



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 Nomad Syndicate LLC
 Mailing Address 4905 Mulholland Dr City, State, Zip Plano Tx 75074
 Phone 972 983 6157 Email RIAZKA@gmail.com

APPLICANT KASHIF RIAZ
 Mailing Address 4905 Mulholland Dr City, State, Zip Plano, Tx 75074
 Phone 972 983 6157 Email RIAZKA@gmail.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 Graham Park, Block 19

Site Location (Address or Block Range): Lot 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24
 Total Rezoning Acreage: 0.98 ☒ 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? 2105 Renner Av Graham Park, Block 19
☒ YES - PLATTED
 Subdivision, Block, and Lot (list all): Lot 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24
 Is rezoning proposed for the entire platted area? ☐ Yes ☒ No Total Platted Area: 0.98 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): I Proposed Zoning District(s): B
 Current Use of Property: Vacant Land
 Proposed Use of Property: Single family house or Duplex

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.

These are side by side 6 lots owned by the same company, from the alley way these lots are backing with Ash Crescent lot that are also zoned 'B'.

By developing duplex units, we will help solve housing shortage and provide affordable housing for the citizens.

This upcoming residential district, many people are moving into this area and there is huge demand of newer homes in this neighbourhood.

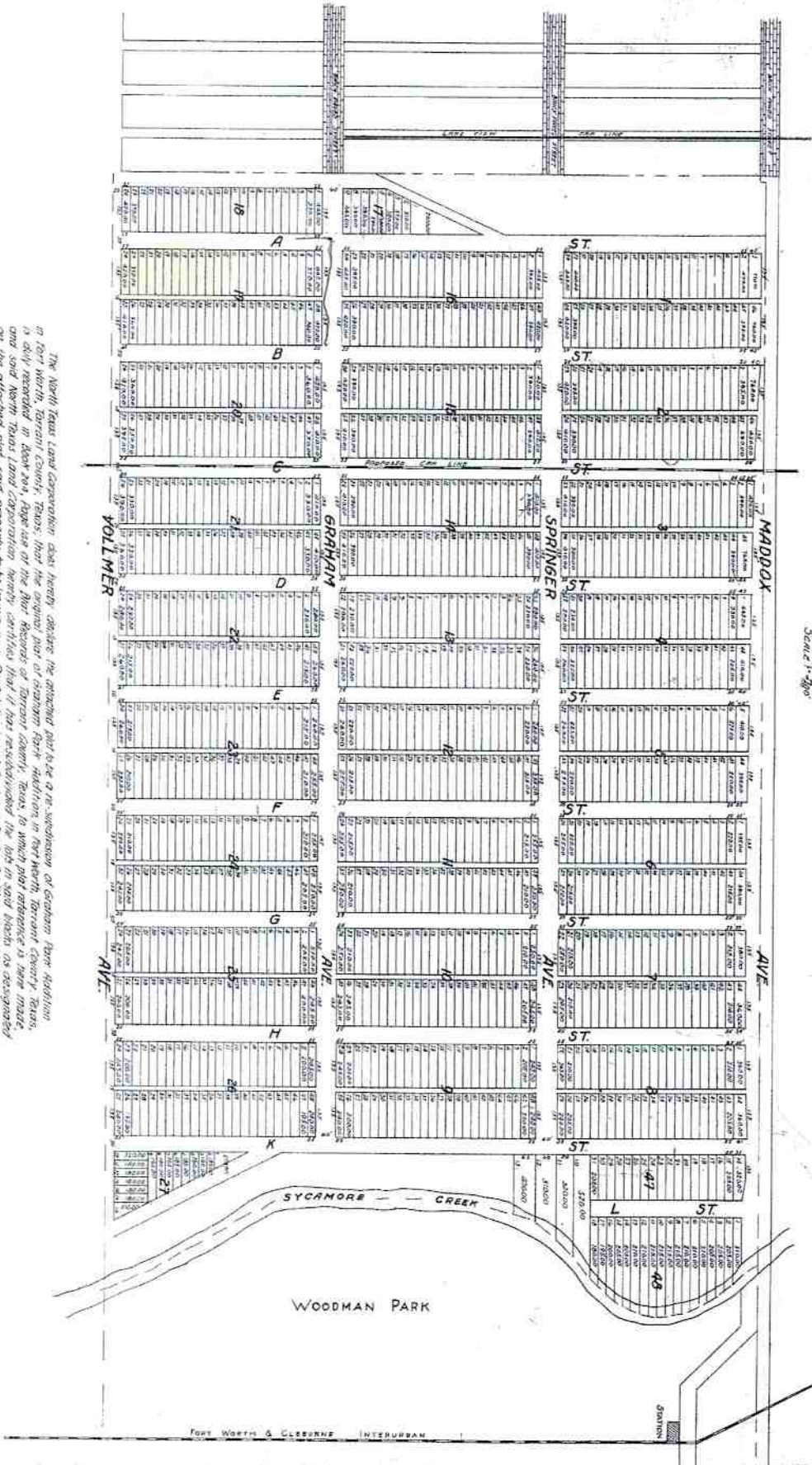
Lots on Ash Crescent are zoned 'B'

Lots on E Arlington Ave are zoned 'B'

Lots on E Richmond Ave are zoned 'B'

RESUBDIVISION OF GRAHAM PARK ADDITION TO FORT WORTH - TEXAS

Scale 1" = 200'



Plot

The North Texas Land Corporation does hereby declare the attached plat to be a resubdivision of Graham Park Addition in Fort Worth, Tarrant County, Texas; that the original plat of Graham Park Addition in Fort Worth, Tarrant County, Texas, is duly recorded in Book 204, Page 104 of the Plat Records of Tarrant County, Texas, to which plat reference is here made, and said North Texas Land Corporation hereby certifies that it has resubdivided the lot in said block as designated on the attached plat, said property to be known as a Resubdivision of Graham Park Addition, and does hereby dedicate to the use of the public the streets and highways shown thereon.

In witness whereof, said Corporation has caused these presents to be signed by its President and attested by its Secretary, with the corporate seal attached, this first day of October A.D. 1914.

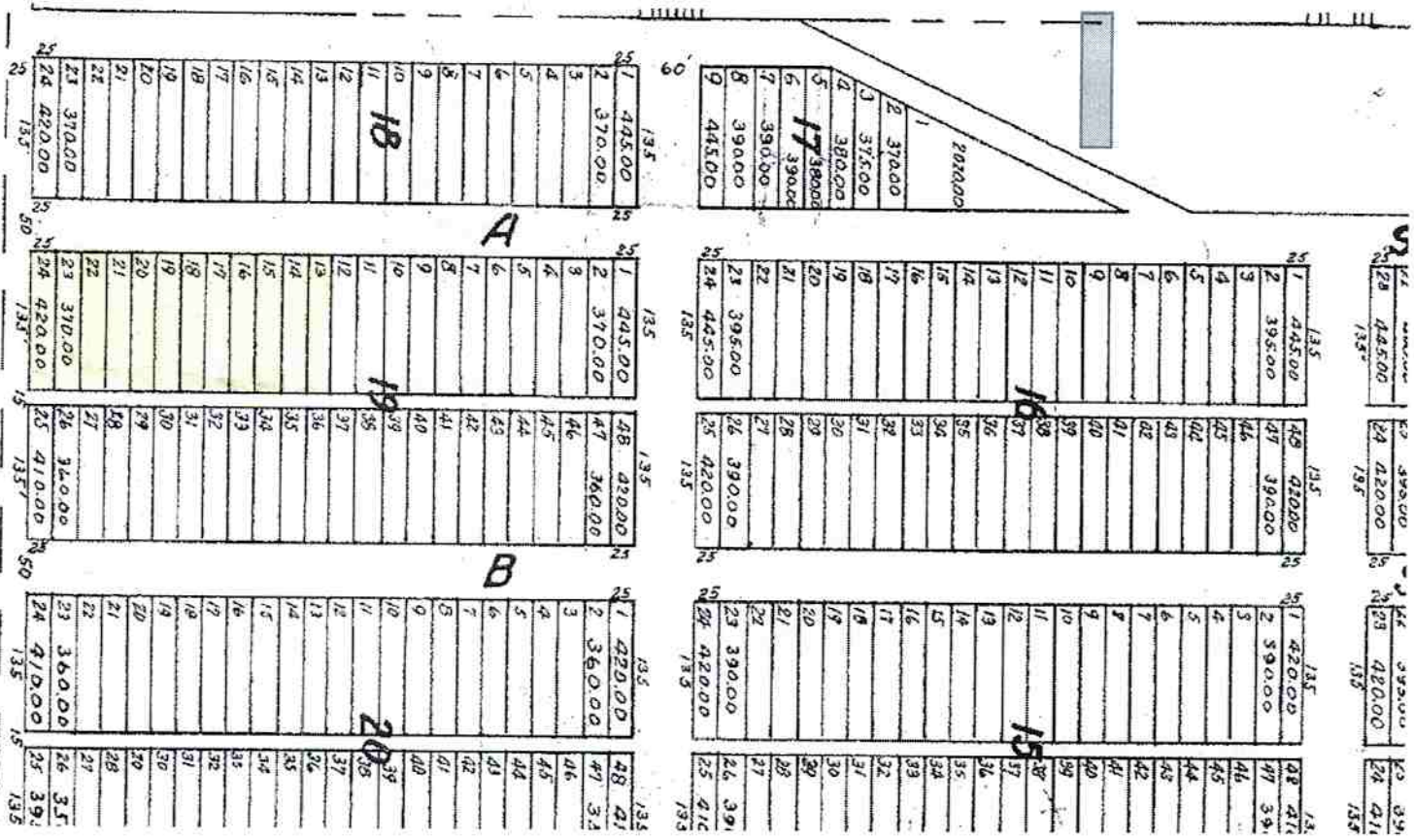
THE NORTH TEXAS LAND CORPORATION
By John S. Sawyer
Attorney at Law

STATE OF TEXAS
COUNTY OF TARRANT

I, John S. Sawyer, being the undersigned authority, a Notary Public and the said County and State on this day personally appeared John S. Sawyer, Secretary of the North Texas Land Corporation, known to me to be the person whose name is subscribed to the foregoing instrument of resubdivision and dedication, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, the act and deed of said North Texas Land Corporation as aforesaid, known to me, and given under my hand and seal of office, this 1st day of October, A.D. 1914.

Filed for record at 2 o'clock, P.M. Oct. 1, 1914
Recorded this 1st day of October, A.D. 1914

Notary at Law, Tarrant County, Texas



E RICHMOND AVE

2001 RENNER AVE

2001 RENNER AVE

2005 RENNER AVE

2005 RENNER AVE

2009 RENNER AVE

2009 RENNER AVE

2009 RENNER AVE

2013 RENNER AVE

2013 RENNER AVE

2017 RENNER AVE

2017 RENNER AVE

2017 RENNER AVE

2109 RENNER AVE

2105 RENNER AVE

2109 RENNER AVE

2109 RENNER AVE

2113 RENNER AVE

2113 RENNER AVE

2117 RENNER AVE

2117 RENNER AVE

2117 RENNER AVE

2121 RENNER AVE

2123 RENNER AVE

2123 RENNER AVE

2000 ASH CRESCENT ST

2000 ASH CRESCENT ST

2000 ASH CRESCENT ST

2004 ASH CRESCENT ST

2008 ASH CRESCENT ST

2008 ASH CRESCENT ST

2008 ASH CRESCENT ST

2012 ASH CRESCENT ST

2016 ASH CRESCENT ST

2016 ASH CRESCENT ST

2016 ASH CRESCENT ST

2100 ASH CRESCENT ST

2100 ASH CRESCENT ST

2104 ASH CRESCENT ST

2104 ASH CRESCENT ST

2108 ASH CRESCENT ST

2112 ASH CRESCENT ST

2112 ASH CRESCENT ST

2116 ASH CRESCENT ST

2116 ASH CRESCENT ST

2116 ASH CRESCENT ST

2120 ASH CRESCENT ST

2124 ASH CRESCENT ST

2124 ASH CRESCENT ST

2124 ASH CRESCENT ST

2001 ASH CRESCENT ST

2001 ASH CRESCENT ST

2001 ASH CRESCENT ST

2005 ASH CRESCENT ST

2009 ASH CRESCENT ST

2009 ASH CRESCENT ST

2009 ASH CRESCENT ST

2013 ASH CRESCENT ST

2017 ASH CRESCENT ST

2017 ASH CRESCENT ST

2101 ASH CRESCENT ST

2101 ASH CRESCENT ST

A-5

2105 ASH CRESCENT ST

2105 ASH CRESCENT ST

A-5

2109 ASH CRESCENT ST

2109 ASH CRESCENT ST

2113 ASH CRESCENT ST

2113 ASH CRESCENT ST

2113 ASH CRESCENT ST

2117 ASH CRESCENT ST

2117 ASH CRESCENT ST

2121 ASH CRESCENT ST

2125 ASH CRESCENT ST

2125 ASH CRESCENT ST

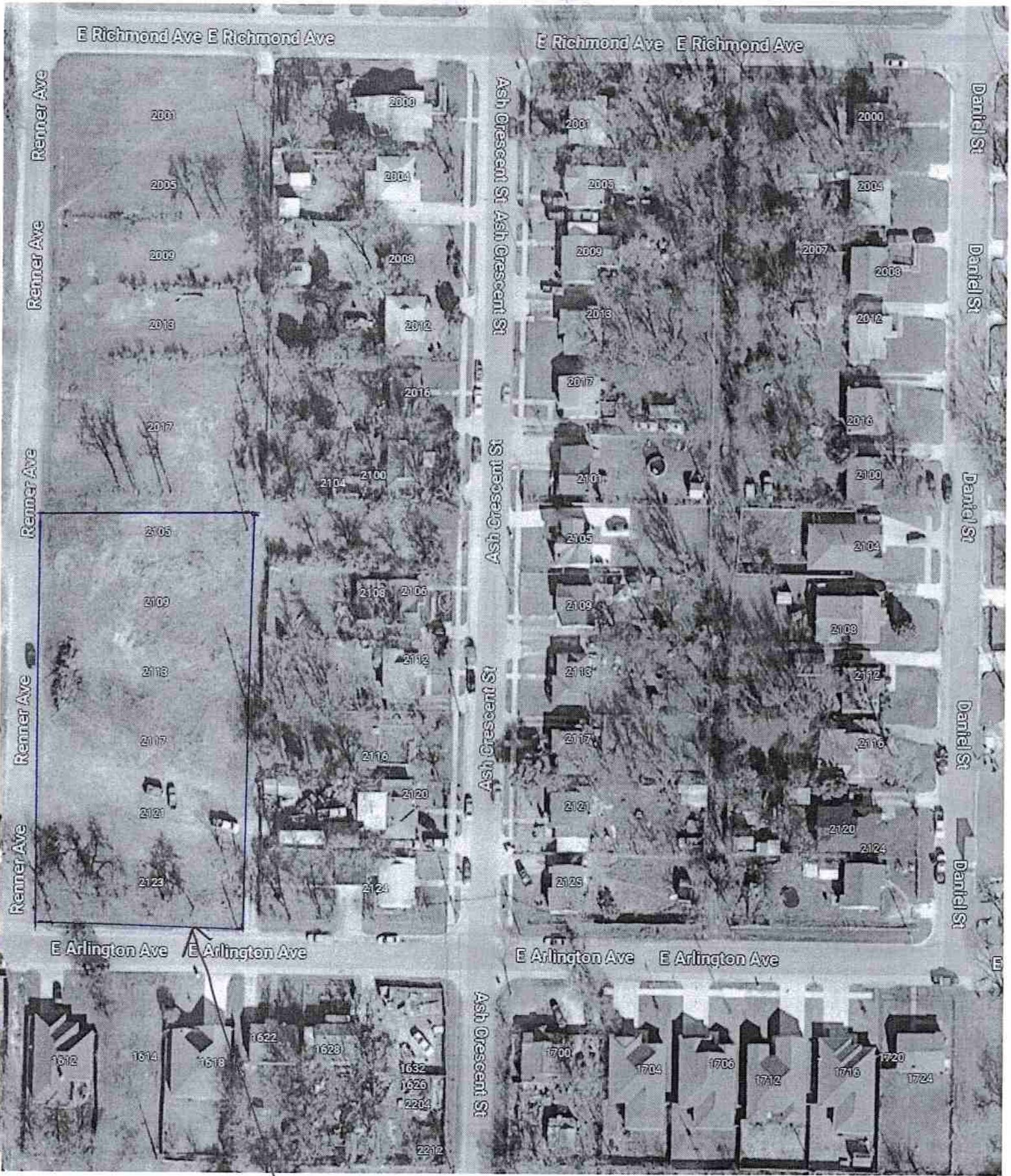
2125 ASH CRESCENT ST

A-5

ASH CRESCENT ST

E ARLINGTON AVE

Zoning Map



Google Map

E Richmond Ave E Richmond Ave

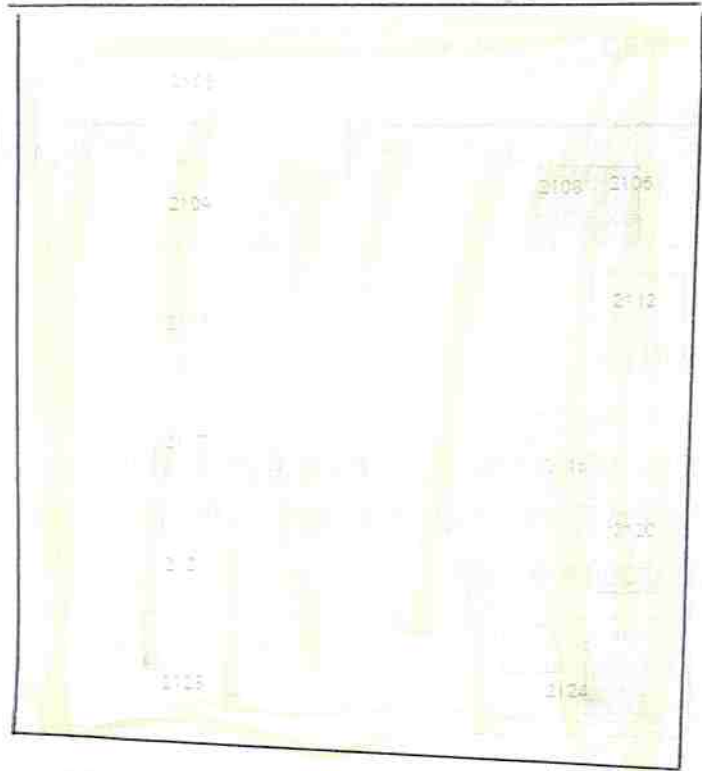
Renner Ave

Renner Ave

Renner Ave

Renner Ave

Renner Ave



E Arlington Ave E Arlington Ave

E Richmond Ave E Richmond Ave

Ash Crescent St Ash Crescent St

Ash Crescent St

Ash Crescent St

E Arlington Ave E Arlington Ave

Ash Crescent St

Google map



ZC-23-152

Area Zoning Map

Applicant: Nomad Sydicate LLC
Address: 2105-2123 (odds) Renner Avenue
Zoning From: I
Zoning To: B
Acres: 0.91080397
Mapsc0: Text
Sector/District: Southside
Commission Date: 11/8/2023
Contact: 817-392-2495



0 105 210 420 Feet

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