



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 Mark Trieb

Mailing Address 1918 Olive St. Apt 3501 City, State, Zip Dallas, TX 75201

Phone 214-662-1234 Email marktrieb@gmail.com

APPLICANT Housing Channel, Donna VanNess

Mailing Address 2900 Airport Freeway City, State, Zip Fort Worth, TX, 76111

Phone 817-228-4249 Email donna@housingchannel.org

AGENT / OTHER CONTACT Ivan Gonzalez

Mailing Address 209 2nd Street #180 City, State, Zip Fort Worth, TX, 76102

Phone 806-317-0206 Email ivan@placestrategies.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): 27 acres southwest of Grayson and Wichita.

Total Rezoning Acreage: 27.941 ☒ 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): _____

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: 27.941 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 checked="" type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input checked="" 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): PD Proposed Zoning District(s): PD

Current Use of Property: Vacant

Proposed Use of Property: 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:

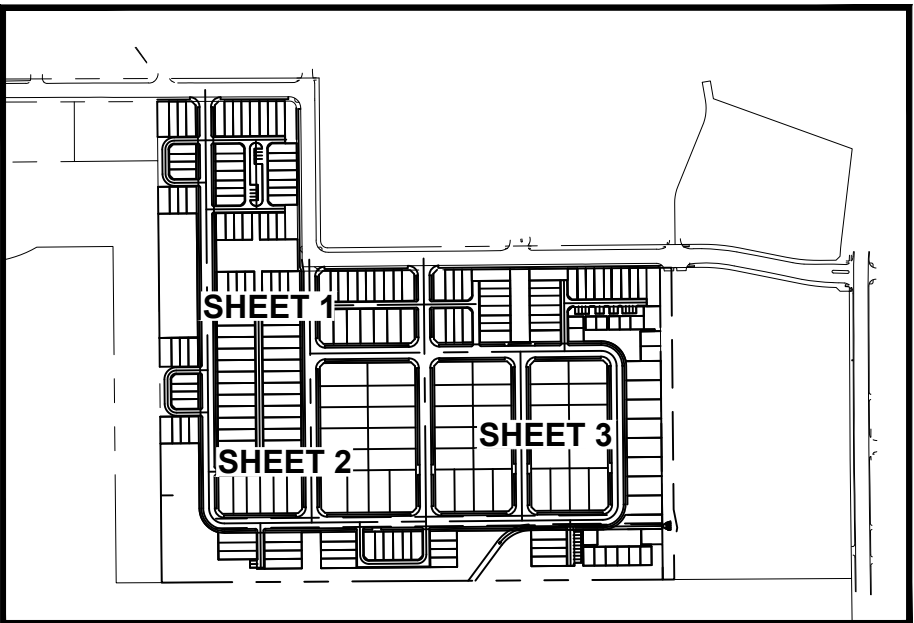
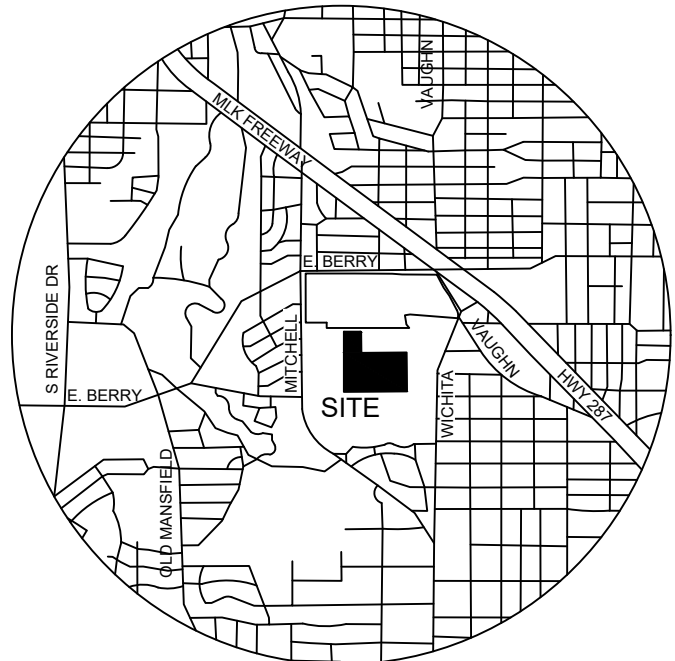
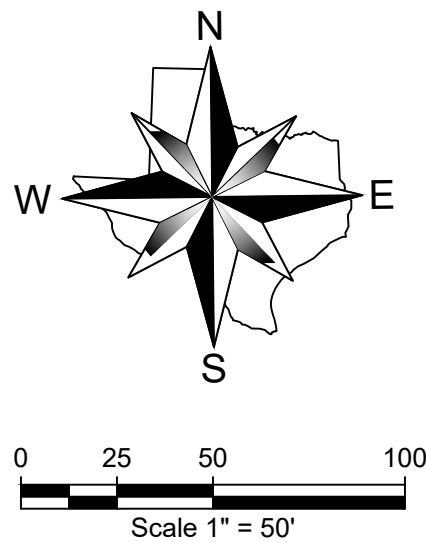
☐ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

PD Zoning -
Community Facility
Land Use

PD Zoning -
Commercial
Land Use

A-5 Zoning -
Gas Well Land Use

PD Zoning -
Park Land Use



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Notes:

1. This project will comply with Section 6.301, Landscaping.
2. This project will comply with Section 6.302, Urban Forestry, except:
3. All signage will conform to Article 4, Signs.
4. All provided lighting will conform to the Lighting Code.

- R2 - Single-Family Townhomes**
- R1 - Single-Family Detached**
- R1 - Single-Family Cluster**
- Open Space (17%)**

J. JUSTICE SURVEY, ABSTRACT NO. 859
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

HOUSING CHANNEL
2900 AIRPORT FREEWAY
FORT WORTH, TEXAS 76111

ZONING SITE PLAN
RENAISSANCE TND
27.941 ACRES

Date : 10.25.23

Scale : 1" = 50'

File : 92301.00-SP

Project No. : 92301.00

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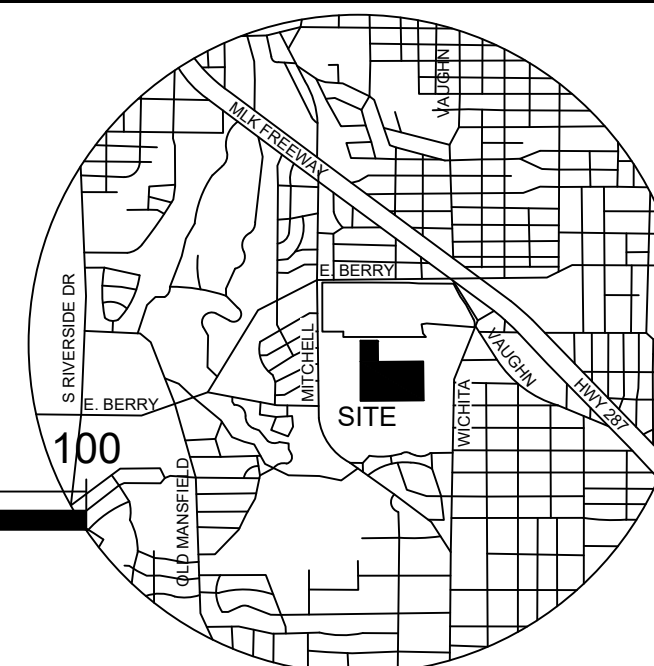
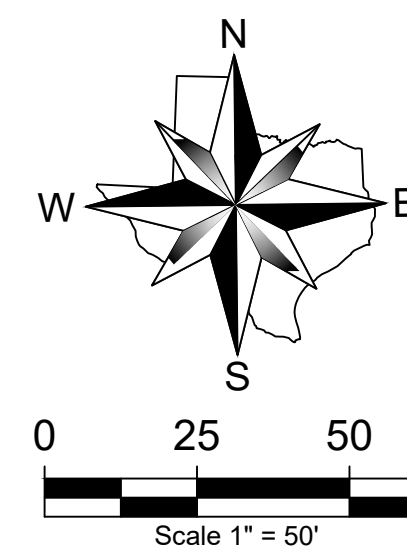
PLANNER
Place Strategies, Inc.
209 W 2nd Street
Box 180
Fort Worth, Texas 76102
(817) 269-1863

DEVELOPER
Housing Channel
2900 Airport Freeway
Fort Worth, Texas 76111

ZONING SITE PLAN
RENAISSANCE TND

BEING 27.941 ACRES (1,217,098 SQ. FT.) OUT OF THE J.
JUSTICE SURVEY, ABSTRACT NO. 859
BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1,
MASONIC HOME AND SCHOOL ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
CASE NUMBER: SP-23-009 Renaissance Heights

1. This project will comply with Section 6.301, Landscaping.
2. This project will comply with Section 6.302, Urban Forestry, except:
3. All signage will conform to Article 4, Signs.
4. All provided lighting will conform to the Lighting Code.



VICINITY MAP
NOT TO SCALE

209 W 2nd Street, Box 180, Fort Worth, Texas 76102
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J. JUSTICE SURVEY, ABSTRACT NO. 859
CITY OFFORT WORTH, TARRANT COUNTY, TEXAS

RENAISSANCE TND
27.941 ACRES

File : 92301.00-92301.00
Project No. : 92301.00

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A-5 Zoning - Gas Well Land Use

B Zoning - Residential Land Use

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CASE NUMBER: SP-23-009 Renaissance Heights

LAND USE TABLE	
Gross site area (acreage)	27.9410
Total number lots	245
RESIDENTIAL LOTS	
Number	236
Total number dwelling units*	236
ACREAGE	
R1 - Single family detached	9.470
R2 - Single family attached	5.710
R1 - Cluster	0.620
NON-RESIDENTIAL LOTS	
Number	9
ACREAGE	
Commercial lots	0.000
Industrial lots	0.000
Open space lots	4.75 (17%)
Right-of-way	7.391 (26.5%)
Average Net Residential Density* (du/acre)	14.937
*Future Accessory Dwelling Units do not count toward the total dwelling unit amount or density	

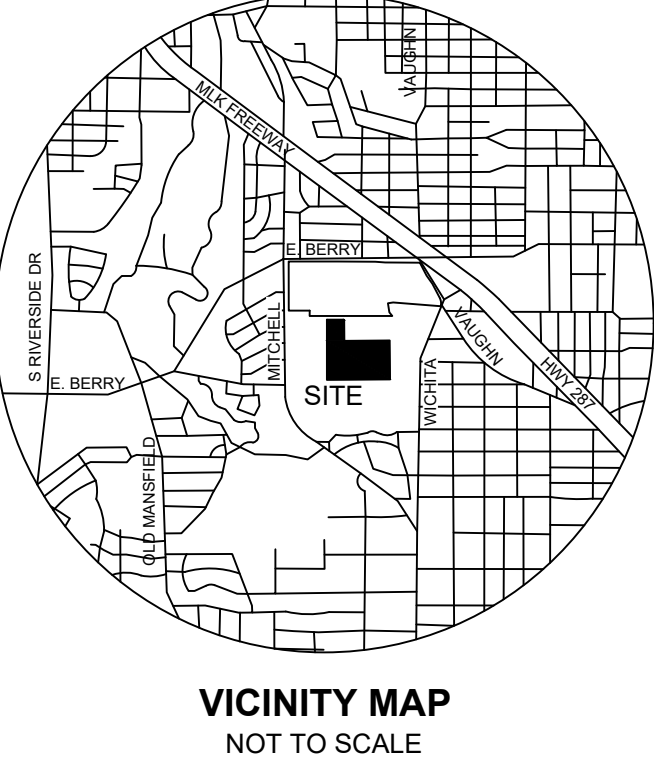
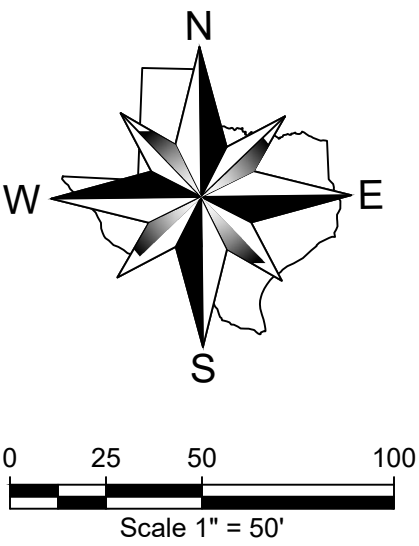


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ZONING SITE PLAN
RENAISSANCE TND

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JUSTICE SURVEY, ABSTRACT NO. 859
BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1,
MASONIC HOME AND SCHOOL ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
CASE NUMBER: SP-23-009 Renaissance Heights



209 W 2nd Street, Box 180, Fort Worth, Texas 76102
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J. JUSTICE SURVEY, ABSTRACT NO. 859
CITY OFFORT WORTH, TARRANT COUNTY, TEXAS

HOUSING CHANNEL
2900 AIRPORT FREEWAY
FORT WORTH, TEXAS 76111

ZONING SITE PLAN
RENAISSANCE TND
27.941 ACRES

Date: 10.25.23

Scale: 1" = 50'

File: 92301.00-SP

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STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a tract of land situated in the J. JUSTICE SURVEY, ABSTRACT NO. 859, in the City of Fort Worth, Tarrant County, Texas, being a portion of a tract of land described in deed to FW Mason Heights as recorded in County Clerk's Instrument No. D207002963, Official Public Records, Tarrant County, Texas, and being a portion of Lot 1, Block 1, Mason Home and School Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-102, Page 30, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner for the Northeast corner of Lot 4, Block 2, Mason Heights Addition, an addition to the City of Fort Worth, according to the plat thereof recorded in County Clerk's Instrument No. D212201535, Official Public Records, Tarrant County, Texas, from which a 1/2-inch iron rod found bears South 79 degrees 57 minutes 26 seconds East, 0.43 feet, being on the South right-of-way of Moresby Street, a 60-foot right-of-way;

THENCE North 89 degrees 48 minutes 26 seconds East, along the South right-of-way of said Moresby Drive, a distance of 344.11 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of curve to the right having a radius of 17.47 feet, a central angle of 93 degrees 13 minutes 31 seconds, a chord bearing of South 45 degrees 21 minutes 56 seconds East and a chord length of 25.38 feet, said point also being the Northwest corner of a radial corner clip at the intersection of the South right-of-way of said Moresby Street and the West right-of-way of W. G. Daniels Drive, a 60-foot right-of-way;

THENCE along said curve to the right and said radial corner clip, an arc distance of 28.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the West right-of-way of said W. G. Daniels Drive;

THENCE South 00 degrees 32 minutes 19 seconds East, along the West right-of-way of said W. G. Daniels Drive, a distance of 424.96 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at the intersection of the West right-of-way of said W. G. Daniels Drive and the South right-of-way of Grayson Street, a 60-foot right-of-way;

THENCE North 89 degrees 27 minutes 41 seconds East, along the South right-of-way of said Grayson Street, a distance of 942.67 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 00 degrees 32 minutes 19 seconds East, departing said South right-of-way, over and across said FW Mason Heights LP tract, a distance of 811.94 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the South line of said FW Mason Heights LP tract;

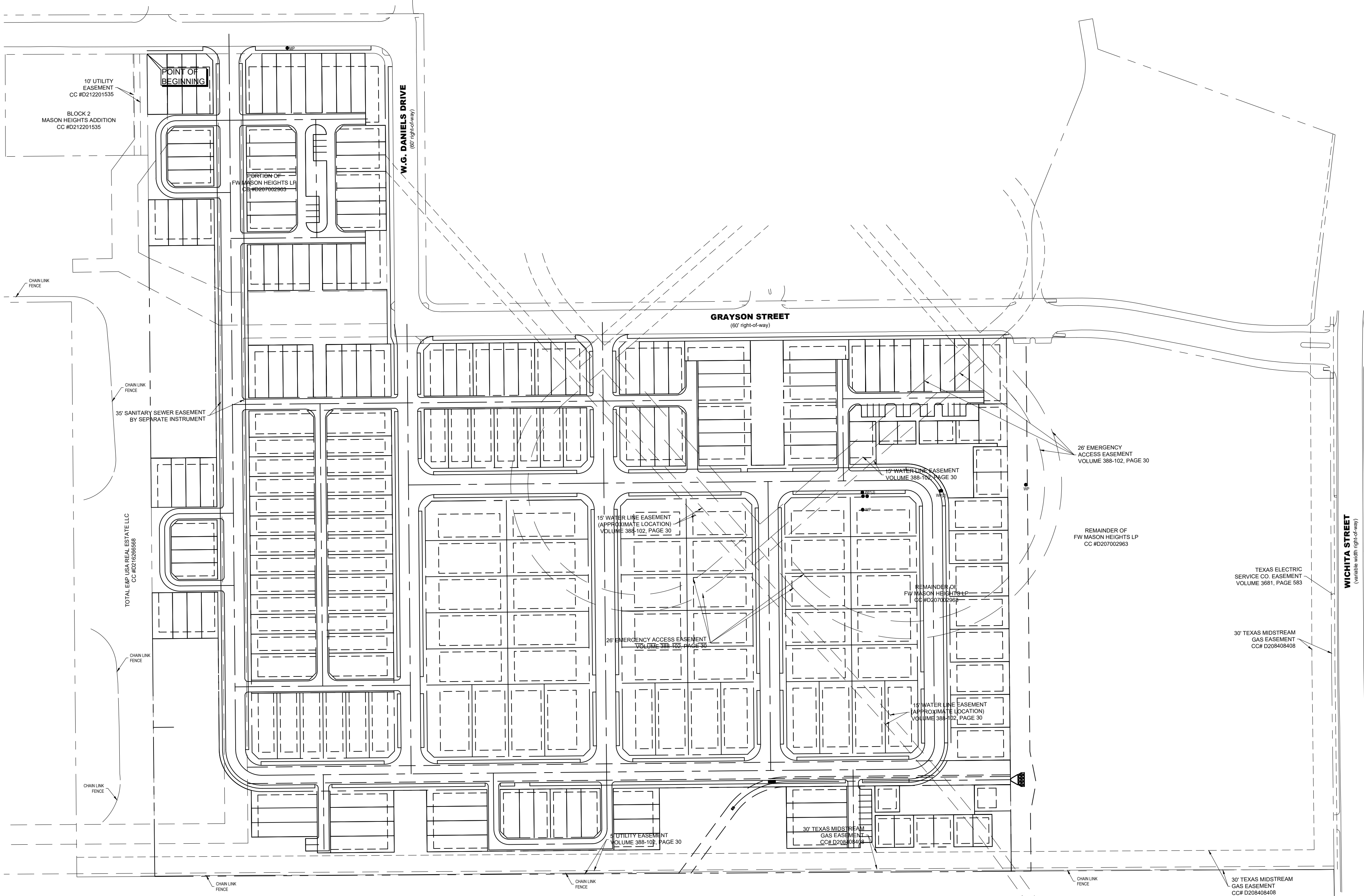
THENCE South 89 degrees 39 minutes 12 seconds West, along the South line said FW Mason Heights LP tract, a distance of 1,304.67 feet to a point for Southeast corner of a tract of land described in deed to Total E&P USA Real Estate LLC as recorded in County Clerk's Instrument No. D216266568, Official Public Records, Tarrant County, Texas, from which a 1/2-inch iron rod with red plastic cap found bears North 31 degrees 21 minutes 22 seconds East, 0.71 feet;

THENCE North 00 degrees 32 minutes 19 seconds West, along the East line of said Total E&P USA Real Estate LLC tract, a distance of 1,252.61 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 27.941 acres or 1,217,098 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 26th day of May, 2023, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

Site Plan with Existing Easements



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DEVELOPER
Housing Channel
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ZONING SITE PLAN RENAISSANCE TND

BEING 27.941 ACRES (1,217,098 SQ. FT.) OUT OF THE J. JUSTICE SURVEY, ABSTRACT NO. 859, BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, MASONIC HOME AND SCHOOL ADDITION, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
CASE NUMBER: SP-23-009 Renaissance Heights

J. JUSTICE SURVEY, ABSTRACT NO. 859
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

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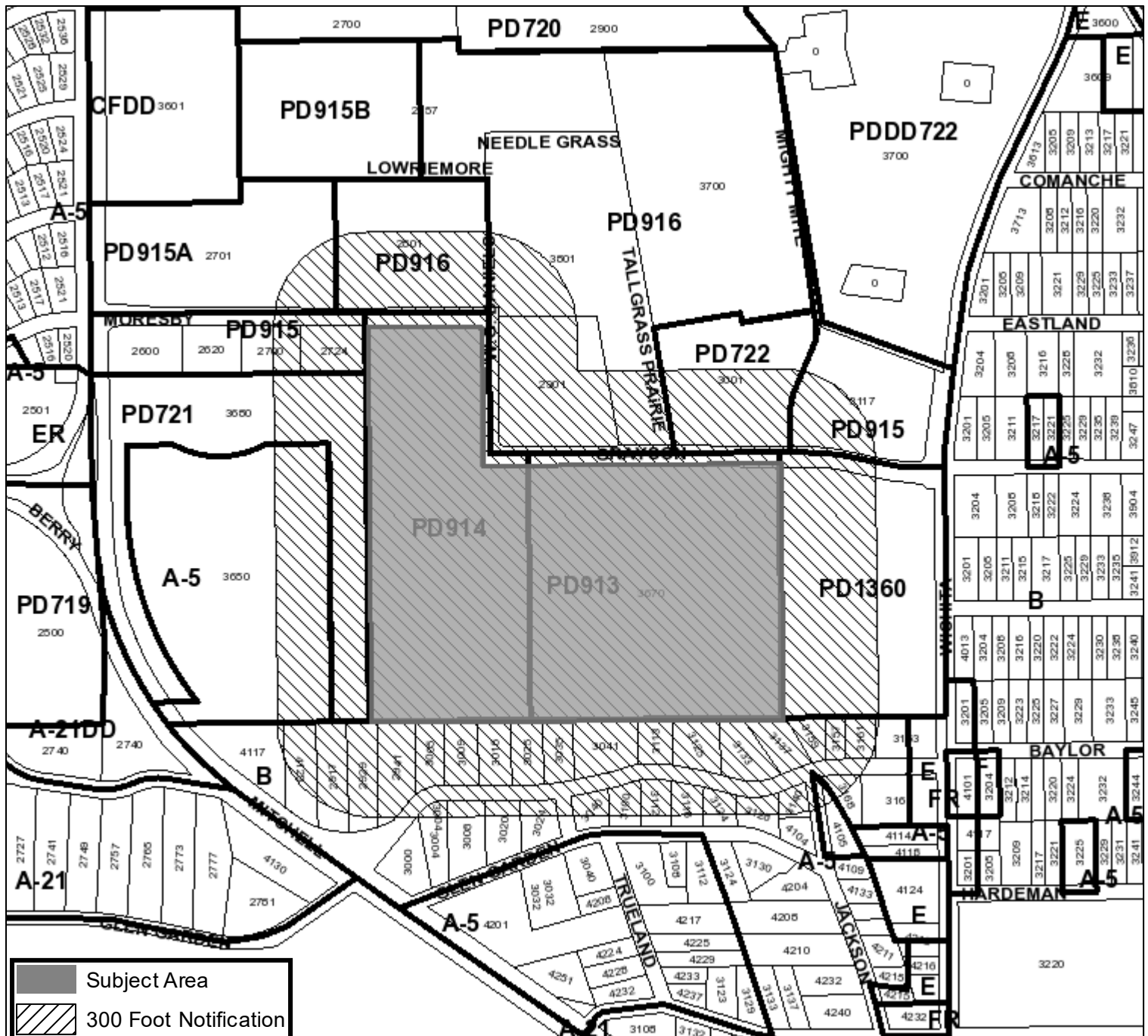
ZONING SITE PLAN
RENAISSANCE TND
27.941 ACRES

Date : 10.25.23
Scale : 1" = 100'
File : 92301.00-SP
Project No. : 92301.00

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OF
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209 W 2nd Street, Box 180, Fort Worth, Texas 76102
(817) 269-1863

Applicant:	FW Mason Heights/Mark Trieb
Address:	3670 Wichita Street
Zoning From:	PD
Zoning To:	To add the required site plan
Acres:	27.94089733
Mapasco:	Text
Sector/District:	Southeast
Commission Date:	11/8/2023
Contact:	817-392-2495



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