

**Case Number:** SP-25-006

**Council District:** 5

## Zoning Map Amendment

**Case Manager:** [Dave McCorquodale](#)

**Owner / Applicant:** Child Care Associates Foundation / Mary Nell Poole, TownSite Company

**Site Location:** 5033-5105 (odds) Ramey Avenue      **Acreage:** 2.49 acres

### Request

**Proposed Use:** Site Plan for Daycare Facility

**Request:** To: Add required site plan to “CUP-80” Conditional Use Permit for childcare in “A-5” One-Family / Stop Six Overlay

### Recommendation

**Staff Recommendation:** Approval

**Zoning Commission Recommendation:** Approval by a vote of 9-0

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9. Aerial Photograph

## Project Description and Background

Located in the Southeast Planning Sector roughly one mile inside Loop 820, this 2.49-acre site in the historic Stop Six neighborhood is vacant land surrounded by a mix of single-family homes, a church and vacant lots. Within the same block there are several additional churches and Maude Logan Elementary School.

From the applicant:

“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 ensures cars will pulse into the existing traffic on Ramey.

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

## Surrounding Zoning and Land Uses

North “A-5” One-Family residential (vacant & single-family homes)  
East “A-5” One-Family residential (church)  
South “A-5” One-Family Residential (single-family home)  
West “A-5” One-Family residential (single-family home)

## Recent Zoning History

- ZC-24-124: Zoning change from “A-5” to CUP-80 for a day care facility
- ZC-19-116: Map amendment to add Stop Six Design Overlay (multiple properties).

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **April 25, 2025**.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on **April 25, 2025**:

Organizations Notified	
Parkside NA	Historic Stop Six NA*
Historic Rosedale Park NA	Stop Six Sunrise Edition NA
Stop 6/Poly Oversight	Echo Heights Stop Six Environmental Coalition
East Fort Worth, Inc.	Streams and Valleys Inc.
Trinity Habitat for Humanity	Southeast Fort Worth, Inc.
Fort Worth ISD	

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Site Plan Comments

#### Zoning & Land Use

Staff comments from site plan review: (\*Comments 1-3, & 5 resolved through plan revision; Comment 4 resolved through applicant statement, “The HVAC will be located on the roof behind a parapet”. The revised site plan conforms to Section 4.407 Conditional Use Permit Overlay District site plan requirements.

- ~~1. Add “SP 25-006” to site plan~~
- ~~2. Change signature line to read “Director of Development Services”~~
- ~~3. Note exterior building materials either with a label or in the General Notes.~~
- ~~4. Show location(s) of exterior HVAC equipment (including screening material identification and proposed height)~~
- ~~5. Show location and material of all property line and internal fences (existing and proposed)~~

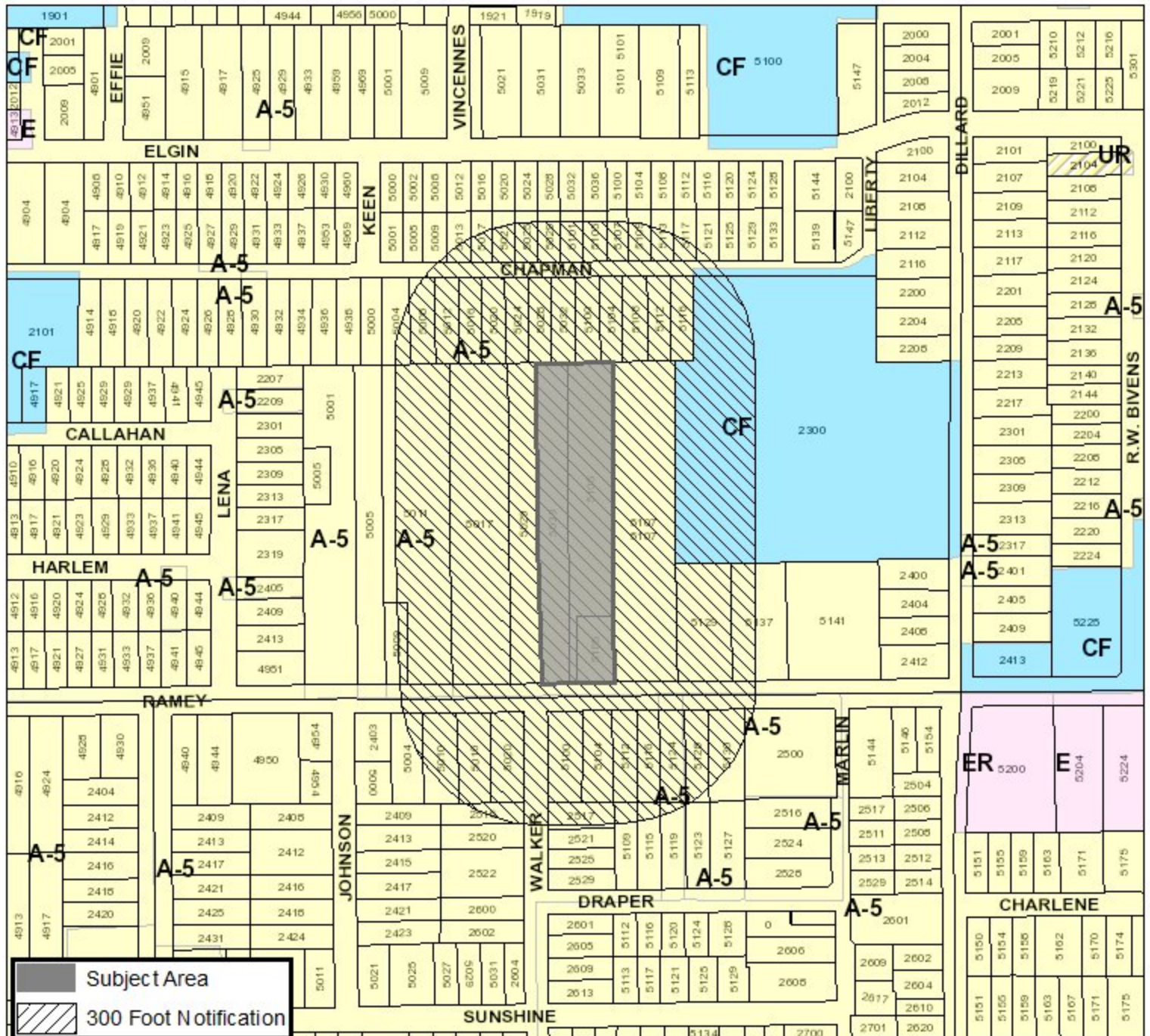
***(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)***



SP-25-006

## Area Zoning Map

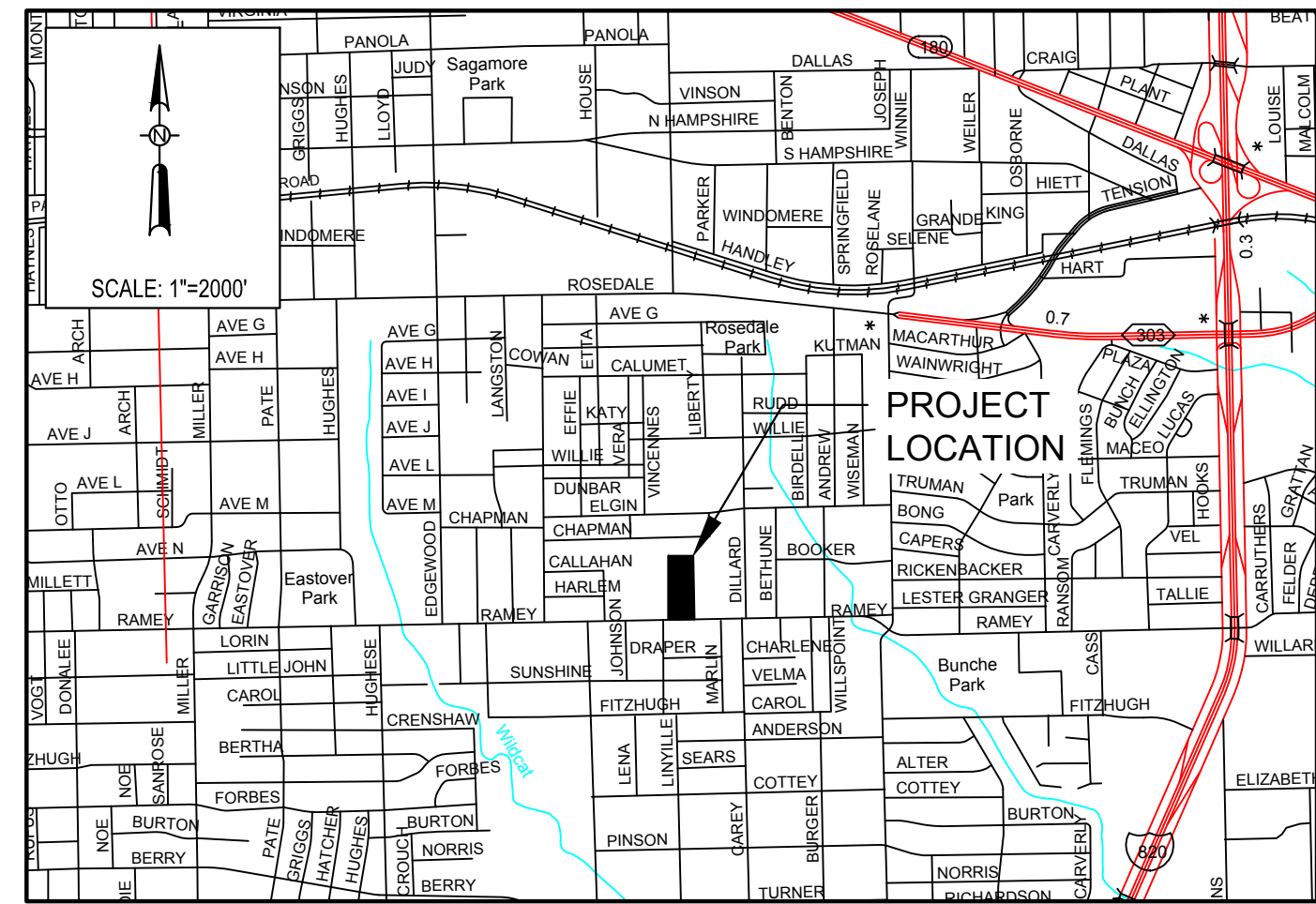
Applicant: Child Care Associates Foundation/Townsite  
Address: 5033-5105 (odds) Ramey Avenue  
Zoning From: A-5  
Zoning To: Add a CUP for Child Care  
Acres: 2.48715726  
Mapsc0: Text  
Sector/District: Southeast  
Commission Date: 5/14/2025  
Contact: 817-392-8043



0 150 300 600 Feet

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- 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

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.

A graphic scale in feet is shown below the map, with markings at 0, 15, 30, and 60 feet. Above the scale is a north arrow pointing upwards, with the word "NORTH" written inside the circle.

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

**Kimley»»Horn**

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

**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**

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  
C1.00

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

XREF x-24c-6 - XREF x-site - XREF x-400m - XREF x-survey - XREF x-surveyGIS - XREF x-utility - XREF x-latch  
 BECKETT, EMMA 4/30/2025 12:50 PM  
 K/F/TW CIVIL066017105 - RISE STOP SIX DAYCARE/PLAN SHEETS/CUP SITE PLAN/DWG  
 4/29/2025 7:07 PM

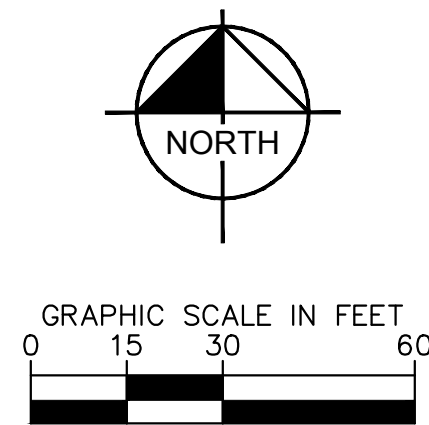
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FORT WORTH, TX  
APRIL 2025





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



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| PROVIDED PARKING         | 34 PASSENGER CAR SPACES<br>2 ADA SPACES<br>36 TOTAL SPACES |

- SP-25-006

FORT WORTH, TX  
APRIL 2025

PROJECT No. 086017105	DATE: MARCH 2025	SCALE: AS SHOWN	DESIGNED BY: EGB	DRAWN BY: EGB	CHECKED BY: JCC
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JERRY ST, UNIT 11, STE 1300, FORT WORTH, TX 76102  
PHONE: 817-335-6511 FAX: 817-335-5070  
TEXAS REGISTERED ENGINEERING FIRM F-928

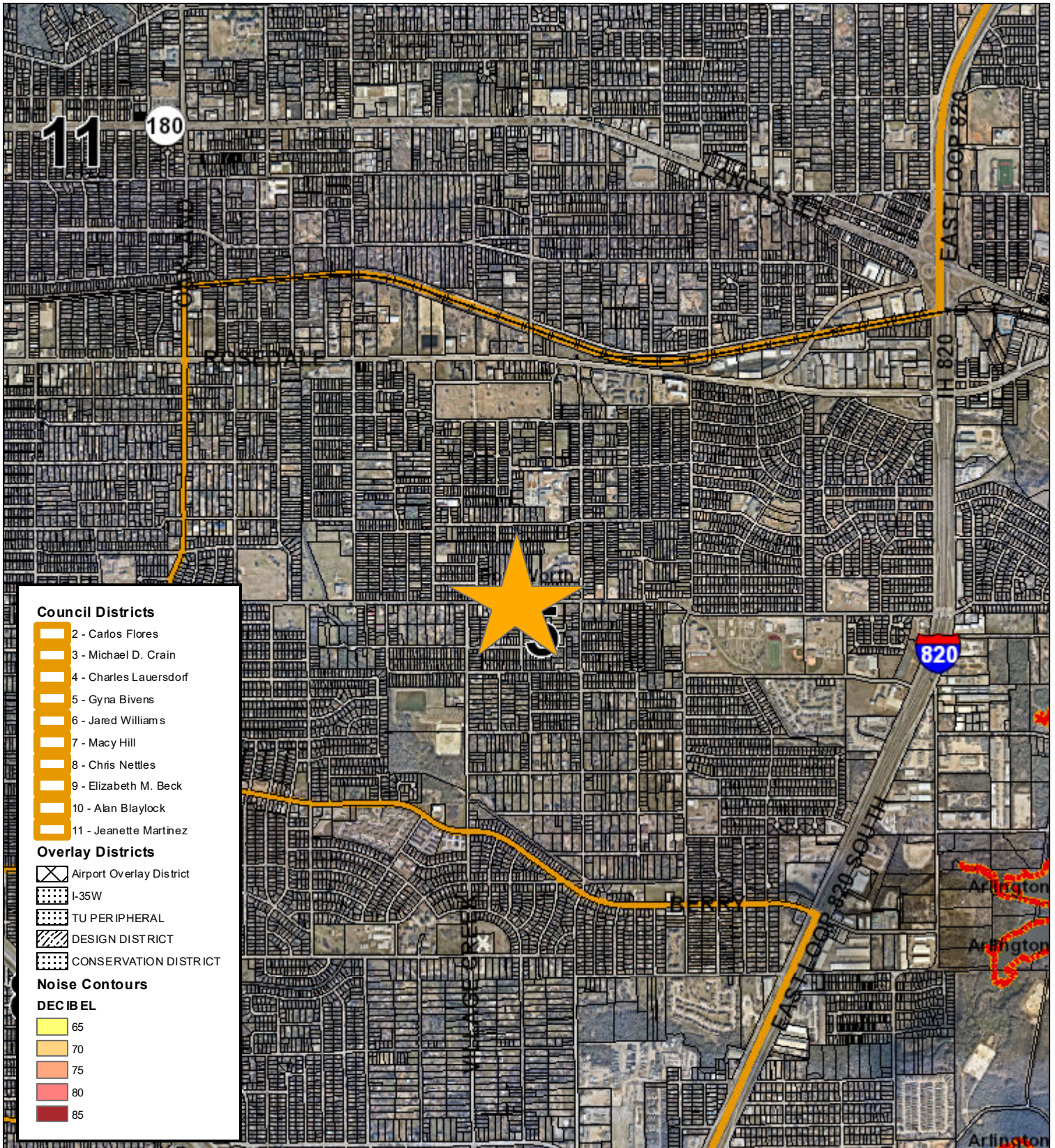
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SP-25-006

## Area Map



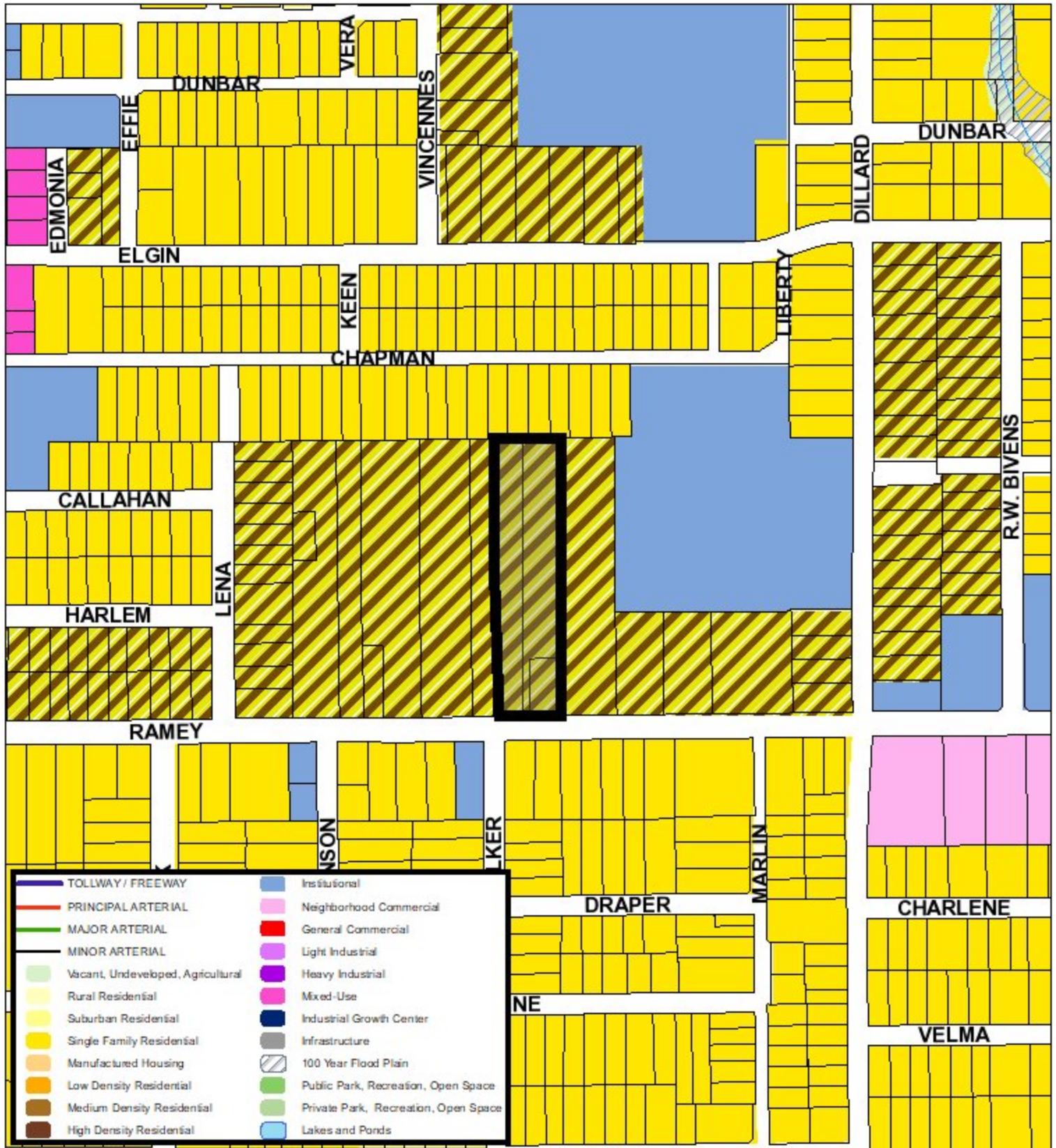
0 1,000 2,000 4,000 Feet





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.



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## Aerial Photo Map



0 205 410 820 Feet

