



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 FW HUGHES HOUSE II GP, LLC

Mailing Address 1407 Texas Street City, State, Zip Fort Worth, Texas 76102

Phone 817-333-3400 Email bdennison@fwhs.org

APPLICANT FW HUGHES HOUSE II GP, LLC

Mailing Address 1407 Texas Street City, State, Zip Fort Worth, Texas 76102

Phone 817-333-3400 Email bdennison@fwhs.org

AGENT / OTHER CONTACT Brandon Burns - Bennett Partners

Mailing Address 640 Taylor Street Suite 2323 City, State, Zip Fort Worth, Texas 76102

Phone 817-333-2732 Email bdennison@fwhs.org

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): 1401 Etta Street

Total Rezoning Acreage: 14.35 ☒ 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): CAVILE, J A PLACE, BLOCK C, BLOCK A & REMAINDER BLK B LOT A

Is rezoning proposed for the entire platted area? ☐ Yes ☒ No Total Platted Area: 14.35 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 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 checked="" type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: <u>PD-1260</u> Previous Zoning Case Number: <u>ZC-19-151</u>

DEVELOPMENT INFORMATION

Current Zoning District(s): PD-UR Proposed Zoning District(s): PD-UR

Current Use of Property: Multifamily

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: UR

Land Uses Being Added or Removed: None

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

Only along Avenue G, increase maximum set back from 20' to 35' to allow for a linear park to connect all phases of "Hughes' House" development to future community center and to provide an amenity to the neighborhood. Linear park will seek a public access agreement, will not be fenced and will be open for public use.

☒ 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.

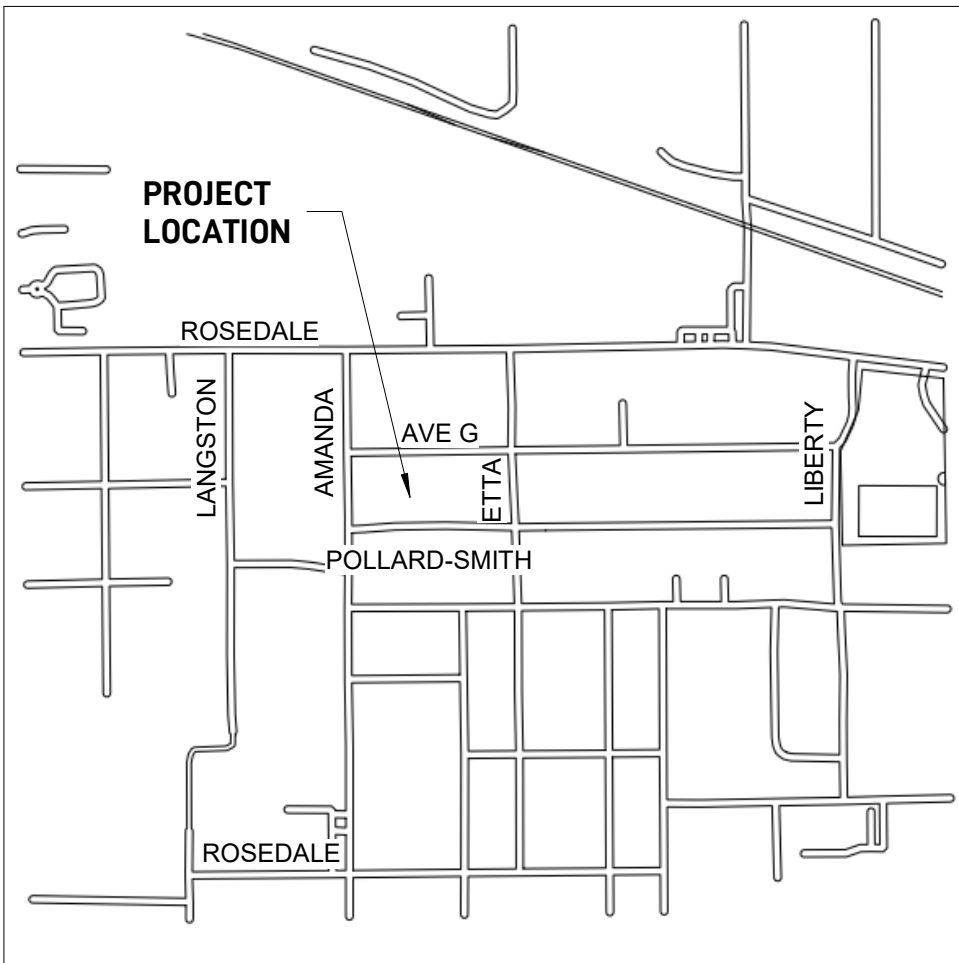
A phase of the Stop Six Choice Neighborhood Transformation Plan adopted by the City of Fort Worth in 2019, the project consists of 23 buildings over 3 blocks. 22 buildings are comprised of varying sized, multifamily walk-up apartments and will house 278 units. All multi-family buildings will be 2 to 3 stories and be a mix of garden type and townhome type units. Buildings are scaled from taller to the north and lower in height and scale to the south to blend in with the adjacent neighborhood south of Pollard-Smith Avenue. Amenity spaces will include a pool with pool house, fenced dog park, various playground and shade structures, lighted paths and open park areas.

A linear park along Avenue G provides an accessible walk path and acts as a connector between the neighborhood, other phases of the Hughes' House development and the future community building to the adjacent lot to the east. An increase to the maximum setback will allow a generous park amenity not obtainable within the current 20' setback.

GENERAL NOTES

1. ALL DUMPSTERS, GROUND LEVEL EQUIPMENT, AND LOADING DOCK BAYS SHALL BE SCREENED FROM PUBLIC RIGHT OF WAY.
2. ALL SIGNAGE WILL COMPLY WITH TO ARTICLE 4. SIGNS.
3. ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE, AND WILL BE SHIELDED FROM ADJACENT RESIDENTIAL PROPERTIES.
4. PROJECT WILL COMPLY WITH URBAN FORESTRY REQUIREMENTS OF MU-1 AND UR, INCLUDING PROVIDING 5% CANOPY COVERAGE AND MITIGATION FOR REMOVAL OF SIGNIFICANT TREES.
5. PEDESTRIAN SIDEWALKS WILL BE CONSTRUCTED INTERCONNECTING ALL BUILDING AND STREET RIGHT OF WAY.
6. LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF FORT WORTH CODE.
7. FIRE HYDRANTS WILL BE LOCATED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH THE FIRE CODE.
8. ALL BUILDING EXTERIOR CONSTRUCTION TO BE A MIX OF MASONRY.
9. PROJECT WILL COMPLY WITH LANDSCAPING REQUIREMENTS, INCLUDING ENHANCED LANDSCAPING, OF 4.1300(F) FORMU-1 AND 4.713(F) FOR UR.
10. ALL GROUND-MOUNTED EQUIPMENT WILL BE SCREENED FROM THE R.O.W. TO COMPLY WITH SECTION 4.1 MECHANICAL EQUIPMENT SCREENING.

PROJECT LOCATION MAP



BLOCK C LOT 1 INFORMATION:

SITE SIZE: BLOCK C LOT 1: 6.6806 ACRES
UNITS: 128 UNITS
PARKING: 1 SPACE PER UNIT
128 UNITS = 128 REQUIRED PARKING SPACES
128 TOTAL REQUIRED PARKING SPACES
128 OFF-STREET PARKING SPACES PROVIDED

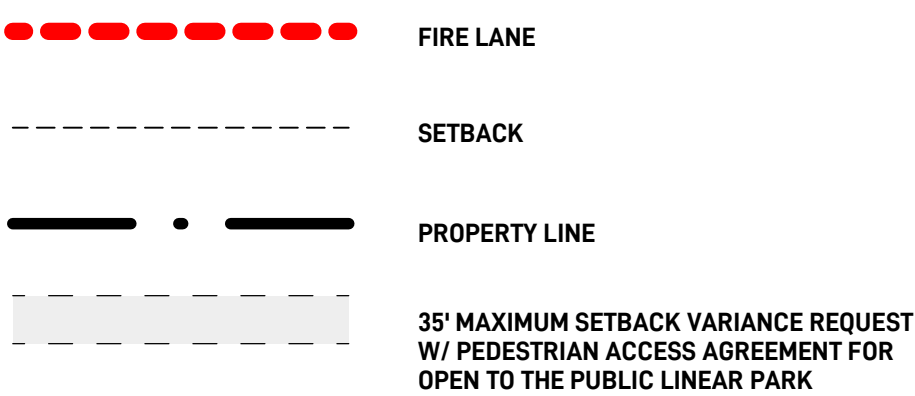
BLOCK C LOT 2 INFORMATION:

SITE SIZE: BLOCK C LOT 2: 5.7528 ACRES
UNITS: 110 UNITS
PARKING: 1 SPACES PER UNIT
110 UNITS = 110 REQUIRED PARKING SPACES
110 TOTAL REQUIRED PARKING SPACES
114 OFF-STREET PARKING SPACES PROVIDED

BLOCK C LOT 3 INFORMATION:

SITE SIZE: BLOCK E: 1.9225 ACRES
UNITS: 40 UNITS
PARKING: 1 SPACES PER UNIT
40 UNITS = 40 REQUIRED PARKING SPACES
40 TOTAL REQUIRED PARKING SPACES
41 OFF-STREET PARKING SPACES PROVIDED

SITE PLAN SYMBOL LEGEND



ARCHITECT/REPRESENTATIVE:
BENNETT PARTNERS
640 TAYLOR STREET, SUITE 2323
FORT WORTH, TEXAS 76102
CONTACT: MICHAEL BENNETT
PHONE: (817)333-3400

OWNER:
FW HUGHES HOUSE II GP, LLC
1407 TEXAS STREET
FORT WORTH, TEXAS 76102
PHONE: (817) 333-3400

HUGHES' HOUSE PHASE II
BLOCK C
CAVILE, J A PLACE BLOCK A & REMAINDER BLK B LOT A

PD-1260
ZC-19-151
APPROVED BY CITY COUNCIL OCTOBER 15, 2019

DIRECTOR OF DEVELOPMENT SERVICES

SIGNATURE DATE

HUGHES HOUSE - PHASE II
AVENUE G AND ETTA ST.
FORT WORTH, TX

02/05/24
Michael Bennett AIA, 12705
These documents are incomplete
and may not be used for regulatory
approval, permit, or construction.

bennett
partners
ARCHITECTURE
INTERIORS
PLANNING

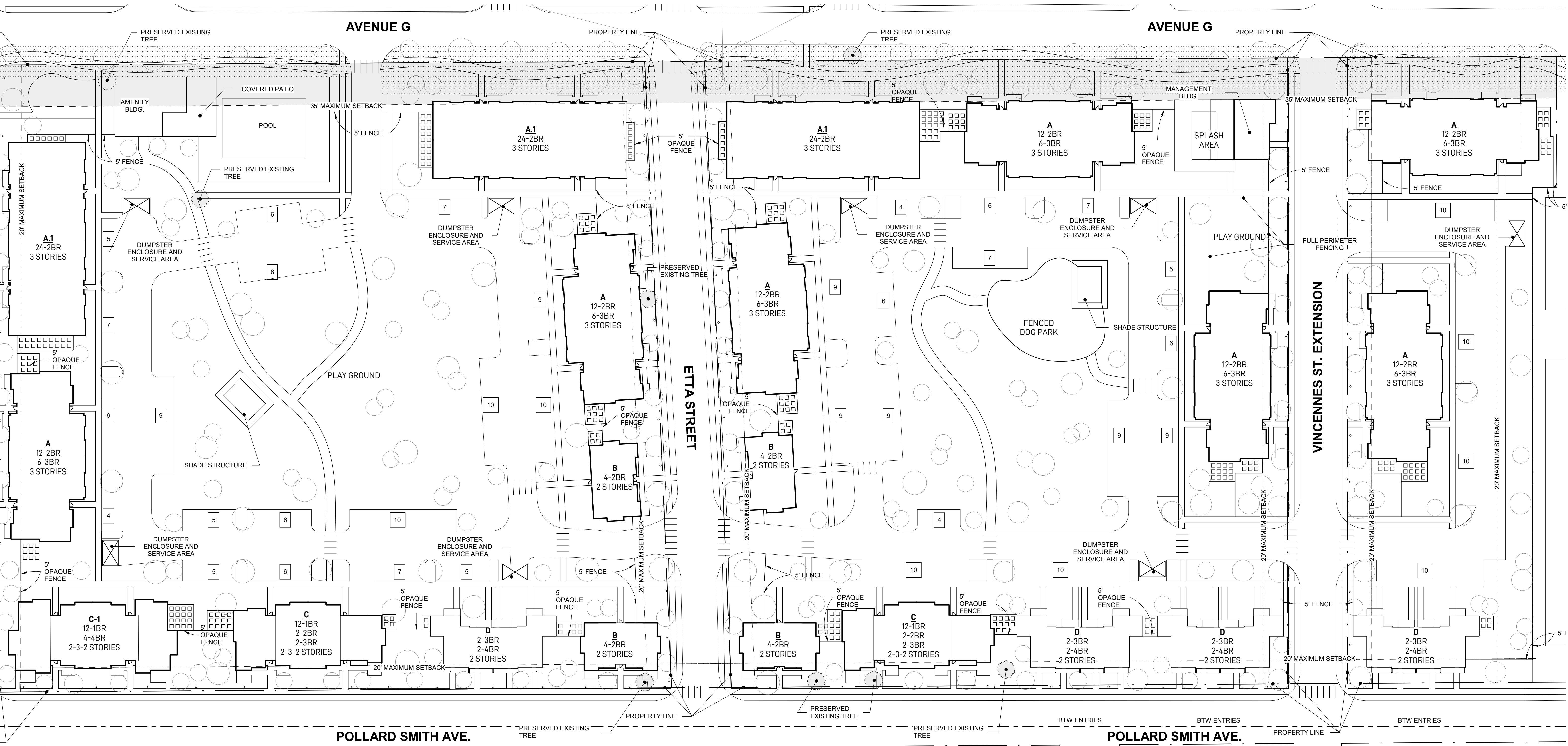
640 Taylor Street Suite 2323
Fort Worth, Texas 76102
Tel 817.333.4391 Fax 817.877.1861
www.bbptx.com

PD SITE PLAN

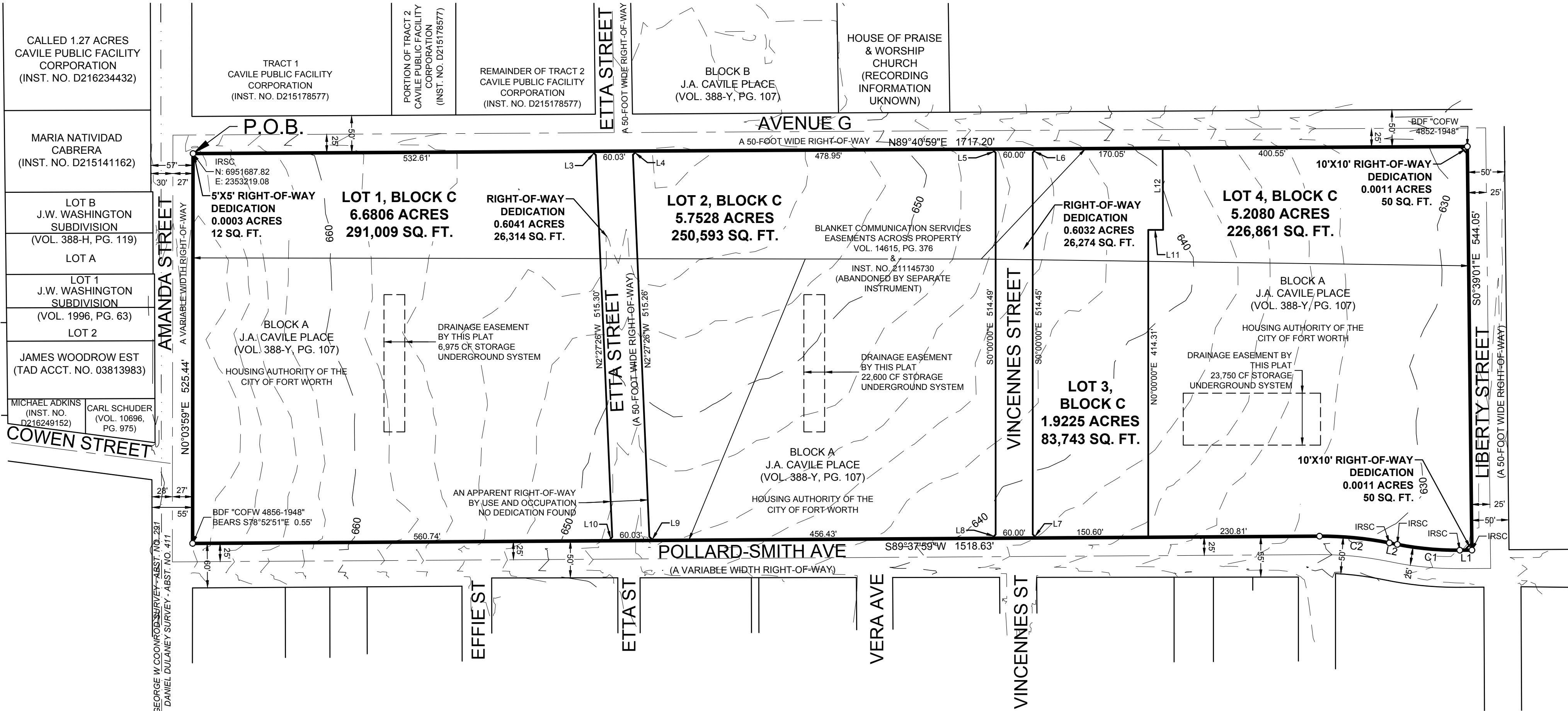
Project No: 21168.00
Issue Date: 02/05/24
Rev Description Date

plot date/time: 2/5/2024 2:13:37 PM
PD SITE PLAN

PD001



1 SITE PLAN - PD
1" = 40'-0"

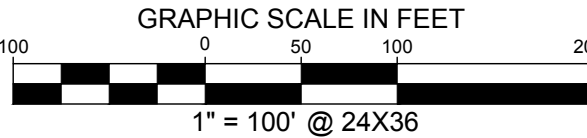
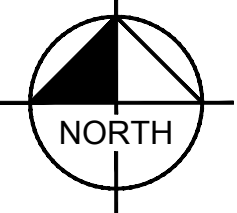
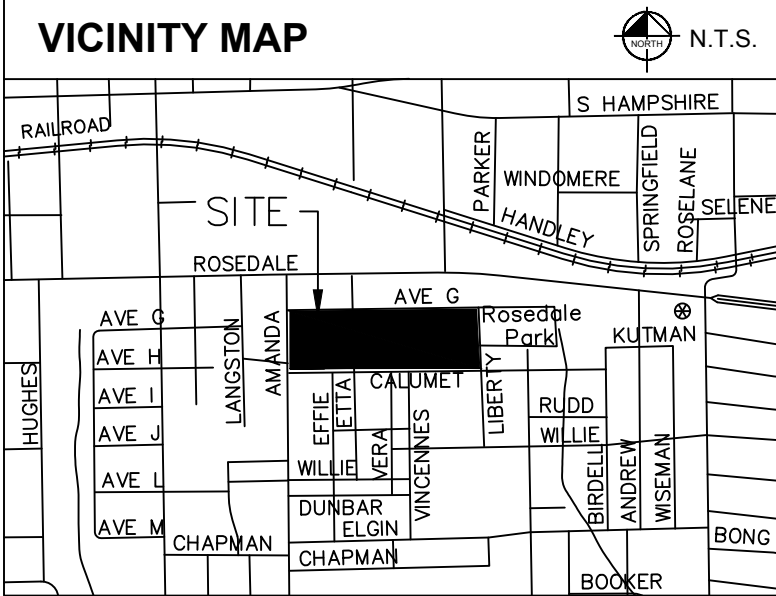


- NOTES:
- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with an applied combined scale factor of 1.00012.
 - According to Community Panel Nos. 48439C0330K, dated September 25, 2009, and 48439C0310L, dated March 21, 2019, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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.
 - 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	
4 MULTI-FAMILY LOTS	
GROSS AREA = 20.7737ACRES	
RIGHT-OF-WAY DEDICATION AREA = 1.2098 ACRES	
NET AREA = 19.5639 ACRES	

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°37'59"W	10.00'
L2	N78°52'01"W	10.90'
L3	N46°23'14"W	7.20'
L4	N43°36'46"E	6.94'
L5	N45°09'31"W	7.05'
L6	S44°50'29"W	7.09'
L7	S45°11'01"E	7.05'
L8	N44°48'59"E	7.09'
L9	S46°24'44"E	7.20'
L10	N43°35'16"E	6.94'
L11	N90°00'00"E	20.06'
L12	N00°19'01"W	110.11'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	11°38'15"	416.90'	84.68'	N84°41'08"W
C2	11°22'46"	476.90'	94.72'	N84°33'24"W



LEGEND

- IRF = IRON ROD FOUND
IRFC = IRON ROD FOUND CAPPED
IRSC = 9/8" IRON ROD SET W/ "KHA" CAP
BDF = BRASS DISC FOUND
MNS = MAG NAIL SET
PFC = POINT FOR CORNER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCING

LINE TYPE LEGEND

—————	BOUNDARY LINE
—————	EASEMENT LINE
—————	BUILDING LINE

LEGAL DESCRIPTION:

BEING a 20.7737 acre (904,904 square foot) tract of land situated in the Daniel Dulaney Survey, Abstract No. 411, City of Fort Worth, Tarrant County, Texas, and being all of Block A, J.A. Cavile Place, an addition to the City of Fort Worth according to the plat recorded in Volume 388-Y, Page 107, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" set for the northwest corner of said Block A, and being at the intersection of the south right-of-way line of Avenue G, a 50-foot wide right-of-way, and the east right-of-way line of Amanda Street, a variable width right-of-way;

THENCE North 89°40'59" East, along the said north line and along the said south right-of-way line, a distance of 1,717.20 feet to a brass disk found stamped "COFW 4852-1948" found for the northeast corner of said Block A, and being at the intersection of the said south right-of-way line and west right-of-way line of Liberty Street, a 50-foot wide right-of-way;

THENCE South 0°39'01" East, along the east line of said Block A and along the said west right-of-way line, a distance of 544.05 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being the southeast corner of said Block A, and being at the intersection of the said west right-of-way line and the north right-of-way line of Pollard-Smith Avenue, a variable width right-of-way;

THENCE along the said north right-of-way line of Pollard-Smith Avenue the following five (5) calls:

South 89°37'59" West, a distance of 16.36 feet to a 5/8-inch iron rod with cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 11°38'15", a radius of 416.90 feet, a chord bearing and distance of North 84°41'08" West, 84.53 feet;

in a northwesterly direction, with said curve to the right, an arc distance of 84.68 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 78°52'01" West, a distance of 10.90 feet to a 5/8-inch iron rod with cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 11°22'46", a radius of 476.90 feet, a chord bearing and distance of North 84°33'24" West, 94.56 feet;

in a northwesterly direction, with said curve to the left, an arc distance of 94.72 feet to a point for corner;

South 89°37'59" West, a distance of 1518.63 feet to a point for corner, being the southwest corner of said Block A, and being at the intersection of the said north right-of-way line and the said east right-of-way line of Amanda Street, from which a brass disk found stamped "COFW 4856-1948" bears South 78°52'51", a distance of 0.55 feet;

THENCE North 0°03'59" East, along the west line of said Block A and along the said east right-of-way line, a distance of 525.44 feet to the **POINT OF BEGINNING** and containing 20.7737 acres or 904,904 square feet of land, more or less.

WATER / WASTEWATER IMPACT FEES

The City of The Colony 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 The Colony 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.

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 required 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.

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 The Colony.

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.

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".

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/exercise/ buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owner association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

SURVEYOR'S CERTIFICATION

I, Joshua D. Wargo, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision, and that all corners are shown hereon.

Joshua D. Wargo
Registered Professional Land Surveyor No. 6391

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

OWNER
Housing Authority of FTW
1201 E 13th Street,
Fort Worth, Texas 76102

SURVEYOR
Joshua D. Wargo, RPLS
Kimley-Horn and Associates, Inc.
801 Cherry Street,
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-962-2193

CITY OF FORT WORTH CASE NO. _____

PRELIMINARY PLAT
LOT 1-4, BLOCK C
CAVILE ADDITION
20.7737 ACRES SITUATED IN THE
DANIEL DULANEY SURVEY
ABSTRACT NO. 411, AND THE
GEORGE W COONROD SURVEY
ABSTRACT NO. 291
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
www.kimley-horn.com
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DMD	JDW	9/25/2023	061310302	1 OF 1



ZC-24-020

Aerial Photo Map



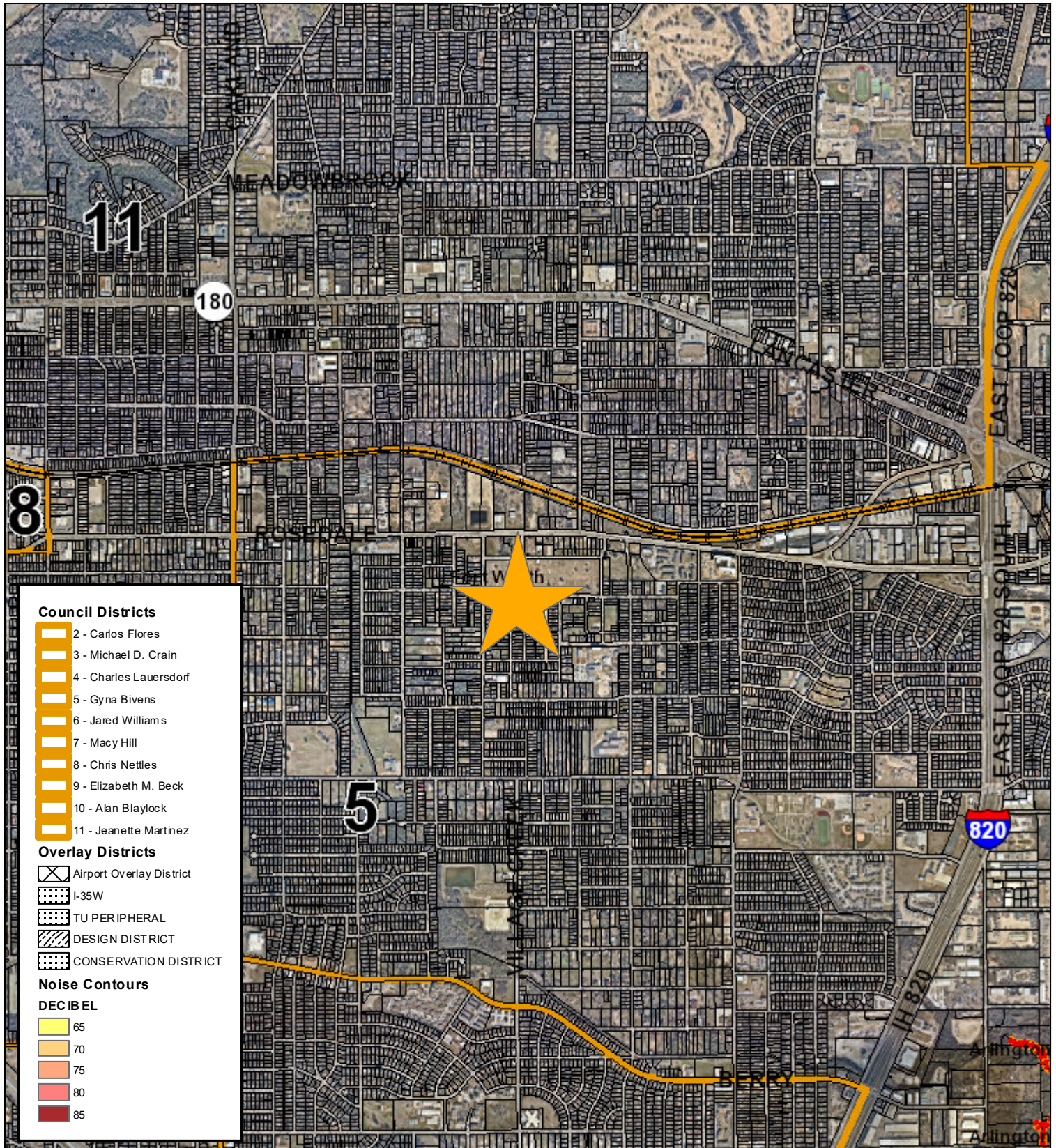
0 387.5 775 1,550 Feet





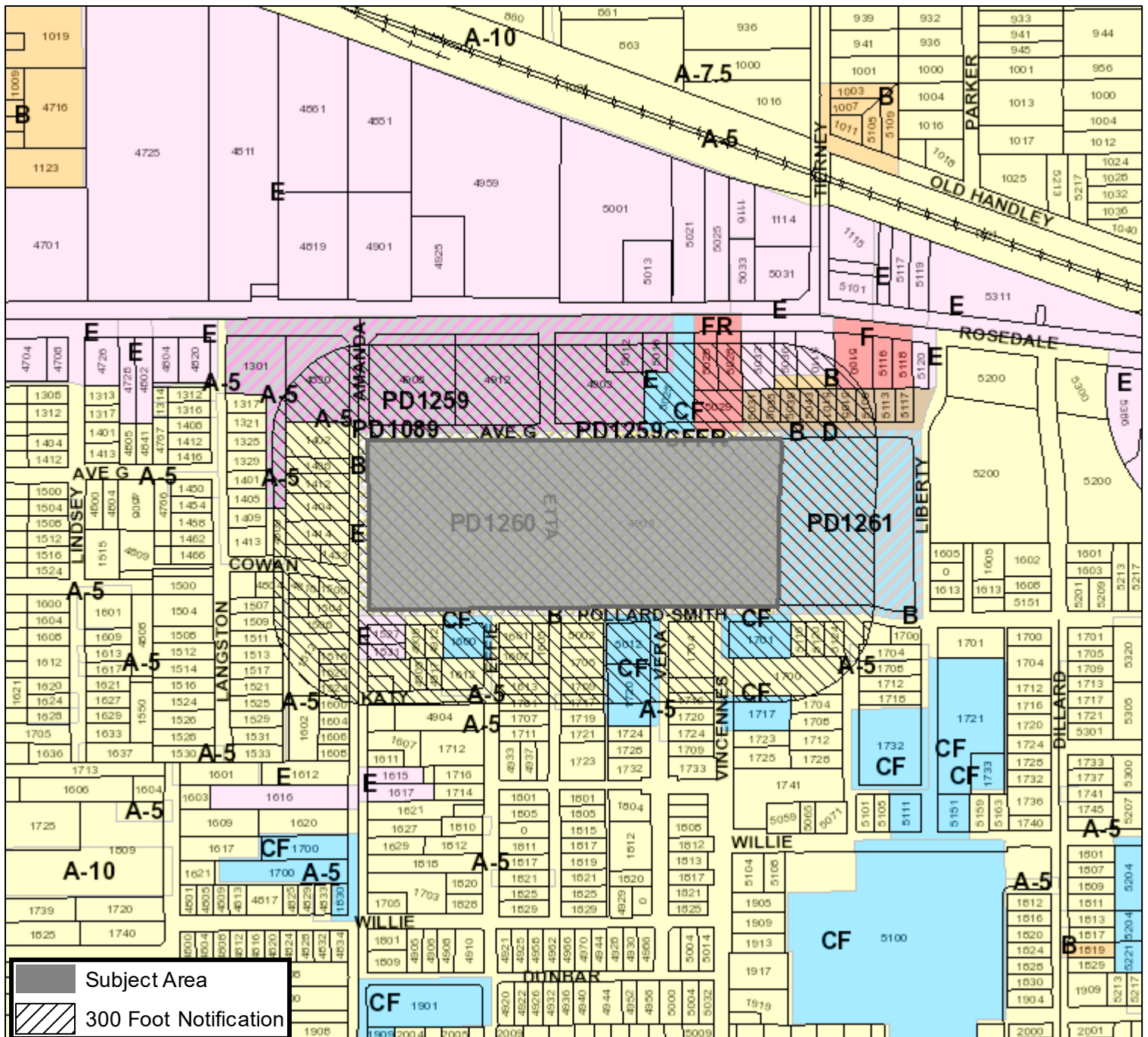
ZC-24-020

Area Map



0 1,000 2,000 4,000 Feet

Applicant:	FW Hugues House II GP, LL
Address:	4903 Pollard-Smith Avenue
Zoning From:	PD1260
Zoning To:	Amend PD-1260 to increase maximum set back to 35'
Acres:	15.60473593
Mapsco:	Text
Sector/District:	Southeast
Commission Date:	3/13/2024
Contact:	null

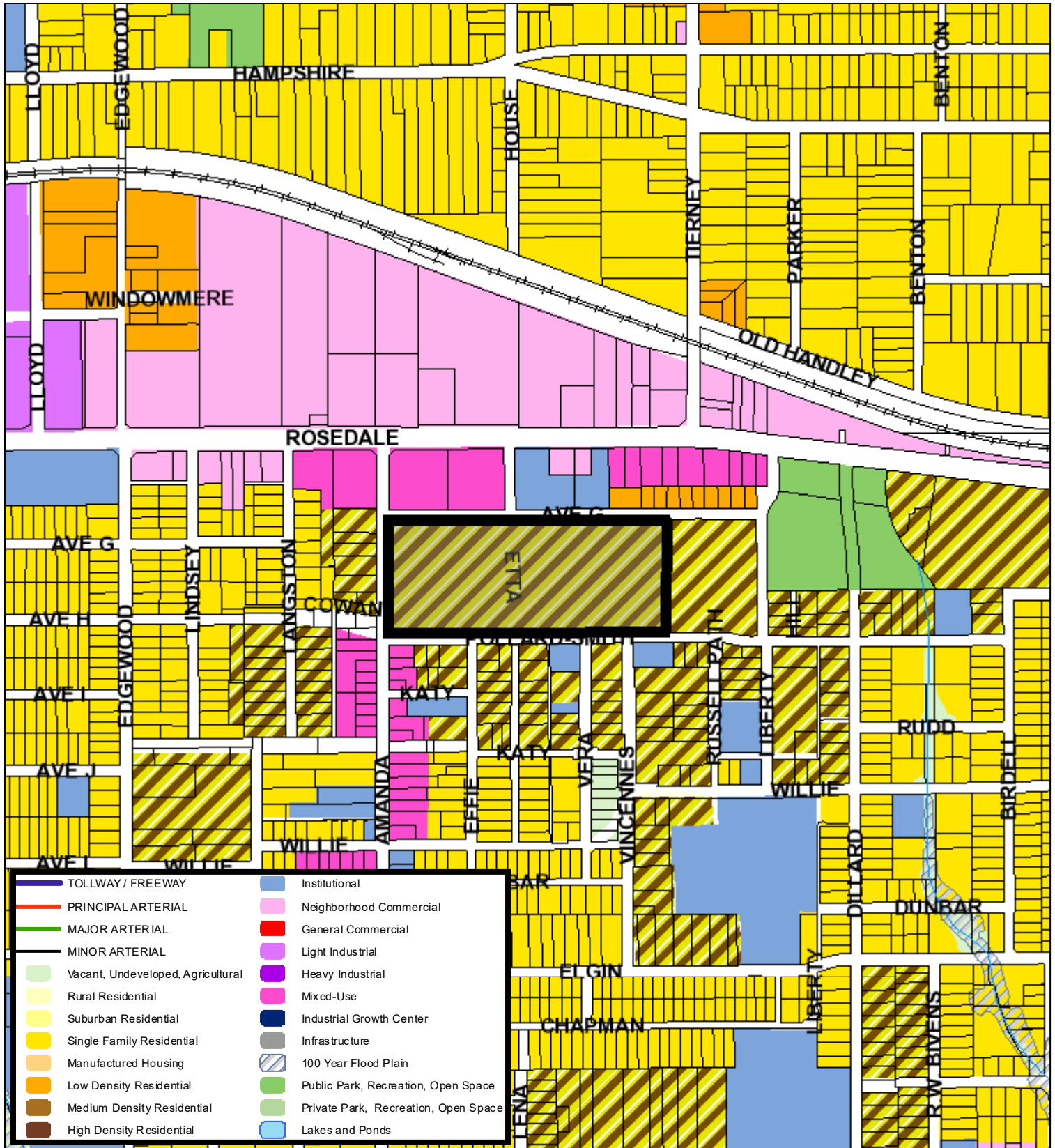


0 225 450 900 Feet



ZC-24-020

Future Land Use



620 310 0 620 Feet

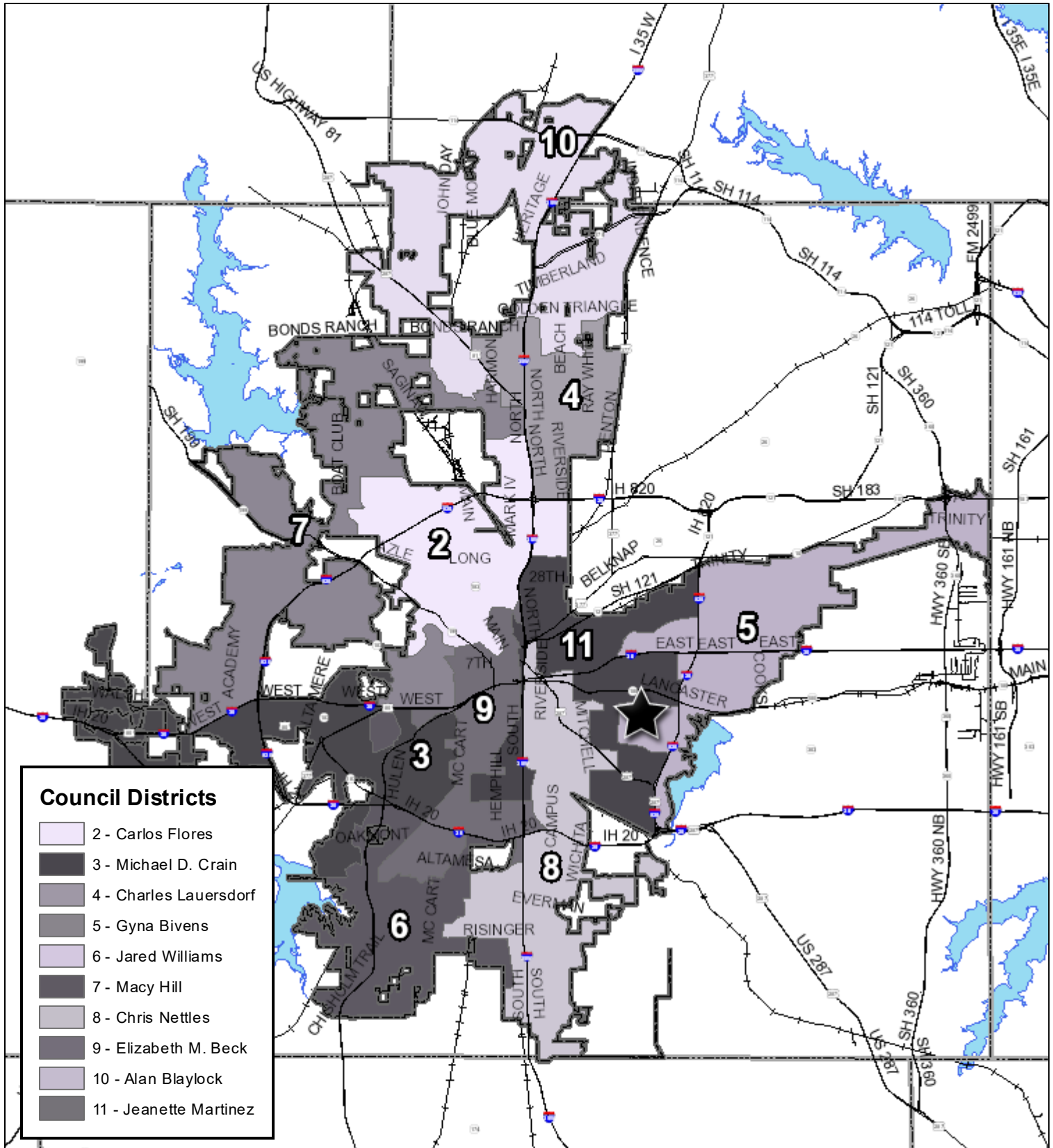
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-24-020

Location Map



0 2.5 5 10 Miles