



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 Sendera BK Group, LLC

Mailing Address P.O. Box 291 City, State, Zip Colleyville, TX 76034

Phone 817-228-4317 Email tbird5368@sbcglobal.net

APPLICANT Jack Zanger

Mailing Address 1782 W. McDermott Drive City, State, Zip Allen, TX 75013

Phone 469-331-8566 Ext. 113 Email jzanger@triangle-engr.com

AGENT / OTHER CONTACT Journey Capital

Mailing Address 5001 Spring Valley Rd., STE 680E City, State, Zip Dallas, TX 75244

Phone 214-901-5074 Email nar@journeycaph.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): 13951 Sendera Ranch Blvd.

Total Rezoning Acreage: 9.393 ☒ 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): Diamondback Addition, Block 1, Lot 1

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 9.393 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 checked="" 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): E-Neighborhood Commercial/FR-General Commercial Proposed Zoning District(s): Planned Development District
 Current Use of Property: Undeveloped
 Proposed Use of Property: Multifamily

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: E - Neighborhood Commercial
 Land Uses Being Added or Removed: Adding: Multifamily Use/Removing: Golf Course Use

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.

The current zoning for this parcel of land is E-Neighborhood Commercial with a small portion zoned as FR-General Commercial. We are requesting the formation of a Planned Development with base zoning E - Neighborhood Commercial adding Senior Adult Housing-Multifamily use and removing Golf Course use.

Founded on the belief that active seniors need better options for independent living, we bridge the gap by creating high-quality senior living in a private-independent living setting.

Most independent senior living options for active seniors are either apartment style living where you trek flights of stairs or use an elevator daily, or where you walk down a long, interior hallway to get to your residence.

We knew there was a better way - and hence proposing to develop cottage style community in a single-story setting, offering variety of floor-plan options with attached, oversized garages or covered parking nearby. Our senior living community operates on a private-pay rental model, allowing residents to continue living in the community as they age, giving them flexibility to engage third-party home healthcare services when assistance with daily activities is required.

While our community is restricted to serve the 55+ age group, just about every resident is well over the age of 70+ within our existing cottage communities. This creates a special bond amongst our residents in building a tight-knit community. Residents can enjoy maintenance-free living with private front entries with covered porches, fenced backyards for pets, professionally maintained yards, attached garages and much more.

Our communities will also feature approximately 4,000 SF clubhouse where our residents can get together daily for activities, engagement, and luncheons.

Amenities include: Spacious Units Designed for Seniors in Mind, 1- and 2-Bedroom ADA Options, Attached Garages and/or Covered Parking, Gated Backyards for Pets, Pet Friendly – Dog Parks

Services Included in Rent: Utilities, Maintenance, Lawn Care, Internet & Cable Service, Weekly Community Events and Activities, Gatherings, Shuttle Service, and more.

ADDITIONAL QUESTIONS

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

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 [Click to find your Council District.](#)

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

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): Sendra BK Group, LLC

Owner's Name (Printed): Floyd Swam - Member MANAGER
SENDRA BK GROUP, LLC

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) Jack Zanger 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:
Diamondback Addition, Block 1, Lot 1 (CERTIFIED LEGAL DESCRIPTION)

SENDRA BK GROUP, LLC
Owner's Signature (of the above referenced property)

N. R.
Applicant or Agent's Signature

Floyd Swam - Member MANAGER

Owner's Name (Printed) SENDRA BK GROUP, LLC Applicant or Agent's Name (Printed): Narayan Patel



SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

- ☒ Site Address and Legal Description
- ☒ Title of project or development (in bold letters) in the lower righthand corner of the plan
- ☒ Date of preparation or revision, as applicable
- ☒ Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- ☒ Vicinity map, north arrow, and scale
- ☒ Label the zoning case number in the lower righthand corner of the plan, below the title
- ☒ Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- ☒ Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- ☒ Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- ☒ Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- ☒ Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- ☒ Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- ☒ Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- ☒ Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- ☐ For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

General Notes:

The following notes should be included on all site plans:

- ☒ This project will comply with [Section 6.301, Landscaping](#).
 - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)
- ☒ This project will comply with [Section 6.302, Urban Forestry](#).
- ☒ All signage will conform to [Article 4, Signs](#).
- ☒ All provided lighting will conform to the Lighting Code.

For multifamily projects in CR, C, or D districts, also include the following note:

- ☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.

FORT WORTH

 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS

This plat valid only if recorded within 90 days after date of approval.

 Plat Approval Date: 6/12/2015

 CHAIRMAN
 SECRETARY

NOTE:

- ALL EASEMENTS ARE TO BE DEDICATED WITH THE FILING OF THIS PLAT UNLESS OTHERWISE NOTED WITH COUNTY CLERK'S RECORDING INFORMATION.
- ALL CORNER MONUMENTS LABELED "IRS" ARE 1/2" IRON RODS WITH A RED PLASTIC CAP STAMPED "W.A.I." SET FOR CORNER.
- PRVS (Pressure Reducing Valves) WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	5°04'11"	830.00'	73.44'	73.42'	S59°41'45"W
C2	59°49'41"	30.00'	31.33'	29.92'	N32°18'59"E
C3	90°00'00"	40.00'	62.83'	56.57'	S17°13'50"W
C4	30°42'56"	20.09'	10.77'	10.64'	S41°47'38"E
C5	29°04'53"	20.00'	10.15'	10.04'	N13°13'44"W
C6	37°41'27"	30.00'	19.73'	19.38'	S09°44'25"E
C7	36°52'29"	30.00'	19.31'	18.98'	N09°19'56"W
C8	17°39'26"	1,065.50'	328.36'	327.06'	N59°16'46"W
C9	17°48'35"	1,080.50'	335.86'	334.51'	N59°11'44"W

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N27°46'10"W	92.76'
L2	S27°46'10"E	88.26'
L3	N62°13'50"E	12.28'
L4	S27°46'10"E	7.27'
L5	N27°46'10"W	21.49'
L6	N62°13'50"E	25.14'
L7	S27°46'10"E	5.00'
L8	N62°13'50"E	15.00'
L9	N27°46'10"W	5.00'

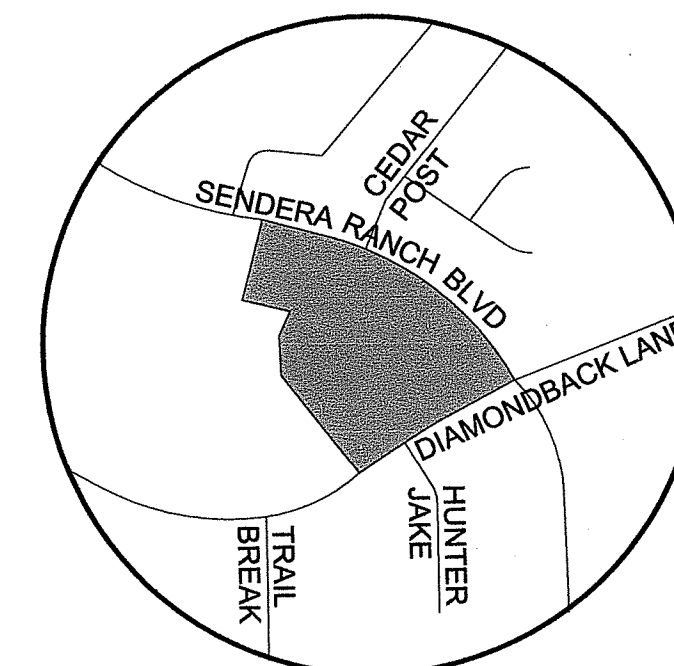
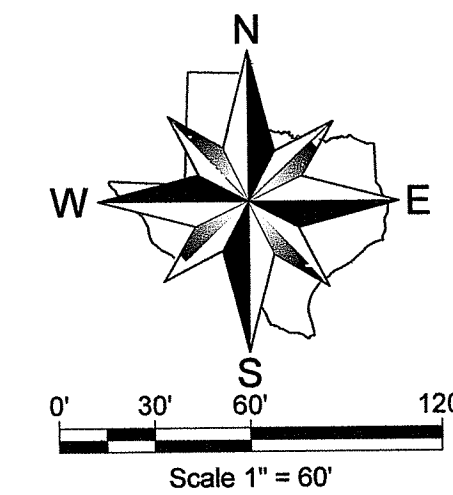
FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0170K, dated September 25, 2009, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

D215125821


VICINITY MAP
 NOT TO SCALE

 REVISION
 APPROV

Winkelmann & Associates, Inc.

 ENGINEER
 SURVEYOR
 6750 HILLCREST PLAZA, SUITE 325
 DALLAS, TEXAS 75230
 (972) 484-7000 FAX
 Texas Surveyor No. 000800 Expires 12/31/2016
 C.S. #00000112 2/15, Winkelman & Associates, Inc.

M.E.P. & R.R. CO. NO. 12 SURVEY, ABSTRACT NO. 227

 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

 SENDRA BK GROUP, LLC
 P.O. BOX 291
 COLLEYVILLE, TEXAS 76034

FINAL PLAT
CVS ~ DIAMONDBACK ADDITION

LOTS 1 & 2, BLOCK 1

 Date : 03.18.15
 Scale : 1" = 60'
 File : 70563 - FPLT
 Project No. : 70563

SHEET
1
OF
2
RECORDING INFORMATION

 THIS PLAT IS RECORDED IN
 DOCUMENT#
 DATE

 L.T. RSC
 6-11-2015

CASE #FS-15-059

FINAL PLAT
CVS ~ DIAMONDBACK ADDITION

LOTS 1 & 2, BLOCK 1

BEING ALL OF A TRACT OF LAND DESCRIBED IN SUBSTITUTE TRUSTEE'S DEED TO SENDRA BK GROUP, LLC, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D214144652, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS 10.914 ACRES OUT OF THE M.E.P. & R.R. CO. NO. 12 SURVEY, ABSTRACT NO. 227

 Sendra BK Group, LLC
 P.O. Box 291
 Colleyville, Texas 76034

 ENGINEER / SURVEYOR
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Dr., Suite 325
 Dallas, TX 75230

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OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Sendera BK Group, LLC is the sole owner of a tract of land situated in the M.E.P. & R.R. CO. NO. 12 SURVEY, ABSTRACT NO. 227, in the City of Fort Worth, Tarrant County, Texas, being all of a tract of land described in Substitute Trustee's Deed to Sendera BK Group, LLC, as recorded in County Clerk's Instrument No. D214144652, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for corner at the intersection of the Southwesterly right-of-way of Sendera Ranch Boulevard, a 130-foot right-of-way, with the Northwesterly right-of-way of Diamondback Lane, a 60-foot right-of-way, said right-of-ways dedicated by Final Plat of Sendera Ranch Boulevard and Diamondback Lane in Sendera Ranch Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 9120, Official Public Records, Tarrant County, Texas;

THENCE South 62 deg 13 min 50 sec West, along the Northwesterly right-of-way of said Diamondback Lane and the Southeasterly line of said Sendera BK Group tract, a distance of 300.88 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a curve to the left having a radius of 830.00 feet, a central angle of 05 deg 04 min 04 sec, a chord bearing of South 59 deg 41 min 48 sec West, and a chord length of 73.39 feet;

THENCE continuing along the Northwesterly right-of-way of said Diamondback Lane and the Southeasterly line of said Sendera BK Group tract, an arc distance of 73.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE South 57 deg 09 min 43 sec West, continuing along the Northwesterly right-of-way of said Diamondback Lane and the Southeasterly line of said Sendera BK Group tract, a distance of 277.72 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for the Southeast corner of Lot 1, Block 33, Sendera Ranch, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 11782, Official Public Records, Tarrant County, Texas;

THENCE departing the Northwesterly right-of-way of said Diamondback Lane, along the Northeasterly line of said Lot 1 and the Southwesterly line of said Sendera BK Group tract, the following courses and distances:

North 37 deg 55 min 39 sec West, a distance of 445.64 feet to a 5/8-inch iron rod found for corner;

North 02 deg 17 min 36 sec West, a distance of 142.78 feet to a 1/2-inch iron rod with a plastic cap stamped "ANDES & ASSOC." found for corner;

North 23 deg 56 min 52 sec East, a distance of 94.74 feet to a 1/2-inch iron rod with a plastic cap stamped "BEASLEY" found for corner;

North 76 deg 14 min 42 sec West, a distance of 175.68 feet to a 1/2-inch iron rod found for the Southeast corner of Lot 3X, Block 38, Sendera Ranch East, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 12966, Official Public Records, Tarrant County, Texas;

THENCE North 14 deg 37 min 41 sec East, along the Southeast line of said Lot 3X and the Northwest line of said Sendera BK Group tract, a distance of 298.84 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner on the Southwesterly right-of-way of said Sendera Ranch Boulevard, said point being the Northeast corner of said Lot 3X and the Northwest corner of said Sendera BK Group tract;

THENCE South 75 deg 22 min 19 sec East, along the Southwesterly right-of-way of said Sendera Ranch Boulevard, a distance of 230.83 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a curve to the right having a radius of 1,085.00 feet, a central angle of 46 deg 28 min 48 sec, a chord bearing of South 52 deg 07 min 56 sec East, and a chord length of 656.23 feet;

THENCE along the Southwesterly right-of-way of said Sendera Ranch Boulevard, the Northeasterly line of said Sendera BK Group tract, and said curve to the right, an arc distance of 880.17 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 475,397 square feet or 10.914 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 17th day of February, 2015, utilizing a G.P.S. measurement (NAD 83) from the GeoShack VRS network of South 62 deg 13 min 50 sec West (deed-South 62 deg 46 min 50 sec West), along the northwesterly right-of-way line of Diamondback Lane.

THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Sendera BK Group, LLC is the owner of the above described parcel of land, and does hereby adopt the hereon map as correctly representing its plan of subdivision to be known as Lots 1 and 2, Block 1, of **CVS ~ DIAMONDBACK ADDITION**, an addition to the City of Fort Worth, Texas, and does dedicate to the public use forever the streets and easements shown thereon.

WITNESS, my hand at Colleyville, Texas, this the 5th day of June, 2015.

Sendera BK Group, LLC, a Texas Limited Liability Company

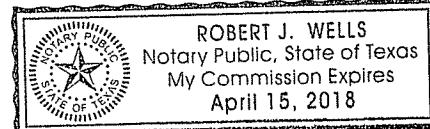
By: Floyd D. Swaim
Floyd D. Swaim, Manager

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Floyd D. Swaim, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Sendera BK Group LLC, and that he executed the same for the purpose and considerations therein expressed.

Notary Public in and for State of Texas

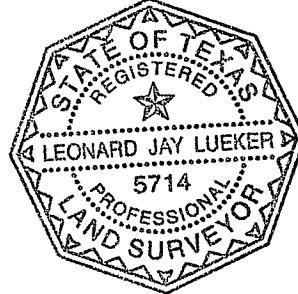
My Commission Expires 4/15/18



SURVEYOR'S CERTIFICATION

I, the undersigned, hereby certify that the plat hereon, depicts and describes the results of an actual on the ground survey made under my supervision, and all corners were as found or set in accordance with the City of Fort Worth platting rules and regulations.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

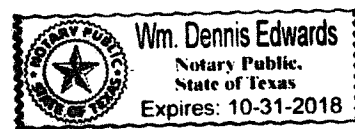


STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5th day of June, 2015.

Wm. Dennis Edwards
Notary Public in and for the State of Texas.



STANDARD NOTES:

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions

SITE DRAINAGE STUDY

A site drainage study which will show conformance with the approved roadway drainage plan may be required before any building permit will be issued on this site (a grading plan in some cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and current owners shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

SIDEWALKS

Sidewalks are required to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

WATER AND WASTEWATER IMPACT FEES STATEMENT

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

BUILDING PERMITS

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

UTILITY EASEMENT

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growth or improvements which in any way endangers or interferes with the with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

PRIVATE UTILITY ACCESS AGREEMENT

Submittal of an access agreement with TPW is required to allow vehicular traffic to cross private utility ROW or easement.

PARKWAY PERMIT

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

PRIVATE MAINTENANCE NOTE

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

TRANSPORTATION IMPACT FEES STATEMENT

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

PUBLIC OPEN SPACE EASEMENT

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but no limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

D215125821

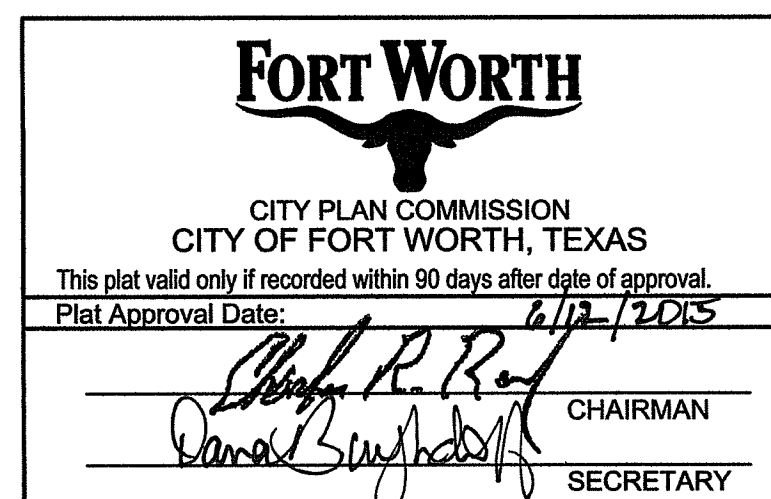
APPROVAL	REVISION	DATE	NO.
Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS • SURVEYORS 6750 HILLCREST PLAZA, SUITE 325 DALLAS, TEXAS 75230 (972) 490-7090 FAX (972) 490-7099 Texas Engineer Registration No. 98005 Surveyor Registration No. 12005 COPYRIGHT © 2015, Winkelmann & Associates, Inc.			

M.E.P. & R.R. CO. NO. 12 SURVEY, ABSTRACT NO. 227
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
SENDERA BK GROUP, LLC
P.O. BOX 291
COLLEYVILLE, TEXAS 76034

FINAL PLAT
CVS ~ DIAMONDBACK ADDITION
LOTS 1 & 2, BLOCK 1

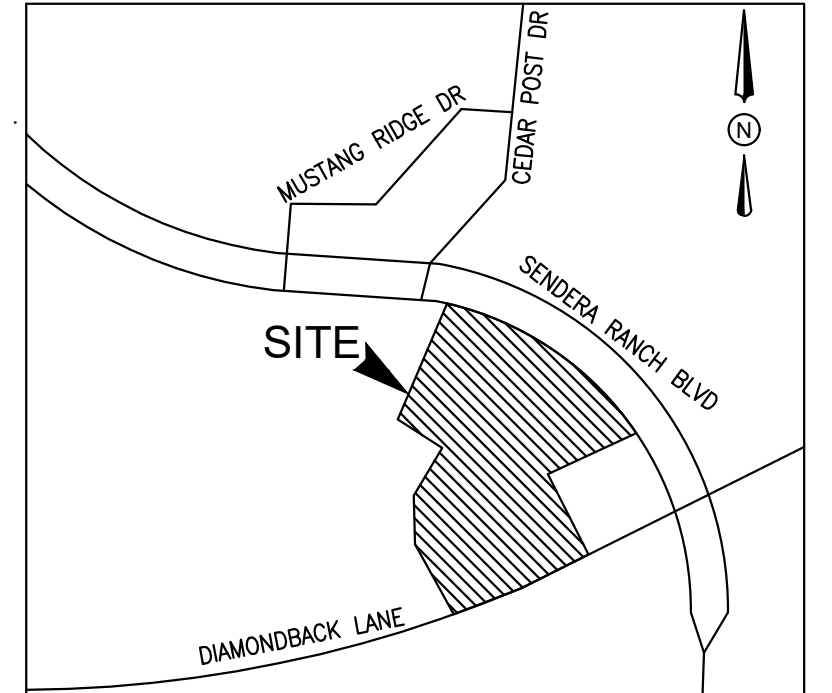
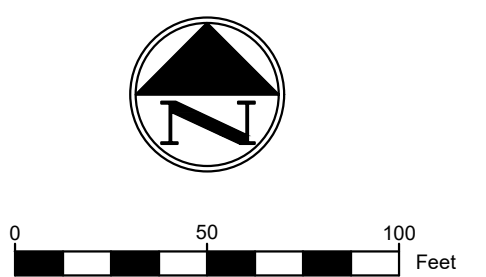
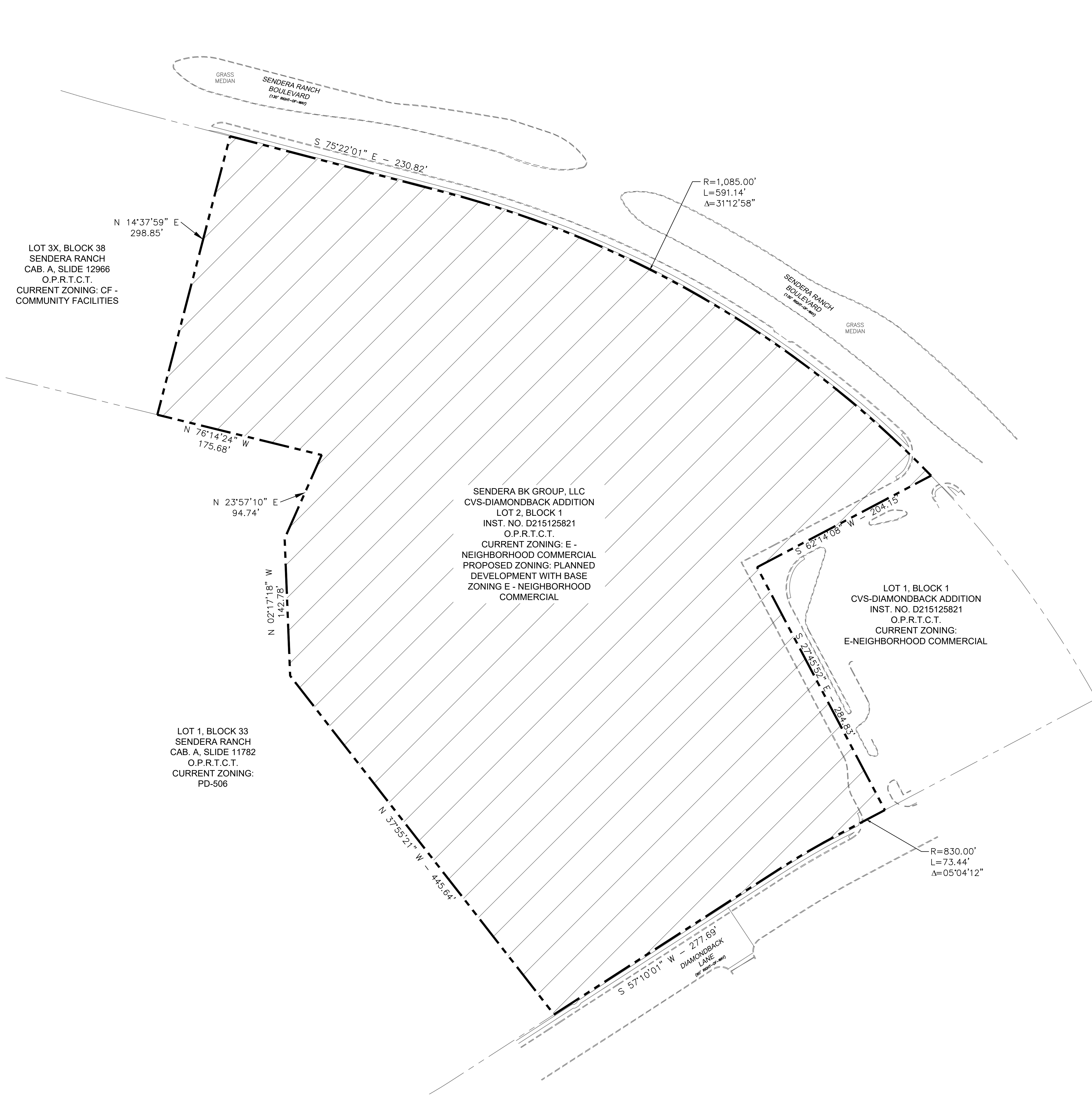
Date: 03.18.15
Scale: N/A
File: 70563 - FPLT
Project No.: 70563

SHEET
2
2



CASE #FS-15-059

FINAL PLAT CVS ~ DIAMONDBACK ADDITION LOTS 1 & 2, BLOCK 1	
BEING ALL OF A TRACT OF LAND DESCRIBED IN SUBSTITUTE TRUSTEE'S DEED TO SENDERA BK GROUP, LLC, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D214144652, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS 10.914 ACRES OUT OF THE M.E.P. & R.R. CO. NO. 12 SURVEY, ABSTRACT No. 227	
Sendera BK Group, LLC P.O. Box 291 Colleyville, Texas 76034	ENGINEER / SURVEYOR: Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Dr., Suite 325 Dallas, TX 75230



VICINITY MAP
N.T.S.

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DRIVE, SUITE 110 ALLEN, TX. 75013 CONTACT: JACK ZANGER PHONE: 918-565-3820	DEVELOPER JOURNEY DEVELOPMENT, LLC 5001 SPRING VALLEY ROAD, STE 680E DALLAS, TX 75244 CONTACT: NARAYAN PATEL PHONE: 214-901-5074

TX PE FIRM #11525

TRIANGLE
ENGINEERING LLC

T. 469.331.8586 | F. 469.213.7145 | E. info@triangle-engr.com
W. triangle-engr.com | O. 1782 W. McDermott Drive, Allen, TX 75013

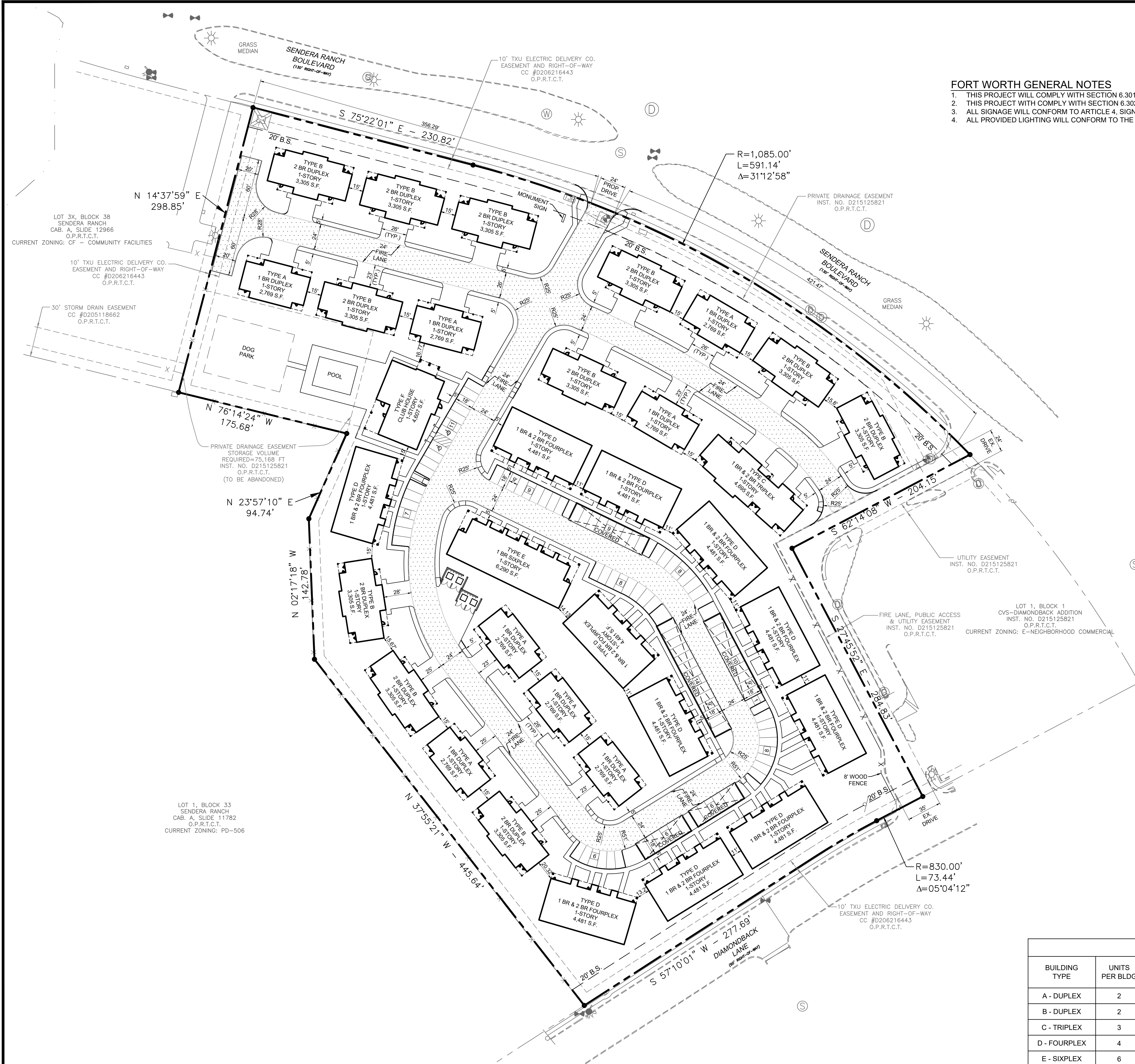
Planning | Civil Engineering | Construction Management

NO.	DATE	DESCRIPTION	BY
1	11/02/23	1ST SUBMITTAL	KP

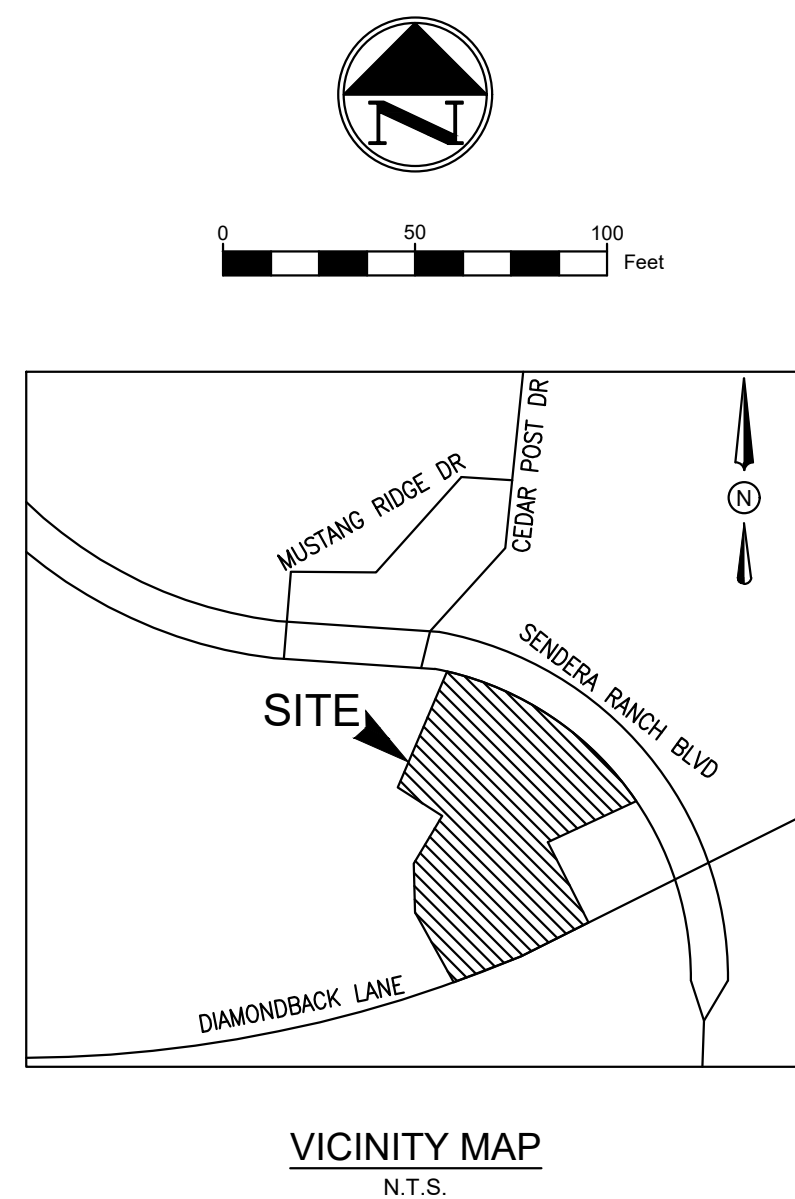
11/02/2023

ZONING EXHIBIT
SENIOR INDEPENDENT LIVING
13951 SENDERA RANCH BOULEVARD.
CITY OF FORTH WORTH
TARRANT COUNTY, TEXAS

DATE	PROJECT
11/02/23	126-23
P.E.	DESIGN
KP	JZ



- FORT WORTH GENERAL NOTES**
1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 2. THIS PROJECT WITH COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.



PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DRIVE, SUITE 110 ALLEN, TX. 75013 CONTACT: JACK ZANGER PHONE: 918-565-3820	DEVELOPER JOURNEY DEVELOPMENT, LLC 5001 SPRING VALLEY ROAD, STE 680E DALLAS, TX 75244 CONTACT: NARAYAN PATEL PHONE: 214-901-5074

COMMERCIAL SITE DATA SUMMARY TABLE	
GROSS SITE ACREAGE:	9.39 ACRES OR 409,159 S.F.
EXISTING ZONING:	(E) - NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING:	(PD) - PLANNED DEVELOPMENT
TOTAL BUILDING AREA:	123,390
NUMBER OF STORIES:	1
REGULAR PARKING REQUIRED: 1/BED & 1/250 S.F. COMMON AREAS	153
REGULAR PARKING PROVIDED:	183
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
TOTAL PARKING PROVIDED:	185
DENSITY:	9.7 UNITS PER ACRE
IMPERVIOUS COVERAGE:	247,950 S.F. OR 60.60%
PERVIOUS/LANDSCAPE AREA:	161,209 S.F. OR 39.40%
ZONING REQUIREMENTS GC	REQUIRED PROVIDED
FRONT YARD SETBACK	20' 20'
SIDE YARD SETBACK	0' 0'
REAR YARD SETBACK	10' N/A

- DEVELOPMENT STANDARDS**
- CHAPTER 4.803: NON-RESIDENTIAL DISTRICT USES
 - ADD MULTI-FAMILY LAND USE TO BASE ZONING "E"
 - CHAPTER 4.803: NON-RESIDENTIAL DISTRICT USES
 - REMOVE GOLF COURSE LAND USE FROM BASE ZONING "E"

EASEMENT/SETBACK LEGEND	
BUILDING SET BACK	B.S.

DIRECTOR OF DEVELOPMENT SERVICES:

DATE:

SCHEDULE OF BUILDINGS													
BUILDING TYPE	UNITS PER BLDG	PER UNIT		BUILDINGS	UNITS TOTAL	TOTAL		COMMON SPACE USABLE SF	PARKING REQUIRED*	PARKING PROVIDED	PARKING PROVIDED TOTAL		
		1 BR	2BR			1 BR	2BR				LOT	GARAGE**	DRIVEWAY**
A - DUPLEX	2	2	0	8	16	16	0	0	16	32	0	16	16
B - DUPLEX	2	0	2	11	22	0	22	0	44	44	0	22	22
C - TRIPLEX	3	1	2	1	3	1	2	0	5	6	0	3	3
D - FOURPLEX	4	2	2	11	44	22	22	0	66	79	66	0	0
E - SIXPLEX	6	4	2	1	6	4	2	0	8	8	8	0	0
F - CLUB HOUSE	0	0	0	1	0	0	0	4,000	16	16	16	0	0
TOTAL				33	91	43	48	4,000	153	185	90	41	41

* REGULAR PARKING REQUIRED: 1/BED & 1/250 S.F. COMMON AREAS
** 2 PARKING PROVIDED FOR GARAGE AND 2 PARKING PROVIDED FOR DRIVEWAY PER EACH BUILDINGS A, B, AND C

TX PE FIRM #11525

TRIANGLE ENGINEERING LLC

T. 469.331.8566 | F. 469.213.7145 | E. info@triangle-eng.com
W. triangle-eng.com | O. 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

NO.	DATE	DESCRIPTION
1	11-06-23	1ST SUBMITTAL

SEAL OF THE STATE OF TEXAS

KARTAVYA S. PATEL

97534

REGISTERED PROFESSIONAL ENGINEER

11/06/2023

CONCEPT SITE PLAN

SENIOR INDEPENDENT LIVING

13951 SENDERA RANCH BOULEVARD.

CITY OF FORTH WORTH

TARRANT COUNTY, TEXAS

DATE	PROJECT
11/06/23	126-23
P.E.	DESIGN
KP	JZ

SHEET #

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709



**Certificate of Formation
Limited Liability Company**

Filed in the Office of the
Secretary of State of Texas
Filing #: 801865353 10/11/2013
Document #: 508989230002
Image Generated Electronically
for Web Filing

Filing Fee: \$300

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

Sendera BK Group, LLC

Article 2 - Registered Agent and Registered Office

☐ A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

☒ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

Maureen S. Kersey

C. The business address of the registered agent and the registered office address is:

Street Address:

1124 Glade Road, Suite 100 Colleyville TX 76034

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☒ B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

☒ A. The limited liability company is to be managed by managers.

OR

☐ B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Manager 1: **Stan Martin**

Title: **Manager**

Address: **8716 County Rd. 421 Grandview TX, USA 76050**

Manager 2: **Floyd Swaim**

Title: **Manager**

Address: **P.O. Box 294 Colleyville TX, USA 76034**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer are set forth below.

Maureen S. Kersey **1124 Glade Road, Suite 100, Colleyville, TX 76034**

Effectiveness of Filing

☒ A. This document becomes effective when the document is filed by the secretary of state.

OR

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Maureen S. Kersey

Signature of Organizer

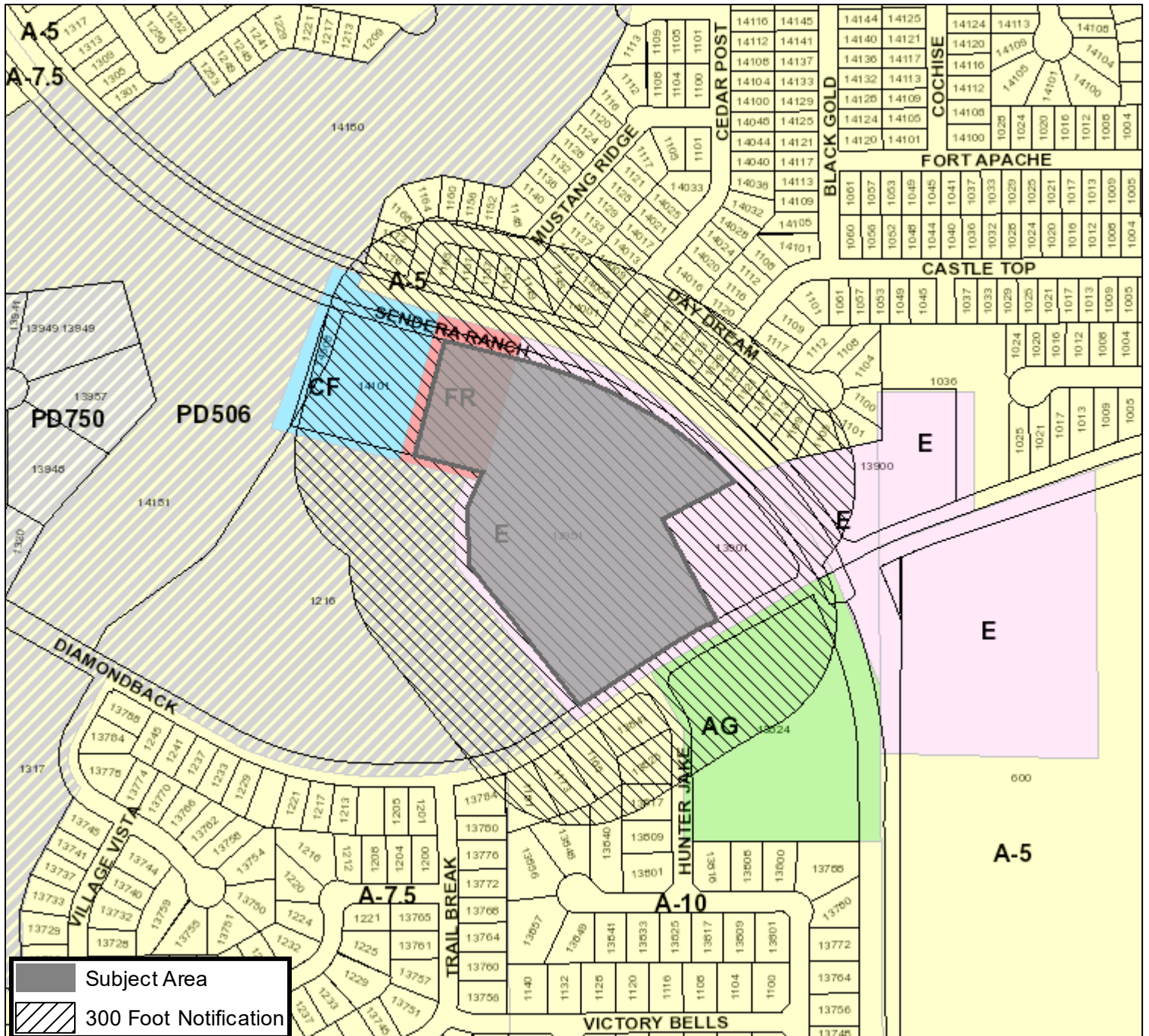
FILING OFFICE COPY



ZC-23-177

Area Zoning Map

Applicant: Sendera BK Group
Address: 13951 Sendera Ranch Boulevard
Zoning From: E;FR
Zoning To: PD for Detached Multifamily
Acres: 9.36218409
Mapsc0: Text
Sector/District: Far North
Commission Date: 12/13/2023
Contact: null



0 180 360 720 Feet

Created: 11/28/2023 4:38:32 PM