



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 APPLICATION



APPLICATION INSTRUCTIONS

All application materials and attachments should be submitted electronically through the Accela Online Permitting System:

[Click Here to Apply Online](#) or visit www.fortworthtexas.gov/zoning

The deadline to submit applications is the first Monday of each month at 5:00 pm. Completed applications will be scheduled for Zoning Commission consideration the following month. All incomplete or inaccurate applications will be placed on hold until the applicant has made the required changes. These applications will be re-evaluated on the next deadline day.

Please refer to the most recently adopted [Zoning Commission Calendar](#) for exact filing deadlines and meeting dates.

For more information about rezoning and the public hearing process, please visit www.fortworthtexas.gov/zoning.

FEE SCHEDULE

Base Zoning Change Fee

Site Acreage	Fee
Less than 1 acre	\$1,200*
1 – 5 acres	\$1,800
5.01 – 10 acres	\$2,700
10.01 – 25 acres	\$3,300
25.01 or more acres	\$3,300 plus \$75 per acre (not to exceed \$9,000)

* A reduced fee of \$450 applies when less than one acre of property is downzoned to a one or two-family district consistent with the Future Land Use Plan.

- An additional fee of \$600 applies when the proposed zoning is inconsistent with the City's adopted Comprehensive Plan.

Additional Fees for Planned Developments (PD) or Conditional Use Permits (CUP) Site Plan Review

Site Acreage	Fee
0 – 5 acres	\$1,200
5.01 – 10 acres	\$2,700
10 or more acres	\$3,300 plus \$75 per acre (not to exceed \$9,000)
PD or CUP with Development Standard Waiver Requests	\$750 Additional Fee

Other Fees

Site Plan Submittal or Amendment (with public hearing)	\$800
Administrative Site Plan Amendment (staff review only)	\$250
Comprehensive Plan Inconsistency Fee	\$600
Hearing Continuance at Applicant's Request (after public notice)	\$600
Paper Filing Fee	\$50
Zoning-Multi Family Dwelling (MFD/PD)	\$600 for the first waiver and then \$300 after
Quick Turn (request to expedite City Council consideration)	Twice the total application fee as calculated above

Please note: To determine if your site is within a Neighborhood Empowerment Zone (NEZ) and if you qualify for the program benefits, please contact 817-392-7316. In order to qualify for fee waivers on this Zoning Change Application, the NEZ application must be completed and approved prior to submission of the Zoning Change Application. Otherwise, full zoning fees will apply.



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER TORRADO AYALA HOME INVESTMENTS, LLC

Mailing Address 6053 MOUNTAIN ROBIN COURT City, State, Zip FORT WORTH, TX 76244

Phone 817-757-8003 Email MARCOS@TORRADOSERVICES.COM

APPLICANT MARCOS TORRADO

Mailing Address 6053 MOUNTAIN ROBIN COURT City, State, Zip FORT WORTH, TX 76244

Phone 817-757-8003 Email MARCOS@TORRADOSERVICES.COM

AGENT / OTHER CONTACT HANK BOUNKHONG

Mailing Address 2325 TIAGO DRIVE City, State, Zip GRAND PRAIRIE, TX 75050

Phone 972-415-5914 Email HBOUNKHONG@HMB-DESIGN.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): 5000 SOUTH HAMPSHIRE BLVD.

Total Rezoning Acreage: .31 ☒ 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): W.E. CHRISTIAN ADDITION, BLOCK: 3 LOTS: 3-A ^{2-A}

Is rezoning proposed for the entire platted area? ☐ Yes ☒ No Total Platted Area: .31 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-7.5 (ONE-FAMILY) Proposed Zoning District(s): "B" DISTRICT (TWO-FAMILY)
 Current Use of Property: SINGLE-FAMILY DWELLING
 Proposed Use of Property: DUPLEX - TWO FAMILY DWELLING ON A SINGLE LOT.

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.

PLEASE SEE ATTACHED PLAT FOR REFERENCE.
WE ARE PROPOSING TO BUILD A DUPLEX (TWO-ATTACHED UNITS ON A SINGLE LOT) ON THE PROPOSED LOTS (LOT: 2-A & 3-A). THIS WILL STILL BE A SINGLE-FAMILY DWELLING, THE PROPOSED LOTS WILL BE 80' X 84' WHICH WOULD BE IN COMPLIANCE WITH THE PROPOSED ZONING DISTRICT, DISTRICT "B". FOR ANY QUESTIONS, PLEASE CONTACT HANK BOUNKHONG AT 972-415-5914 OR HBOUNKHONG@HMB-DESIGN.COM.

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): [Signature]

Owner's Name (Printed): Marcos Y. Torado

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) HANK BOUNKHONG 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: 2-A, 3-A, BLOCK: 3 OF W.E. CHRISTIAN (CERTIFIED LEGAL DESCRIPTION)
ADDITION

[Signature]
Owner's Signature (of the above referenced property)

Marcos Y. Torado
Owner's Name (Printed)

[Signature]
Applicant or Agent's Signature

HANK BOUNKHONG
Applicant or Agent's Name (Printed):



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:

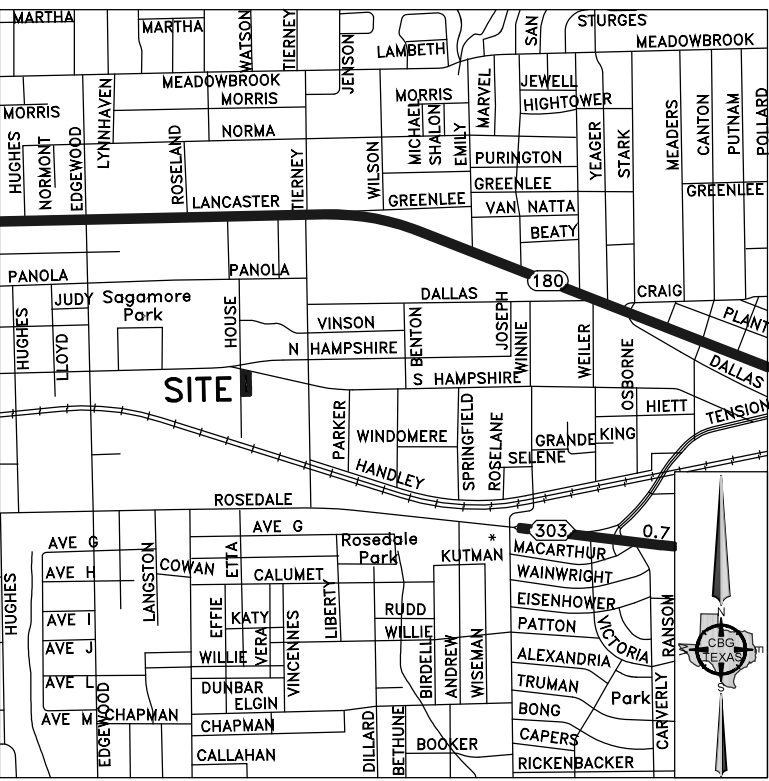
- ☐ This project will comply with [Section 6.301, Landscaping](#).
 - o *Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)*
- ☐ This project will comply with [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:

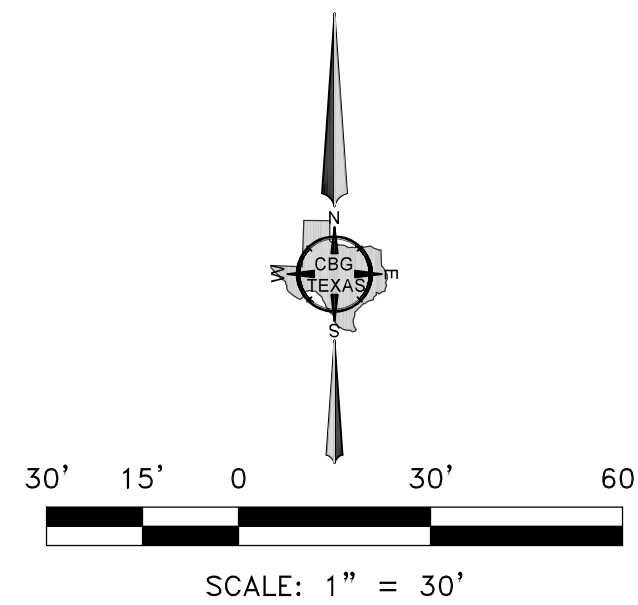
- ☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

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.



VICINITY MAP
NOT TO SCALE



Transportation Impact Fees:

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.

Sidewalks:

Sidewalks and street lights are required for all public and private streets and public access easement as per City of Fort Worth Standards.

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

Construction Prohibited Over Easements:

No permanent buildings or structures shall be constructed over an 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.

Parkway permit Note:

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 the parkway permit.

Water/Wastewater Impact Fees:

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 recordation date of this plat application, based upon Schedule 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 1 then in effect 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 Easements:

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, free, shrub, other growth or improvement which in any way endangers or interferes 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 to ingress and egress 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.

Site Drainage Study:

A site drainage study, showing 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 instances may be adequate.) If the site does not conform, then a drainage study may be required, along with a CFA for any necessary drainage improvements and the current owner 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.

Flood Plain Note:

According to the F.I.R.M. No. 48439C0330K in Community Panel 480596, dated 09/25/2009, this property does lie in Zone X, and does not lie within the 100 year flood zone.

Residential Drive Access Limitation

Residential Driveway Access Limitation Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:

- Rear entry access shall be provided from an abutting side or rear alley or
- A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

GENERAL NOTES

- BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
- THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
- THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOT DIMENSIONS.
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

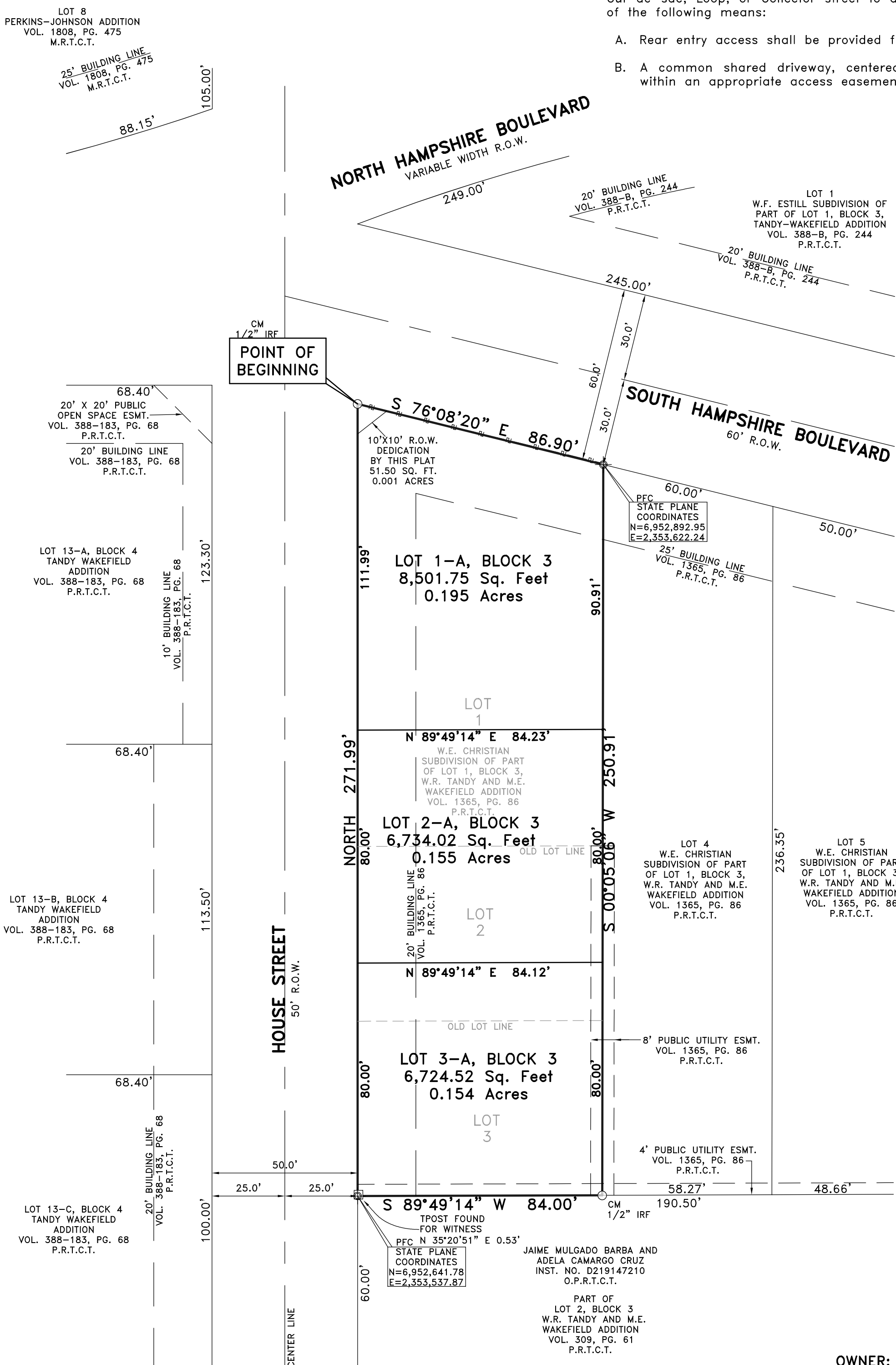
LAND USE TABLE

LOT TYPE: Residential
TOTAL NUMBER: 3

GROSS SITE AREA: 0.504 Acre (21,960.29 SQUARE FEET)
NET SITE AREA: 0.505 Acre (22,011.79 SQUARE FEET)

LEGEND

CM	CONTROL MONUMENT
1/2" IRF	1/2 INCH IRON ROD FOUND
MNF	MAG NAIL FOUND
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
M.R.T.C.T.	MAP RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
ESMT.	EASEMENT



OWNER: TORRADO AYALA HOME INVESTMENTS
LLC, A TEXAS LIMITED LIABILITY COMPANY
6053 MOUNTAIN ROBIN COURT
FORT WORTH, TX 76244
PHONE: (817) 757-8003

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Torrado Ayala Home Investments, LLC, is the owner of Lots 1, 2, and 3, Block 3, of W.E. Christian Addition of part of Lot 1, Block 3, W.R. Tandy and M.E. Wakefield Addition, an addition to the City of Fort Worth, Tarrant County, Texas thereof recorded in Volume 1365, Page 86, Map Records, Tarrant County, Texas, same being a tract of land conveyed to Torrado Ayala Home Investments, LLC, a Texas limited liability company, by General Warranty Deed with Vendor's Lien thereof recorded in Instrument No. D22217690, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the intersection of the South Right-of-Way line of South Hampshire Boulevard (60' Right-of-Way) and the East Right-of-Way line of House Street (50' Right-of-Way);

THENCE South 76 degrees 08 minutes 20 seconds East, along the South Right-of-Way line of said South Hampshire Boulevard, a distance of 86.90 feet to a point for corner, said corner lying along the South Right-of-Way line of said South Hampshire Boulevard, same being the Northwest corner of Lot 4, of said W.E. Christian Addition of part of Lot 1, Block 3, W.R. Tandy and M.E. Wakefield Addition;

THENCE South 00 degrees 05 minutes 06 seconds West, along the West line of said Lot 4, a distance of 250.91 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Lot 4, same lying along the North line of a tract of land conveyed to Jaime Mulgado Barba and Adela Camargo Cruz, by deed recorded in Instrument No. D219147210, Official Public Records, Tarrant County, Texas;

THENCE South 89 degrees 49 minutes 14 seconds West, along the North line of said Barba/Cruz tract, a distance of 84.00 feet to a point for corner, said corner being the Northwest corner of said Barba/Cruz tract, same lying along the East Right-of-Way line of said House Street, from which a T-Post bears North 35 degrees 20 minutes 51 seconds East, a distance of 0.53 feet for witness;

THENCE North along the East Right-of-Way line of said House Street, a distance of 271.99 feet to the POINT OF BEGINNING and containing 22,011.79 square feet or 0.505 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Torrado Ayala Home Investments LLC, does hereby adopt this plat as a LOTS 1-A, 2-A, 3-A, BLOCK 3, W.E. CHRISTIAN SUBDIVISION OF PART OF LOT 1, BLOCK 3, W.R. TANDY AND M.E. WAKEFIELD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS, my hand this the ____ day of _____, 20____.

By: _____
Torrado Ayala Home Investments LLC (Owner)
Hank Bounkhong (Representative)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Hank Bounkhong, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connolly a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found and/or placed under my person supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

RELEASED FOR REVIEW 05/02/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

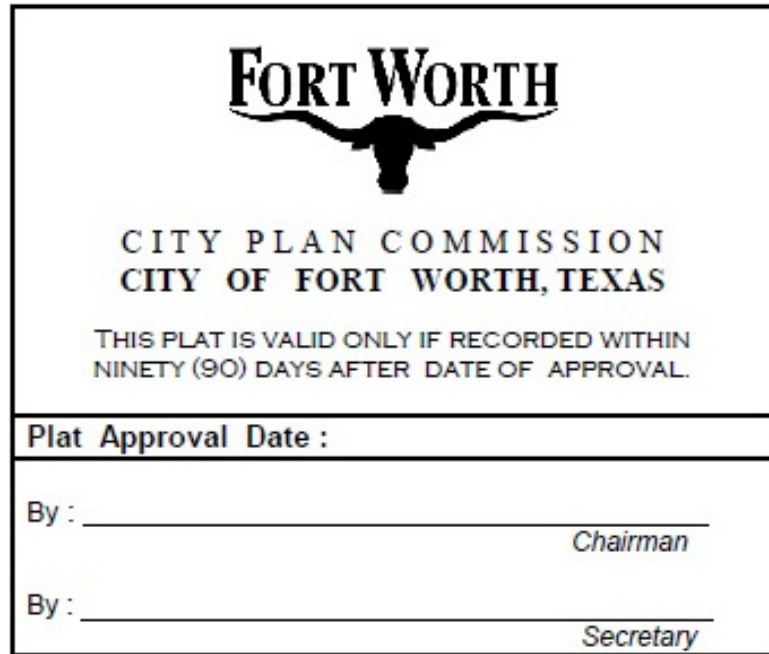
Bryan Connolly Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____.

Notary Public in and for the State of Texas



CASE NUMBER: FS-__-__

FINAL SHORT PLAT
LOTS 1-A, 2-A, 3-A, BLOCK 3
W.E. CHRISTIAN SUBDIVISION OF
PART OF LOT 1, BLOCK 3, W.R.
TANDY AND M.E. WAKEFIELD
ADDITION

BEING A REPLAT OF LOTS 1, 2, & 3, BLOCK 3,
W.E. CHRISTIAN SUBDIVISION OF PART OF LOT 1, BLOCK 3,
W.R. TANDY AND M.E. WAKEFIELD ADDITION,
RECORDED IN VOLUME 1365, PAGE 86 P.R.T.C.T.
SITUATED IN THE R.H. AHLERS SURVEY, ABSTRACT NO. 33
CITY OF FORT WORTH, TARRANT COUNTY
22,011.79 SQ. FT. / 0.505 ACRES

This plat recorded in
Document No. _____, Date _____



PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
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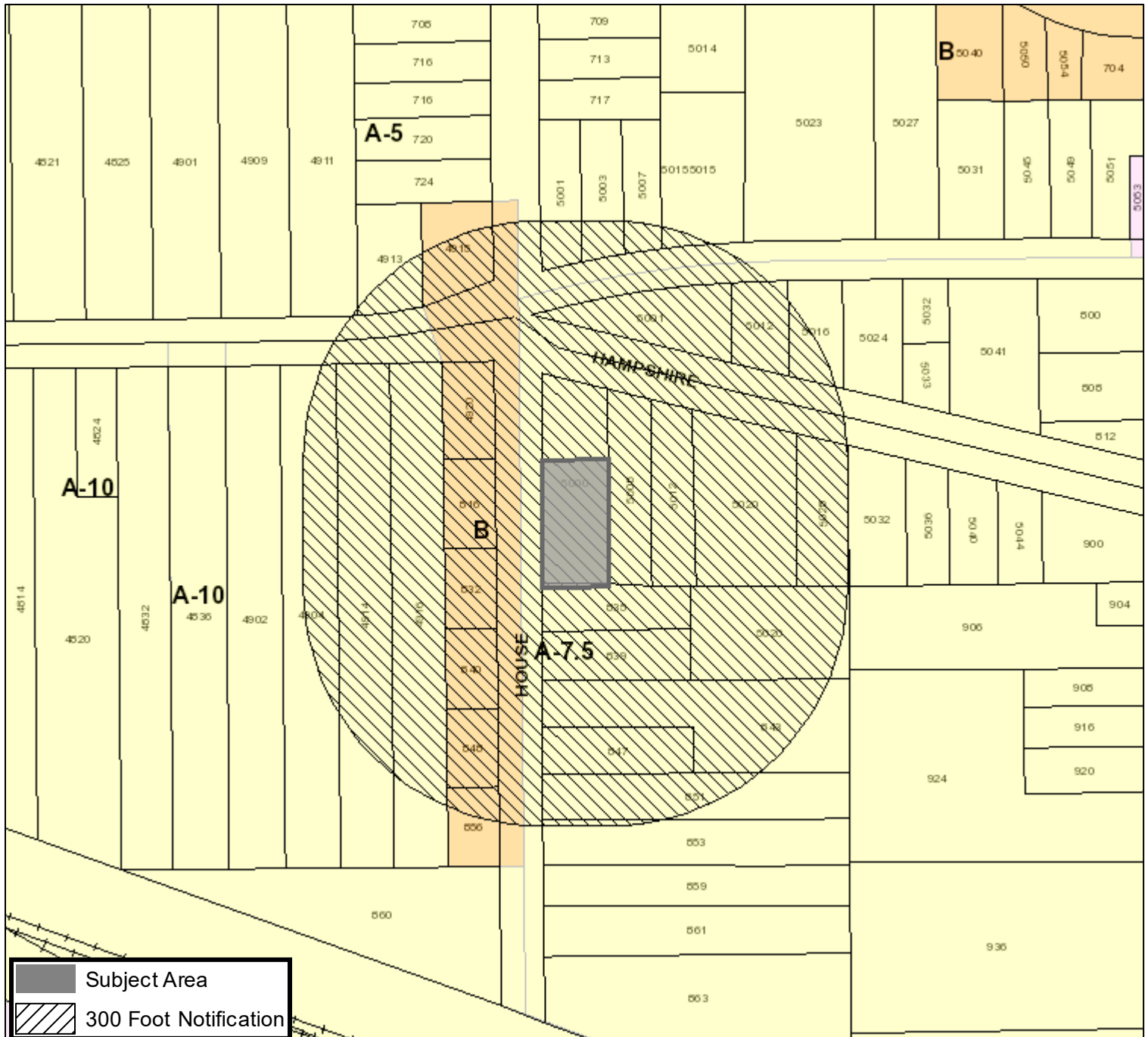
SCALE: 1"=50' / DATE: 05/03/2023 / JOB NO. 1712885-01 / DRAWN BY: ANR



ZC-23-173

Area Zoning Map

Applicant: Hank Bounkhong
Address: 5000 S. Hampshire Boulevard
Zoning From: A-5
Zoning To: B
Acres: 0.30896731
Mapsc0: Text
Sector/District: Eastside
Commission Date: 12/13/2023
Contact: null



0 90 180 360 Feet

Created: 11/28/2023 4:38:39 PM