



# 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:	



# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** Philip Newburn and Dan Kilkenny

Mailing Address 2345 W Magnolia Ave City, State, Zip Fort Worth, Texas 76110

Phone 817-690-0248 Email philip@philipnewburn.com dan@cdkinsurance.com

**APPLICANT** Philip Newburn and Dan Kilkenny

Mailing Address 2345 W Magnolia Ave City, State, Zip Fort Worth, Texas 76110

Phone 817-690-0248 Email philip@philipnewburn.com dan@cdkinsurance.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): 500 Oakhurst Scenic Dr

Total Rezoning Acreage: .5177 ☒ 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): SELF, E A ADDITION Block 1 Lot 46

Is rezoning proposed for the entire platted area? ☐ Yes ☒ No Total Platted Area: .788 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: .5177 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): CR Proposed Zoning District(s): MU-2

Current Use of Property: Vacant lot

Proposed Use of Property: New pedestrian-oriented owner-occupied multi-family building

### 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.

We purchased the lot with the intent to design and build a new apartment building on the site. One of us is an architect who will design the building and the other intends to reside in the building once complete.

The current zoning allows for multi-family development but we would prefer to use MU-2 guidelines in order to be more compatible with the surrounding area. The lot is located within the Six Points Urban Village boundary and the surrounding properties are all zoned "MU" with the exception of a strip of "I" zoning across Akers Street to the south along Oakhurst Scenic Drive. Our proposed use is compatible with the city's comprehensive plan and we have met with the representative from the Vintage Riverside Neighborhood Association and they support our proposed rezoning request.





I want to...

Tools

MU-1

CR

B

PD  
1007

MU-2

MU-2

MU-2

B

MU-2

O-1  
391 OAKHURST SCENIC DR  
501 OAKHURST SCENIC DR

491 OAKHURST SCENIC DR  
958 OAKHURST SCENIC DR  
858 OAKHURST SCENIC DR

2404 RACE ST  
2300 RACE ST  
500 OAKHURST SCENIC DR

2408 RACE ST  
2404 RACE ST  
2412 RACE ST  
2408 RACE ST  
2416 RACE ST  
2412 RACE ST  
2420 RACE ST  
2416 RACE ST  
2420 RACE ST  
2424 RACE ST

B  
2428 RACE ST  
2424 RACE ST  
2500 RACE ST  
2428 RACE ST  
2502 RACE ST  
2500 RACE ST  
2502 RACE ST  
2504 RACE ST  
2512 RACE ST  
2504 RACE ST  
2512 RACE ST  
2528 RACE ST  
2530 RACE ST  
2528 RACE ST  
2530 RACE ST

I  
2429 AKERS AVE  
2507 AKERS AVE  
2501 AKERS AVE  
601 N SYLVANIA AVE  
2505 AKERS AVE  
601 N SYLVANIA AVE  
2509 AKERS AVE  
601 N SYLVANIA AVE  
2513 AKERS AVE  
601 N SYLVANIA AVE  
2517 AKERS AVE  
601 N SYLVANIA AVE

2409 AKERS AVE

2409 AKERS AVE

500 OAKHURST SCENIC DR

AKERS AVE

I

501 OAKHURST SCENIC DR

2536 TRINITY RYAN DR  
2440 MARSHALL AVE  
2440 RIVER EAST, TRL  
2552 TRINITY RYAN DR

2400 MARSHALL AVE  
2428 AKERS AVE  
2400 RIVER EAST, TRL  
2501 TRINITY RYAN DR

AKERS AVE

2512 AKERS AVE

515 N SYLVANIA AVE

2501 MARSHALL AVE

2501 MARSHALL AVE

MARSHALL AVE

2504 MARSHALL AVE  
2500 MARSHALL AVE

2504 MARSHALL AVE  
2508 MARSHALL AVE #A

407 N SYLVANIA AVE

O-1

710 NORTH FWY  
724 NORTH FWY  
660 NORTH FWY  
2013 E BELKNAP ST

WKID: 4326 Lat/Long ▲  
Lat: 32.77129° N  
Lon: 97.31365° W



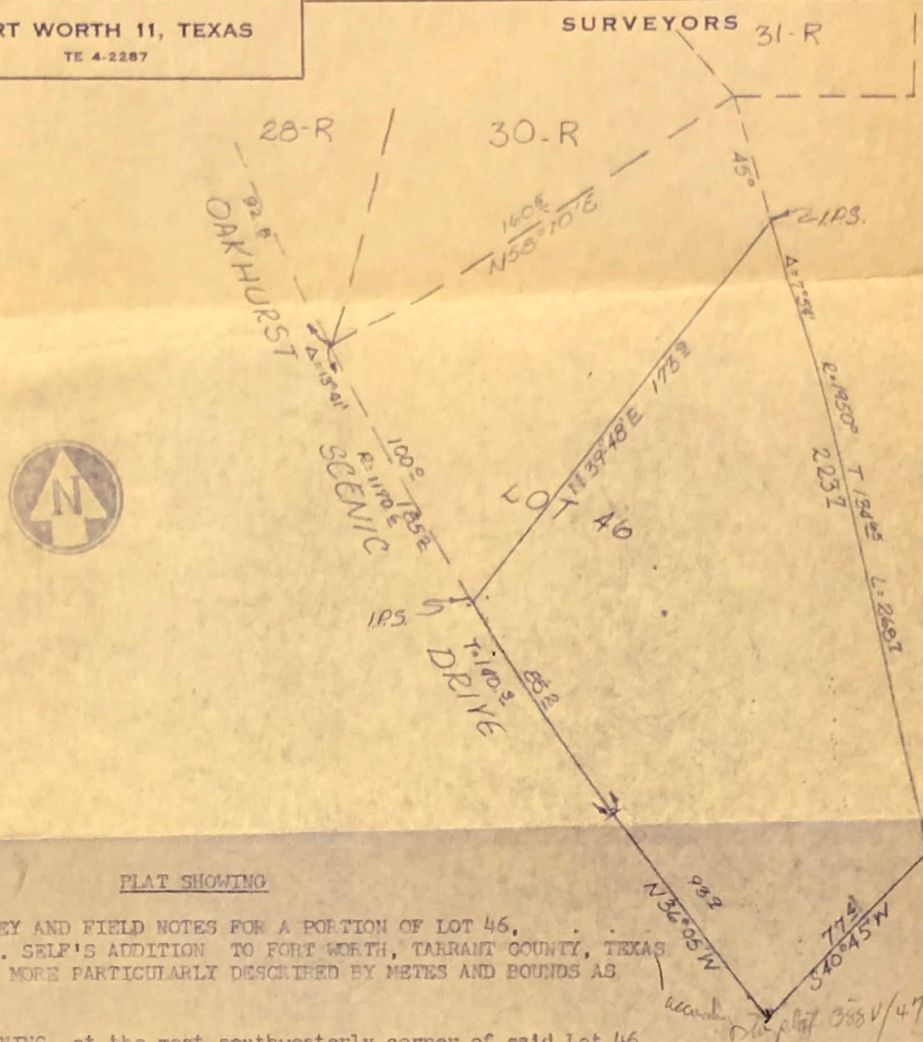


## CONSULTING ENGINEERS

FORT WORTH 11, TEXAS

TE 4-2287

SURVEYORS 31-R



PLAT SHOWING

SURVEY AND FIELD NOTES FOR A PORTION OF LOT 46,  
MRS. R. A. SELF'S ADDITION TO FORT WORTH, TARRANT COUNTY, TEXAS  
AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
FOLLOWS:

BEGINNING at the most southwesterly corner of said Lot 46

THENCE N. 36° 05' W. 93.9 feet to the point of a curve to the right in the westerly line of said Lot 46, then along said curve 85.2 feet

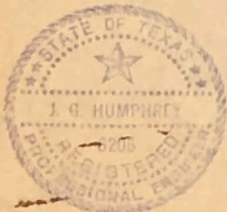
THENCE N. 39° 48' E. 173.3 feet to a point in the easterly line of said  
lot 46

THENCE In a southerly direction along the east line of said Lot 46, said line being a curve with a radius of 1950.0 feet and bearing to the right when going in a southerly direction, a distance of 223.7 feet, to the southeasterly corner of said Lot 46

THENCE S. 40° 45' W. 77.4 feet along the southerly line of said lot 46 to the PLACE OF BEGINNING.

SCALE: 1" = 50 FT.; CORNERS = ○; IPF = IRON PIN FOUND; IPS = IRON PIN SET; FENCE = X-X-X-X.

This is to certify that we have surveyed the above described property and find [REDACTED] no encroachments thereon.

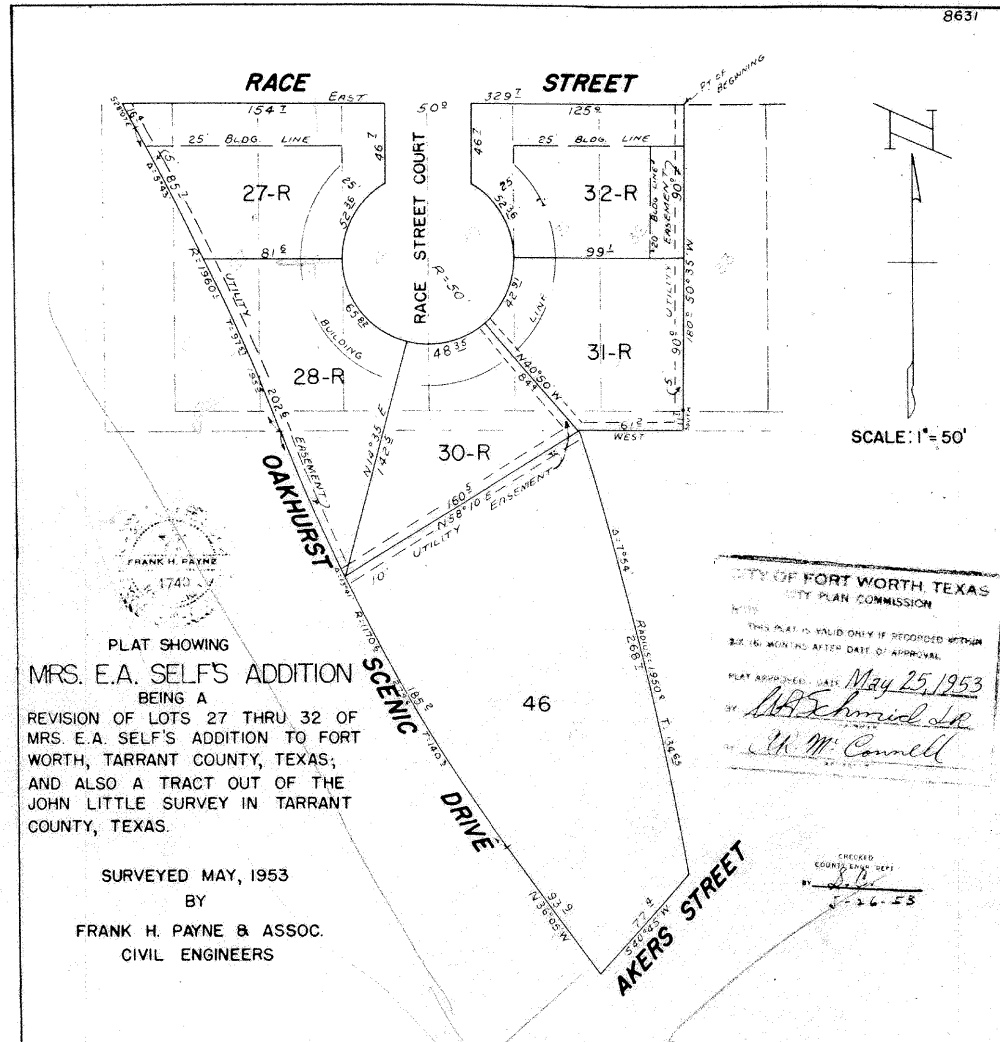


By:

Date: \_\_\_\_\_

4-4-59



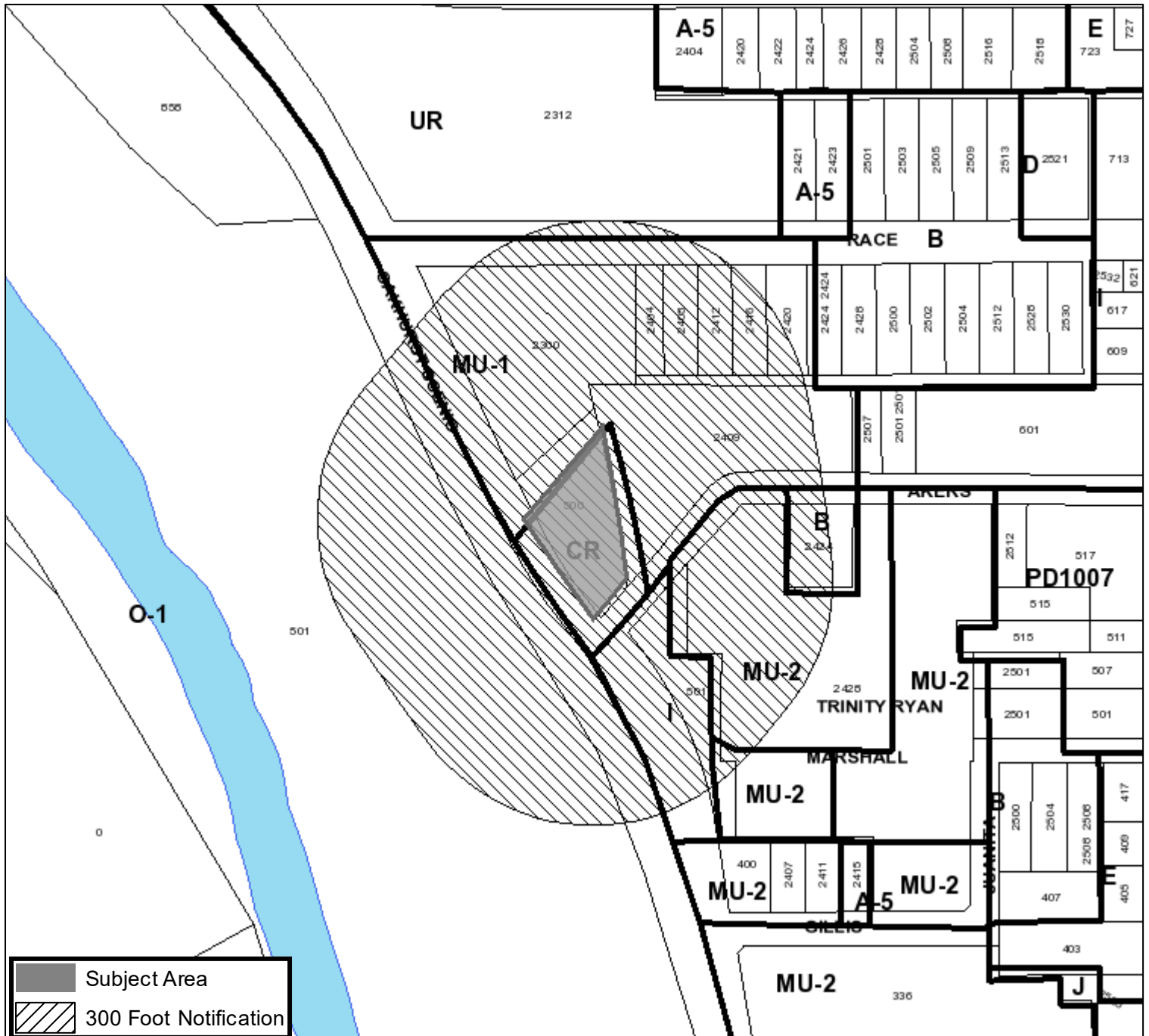




ZC-23-157

## Area Zoning Map

Applicant: Philip Newburn  
Address: 500 Scenic Drive  
Zoning From: CR  
Zoning To: -2  
Acres: 0.50656678  
Mapsc0: Text  
Sector/District: Northeast  
Commission Date: 11/8/2023  
Contact: 817-392-2806



0 105 210 420 Feet

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