



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
100 Fort Worth Trail, 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: 100 Fort Worth Trail; Council Chambers	
LOCATION MAP	

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

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

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

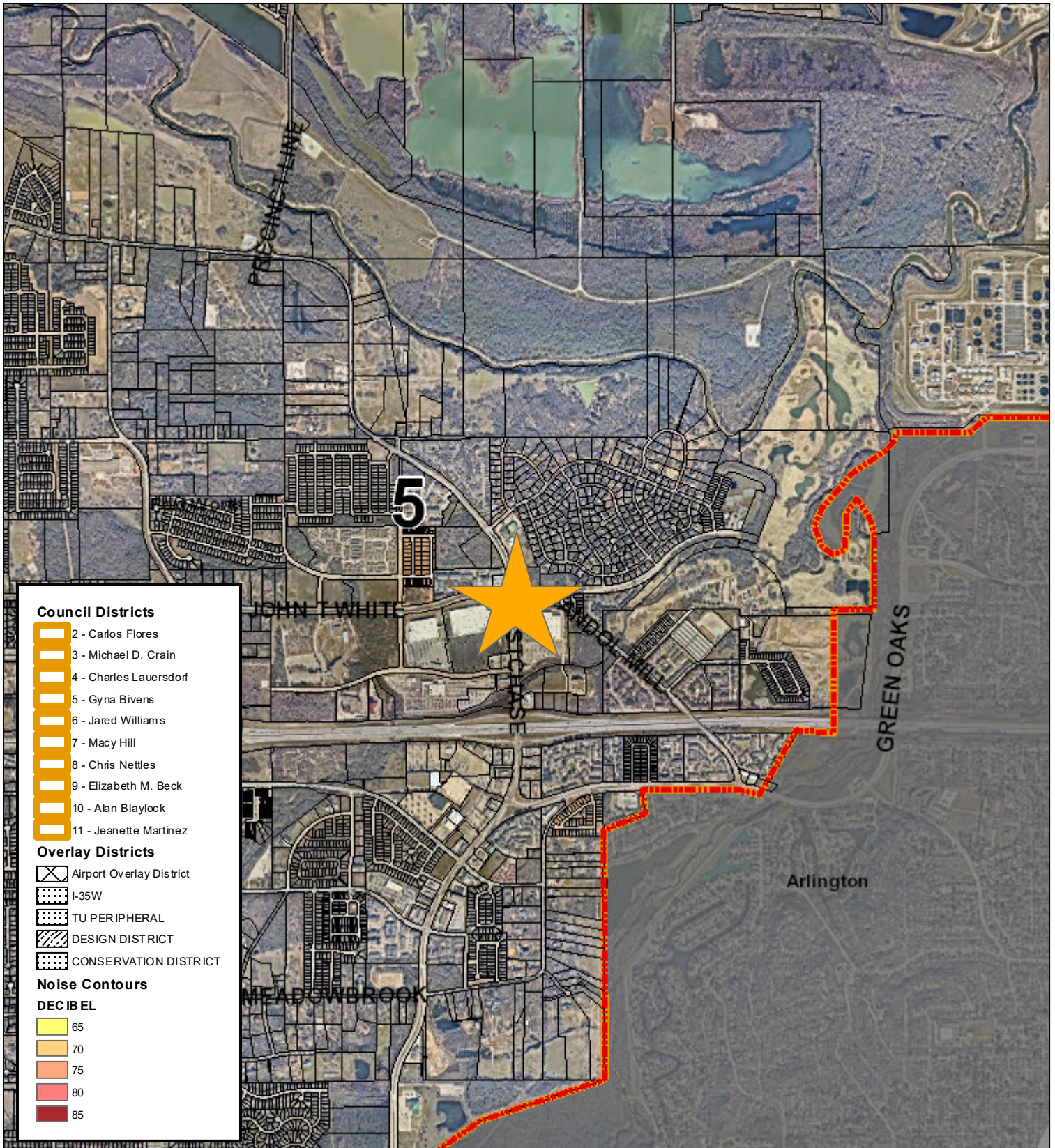
Aerial Photo Map





ZC-25-057

Area Map



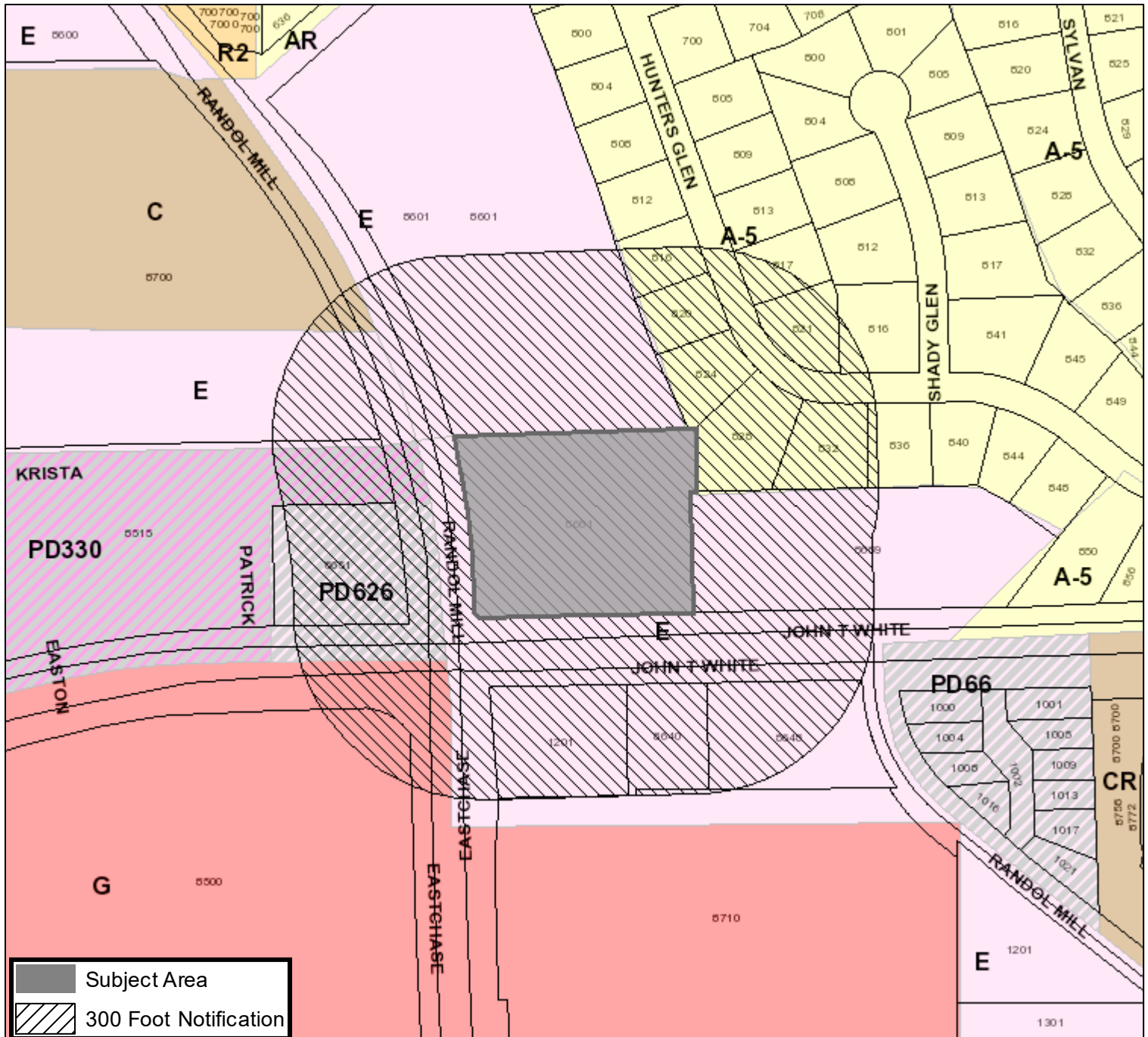
0 1,000 2,000 4,000 Feet



ZC-25-057

Area Zoning Map

Applicant: Al-Hedayah Academy Inc. / Darwish Otrok
Address: 8661 John T. White Road
Zoning From: E
Zoning To: MU-1
Acres: 2.692
Mapsc0: Text
Sector/District: Eastside
Commission Date: 6/11/2025
Contact: 817-392-2806



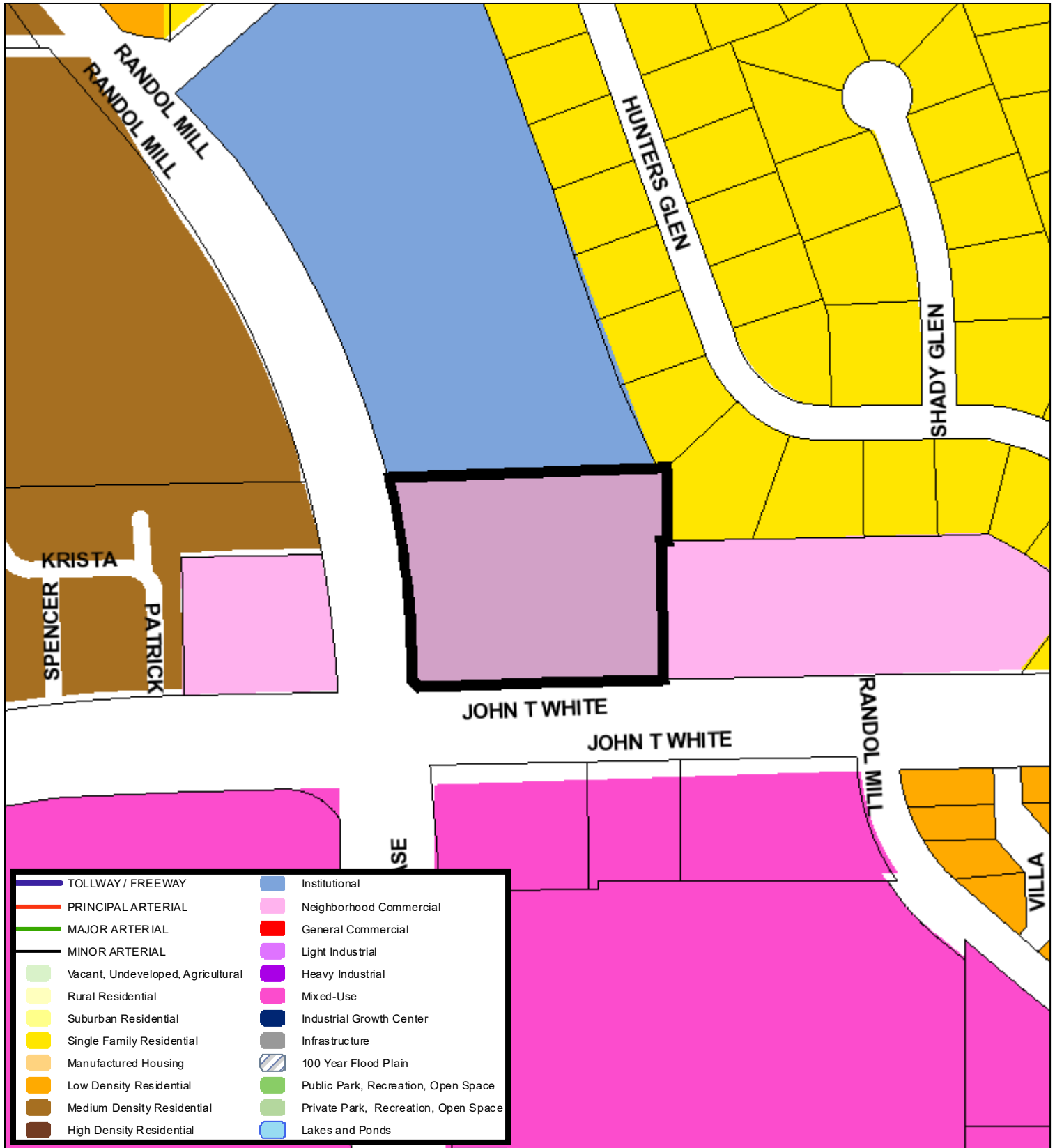
0 120 240 480 Feet

Created: 5/15/2025 8:31:17 PM



ZC-25-057

Future Land Use



190 95 0 190 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Created: 5/15/2025 8:31:33 PM



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Al-Hedayah Academy Inc.

Mailing Address 8625 Randol Mill Rd City, State, Zip Fort Worth, TX 76120

Phone 817-888-7643 Email darwish.Otrok@alhedayahacademy.org

APPLICANT Darwish Otrók

Mailing Address 2805 Crestridge Ct City, State, Zip Grapevine, TX 76051

Phone 817-888-7643 Email darwish.Otrok@alhedayahacademy.org

AGENT / OTHER CONTACT 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): 8661 John T White Rd

Total Rezoning Acreage: 2.6919 ☒ 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): Bentley Village Addition Block MR Lot 2

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 2.6919 acres

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

☐ NO – NOT PLATTED

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

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

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

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input 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):

E

Proposed Zoning District(s):

MU-1

Current Use of Property:

vacant Land

Proposed Use of Property:

Multi Use being Retail/ Office/ Residential

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.

Subject property is zoned Commercial, request to rezone to MU-1 due to location as a buffer between commercial and residential area, many attempts have been made before to market as commercial which is present zoning, but no success in achieving that goal. Also an attempt to rezone to residential has been made with no success. We believe that combining and having a mix of residential and commercial with best suit this property.

Discussed this rezoning with few neighborhood associations who showed support for such rezoning since it serves those who like to see commercial such as sit down restaurants and other retail business to serve the area and also was favored by those who do not want straight commercial and prefer residential.

We believe the MU-1 would be perfect fit for this 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.

1578b1b9-6714-441a-8178-705368

Digitally signed by
1578b1b9-6714-441a-8178-7053689a4cce
Date: 2025.05.11 23:17:36 -05'00'

Owner's Signature (of the above referenced property): 9a4cce

Owner's Name (Printed): Al-Hedayah Academy Inc.

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:
8661 John T White Rd/ Bentley Village Addition Block MR Lot 2 (CERTIFIED LEGAL DESCRIPTION)

1578b1b9-6714-441a-8178-7053689a4cce
Digitally signed by
1578b1b9-6714-441a-8178-7053689a4cce
Date: 2025.05.11 23:24:56 -05'00'

Owner's Signature (of the above referenced property)

Al-Hedayah Academy Inc.

Owner's Name (Printed)

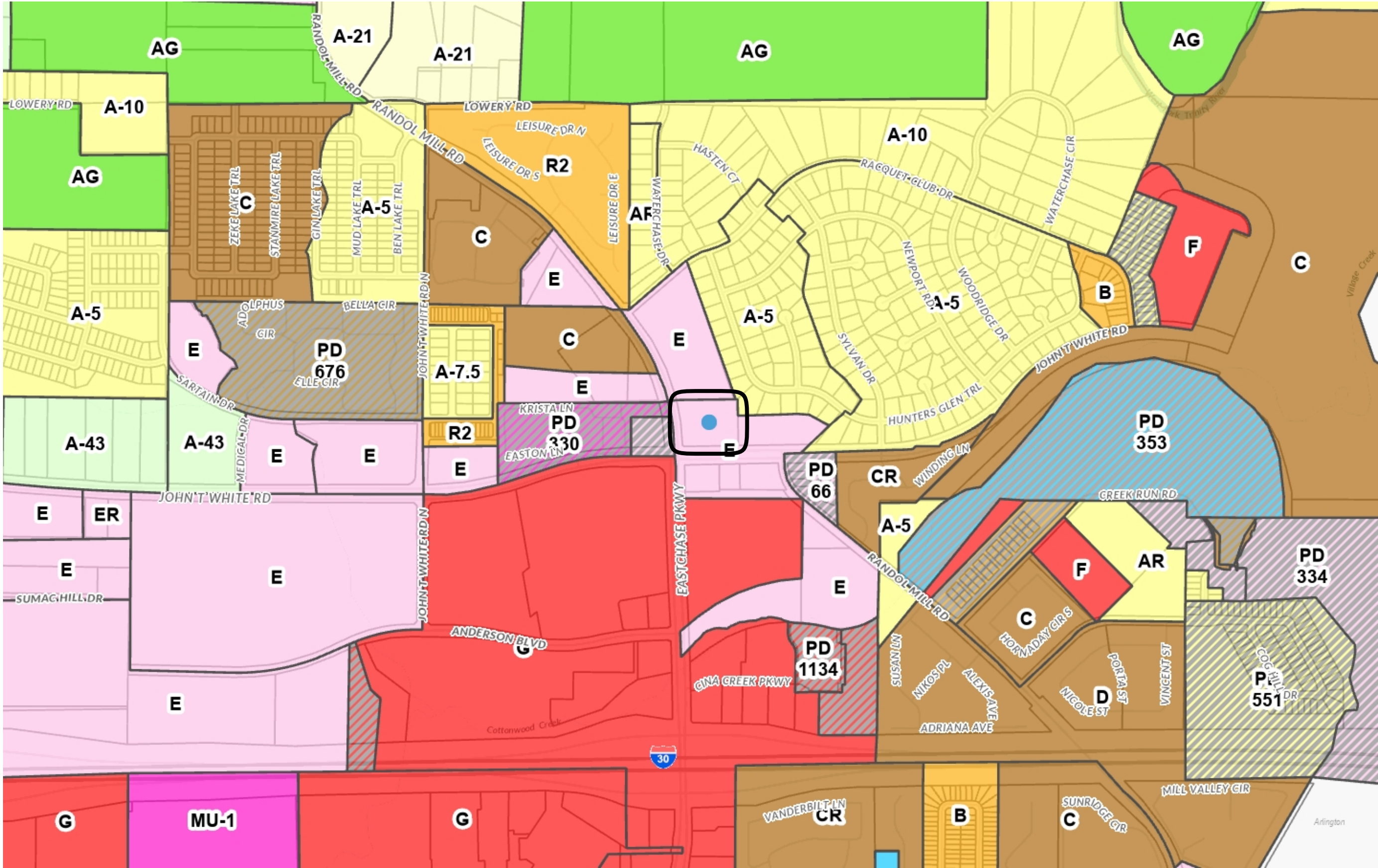
1578b1b9-6714-441a-8178-7053689a4cce
Digitally signed by
1578b1b9-6714-441a-8178-7053689a4cce
Date: 2025.05.11 23:25:03 -05'00'

Applicant or Agent's Signature

Darwish Otrok

Applicant or Agent's Name (Printed):

Zoning Map



Legend

NCTCOG Freeways 9,028
Streets Label 9,028

☐ 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

Zoning Fill

- AG - Agricultural
- A-5; A-7.5; A-10; AR Single Family
- A-2.5A; A-43- Residential (Single Family, One-Acre +)
- A-21- Residential (Single Family, 1/2 Acre +)
- MH- Residential (Manufactured Housing)
- B; R1; R2- Low Density Residential
- C; CR; D Multi Family
- UR- Urban Residential
- CF- Community Facility
- ER; E; EP- Neighborhood Commercial
- FR; F; G; OM- General Commercial
- Mixed Use, Downtown, and Form Based Districts
- IP; I- Light Industrial
- J; K- Heavy Industrial
- O-2; O-1- Floodplain
- Planned Development (A-5; PD, A5; PD, A-10; PD, A-5; PD, A-43)
- Planned Development (A-21- Residential (Single Family, 1/2 Acre +))
- Planned Development (AG- Agricultural)
- Planned Development (J; K- Heavy Industrial)
- Planned Development (FR; F; G; OM- General Commercial)
- Planned Development (IP; I- Light Industrial)
- Planned Development (B; R1; R2- Low Density Residential)
- Planned Development (C; CR; D Multi Family)
- Planned Development (ER; E; EP- Neighborhood Commercial)
- Planned Development (CF - Community Facility)
- Planned Development (UR - Urban Residential)
- Planned Development (Mixed Use, Downtown, and Form Based Districts)

City Flood Risk Areas - Regulatory

☐ Lots

☐ City Limit

☐ Extraterritorial Jurisdiction (ETJ)

☐ Conditional Use Permits

☐ Parker County Streets

☐ Denton County Streets

☐ NCTCOG Freeways 9,028

☐ Streets 9,028

☐ Streets 10:05 PM

☐ 30

☐ 31 - 35

☐ 36 - 40

☐ 41 - 45

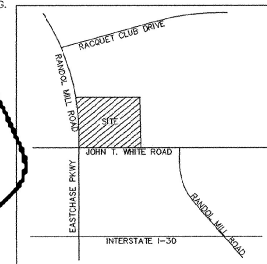
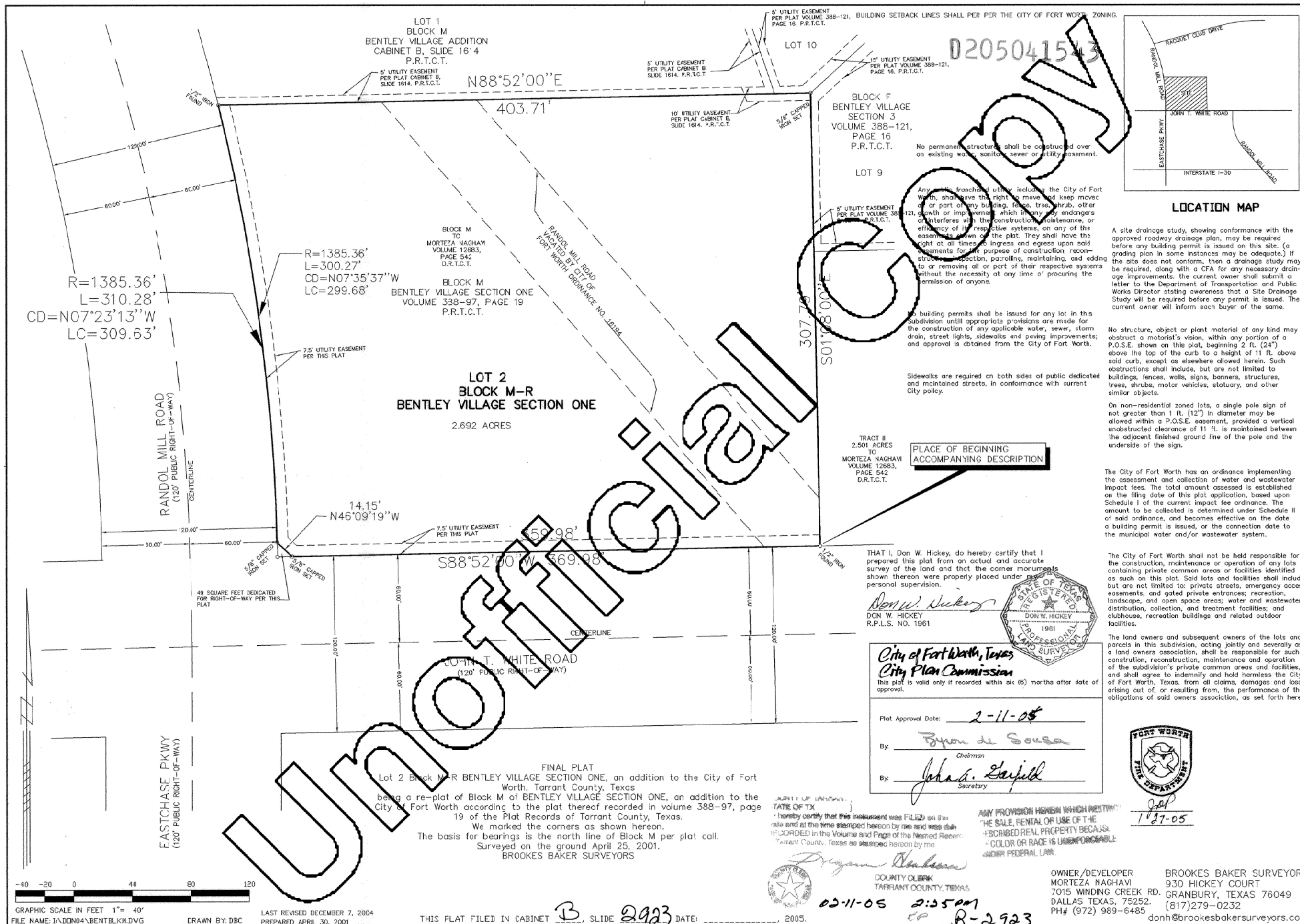
FORT WORTH

NCTCOG ORTHOPHOTOGRAPHY

0.3 0 0.14 0.3 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



LOCATION MAP

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

No structure, object or plant material of any kind may obstruct a motorist's vision, within any portion of a P.O.S.E. shown on this plat, beginning 2 ft. (24") above the top of the curb to a height of 11 ft. above said curb, except as elsewhere allowed herein. Such obstructions shall include, but are not limited to buildings, fences, walls, signs, banners, structures, trees, shrubs, motor vehicles, stonework, and other similar objects.

On non-residential zoned lots, a single pole sign of not greater than 1 ft. (12") in diameter may be allowed within a P.O.S.E. easement, provided a vertical unobstructed clearance of 11 ft. is maintained between the adjacent finished ground line of the pole and the underside of the sign.

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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

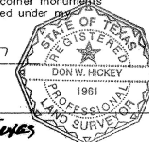
The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree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



1/27-05

THAT I, Don W. Hickey, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Don W. Hickey
DON W. HICKEY
R.P.L.S. NO. 1961



City of Fort Worth, Texas
City Plan Commission

This plat is valid only if recorded within six (6) months after date of approval.

Plat Approval Date: 2-11-05

By: Byron de Souza
Chairman

By: John A. Garfield
Secretary

NOTARY PUBLIC
STATE OF TEXAS
I hereby certify that this instrument was filed on the date and at the time stamped herein by me and was duly recorded in the Volume and Page of the Named Record, Tarrant County, Texas as stamped herein by me.



02-11-05 2:25 PM
B-2923

COUNTY CLERK
TARRANT COUNTY, TEXAS

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

OWNER/DEVELOPER
MORTEZA NAGHAWI
7015 WINDING CREEK RD.
DALLAS TEXAS, 75252.
PH# (972) 989-6485

BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817) 279-0232
donh@brookesbakersurveyors.com

GRAPHIC SCALE IN FEET 1"= 40'
FILE NAME: I:\DON04\BENTB_KM.DWG
DRAWN BY: DBC
LAST REVISED DECEMBER 7, 2004
PREPARED APRIL 30, 2001

THIS PLAT FILED IN CABINET B, SLIDE 2923, DATE: 02-11-05, 2005.