

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 Numbe	er:	
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:



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION PROPERTY OWNER HASSAN HALABY Mailing Address 8529 MEADOWBROOK DR, ____ City, State, Zip FORT WORTH, TX 76120 Email hmhalaby@yahoo.com Phone 817-888-7144 APPLICANT DARWISH OTROK / ALLIANCE HOMES Mailing Address P.O.BOX 1096 City, State, Zip BEDFORD, TX 76095 Phone 817-888-7643 Email alliancehomes@gmail.com AGENT / OTHER CONTACT DARWISH OTROK / ALLIANCE HOMES Mailing Address P.O.BOX 1096 City, State, Zip BEDFORD, TX 76095 Phone 817-888-7643 _____Email alliancehomes@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): 1509 and 1601 T Square street 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): E.T.SQUARE BLOCK 3 , LOTS 1-F & 1-G Is rezoning proposed for the entire platted area? ✓ Yes ☐ No Total Platted Area: 1.255 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
☑ Rezoning from one standard zoning district to another	☐ Submitting a required site plan for an existing PD
☐ Rezoning to Planned Development (PD) District	(no change to development standards or waivers)
☐ Adding a Conditional Use Permit (CUP) Overlay	☐ Amending a previously approved PD or CUP site plan
☐ Modifying development standards, waivers, and/or land	Existing PD or CUP Number:
uses for an existing PD or CUP	Previous Zoning Case Number:
DEVELOPMENT IN	NFORMATION
Current Zoning District(s): Pro	posed Zoning District(s): R2
Current Use of Property:INTENSIVE COMMERCIAL - CURREN	TLY ALL VACANT LOTS
Proposed Use of Property:TOWN HOMES / CLUSTER	
For Planned Developmen	it (PD) Requests Only
First, reference Ordinance Section 4.300 to ensure your project qu	
Base Zoning District Proposed for PD:	
and 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 applic	ation)
☐ Site Plan Required (site plan will be submitted at a future time for	•
\Box Site Plan Waiver Requested (in the box above, explain why a wa	
For Conditional Use Permi	t (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 proposed property rezoning request is located just south of Ederville Road and north of Brentwood Stair Road along T Square Street. The subdivision was originally platted for industrial or commercial development.

We are requesting the zoning change to R2 Townhomes development. A Pre-Development meeting PDC-23-0031 was held on October 12, 2023, at 9:00 AM.

Now, that most of the surrounding land has been rezoned to Residential use, and this subject land has residential to the east and west, and due to increased demand of residential use, we are requesting approval of rezone to R2

A single-Family rezone was recently approved to the south and another approved rezone to the west of the property.

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? ☑ Yes ☐ 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) □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):	Pasar Mala
Owner's Name (Printed): Hassan Halaby	7
	•
If application is being submitted by an applicant or agent other	er than the property owner, complete the section below:
AUTHORITY IS HEREBY GRANTED TO (NAME) DARWISH OTR	OKACTING ON MY
BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APP	PRAISAL DISTICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY
OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZO	DNING CLASSIFICATION FOR THE FOLLOWING PROPERTY:
E.T.SQUARE BLOCK 3 , LOTS 1	-F & 1-G (CERTIFIED LEGAL DESCRIPTION)
Nana Wallat.	Darwish Chile
Owner's Signature (of the above referenced property)	Applicant or Agent's Signature
Hassan Halaby	DARWISH OTROK
Owner's Name (Printed)	Annlicant or Agent's Name (Printed):



Project Identification:

administratively.

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
	Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
	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
Site	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.
	<u>Setbacks and Easements</u> – 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.
	neral Notes:
	following notes should be included on all site plans:
	This project will comply with <u>Section 6.301, Landscaping</u> .
	 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.
Dia	oso make sure to carefully region, the development and design standards for
from	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 in 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
11 01	in 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

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.

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



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER HUSSIEN FARHAT AND MOHA	AMAD FARHAT
Mailing Address 5548 GREENVIEW CT,	City, State, Zip FORT WORTH, TX 76148-4029
Phone 817-401-9422 & 817-999-8742	
APPLICANT DARWISH OTROK / ALLIANCE HOME	S
Mailing Address P.O.BOX 1096	City, State, Zip BEDFORD, TX 76095
Phone <u>817-888-7643</u>	Email alliancehomes@gmail.com
AGENT / OTHER CONTACT DARWISH OTROK	ALLIANCE HOMES
Mailing Address P.O.BOX 1096	City, State, Zip BEDFORD, TX 76095
Phone <u>817-888-7643</u>	Email alliancehomes@gmail.com
Note: If the property owner is a corporation, part person signing the application is legally authoriz	tnership, trust, etc., documentation must be provided to demonstrate that the ed to sign on behalf of the organization.
	PROPERTY DESCRIPTION
Site Location (Address or Block Range): 1701 T	Square street
Total Rezoning Acreage: 0.525 ☑ I cer	rtify that an exhibit map showing the entire area to be rezoned is attached.
If multiple tracts are being rezoned, the exhibit map n description or certified metes and bounds description	nust clearly label each tract and the current and proposed zoning districts. A platted lot is required for each tract, as described below.
Is the property platted?	
✓ <u>YES - PLATTED</u> Subdivision, Block, and Lot (list all): E.T.SQU	ARE BLOCK 3, LOT 1-A
Is rezoning proposed for the entire platted a	rea? 🗹 Yes 🗆 No 💮 Total Platted Area:0.525acres
Any partial or non-platted tract will require a	a certified metes and bounds description as described below.
the surveyor's name, seal, and date. The me metes and bounds descriptions must close. I	es and bounds legal description is required. The boundary description shall bear etes and bounds must begin at a corner platted lot or intersect with a street. All if the area to be rezoned is entirely encompassed by a recorded deed, a copy of fied metes and bounds description must be provided in Microsoft Word format.
	acies

Page **3** of **7**Revised 11/29/2022

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).

Site Plan Amendment

Zoning Change Application

[7p : 6		one Fian Amendment
	dard zoning district to another	☐ Submitting a required site plan for an existing PD
☐ Rezoning to Planned Dev		(no change to development standards or waivers)
☐ Adding a Conditional Use		☐ Amending a previously approved PD or CUP site plan
	standards, waivers, and/or land	Existing PD or CUP Number:
uses for an existing PD o	r CUP	Previous Zoning Case Number:
	DEVELOPMENT	INFORMATION
Current Zoning District(s): _	A-5 P	Proposed Zoning District(s): R2
	SINGLE FAMILY LOT- CURRENTLY	
Proposed Use of Property: _	TOWN HOMES / CLUSTER	
	For Planned Developme	ent (PD) Requests Only
First, reference Ordinance Se	ction 4.300 to ensure your project	qualifies for PD zoning. If so, complete the following:
Base Zoning District Proposed	d for PD:	g , surprete and tonowing.
Land Uses Being Added or Re	moved:	
	or Waivers being requested? Ye	
		3 - No II yes, please list below:
\square Site Plan Included (comple	ted site plan is attached to this app	lication)
		e for approval by Zoning Commission and City Council)
☐ Site Plan Waiver Requested	d (in the box above, explain why a v	vaiver is needed)
	For Conditional Use Pern	
Current Zoning of Property: _		(1-1-) / (1-1-)
	au s	
	CUP:	
Are Development Standards o	or Waivers being requested? Yes	\square No If yes, please list below:
A site plan meeting require	ments of the attached checklist is i	ncluded with this application (required for all CUP requests)
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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.

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The proposed property rezoning request is located just south of Ederville Road and north of Brentwood Stair Road along T Square Street. The subdivision was originally platted for industrial or commercial development. We are requesting the zoning change to R2 Townhomes development. A Pre-Development meeting was held on October 12, 2023, at 9:00 AM. pdc-23-0031 Now, that most of the surrounding land has been rezoned to Residential use, and this subject land has residential to the east and west, and due to increased demand of residential use, we are requesting approval of rezone to R2
A single-Family rezone was recently approved to the south and another approved rezone to the west of the property.

ADDITIONAL QUESTIONS

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osal? ☑ Yes ☐ No Click to find your Council District.
owners to discuss your proposal? ☑ Yes ☐ No
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preguntas sobre su caso ante la Comisión de □Sí ☑No
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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.

y property stating the processing of the 20ming case.	
Owner's Signature (of the above referenced property):	the took let
Owner's Name (Printed): HUSSIEN FARHAT AND MOHAMAD FAR	HAT
If application is being submitted by an applicant or agent other than	n the property owner, complete the section below:
AUTHORITY IS HEREBY GRANTED TO (NAME) DARIWSH OTROK	ACTING ON MY
BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISA	L DISTICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY
OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING	CLASSIFICATION FOR THE FOLLOWING PROPERTY:
E.T.SQUARE BLOCK 3 , LOT 1-A	(CERTIFIED LEGAL DESCRIPTION)
Like JE EM Sundtell	Darwigh Club
Owner's Signature (of the above referenced property)	Applicant or Agent's Signature
HUSSIEN FARHAT AND MOHAMAD FARHAT	DARWISH OTROK
Owner's Name (Printed)	Applicant or Agent's Name (Drive al)

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
	Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
	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 venicular 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 huffervards
	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.
Gei	neral Notes:
The	following notes should be included on all site plans:
	This project will comply with Section 6.301, Landscaping.
	Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section."" (reference section for Section.") **This project will comply with Enhanced Landscaping Requirements.**
	joi Section (rejerence section for your specific zoning district)
	This project will comply with Section 6.302, Urban Forestry.
	All signage will conform to Article 4, Signs.
	All provided lighting will conform to the Lighting Code.
For	multifamily projects in CR, C, or D districts, also include the following note:
Ц	This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.
Plea	se make sure to carefully review the development and design standards for your zoning district in Chapter 4 of the Zoning Ordinance. If any waivers
	the Zoning Ordinance. If any waivers

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 / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER HUSSIEN FARHAT	
Mailing Address 5548 GREENVIEW CT,	City, State, Zip FORT WORTH, TX 76148-4029
947 000 0740	mail_husseinfarhat@me.com
APPLICANT DARWISH OTROK / ALLIANCE HOMES	
Mailing Address P.O.BOX 1096	City, State, Zip BEDFORD, TX 76095
Phone 817-888-7643 Er	
AGENT / OTHER CONTACT DARWISH OTROK / AL	LIANCE HOMES
Mailing Address P.O.BOX 1096	City, State, Zip BEDFORD, TX 76095
Phone 817-888-7643 Er	
Note: If the property owner is a corporation, partner person signing the application is legally authorized	rship, trust, etc., documentation must be provided to demonstrate that the to sign on behalf of the organization.
PR	OPERTY DESCRIPTION
Site Location (Address or Block Range): 1617 and	1629 T Square street
Total Rezoning Acreage: 1.303 ☑ 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 description or certified metes and bounds description is re	t clearly label each tract and the current and proposed zoning districts. A platted lot equired for each tract, as described below.
Is the property platted?	
✓ <u>YES - PLATTED</u> Subdivision, Block, and Lot (list all): <u>E.T.SQUARE</u>	E BLOCK 3,LOTS 1-D & 1E
Is rezoning proposed for the entire platted area	? ☑ Yes □ No Total Platted Area:1.303 acres
Any partial or non-platted tract will require a cer	tified metes and bounds description as described below.
metes and bounds descriptions must close. If the	and bounds legal description is required. The boundary description shall bear and bounds must begin at a corner platted lot or intersect with a street. All e area to be rezoned is entirely encompassed by a recorded deed, a copy of metes and bounds description must be provided in Microsoft Word format.

Site Plan Amendment

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

D Pozoning from and a late to the	Site Fian Amendment
☑ Rezoning from one standard zoning district to another	☐ Submitting a required site plan for an existing PD
☐ Rezoning to Planned Development (PD) District	(no change to development standards or waivers)
☐ Adding a Conditional Use Permit (CUP) Overlay	☐ Amending a previously approved PD or CUP site plan
☐ Modifying development standards, waivers, and/or land	Existing PD or CUP Number:
uses for an existing PD or CUP	Previous Zoning Case Number:
DEVELOPMENT IN	NFORMATION
Current Zoning District(s): Pro	posed Zoning District(s):R2
Current Use of Property:INTENSIVE COMMERCIAL - CURREN	TLY ALL VACANT LOTS
Proposed Use of Property:TOWN HOMES / CLUSTER	
For Planned Developmen	t (PD) Requests Only
First, reference Ordinance <u>Section 4.300</u> to ensure your project qua	
Base Zoning District Proposed for PD:	de la complete the following.
Land Uses Being Added or Removed:	
Are Development Standards or Waivers being requested? ☐ Yes	
\square Site Plan Included (completed site plan is attached to this application)	ation)
☐ Site Plan Required (site plan will be submitted at a future time fo	or approval by Zoning Commission and City Council)
\square Site Plan Waiver Requested (in the box above, explain why a wai	ver 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:
\square A site plan meeting requirements of the attached checklist is included in the state of the attached checklist is included in the state of the s	uded 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.

est, and due to inc	reased demand of re	esidential use, we are	e requesting approv	ral of rezone to R2
(est, and due to inc	est, and due to increased demand of re	est, and due to increased demand of residential use, we are	operty rezoning request is located just south of Ederville Road and north of Bre The subdivision was originally platted for industrial or commercial development got the zoning change to R2 Townhomes development. A Pre-Development meet place 12, 2023, at 9:00 AM. If the surrounding land has been rezoned to Residential use, and this subject latest, and due to increased demand of residential use, we are requesting approved to the south and another approved rezone to the example of the south and another approved rezone to the south and another approved rezone are south as a south another approved rezone and a south another approved rezone another approved rezone another approved rezone are south as a south another approved rezone are south as a south another approved rezone another approved rezone are south as a south another approved rezone are south as a south another approved rezone are south as a south as

ADDITIONAL QUESTIONS

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
If yes, this application will be directed to the Development Services Director or Zoning Administrator for
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.)
Have you contacted the relevant Council Member to discuss your proposal? ☑ Yes ☐ No Click to find your Council District.
Have you contacted nearby neighborhood organizations and property owners to discuss your proposal? ☑ Yes ☐ 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.
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:
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): Hussain Farhat
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) DARWISH OTROK ACTING ON M BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTICT, TO FILE AND PRESENT AN APPLICATION TO THE CIT OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY: E.T.SQUARE BLOCK 3, LOTS 1-D & 1E (CERTIFIED LEGAL DESCRIPTION
Owner's Signature (of the above referenced property) Hussain Farhat Owner's Name (Printed) DARWISH OTROK Applicant or Agent's Name (Printed):

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



Project Identification:

administratively.

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
	Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
	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	following notes should be included on all site plans:
	This project will comply with Section 6.301, Landscaping.
	Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements."
	Joi Section (rejerence section for your specific zoning district)
	This project will comply with Section 6.302, Urban Forestry.
	All signage will conform to Article 4, Signs.
	All provided lighting will conform to the Lighting Code.
or	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.
lea	se make sure to carefully review the development and design standards for your zoning district in Chapter 4 of the Zoning Ordinance. If any waivers
	these requirements are being requested, they must be clearly listed on the application and site plan. Onco a site plan is approved by Site Co.
D (or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved
do	inistratively.

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.

D2000 25338

DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

Whereas, We, Hussein Farhat and Mohamad Farhat the owner of a tract of land whereas, we, Hussein Farnal and nonlinear Earlie to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 3200, Page 93, Plat Records, Tarrant County, Fexs, being that same tract of Isad described in a deed to Hussein Farhat and Mohamad Farhat, recorded in Volume 14064, Page 445, Deed Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped rebar rod found in the east line of said Lot I same being the west line of a tract of land described in a deed to Holdaray Partnership, recorded in Volume 12220, Page 729, Deed Records, Tarrant County, Texas, said rod being N.01°01'W., 390.36 feet from the southeast corner of Lot 1;

Thence S.01°01'E., 146.77 feet along the common line between Lot 1 and the

Thence S. 89°00'58"W., 165.91 feet to a point in the east line of T Square Drive same being the west line of Lot 1;

Thence 147.76 feet along said line in a curve concave to the west whose radius is 890.0 feet and chord is N.05°03'52"E., 147.59 feet to a 1/2" rebar rod found;

Thence N.89°90'58"E., 150.27 feet to the point of beginning and containing 22,900 square feet of land more or less.

According to the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Community Panel No. 48439C 0318 H, Dated August 2, 1995, this lot is in Zone X, which is not in the 100 year flood zone.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

Witness my hand in Tarrant County, Texas, the ____ day of

forever the easements and streets shown hereon.

STATE OF TEXAS

COUNTY OF TARRANT

and in the capacity therein stated.

Given under my hand and seal of office this 13 day of

January

That I, Hassan Halaby, do hereby adopt this plat designating the herein described real property as Lot 1-C, Block 3, E. T. Square Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use

Before me the undersigned authority, a Notary Public in and for said County and

State, on this day personally appeared Hassan Halaby, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed

08-09-2003

My Commission Expires

D20002533F B 2029 A 2016 Page 2 of 2

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That We, Hussein Farhat and Mohamad Farhat, do hereby adopt this plat And twe, russen Farnat and Wohamad Farhat, do hereby adopt this plat designating the herein described real property as Lot 1-A, Block 3, E. T. Square Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use forever the easements and streets shown hereon-

Witness my hand in Tarrant County, Texas, the ____ day of

STATE OF TEXAS

COUNTY OF TARRANT

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, Hussein Farhat and Mohamad Farhat, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 3 day of 2000.

08-09-2003



DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

Whereas, I, Darwish Otrok the owner of a tract of land being a portion of Lot 1, Block 3, E. T. Square Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-204 Page 93, Plat Records, Tarrant County, Texas, being that same tract of land described in a deed to Darwish Oltrok, recorded in Volume 14064, Page 448, Deed Records, Tarrant County, Texas being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped rebar rod found in the cast line of said Lot 1 same being the west line of a tract of land described in a deed to Holdaray Partnership, recorded in Volume 12220, Page 729, Deed Records, Tarrant County, Texas, said rod being N.01°01°W., 243.59 feet from the southeast corner of Lot 1;

Thence S.01°01'E., 127.42 feet along the common line between Lot 1 and said

Thence S.88°56'47"W., 191.70 feet to a point in the east line of T Square Drive same being the west line of Lot 1;

Thence 84.05 feet along the east line of T Square Drive same being the west line of Lot 1, in a curve to the right, concave to the east whose radius is 830.0 feet and chord is N.09°54'44"E., 84.01 feet to a 1/2" rebar rod found;

Thence 46.22 feet continuing along said line in a curve to the left concave to the west whose radius is 890.0 feet and chord is N.11°18'30"E., 46.22 feet to a point;

Thence N.89°00'58"E., 165.91 feet to the point of beginning and containing 22,900

According to the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Community Panel No. 48439C 0318 H, Dated August 2, 1995, this lot is in Zone X, which is not in the 100 year flood zone. D200025338 R 2029

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11"

17"

DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

Whereas, I, Hassan Halaby the owner of a tract of land being a portion of Lot 1, Block 3, E. T. Square Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-200, Page 93, Plat Records, Tarrant County, Texas, being that same tract of land described in a deed to Hassan Halaby, recorded in Volume 14064, Page 449, Deed Records, Tarrant County, Texas being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped rebar rod found in the west line of a tract of land described in a deed to Holdaray Fartnership, recorded in Volume 12220, Page 729, Deed Records, Tarrant County, Texas, for the southeast corner of Lot 1, same being the northwest corner of Lot 2;

Thence S.88°56'47"W., 199.83 feet along the common line between Lots 1 and 2 to 2 1/2" rebar rod found in the east line of T Square Drive, for the southwest corner of Lot I same being the northwest corner of Lot 2;

Thence 116.55 feet along the east line of T Square Drive same being the west line of Lot 1, in a curve to the right concave to the cast whose radius is N.02°59'19"E.,

Thence N.88°56'47"E., 191.70 feet to a point in the common line between Lot I and said Holdaray Tract;

Thence S.01°01'E., 116.17 feet along the common line between Lot 1 and the Holdaray Tract to the point of beginning and containing 22,900 square feet of land more or less.

According to the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Community Panel No. 48439C 0318 H, Dated August 2, 1995, this lot is in Zone X, which is not in the 100 year flood zone.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, Darwish Otrok, do hereby adopt this plat designating the herein described That I, Darwish Otrok, do hereby adopt this pira the apparatus at the text in destruction real property as Lot 1-B, Block 3, E. T. Square Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use forever the casements and streets shown hereon.

Witness my hand in Tarrant County, Texas, the ____ day of

STATE OF TEXAS

COUNTY OF TARRANT

Before me the undersigned authority, a Notary Public in and for said County and Betore me the undersigned authority, a rotary Fublic in and for said county and State, on this day personally appeared Hassan Halaby, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 13 day of January

08-09-2003 My Commission Expires



TRUE AND CORRECT COPY OF ORIGINAL RECORD FILED IN TARRANT COUNTY, TEXAS MARY LOUISE NICHOLSON, COUNTY CLERK

11

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6.8



D200025338 B2029 B1061

PAGE 1 OF 1

JUNE GARRISON
Tax Assessor-Collector

ASA P. HAMRICK Chief Deputy

TARRANT COUNTY FORT WORTH, TEXAS 76196-0301

TAX CERTIFICATE FOR ACCOUNT: 00006589669
AD NUMBER: 10405-3-1B
CERTIFICATE NO: 7295898

COLLECTING AGENCY
JUNE GARRISON
PO BOX 861018

REQUESTED BY DARWISH OTROK 2209 GREENVILLE CT BEDFORD TX 76022

FORT WORTH TX 76161-0018

DATE: 1/14/00 FEE: \$10.00 PROPERTY DESCRIPTION E T SQUARE BLK 3 LOT 1B

0001600 E SQUARE 1.5769 ACRES

PROPERTY OWNER
TERMINI, BENEDICT A & TRUDY E
903 WRIGHT ST STE 101
ARLINGTON TX 760124782

THIS IS TO CERTIFY THAT THE AD VALOREM RECORDS OF THE TARRANT COUNTY TAX OFFICE TAX ASSESSOR-COLLECTOR REFLECT THE TAX, INTEREST, AND OTHER STATUTORY FEES THAT HAVE BEEN ASSESSED AND ARE NOW DUE TO THE TAXING ENTITIES AND FOR THE YEARS SET OUT BELOW FOR THE DESCRIBED PROPERTY HEREIN. THE TARRANT COUNTY TAX OFFICE TAX ASSESSOR-COLLECTOR MAKES NO CERTIFICATION AS TO THE AMOUNT OF TAX, PENALTY, INTEREST, OR OTHER FEES ASSESSED BY OR DUE ANY TAXING ENTITY FOR THE YEAR OR YEARS FOR WHICH THE TARRANT COUNTY TAX OFFICE TAX ASSESSOR-COLLECTOR ID NOT HAVE THE STATUTORY DUTY TO COLLECT OR KEEP RECORDS OF SUCH COLLECTION. ADDITIONAL TAXES MAY BECOME DUE ON THE DESCRIBED PROPERTY, WHICH ARE NOT REFLECTED HEREIN, IF THE SAID DESCRIBED PROPERTY HAS OR IS RECEIVING ANY SPECIAL STATUTORY VALUATIONS THAT MAY TRIGGER TAX ROLLBACK PROVISIONS. THIS CERTIFICATE APPLIES TO AD VALOREM TAXES ONLY AND DOES NOT APPLY TO ANY SPECIAL ASSESSMENT LEVIES.

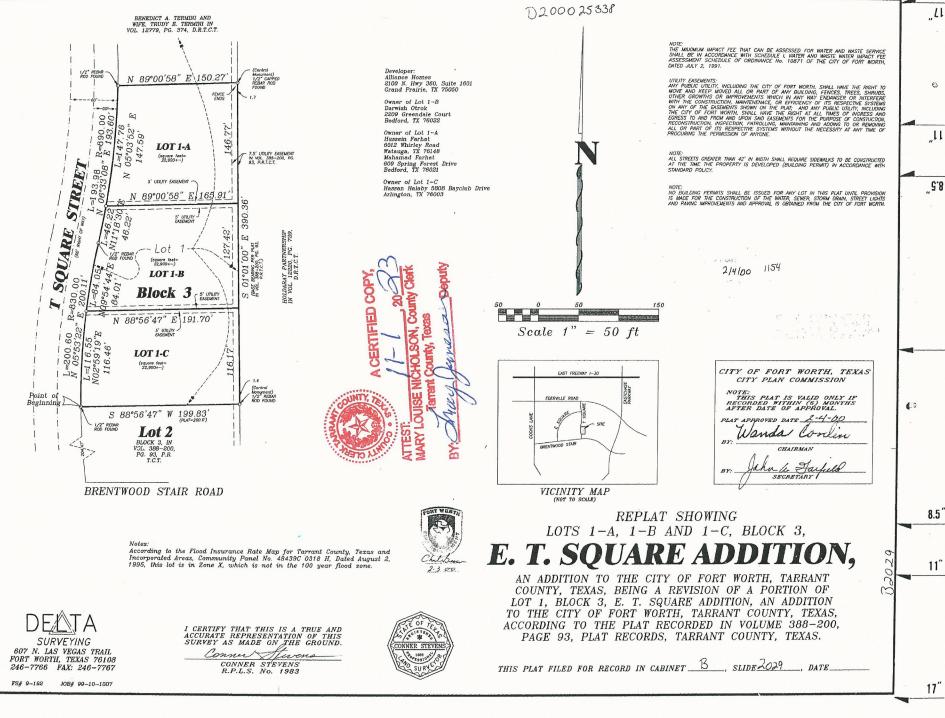
YEAR	TAX UNIT	AMOUNT DUE
1999	CITY OF FORT WORTH	0.00
1999	FORT WORTH ISD	0.00
1999	JPS HEALTH NETWORK	0.00
1999	TARRANT COUNTY	0.00
1999	TARRANT COUNTY COLLEGE	0.00
1999	TARRANT REGIONAL WATER DIST.	0.00
	TOTAL	\$0.00

ISSUED TO: DARWISH OTROK ACCOUNT NUMBER: 00006589669 TOTAL CERTIFIED TAX: \$0.00

___ TARRANT COUNTY TAX OFFICE

ou (Celente (Williams)

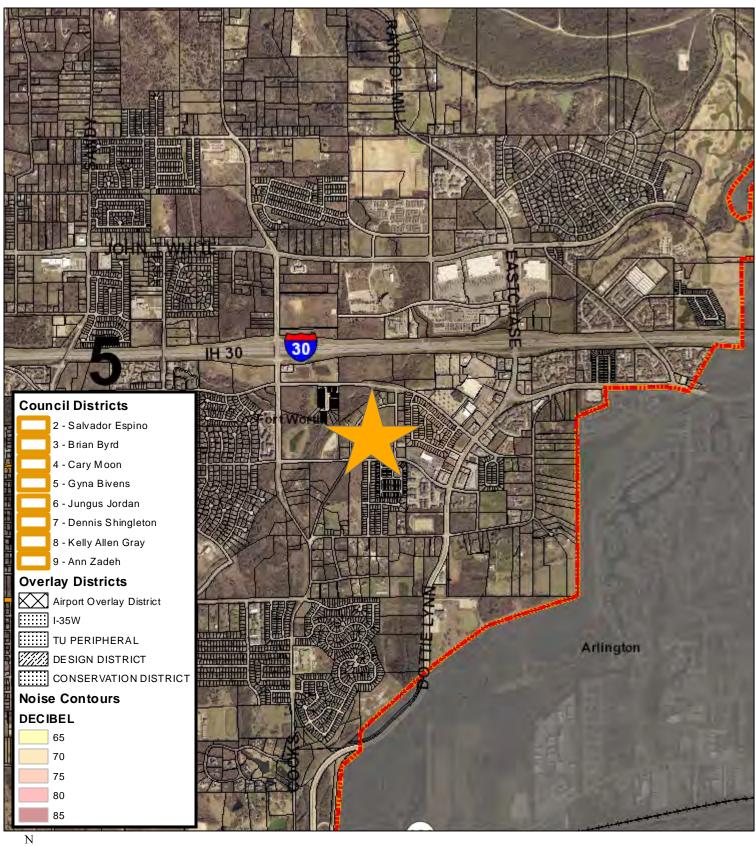




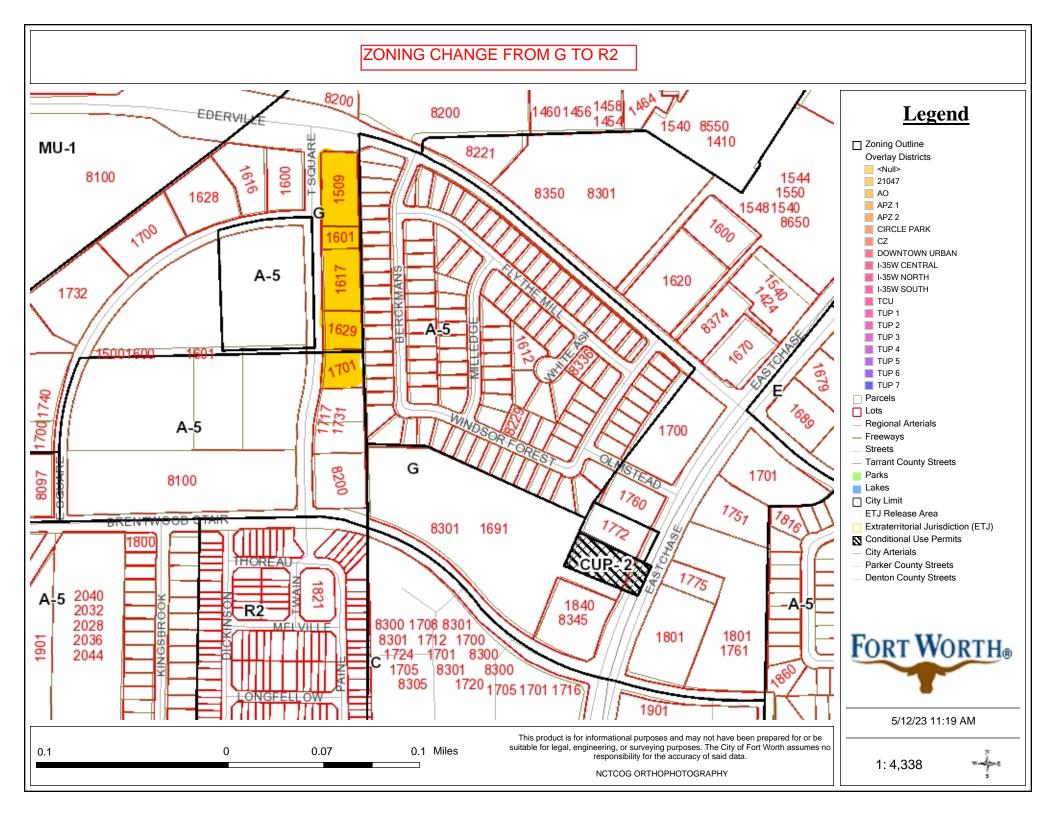
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Area Map







and HESEDA PARAIT, care the sole commer of the remodeder of Lot I, Elect J, E.T. Square, a reds in Yokens JdS-200, Page 83, Pat Records, Torrior County, Torrior P.S. I, E.T. and by any 1580, cap 108, Dead Records, Torrior County, Texas (J.S. I, E.T.), and being more pacific an federa

quere Street, 510,20 feet, to a 1/2 inch fron rod

feet, to a 1/2 high from rod found in the e invest corner of solid Lot 1-1, and in a curve typed which becars NOO*2005TH, a distance

0209203750

TARRANT COUNTY TAX OFFICE

523

PROPERTY OWNER HALABY, HASSAN & H FARHAT

1179 CORPORATE DR W STE ARLINGTON TX 760066841

YEAR	TAX UNIT	
2008	1	AMOUNT DUE
-	CIT OF FOR WORLH	
2008	FORT WORTH ISD	0.00
0000		00'0
90	JPS HEALTH NETWORK	000
2008	Tarrant County	0.00
2008	TARBANT COLINITY COLUMN	00.00
_	COLLEGE	000
8002	TARRANT REGIONAL WATER DIST	
		00.00

BETURE ME, undersigned Notary Public, in and for soid proom to me to be the person whose name is subsci executed the some for the perposes and consideratio

SETURE ME, underwayed Notury Public, in and for each unoun to make the transmit is whose mann is substitution to purposes and confideration associated the same for the purposes and confideration.

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CITY OF FORT WORTH 1000 THROCKMORTON ST

TX 76102

Submitter: CITY OF FORT WORTH/DEVELOPMENT & PLANNING

SUZANNE HENDERSON TARRANT COUNTY CLERK TARRANT COUNTY COURTHOUSE 100 WEST WEATHERFORD FORT WORTH, TX 76196-0401

DO NOT DESTROY

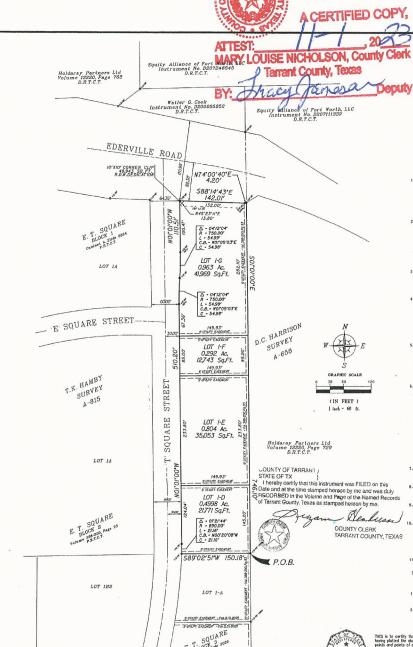
Filed For Registration:

Instrument #:

D209203750

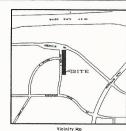
ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.





E. T. DOCK 3 2028

LOT 1-B



PLAT NOTES

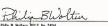
- THE CITY OF FORT WORTH HAS AN ORDINACE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEAVIER HAST FEES. THE TOTAL AMOUNT ASSESSED IS EXPERILATION ON HIS FIFT, THE DATE OF THIS FAIR AMOUNT ASSESSED IN THE PROPERTY OF THE PROPERTY OF THE ASSESSMENT AS OF THE DATE OF THE FAIR. THE AMOUNT TO BE COLLECTED IS CETEMBRID UNDER SOCIETIES IT OF SAID PORNOVERS, AND RECORD SETEMPT OF THE ADMITT OF A BILLION PREMIT IS ISSUED. ON THE CONNECTION DATE TO THE MANICIPAL WATER ANDOWN MEXTERNES STEIN.
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- 3. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CTA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE METERS. SEEPS. STEW DATA. TREE LIGHTS. SIDEWALKS. OR PAYING IMPROVEMENTS: AND APPROVAL IS FIRST CONTAINED FROM THE CITY OF FORT WORTH.
- 4. A SITE DRAIMER STOPY. SOVING CONFIDENCE WITH THE APPROVED BRADWAY STOPPING OF THE PROPERTY OF THE APPROVED BRADWAY STOPPING OF THE STATE OF THE S
- 5. NO CONSTRUCTION SMALL BE ALLOWED WITHIN THE FLOODFLAIN EASTMENT, WITHOUT THE WHITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PRINCIP CARRY. THE PROPERTY OF SECURITY AND AN ASSESSMENT OF THE CONTROL STRUCTURE OF THE PROPERTY OF THE PROPERTY OF WHITE PROPERTY OF THE PROPERTY OF WITHIN THE CROCKALL HIS MERC CONSTRUCT WITHIN THE CROCKALL HIS MERC CONSTRUCT WITHIN THE CROCKALL HIS MERC CONSTRUCT OF THE PROPERTY OF AND ADMINISTRATION OF THE PROPERTY OF T
- 5. THE CITY OF FORT WORTH SMALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION. WINTERWARD OF OPERATION OF ANY LIPS CONTAINING PRIVATE COMMON NATIONAL COMMON PROPERTY COMMON PROPERTY. AND ARCHIVE SHARP OF THE PROPERTY OF THE

THE LINDOWERS AND SUBSECUENT OWERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOHNT, AND GEVERALLY AS A LAND OWERS ASSOCIATION, SUBSECUENT OF SOME OWERS ASSOCIATION, AND STRUCKED OF SOME OWERS OF THE CONTROL OF A CONT

- SIDEMALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS. IN CONFORMANCE WITH THE SIDEMALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.
- 8. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEVER, CRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
- PARKWAY IMPROVEMENTS SUCH AS CURB & CUTTER. PAVEMENT TIE-IN. DRIVE APPROACHES. SIDEWALKS. AND DRAINAGE INLETS HAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- THE CITY OF FORE WORTH BAS AN INDIVINUE INFLUENCE THE ASSESSMENT AND DOLLCTION OF THAN OFFICE THE TOTAL ANOME CALLED ON THE CONTROL OF THAN OFFICE THE TOTAL ANOME CALLED ON THE CONTROL OF THE PRACT FEE CONTRIBUTE ON EFFE
- 11. THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION. NOR DOES IT AMEND OR REMOVE ANY DEED COMPANETS OR RESTRICTIONS.

 12. COMPLANCE WITH THE CITY OF FORT WORTH TREE PRESERVATION
- ORDINANCE, ORDINANCE #18615-05-2009, IS REQUIRED.
 SURVEYOR'S NOTES
- BEARING BASED ON THE EAST LINE OF LOT 1. BLOCK 3. E.T. SOUARE ADDITION, AS RECORDED IN VOLUME 388-200. PAGE 93. PLAT RECORDS. TARRANT COUNTY. TEXAS DEING SOIT-0'00"E
- SUBJECT PROPERTY IS DESIGNATED AS ZONE 'x' AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS DELINEATED ON FEMA MAP NUMBER 4843900318 J. REVISED AUGUST 23, 2000.

THIS is to certify that J. Phile B. Wallets, a Registered Professional and Surveyor of the State of Tenza being platted the obeve ubdivious from on activaturey on the ground; and that allst conners, angle points and points of curve shallbe properly marked on the ground, and that this plat correctly represents that survey mode by me or under my direction and supervision.



HLIP B. WOLTER:

6-3-09

COUNTY OF TARRANT OWNER'S CERTIFICATE

n209203750

Whereas the MASSAM MALARY and MASSAM FARINT, one the sale owners of the reminder of Lot, 1864x 3, E.T. Saurs, on addition to the City of Far Worth, recorded in Volume 383-050, Pops 33, Fest Records, Terront County, Treas (E.P.L.T.C.), and the Special Warronty Deed, recorded in Volume 1580, Pops 108, Dead Records, Torront County, Texas (D.R.T.C.T.), and being more porticularly described by meters and bounds as callows:

BECINNING at a 1/2 inch iron rod (1674) found for the southeast corner of the said remainder of Lot 1, the northeast corner of Lot 1-A, Block 3, E.T. Square Addition, an addition to the City of Fort Worth, recorded in Cobinet 8, Side 2029, P.R.T.C.T. and in the west line of a tract of land deeded to holdrory Portners Ltd., recorded in Volume 12220, Page 7230, D.R.T.C.T.:

TIBERCS. South 89°025" West, deep the north fine of said Lot I-A, 150.88 feet, to a 1/2 (not iron roof count in the east rightfor-free jine of 1"T Square Street, a 60° 180°s, and for to being the northwest corner of said tot 1A, and or in a curve to the left horing a central ongle of 01°21'44", a radius of 890.00 feet, and a chord which bears 100°20'05"W, a distance of 21.16 feet.

THENCE Northerly, along said curve to the left and the east line of "T" Square Street, on arc distance of 21.16 feet, to a 1/2 inch rod found for corner;

THENCE North 01°01'00" West, continuing along the east line of "T" Square Street, \$10.20 feet, to a 1/2 inch iron rad found for corner at the beginning of a curve to the right with a central angle of 04°12'04", a radius of 750.00 feet, and a chord which bears NOT0-05'03"E, a distance of 54.96 feet:

THENCE Northerty, along sold curve to the right and the cost line of "T" Square Street, on arc distance of 54.99 feet, to a 1/2 inch rod found for corner at the beginning of a curve to the left with a central angle of 04*12'04", a rodus of 750.00 feet, and a chord which becars 100'150'25', a distance of 54.98 feet:

THENCE Northerly, along sold curve to the left and the east line of "T" Square Street, on arc distance of 54.99 feet, to a 1/2 inch red found for corner;

THENCE North 01*00" West, continuing along the east line of "T" Square Street, 110.51 feet, to a 1/2 inch iron rod found for corner in the south right-of-way line of Ederville Road:

THENCE South 88*14'43" East, along the south line of Ederville Rood, 142.01 feet, to a 5/8 inch iron rod (5894) set for corne

THENCE North 74*00'40" East, continuing along said south line, 4.20 feet to a 1/2 inch iron rad found for corner, same being the west line of said Holdaray Partners Ltd. tract;

THENCE South 01*01'00" East, along sold west line, 746.10 feet to the PDINT OF BEGINNING, and containing 111,541 square feet or 2.561 acres of land.

NUM, TRESCRICE, NOW, ALL, USEL BY THESE PRESCRIPT, THAT.

NUMBERS HAUSEY TO be made signed, extend the they double the plant designating the herein choive described property as Lote 1-0, 1-E, 1-F, 8 1-C,
ET, SOUNDE ADDITING, on addition to the City of Fort Worth, Torront County, Texos, and does hereby dedicate the right-of-way and examents inhown thereon to the public use unless otherwise noted.

Witness my hand this 9 day of Junt , 2009.

Hanor Halas Hassan Halaby

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, undersigned Notory Public, in and for said county and state, on this day personally appeared HASSAN HALABY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the copacity therein stated.

GIVEN under my hand and seal of office on this the Oth day of 11000, 2009.

NOW, HISEOTORS, NOW, ML, USIL RY. THESE PROSENTS, THAT, HISEOSTE PARMET to endersigned, does heavy object the ord designating the herein above described property on Lote 1-0, 1-5, 1-5, 1 -0, E.T. SQUARE ADDITION, on addition to the City of Fort Worth, Tarront County, Texos, and does hereby dedicate the right-of-way and essement shown theren to the public use unless otherwise nodes.

Witness my hand this 9 day of Tune, 2009.

STATE OF TEXAS COUNTY OF TAPPANT

BEFORE ME, undersigned Notary Public, in and for sold county and state, on this day personally appeared. HUSSEIN FARHAT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the ourposes and consideration therein extracted, in the copocity therein stated.

GIVEN under my hand and sector office on this the MOHAMED LARGE TOUTH Notory Public in and for the State of Texas

FINAL PLAT



CITY OF FORT WORTH, TEXAS THIS PLAT IS VALID ONLY IF RECORDED WITHIN MINETY (90) DAYS AFTER DATE OF APPROVAL.

7/31/09-1 865 V Same

SURVEYOR
PHILIP 8, WOLTERS, R.P.L.S.
P.O. BOX 106
MANSFIELD, TEXAS 76063
(817) 925-9948
FAX (817) 473-27/8
CONTACT: PHILIP WOLTERS

OWNER
HASSAN HALABY & HUSSEN FARHAT
17011 SQUARE STREET
SUITE 100
FORT WORTH, TEXAS 76120

LOTS 1-D, 1-E, 1-F & 1-G BLOCK 3

14. BAH 09. 23.09

E.T. SQUARE ADDITION

AN ADDITION TO THE CITY OF FORT WORTH TARRANT COUNTY, TEXAS

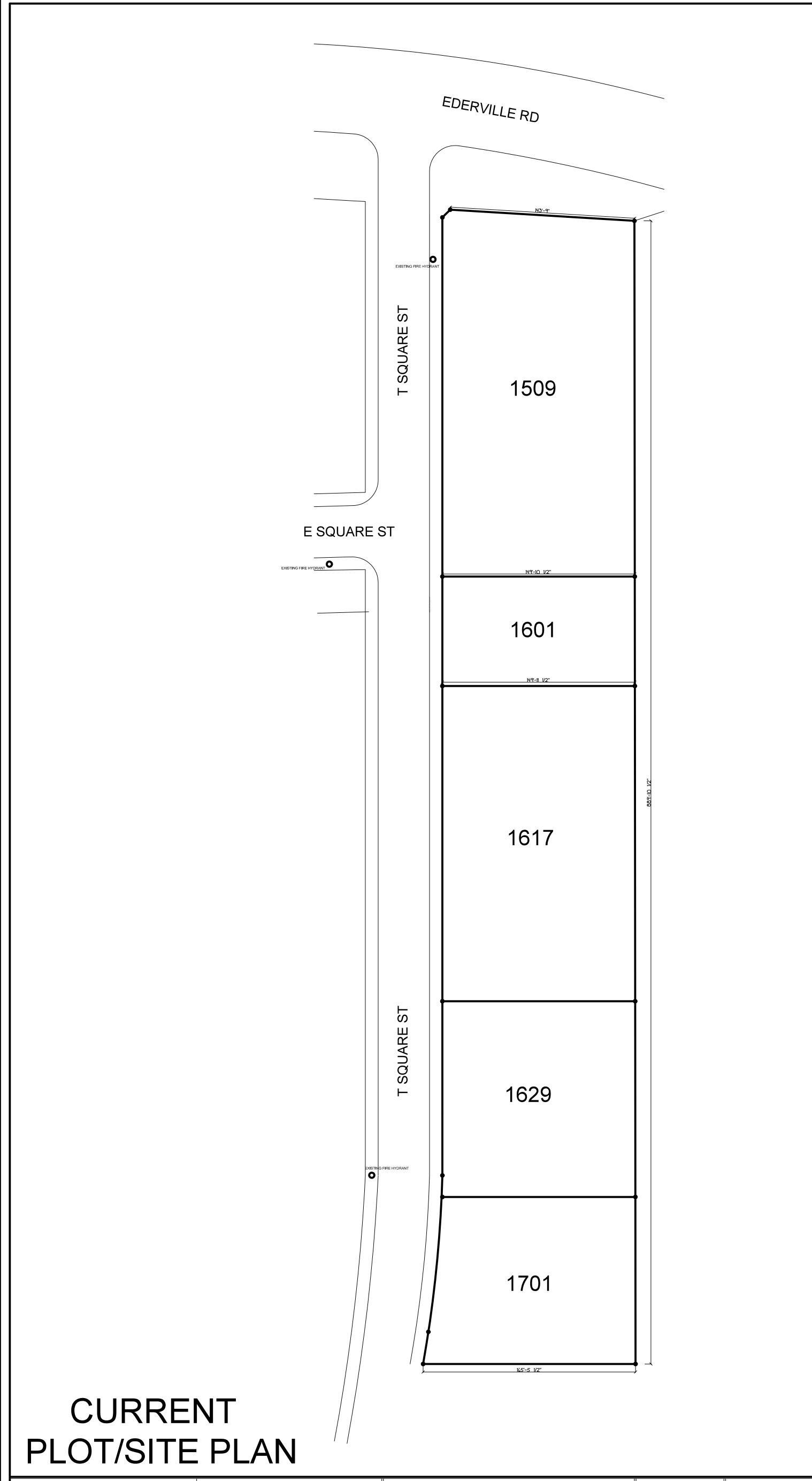
BEING A REVISION OF
A PORTION OF LOT I, BLOCK 3
E. T. SQUARE
AN ADDITION TO THE CITY OF PORT WORTH
RECURDED IN VOLUME 388-200, PAGE 93 P.R.T.C.T.

4 LOTS

JUNE 2009

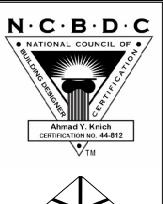
CASE: FS-009-050

Filed in Cabinet . Stide



Address LOT: A 1 BLOCK: SUBDIVISION: 1509,1601,1614,1629,1701 A.K Draшn: T SQUARE ST FORT WORTH, TX 76120 Date: 09/07/2023

Scale:

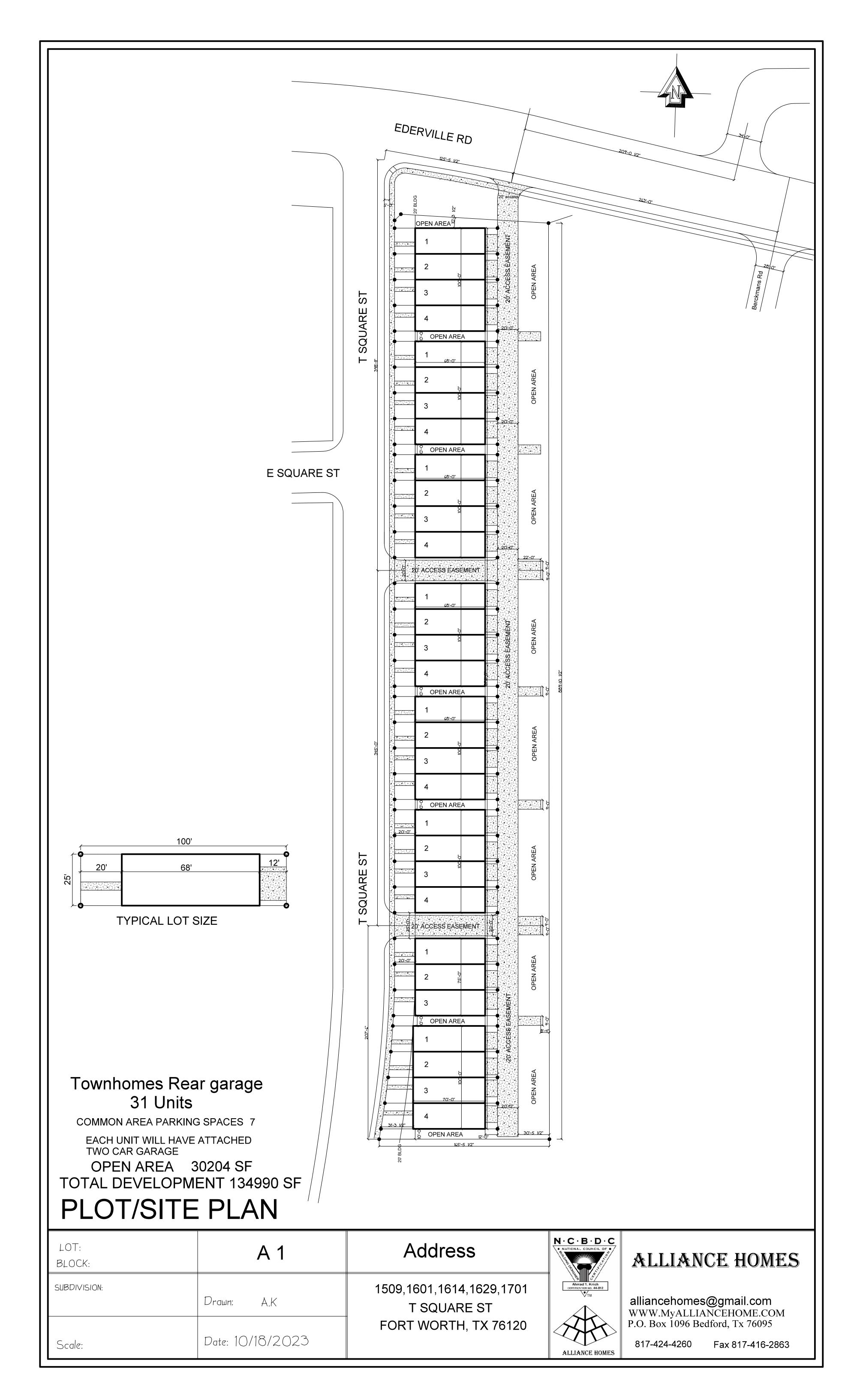


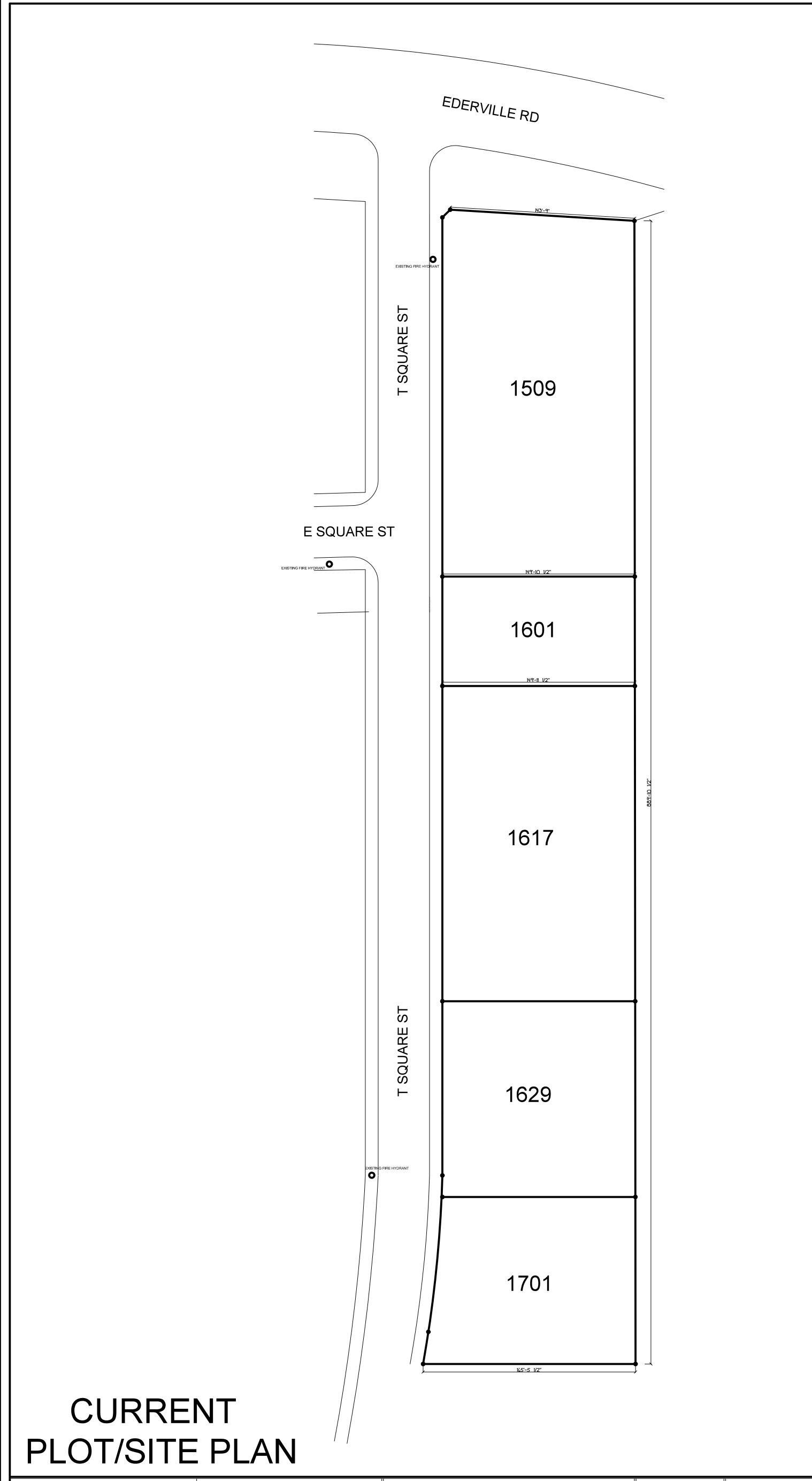
ALLIANCE HOMES

ALLIANCE HOMES

alliancehomes@gmail.com WWW.MyALLIANCEHOME.COM P.O. Box 1096 Bedford, Tx 76095

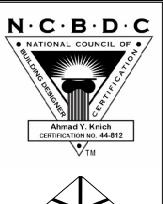
817-424-4260 Fax 817-416-2863





Address LOT: A 1 BLOCK: SUBDIVISION: 1509,1601,1614,1629,1701 A.K Draшn: T SQUARE ST FORT WORTH, TX 76120 Date: 09/07/2023

Scale:



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alliancehomes@gmail.com WWW.MyALLIANCEHOME.COM P.O. Box 1096 Bedford, Tx 76095

817-424-4260 Fax 817-416-2863



Applicant: Darwish Otrok

Address: 1509-1701 T Square Street

Zoning From: G;A Zoning To: R2

Acres: 3.08735799

Mapsco: Text
Sector/District: Eastside
Commission Date: 12/13/2023

Contact: null



