



# 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  
100 Fort Worth Trail, 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: 100 Fort Worth Trail; Council Chambers	
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-25-072

## Aerial Photo Map

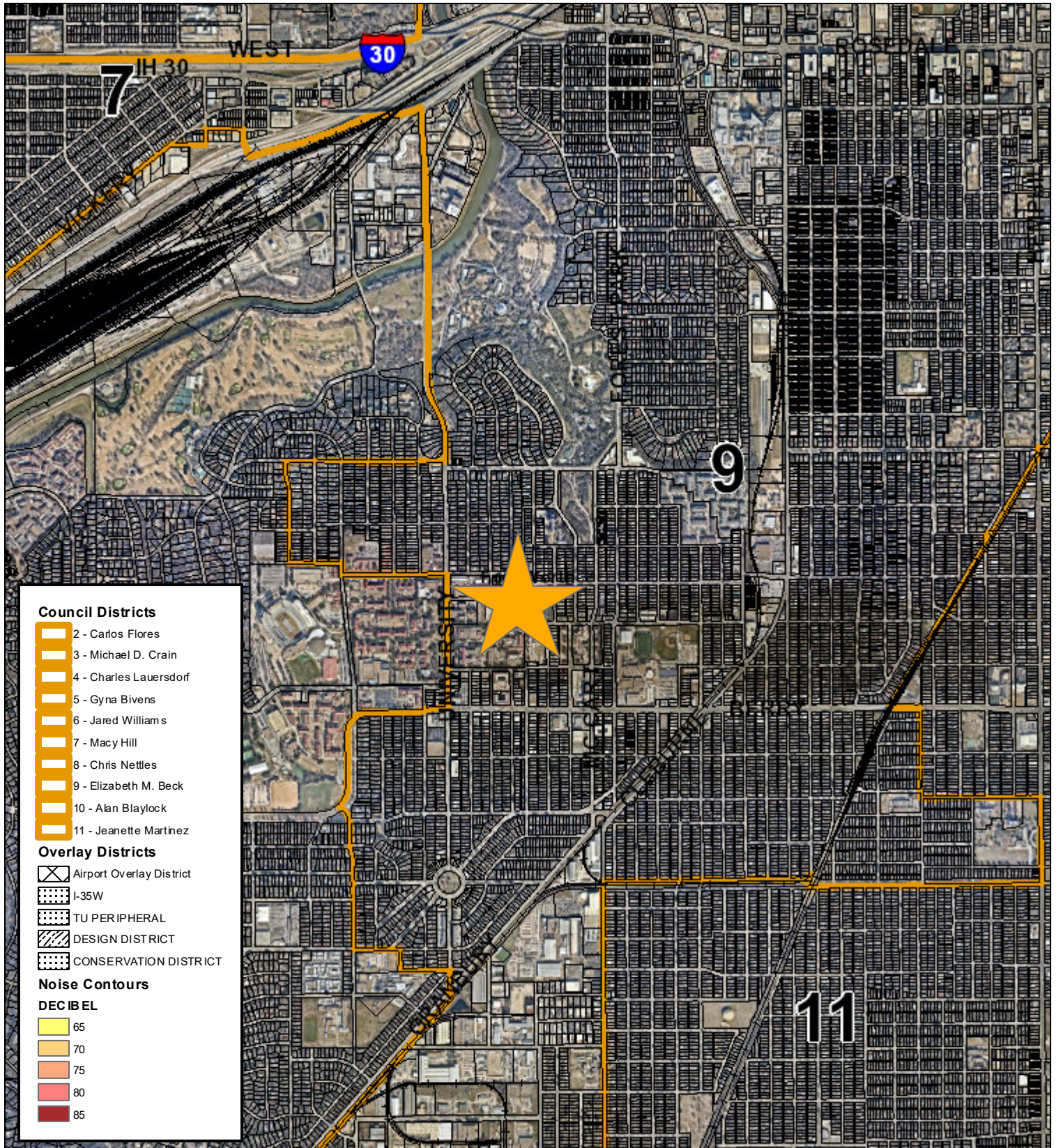


0 40 80 160 Feet





## Area Map



0 1,000 2,000 4,000 Feet

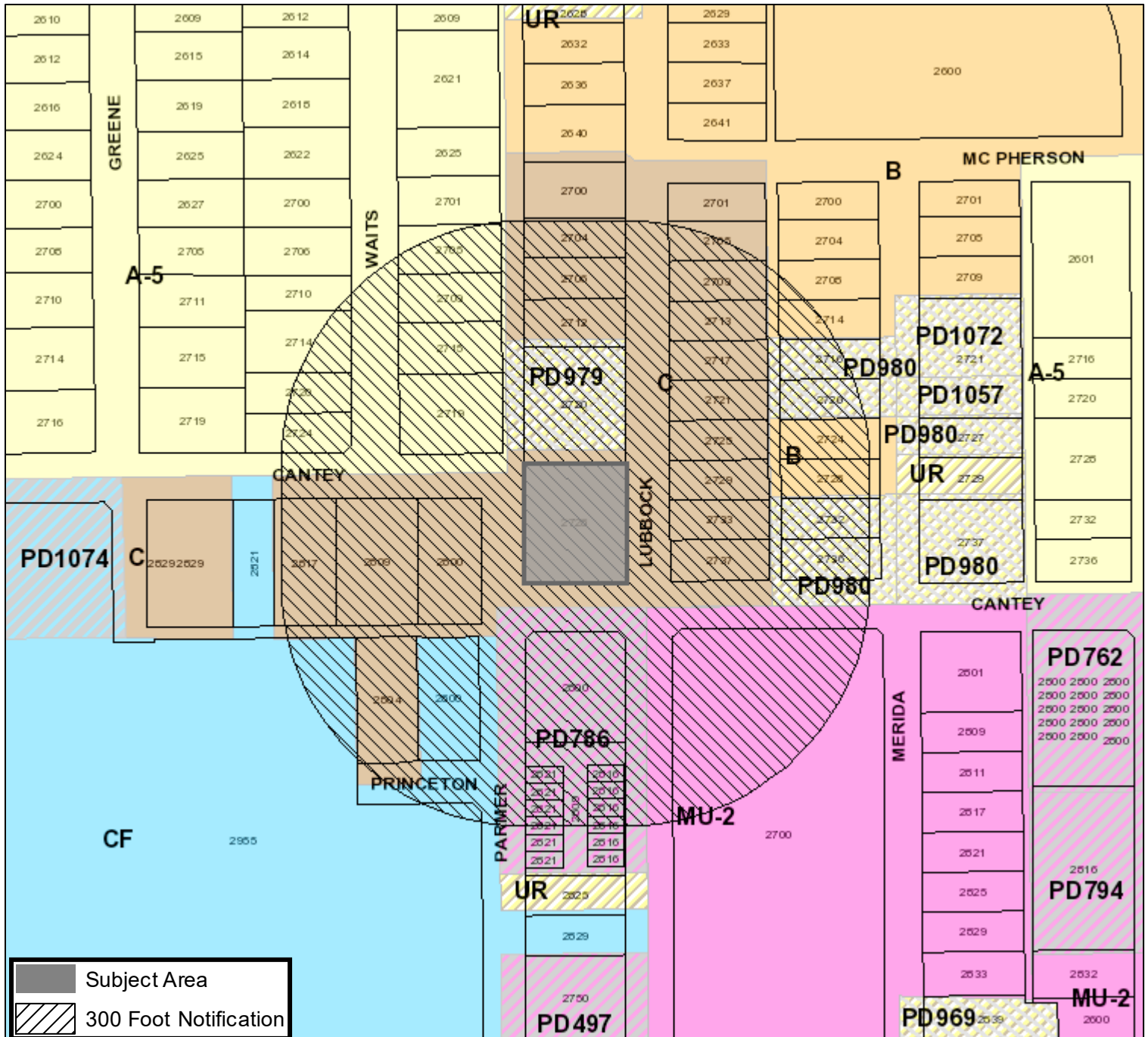




ZC-25-072

## Area Zoning Map

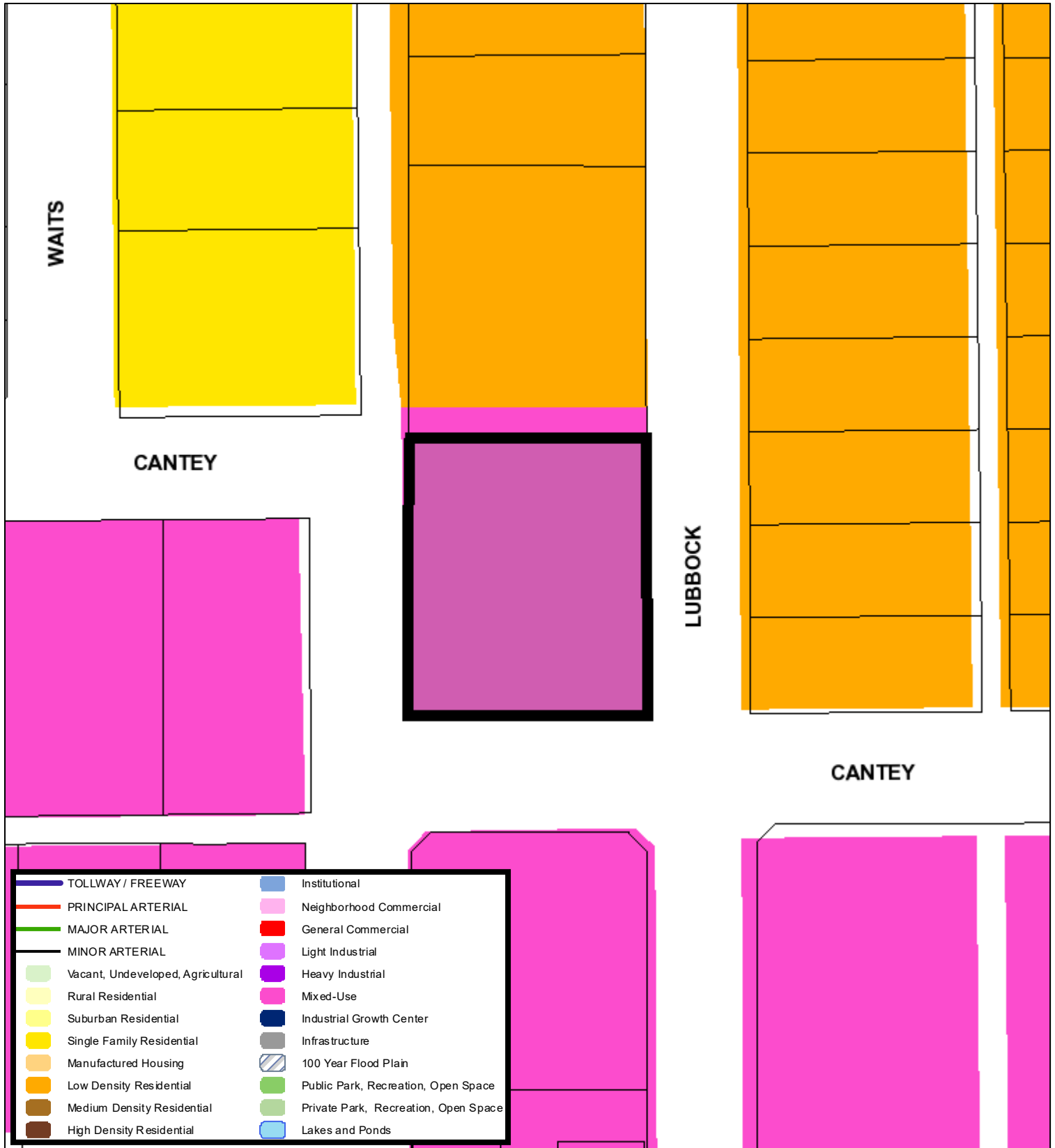
Applicant: CLPL Houses LLC/Bill Newsome  
Address: 2728 Lubbock Avenue  
Zoning From: C  
Zoning To: UR  
Acres: 0.43  
Mapsc0: Text  
Sector/District: TCU/Westcliff  
Commission Date: 5/14/2025  
Contact: 817-392-8043





ZC-25-072

## Future Land Use



70 35 0 70 Feet

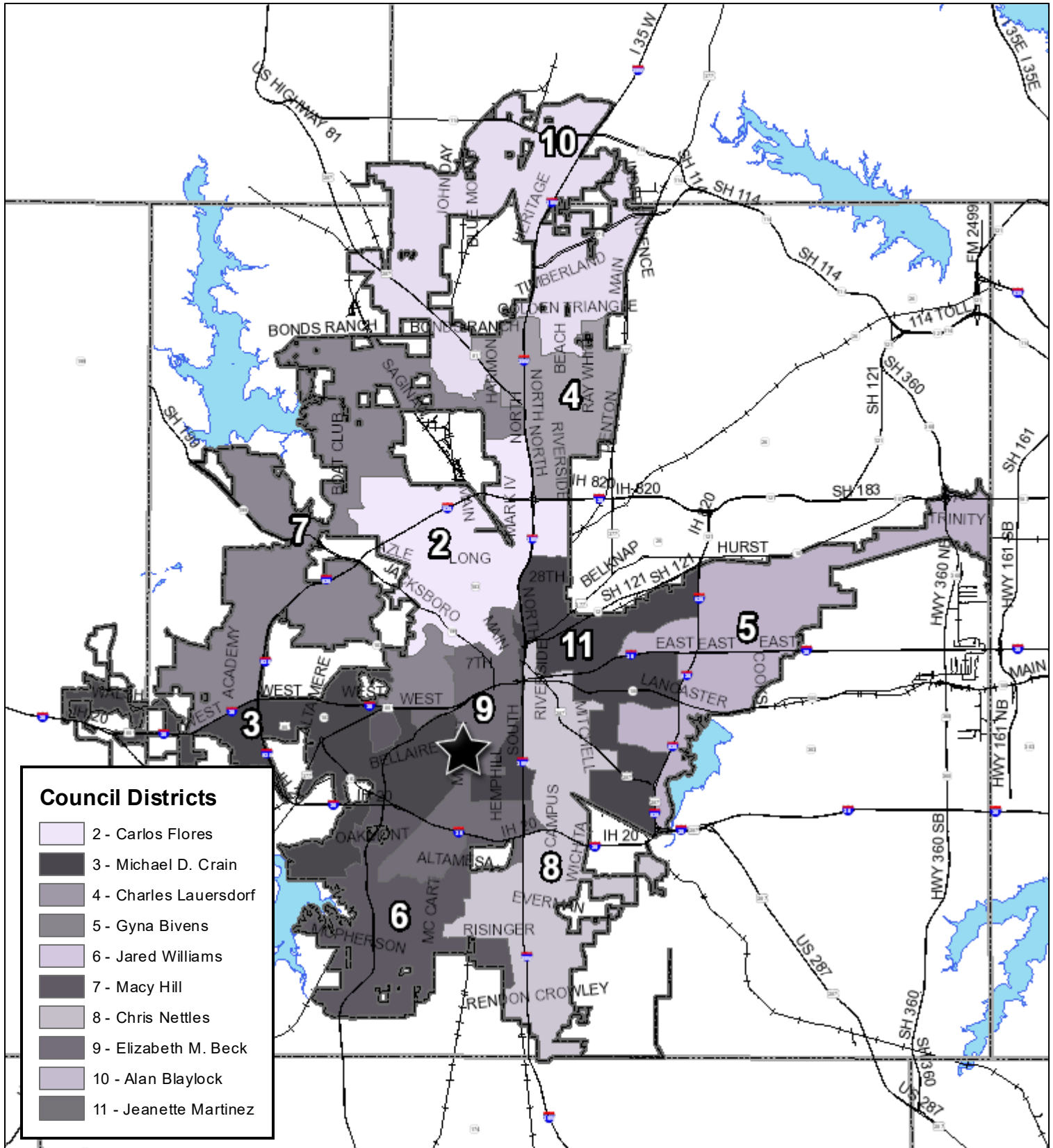
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-25-072

## Location Map



0 2.5 5 10 Miles



# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** CLPL Houses, LLC

Mailing Address 1421 Oread West, Suite B City, State, Zip Lawrence, KS 66049

Phone (785) 331-4644 Email bnewsome@newsomedevlopment.com

**APPLICANT** CLPL Houses, LLC

Mailing Address 1421 Oread West, Suite B City, State, Zip Lawrence, KS 66049

Phone (785) 331-4644 Email bnewsome@newsomedevlopment.com

**AGENT / OTHER CONTACT** Bill Newsome

Mailing Address 1421 Oread West, Suite B City, State, Zip Lawrence, KS 66049

Phone (785) 766-4644 Email bnewsome@newsomedevlopment.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): Lots 8, 9 and 10, Block 11, FRISCO HEIGHTS 2728 LUBBOCK AVE

Total Rezoning Acreage: 0.43 Acres ☐ 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): Lots 8, 9 and 10, Block 11, FRISCO HEIGHTS

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 0.43 Acres 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"/> Submitting a required site plan for an existing PD (no change to development standards or waivers)
<input type="checkbox"/> Rezoning to Planned Development (PD) District	<input type="checkbox"/> Amending a previously approved PD or CUP site plan
<input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay	Existing PD or CUP Number: _____
<input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): C Proposed Zoning District(s): UR

Current Use of Property: Residential

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)





## 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.

The Applicant's rezoning request will put a finishing touch on the group's Village East housing development adjacent to TCU.

The proposed use is 100% compatible with surrounding land uses of housing serving TCU. The subject site, in fact, is the closest to TCU (of any of the surrounding housing), given that it is directly across West Cantey St. from TCU property.

The proposed development will include Village East's property management office, making it one of the few (if not the only) housing development in the area to have on-site property management, which provides close monitoring of tenants and the real property.

Village East is characterized by smaller unit types - - in the proposed case, 2.0 bedrooms/unit - - making its units less dense than other housing in the area.

The proposed zoning change is compatible with the City's Comprehensive Plan in that it is across the street from an institutional use (TCU), and the proposed rezoning will simply be changing from one long-standing multi housing zoning designation (C) to a new multi housing designation (UR).

**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): William Newsome

Owner's Name (Printed): William Newsome

**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) Rachael Owens 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:  
Lots 8, 9 and 10, Block 11, FRISCO HEIGHTS (CERTIFIED LEGAL DESCRIPTION)

William Newsome

Owner's Signature (of the above referenced property)

William Newsome

Owner's Name (Printed)

Rachael Owens

Applicant or Agent's Signature

Rachael Owens

Applicant or Agent's Name (Printed):



## ADDITIONAL QUESTIONS

1. Is this property part of a current Code Compliance case? ☐ Yes ☒ No If yes, please explain:

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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 Will do so prior to Zoning Commission meeting.

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

Consent of Members

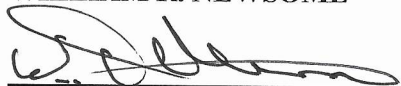
The undersigned members of CLPL Houses, LLC give William R. Newsome, Manager, full signing authority in conjunction with the rezoning application on Lots 8, 9 and 10, Block 11, FRISCO HEIGHTS.

Manager:

  
\_\_\_\_\_  
William R. Newsome

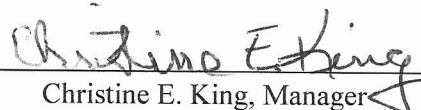
Members:

**WILLIAM R. NEWSOME**

  
\_\_\_\_\_

**THE KING FAMILY LIMITED PARTNERSHIP,**  
a Texas limited partnership

By: CBSBC, LLC  
a Texas limited liability company,  
its general partner

By:   
Christine E. King, Manager

**THE BAUMANN FAMILY LIMITED PARTNERSHIP,**  
a Texas limited partnership

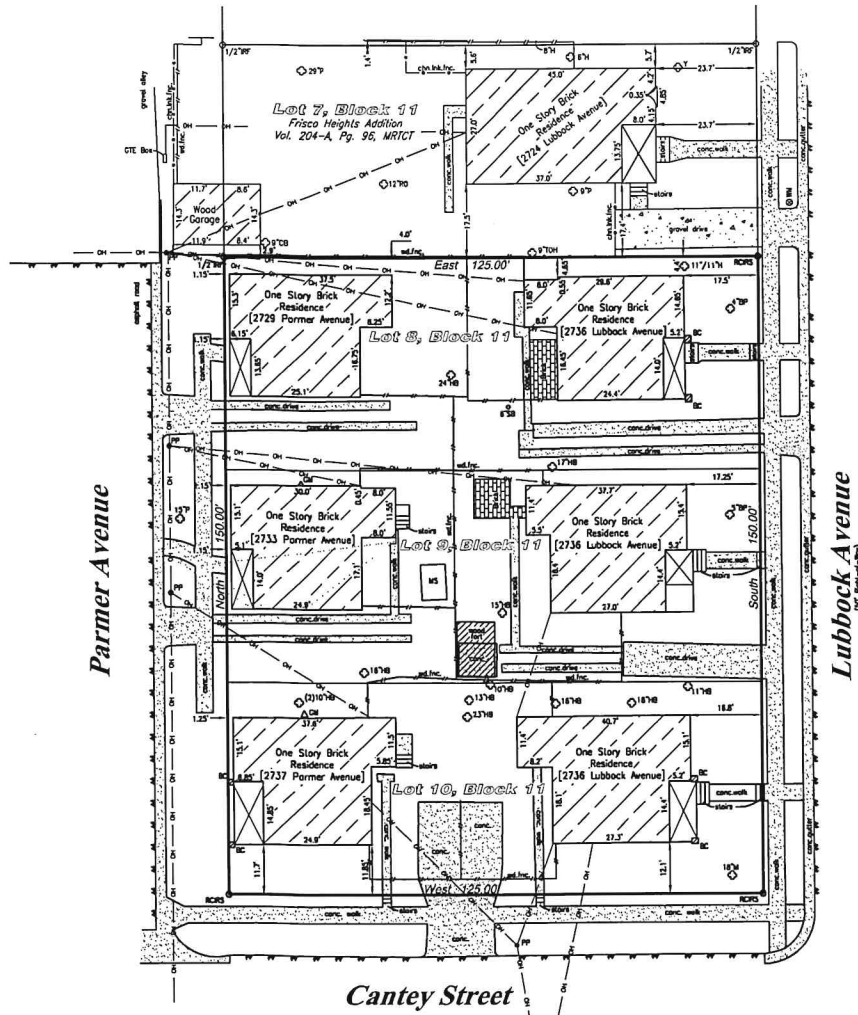
By: TLCLT, LLC  
a Texas limited liability company,  
its general partner

By:   
Alexandra D. Marcello, Manager



# Legal Description

Being Lots 8, 9 & 10, Block 11, Frisco Heights Addition, an addition to the City of Ft. Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 204-A, Page 96 of the Map Records of Tarrant County, Texas.



## Legend

RCRS	Recurve Copied Iron Rod Set
MRCT	Map Record, Tarrant County, Texas
DRCT	David Record, Tarrant County, Texas
RF	Iron Rod Found
WM	Water Meter
PP	Power Pole
CM	Gas Meter
conc.	Concrete
OV	Overhead Lines
CL	Chain Link Fence
WF	Wood Fence
IF	Iron Fence
AP	Edge of Asphalt
M	Masonry
SB	Scrap Metal
BP	Brass Pipe
P	Pavement
BC	Brick Column
MS	Metal Shed

## Surveyor's Certificate

To: Merida Avenue LLC

I hereby certify that on the 15th day of March, 2013, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

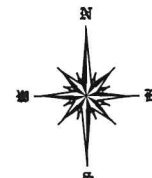
Both vehicular and pedestrian ingress to and egress from the subject property is provided by Lubbock Avenue, Parmer Avenue, & Cantey Street, some being paved, dedicated public right-of-way, which abut(s) the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

John Glas  
Registered Professional Land  
Surveyor No. 6081



Notes: 1) This survey has been performed without the benefit of a Title Commitment. 2) CM is a controlling monument. 3) Surveyor's signature will appear in red ink on certified copies. 4) Subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request. 5) This survey is intended for the exclusive use of the hereon noted owner, purchaser, title company and/or mortgage company only and the survey is made in accordance with the title commitment referenced by the GF number shown hereon as provided by the above stated title company. 6) Source bearing per Frisco Heights Addition, on addition to the City of Ft. Worth as recorded in Volume 204-A, Page 96 of the Map Records of Tarrant County, Texas. 7) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48439C0305 K of the F.E.M.A. Flood Insurance Rate Maps for Tarrant County, Texas and Incorporated Areas dated September 25, 2009 (Zone X).

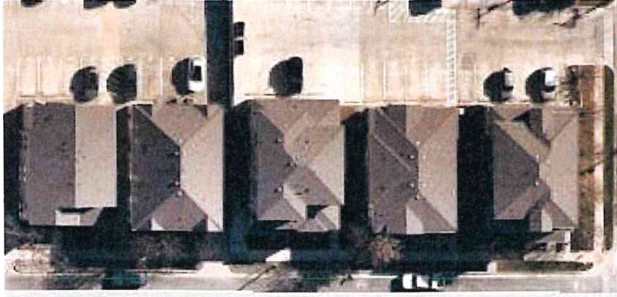


0' 20' 40' 60'  
Scale: 1"=20'

Final Survey  
Lots 8, 9 & 10, Block 11  
Frisco Heights Addition  
City of Ft. Worth, Tarrant County, Texas  
March 15, 2013

P:\AC\201301\LB104264.dwg

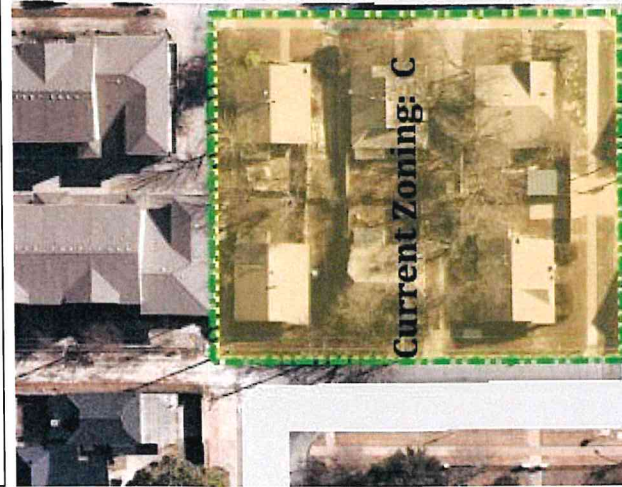
Roome Land Surveying, Inc.  
2000 Avenue G, Suite 810  
Plano, Texas 75074  
Phone (972) 423-4372 / Fax (972) 423-7523  
www.roomesurveying.com



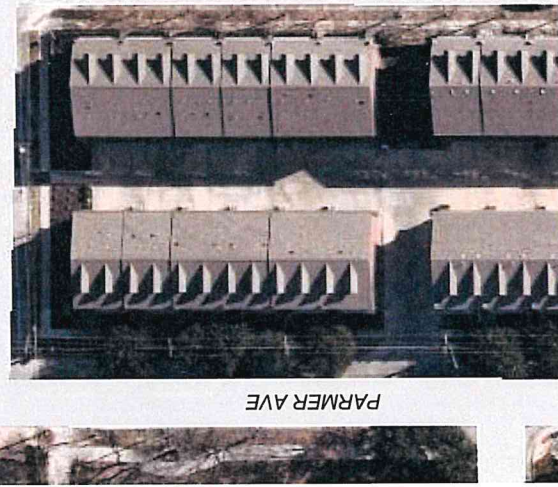
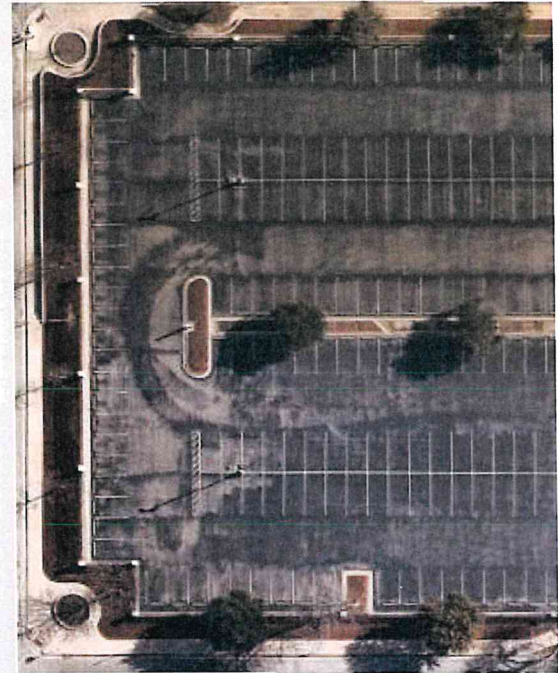
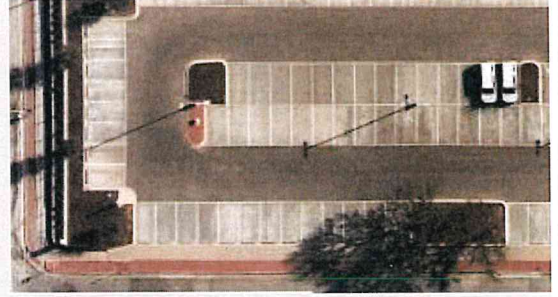
MÉRIDA AVE



LUBBOCK AVE



Current Zoning: C



PARMER AVE

W CANTEY ST



3/25/25 12:59 PM

1: 1,128



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NCTCOG ORTHOPHOTOGRAPHY

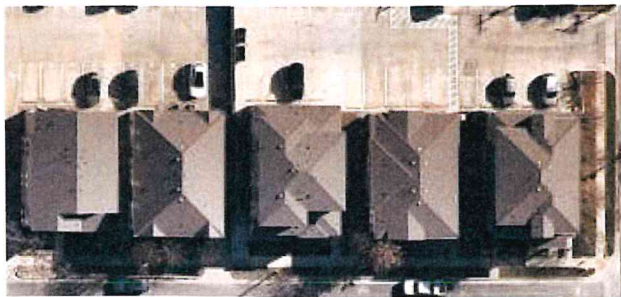
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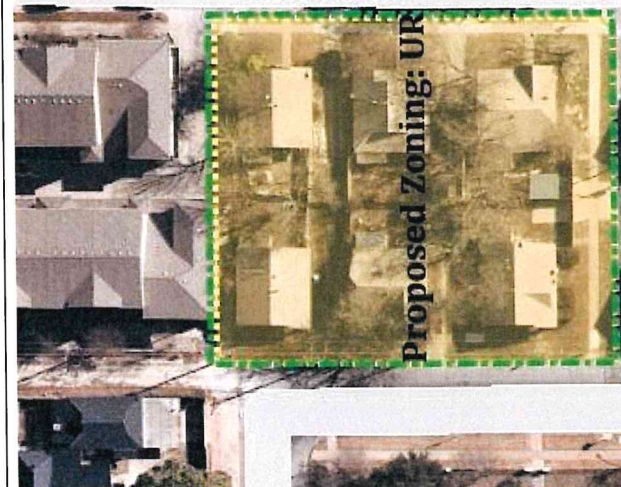




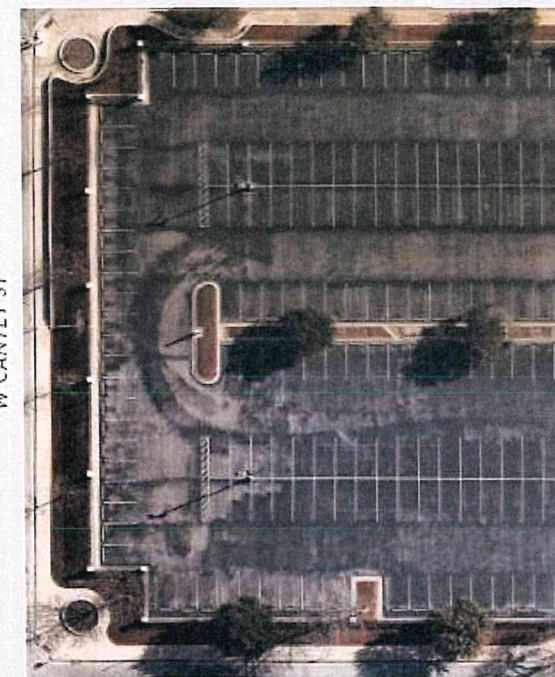
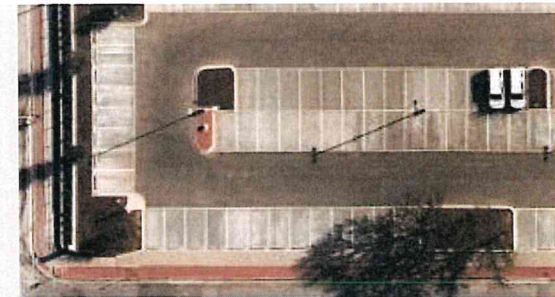
MÉRIDA AVE



LUBBOCK AVE



Proposed Zoning: UR



PARMER AVE

W CANTEY ST



3/25/25 1:34 PM

1: 1, 128



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NCTCOG ORTHOPHOTOGRAPHY

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