



# 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: 200 Texas St Council Chambers, Second Floor	
LOCATION MAP	

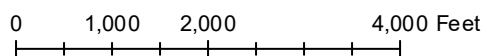
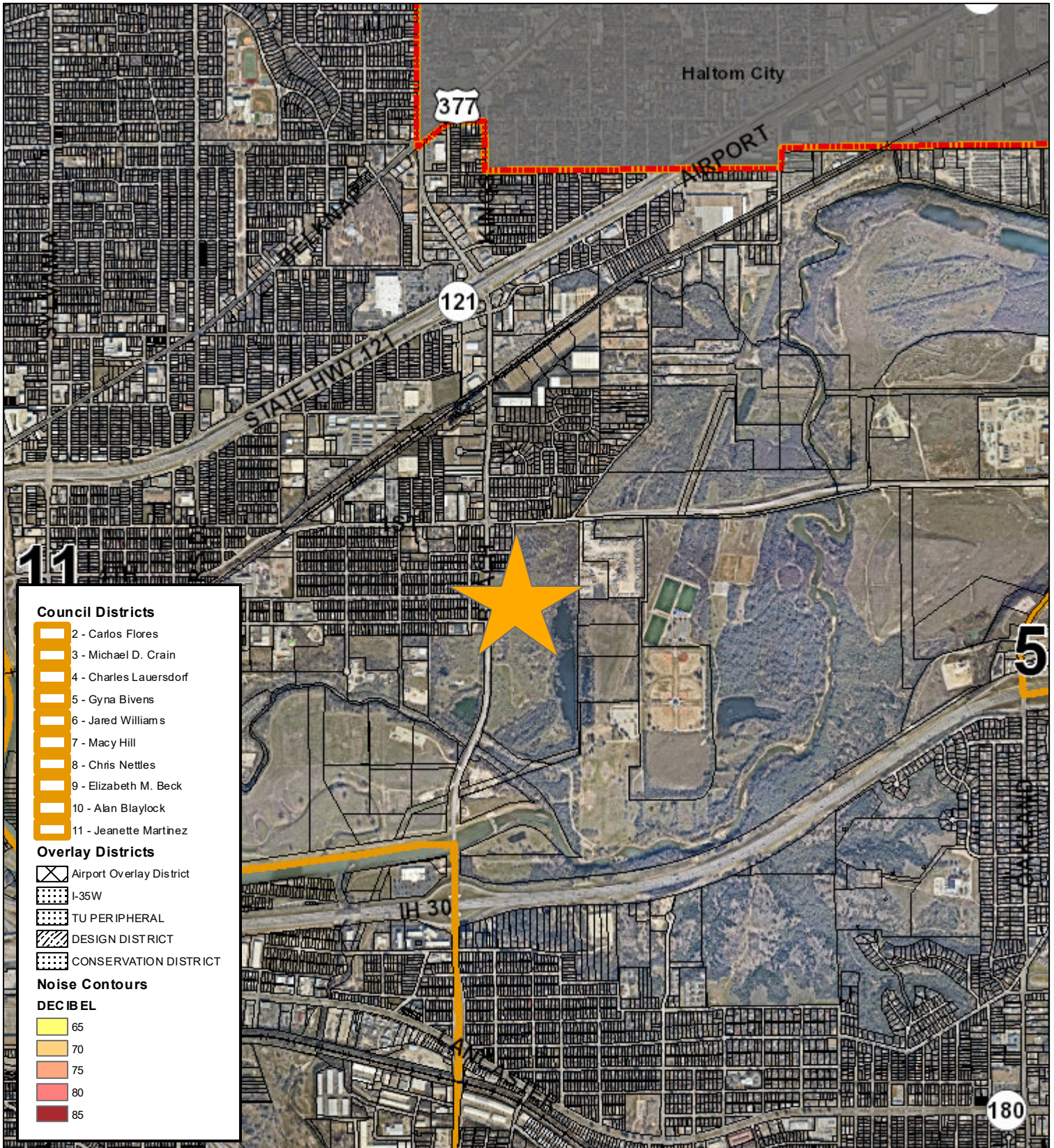
Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

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:	

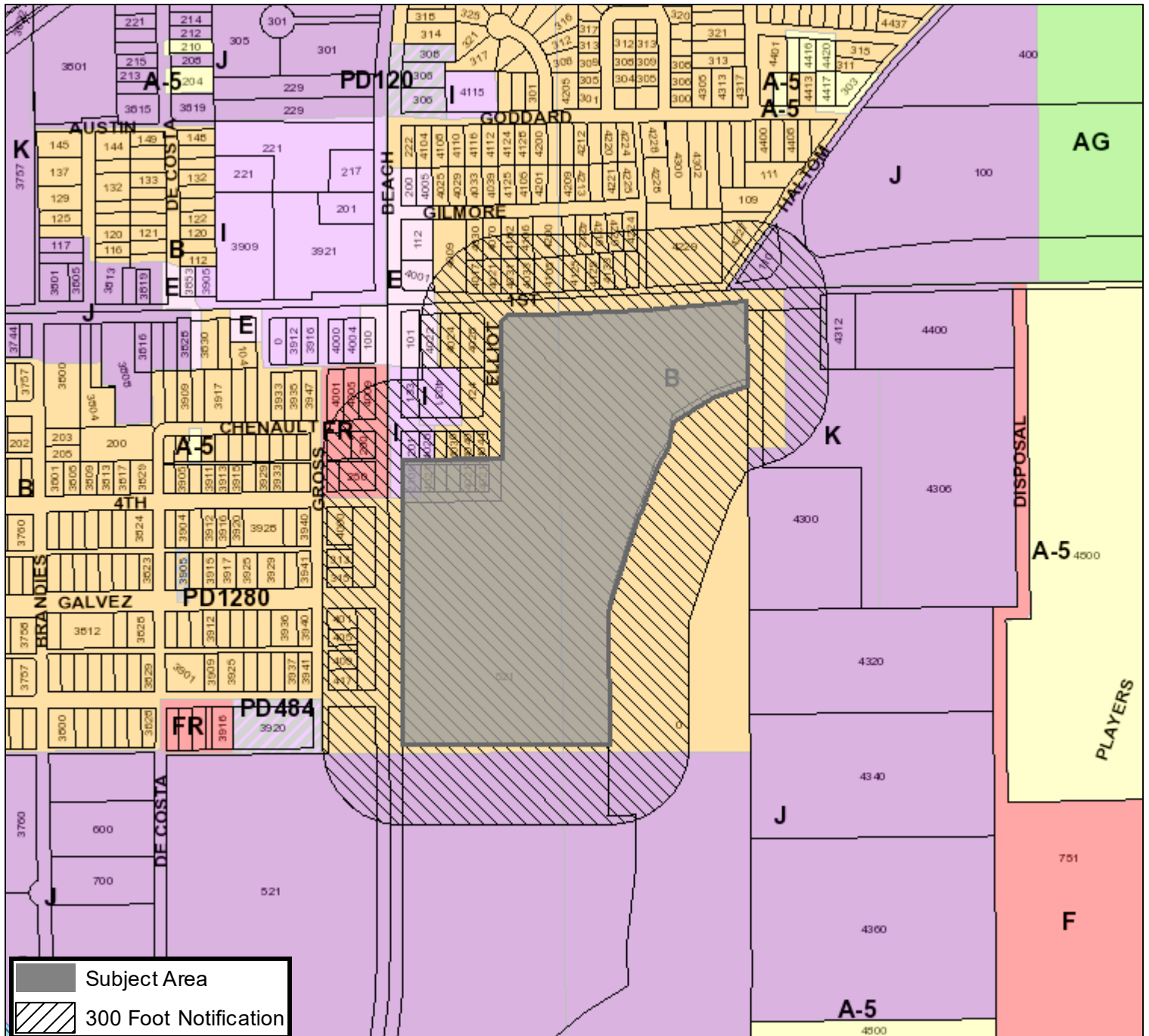




### Area Map



## Area Zoning Map

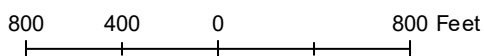
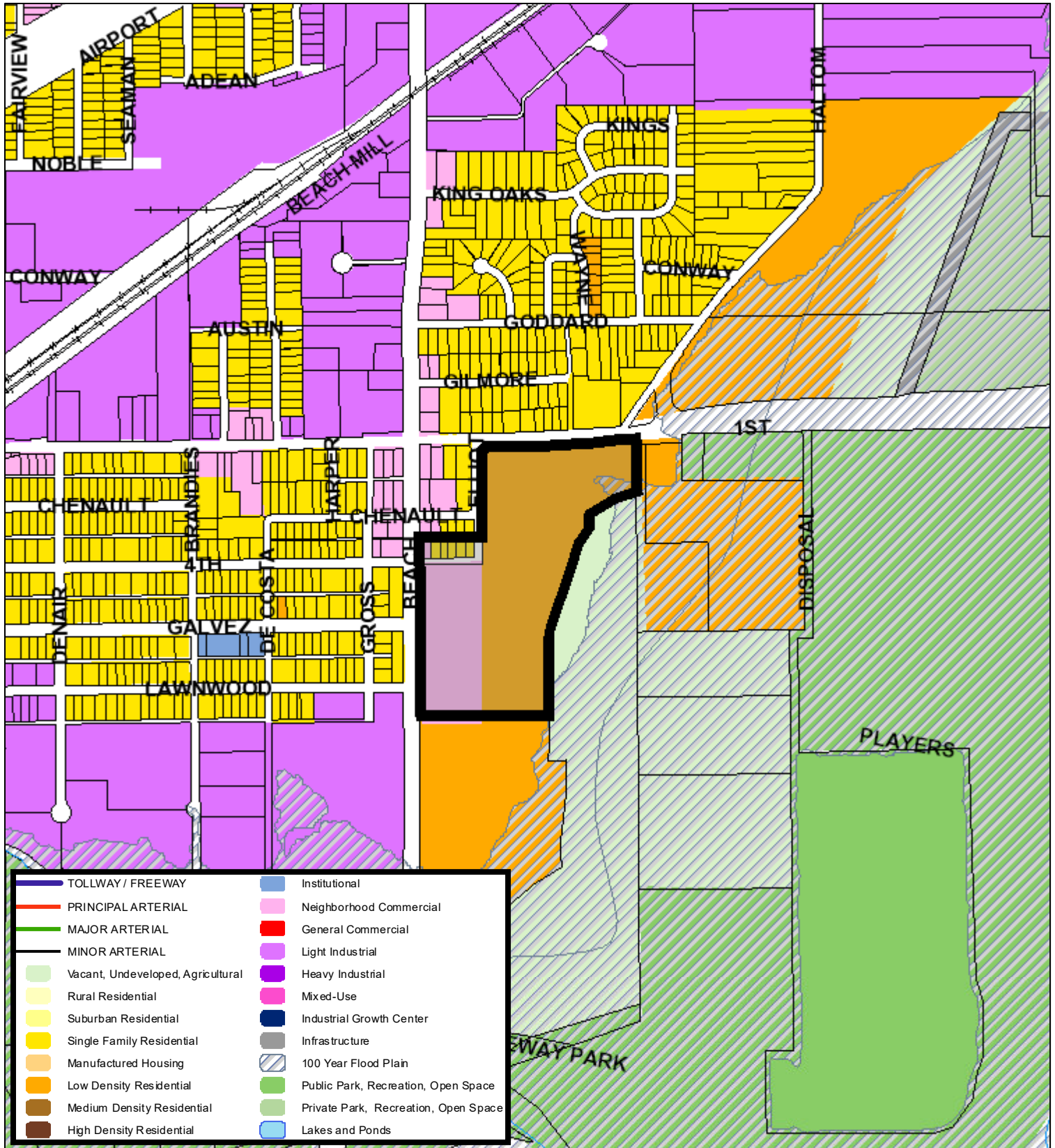
Applicant: Robert Frost et al/Amanda Mata  
 Address: 521, 691,2109 Beach Street & 4021-4025 (odds) E. 4th Street  
 Zoning From: B, I  
 Zoning To: PDPlus Detached Multifamily w/ Development Standards  
 Acres: 30.58475598  
 Mapsco: Text  
 Sector/District: Eastside  
 Commission Date: 2/12/2025  
 Contact: 817-392-2806



 Subject Area  
 300 Foot Notification

0 262.5 525 1,050 Feet

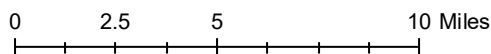
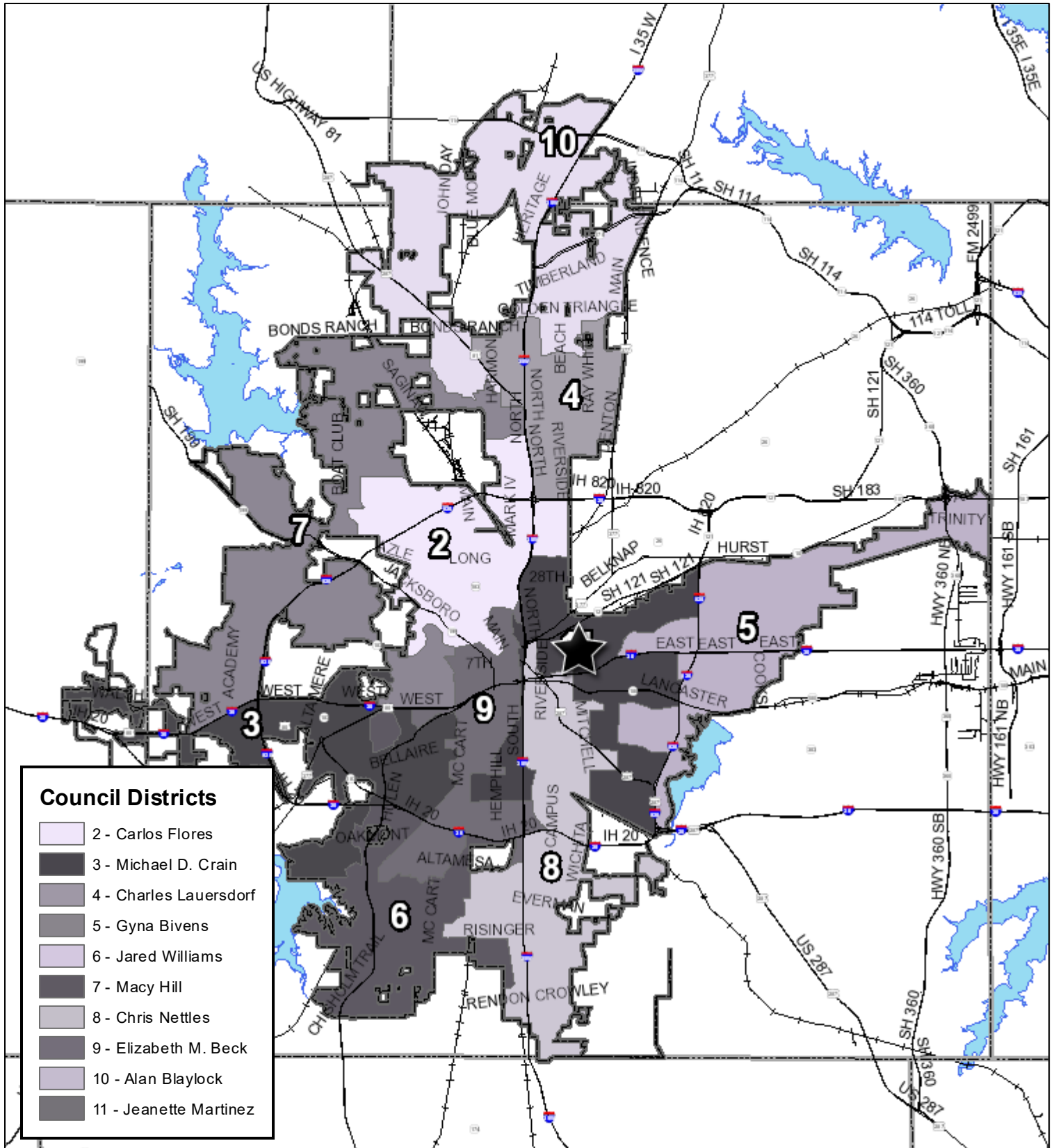
### Future Land Use



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.



### Location Map





# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** Robert Frost et al

Mailing Address 521 Beach Street City, State, Zip Fort Worth, TX 76102

Phone \_\_\_\_\_ Email \_\_\_\_\_

**APPLICANT** Nexmetro Communities

Mailing Address 14951 North Dallas Parkway, Ste 410 City, State, Zip Dallas, TX 75254

Phone \_\_\_\_\_ Email \_\_\_\_\_

**AGENT / OTHER CONTACT** Westwood Professional Services, Amanda Mata PE

Mailing Address 9800 Hillwood Parkway, Ste 250 City, State, Zip Fort Worth, TX 76177

Phone 817.562.3350 Email amanda.mata@westwoodps.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): see attached 521 BEACH ST

Total Rezoning Acreage: 31.327  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): \_\_\_\_\_

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: \_\_\_\_\_ 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: 31.3 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): B Proposed Zoning District(s): PD-D

Current Use of Property: undeveloped

Proposed Use of Property: cottage style multi family homes for rent

#### 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: D

Land Uses Being Added or Removed: cottage style multi family homes for rent

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

Will be shown on the PD Site Plan

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.

This request is to rezone approximately 30 acres from "B - Two Family" zoning to a Planned Development (PD). The requested PD is based on the "D – highdensity multi family" zoning district with waivers needed for this specific development. These waivers are found on the Site Plan.

The requested use will allow for the development of a cottage style multifamily homes for rent product. This will be multiple units on a single lot. This type of product is also called horizontal multi-family. The development will be approximately 315 units. Parking for these units will be a combination of open air, covered and garage style. These types are delineated on the Site Plan. The development will also have open space that is spread through the development, an event lawn for programmed events or open play and a pool for the residents. The development will be gated.

The proposed Site is a portion of a larger parcel.

The City's Comprehensive Plan designates the Site as being neighborhood commercial and low density residential. Surrounding the Site are single family residential uses, industrial uses and additional land being zoned industrial to the south. The development of the Site as the proposed PD will provide a more staggered development type buffer and transition between the single family residential uses to the west and north, industrial uses to the east and future industrial to the south. The requested cottage style multi-family homes will be well situated to add to the population base in this area that may spur future commercial development. The additional of cottage homes further adds a level of diversity to the City's economic base and more options for housing.

This style of development has been done in multiple locations across the country and in Fort Worth by this applicant. Our history has proven that we provide quality products for a growing segment of the population.

## 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 [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): see below

Owner's Name (Printed): see below  
Robert Frost etal

### 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) Westwood Professional Services 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:

\*\*see attached\*\* (CERTIFIED LEGAL DESCRIPTION)

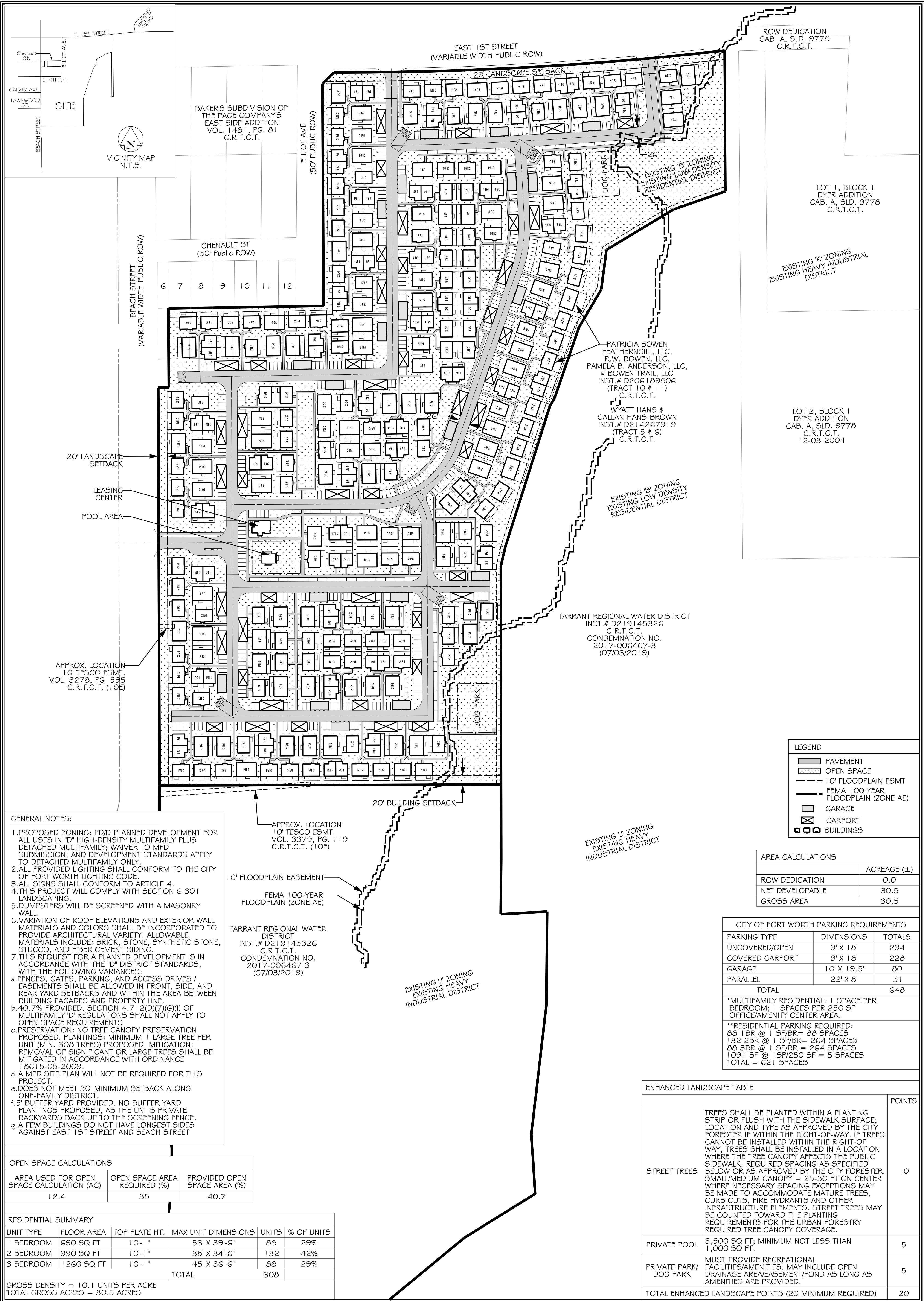
Edmund B Frost  
Owner's Signature (of the above referenced property)

Edmund B Frost  
Owner's Name (Printed)

Amanda Mata  
Applicant or Agent's Signature

Amanda Mata  
Applicant or Agent's Name (Printed):

Requirement	D Standards	Proposed PD/D (Provided per site plan)
Density	Maximum 32 units per acre	Complies. 10.1 units per acre provided.
Height	Maximum height of 36'	Complies. 10' 1" top plate height provided.
Required Yards	Front Yard: 20' Min	Complies. Beach Street: 20' provided building setback
	Rear Yard: 5' Min	Complies. 30' provided building setback
	Interior Side Yard: 5' Min	Complies. 20' provided building setback
	Corner lot side yard: 10' Min adjacent to street	Complies. East 1st Street: 20' provided building setback
	Setback Adjacent to one or two-family residential districts: - Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum	Does not meet 30' minimum setback along one-family district. (Requires Development Regulation Standard)
	- 1:1 setback with a 10 foot minimum setback for one-story garages and carports	Complies.
	- 20 foot minimum setback for dumpster enclosures and one-story accessory structures	Complies.
Buffer yard	Where adjacent to one or two-family district, a five foot buffer yard and minimum six foot screen fence shall be placed on the property line and should be landscaped per point system	5' buffer yard provided. No buffer yard plantings proposed, as the units private backyards back up to the screening fence. (requires Development Regulation Standard)
Fences	Fences shall not be located in the area between building facades and the property line. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines. Solid screen fences are required when adjacent to a one or two family district unless adjacent to a public park or controlled access highway when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed	Fences shown between buildings and ROW along East 1st Street and Beach Street (requires Development Regulation Standard)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area  Spaces required: 619 Spaces	Complies: 648 provided
Open Space	35% Minimum	40.7% Provided. Section 4.712(d)(7)(g)(i) of Multifamily 'D' regulations shall not apply to open space requirements (requires Development Regulation Standard)
Landscaping	Must meet 20 points of enhances landscaping	Meets 20 points of Enhanced Landscaping
Urban Forestry	Must comply with 6.302(g) Urban Forestry ordinances requirements	Preservation: no tree canopy preservation proposed (requires Development Regulation Standard) Plantings: minimum 1 large tree per unit (min. 308 trees) proposed (requires Development Regulation Standard) Mitigation: removal of significant or large trees shall be mitigated in accordance with ordinance 18615-05-2009
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	A few buildings do not have longest sides against East 1st Street and Beach Street
Façade Variation	Must meet selection of façade variation elements	Will be reviewed upon building permit submittal
Multifamily Design Standards	Submit MFD plan to meet standards	MFD/URD Submittal not required (Requires Development Regulation Standard)



- GENERAL NOTES:**
1. PROPOSED ZONING: P/D PLANNED DEVELOPMENT FOR ALL USES IN "D" HIGH-DENSITY MULTIFAMILY PLUS DETACHED MULTIFAMILY; WAIVER TO MFD SUBMISSION; AND DEVELOPMENT STANDARDS APPLY TO DETACHED MULTIFAMILY ONLY.
  2. ALL PROVIDED LIGHTING SHALL CONFORM TO THE CITY OF FORT WORTH LIGHTING CODE.
  3. ALL SIGNS SHALL CONFORM TO SECTION 4.
  4. THIS PROJECT WILL COMPLY WITH ARTICLE 6.301 LANDSCAPING.
  5. DUMPSTERS WILL BE SCREENED WITH A MASONRY WALL.
  6. VARIATION OF ROOF ELEVATIONS AND EXTERIOR WALL MATERIALS AND COLORS SHALL BE INCORPORATED TO PROVIDE ARCHITECTURAL VARIETY. ALLOWABLE MATERIALS INCLUDE: BRICK, STONE, SYNTHETIC STONE, STUCCO, AND FIBER CEMENT SIDING.
  7. THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH THE "D" DISTRICT STANDARDS, WITH THE FOLLOWING VARIANCES:
    - a. FENCES, GATES, PARKING, AND ACCESS DRIVES / EASEMENTS SHALL BE ALLOWED IN FRONT, SIDE, AND REAR YARD SETBACKS AND WITHIN THE AREA BETWEEN BUILDING FACADES AND PROPERTY LINE.
    - b. 40.7% PROVIDED. SECTION 4.712(D)(7)(G)(I) OF MULTIFAMILY "D" REGULATIONS SHALL NOT APPLY TO OPEN SPACE REQUIREMENTS
    - c. PRESERVATION: NO TREE CANOPY PRESERVATION PROPOSED. PLANTINGS: MINIMUM 1 LARGE TREE PER UNIT (MIN. 308 TREES) PROPOSED. MITIGATION: REMOVAL OF SIGNIFICANT OR LARGE TREES SHALL BE MITIGATED IN ACCORDANCE WITH ORDINANCE 18615-05-2009.
    - d. A MFD SITE PLAN WILL NOT BE REQUIRED FOR THIS PROJECT.
    - e. DOES NOT MEET 30' MINIMUM SETBACK ALONG ONE-FAMILY DISTRICT.
    - f. 5' BUFFER YARD PROVIDED. NO BUFFER YARD PLANTINGS PROPOSED, AS THE UNITS PRIVATE BACKYARDS BACK UP TO THE SCREENING FENCE.
    - g. A FEW BUILDINGS DO NOT HAVE LONGEST SIDES AGAINST EAST 1ST STREET AND BEACH STREET

**OPEN SPACE CALCULATIONS**

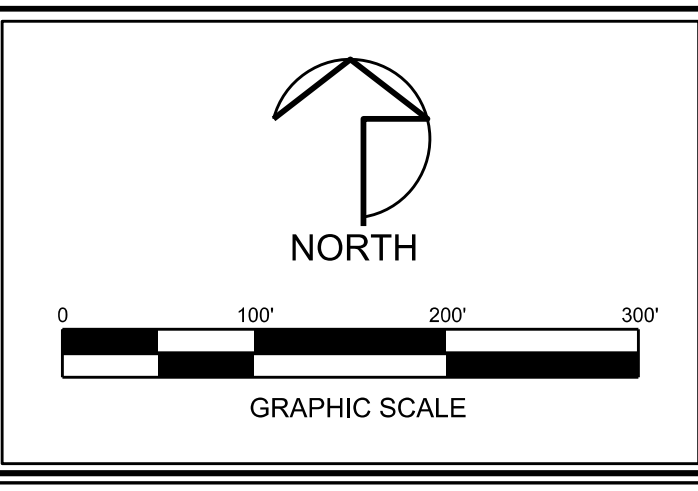
AREA USED FOR OPEN SPACE CALCULATION (AC)	OPEN SPACE AREA REQUIRED (%)	PROVIDED OPEN SPACE AREA (%)
12.4	35	40.7

**RESIDENTIAL SUMMARY**

UNIT TYPE	FLOOR AREA	TOP PLATE HT.	MAX UNIT DIMENSIONS	UNITS	% OF UNITS
1 BEDROOM	690 SQ FT	10'-1"	53' X 39'-6"	88	29%
2 BEDROOM	990 SQ FT	10'-1"	38' X 34'-6"	132	42%
3 BEDROOM	1260 SQ FT	10'-1"	45' X 36'-6"	88	29%
<b>TOTAL</b>				<b>308</b>	

GROSS DENSITY = 10.1 UNITS PER ACRE  
TOTAL GROSS ACRES = 30.5 ACRES

PROJECT NO.	0049719.00
FILE PATH	N:\0049719.00
DRAWN BY	JH
REVIEWED BY	TL
DATE	JANUARY 2025
DATE	REVISIONS



**OWNER**  
P BOWEN FEATHERFILL  
LLC ETAL  
PO BOX 1715  
FORT WORTH, TX 76101

**DEVELOPER**  
NEXMETRO COMMUNITIES  
2221 LAKESIDE BLVD  
SUITE 1210  
RICHARDSON, TX 75082  
PH: (469) 546-9434

**PLANNER / ENGINEER**  
WESTWOOD PROFESSIONAL  
SERVICES, INC  
9800 HILLWOOD PKWY.  
SUITE 250  
FORT WORTH, TX 76177  
PHONE: 817-562-3350

**AVILLA BEACH TRACT**  
CONTAINING LOTS 1, BLOCK 1.  
EXISTING 'B' ZONING  
TOTAL 31.4 ± GROSS ACRES  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS

**LEGEND**

- PAVEMENT
- OPEN SPACE
- 10' FLOODPLAIN ESMT
- FEMA 100 YEAR FLOODPLAIN (ZONE AE)
- GARAGE
- CARPORT
- BUILDINGS

**AREA CALCULATIONS**

	ACREAGE (±)
ROW DEDICATION	0.0
NET DEVELOPABLE	30.5
GROSS AREA	30.5

**CITY OF FORT WORTH PARKING REQUIREMENTS**

PARKING TYPE	DIMENSIONS	TOTALS
UNCOVERED/OPEN	9' X 18'	294
COVERED CARPORT	9' X 18'	228
GARAGE	10' X 19.5'	80
PARALLEL	22' X 8'	51
<b>TOTAL</b>		<b>648</b>

\*MULTIFAMILY RESIDENTIAL: 1 SPACE PER BEDROOM; 1 SPACES PER 250 SF OFFICE/AMENITY CENTER AREA.  
\*\*RESIDENTIAL PARKING REQUIRED:  
88 1BR @ 1 SP/BR = 88 SPACES  
132 2BR @ 1 SP/BR = 264 SPACES  
88 3BR @ 1 SP/BR = 264 SPACES  
1091 SF @ 1 SP/250 SF = 5 SPACES  
TOTAL = 621 SPACES

**ENHANCED LANDSCAPE TABLE**

	POINTS
STREET TREES TREES SHALL BE PLANTED WITHIN A PLANTING STRIP OR FLUSH WITH THE SIDEWALK SURFACE; LOCATION AND TYPE AS APPROVED BY THE CITY FORESTER IF WITHIN THE RIGHT-OF-WAY. IF TREES CANNOT BE INSTALLED WITHIN THE RIGHT-OF-WAY, TREES SHALL BE INSTALLED IN A LOCATION WHERE THE TREE CANOPY AFFECTS THE PUBLIC SIDEWALK. REQUIRED SPACING AS SPECIFIED BELOW OR AS APPROVED BY THE CITY FORESTER. SMALL/MEDIUM CANOPY = 25-30 FT ON CENTER WHERE NECESSARY SPACING EXCEPTIONS MAY BE MADE TO ACCOMMODATE MATURE TREES, CURB CUTS, FIRE HYDRANTS AND OTHER INFRASTRUCTURE ELEMENTS. STREET TREES MAY BE COUNTED TOWARD THE PLANTING REQUIREMENTS FOR THE URBAN FORESTRY REQUIRED TREE CANOPY COVERAGE.	10
PRIVATE POOL 3,500 SQ FT; MINIMUM NOT LESS THAN 1,000 SQ FT.	5
PRIVATE PARK/DOG PARK MUST PROVIDE RECREATIONAL FACILITIES/AMENITIES. MAY INCLUDE OPEN DRAINAGE AREA/EASEMENT/POND AS LONG AS AMENITIES ARE PROVIDED.	5
<b>TOTAL ENHANCED LANDSCAPE POINTS (20 MINIMUM REQUIRED)</b>	<b>20</b>

ROW DEDICATION  
CAB. A. SLD. 9778  
C.R.T.C.T.

LOT 1, BLOCK 1  
DYER ADDITION  
CAB. A. SLD. 9778  
C.R.T.C.T.

EXISTING 'K' ZONING  
EXISTING HEAVY INDUSTRIAL  
DISTRICT

LOT 2, BLOCK 1  
DYER ADDITION  
CAB. A. SLD. 9778  
C.R.T.C.T.  
12-03-2004

PATRICIA BOWEN  
FEATHERGILL, LLC,  
R.W. BOWEN, LLC,  
PAMELA B. ANDERSON, LLC,  
& BOWEN TRAIL, LLC  
INST.# D206189806  
(TRACT 10 & 11)  
C.R.T.C.T.

WYATT HANS &  
CALLAN HANS-BROWN  
INST.# D214267919  
(TRACT 5 & 6)  
C.R.T.C.T.

EXISTING 'B' ZONING  
EXISTING LOW DENSITY  
RESIDENTIAL DISTRICT

TARRANT REGIONAL WATER DISTRICT  
INST.# D219145326  
C.R.T.C.T.  
CONDEMNATION NO.  
2017-006467-3  
(07/03/2019)

BAKER'S SUBDIVISION OF  
THE PAGE COMPANY'S  
EAST SIDE ADDITION  
VOL. 1481, PG. 81  
C.R.T.C.T.

CHENAULT ST  
(50' Public ROW)

EAST 1ST STREET  
(VARIABLE WIDTH PUBLIC ROW)

ELLIOT AVE  
(50' PUBLIC ROW)

BEACH STREET  
(VARIABLE WIDTH PUBLIC ROW)

VICINITY MAP  
N.T.S.

APPROX. LOCATION  
10' TESCO ESMT.  
VOL. 3278, PG. 595  
C.R.T.C.T. (10E)

APPROX. LOCATION  
10' TESCO ESMT.  
VOL. 3379, PG. 119  
C.R.T.C.T. (10F)

10' FLOODPLAIN EASEMENT  
FEMA 100-YEAR  
FLOODPLAIN (ZONE AE)

TARRANT REGIONAL WATER DISTRICT  
INST.# D219145326  
C.R.T.C.T.  
CONDEMNATION NO.  
2017-006467-3  
(07/03/2019)

EXISTING 'J' ZONING  
EXISTING HEAVY  
INDUSTRIAL DISTRICT