



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.

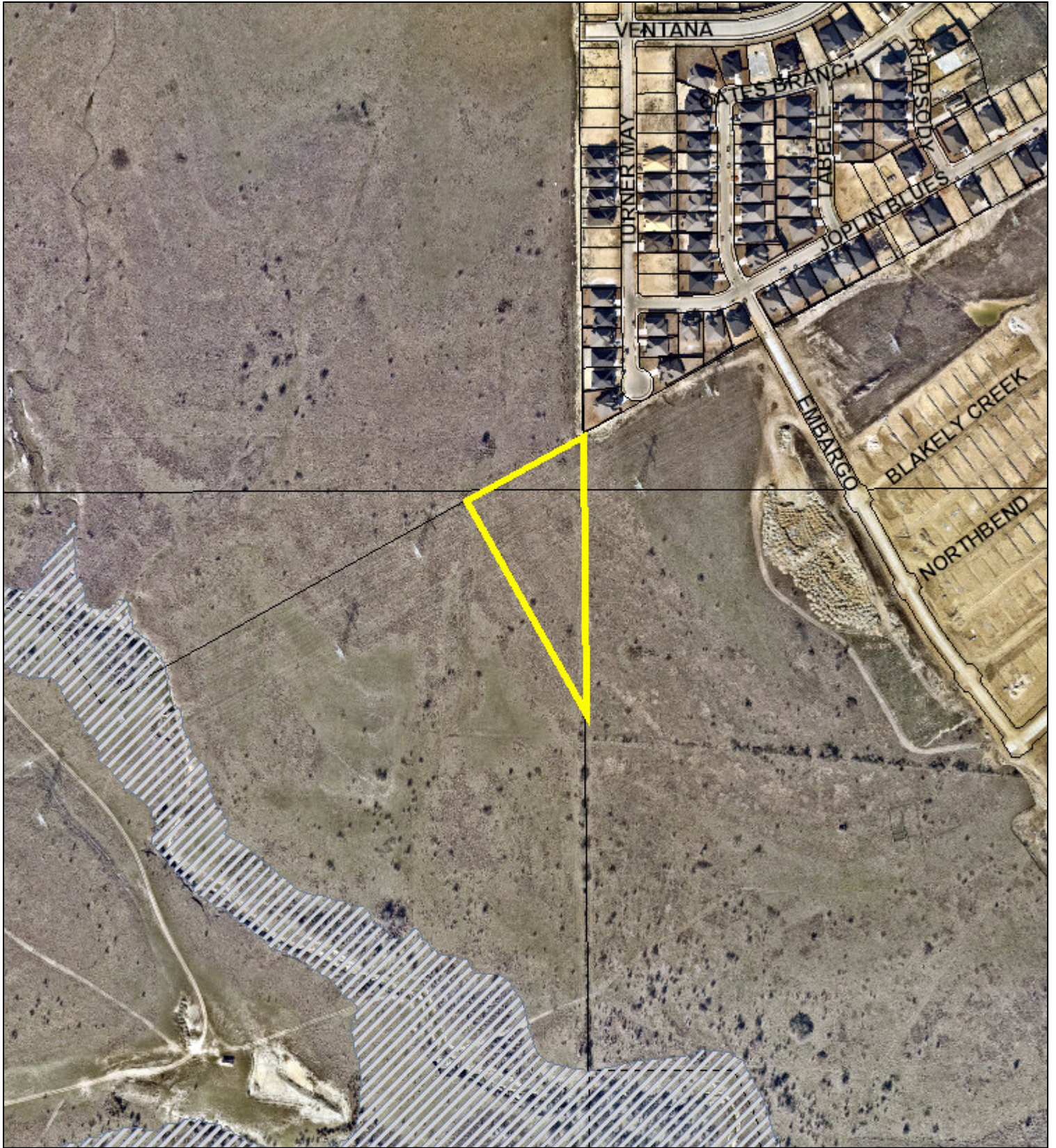
PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: Council Chambers, Second Floor of City Hall	
LOCATION MAP	

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:	

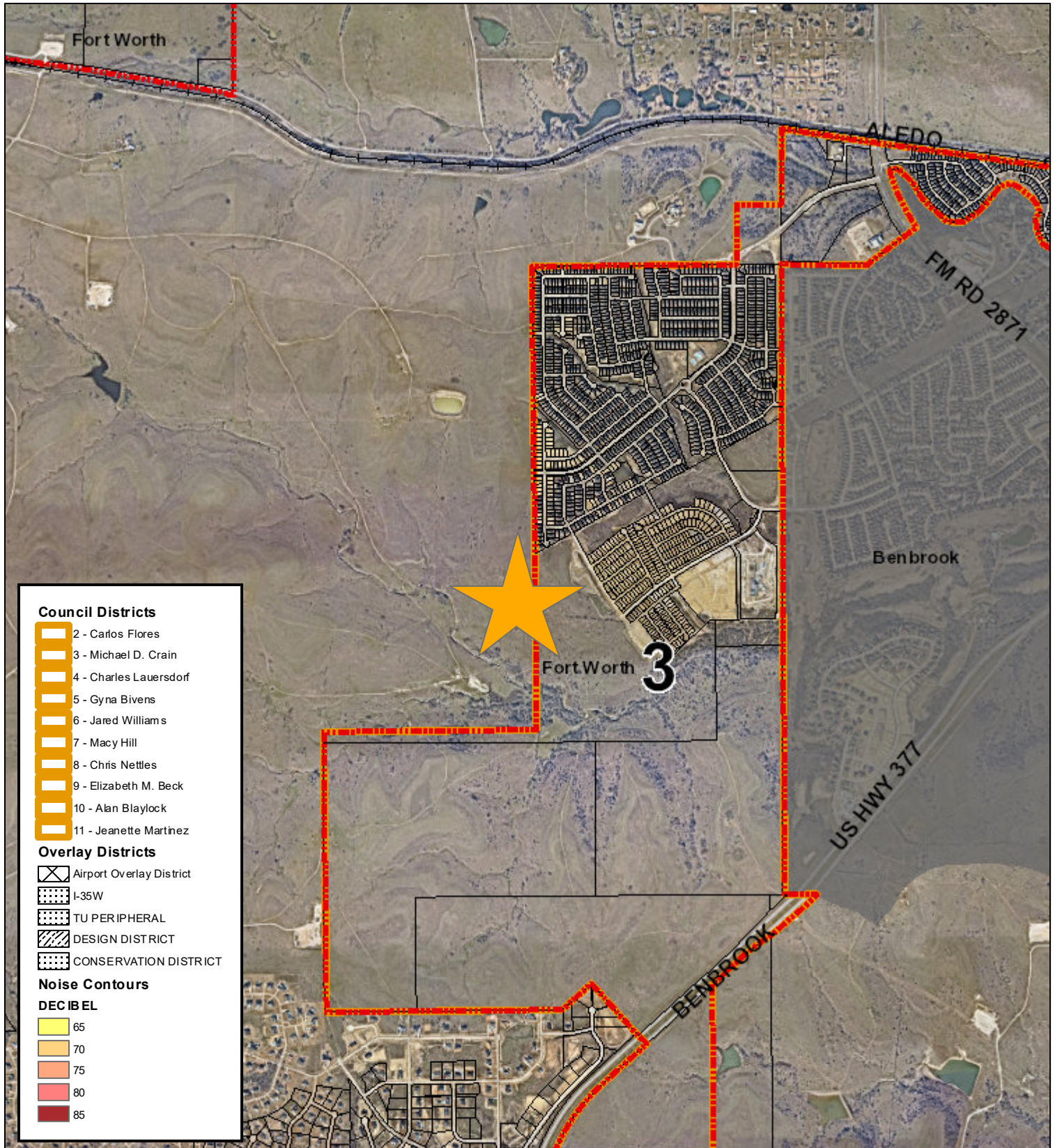
Aerial Photo Map



0 250 500 1,000 Feet



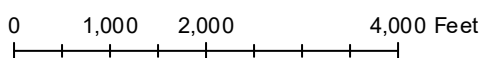
Area Map



Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85

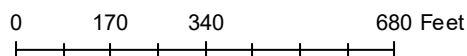
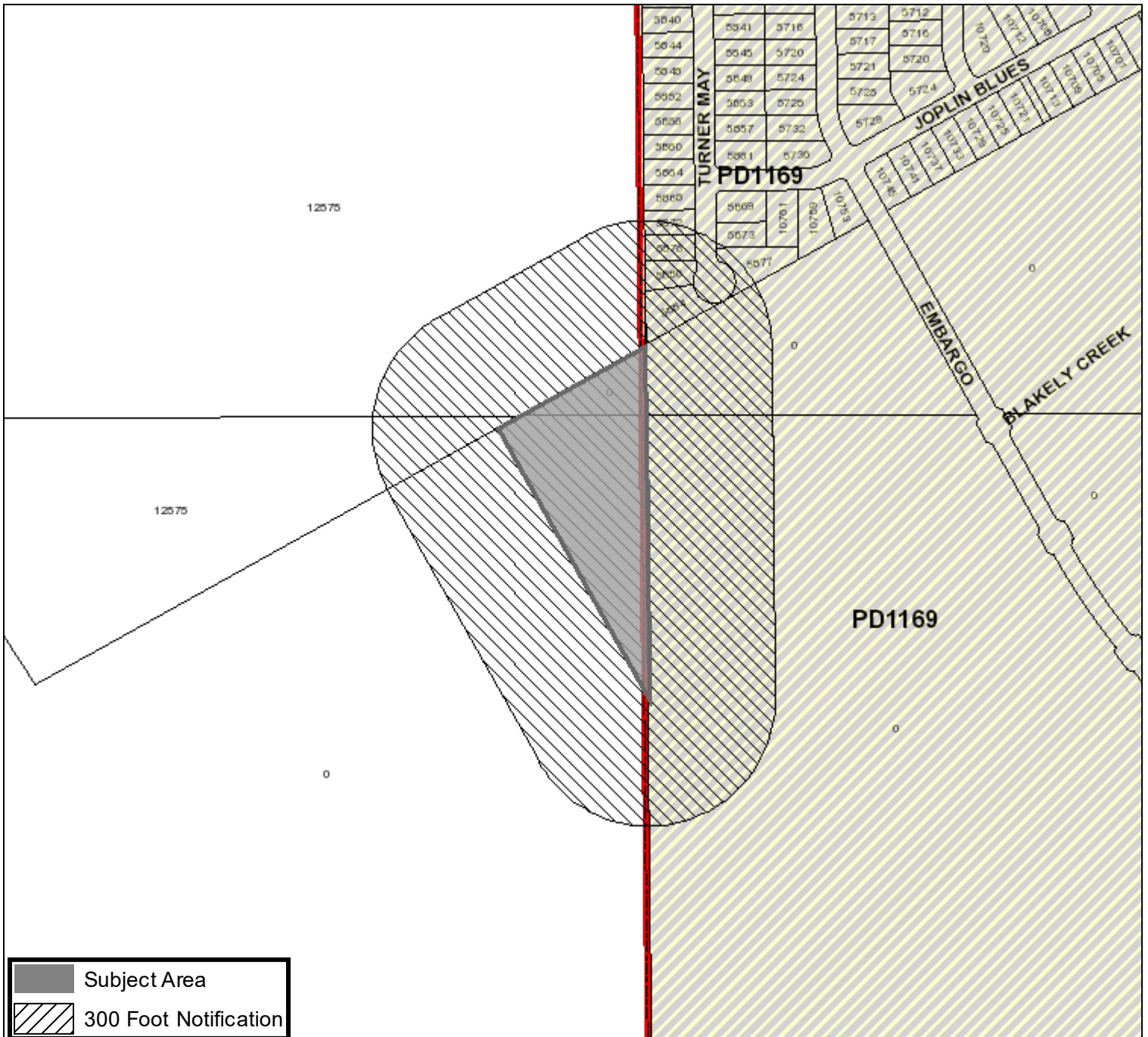




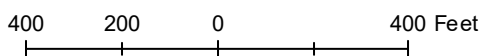
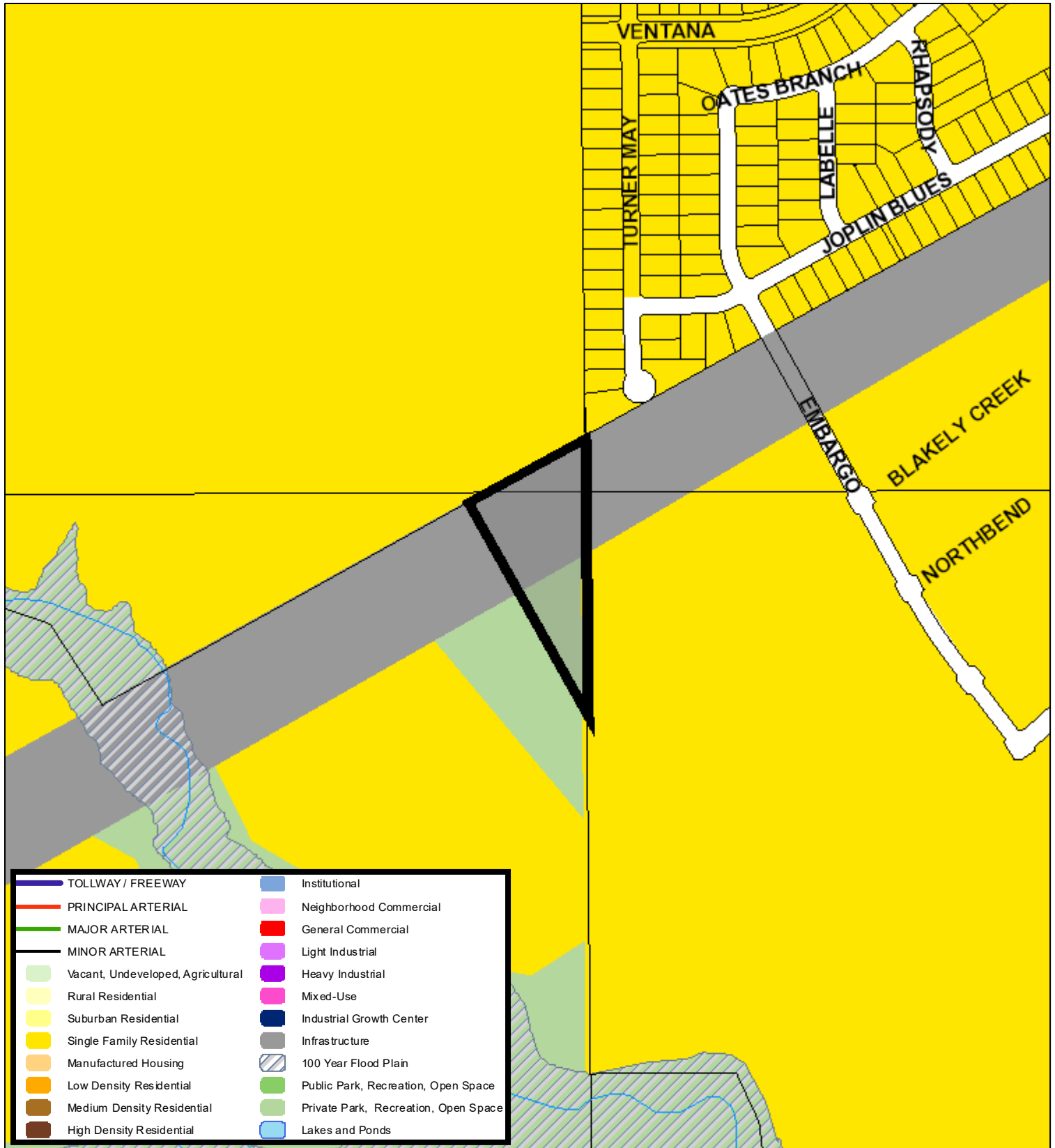
ZC-24-045

Area Zoning Map

Applicant: TRT Land Investors LLC
 Address: null
 Zoning From: Unzoned
 Zoning To: PD1169
 Acres: 3.3597239
 Mapsco: Text
 Sector/District: Far_Southwest
 Commission Date: 6/12/2024
 Contact: 817-392-2806



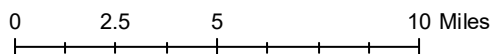
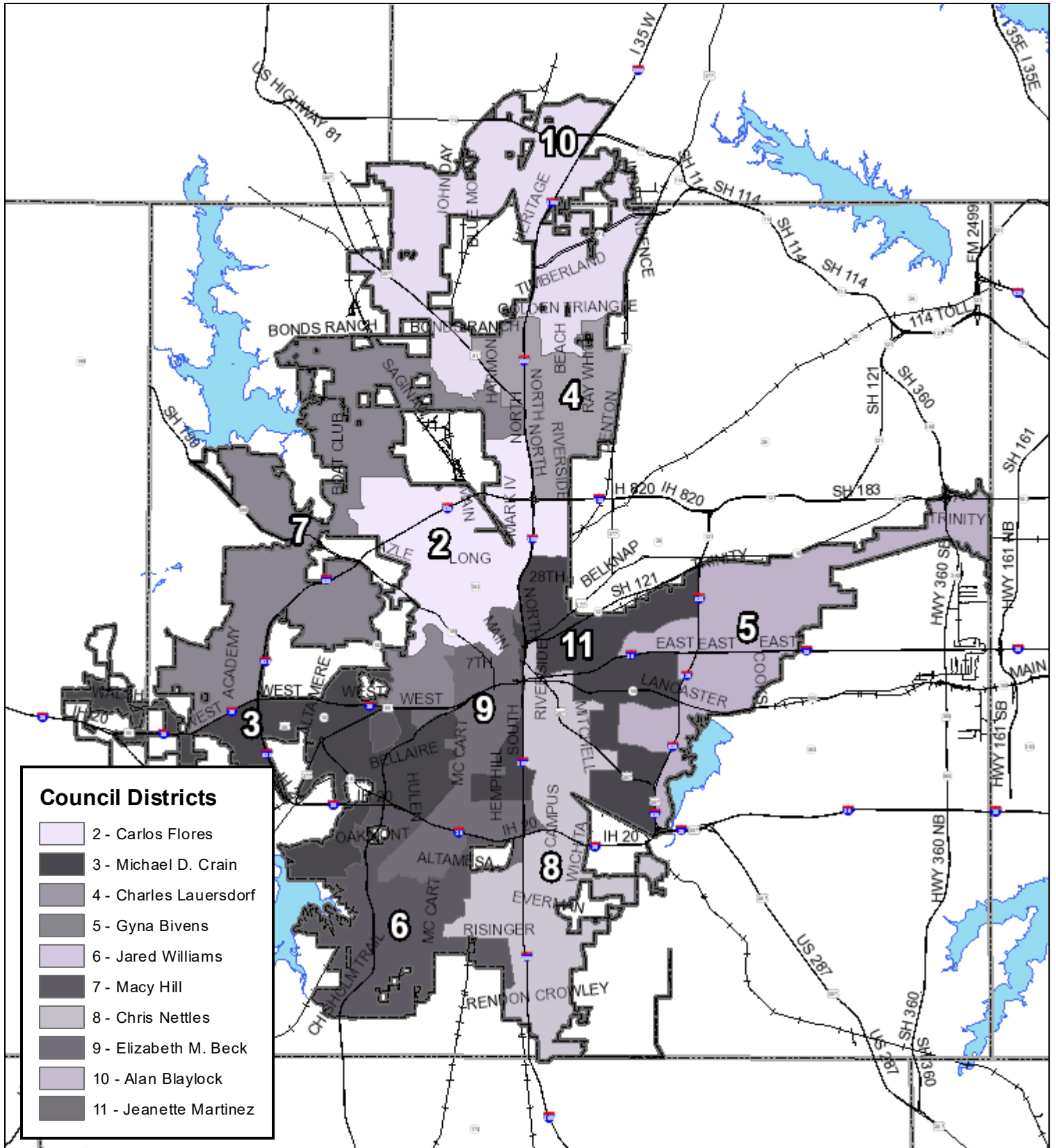
Future Land Use



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 TRT Land Investors, LLC

Mailing Address 4001 Maple Ave, Ste. 270 City, State, Zip Dallas, TX, 75219

Phone 214-901-2149 Email Taylor@PMBInv.com

APPLICANT TRT Land Investors, LLC

Mailing Address 4001 Maple Ave, Ste. 270 City, State, Zip Dallas, TX, 75219

Phone 214-901-2149 Email Taylor@PMBInv.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): Ventana Phase 8

Total Rezoning Acreage: 3.360 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: 3.360 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): AG (as default from Annexation) Proposed Zoning District(s): PD 1169

Current Use of Property: Undeveloped (City of Fort Worth ETJ)

Proposed Use of Property: Single Family Residential

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: A-5

Land Uses Being Added or Removed: R1, with development standards to include up to 30% R1 development and lot coverage not to exceed 60%

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

Site plan waiver requested per the Veale Ranch Development Agreement

- 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.

See attached Detailed Project Description.

NOTE:
 TRACT 1 IS THE SUBJECT PROPERTY OF THIS ZONING REQUEST.
 THIS TRACT IS IN THE PROCESS OF BEING ANNEXED INTO
 THE CITY OF FORT WORTH. UPON ANNEXATION THE TRACT WILL
 BE ZONED AG (AGRICULTURAL). THIS APPLICATION PROPOSES A
 ZONING OF PD 1169 (BASE ZONING OF A-5 SINGLE-FAMILY
 RESIDENTIAL) FOR THIS TRACT PER DEVELOPMENT AGREEMENT
 (CSC NO. 59003).

LEGEND	
	TRACT PROJECT BOUNDARY LINE
	PHASE LINE
	PROPOSED 100-YR FLOODPLAIN
	EASEMENT

LAND USE SUMMARY	
TRACT	AREA
TRACT 1	3.36 AC

3893.555 ACRES
 IONA LAND, L.P.
 C.C.# D203145633
 O.P.R.T.C.T.

VENTANA
 PHASE 5B
 C.C.# D222149165
 O.P.R.T.C.T.

VENTANA
 PHASE 5A
 C.C.# D221277917
 O.P.R.T.C.T.

99.569 ACRES
 300' ELECTRIC EASEMENT
 TEXAS ELECTRIC SERVICE COMPANY
 VOL. 5335, PG. 79
 O.P.R.T.C.T.

3,584.129 ACRES
 TRT LAND INVESTORS, LLC
 C.C.# D221245221
 O.P.R.T.C.T.

EXISTING 100-YR FLOODPLAIN
 PER FEMA PANEL 0270K
 SEPT 25, 2009

TARRANT COUNTY
 CITY OF FORT WORTH

N60°58'38"E
 398.51'

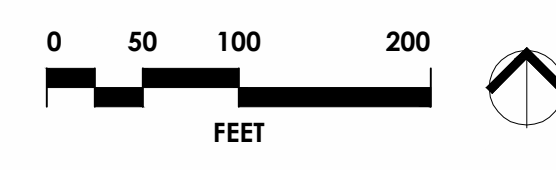
S00°32'23"E
 835.63'

N29°01'22"W
 734.48'

EXISTING VENTANA
 PHASE 6A-2

FUTURE VENTANA PHASE 8

EXISTING VENTANA
 PHASE 6B



ZONING EXHIBIT
 VENTANA PHASE 8

LJA Engineering, Inc.
 6060 North Central Expressway Suite 400
 Dallas, Texas 75206
 Phone 469.621.0710
 FRN - F-1386

Date/Time: 4/25/2024 4:54 PM User Name: Brighton You PathName: s:\projects\0009_400_land\402_exhibit\process\48\zoning_exhibit\ventana_exhibit.dwg