



# 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  
100 Fort Worth Trail, 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: 100 Fort Worth Trail; Council Chambers	
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:	





SP-25-009

## Aerial Photo Map

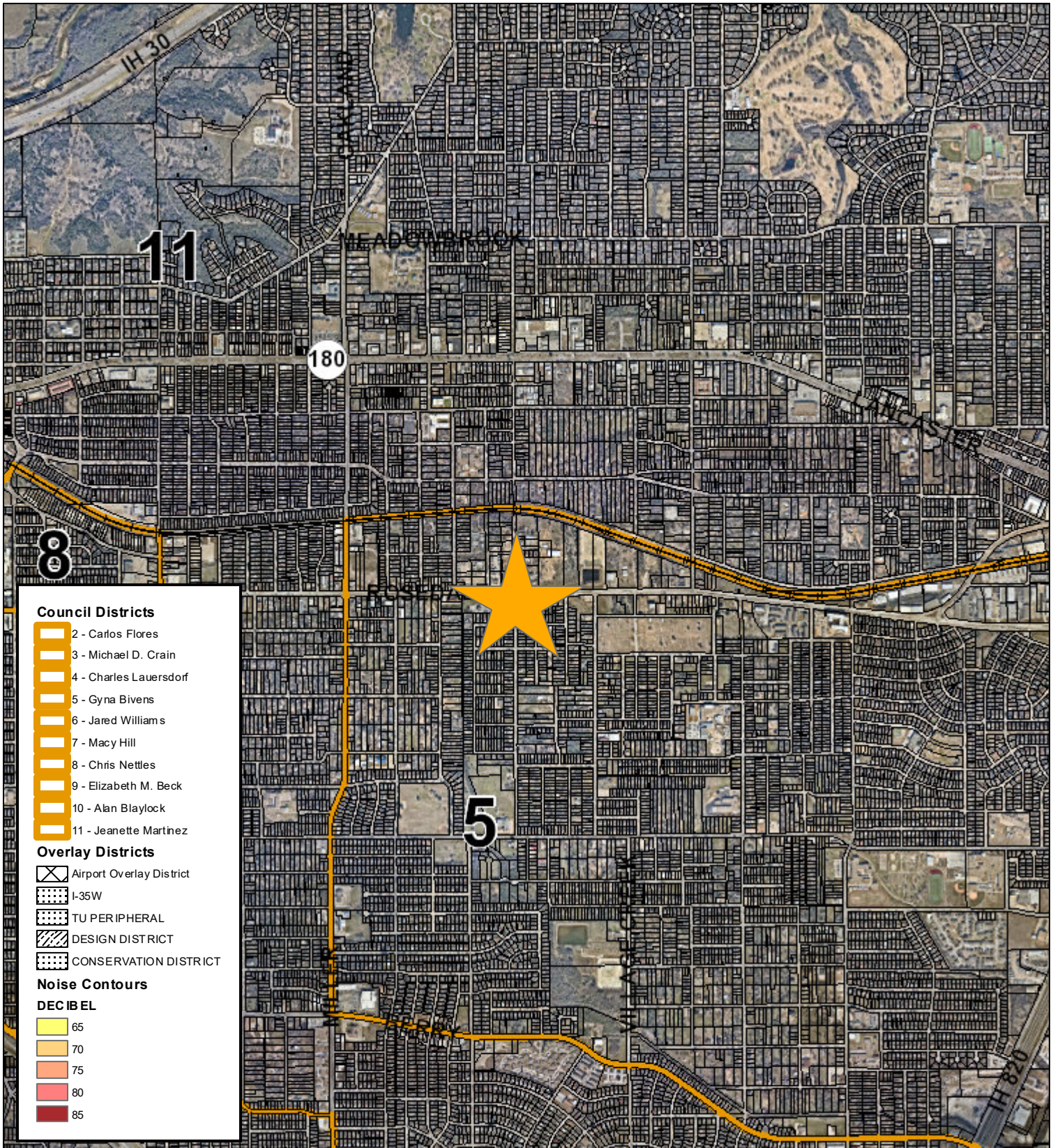


0 115 230 460 Feet





## Area Map



0 1,000 2,000 4,000 Feet

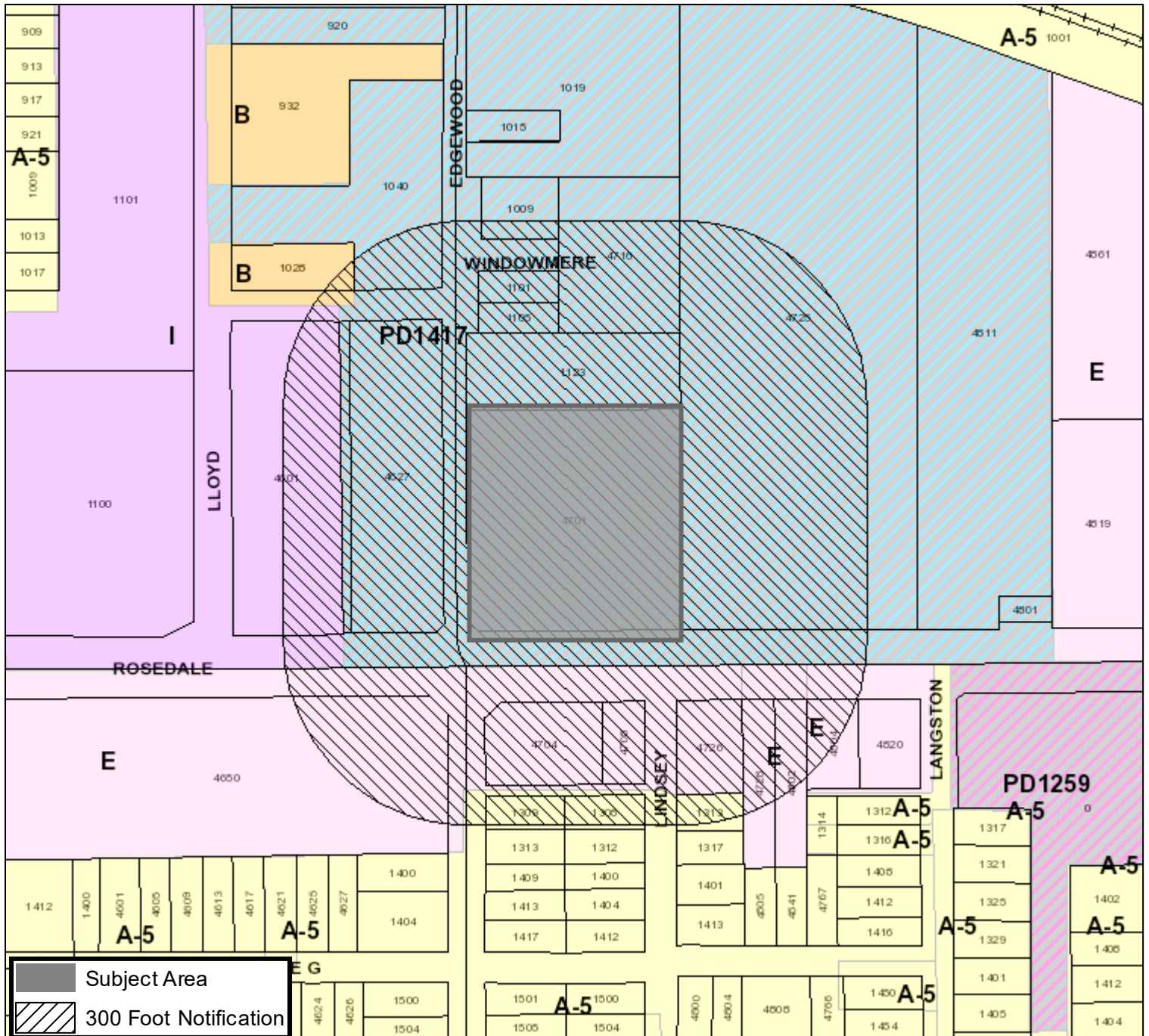




SP-25-009

## Area Zoning Map

Applicant: Huong Dao Vipassana B Center/ Westwood  
Address: 4717 E. Rosedale Street  
Zoning From: PD 1417 for CF uses with religious campus  
Zoning To: Required site plan to add accessory storage building  
Acres: 3  
Mapsc0: Text  
Sector/District: Southeast  
Commission Date: 7/9/2025  
Contact: 817-392-8190

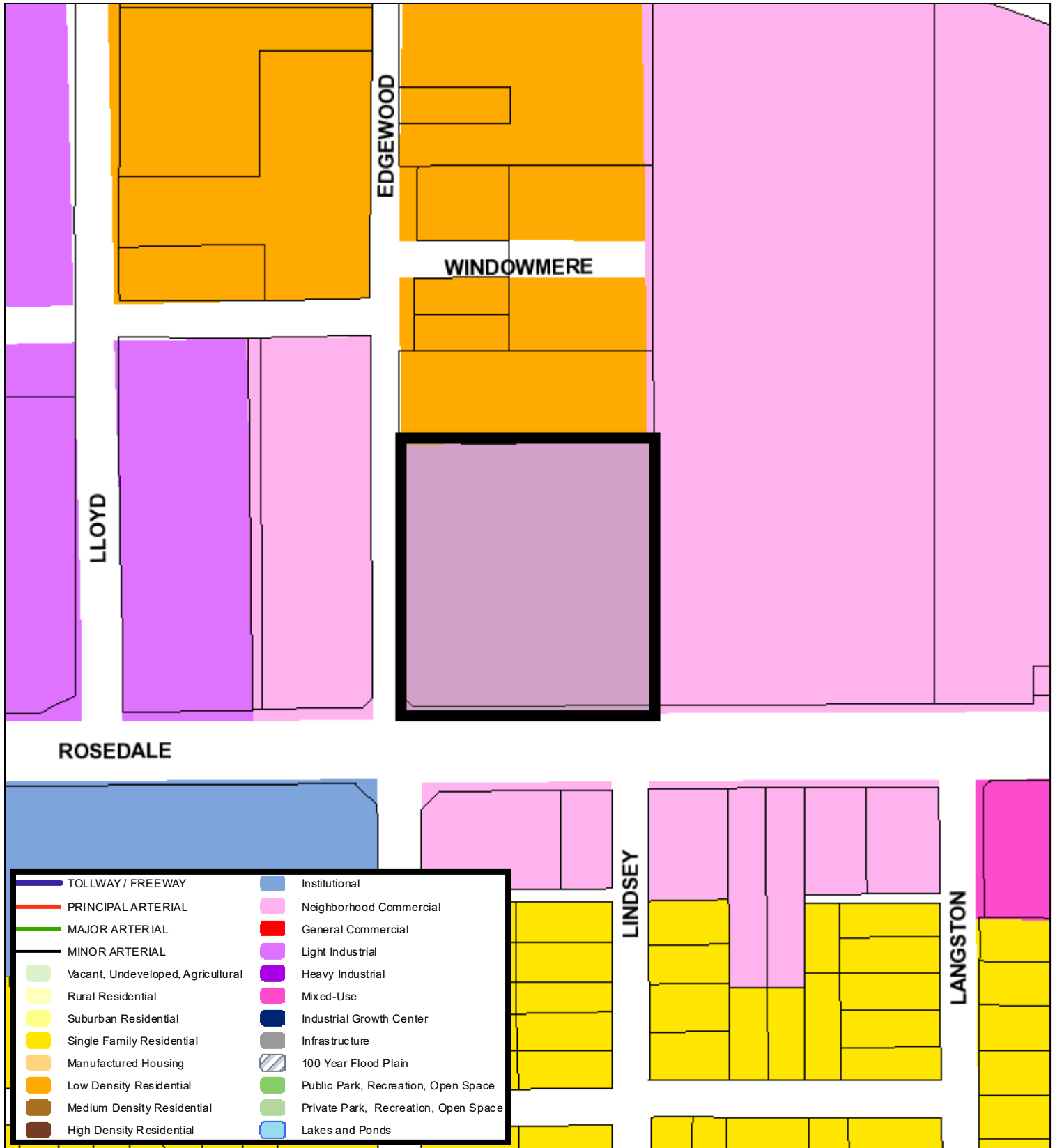






SP-25-009

## Future Land Use



180 90 0 180 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.

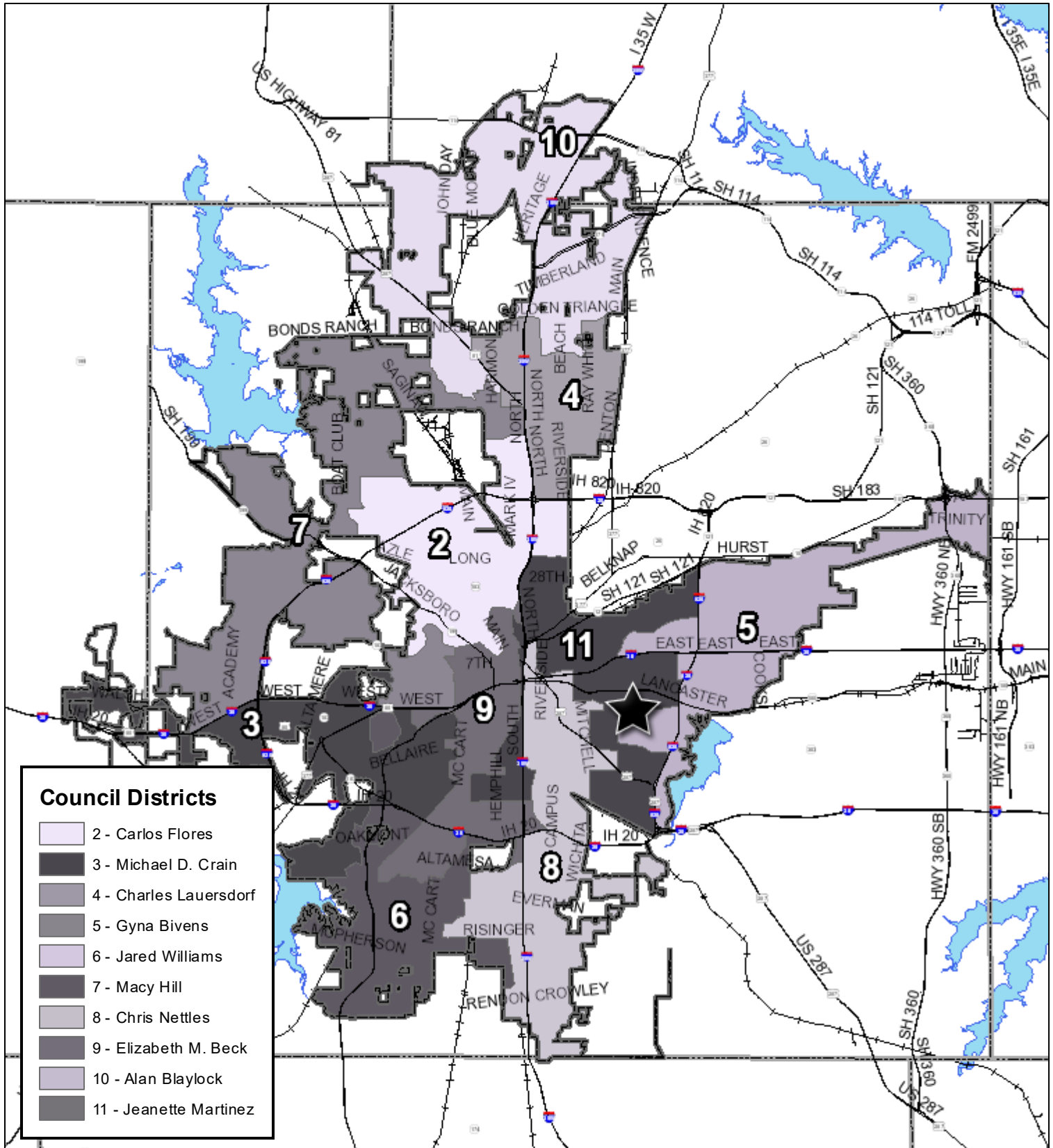






SP-25-009

## Location Map



0 2.5 5 10 Miles





# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** Huong Dao Vipassana B Center

Mailing Address 4717 E Rosedale Street City, State, Zip Fort Worth, TX  
76107

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

**APPLICANT** Same as owner

Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

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

**AGENT / OTHER CONTACT** Westwood Professional Services

Mailing Address 500 W 7th St, Ste 1300 City, State, Zip Fort Worth, Tx 7612

Phone 8174127155 Email maddie.white@westwoodps.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): 4717 E Rosedale St, Fort Worth, TX 76105

Total Rezoning Acreage: 3 ☐ 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): Lot 1 & 2 C.S. De Volls Addition Vol 388 PG 51

Is rezoning proposed for the entire platted area? ☐ Yes ☐ No Total Platted Area: 3 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
<div><input type="checkbox"/> Rezoning from one standard zoning district to another</div> <div><input type="checkbox"/> Rezoning to Planned Development (PD) District</div> <div><input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay</div> <div><input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP</div>	<div><input checked="" type="checkbox"/> Submitting a required site plan for an existing PD (no change to development standards or waivers)</div> <div><input type="checkbox"/> Amending a previously approved PD or CUP site plan</div> <div>Existing PD or CUP Number: 1417</div> <div>Previous Zoning Case Number:</div>

DEVELOPMENT INFORMATION

Current Zoning District(s): PD 1417 Proposed Zoning District(s): PD 1417

Current Use of Property: religious facilities

Proposed Use of Property: religious facilities

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.

The purpose of this request is to provide a PD site plan for the southern 2.88 acre on tract 3. Located at the intersection of E Rosedale and S Edgewood Terrace.

The existing buildings on site will remain with an additional kitchen and accessory building proposed. The property will comply with the PD zoning 1417. Please see PD Site plan for further information.

## 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



## 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.*

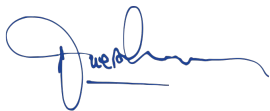
Owner's Signature (of the above referenced property):  \_\_\_\_\_

Owner's Name (Printed): LAM NGUYEN

### If application is being submitted by an applicant or agent other 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 APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

\_\_\_\_\_ (CERTIFIED LEGAL DESCRIPTION)



Owner's Signature (of the above referenced property)

LAM NGUYEN

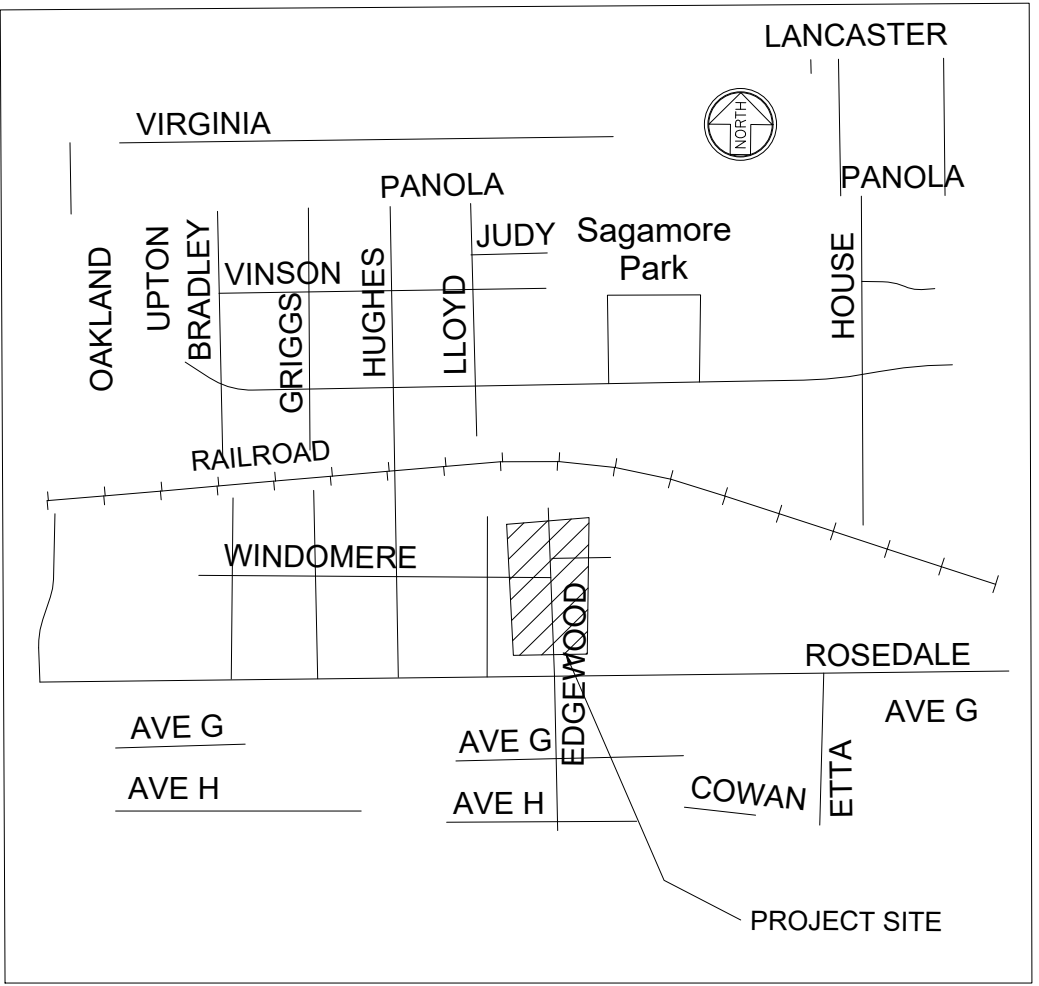
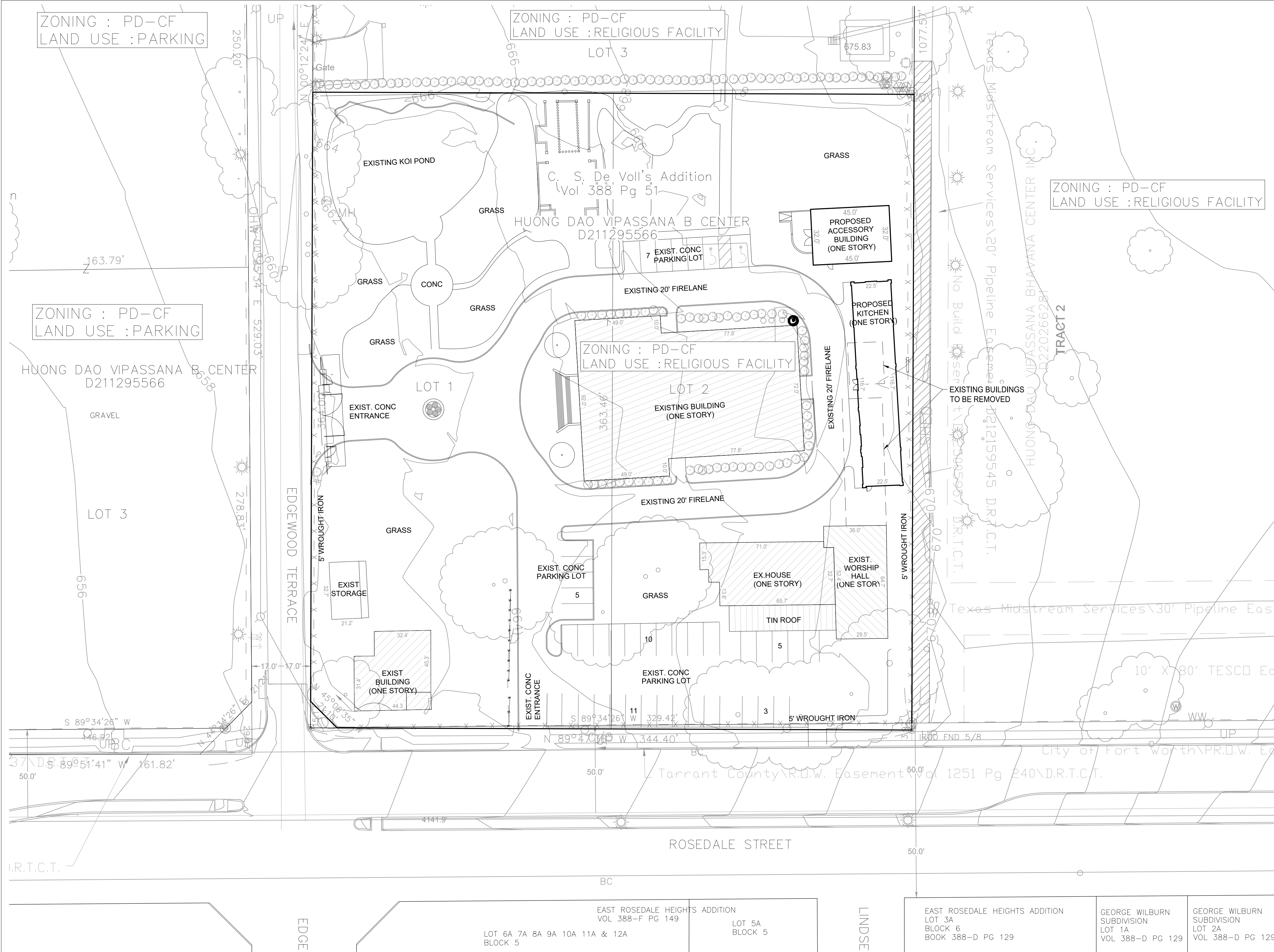
Owner's Name (Printed)



Applicant or Agent's Signature

Madeline White, PE Westwood PS

Applicant or Agent's Name (Printed):



VICINITY MAP  
SCALE : N.T.S.

- GENERAL NOTES:
1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
  2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
  3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
  4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

SITE SUMMARY TABLE:	
1. ZONING :	PD-CF
2. PROPOSED LAND USE :	RELIGIOUS CAMPUS
3. LOT AREA (LOT 1 & 2) :	124,691 S.F. (2.86 ACRES)
4. 5. IMPERVIOUS AREA :	55,360 S.F. (44.4%)
5. PERVIOUS AREA :	69,231 S.F. (55.6%)
6. TOTAL PARKING PROVIDED :	
TYPICAL :	39
ADA :	2
TOTAL :	41

SITE PLAN  
**SACRED STONE**  
4717 E. ROSEDALE ST  
LOT 1& 2, C.S. DE VOLL'S ADDITION  
JUNE 2025

ZONING CASE : ZC-23-202

**Westwood**

500 WEST 7TH STREET, SUITE 1300  
FORT WORTH, TX 76102 T:817.953.2777  
westwoodps.com

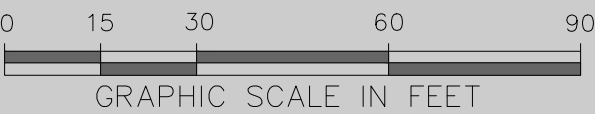
Westwood Professional Services, Inc.

DEVELOPER/OWNER

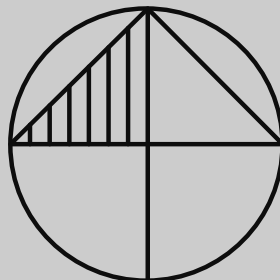
HUONG DAO VIPASSANA  
BHAVANA CENTER INC  
4717 E ROSEDALE STREET  
FORT WORTH, TEXAS, 76105  
972.859.0086

ENGINEER

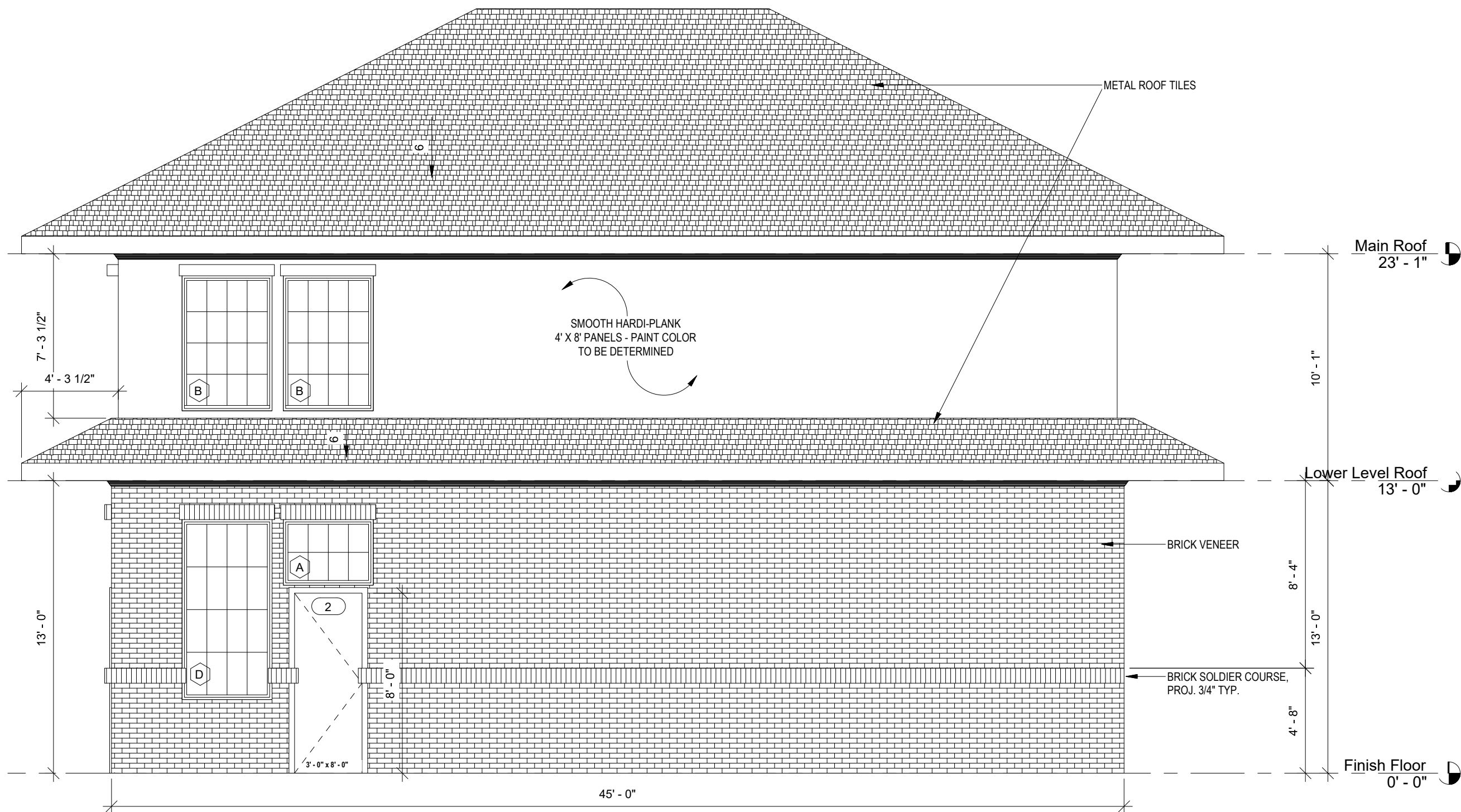
WESTWOOD PROFESSIONAL SERVICES  
500 WEST 7TH STREET, SUITE 1300  
FORT WORTH, TEXAS, 76102  
817.953.2777



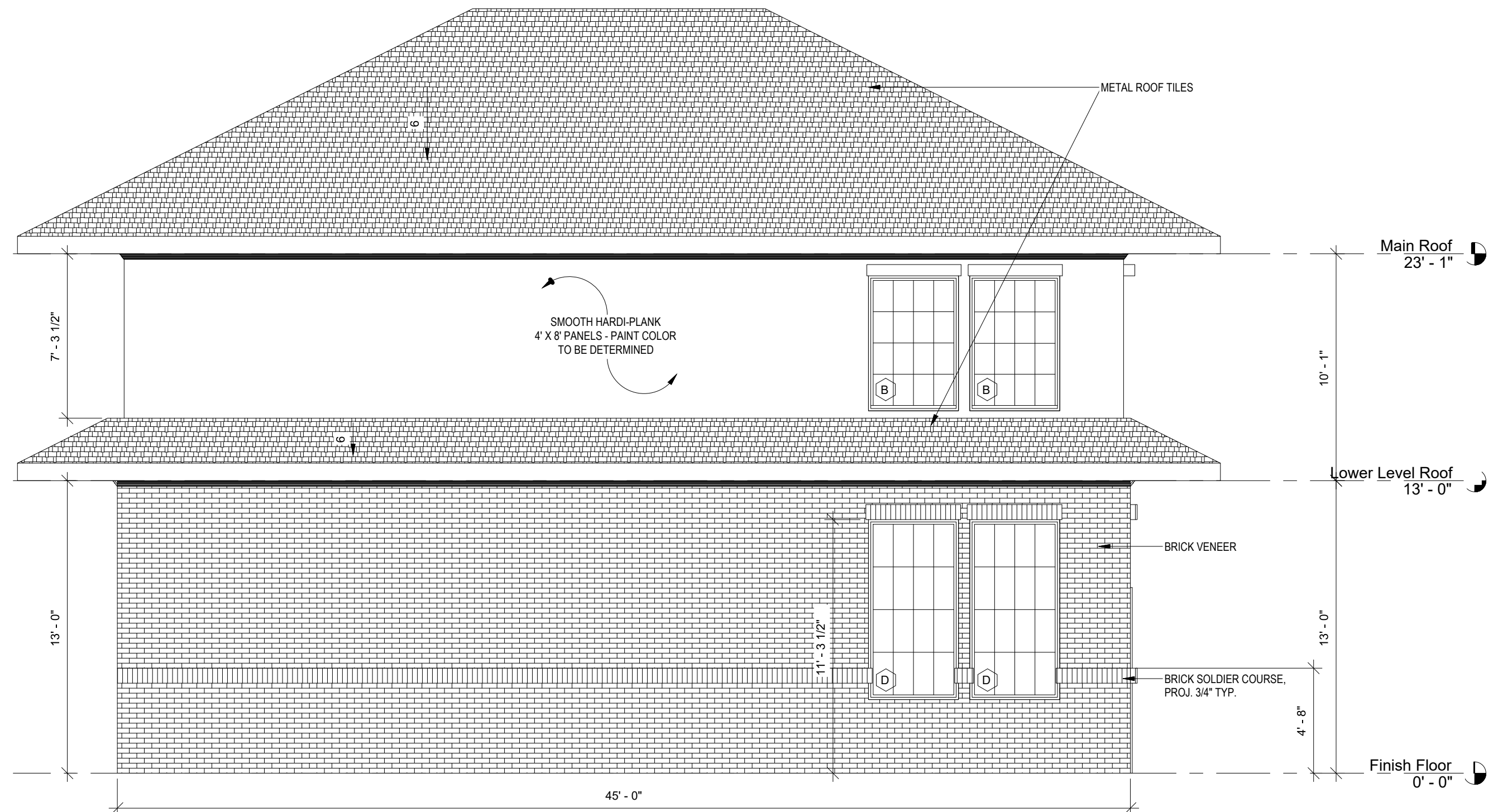
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SCALE: 1"=30'  
PROJECT #: 5389-22.383







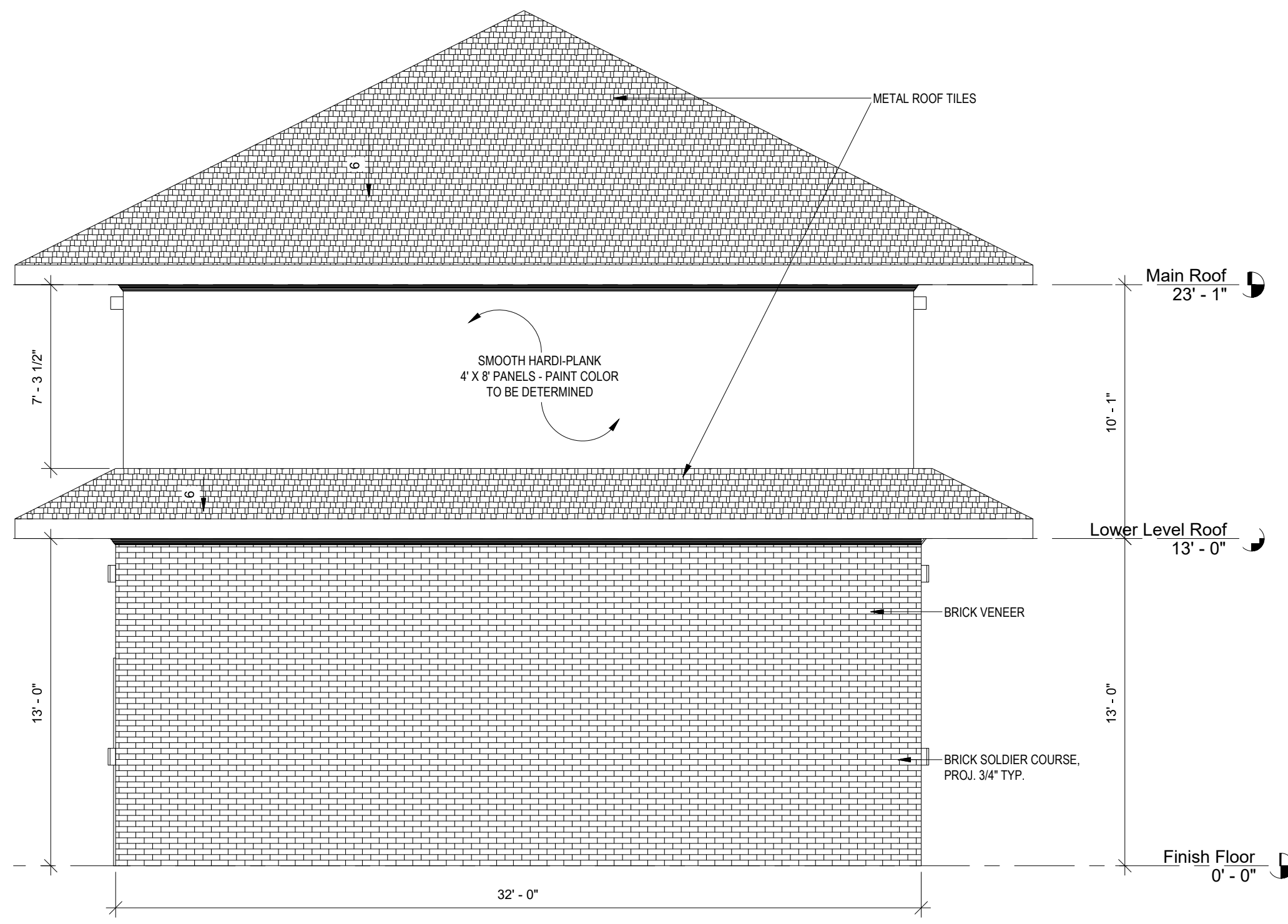
**SOUTH ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**

**BUILDING ELEVATIONS**  
**SACRED STONE**  
4717 E. ROSEDALE ST  
LOT 1 & 2, C.S. DE VOLL'S ADDITION  
JUNE 2025

ZONING CASE : ZC-23-202

**Westwood**

500 WEST 7TH STREET, SUITE 1300  
FORT WORTH, TX 76102 T:817.953.2777  
westwoodps.com

Westwood Professional Services, Inc.

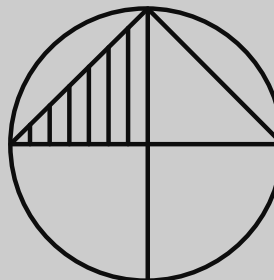
**DEVELOPER/OWNER**

HUONG DAO VIPASSANA  
BHAVANA CENTER INC  
4717 E ROSEDALE STREET  
FORT WORTH, TEXAS, 76105  
972.859.0086

**ENGINEER**

WESTWOOD PROFESSIONAL SERVICES  
500 WEST 7TH STREET, SUITE 1300  
FORT WORTH, TEXAS, 76102  
817.953.2777

DATE: 06/02/2025  
SCALE: N.T.S.  
PROJECT #: 5389-22.383









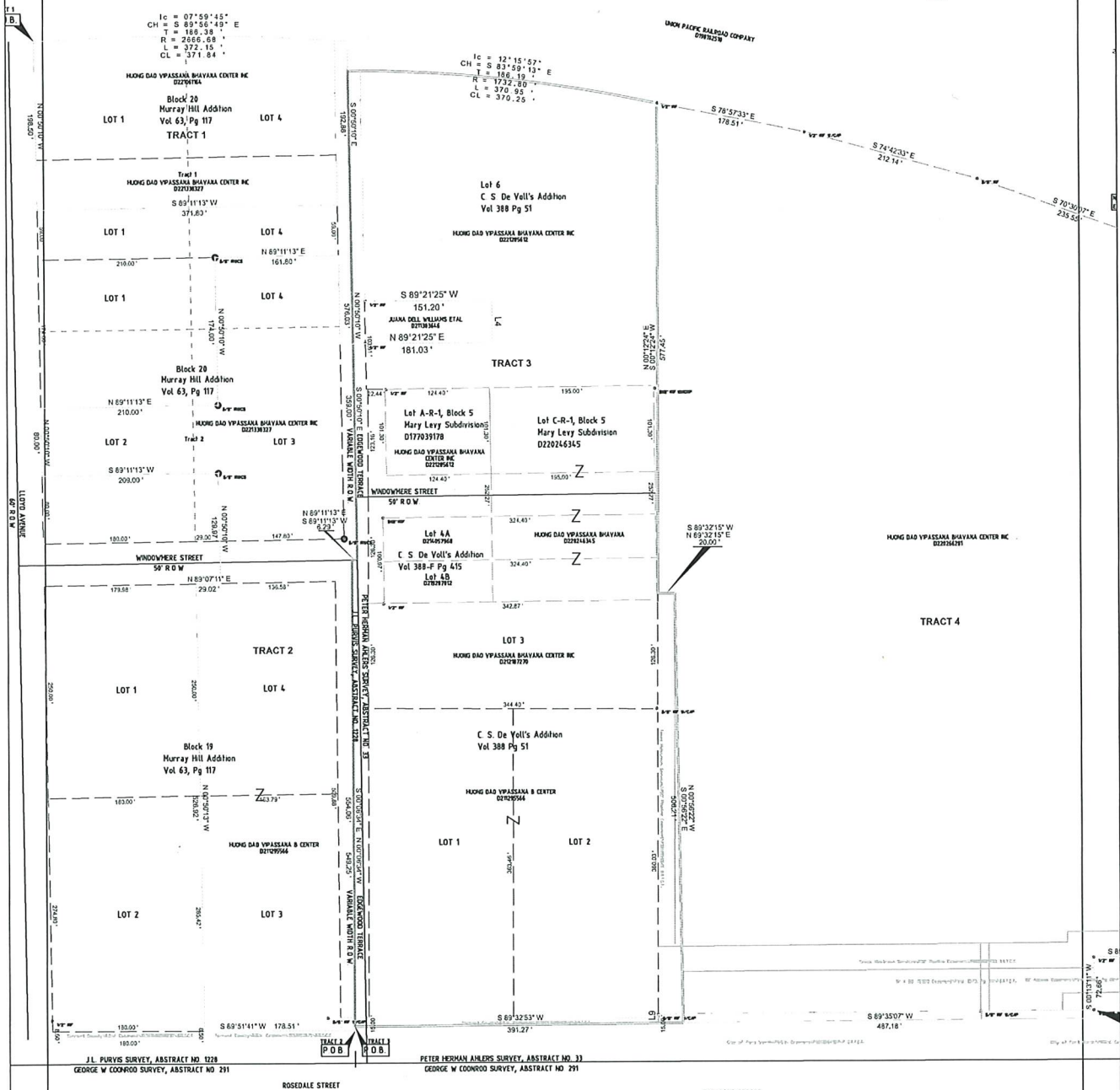


TRACT 3

File No.	REVISIONS			AAAA PLUS SURVEYORS, LLC 1500 HICKORY CREEK LN. ROCKWALL, TEXAS 75032 OFFICE (972) 771-9888 FAX (972) 771-9888 plot@aaaoplussurveyors.com	The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown hereon, and that said property has access to and from a dedicated roadway. Dated this 26th day of December 2023.	Designed	
	Date	Description	Approved			Drawn	E.O.
						Checked	W.E.
						Approved _____	Date 12/26/23
						Title _____	Job Class _____



# SURVEY SHOWING TRACT 3



*Cymann*

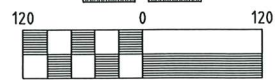
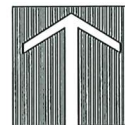


© COPYRIGHT 2023

This survey plat is being provided solely for the use of: \_\_\_\_\_, and that no license has been created, express or implied, to copy the survey plat except as is necessary in conjunction with the original transaction dated December 26, 2023, which shall take place within 90 days after the survey was provided.

AAAA PLUS SURVEYORS, LLC  
1500 HICKORY CREEK LN.  
ROCKWALL, TEXAS 75087  
OFFICE (972) 771-9888  
FAX (972) 771-9888  
plot@aaaoplussurveyors.com

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown hereon, and that said property has access to and from a dedicated roadway.  
Dated this the 26th day of December 2023.



Scale: 1" = 120'

## FLOOD CERTIFICATION

The property shown hereon is in either zone "X", areas determined to be outside the 0.2% annual flood plain according to community panel 48439C0310L of the federal emergency management agency insurance rate map or flood hazard boundary map dated March 21, 2019.

REVISIONS		
Date	Description	Approved

Designed	
Drawn	E.O.
Checked	W.E.

Approved \_\_\_\_\_ Date 12/26/23  
Title \_\_\_\_\_ Job Class \_\_\_\_\_