



# 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	

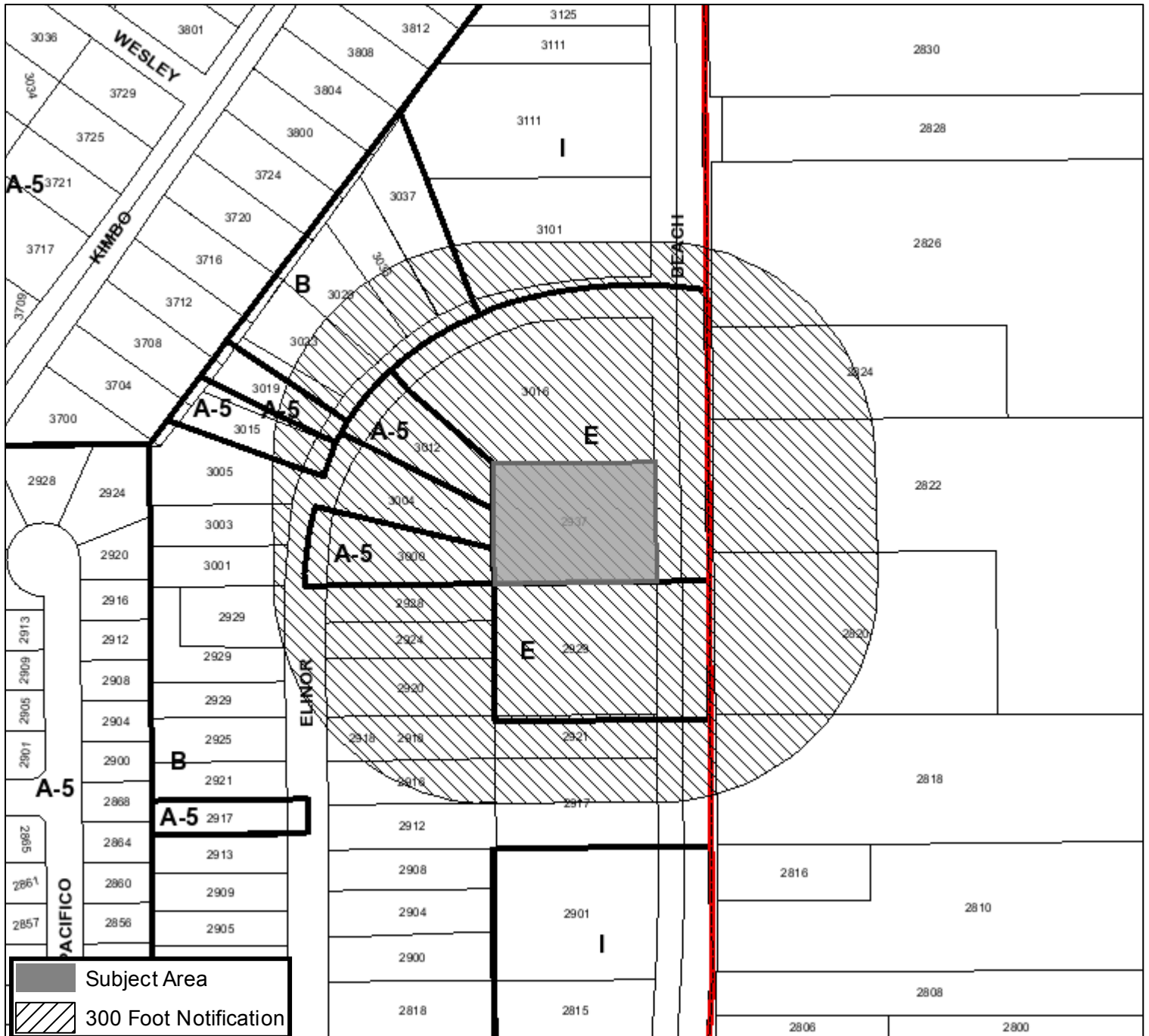
Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:



Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

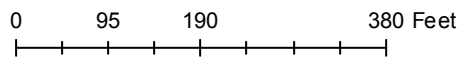
Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	

### Area Zoning Map

Applicant: Rig Properties  
 Address: 2937 N. Beach Street  
 Zoning From: E  
 Zoning To: PD/E  
 Acres: 0.82800339  
 Mapsco: Text  
 Sector/District: Northeast  
 Commission Date: 9/13/2023  
 Contact: 817-392-7869



	Subject Area
	300 Foot Notification





# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** RIG Properties, LLC

Mailing Address 1455 W Trinity Mills RD City, State, Zip Carrollton, TX 75006

Phone 817-808-1270 Email mike@rigcorp.com

**APPLICANT** Amr Elborai of Elborai Group, LLC

Mailing Address 720 S. Kimball Ave City, State, Zip Southlake, TX 76092

Phone 817-330-4002 / 214-437-8128 Email amr@elboraigroup.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): 2937 N Beach Street, Fort Worth (Lot 7R Harlem Gardens Addition)

Total Rezoning Acreage: 2.19  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): Lot 7R of Harlem Gardens Addition, Fort Worth

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: 2.19 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: 2.19 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).

<b>Zoning Change Application</b>	<b>Site Plan Amendment</b>
<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): Commercial E Proposed Zoning District(s): Industrial I

Current Use of Property: Vacant land

Proposed Use of Property: 18,900 SF office/warehouse flex space single story with storefront (see attached)

**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: \_\_\_\_\_

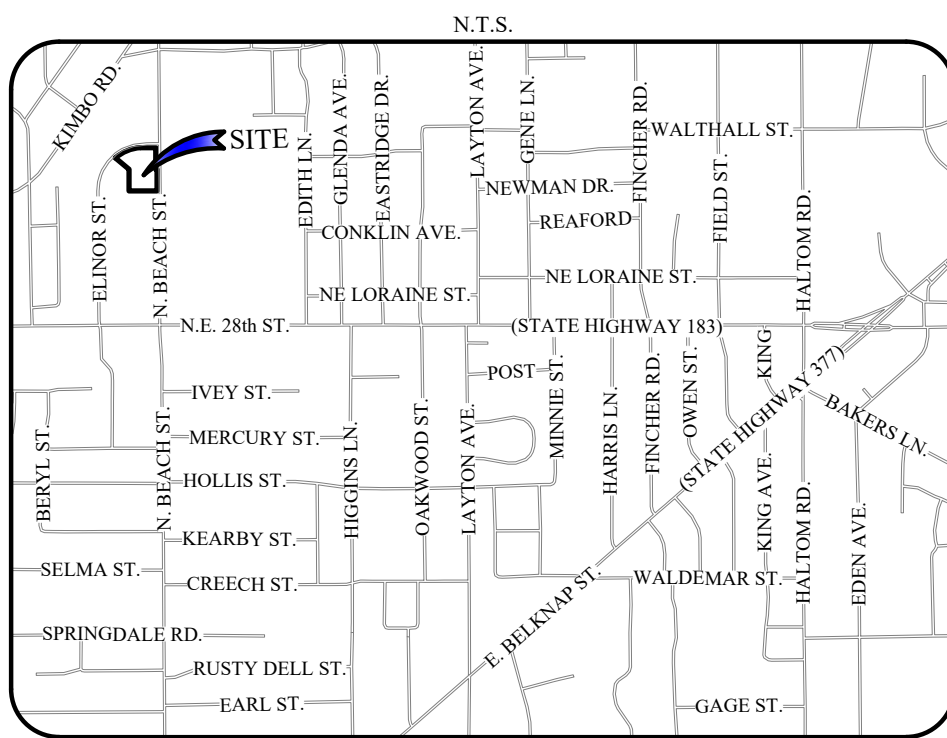
Additional Use Proposed with CUP: \_\_\_\_\_

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)

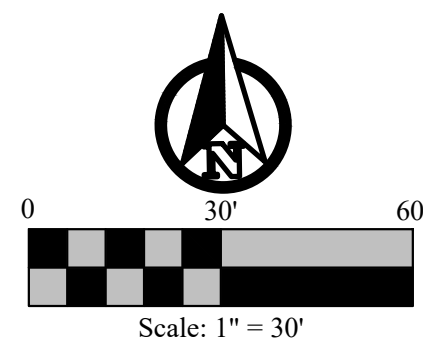


VICINITY MAP



FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0195L, dated March 21, 2019, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.



CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN  
NINETY (90) DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE:

By: \_\_\_\_\_ Chairman  
By: \_\_\_\_\_ Secretary

OWNERS CERTIFICATE:

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, *Rig Properties, LLC*, is the owner of all of Lot 7, **Harlem Addition**, an addition in the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 1698, Page 417, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and Lots 8-A, 8-B and 8-C, **Harlem Gardens Addition**, an addition in the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 388-4, Page 179, P.R.T.C.T.; said tracts being described as *TRACT 1* and *TRACT 2* in the deed to *Rig Properties, LLC*, recorded under Instrument Number D223037028, Deed Records, Tarrant County, Texas; the subject tract is more particularly described as follows:

**BEGINNING** at a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northeast corner of said *TRACTS* and being the intersection of the southeast right-of-way line of Elinor Street, being a called 50 foot right-of-way and the west right-of-way line of Beach Street, being a variable width right-of-way;

**THENCE** With the east lines of said *TRACTS* and with the said right-of-way line of said Beach Street, the following bearings and distances:

SOUTH 00° 00' 00" EAST, a distance of 180.00 feet to a found 1/2 inch capped rebar stamped "CBG";

SOUTH 90° 00' 00" EAST, a distance of 10.00 feet to set 1/2 inch capped rebar stamped "TEXTERRA SURVEYING";

SOUTH 00° 00' 00" EAST, a distance of 180.00 feet to 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the southeast corner of said *TRACTS*;

**THENCE** NORTH 90° 00' 00" WEST, departing the said right-of-way line and with the south lines of said *TRACTS*, a distance of 233.00 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the southwest corner of said *TRACTS*, and being the southeast lot corner of Lot 9-C, **Harlem Gardens Addition**, an addition in the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 388-Q, Page 275, P.R.T.C.T.;

**THENCE** NORTH 00° 00' 00" EAST, with the west line of said *TRACTS* and with the east lot lines of Lot 9-C, Lot 9-B and Lot 9-A of said **Harlem Gardens Addition** (Vol. 388-Q, Pg. 275), a distance of 180.00 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at an inner ell corner of said *TRACTS*, same being the northeast lot corner of said Lot 9-A;

**THENCE** NORTH 50° 03' 00" WEST, with a west line of said *TRACTS* and with the north lot line of Lot 9-A, a distance of 146.79 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northwest corner of said *TRACTS*, same being the northwest lot corner of Lot 9-A, being a point on the southeast right-of-way line of aforementioned Elinor Street, and being the beginning of a curve to the right having a radius of 350.00 feet;

**THENCE** With the north and northwest lines of said *TRACTS* and with the said southeast right-of-way line of Elinor Street, the following courses and distances:

with the said curve to the right, an arc length of 228.90 feet, across a chord which bears NORTH 67° 34' 58" EAST, a chord length of 224.84 feet to a set 1/2 inch capped rebar stamped "TEXTERRA SURVEYING";

NORTH 90° 00' 00" EAST, a distance of 127.68 feet to the **POINT OF BEGINNING** and enclosing 2.087 acres (±90,916 square feet).

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 I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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, tree, 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.

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

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.

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.

STATE OF TEXAS §  
COUNTY OF TARRANT §

THIS is to certify that I, Jose B. Najarro III, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jose B. Najarro III  
Registered Professional Land Surveyor No. 6736  
texterrasurveying@gmail.com  
DATE: TBD

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jose B. Najarro III, 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 said \_\_\_\_\_ and that they executed the same as the act of such corporation for the purpose and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D \_\_\_\_\_ DATE \_\_\_\_\_

DEDICATION STATEMENT:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT *Rig Properties, LLC* does hereby adopt this final plat designating the herein above described property as Lot 8R, HARLEM GARDENS, to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use, the right of way's and easements shown hereon.

IN WITNESS THEREFORE, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

RIG PROPERTIES, LLC

STATE OF TEXAS §  
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said \_\_\_\_\_ and that they executed the same as the act of such corporation for the purpose and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

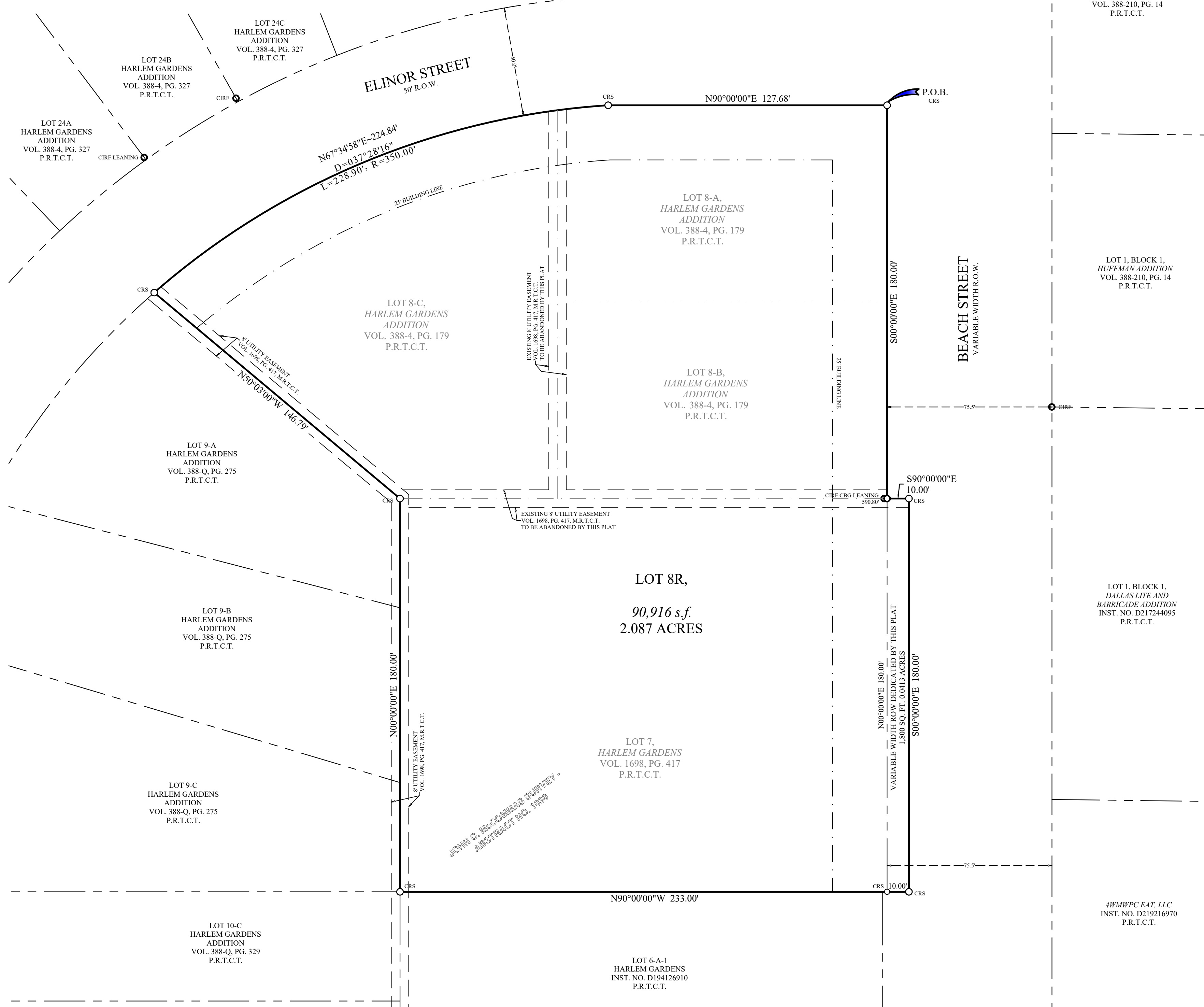
PLAT CASE NUMBER FS-\_\_-\_\_

FINAL PLAT  
HARLEM GARDENS  
LOT 8R,

BEING A REPLAT OF ALL OF LOTS 8-A 8-B & 8-C HARLEM GARDENS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-4, PAGE 179, P.R.T.C.T.

&  
LOT 7, HARLEM GARDENS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 1698, PAGE 417, P.R.T.C.T.

DATE: April, 2023  
Scale: 1" = 30'



LOT 8R,  
90,916 s.f.  
2.087 ACRES

LAND USE TABLE	
TOTAL GROSS ACREAGE:	2.0877 ACRES
NUMBER OF RESIDENTIAL LOTS:	N/A
NUMBER OF NON-RESIDENTIAL LOTS:	1
NON-RESIDENTIAL ACREAGE:	2.046 ACRES
RESIDENTIAL ACREAGE:	N/A
PRIVATE PARK ACREAGE:	N/A
PUBLIC PARK ACREAGE:	N/A
STREET AND ALLEY ACREAGE:	0.0413 ACRES

**OWNER:**  
RIG PROPERTIES, LLC  
1455 WEST TRINITY MILLS ROAD  
CARROLLTON, TX 75006

**SURVEYOR:**  
TEXTERRA SURVEYING  
P.O. BOX 302165  
ARLINGTON, TEXAS 76006  
PHONE: (817) 235-7326

NOTES:

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of City Ordinance and State Law.

TEXTERRA SURVEYING  
P.O. BOX 202165  
ARLINGTON, TX 76006  
Telephone (817) 235-7326  
TBPELS Firm # 10194685  
[www.texterrasurveying.com](http://www.texterrasurveying.com)

**LEGEND OF ABBREVIATIONS**

US SyFt United States Survey Feet  
TXCS,83,NCZ Texas Coordinate System of 1983, North Central Zone  
NAVD'88 North American Vertical Datum of 1988  
P.R.D.C.T. Plat Records of Tarrant County, Texas  
O.P.R.D.C.T. Official Public Records of Tarrant County, Texas  
D.R.D.C.T. Deed Records of Tarrant County, Texas  
VOL/PAGE/INST# Volume/Page/Instrument Number  
POB/POC Point of Beginning/Point of Commencing  
ESMT/BL Easement/Building Line

**MONUMENTS / DATUMS / BEARING BASIS**

Monuments are found if not marked MNS or CRS.  
CRS 1/2" rebar stamped "TEXTERRA SURVEYING" set  
MNS Mag nail & washer stamped "TEXTERRA SURVEYING" set  
TBM Site benchmark (see vicinity map for general location)  
O Vertex or common point (not a monument)

Coordinate values, if shown, are US SyFt/TXCS,83,NCZ Elevations, if shown, are NAVD'88 Bearings are based on grid north (TXCS,83,NCZ)