

NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a $\frac{1}{2}$ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment. You may:

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 Zoning Commission

City Council

Location: Council Chambers, Second Floor of City Hall

LOCATION MAP

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.

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 Represe	entative:



FORT WORTH. ZONING CHANGE APPLICATION



APPLICATION INSTRUCTIONS

All application materials and attachments should be submitted electronically through the Accela Online Permitting System:

Click Here to Apply Online or visit www.fortworthtexas.gov/zoning

The deadline to submit applications is the first Monday of each month at 5:00 pm. Completed applications will be scheduled for Zoning Commission consideration the following month. All incomplete or inaccurate applications will be placed on hold until the applicant has made the required changes. These applications will be re-evaluated on the next deadline day.

Please refer to the most recently adopted **Zoning Commission Calendar** for exact filing deadlines and meeting dates.

For more information about rezoning and the public hearing process, please visit www.fortworthtexas.gov/zoning.

FEE SCHEDULE

Base Zoning Change Fee

Site Acreage	Fee
Less than 1 acre	\$1,200*
1 – 5 acres	\$1,800
5.01 – 10 acres	\$2,700
10.01 – 25 acres	\$3,300
25.01 or more acres	\$3,300 plus \$75 per acre (not to exceed \$9,000)

^{*} A reduced fee of \$450 applies when less than one acre of property is downzoned to a one or two-family district consistent with the Future Land Use Plan.

Additional Fees for Planned Developments (PD) or Conditional Use Permits (CUP) Site Plan Review

Site Acreage	Fee
0 – 5 acres	\$1,200
5.01 – 10 acres	\$2,700
10 or more acres	\$3,300 plus \$75 per acre (not to exceed \$9,000)
PD or CUP with Development Standard Waiver Requests	\$750 Additional Fee

Other Fees

Site Plan Submittal or Amendment (with public hearing)	\$800
Administrative Site Plan Amendment (staff review only)	\$250
Comprehensive Plan Inconsistency Fee	\$600
Hearing Continuance at Applicant's Request (after public notice)	\$600
Paper Filing Fee	\$50
Zoning-Multi Family Dwelling (MFD/PD)	\$600 for the first waiver and then \$300 after
Quick Turn (request to expedite City Council consideration)	Twice the total application fee as calculated above

Please note: To determine if your site is within a Neighborhood Empowerment Zone (NEZ) and if you qualify for the program benefits, please contact 817-392-7316. In order to qualify for fee waivers on this Zoning Change Application, the NEZ application must be completed and approved prior to submission of the Zoning Change Application. Otherwise, full zoning fees will apply.

⁻ An additional fee of \$600 applies when the proposed zoning is inconsistent with the City's adopted Comprehensive Plan.



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Fort Worth Housing Solutions				
Mailing Address1407 Texas Street	City, State, Zip _ Fort Worth, Texas 76102			
Phone 817-333-3400 Email mmlemor				
APPLICANT Mary-Margaret Lemons				
Mailing Address1407 Texas Street	City, State, Zip Fort Worth, Texas 76102			
Mailing Address1407 Texas Street Phone817-333-3400Emailmmlemo	ons@fwhs.org			
AGENT / OTHER CONTACT				
Mailing Address	City, State, Zip			
Phone Email				
Note: If the property owner is a corporation, partnership, trust, etc., person signing the application is legally authorized to sign on behalf				
PROPERTY DESC	CRIPTION			
Site Location (Address or Block Range):5012 E Rosedale St. F	Fort Worth, TX 76105			
Total Rezoning Acreage: N/A \Box 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 description or certified metes and bounds description is required for each t				
Is the property platted?				
	, LOT 1R, BLOCK B			
Is rezoning proposed for the entire platted area? \square Yes \square No	Total Platted Area: 2.0692 acres			
No proposed rezonir Any partial or non-platted tract will require a certified metes and				
NO – NOT PLATTED A Registered Texas Surveyor's certified metes and bounds legal the surveyor's name, seal, and date. The metes and bounds mu metes and bounds descriptions must close. If the area to be rez the deed description is acceptable. The certified metes and bounds	st begin at a corner platted lot or intersect with a street. All oned is entirely encompassed by a recorded deed, a copy of			
Total Area Described by Metes and Bounds:	acres			

Site Plan Amendment

☑ Submitting a required site plan for an existing PD

(no change to development standards or waivers)

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

☐ Rezoning from one standard zoning district to another

☐ Rezoning to Planned Development (PD) District

☐ Adding a Conditional Use Permit (CUP) Overlay	☐ Amending a previously approved PD or CUP site plan
\square Modifying development standards, waivers, and/or land	Existing PD or CUP Number:
uses for an existing PD or CUP	Previous Zoning Case Number:
DEVELOPMENT	INFORMATION
Current Zoning District(s): PD1261	Proposed Zoning District(s):
Current Use of Property: None, vacant building	
Proposed Use of Property: Community Center and tenal	nt space
For Planned Develonm	ent (PD) Requests Only
irst, reference Ordinance <u>Section 4.300</u> to ensure your project	ACCOUNT OF LIGHT AND A WART OF STREET, LEADING TO LIGHT AND A THE STREET, TO
3	
ase Zoning District Proposed for PD:	
and Uses Being Added or Removed:	
are Development Standards or Waivers being requested? \Box Ye	es 🗆 No If yes, please list below:
$\centsymbol{\square}$ Site Plan Included (completed site plan is attached to this app	olication)
I Site Plan Required (site plan will be submitted at a future time	e for approval by Zoning Commission and City Council)
l Site Plan Waiver Requested (in the box above, explain why a	waiver is needed)
For Conditional Use Peri	mit (CUP) Requests Only
urrent Zoning of Property:PD1261	
dditional Use Proposed with CUP: Food truck park	
re Development Standards or Waivers being requested? 🗆 Ye	es 🛛 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.

The project is redeveloping an existing vacant building into a community center and a tenant business space to support the new Hughes House development. The site is proposed to house a new outdoor space that includes a community garden, shade structures and an open artificial lawn. We are requesting a CUP for the proposed food truck area adjacent to the proposed lawn that has the potential for maximum of four food trucks at a given time.			

ADDITIONAL QUESTIONS

1.	Is this property part of a current Code Compliance case? ☐ Yes ☒ No If yes, please explain:
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? \Box Yes $\ igtie X$ No
	The <u>Fort Worth Neighborhood Database</u> includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the <u>Online Zoning Map</u> or contact <u>Community Engagement</u> . 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) \square Sí \square 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.
	\square A copy of the recorded plat or certified metes and bounds description (page 2)
	\square An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
	\square 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

Page **6** of **7** Revised 11/29/2022

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Out of Cincol and Cinc	08 (Nov 20 2023 09:59 CST)
Owner's Signature (of the above referenced property):	IOIIS (1707 20, 2023 03.35 C31)
Housing Authority of the City of Fort V	Vorth, Texas dba Fort Worth Housing Solutions,
Owner's Name (Printed): a Texas public housing authority	
By: Mary-Margaret Lemons, Presiden	t
If application is being submitted by an applicant or agent other	r than the property owner, complete the section below:
AUTHORITY IS HEREBY GRANTED TO (NAME)	ACTING ON MY
BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPR	RAISAL DISTICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY
OF F O R T W O R TH , TE X A S , TO REQUEST A CHANGE	IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:
	(CERTIFIED LEGAL DESCRIPTION)
	x
Owner's Signature (of the above referenced property)	Applicant or Agent's Signature
owner 5 Signature (or the above referenced property)	Applicant or Agent's Signature
Owner's Name (Printed)	Applicant or Agent's Name (Printed):



Project Identification:

SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

	Site Address and Legal Description
	Title of project or development (in bold letters) in the lower righthand corner of the plan
	Date of preparation or revision, as applicable
	Vicinity map, north arrow, and scale
	Label the zoning case number in the lower righthand corner of the plan, below the title
	Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title
Sit	e Conditions:
	Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those
	proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories,
	land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction
	material(s); and the location of all entrances and exits to buildings.
	Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed
	surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including
	the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or
	flow diagrams.
	Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not
	proposed for vehicular paving and circulation.
	<u>Dumpsters/Air Conditioners/Compactors</u> – The size and location of all garbage containers, compactors, ground mounted air
	conditioners, etc., including the screening material identification and height thereof.
	Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
	Setbacks and Easements - Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and
	recorded plats.
	Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties
	abutting the site.
	For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a
	specific minimum percentage or other language defining how open space will be calculated for your project.
Ge	neral Notes:
The	e following notes should be included on all site plans:
	 Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements
_	for Section" (reference section for your specific zoning district)
	This project will comply with <u>Section 6.302, Urban Forestry</u> .
	All signage will conform to Article 4, Signs.
	All provided lighting will conform to the Lighting Code.
	multifamily projects in CR, C, or D districts, also include the following note: This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.
Ш	This project will comply with the Multifamily Design Standards (MFD) and an MFD site Fian shall be submitted.
Ple	ase make sure to carefully review the development and design standards for your zoning district in Chapter 4 of the Zoning Ordinance. If any waivers
	m these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a

from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.

Zoning Change application with signature block

Final Audit Report

2023-11-20

Created:

2023-11-20

Ву:

Chris Key (ckey@fwhs.org)

Status:

Signed

Transaction ID:

CBJCHBCAABAAAZyO1Cqn2FLub0Z3laMGcfa8CrpDMKpo

"Zoning Change application with signature block" History

- Document created by Chris Key (ckey@fwhs.org) 2023-11-20 2:53:18 PM GMT
- Document emailed to Mary-Margaret Lemons (mmlemons@fwhs.org) for signature 2023-11-20 2:54:03 PM GMT
- Email viewed by Mary-Margaret Lemons (mmlemons@fwhs.org) 2023-11-20 2:59:27 PM GMT
- Document e-signed by Mary-Margaret Lemons (mmlemons@fwhs.org)
 Signature Date: 2023-11-20 2:59:33 PM GMT Time Source: server
- Agreement completed. 2023-11-20 - 2:59:33 PM GMT

WATER / WASTEWATER IMPACT FEES

The City of The Colony has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater

UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

TRANSPORTATION IMPACT FEES

The City of The Colony has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of The Colony.

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/exercise/ buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owner association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

- 1. The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone (4202) with an applied combined scale factor of 1.00012.
- 2. The grid coordinates shown are based upon the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, U.S. Survey Feet.
- 3. According to Community Panel Nos. 48439C0330K, dated September 25, 2009, and 48439C0310L, dated March 21, 2019, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas. Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 4. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statuses and is subject to fines and withholding of utilities and building permits.

OWNER'S CERTIFICATION

BEING a 2.4927 acre (108,580 square foot) tract of land situated in the Daniel Dulaney Survey, Abstract No. 411, City of Fort Worth, Tarrant County, Texas, and being all of Block B, J.A. Cavile Place, an addition to the City of Fort Worth according to the plat recorded in Volume 388-Y, Page 107, Plat Records, Tarrant County, Texas, and being all of Lots 1 & 2, Block B, J.A. Cavile Place, an addition to the City of Fort Worth, according to the plat recorded in Volume 388-186, Page 28, said Plat Records, and being more particularly described as follows:

BEGINNING at the southeast corner of said Block B (Vol. 388-Y, Pg. 107), and being in the north line of Avenue G, a 50-foot right-of-way, from which a 1/2-inch iron rod found bears North 33°27'33" West, a distance of 0.19 feet;

THENCE South 89°40'59" West, along the south line of said Block B, and along the said north right-of-way line, a distance of 327.65 feet to a 5/8-inch iron rod found for the southwest corner of said Block B;

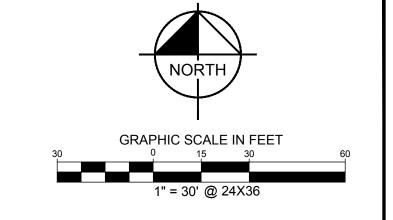
THENCE North 00°43'59" West, along the west line of said Block B, a distance of 300.01 feet to a mag nail recovered at the northwest corner of said Block B, and being in the south right-of-way line of Rosedale Street (a variable width right-of-way);

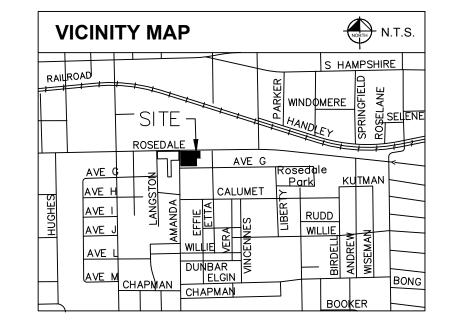
THENCE North 89°40'59" East, along the said south right-of-way line and the north line of said Block B, a distance of 402.21 feet to a point for corner, being the northeast corner of said Lot 2;

THENCE South 00°49'01" East, along the east line of said Lot 2, a distance of 138.02 feet to a point for corner, being the southeast corner of said Lot 2, from which a 5/8-inch iron rod found bears North 14°13'26" East, a distance of 0.72 feet;

THENCE South 89°40'59" West, along the south line of said Lot 2, a distance of 75.00 feet to a point for corner, being the southwest corner of said Lot 2;

THENCE South 00°49'01" East, along the east line of said Block B (Vol. 388-Y, Pg. 107), a distance of 162.00 feet to the POINT OF **BEGINNING** and containing 108,580 square feet or 2.4927 acres of land, more or less.



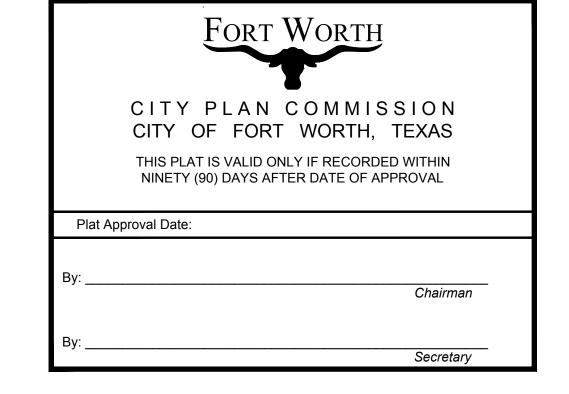


LINE TYPE LEGEND		
	BOUNDARY LINE	
	EASEMENT LINE	

LEGEND

IRF = IRON ROD FOUND CFF = CROWS FOOT FOUND IRFC = IRON ROD FOUND CAPPED IRSC = 5/8" IRON ROD SET W/ "KHA" CAP MNR = MAG NAIL RECOVERED POB = POINT OF BEGINNING

	LAND USE
1 N	MULTI-FAMILY LOT
GF	ROSS AREA = 2.4927 ACRES
RIG	GHT-OF-WAY DEDICATION AREA = 0.4234 ACRES
NE	T AREA = 2.0692 ACRES



FINAL PLAT LOT 1R, BLOCK B J.A. CAVILE ADDITION BEING A REPLAT OF BLOCK B, J.A. CAVILE PLACE AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN VOL. 388-Y, PG. 107, PRTCT AND LOTS 1 & 2, BLOCK B, J.A. CAVILE PLACE AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN VOL. 388-186, PG. 28, PRTCT 2.4927 ACRES SITUATED IN THE DANIEL DULANEY SURVEY ABSTRACT NO. 411 CITY OF FORT WORTH TARRANT COUNTY, TEXAS

Fort Worth, Texas 76102 FIRM # 10194040 www.kimley-horn.com <u>Scale</u> <u>Date</u>

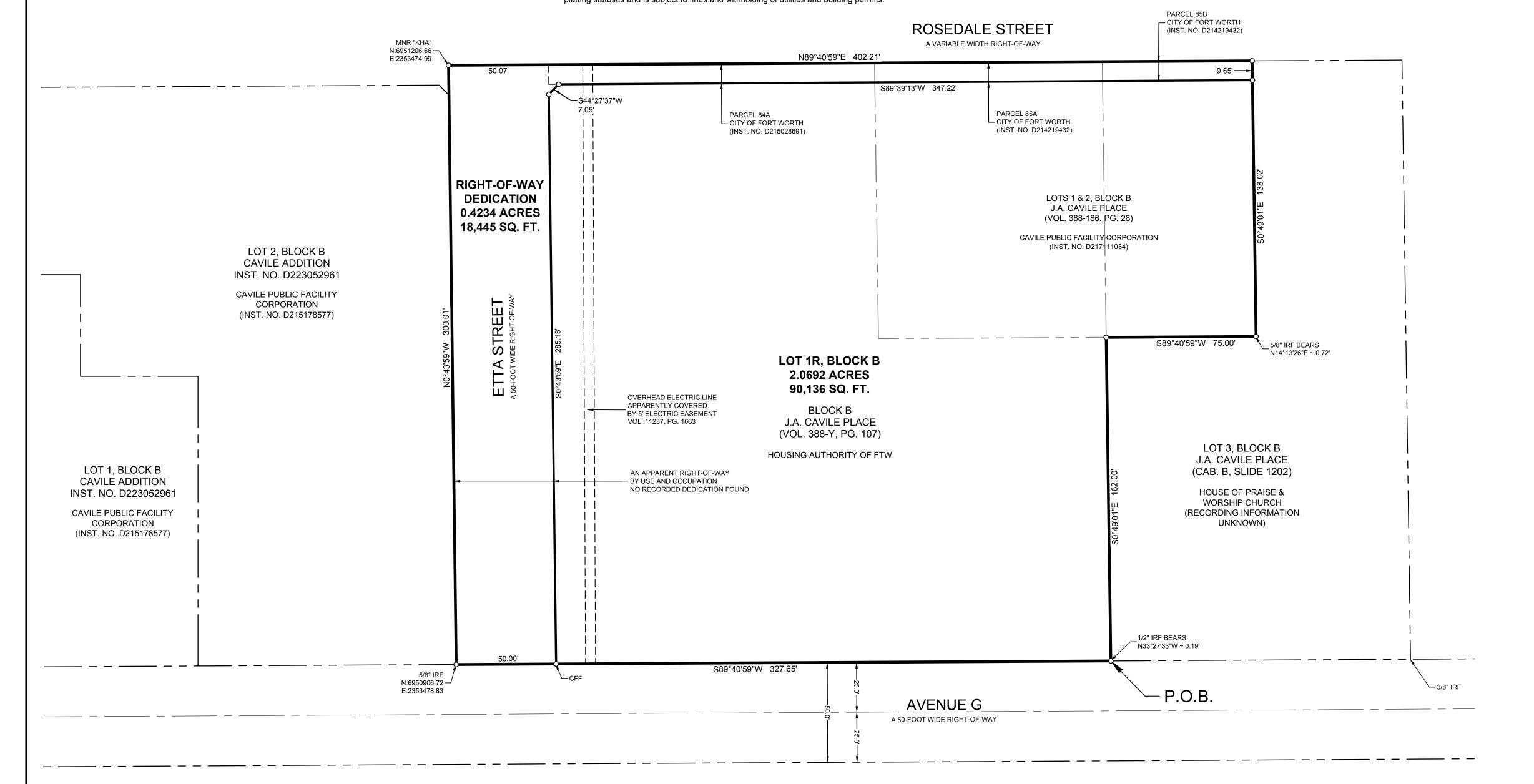
JDW

9/25/2023

061310602

CRG

1" = 30'



SURVEYOR'S CERTIFICATION

I, Joshua D. Wargo, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision, and that all corners are shown hereon

Housing Authority of FTW 1201 E 13th Street, Fort Worth, Texas 76102 Cavile Public Facility Corporation Ph. 817-962-2193

1201 E 13th Street,

Fort Worth, Texas 76102

SURVEYOR Joshua D. Wargo, RPLS Kimley-Horn and Associates, Inc. 801 Cherry Street, Unit 11, Suite 1300 Fort Worth, Texas 76102

Joshua D. Wargo Registered Professional Land Surveyor No. 6391

CITY OF FORT WORTH CASE NO.

PREĹÍMIŇARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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Applicant: Fort Worth Housing Solutions

Address: 4903 Pollard-Smith Avenue and 5012 - 5016 (evens) Rosedale Avenue

Zoning From: PD1259
Zoning To: Add Site plan
Acres: 2.49267978

Mapsco: Text

Sector/District: Southeast Commission Date: 12/13/2023

Contact: null



