



# 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  
200 Texas St, 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: Council Chambers, Second Floor of City Hall	
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.

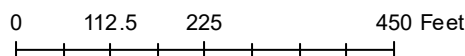
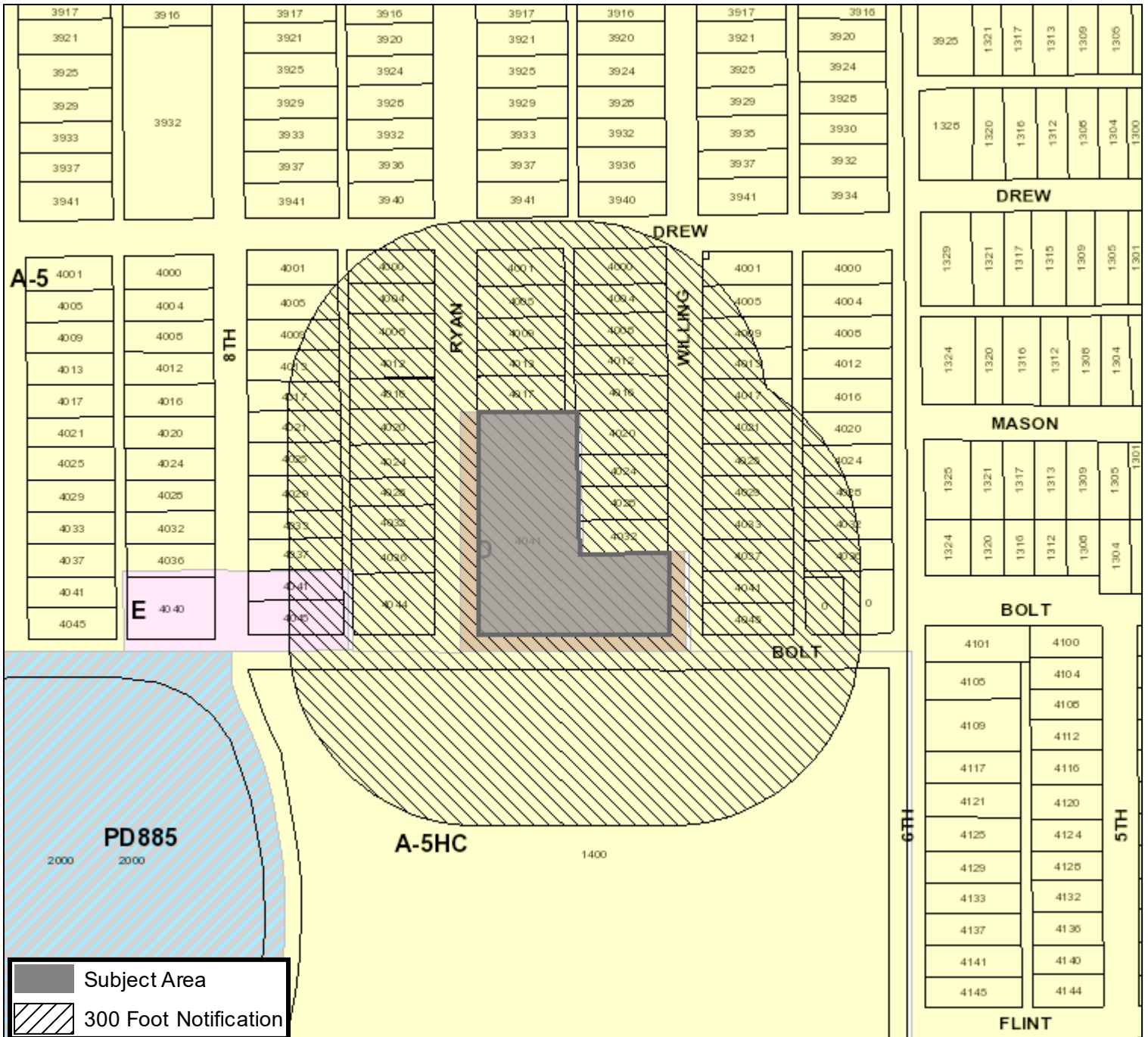
Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	



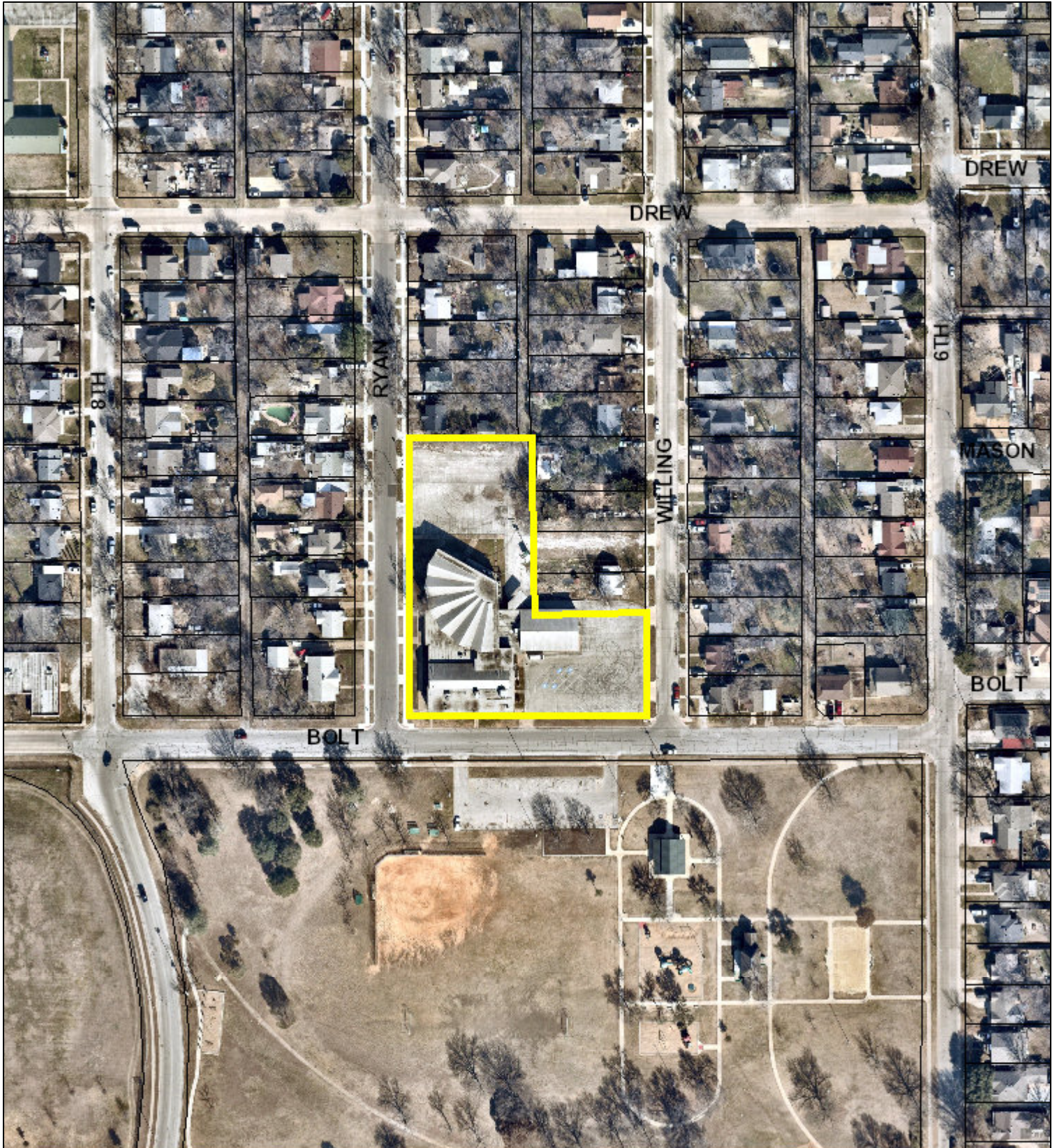
ZC-24-017

# Area Zoning Map

Applicant: National Veterans Outreach Program Inc.  
 Address: 4041 Ryan Avenue  
 Zoning From: D  
 Zoning To: PD/D to allow a perimeter fence  
 Acres: 1.68734022  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 4/10/2024  
 Contact: 817-392-6226



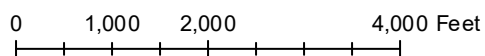
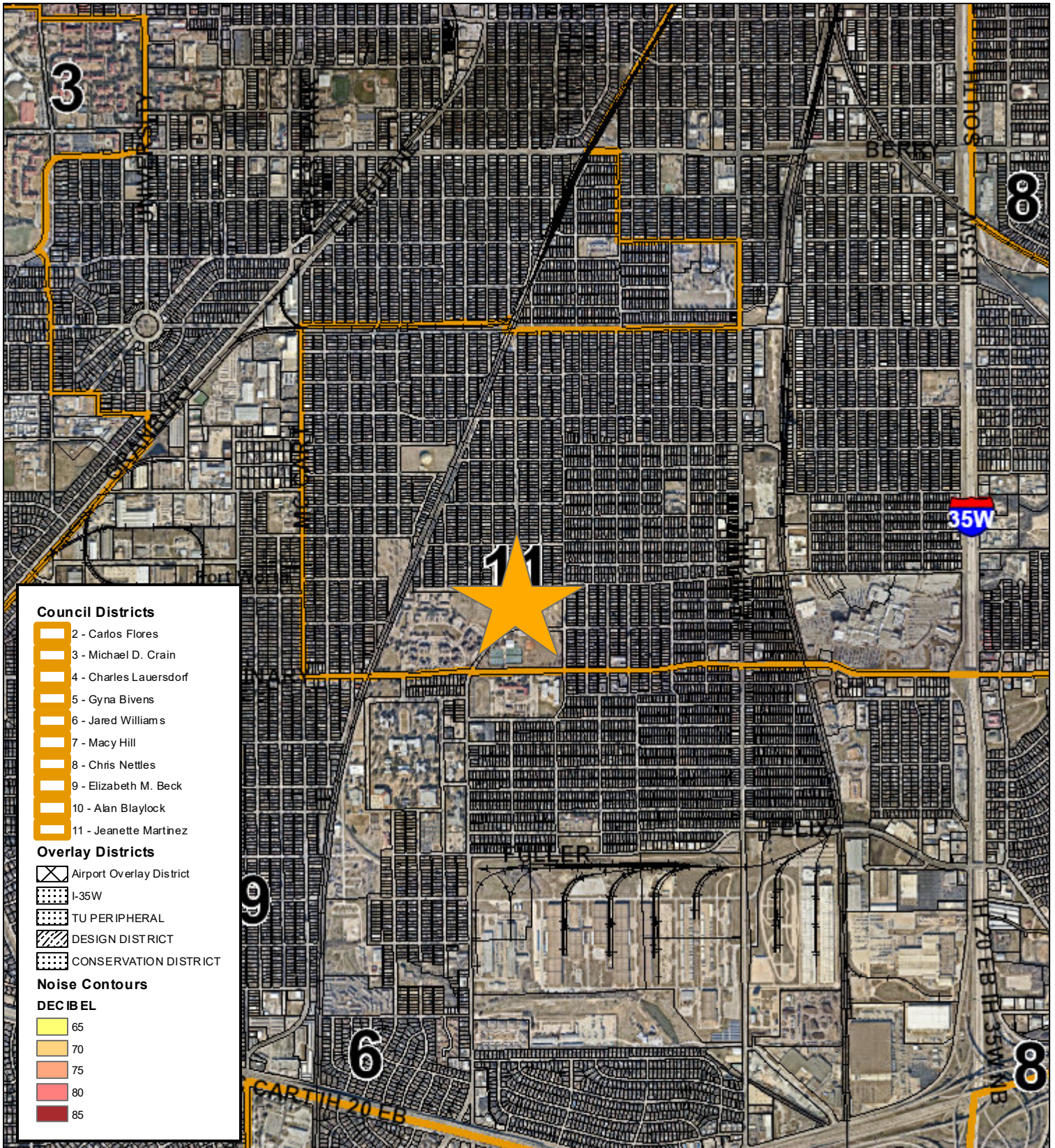
## Aerial Photo Map



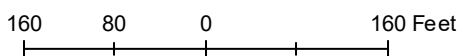
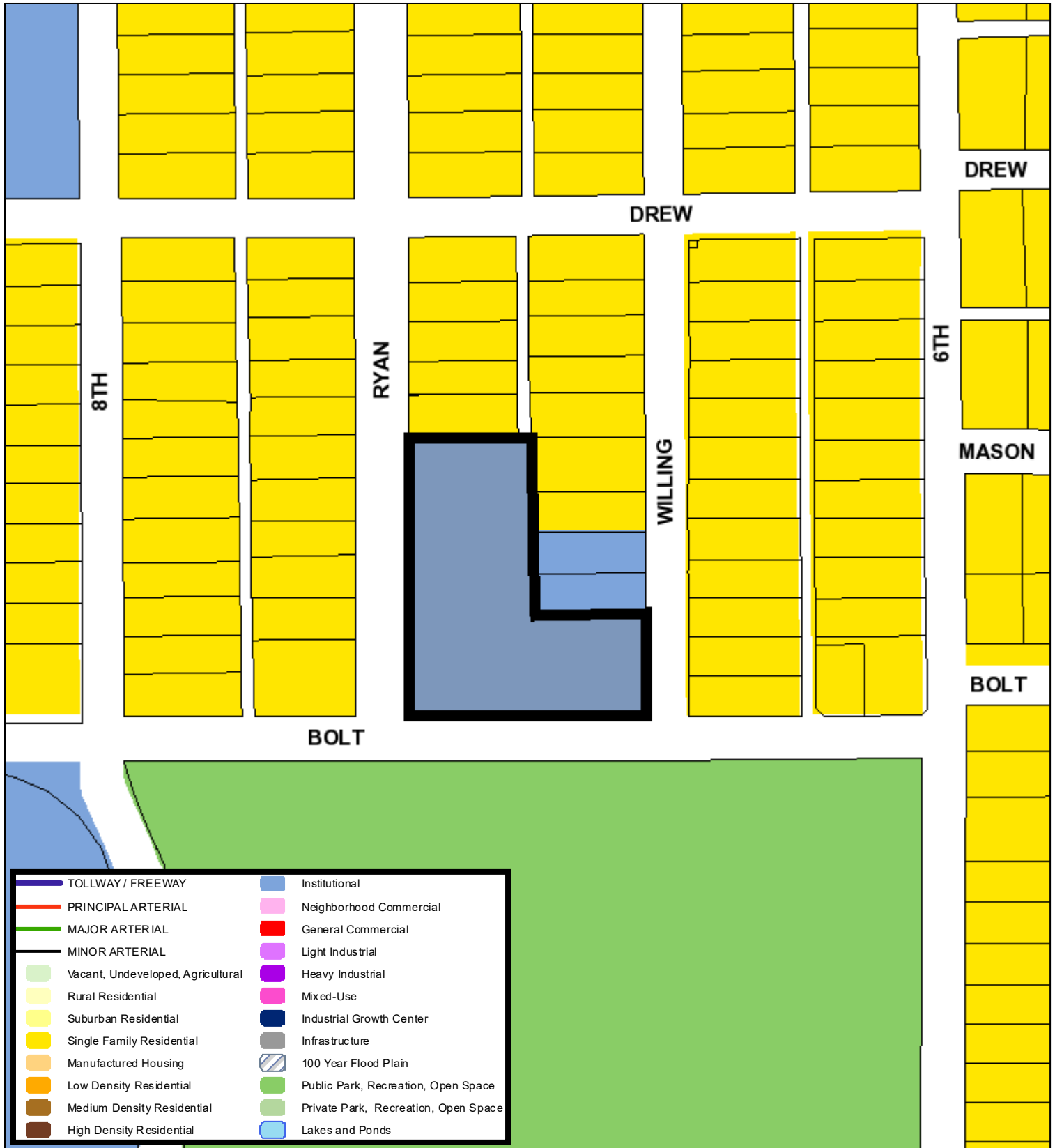
0 105 210 420 Feet



## Area Map



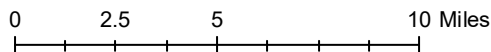
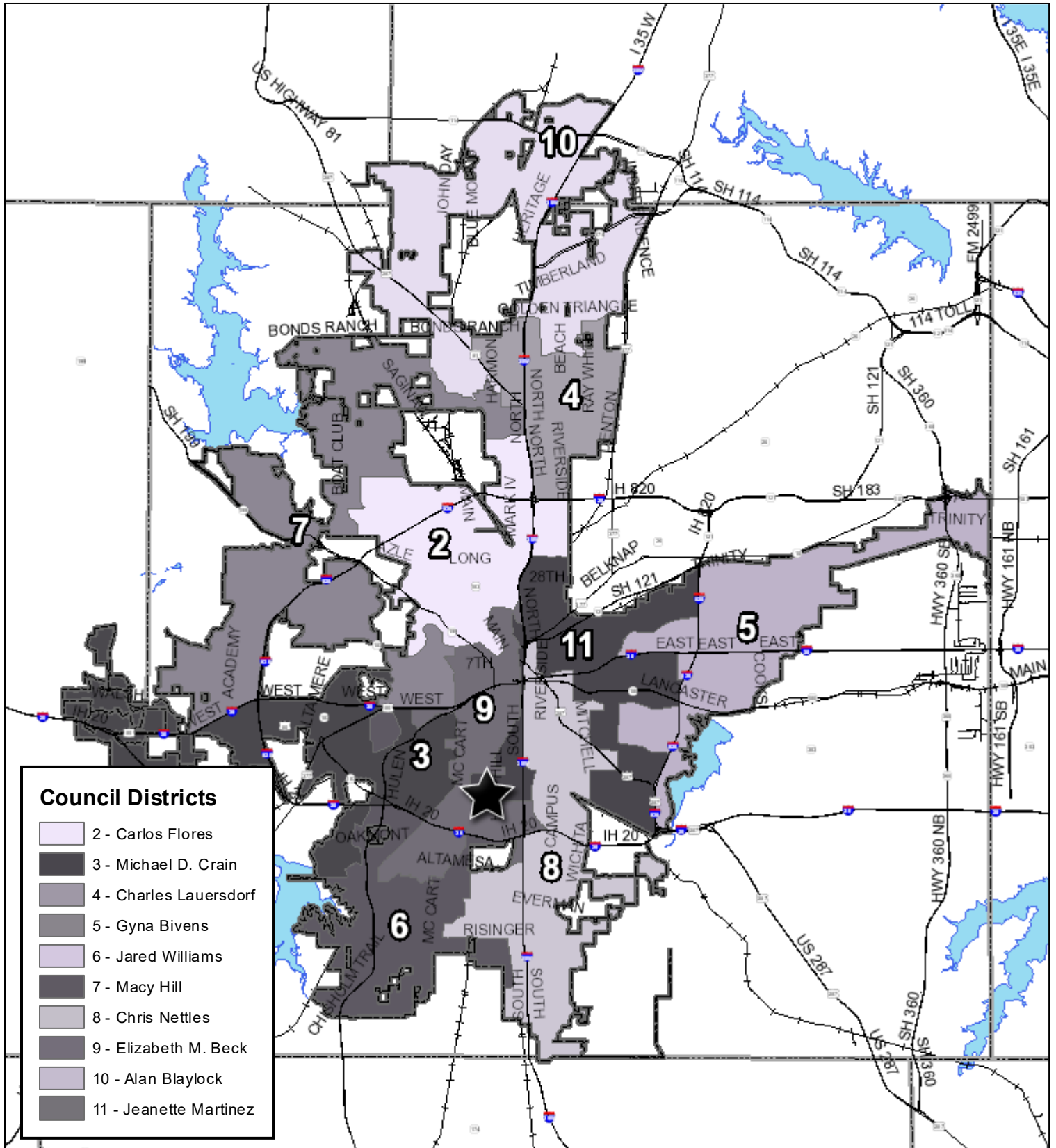
### Future Land Use



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.



### Location Map





# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** National Veterans Outreach Program Inc.

Mailing Address 611 N. Flores #200 City, State, Zip San Antonio, TX 78205

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

**APPLICANT** National Veterans Outreach Program Inc.

Mailing Address 611 N. Flores #200 City, State, Zip San Antonio, TX 78205

Phone (210) 383-1456 Email sdickerson@agif-nvop.org

**AGENT / OTHER CONTACT** The Berm Consultant Group

Mailing Address 413 Oakmont Ln N City, State, Zip Fort Worth, TX 76112

Phone (817) 637-5087 Email sgonzalez@thebermcg.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): 4041 Ryan Ave, Fort Worth TX, 76110

Total Rezoning Acreage: 1.95  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): Shaw Heights Addition, Block 32, Lot 13R

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: 1.95 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: \_\_\_\_\_ 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 checked="" 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): "D" High Density Multi-Family Proposed Zoning District(s): "PD" with a base of "D" High Density

Current Use of Property: Veteran Housing

Proposed Use of Property: Veteran Housing

**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: Base Zoning District is "D"

Land Uses Being Added or Removed: N/A

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

Seeking rezone the property to a planned development district with development regulations for fencing that would allow for perimeter security fencing of the property, within property lines and not intruding public curbs and side walks for pedestrians.

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.

I am writing to formally submit a rezoning application on behalf of the American GI Forum National Veterans Outreach Program (NVOP), a 501 C3 Charitable Organization. The proposal pertains to the property located at 4041 Ryan Avenue, currently designated as Multi-Family "D" High Density, with the intention of rezoning it to "PD" Planned Development with a base of "D" High Density. The primary purpose of this rezoning is to facilitate the installation of a perimeter security fence, a critical element for the safety and well-being of the veterans residing in the housing on the property.

### Proposed Use and Reason for Rezoning:

The NVOP proposes to install a perimeter security fence on the property, necessitating the rezoning from Multi-Family "D" High Density to "PD" Planned Development. This measure is crucial to enhance the security and protection of the residents and their vehicles.

### Compatibility with Surrounding Land Uses and City's Comprehensive Plan:

The proposed use aligns with the surrounding land uses by addressing the unique needs of the veteran community. The City's Comprehensive Plan emphasizes community well-being and safety, and our proposal is in harmony with these objectives. The fence is designed to seamlessly integrate with the surroundings without obstructing public spaces or impeding the community's access to public amenities.

### Zoning Standards and Waiver Requests:

Under the current zoning standards, the placement of fences between building facades and the property line is restricted. However, adhering to this standard would result in blocking approximately 75 parking spaces, constituting a gross misuse of the land. Therefore, we request a waiver from this standard to allow the installation of a perimeter security fence encompassing both parking lots.

### Details Relevant to the Request:

If approved for the rezoning request, the security fence will encompass all parking spaces on the property, safeguarding the vehicles of the veterans residing in the housing. Importantly, the fence does not encroach upon public or city property, nor does it obstruct sidewalks, public walkways, variances, or easements. We have collaborated with neighboring property owners to ensure their satisfaction, even incorporating an opening gate at the request of one of the adjacent neighbors.

The proposed rezoning and installation of a perimeter security fence serve the welfare and security of the veterans in our housing program. We believe that the requested rezoning is necessary to accommodate this crucial security feature while respecting the needs of the community and adhering to the City's Comprehensive Plan.

## ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?**  Yes  No If yes, please explain:

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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