



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

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 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 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:	



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Alejandra Rojero
 Mailing Address 3704 Howlet St City, State, Zip Fort Worth TX 76105
 Phone 817 353 3396 Email rojeroabooks@gmail.com

APPLICANT _____
 Mailing Address _____ City, State, Zip _____
 Phone _____ Email _____

AGENT / OTHER CONTACT Munoz Leonardo
 Mailing Address 3908 Village Creek Rd City, State, Zip Fort Worth Texas 76119
 Phone 817 44 0290 Email Leonmnoz@gmail.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): 1701 Vaughn Blvd / 3214 Ave I

Total Rezoning Acreage: 0.261 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): Block 70 Lot 8 for Vaughn ~~#858~~

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 0.144 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: 0.117 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 checked="" 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 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): M-U1 Proposed Zoning District(s): A-5

Current Use of Property: empty lot

Proposed Use of Property: single family

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)

LEGAL DESCRIPTION

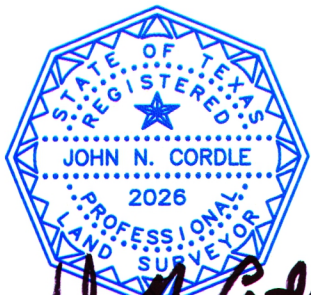
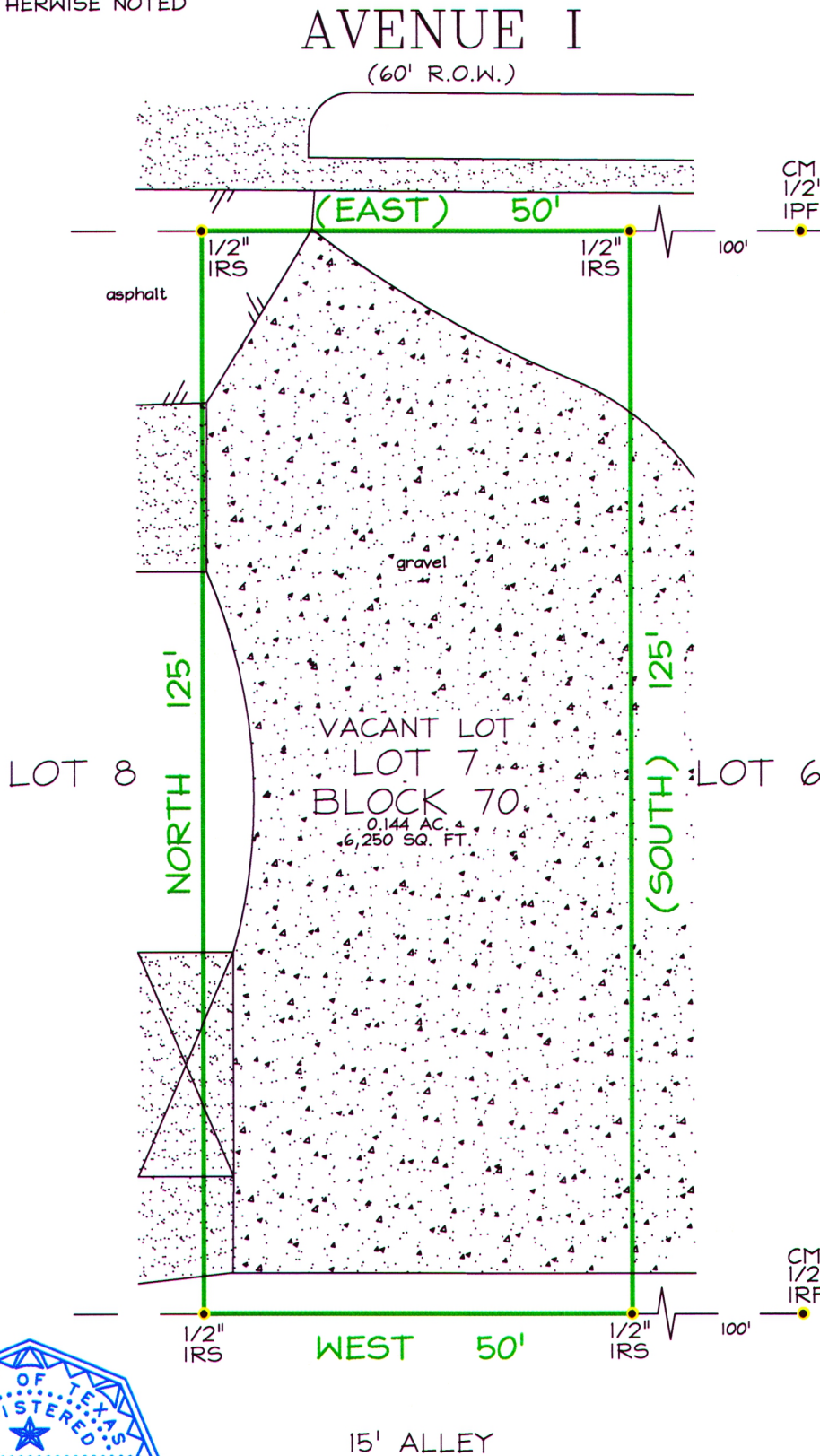
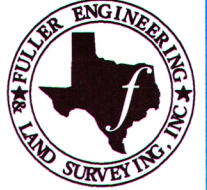
Texas Registered Engineering Firm # F-8331 and Surveying Firm # 10091800

BEING LOT 7 IN BLOCK 70, OF POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63, PAGE 109, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48439C0310 L, dated March 21, 2019, this property does not lie within a 100-Year Flood Hazard Area.

Scale: 1" = 20' Tech: JP Job No: ADDITIONAL BUILDING LINES/EASEMENTS PER CITY ZONING ORDINANCES & SUBDIVISION RESTRICTIONS/COVENANTS MAY AFFECT SUBJECT PROPERTY
Field: NB 19091N373

BUILDING LINES/EASEMENTS PER PLAT UNLESS OTHERWISE NOTED



Address: 3214 AVENUE I

Date: 09/20/2019

I hereby certify that this plat is true and correct to the best of my knowledge and belief as surveyed by me or under my direct supervision. This survey was done without a title search and shows only easements on the recorded subdivision plat and does not include other easements of record which may affect this property.

DATE: ACCEPTED BY:

Purchaser

Purchaser

FULLER ENGINEERING & LAND SURVEYING, INC.

LEGEND

- | | | | |
|---|------------------------------|---------------------------------------|------------------------|
| B.L. = Building Line | I.P.F. = Iron Pipe Found | ⊙ = Water Meter | —//— = Wood Fence |
| C.M. = Control Monument | I.R.F. = Iron Rod Found | P.O.S.E. = Public Open Space Easement | —○— = Chain Link Fence |
| D.E. = Drainage Easement | I.R.S. = Capped Iron Rod Set | R.O.W. = Right of Way | —□— = Iron Fence |
| D.U.E. = Drainage & Utility Easement | O.H.E. = Overhead Electric | ● = Power Pole | —X— = Wire Fence |
| M.E. = Maintenance Easement () = Record Data | U.E. = Utility Easement | ⊠ = Gas Meter | —■— = Electric Meter |
| ET = Electric Transformer () = Bearing Basis | | | |

LEGAL DESCRIPTION

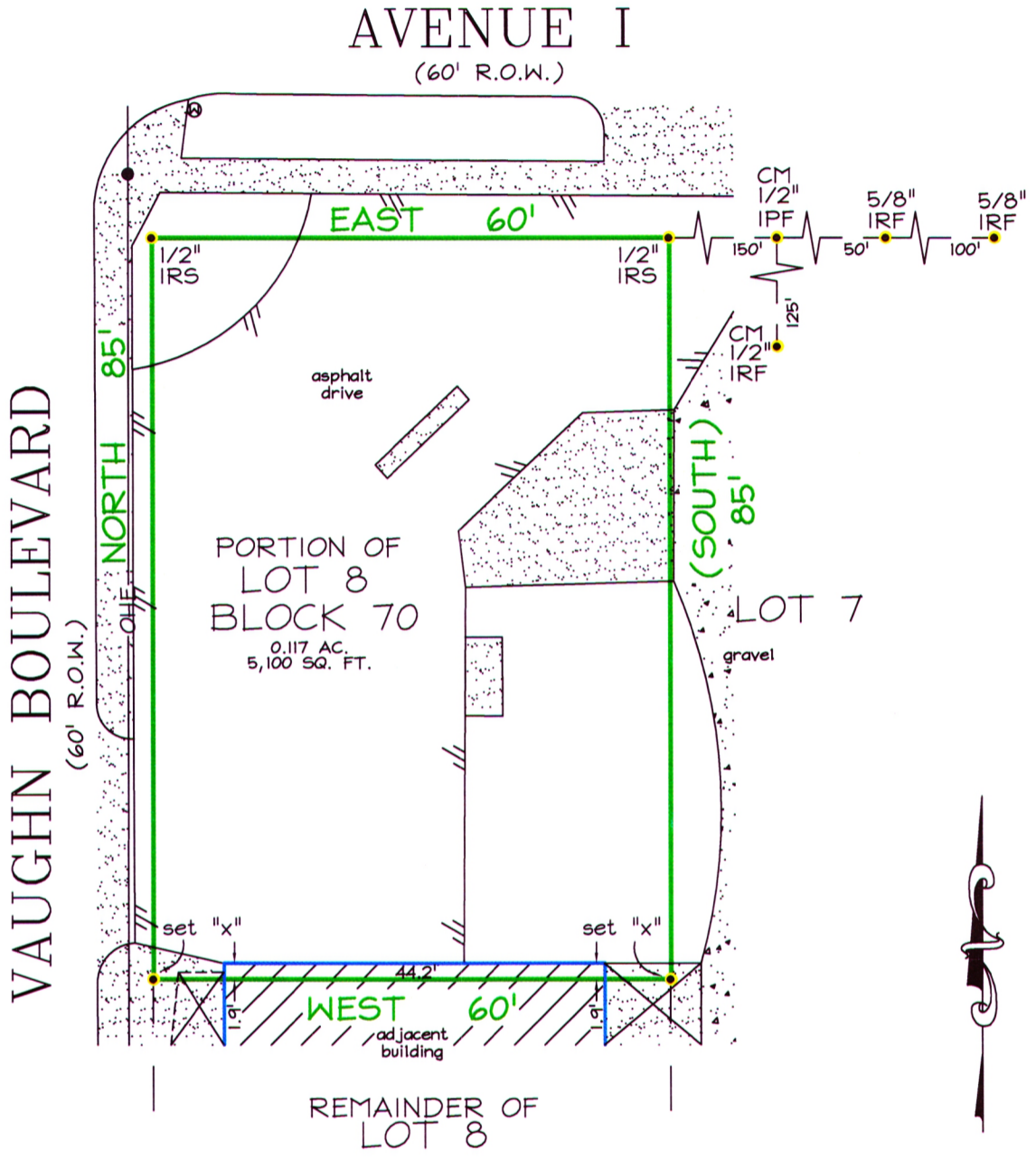
Texas Registered Engineering Firm # F-8331 and Surveying Firm # 10091800

BEING THE NORTH 85 FEET OF LOT 8 IN BLOCK 70, OF POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63, PAGE 109, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

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 Field: NB 19091N372

BUILDING LINES/EASEMENTS PER PLAT UNLESS OTHERWISE NOTED



Address: 1701 VAUGHN BOULEVARD

Date: 09/20/2019

I hereby certify that this plat is true and correct to the best of my knowledge and belief as surveyed by me or under my direct supervision. This survey was done without a title search and shows only easements on the recorded subdivision plat and does not include other easements of record which may affect this property.

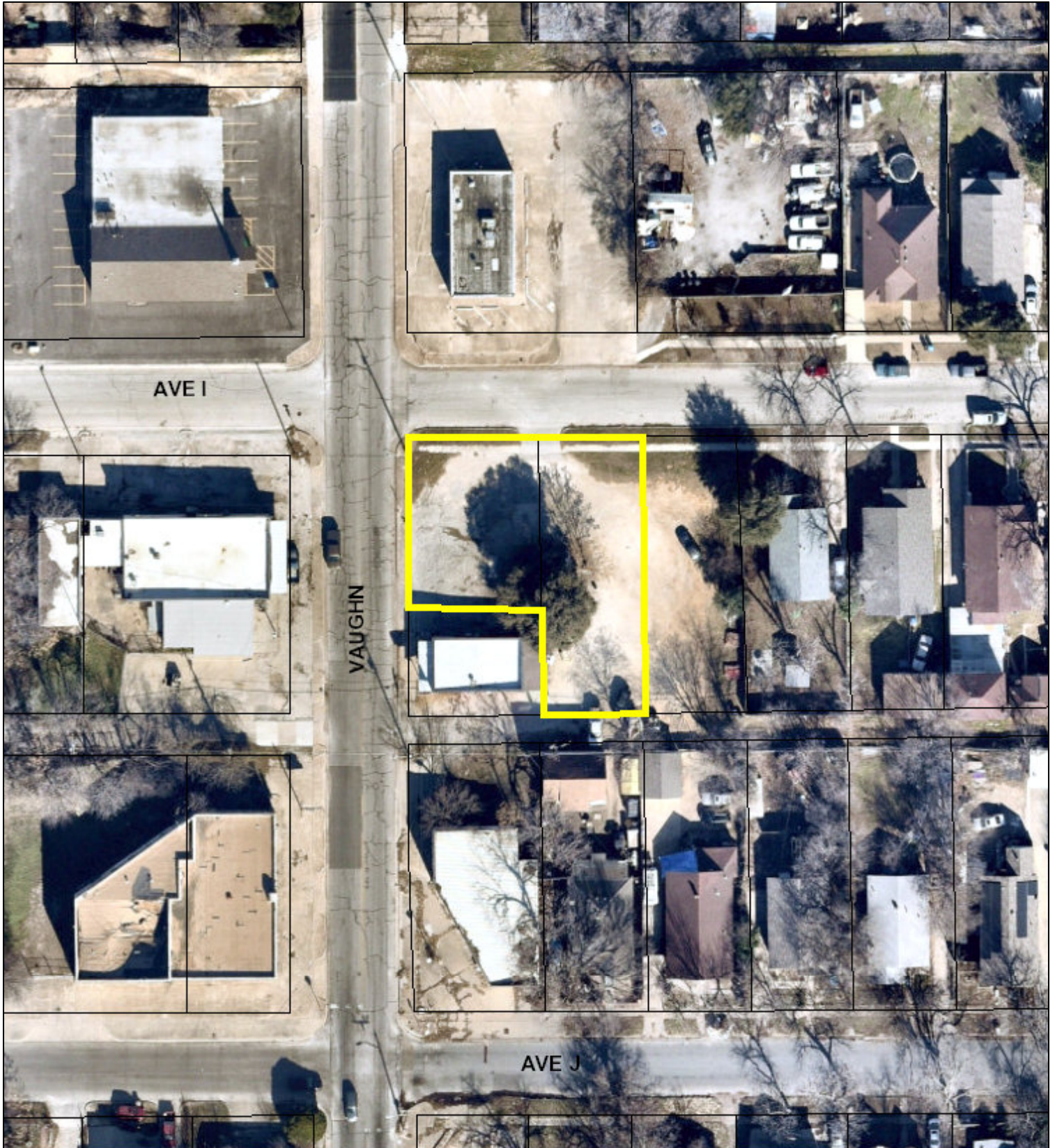
DATE: _____
 ACCEPTED BY: _____
 Purchaser _____
 Purchaser _____

**FULLER ENGINEERING
& LAND SURVEYING, INC.**

LEGEND

- | | | | |
|--------------------------------------|------------------------------|--------------------------------|----------------------------------|
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| C.M. = Control Monument | I.R.F. = Iron Rod Found | ⊕ = Public Open Space Easement | —○— = Chain Link Fence |
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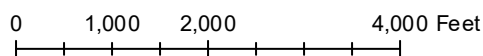
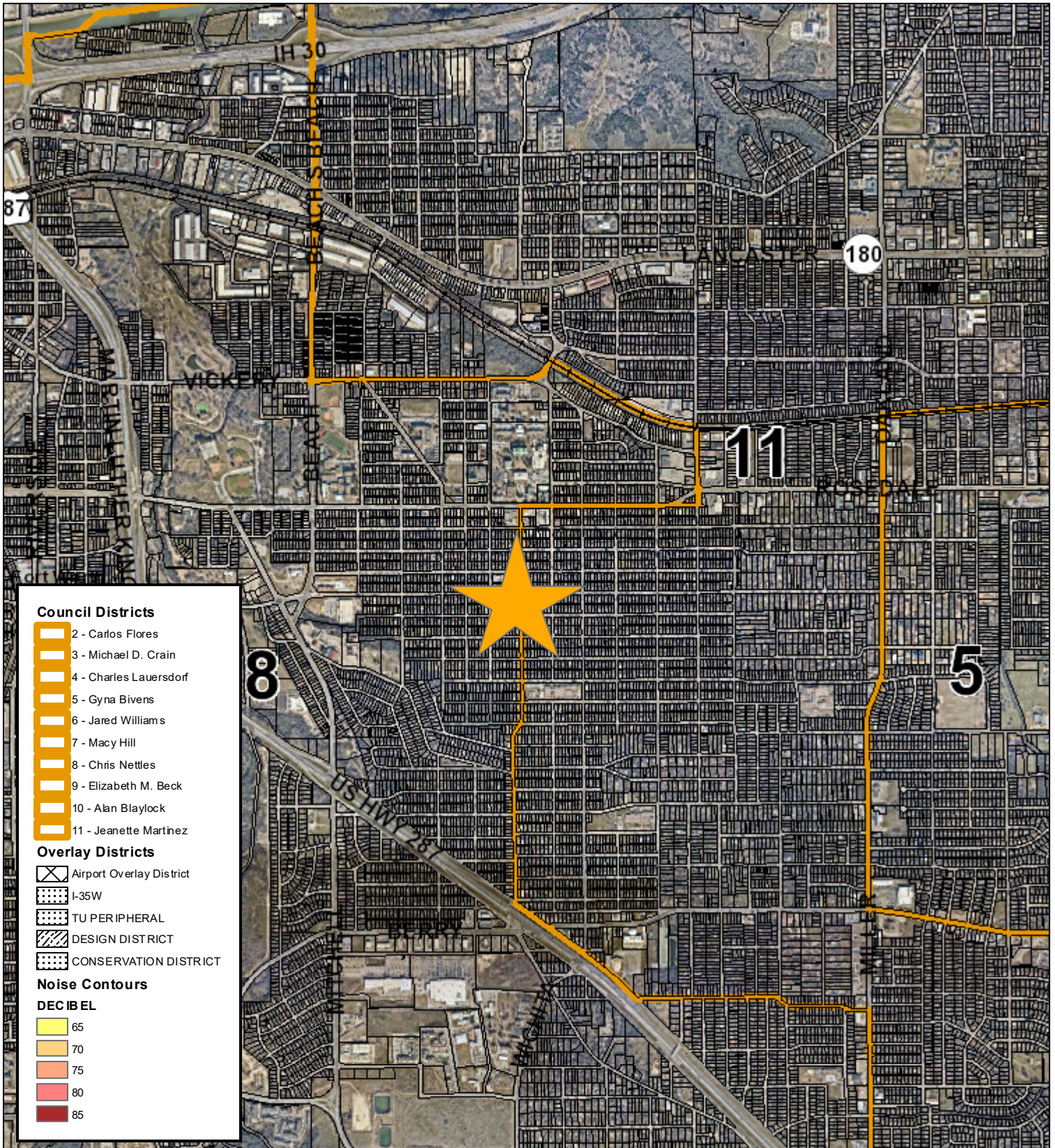
Aerial Photo Map



0 40 80 160 Feet



Area Map

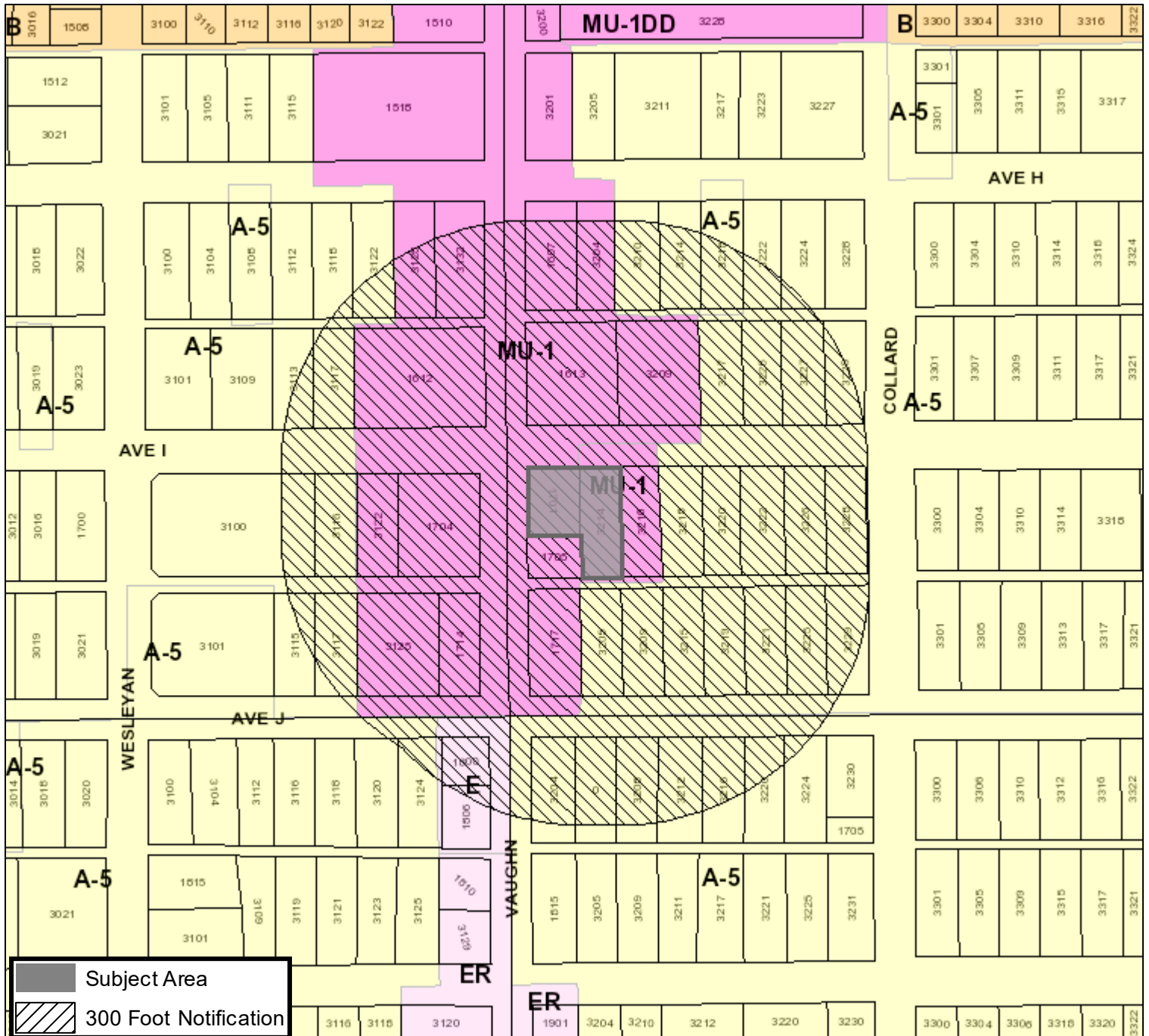






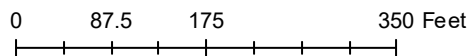
ZC-24-019

Area Zoning Map

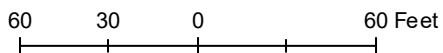
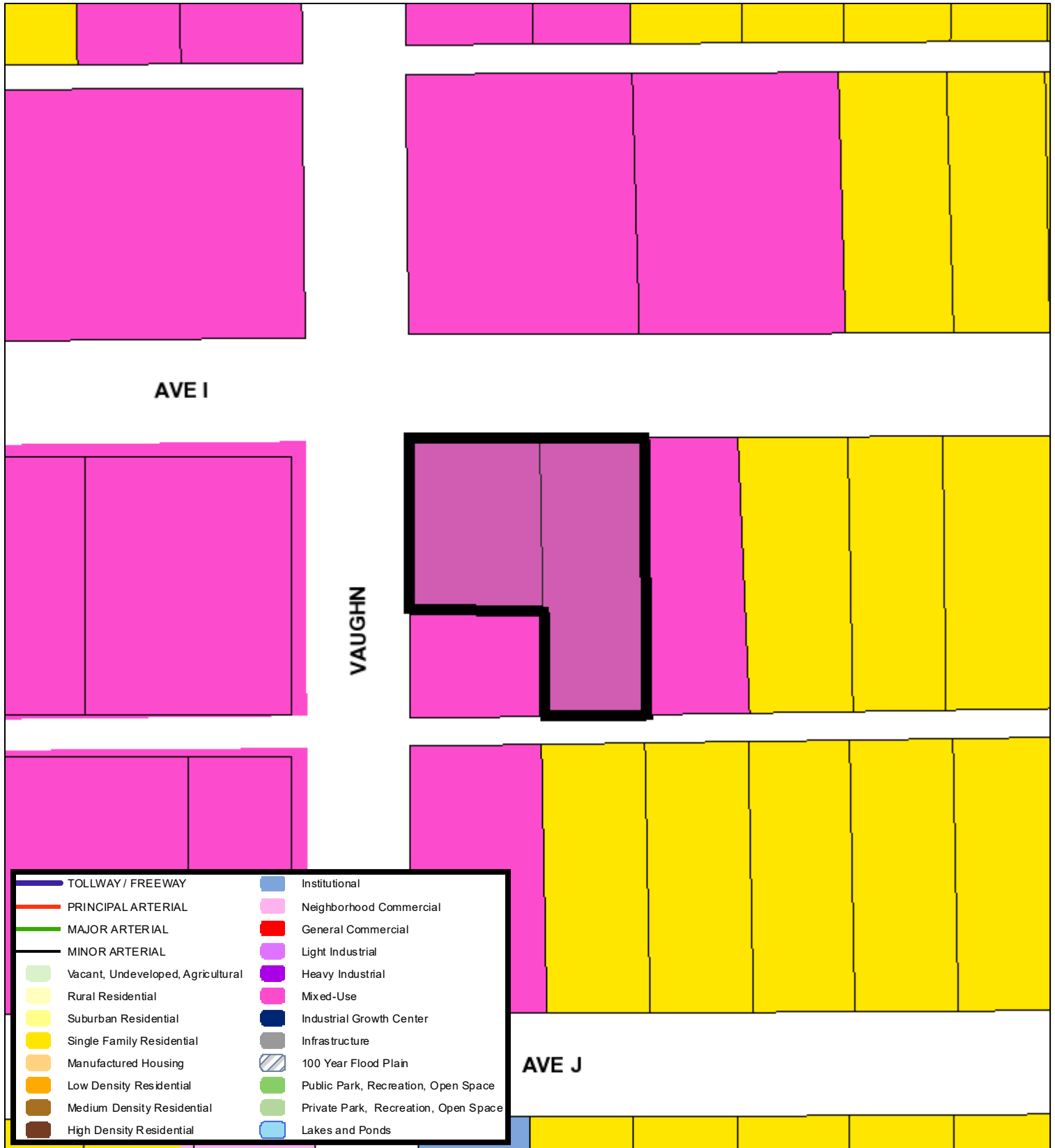
Applicant: Alejandra Rojero/
 Address: 1701 Vaughn Boulevard & 3214 Avenue I
 Zoning From: MU-1
 Zoning To: A-5
 Acres: 0.27422024
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 4/10/2024
 Contact: 817-392-2806



 Subject Area
 300 Foot Notification



Future Land Use



Location Map

