



# 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](mailto: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](http://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](http://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:	



ZC-23-159

## Area Zoning Map

Applicant: Ruth & Randall LLC/Jay McKiever  
Address: 2017 May Street  
Zoning From: A-5  
Zoning To: B  
Acres: 0.10982526  
Mapsc0: Text  
Sector/District: Southside  
Commission Date: 11/8/2023  
Contact: 817-392-2495





# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** Ruth & Randall, LLC

Mailing Address 316 Athenia Dr City, State, Zip Fort Worth, TX 76114

Phone 806-252-1245 Email ruthandrandall@gmail.com

**APPLICANT** Jay McKiever

Mailing Address 316 Athenia Dr City, State, Zip Fort Worth, TX 76114

Phone 806-252-1245 Email ruthandrandall@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

Site Location (Address or Block Range): 2017 May Street, Fort Worth, TX 76114

Total Rezoning Acreage: 0.1147 ☒ 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): Lot 46, Block 14, Emory College Subdivision, part of the W.P. Pattilo Addition to the City of Fort Worth, according to plat filed in Vol. 106, Pg. 48 of Deed Records, Tarrant County, Texas

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 0.1147 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): A-5 Proposed Zoning District(s): B  
 Current Use of Property: Vacant Land  
 Proposed Use of Property: Construction of 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: N/A  
 Land Uses Being Added or Removed: N/A

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

N/A

- ☐ 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: N/A  
 Additional Use Proposed with CUP: N/A

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

N/A

- ☐ 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.

The proposed use of this property is to allow for the construction of a Two-Family residential property (duplex). All of the lots across the street, and the entire two blocks to the direct west of the subject lot are within Zoning District B. The lots directly adjacent to the subject lot to the direct north and south are currently in Zoning District I; however, the current use of the lots within the surrounding "Zone I" area include single-family and two-family residential units. See Attachment 1, which depicts the current unique zoning status of the subject property.

The construction of a duplex will help fulfill the City of Fort Worth's housing needs by providing affordable living to those seeking it within an NEZ area. Although not within a defined historic district, the proposed development will also create uniformity and help preserve the historic single-family, and two-family nature of the neighborhood. This is compatible with the surrounding land use, as the majority of the surrounding land use is within Zoning District B, and the surrounding land contain many two-family residential homes. Additionally, the subject lot, located at 2017, is designated as "Zone B" on the City of Fort Worth's Proposed Future Use Map. See Attachment 2, which depicts the subject lot planned as "Zone B" on the Proposed Future Use Map.