



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	

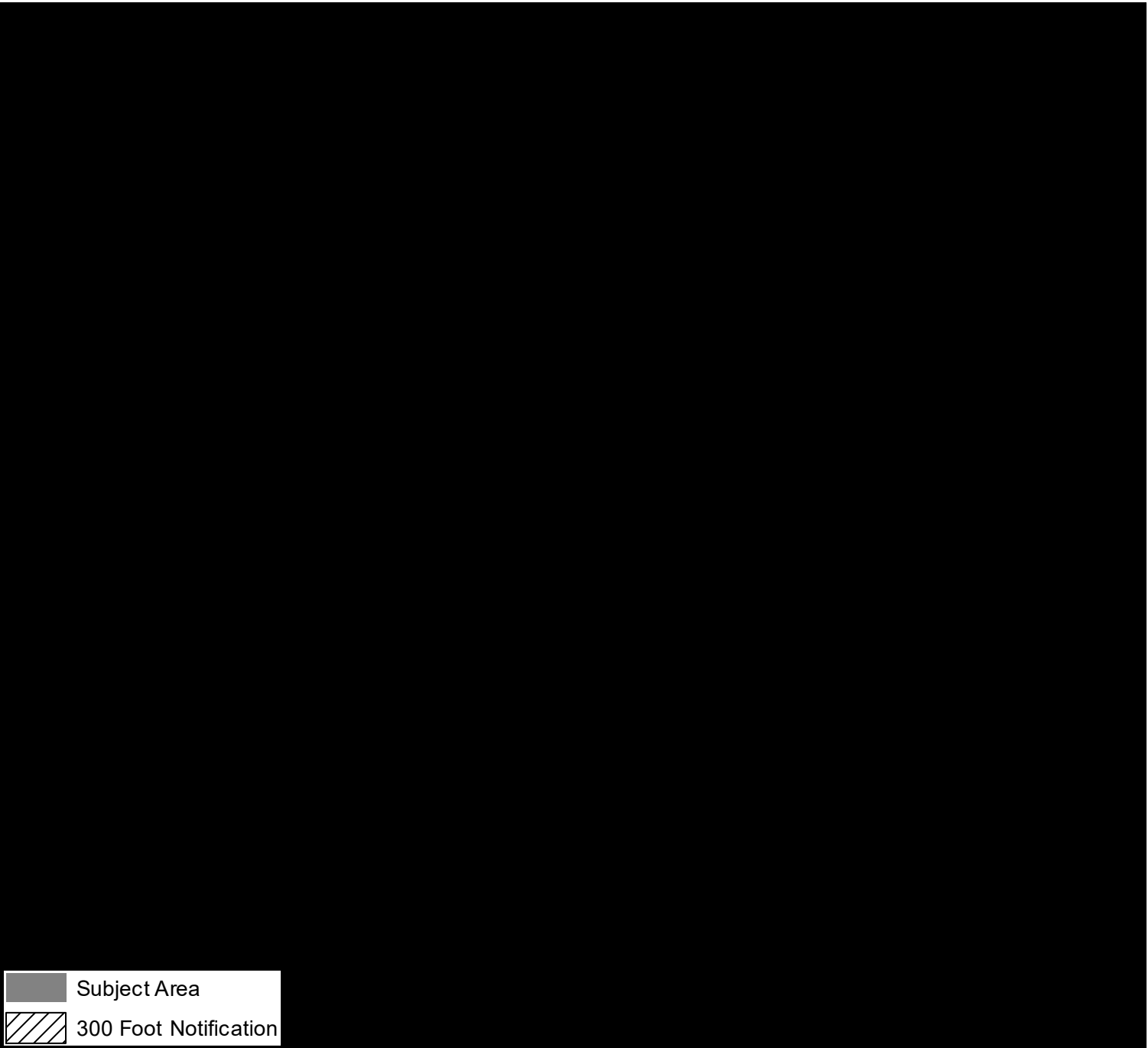
Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

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:	

Area Zoning Map

Applicant: Kevin Afkami
Address: 7350 Canyon Park Drive
Zoning From: PD246
Zoning To: To add the required site plan
Acres: 1.31213678
Mapsc0: Text
Sector/District: Wedgewood
Commission Date: 11/8/2023
Contact: 817-392-6226



0 115 230 460 Feet



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER KEVIN AFKAMI

Mailing Address 100 DECKER CT., SUITE 197 City, State, Zip IRVING, TX 75062

Phone 469-363-3222 Email KEVIN@TENANTREADVISORS.COM

APPLICANT ANDREW YEOH

Mailing Address 1782 W MCDERMOTT DRIVE City, State, Zip ALLEN, TX 75013

Phone 469-213-2804 Email AYEOH@TRIANGLE-ENGR.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): 1.294 ACRES

Total Rezoning Acreage: 1.294 ☒ 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): COLUMBUS TRAIL ADDITION, BLOCK 1, LOT 5

Is rezoning proposed for the entire platted area? ☐ Yes ☐ No Total Platted Area: _____ 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 checked="" 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): PD-256 Proposed Zoning District(s): PD-256

Current Use of Property: MIX USE DEVELOPMENT

Proposed Use of Property: MEDICAL OFFICE 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:

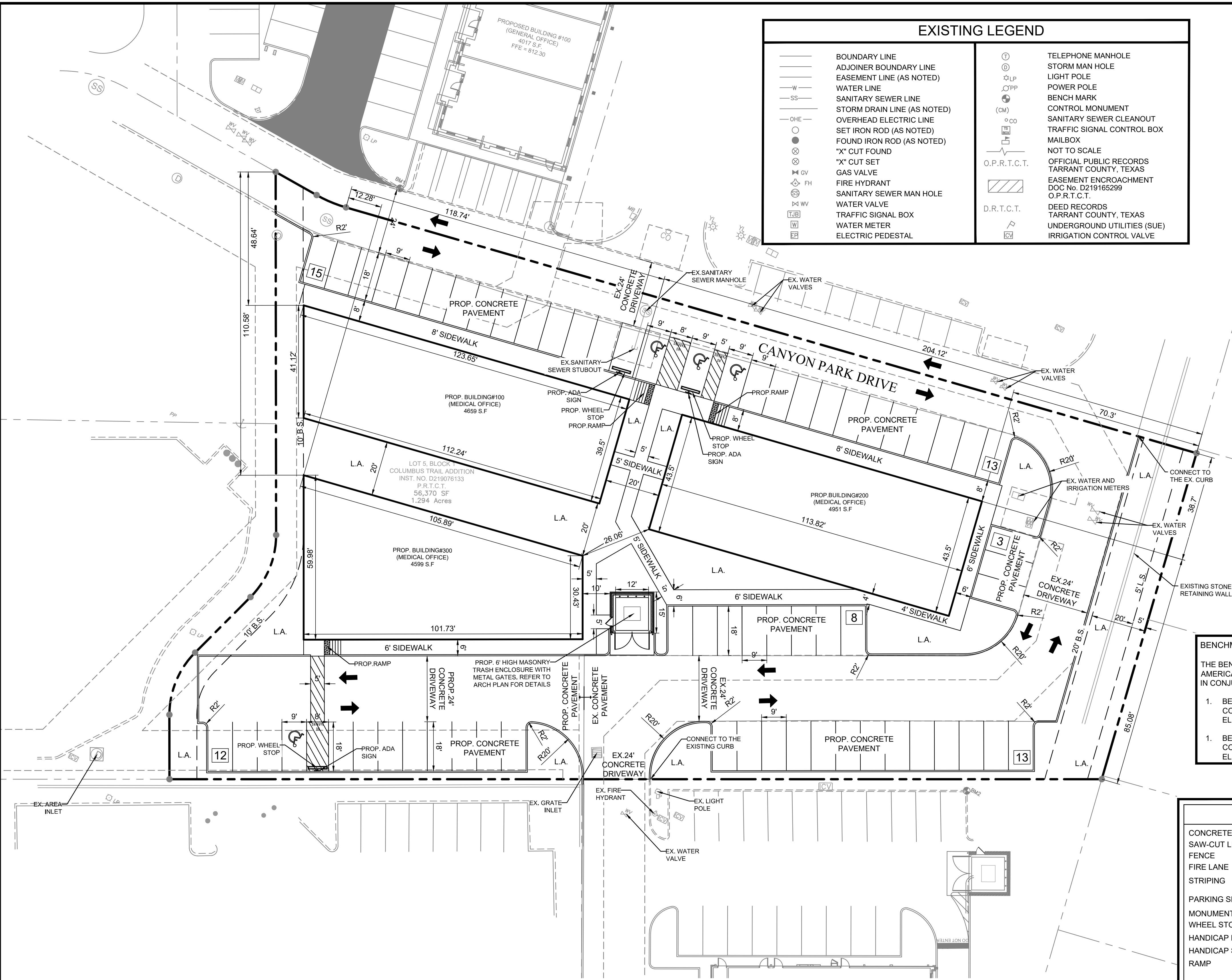
☐ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

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.

PROPOSED DEVELOPMENT IS THE MEDICAL OFFICE WITH 64 PARKING SPACES.THERE ARE 3 BUILDING BEING PROPOSED. THE PROPOSED USE IS ALLOWED PER PD-246. WE HAVE ATTACHED THE SITE PLAN WITH THIS SUBMITTAL FOR THE REVIEW.



EXISTING LEGEND			
	BOUNDARY LINE		TELEPHONE MANHOLE
	ADJOINER BOUNDARY LINE		STORM MAN HOLE
	EASEMENT LINE (AS NOTED)		LIGHT POLE
	WATER LINE		POWER POLE
	SANITARY SEWER LINE		BENCH MARK
	STORM DRAIN LINE (AS NOTED)		CONTROL MONUMENT
	OVERHEAD ELECTRIC LINE		SANITARY SEWER CLEANOUT
	SET IRON ROD (AS NOTED)		TRAFFIC SIGNAL CONTROL BOX
	FOUND IRON ROD (AS NOTED)		MAILBOX
	"X" CUT FOUND		NOT TO SCALE
	"X" CUT SET		OFFICIAL PUBLIC RECORDS
	GAS VALVE		TARRANT COUNTY, TEXAS
	FIRE HYDRANT		EASEMENT ENCROACHMENT
	SANITARY SEWER MAN HOLE		DOC No. D219165299
	WATER VALVE		O.P.R.T.C.T.
	TRAFFIC SIGNAL BOX		DEED RECORDS
	WATER METER		TARRANT COUNTY, TEXAS
	ELECTRIC PEDESTAL		UNDERGROUND UTILITIES (SUE)
			IRRIGATION CONTROL VALVE

SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

FLOOD NOTES:
THIS IS TO CERTIFY THAT NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0295K, DATED 09-25-2009. THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

BENCHMARKS:

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH THE AITERRA RTK NETWORK.

- BEING AN "X" CUT SET IN CONCRETE, FROM THE NORTHWEST CORNER: 15.53 FEET NORTH, THENCE 42.98 FEET EAST. ELEVATION = 810.96'
- BEING AN "X" CUT SET IN CONCRETE, FROM THE SOUTHWEST CORNER: 26.46 FEET SOUTH, THENCE 41.78 FEET WEST. ELEVATION = 812.95'

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.

SITE DATA SUMMARY

NUMBER OF LOTS	1
EXISTING LAND USE	VACANT
PROPOSED ZONING	E-NEIGHBORHOOD COMMERCIAL
PROPOSED USE	MEDICAL OFFICE
NET ACREAGE	1.294 ACRES OR 56,370 S.F.
PROPOSED BUILDING AREA #300	4599 S.F. (MEDICAL OFFICE)
PROPOSED BUILDING AREA #200	4951 S.F. (MEDICAL OFFICE)
PROPOSED BUILDING AREA #100	4659 S.F. (MEDICAL OFFICE)
BUILDING HEIGHT (STORY)	TBD (1 STORY)
LOT COVERAGE	25.4%
FLOOR AREA RATIO	0.254
NUMBER OF STAFF	10 DOCTORS, 36 EMPLOYEES
PARKING REQUIREMENT	1 SPACE PER DOCTOR+1 SPACE PER 4 EMPLOYEES + 1 PER 400 S.F. (MEDICAL OFFICE)
REQUIRED PARKING	55
PROVIDED PARKING	64
REQUIRED HANDICAP PARKING	4
PROVIDED HANDICAP PARKING	4

GENERAL NOTES:

- ALL SIGNS SHALL CONFORM TO THE CITY OF FORT WORTH ARTICLE 4, SIGNS.
- PROJECT WILL COMPLY CITY OF FORT WORTH LIGHTING ORDINANCE. ZERO FOOT CANDLE AT PROPERTY LINE.
- PROJECT WILL COMPLY WITH SECTION 6.301 & 6.302 CITY OF FORT WORTH LANDSCAPING & URBAN FORESTRY ORDINANCE.
- THE PROPOSED BUILDING WILL COMPLY "PD" ARCHITECTURAL STANDARDS.
- THE PROPOSED BUILDING SHALL BE DESIGNED IN COMPLIANCE WITH SOUND ATTENUATION.
- ANY BUILDING AND PARKING LOT LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD OF ANY RESIDENTIAL DISTRICT.

LAND DESCRIPTION

BEING ALL OF LOT 5, BLOCK 1, COLUMBUS TRAIL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SITUATED IN THE JOHN VAN LENT SURVEY, ABSTRACT NO. 1871 ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. D219076133, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.), AS CONVEYED TO REVENUE AVENUE AND RECORDED IN DOCUMENT NO. D2170043355, O.P.R.T.C.T.



NO.	DATE	DESCRIPTION	BY
1	09/20/2023	1ST SITE PLAN SUBMITTAL	AY
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.
7	.	.	.
8	.	.	.



DIRECTOR OF DEVELOPMENT SERVICES

SITE PLAN
1.294 AC. LOT 5, BLOCK 1
COLUMBUS TRAIL ADDITION
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS 76123

ZONING CASE No. xx-xx-xx

SITE PLAN
MEDICAL OFFICE
7350 CANYON PARK DRIVE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS 76123
COLUMBUS TRAIL ADDITION, LOT 5, BLOCK 1

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	09/19/2023	SCALE BAR	096-23	C-3.0

TX. P.E. FIRM #11525