



# 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:	





## ZONING CHANGE / SITE PLAN APPLICATION

### CONTACT INFORMATION

PROPERTY OWNER 3904 Claridge, LLC  
 Mailing Address 2720 Colonial Pkwy City, State, Zip FW, Tx 76109  
 Phone 817-975-7007 Email tor.rubinson@gmail.com  
 APPLICANT Victoria Rubinson  
 Mailing Address 2720 Colonial Pkwy City, State, Zip FW, Tx, 76109  
 Phone 817-975-7007 Email tor.rubinson@gmail.com  
 AGENT / OTHER CONTACT \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ Email \_\_\_\_\_

*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): 3904 Claridge Ct  
 Total Rezoning Acreage: 0.24 ☒ 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): Mockingbird Lane Block 9 Lot 2

Is rezoning proposed for the entire platted area? ☒ Yes Total Platted Area: 0.24 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): A-10 Proposed Zoning District(s): PD A-10  
 Current Use of Property: Single Family home  
 Proposed Use of Property: Single Family home w/ 14ft screened wall

## 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)



We are applying for a zoning change that would allow the construction of our single-family home to stay as the plans clearly showed and were passed during the permitting and zoning process by the city and our 3rd party inspection company. The issue we are facing is that the screen wall on the front right of the house is higher than 8'. We had all of these details on our plans and were only notified with weeks to completion that this was not permitted. A screen wall may only be 8' tall or you must get a variance from the city.

Attached is the full set of permitted plans that were submitted and approved.

The first page is the project elevation obviously displaying this decorative side wall (screen wall):

# CLARIDGE CT.



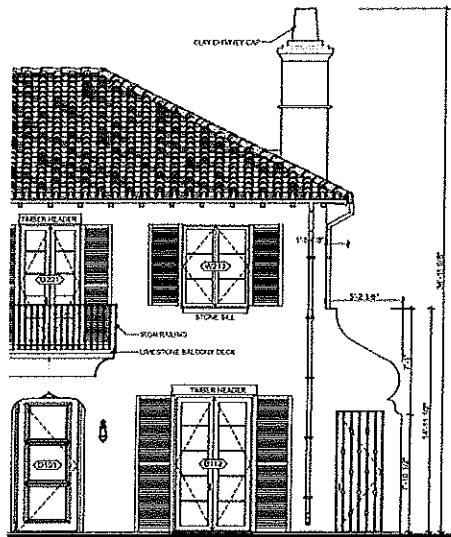
## DRAWING INDEX

A&P	COVER SHEET
A&I	SITE PLAN
A&S	SCHEDULES
A1-B	FIRST FLOOR PLAN
A1-C	SECOND FLOOR PLAN
A1-D	ROOF PLAN
A2-1	EXTERIOR ELEVATIONS
A2-2	EXTERIOR ELEVATIONS
A4-1	INTERIOR ELEVATIONS
A4-2	INTERIOR ELEVATIONS
F1-1	FIRST FLOOR PLAN-ELECTRICAL
S1-2	SECOND FLOOR PLAN-ELECTRICAL

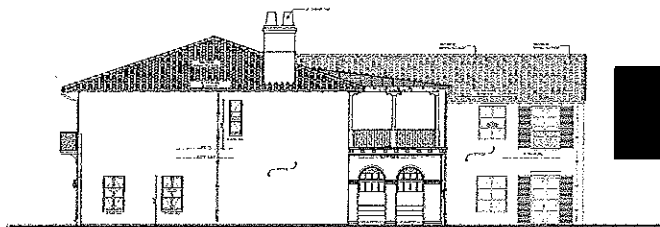




On page 10 of the submitted plans are all of the dimensions of the screen wall. Also, stamped and approved by the city.



1 FRONT ELEVATION  
12' x 12'



2 RIGHT ELEVATION  
12' x 12'



PROJECT: CLARIDGE CT.  
ARCHITECT: [Redacted]  
DATE: [Redacted]



A2.1

I am glad to know for future that a screen wall must be 8 foot or less or it requires a variance. Our intention was never to build something that was not to code. Had we been made known before it was completed, we would have certainly applied for a variance or modified as necessary. However, our plans were clearly detailed out and approved. The inspector green tagged us all the way to nearly the point of completion. Now, at the end of our project, they are asking us to modify a very expensive feature or apply for a zoning change that would permit the screen wall to stay as is constructed. We are thankful for your help in this matter.



FORT WORTH, 76109



**DOVETAIL DESIGN STUDIO**

201 Lipscomb St.  
Fort Worth TX, 76104  
www.dovetailds.com  
(t) 817.336.2222  
(e) info@dovetailds.com



A0.0	COVER SHEET
A0.1	SITE PLAN
A0.2	SCHEDULES
A1.0	FIRST FLOOR PLAN
A1.1	SECOND FLOOR PLAN
A1.2	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A4.1	INTERIOR ELEVATIONS-
A4.2	INTERIOR ELEVATIONS-
E1.1	FIRST FLOOR PLAN-ELECTRICAL
E1.2	SECOND FLOOR PLAN-ELECTRICAL

**PROJECT:**

CLARIDGE CT.

3904 CLARIDGE CT.  
FORT WORTH, TX 76109

Project Number: 001

PRINTED: 4/12/22

ISSUED:

REVISIONS

COVER SHEET

## A0.0

PERMIT SET





PRINTED: 4/12/22

ISSUED:

[illegible]

## EXTERIOR ELEVATIONS

## A2.1

ERMIT SET





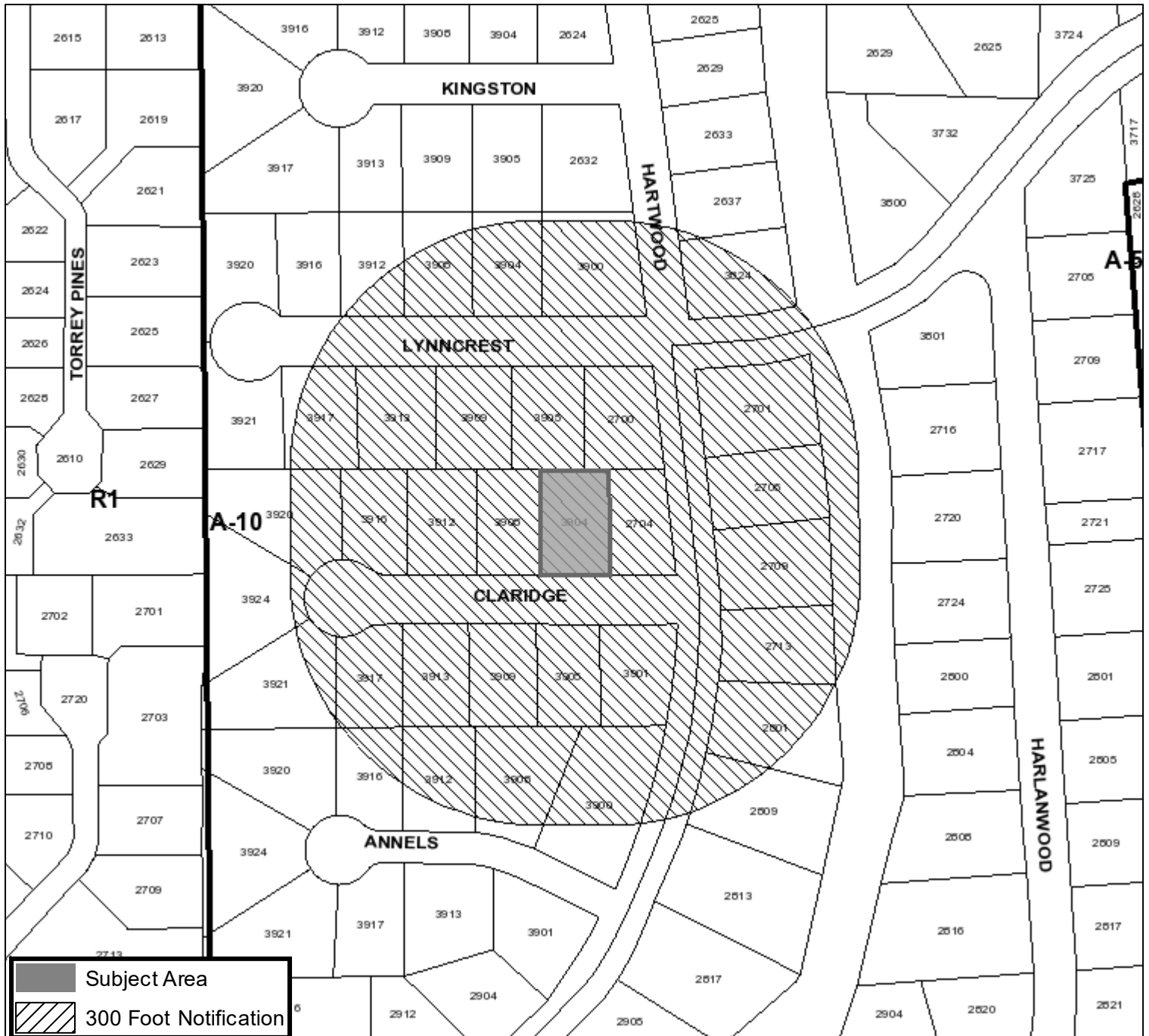




2023-166

## Area Zoning Map

Applicant: Victoria Robinson  
Address: 3904 Claridge Court  
Zoning From: A-10  
Zoning To: PD/A-10 Planned Development for all uses in "A-10" One-Family minus certain uses with a  
Acres: 0.24117151  
Mapsc0: Text  
Sector/District: TCU/Wescliff  
Commission Date: 11/8/2023  
Contact: null



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