



FORT WORTH® Neighborhood Notification

Case Number: ZC-25-174

Council District: 5 – Deborah Peoples

ZONING CHANGE REQUEST

Owner/Applicant: Trinity Legacy Investment, LLC / RR Consulting Engineers, LLC / Ram Thapa

Site Location: 13500 Trinity Blvd

Request:

Current Zoning: "F" General Commercial

Proposed: "MU-1" Low-Intensity Mixed Use

Proposed Use: Multifamily (All uses within MU-1 district are allowed)

For More Information please contact:

Case Manager

Sandy Michel

817-392-2806

Public Hearing Dates

Zoning Commission	November 12, 2025
City Council	December 9, 2025

Public Notification

A zoning change is requested for the property shown on the attached maps. 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 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

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence 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

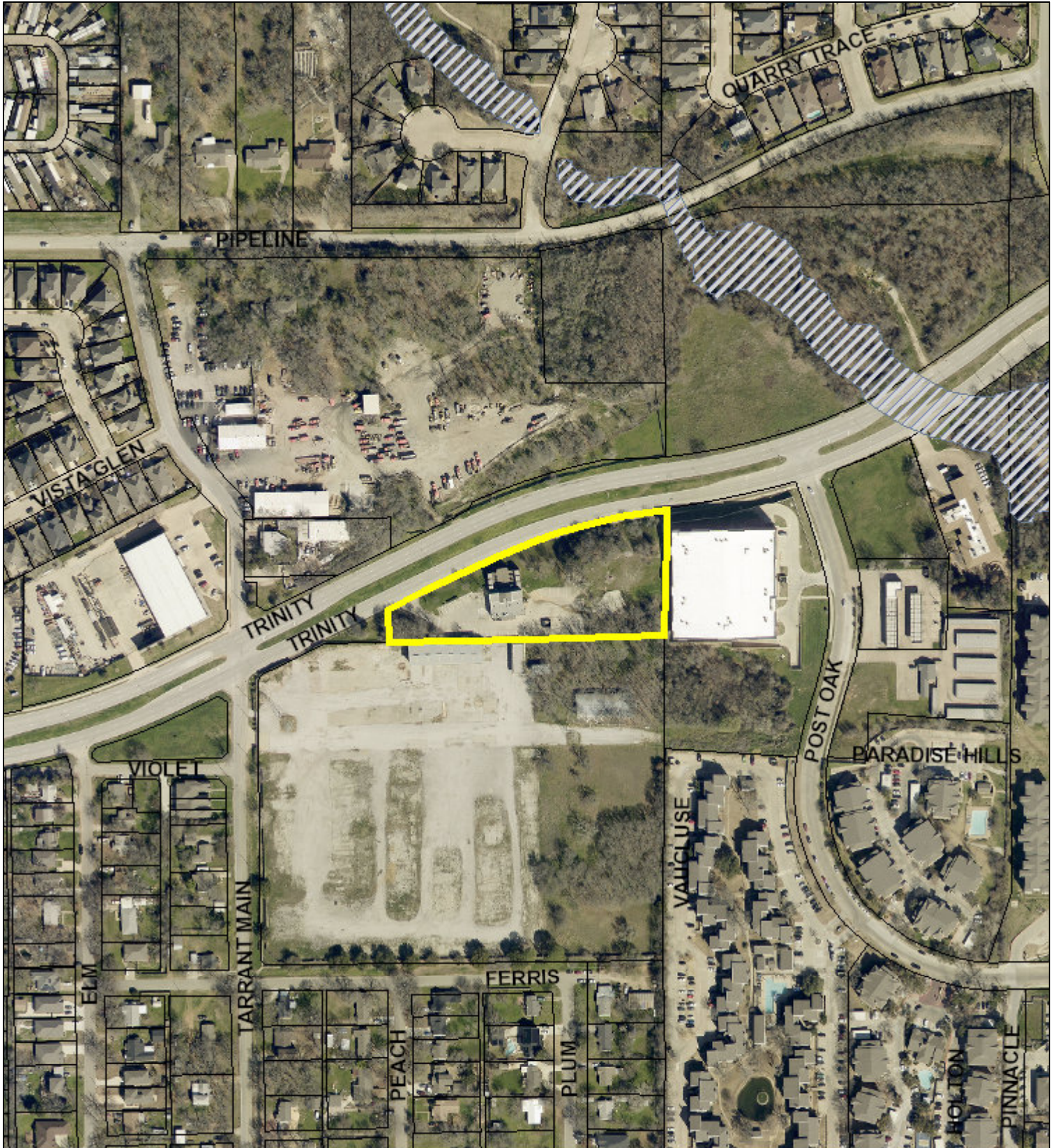


Neighborhood Notification

Organizations Notified

Organizations Notified	
Stone Creek Addition HOA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
DFW International Airport	Hurst Euless Bedford ISD

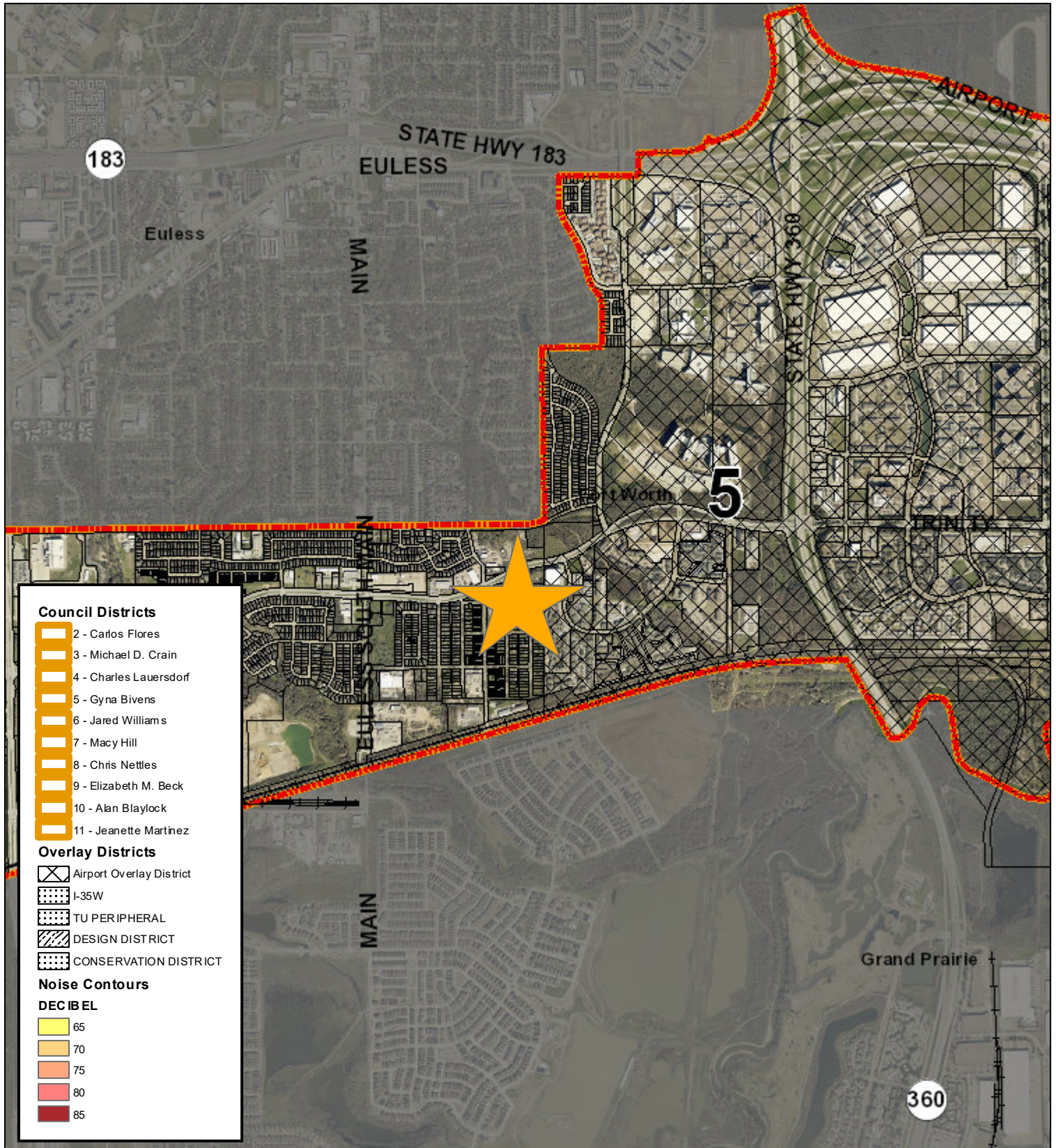
Aerial Photo Map





ZC-25-174

Area Map



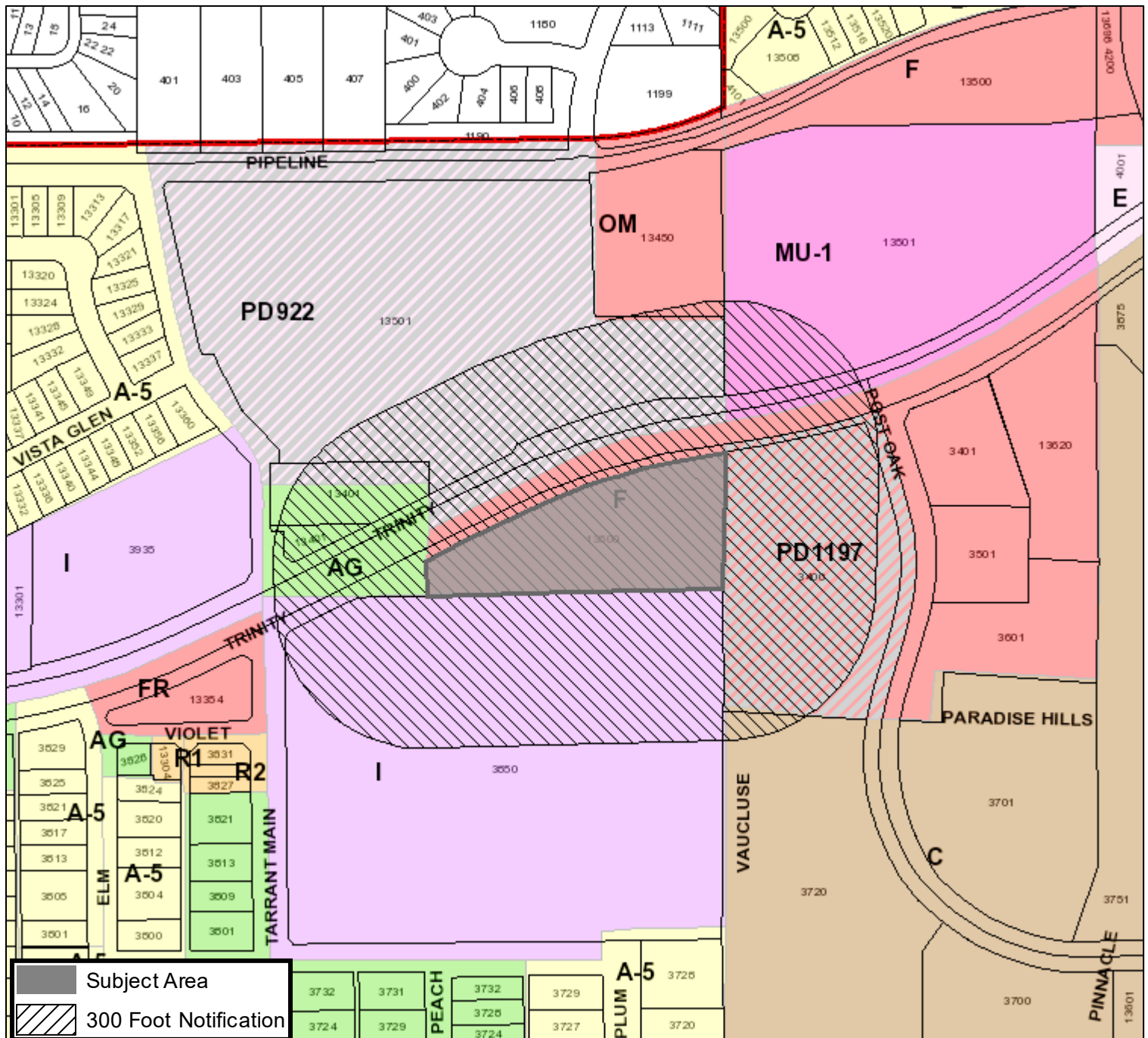
0 1,000 2,000 4,000 Feet



ZC-25-174

Area Zoning Map

Applicant: Trinity Legacy Investment/RR Consulting Engineers
Address: 13500 Trinity Boulevard
Zoning From: F
Zoning To: MU-1
Acres: 2.409
Mapsc0: Text
Sector/District: Eastside
Commission Date: 11/12/2025
Contact: 817-392-2806



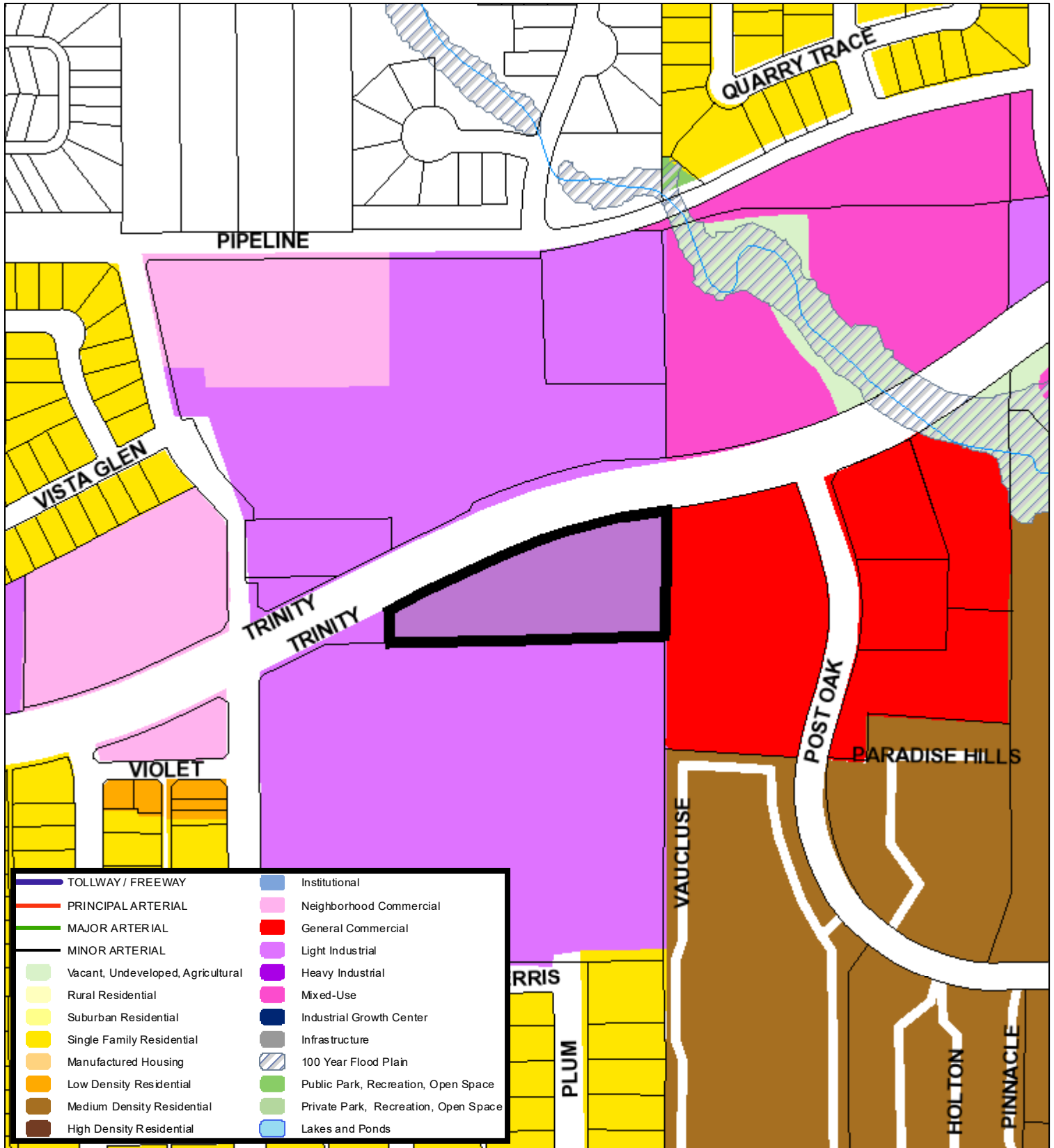
0 140 280 560 Feet

Created: 10/29/2025 1:31:40 PM



ZC-25-174

Future Land Use



280 140 0 280 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.





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Trinity Legacy Investment, LLC.

Mailing Address 12929 Sweet Bay Dr. City, State, Zip Eules, TX, 76040

Phone 979-574-3519 Email mohan.gyawali62@gmail.com

APPLICANT RR Consulting Engineers, LLC

Mailing Address 2231 Christopher Ln. City, State, Zip Eules, TX, 76040

Phone 903-316-0524 Email ram@rrengineersllc.com

AGENT / OTHER CONTACT _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

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): 13500 Trinity Blvd. Eules, TX, 76040

Total Rezoning Acreage: 2.4089 ☒ 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**

Dwyer Addition, Lot 1, Block 1
Subdivision, Block, and Lot (list all): _____

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 2.4089 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
☒ Rezoning from one standard zoning district to another ☐ Rezoning to Planned Development (PD) District ☐ Adding a Conditional Use Permit (CUP) Overlay ☐ Modifying development standards, waivers, and/or land uses for an existing PD or CUP	☐ Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> ☐ Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): F Proposed Zoning District(s): MU-1
 Current Use of Property: Inactive Bar and Grill
 Proposed Use of Property: Multifamily Development

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.

Currently the site is zoned "F" and current use is a restaurant and bar that is no longer in business. The applicant/owner feel the surrounding community would be best served with additional housing options. Therefore, we are requesting a zoning change to "MU-1" to provide the community a podium + 4 style amenity driven multifamily project to a fast growing area of Fort Worth. Attached is concept plans and elevations

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): Mohan Gyawali
Mohan Gyawali (Sep 8, 2025 21:16:36 CDT)

Owner's Name (Printed): Mohan Gyawali

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) Ram Thapa of RR Consulting Engineers, LLC. 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:
13500 Trinity Blvd, Euless, TX, 76040 (CERTIFIED LEGAL DESCRIPTION)

DWYER ADDITION Block 1 Lot 1

Mohan Gyawali
Mohan Gyawali (Sep 8, 2025 21:16:36 CDT)

Owner's Signature (of the above referenced property)

Mohan Gyawali

Owner's Name (Printed)

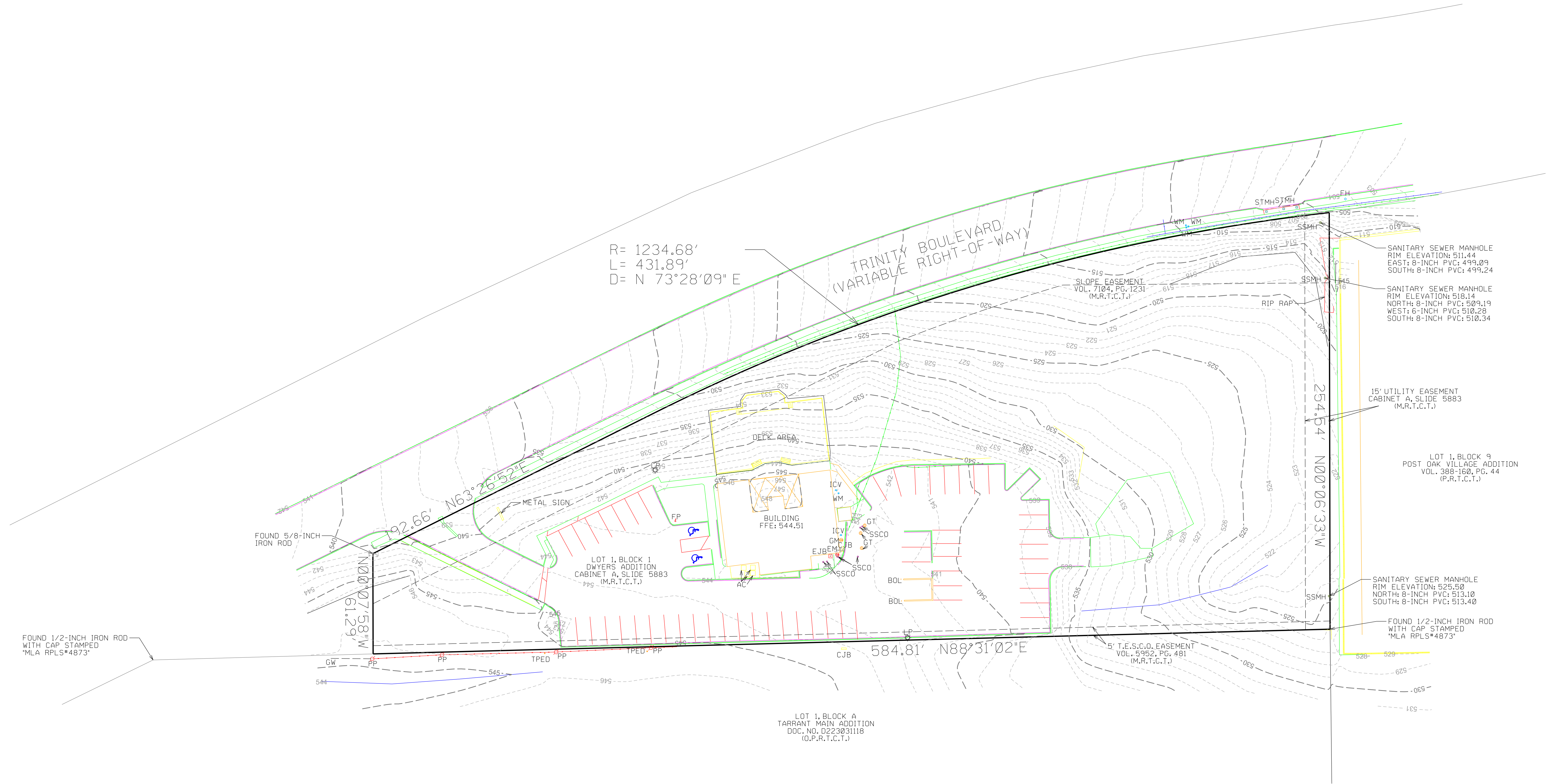
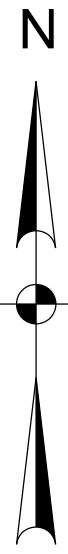
Ram Thapa

Applicant or Agent's Signature

Ram Thapa

Applicant or Agent's Name (Printed):

0' 15' 30' 60'
1" = 30'

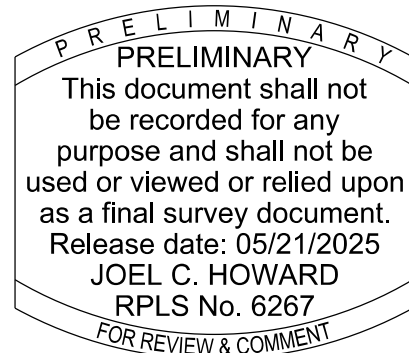


SURVEYOR'S NOTES:

- The Basis of Bearings is Texas State Plane Coordinate System of 1983, North Central Zone (4202).
- This survey was prepared without the benefit of title.

LEGEND:

M.R.T.C.T.	MAP RECORDS OF TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
FR(C)	FOUND IRON ROD (WITH CAP)
SIR	SET 1/2" IRON ROD W/ YELLOW CAP STAMPED "GEONAV"
INST.	INSTRUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
BOL	BOLLARD
PP	POWER POLE
LP	LIGHT POLE
OHE	OVERHEAD ELECTRIC
GW	GUY WIRE
TPED	TELEPHONE PEDESTAL
ICV	IRRIGATION CONTROL VALVE
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
STMH	STORM SEWER MANHOLE
FP	FLAG POLE
AC	AIR CONDITIONER
SSCO	SANITARY SEWER CLEANOUT
CJB	CABLE JUNCTION BOX
GT	GREASE TRAP
GM	GAS METER
EJB	ELECTRIC JUNCTION BOX



GEONAV

SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006
SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 3652
TBPLS FIRM NO. 10194205

DATED: MAY 5, 2025 DRAWN BY: MHJR

TOPOGRAPHIC SURVEY
**DWYER ADDITION
LOT 1, BLOCK 1**
SITUATED IN THE
G. W. COUCH SURVEY,
ABSTRACT NO. 279
CITY OF FT. WORTH,
TARRANT COUNTY, TEXAS



TRINITY BLVD

12" D.I.

24" CONCRETE

TRINITY BLVD

13500

ALL PORTIONS OF SITE TO BE
REZONED MU-1

P.V.C.

SS-8"

S-13558

SS-8" P.V.C.

3400