



# Zoning Staff Report

**Date:** June 24, 2025

**Case Number:** ZC-25-068

**Council District:** 2

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Tarrant County College District/ Tyson Thompson, Baird, Hampton, & Brown (BHB)

**Site Location:** 4801 Marine Creek Pkwy

**Acreage:** 2.04 acres

### Request

**Proposed Use:** Childcare Facility

**Request:** From: “AG” Agricultural

To: “CF” Community Facilities

### Recommendation

**Land Use Compatibility:** Requested change **is compatible**

**Comprehensive Plan Map Consistency:** Requested change **is not consistent**

**Comprehensive Plan Policy Consistency:** Requested change **is consistent**

**Staff Recommendation:** **Approval**

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

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## Project Description and Background

The property is located west of Marine Creek Pkwy within the Northwest Tarrant County College campus. The applicant is seeking to rezone from “AG” Agricultural to “CF” Community Facilities. The applicant intends to construct a daycare for students attending the school and surrounding neighborhoods. Initially, the applicant requested “E” Neighborhood Commercial, however, CF is a more appropriate designation for this area. The applicant provided the narrative below.

Tarrant County College in collaboration with Child Care Associates is proposing a new facility to provide childcare services to the students as well as offering this to the community for those that are not necessarily students. While we do anticipate that the majority of those served will be students, we understand that the current zoning will not allow for those that are not students to use the facility. TCCD feels that this is an added service to the community to provide more affordable childcare, thus a change to the zoning is required. We believe that "E" zoning will best suit the college now and in the future.

## Surrounding Zoning and Land Uses

North "AG" Agricultural / Northwest Campus Tarrant County College  
East "AG" Agricultural / Undeveloped  
South "AG" Agricultural / Undeveloped  
West "AG" Agricultural / Northwest Campus Tarrant County College

## Recent Zoning History

- None

## 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 May 30, 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 May 30, 2025:

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Streams And Valleys Inc
Inter-District 2 Alliance	Trinity Habitat for Humanity
Terrace Landing OA	Eagle Mountain-Saginaw ISD
Far Greater Northside Historical NA	Lake Worth ISD

## Development Impact Analysis

### Land Use Compatibility

Surrounding uses are primarily the Northwest TCC Campus to the north and west with undeveloped land to the south and east. The proposed CF is appropriate given the proposed use of the site and proximity to the college. As a result, the proposed zoning **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency

The adopted Comprehensive Plan designates the property as *future mixed-use*. While the proposed zoning **is not consistent** with the Comprehensive Plan in the strictest terms, “CF” zoning would be appropriate and consistent.

This change **is consistent** with the following Comprehensive Plan policies:

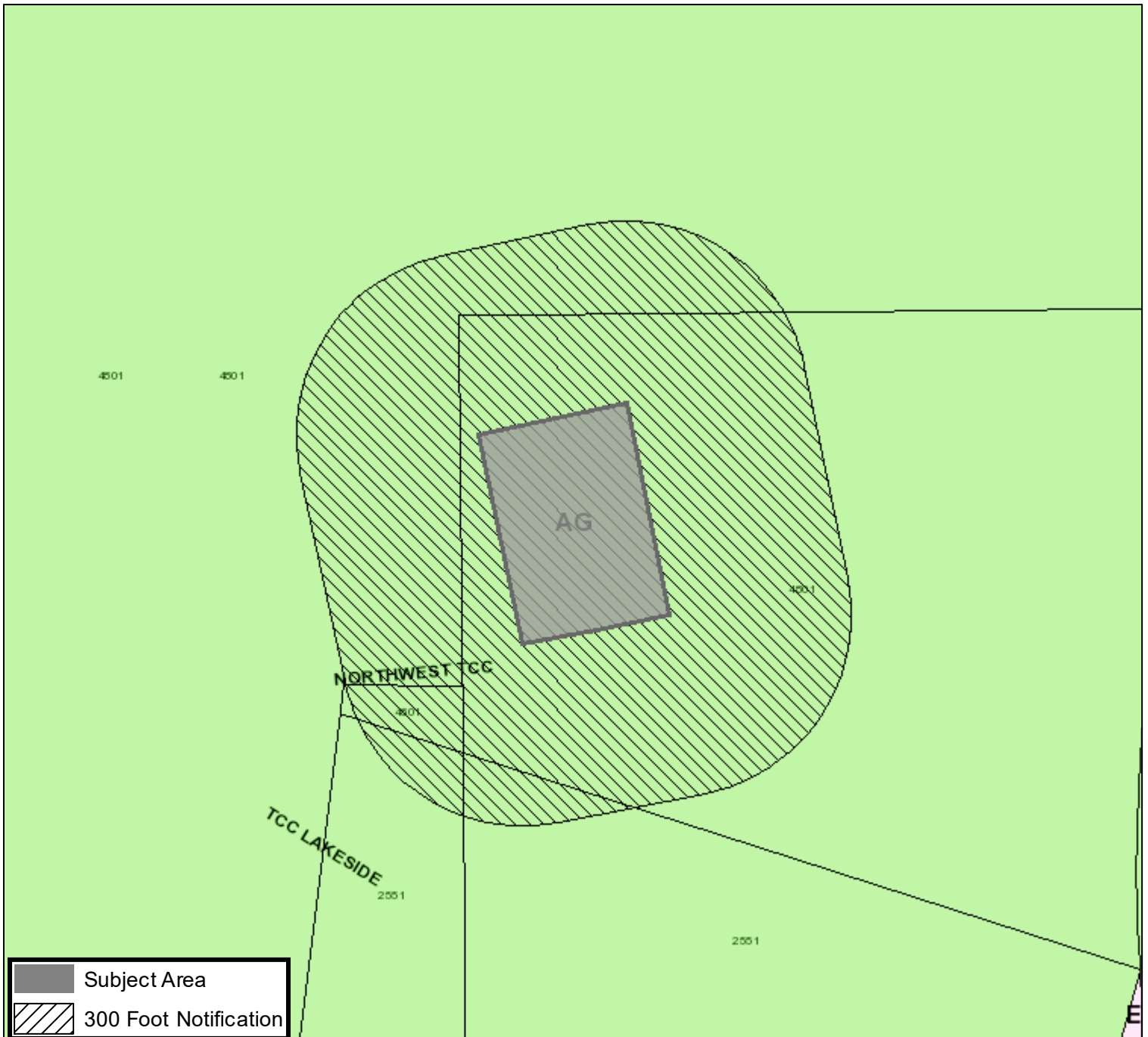
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.



ZC-25-068

## Area Zoning Map

Applicant: Tarrant Co. College District / BHB  
Address: 4801 Marine Creek Parkway  
Zoning From: AG  
Zoning To: E  
Acres: 2.037  
Mapsc0: Text  
Sector/District: Far Northwest  
Commission Date: 6/11/2025  
Contact: 817-392-8028

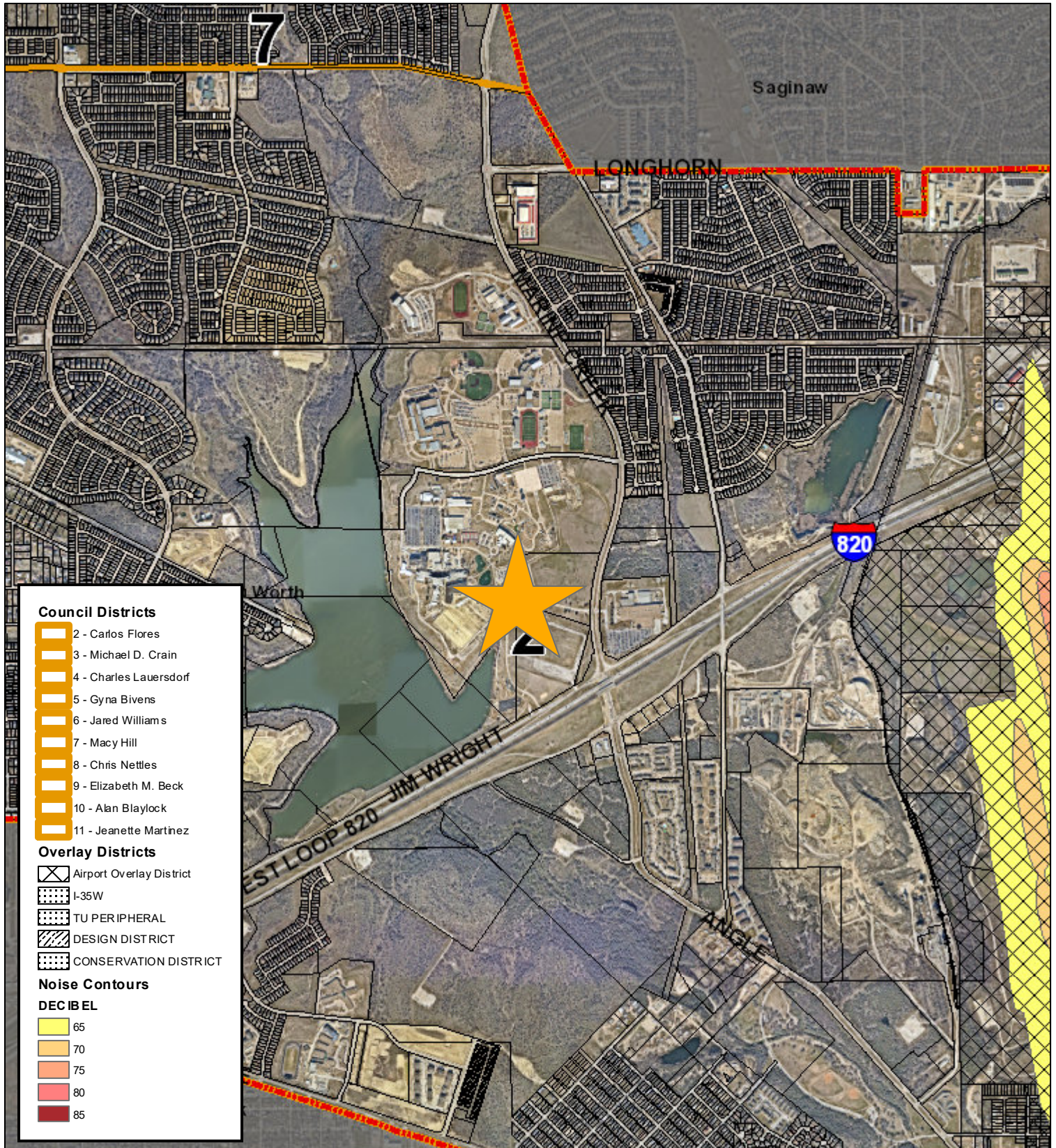


0 120 240 480 Feet

Created: 5/15/2025 9:02:28 PM



## Area Map



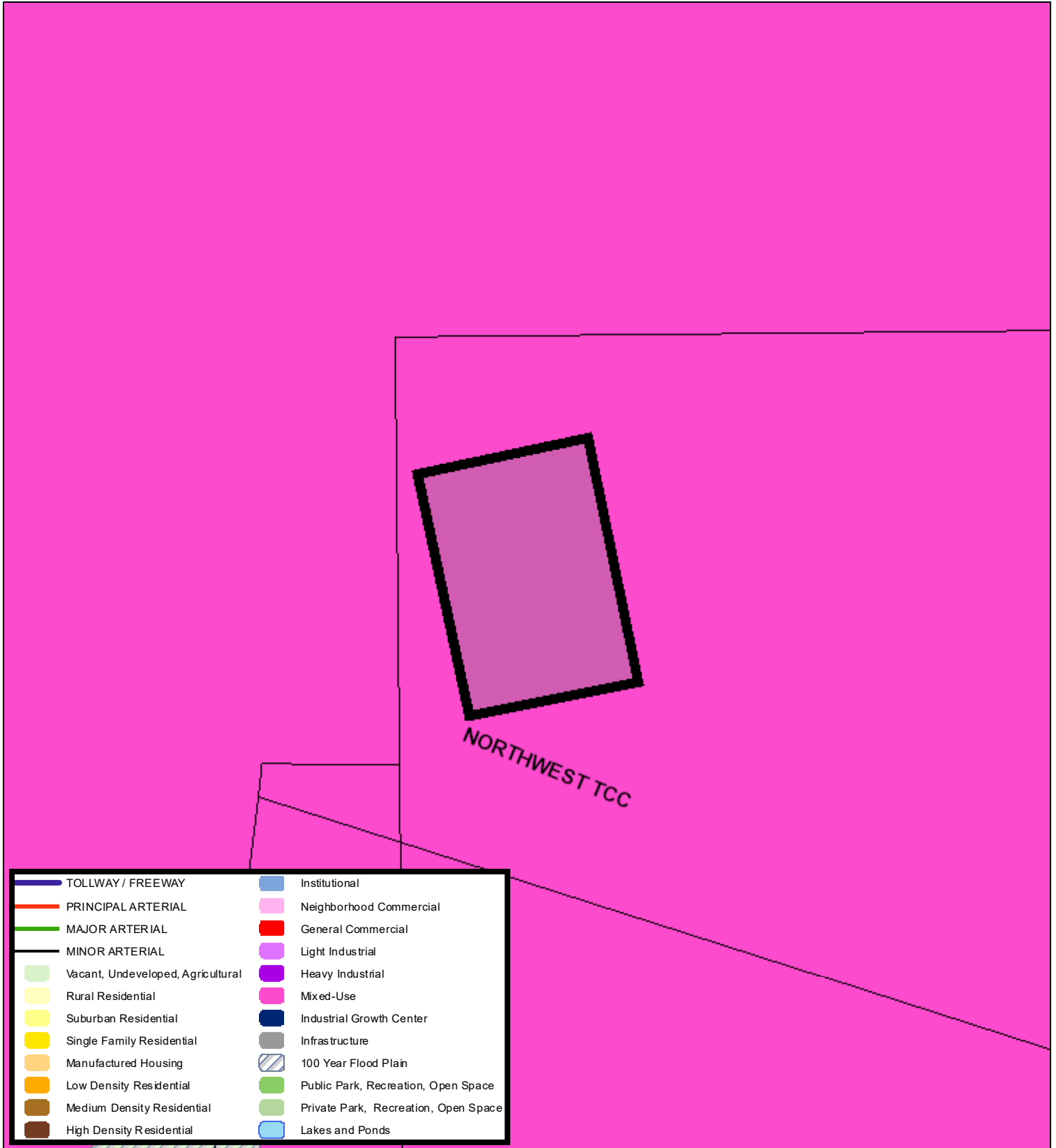
0 1,000 2,000 4,000 Feet





ZC-25-068

## Future Land Use



190 95 0 190 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.



Created: 5/15/2025 9:02:13 PM



**Aerial Photo Map**





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"/> Submitting a required site plan for an existing PD (no change to development standards or waivers)
<input type="checkbox"/> Rezoning to Planned Development (PD) District	<input type="checkbox"/> Amending a previously approved PD or CUP site plan
<input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay	Existing PD or CUP Number: _____
<input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

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

Current Use of Property: Institutional - Higher Education

Proposed Use of Property: Childcare

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)



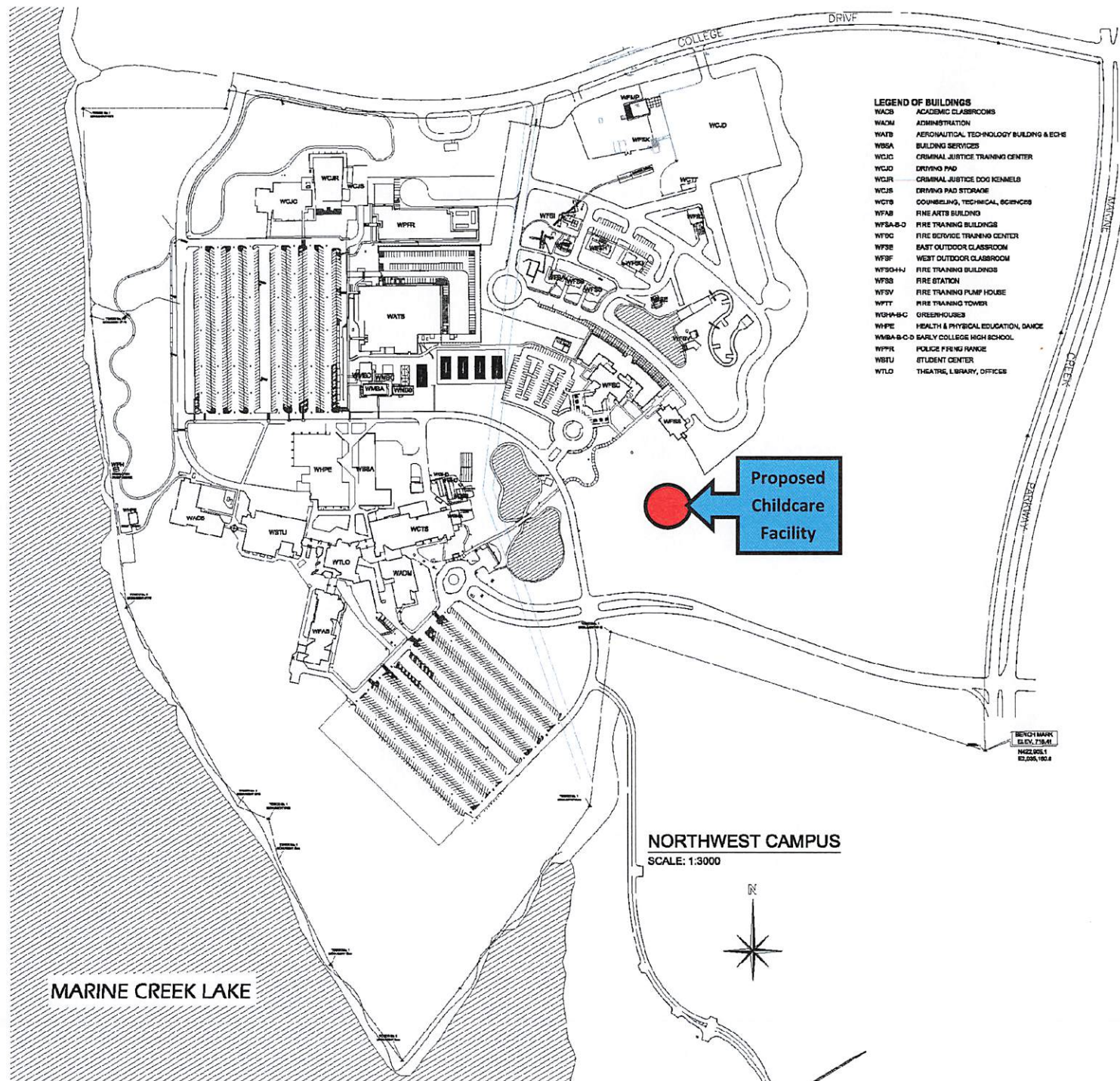


**DETAILED PROJECT DESCRIPTION**

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.

Tarrant County College in collaboration with Child Care Associates is proposing a new facility to provide childcare services to the students as well as offering this to the community for those that are not necessarily students. While we do anticipate that the majority of those served will be students, we understand that the current zoning will not allow for those that are not students to use the facility. TCCD feels that this is an added service to the community to provide more affordable childcare, thus a change to the zoning is required. We believe that "E" zoning will best suit the college now and in the future.



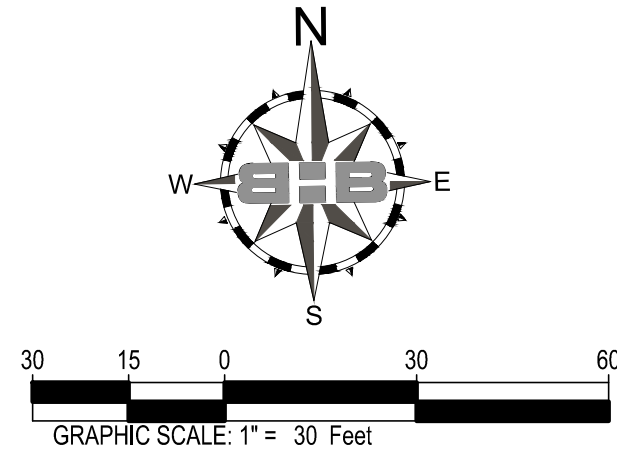




Proposed  
Childcare  
Facility



Apr. 07, 2025 - 12:54pm  
Drawing File: E:\2024\000\000\2024\154\000 - TCC CC 575\_588 NW\_S0 Childcare Facility\01 Design & Drafting\02 Civil\154NWzoning.dwg Layout: Layout1  
FILE: 154NWZONING.DWG



**ELEMENTS**  
of architecture  
ELEMENTS OF ARCHITECTURE, INC.  
1201 6TH AVENUE, SUITE 100  
FORT WORTH, TEXAS 76104  
817.333.2880 www.elementsofarc.com

CIVIL, MEP ENGINEERS & LANDSCAPE  
**BAIRD, HAMPTON & BROWN**  
6300 RIDGLEA PLACE, SUITE 700  
FORT WORTH, TEXAS 76116  
817.338.1277 www.bhbinc.com

STRUCTURAL  
**R.L. WOODS & ASSOCIATES, LLC**  
1151 W. PIONEER PKWY  
ARLINGTON, TEXAS 76013  
817.277.6686 www.rlwengineers.com

PROFESSIONAL SEAL (S):  
THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF INTERIM  
REVIEW UNDER THE  
AUTHORITY OF  
TRACY E. STREVEY III  
P.E. Tx No. 89487  
IT IS NOT INTENDED FOR  
CONSTRUCTION, BIDDING  
OR PERMIT PURPOSES.  
4/7/25

REVISIONS/ ISSUANCES

**TARRANT COUNTY  
COLLEGE DISTRICT**  
FACILITIES PLANNING  
ODMC-MULTIPURPOSE CENTER  
5450 N. RIVERSIDE DR.  
FORT WORTH, TX 76137  
(817) 515-8050

PROJECT INFORMATION:  
**575 NW CAMPUS  
CHILDCARE FACILITY**  
TCCD PROJECT No. E 20-24-05-19  
CAMPUS NAME: NORTHWEST CAMPUS  
BUILDING ID: TBD  
BUILDING NAME: TBD  
ADDRESS: 4801 MARINE CREEK PKWY  
FORT WORTH, TX 76179

FLOOR:  
DATE: 09/20/24  
SHEET TITLE:

**ZONING EXHIBIT**

1 of 1

**BHB**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
mail@bhbinc.com • 817.338.1277 • bhbinc.com  
TBPELS Firm #44, #10011300, #1001302, #10194146  
BHB PROJECT # 2024.154.000

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**MANNY RAMIREZ**  
**TARRANT COUNTY COMMISSIONER**  
**PRECINCT FOUR**

05/07/2025

**City of Fort Worth**  
**Zoning and Commissioning**  
City Hall  
100 Fort Worth Trail  
Fort Worth, Texas 76102

Dear Zoning Commission Board and City Council Members,

I am writing to express my strong support for the proposed zoning change on the Tarrant County College Northwest Campus to include provisions for childcare facilities. The establishment of a new childcare center on campus is a commendable initiative that addresses a significant need within our community.

As an advocate for education and community welfare, I believe that the inclusion of childcare facilities on the college campus will provide numerous benefits to both students and staff. Access to quality childcare is essential for parents who are pursuing higher education and career advancement. By offering childcare services, Tarrant County College will enable many parents to focus on their studies and professional development without the added stress of finding reliable and affordable childcare.

Furthermore, the presence of a childcare facility on campus will enhance the overall educational experience for students who are parents. It will promote greater participation and retention rates, as parents will be more likely to attend classes and engage in campus activities knowing that their children are in a safe and nurturing environment nearby.

This zoning change will also contribute to the local economy by creating job opportunities for childcare professionals and support staff. It will foster a sense of community and collaboration, as the childcare center can serve as a hub for various family-oriented programs and services.

In conclusion, I urge the City of Fort Worth Zoning Commission and City Council Members to approve the zoning change to include childcare facilities on the Tarrant County College Northwest Campus. This decision will have a profound and positive impact on the lives of many families and will further strengthen our commitment to education and community welfare.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Manny Ramirez", is written over a horizontal line.

Commissioner Manny Ramirez



**FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY**

**Osiris J. Estrada, PhD.**  
District Executive Director  
Northwest YMCA | Northpark YMCA  
YMCA of Metropolitan Fort Worth  
OEstrada@ymcafw.org | 915-540-8271

May 8, 2025

**Tarrant County College - Northwest**  
Dr. Zarina Blankenbaker  
4801 Marine Creek Pkwy

**Subject: Letter of Support – Zoning Case ZC-25-068 (TCC Northwest Childcare Facility)**

Dear Dr. Blankenbaker,

I hope this message finds you well. I'm writing on behalf of the Northwest YMCA branch of the YMCA of Metropolitan Fort Worth to offer my full support for the proposed zoning change (ZC-25-068) that would allow for the construction of a new childcare facility on the Tarrant County College Northwest campus in partnership with Child Care Associates.

This initiative is a powerful example of TCC's ongoing commitment to supporting student success, employee well-being, and community needs. As the District Executive Director for the Northwest and Northpark YMCA branches, I see every day how essential quality childcare is for students and working parents striving to balance education and family life. Your vision for a safe, enriching, and accessible space for children is one that resonates deeply with our mission.

We're excited to see this type of investment in our community and applaud the thoughtful planning that has gone into ensuring both impact and sustainability. While this project alone is a major step forward, we also believe it opens the door for future partnerships and outreach opportunities that could further benefit families in the area.

Thank you for your leadership and for continuing to advance initiatives that make lasting, generational impact. The YMCA of Metropolitan Fort Worth is proud to stand alongside you in support of this meaningful work.

Warm regards,

**Osiris J. Estrada, PhD.**  
District Executive Director  
YMCA of Metropolitan Fort Worth





# EAGLE MOUNTAIN SAGINAW ISD

*Fostering a Culture of Excellence*

May 9, 2025

City of Fort Worth Planning and Zoning

RE: Zoning Case ZC-25-068

To Whom It May Concern:

As Superintendent of Eagle Mountain-Saginaw Independent School District (ISD) I am pleased to offer this letter of support for the requested zoning change to allow for the construction of a new, state-of-the-art childcare facility on the Tarrant County College Northwest Campus property. This new facility will not only enhance the lives of our community but will contribute to the overall well-being of the neighborhood.

Currently, Eagle Mountain-Saginaw ISD and TCCD work collaboratively to provide educational opportunities and support to members of our community. We recognize the challenges that our community members and TCCD's students face given that the lack of access to quality early learning facilities disproportionately impacts our underrepresented populations. Access to quality early learning opportunities in our neighborhoods will help to ensure that our incoming pre-k and elementary students will be more prepared to begin their educational journey, creating a solid foundation for long-term academic success. In addition, we recognize that the long-term benefit of obtaining post-secondary education is well understood by parents, but the reality of the lack of affordable childcare solutions is often a barrier.

Access to affordable childcare and quality early education is vital to the success of the children and parents of Tarrant County. Eagle Mountain-Saginaw ISD appreciates how our long-time relationship with TCCD supports the success of these children, their parents, and the community.

Eagle Mountain-Saginaw ISD fully endorses the requested zoning change. We look forward to supporting TCCD on this project.

Sincerely,

Jerry D. Hollingsworth, Ed.D.  
Superintendent



**Tarrant  
County  
College**

**Child Care**  
associates

# Tarrant County College & Child Care Associates

*Present*

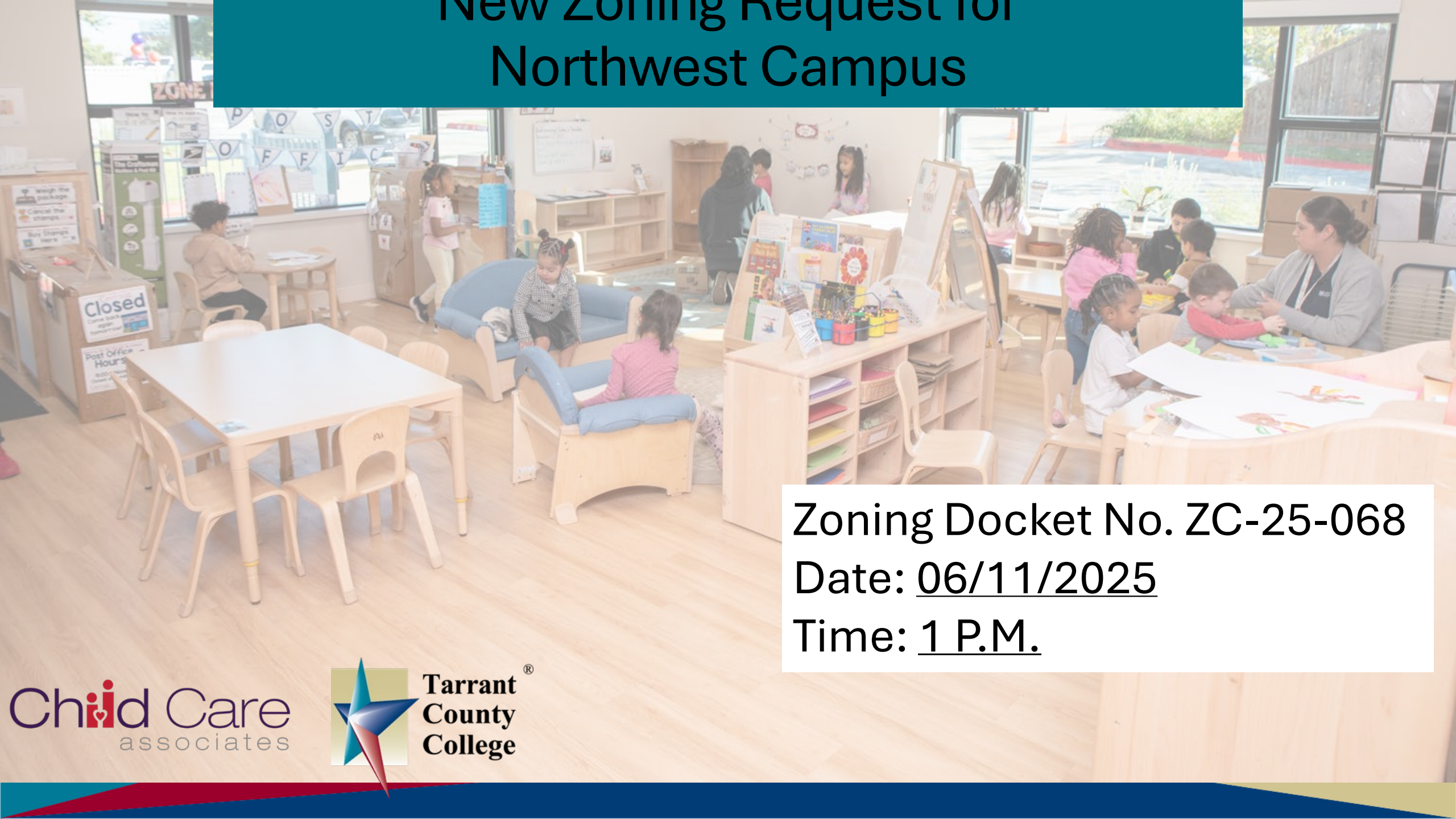
## Northwest Campus Request

*Application for Child Care Use*





# New Zoning Request for Northwest Campus



Zoning Docket No. ZC-25-068

Date: 06/11/2025

Time: 1 P.M.

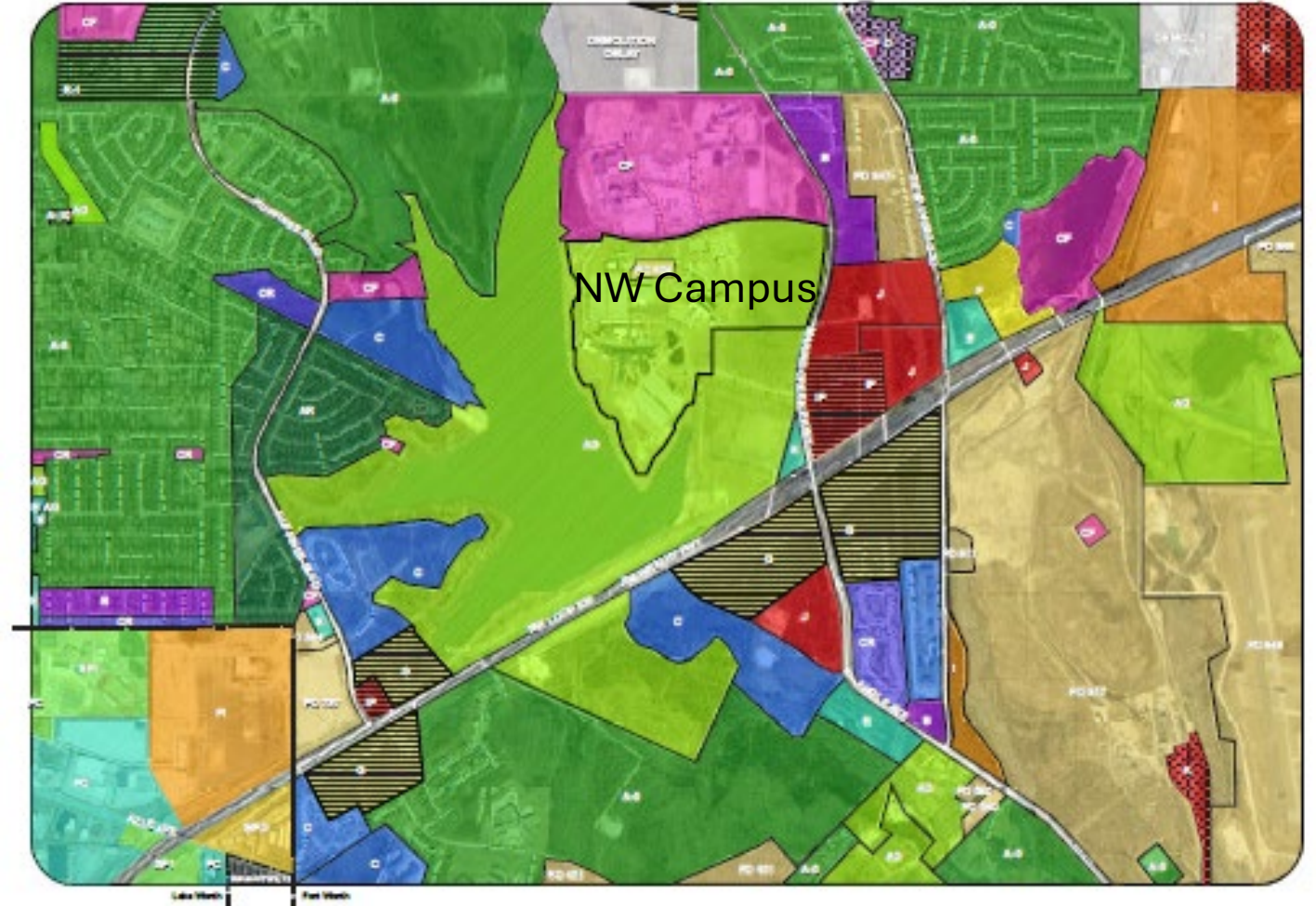




# Current Zoning for NW Campus

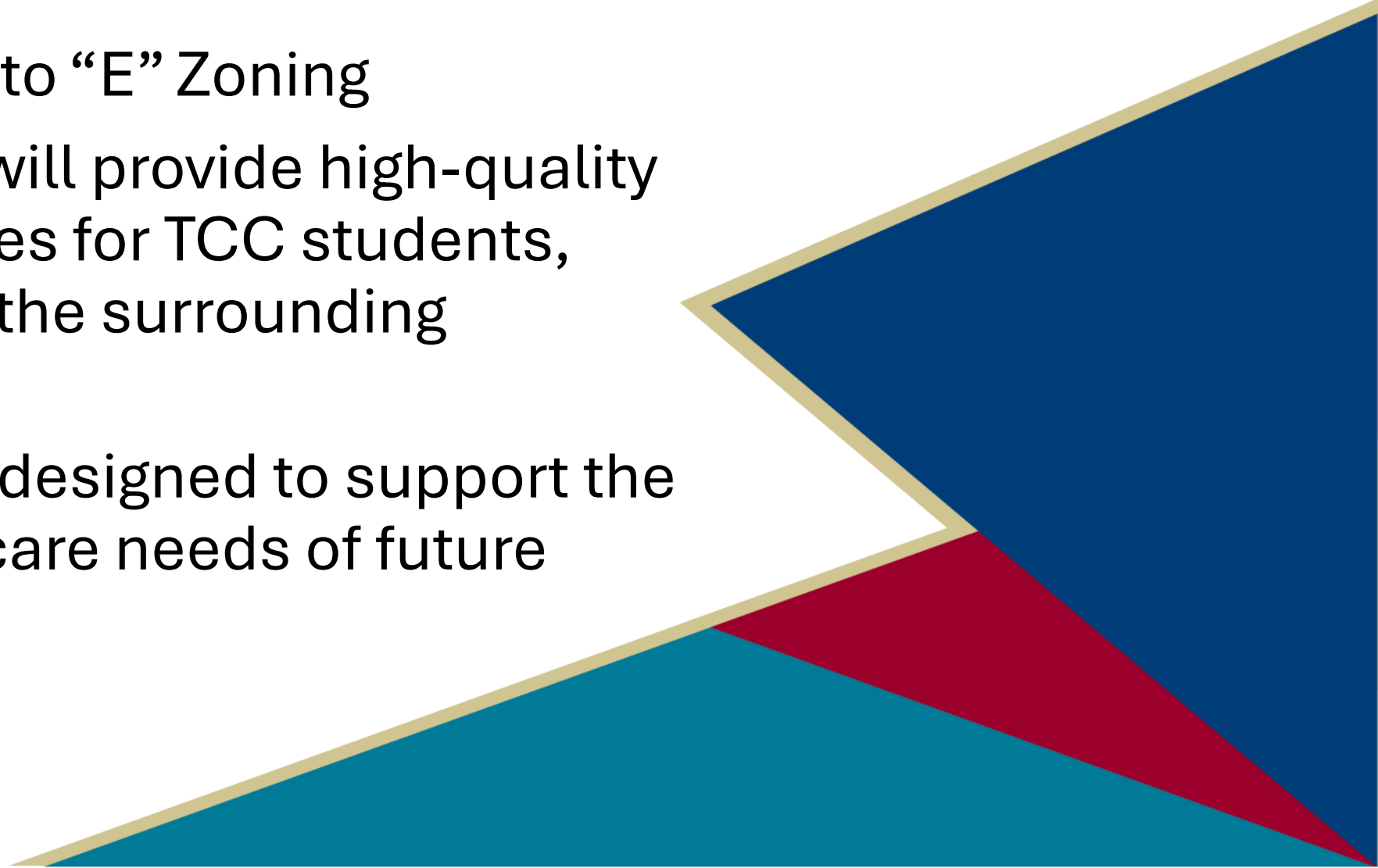


“AG” Agricultural: Farms, ranches or nurseries for growing of plants and raising livestock. Also permitted are public service facilities such as churches, schools, libraries, etc.



# Request Variance for Child Care Facility

- Request change to “E” Zoning
- The new facility will provide high-quality child care services for TCC students, employees, and the surrounding community.
- It is thoughtfully designed to support the long-term child care needs of future generations.





# Child Care Services



- Healthy Meals
  - Prenatal Resources
  - Home Visiting Program
  - Reggio-inspired learning model
- 
- Variety of payment options

# Rendering of Child Care Studio at TCC NW



South Entry Elevation

# Rendering of the Child Care Studio at TCC NW



South Entry





Questions?

Thank you!