



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
200 Texas St, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: Council Chambers, Second Floor of City Hall	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER HASSAN HALABY

Mailing Address 8529 MEADOWBROOK DR, City, State, Zip FORT WORTH, TX 76120

Phone 817-888-7144 Email hmhalaby@yahoo.com

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

Total Rezoning Acreage: 1.255 ☒ 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): 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 acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

☐ **NO – NOT PLATTED**

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): G Proposed Zoning District(s): R2
 Current Use of Property: INTENSIVE COMMERCIAL - CURRENTLY ALL VACANT LOTS
 Proposed Use of Property: TOWN HOMES / CLUSTER

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 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 [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

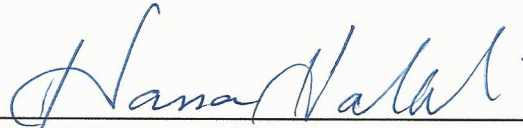
Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting 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): Hassan Halaby

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 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:
E.T.SQUARE BLOCK 3 , LOTS 1-F & 1-G (CERTIFIED LEGAL DESCRIPTION)


 Owner's Signature (of the above referenced property)

Hassan Halaby
 Owner's Name (Printed)


 Applicant or Agent's Signature

DARWISH OTROK
 Applicant or Agent's Name (Printed):



SITE PLAN CHECKLIST AND REQUIREMENTS

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

Items to be Shown on All Site Plans

Project Identification:

- ☐ 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 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.
- ☐ Dumpsters/Air Conditioners/Compactors – 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.

General 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 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:

- ☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of 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 HUSSEIN FARHAT AND MOHAMAD FARHAT

Mailing Address 5548 GREENVIEW CT, City, State, Zip FORT WORTH, TX 76148-4029

Phone 817-401-9422 & 817-999-8742 Email husseinfarhat@me.com

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

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Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 1701 T Square street

Total Rezoning Acreage: 0.525 ☒ 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): E.T.SQUARE BLOCK 3 , LOT 1-A

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 0.525 acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

☐ **NO – NOT PLATTED**

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): A-5 Proposed Zoning District(s): R2
 Current Use of Property: SINGLE FAMILY LOT- CURRENTLY ALL VACANT LOT
 Proposed Use of Property: TOWN HOMES / CLUSTER

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)
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Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

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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

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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

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If yes, please explain in which language you need translation/ Si así lo quiere, explique en qué idioma: _____

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ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

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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.

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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): HUSSIEN FARHAT AND MOHAMAD FARHAT

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

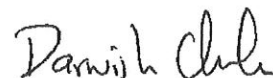
AUTHORITY IS HEREBY GRANTED TO (NAME) DARIWSH OTROK ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:
E.T.SQUARE BLOCK 3 , LOT 1-A (CERTIFIED LEGAL DESCRIPTION)



Owner's Signature (of the above referenced property)

HUSSIEN FARHAT AND MOHAMAD FARHAT

Owner's Name (Printed)



Applicant or Agent's Signature

DARWISH OTROK

Applicant or Agent's Name (Printed):



SITE PLAN CHECKLIST AND REQUIREMENTS

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

Items to be Shown on All Site Plans

Project Identification:

- ☐ 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 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.
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General 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 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:

- ☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of 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

Phone 817-999-8742 Email husseinfarhat@me.com

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): 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 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-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 certified metes and bounds description as described below.

☐ **NO – NOT PLATTED**

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): G Proposed Zoning District(s): R2
 Current Use of Property: INTENSIVE COMMERCIAL - CURRENTLY ALL VACANT LOTS
 Proposed Use of Property: TOWN HOMES / CLUSTER

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 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 [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): 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 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:
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 Signature

DARWISH OTROK

Applicant or Agent's Name (Printed):



SITE PLAN CHECKLIST AND REQUIREMENTS

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

Items to be Shown on All Site Plans

Project Identification:

- ☐ 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 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.
- ☐ Dumpsters/Air Conditioners/Compactors – 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.

General 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 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:

- ☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of 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.

DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

Whereas, We, Hussein Farhat and Mohamad Farhat 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 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 1 same being the west line of a tract of land described in a deed to Holdaway 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 Holdaway Tract to a point;

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°00'58"E., 150.27 feet to the point of beginning and containing 22,900 square feet of land more or less.

Notes:

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 We, Hussein Farhat and Mohamad 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 _____, 2000.

Hussein Farhat

Mohamad Farhat

STATE OF TEXAS

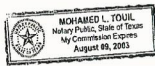
COUNTY OF TARRANT

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 13 day of January, 2000.

Notary Public

My Commission Expires



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 Holdaway Partnership, 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 a 1/2" rebar rod found in the east line of T Square Drive, for the southwest corner of Lot 1 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 east whose radius is N.02°59'19"E., 116.46 feet to a point;

Thence N.88°56'47"E., 191.70 feet to a point in the common line between Lot 1 and said Holdaway Tract;

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

Notes:

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, 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 forever the easements and streets shown hereon.

Witness my hand in Tarrant County, Texas, the ____ day of _____, 2000.

Hassan Halaby

STATE OF TEXAS

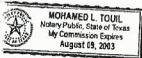
COUNTY OF TARRANT

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared 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, 2000.

Notary Public

My Commission Expires



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 388-200, Page 93, Plat Records, Tarrant County, Texas, being that same tract of land described in a deed to Darwish Otrok, 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 east line of said Lot 1 same being the west line of a tract of land described in a deed to Holdaway 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 Holdaway Tract to a point;

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 square feet of land more or less.

Notes:

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 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 easements and streets shown hereon.

Witness my hand in Tarrant County, Texas, the ____ day of _____, 2000.

Darwish Otrok

STATE OF TEXAS

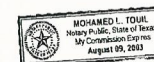
COUNTY OF TARRANT

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared 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, 2000.

Notary Public

My Commission Expires



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



D 200025338
B 2029
B 1061

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 961018
FORT WORTH TX 76161-0018

REQUESTED BY
DARWISH OTROK
2209 GREENVILLE CT
BEDFORD TX 76022

DATE : 1/14/00
FEE : \$10.00

PAGE 1 OF 1

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

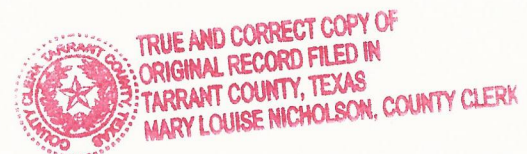
THIS IS TO CERTIFY THAT THE AD VALOREM RECORDS OF THE TARRANT COUNTY TAX OFFICE TAX ASSESSOR-COLLECTOR REFLECT THE TAX, INTEREST, AND OTHER STATUTORY FEES THAT HAVE BEEN ASSESSED AND ARE NOW DUE TO THE TAXING ENTITIES AND FOR THE YEARS SET OUT BELOW FOR THE DESCRIBED PROPERTY HEREIN. THE TARRANT COUNTY 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 DID 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

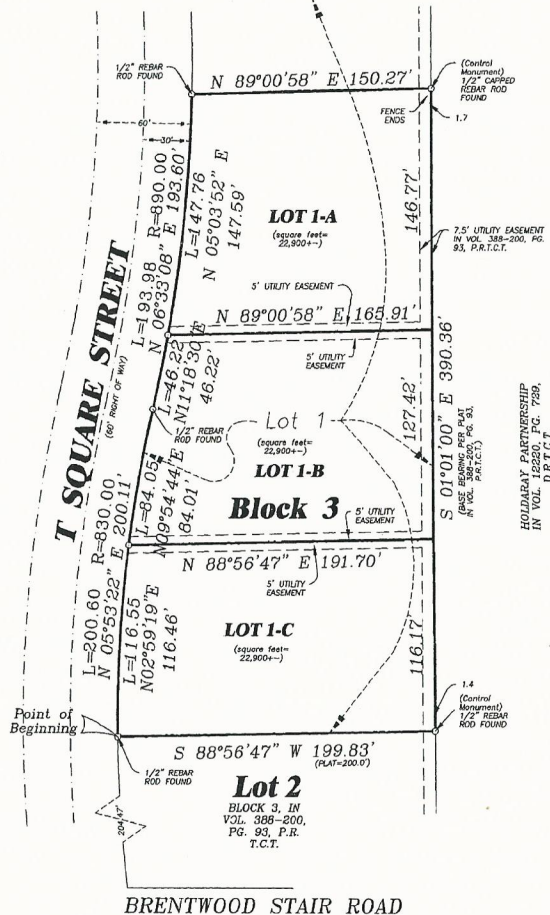
ISSUED TO : DARWSH OTROK
ACCOUNT NUMBER: 00006589669
TOTAL CERTIFIED TAX: \$0.00

BY: Jane Kreis TARRANT COUNTY TAX OFFICE

RY: Celeste Williams



BENEDICT A. TERMINI AND
WIFE, TRUDY E. TERMINI IN
VOL. 12779, PG. 374, D.R.T.C.T.



Developer:
Alliance Homes
2109 N. Hwy 380, Suite 1601
Grand Prairie, TX 75060

Owner of Lot 1-B
Darwish Otrok
2209 Greendale Court
Bedford, TX 76022

Owner of Lot 1-A
Hussein Farhat
6012 Whitley Road
Watauga, TX 76148
Mahamad Farhat
609 Spring Forest Drive
Bedford, TX 76021

Owner of Lot 1-C
Hassan Halaby 5808 Bayclub Drive
Arlington, TX 76003

A CERTIFIED COPY,
11-1-20
ATTEST:
MARY LOUISE NICHOLSON, County Clerk
Tarrant County, Texas
BY: *Tracy J. [Signature]* Deputy



I CERTIFY THAT THIS IS A TRUE AND
ACCURATE REPRESENTATION OF THIS
SURVEY AS MADE ON THE GROUND.

Conner Stevens
CONNER STEVENS
R.P.L.S. No. 1983

DELTA
SURVEYING

607 N. LAS VEGAS TRAIL
FORT WORTH, TEXAS 76108
246-7766 FAX: 246-7767

FS# 9-192

JOB# 99-10-1007

Notes:
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

NOTE:
THE MAXIMUM IMPACT FEE THAT CAN BE ASSESSED FOR WATER AND WASTE SERVICE
SHALL BE IN ACCORDANCE WITH SCHEDULE I, WATER AND WASTE WATER IMPACT FEE
ASSESSMENT SCHEDULE OF ORDINANCE No. 10871 OF THE CITY OF FORT WORTH,
DATED JULY 2, 1991.

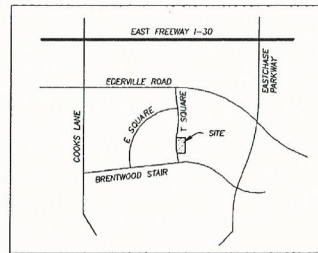
UTILITY EASEMENTS:
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO
MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS,
OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE
WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS
ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING
THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND
EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION,
RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING
ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF
PROCURING THE PERMISSION OF ANYONE.

NOTE:
ALL STREETS GREATER THAN 42' IN WIDTH SHALL REQUIRE SIDEWALKS TO BE CONSTRUCTED
AT THE TIME THE PROPERTY IS DEVELOPED (BUILDING PERMIT) IN ACCORDANCE WITH
STANDARD POLICY.

NOTE:
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISION
IS MADE FOR THE CONSTRUCTION OF THE WATER, SEWER, STORM DRAIN, STREET LIGHTS
AND PAVING IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.



Scale 1" = 50 ft



VICINITY MAP
(NOT TO SCALE)

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION

NOTE:
THIS PLAT IS VALID ONLY IF
RECORDED WITHIN (6) MONTHS
AFTER DATE OF APPROVAL.

PLAT APPROVED DATE 2-4-00

BY: *Wanda Corlin*
CHAIRMAN

BY: *John L. Fairfield*
SECRETARY

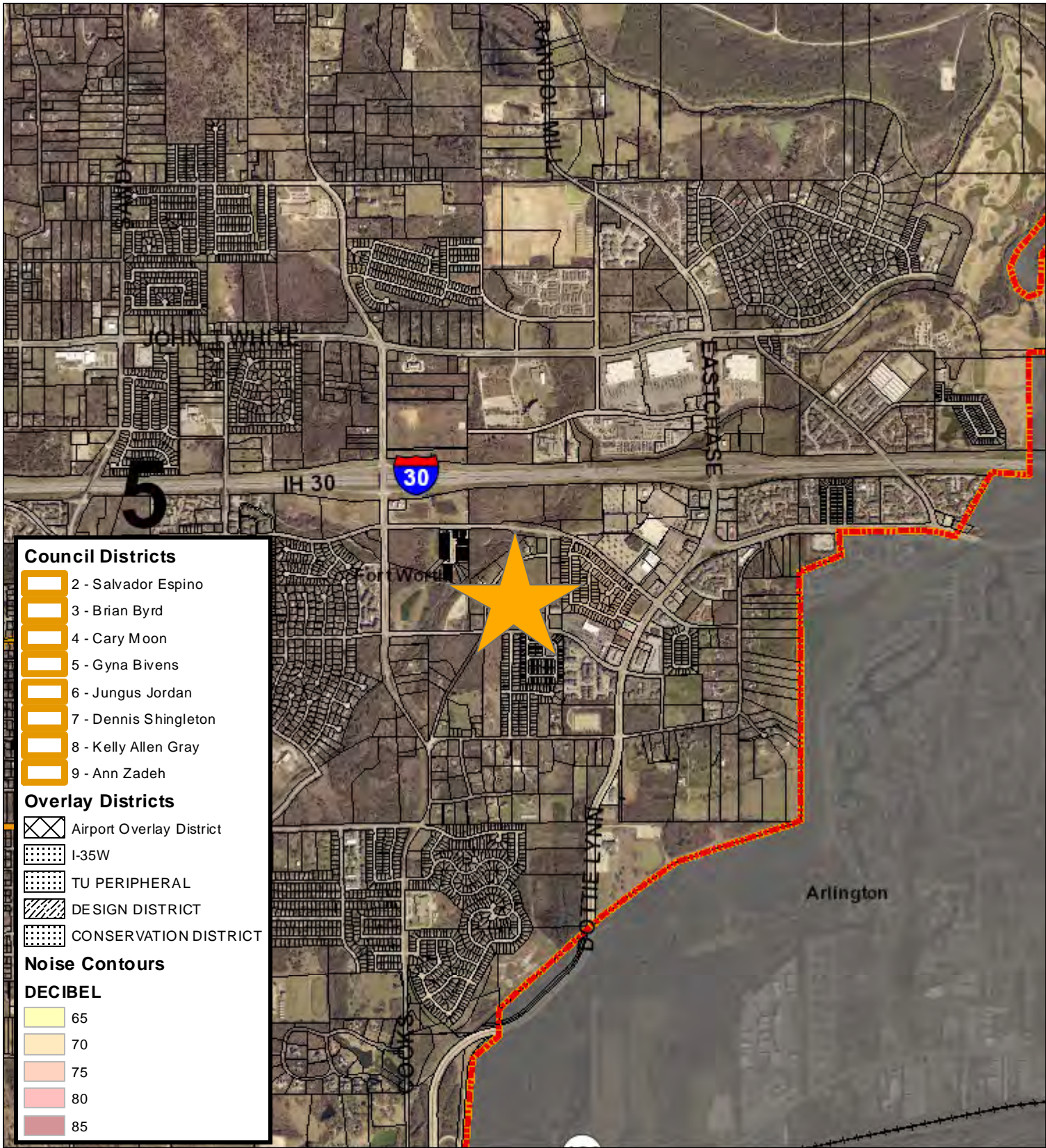
REPLAT SHOWING LOTS 1-A, 1-B AND 1-C, BLOCK 3, **E. T. SQUARE ADDITION,**

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT
COUNTY, TEXAS, BEING A REVISION OF 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.

THIS PLAT FILED FOR RECORD IN CABINET B, SLIDE 2029, DATE _____

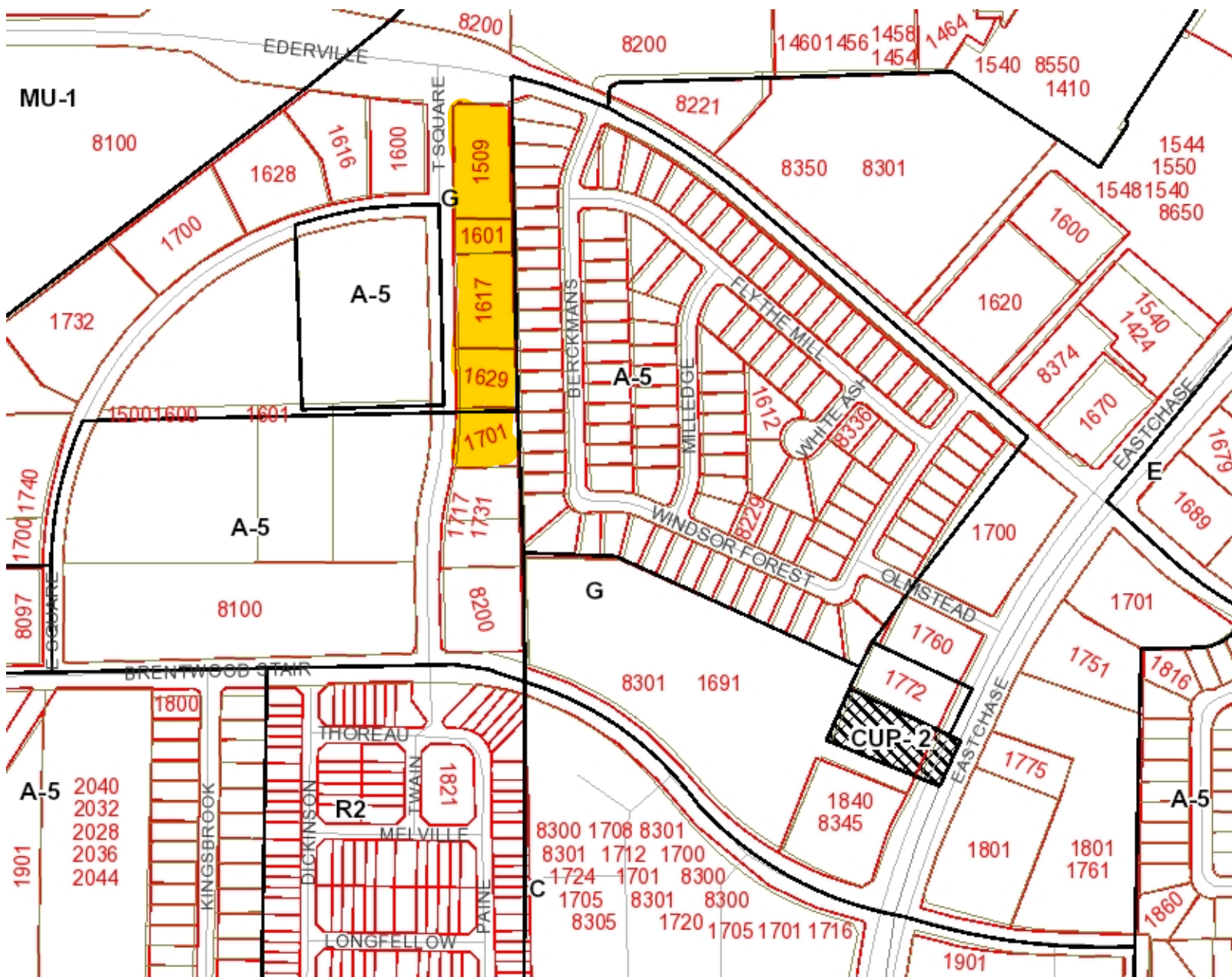
B2029

Area Map



4,000 Feet

ZONING CHANGE FROM G TO R2



Legend

- ☐ Zoning Outline
- Overlay Districts
 - <Null>
 - 21047
 - AO
 - APZ 1
 - APZ 2
 - CIRCLE PARK
 - CZ
 - DOWNTOWN URBAN
 - I-35W CENTRAL
 - I-35W NORTH
 - I-35W SOUTH
 - TCU
 - TUP 1
 - TUP 2
 - TUP 3
 - TUP 4
 - TUP 5
 - TUP 6
 - TUP 7
- ☐ Parcels
- ☐ Lots
- Regional Arterials
- Freeways
- Streets
- Tarrant County Streets
- Parks
- Lakes
- City Limit
- ETJ Release Area
- Extraterritorial Jurisdiction (ETJ)
- Conditional Use Permits
- City Arterials
- Parker County Streets
- Denton County Streets



5/12/23 11:19 AM

0.1 0 0.07 0.1 Miles

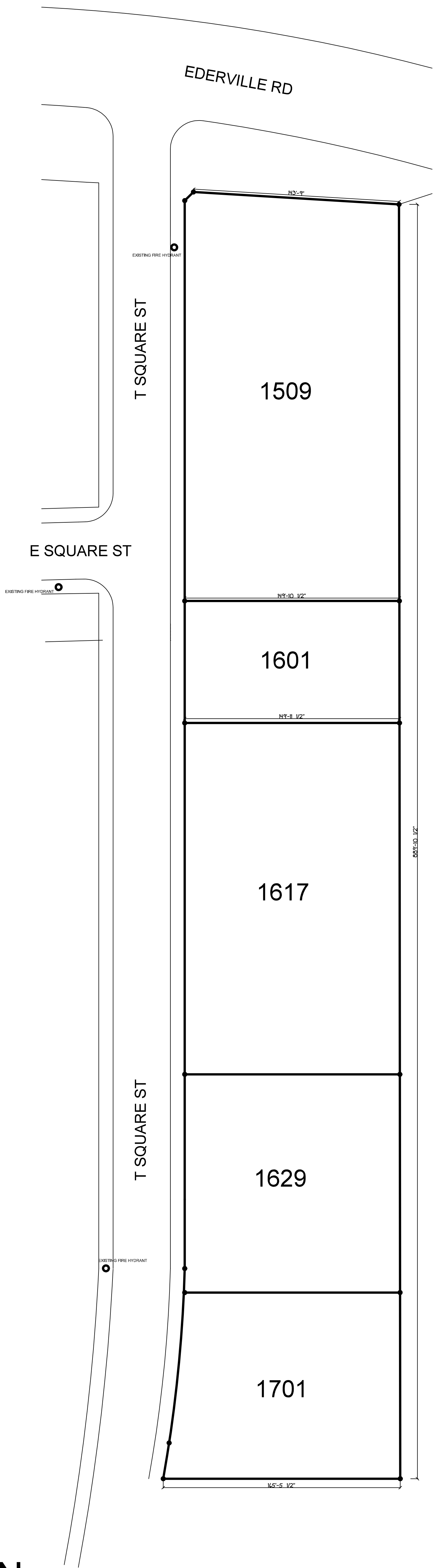
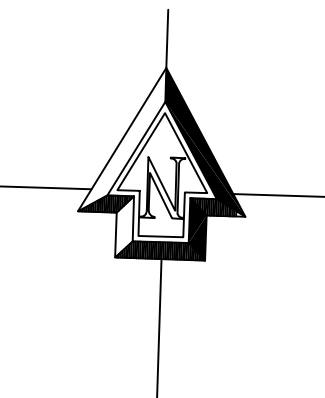
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY



1: 4,338

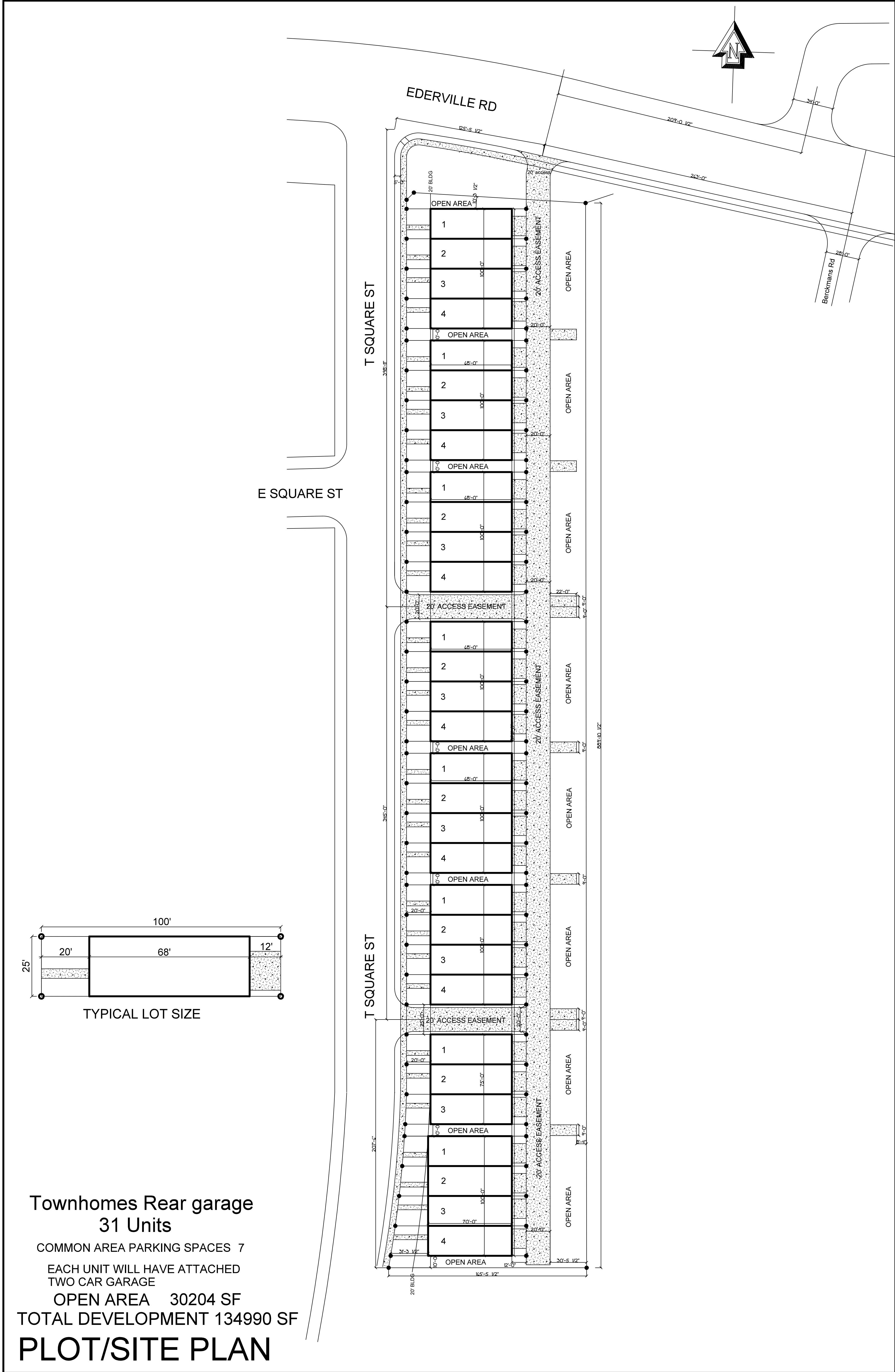






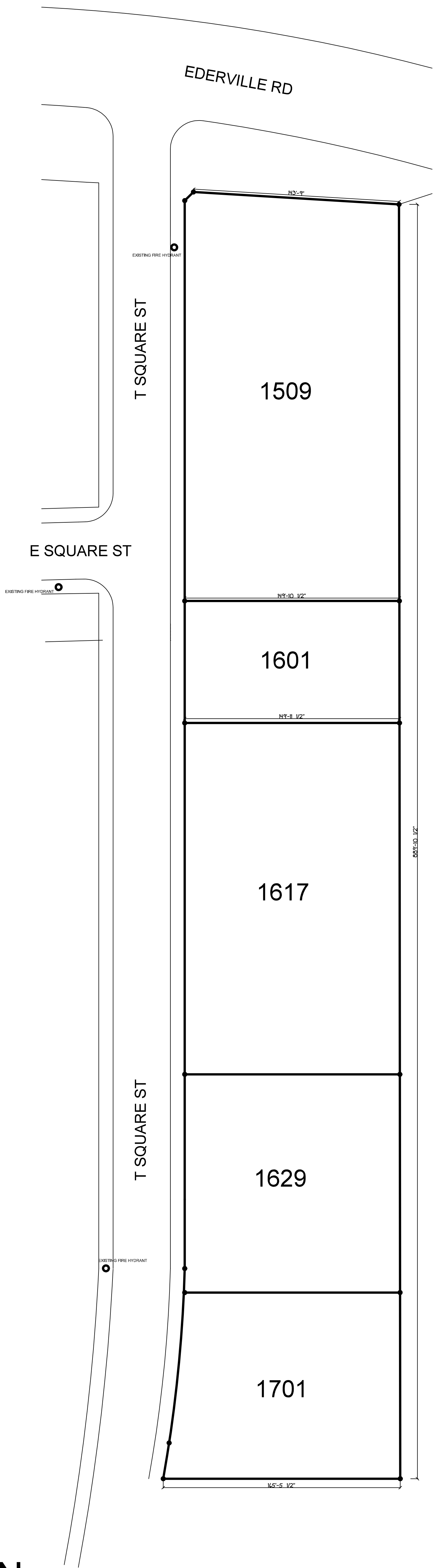
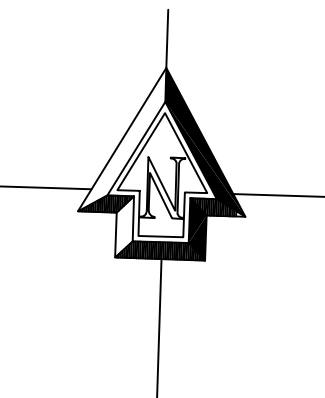
CURRENT
PLOT/SITE PLAN

LOT: BLOCK:	A 1	Address	 	ALLIANCE HOMES alliancehomes@gmail.com WWW.MyALLIANCEHOME.COM P.O. Box 1096 Bedford, Tx 76095 817-424-4260 Fax 817-416-2863
SUBDIVISION:	Drawn: A.K	1509,1601,1614,1629,1701 T SQUARE ST FORT WORTH, TX 76120		
Scale:	Date: 09/07/2023			

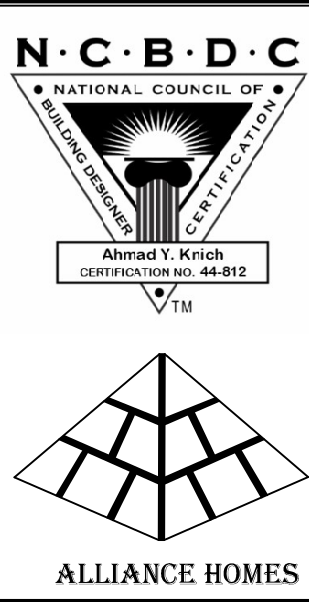


Townhomes Rear garage
31 Units
COMMON AREA PARKING SPACES 7
EACH UNIT WILL HAVE ATTACHED
TWO CAR GARAGE
OPEN AREA 30204 SF
TOTAL DEVELOPMENT 134990 SF
PLOT/SITE PLAN

LOT: BLOCK:	A 1	Address 1509,1601,1614,1629,1701 T SQUARE ST FORT WORTH, TX 76120	<div>N.C.B.D.C. NATIONAL COUNCIL OF BLACK BUSINESS DEVELOPERS Alliance Y. Keith CERTIFICATION NO. 44-812 VIM</div> <div>ALLIANCE HOMES</div>	<div>ALLIANCE HOMES</div> <div>alliancehomes@gmail.com WWW.MyALLIANCEHOME.COM P.O. Box 1096 Bedford, Tx 76095</div> <div>817-424-4260 Fax 817-416-2863</div>
SUBDIVISION:	Drawn: A.K			
Scale:	Date: 10/18/2023			



CURRENT
PLOT/SITE PLAN

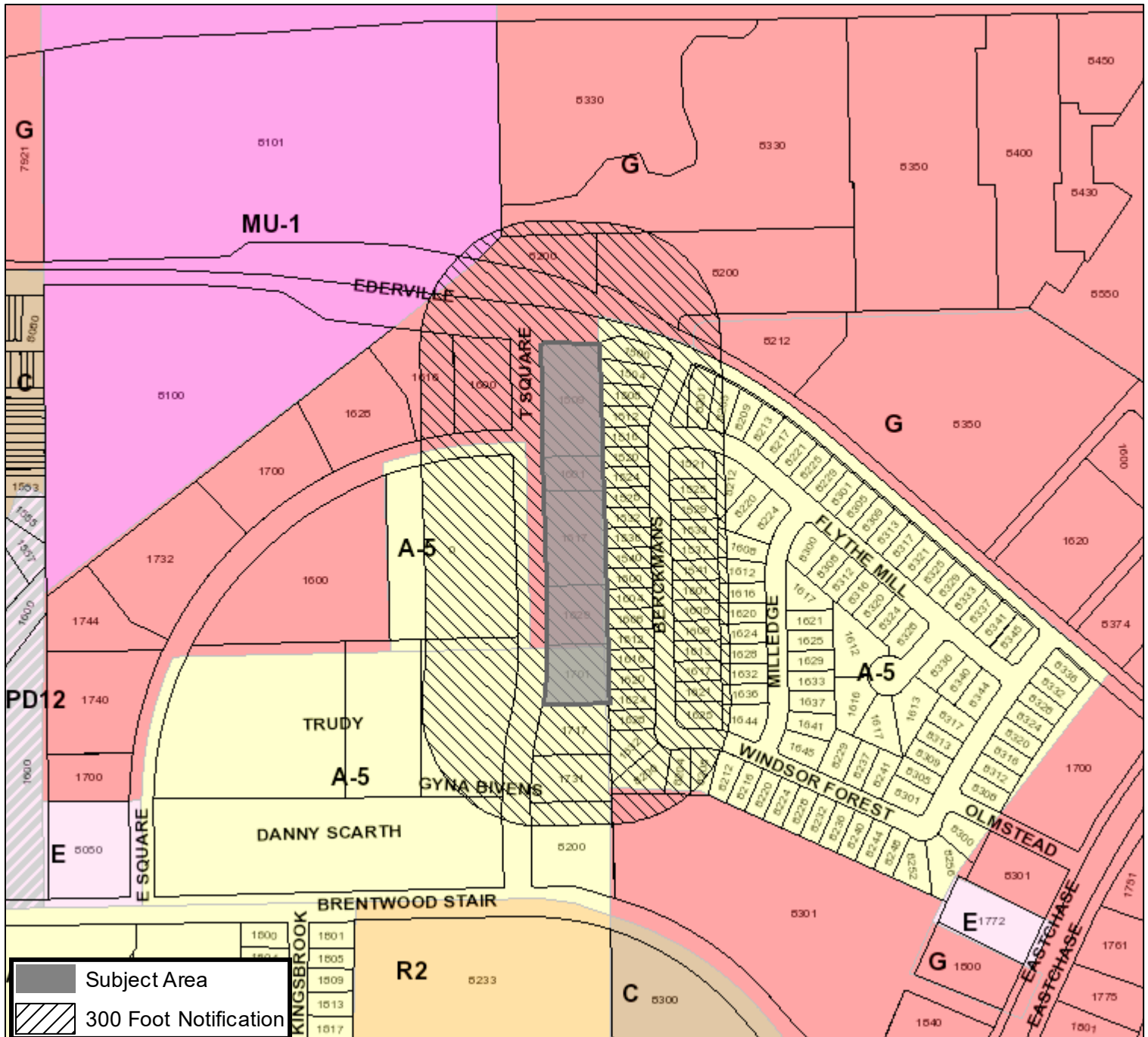
LOT: BLOCK:	A 1	Address		ALLIANCE HOMES alliancehomes@gmail.com WWW.MyALLIANCEHOME.COM P.O. Box 1096 Bedford, Tx 76095 817-424-4260 Fax 817-416-2863
SUBDIVISION:	Drawn: A.K	1509,1601,1614,1629,1701 T SQUARE ST FORT WORTH, TX 76120		
Scale:	Date: 09/07/2023			



ZC-23-175

Area Zoning Map

Applicant: Darwish Otrok
Address: 1509-1701 T Square Street
Zoning From: G;A
Zoning To: R2
Acres: 3.08735799
Mapsc0: Text
Sector/District: Eastside
Commission Date: 12/13/2023
Contact: null



0 180 360 720 Feet

Created: 11/28/2023 4:38:40 PM