



# 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:	

## Aerial Photo Map

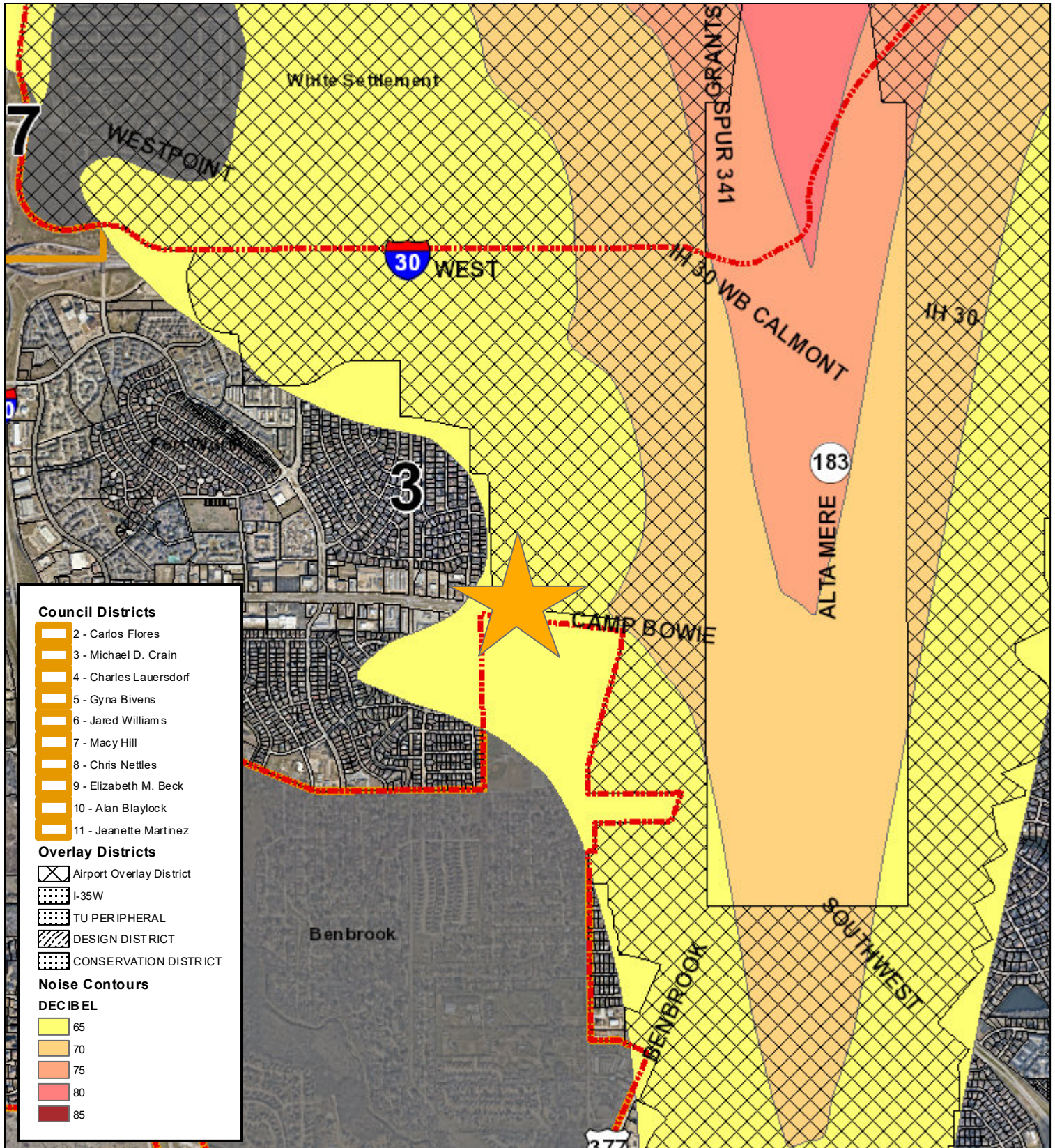


0 40 80 160 Feet





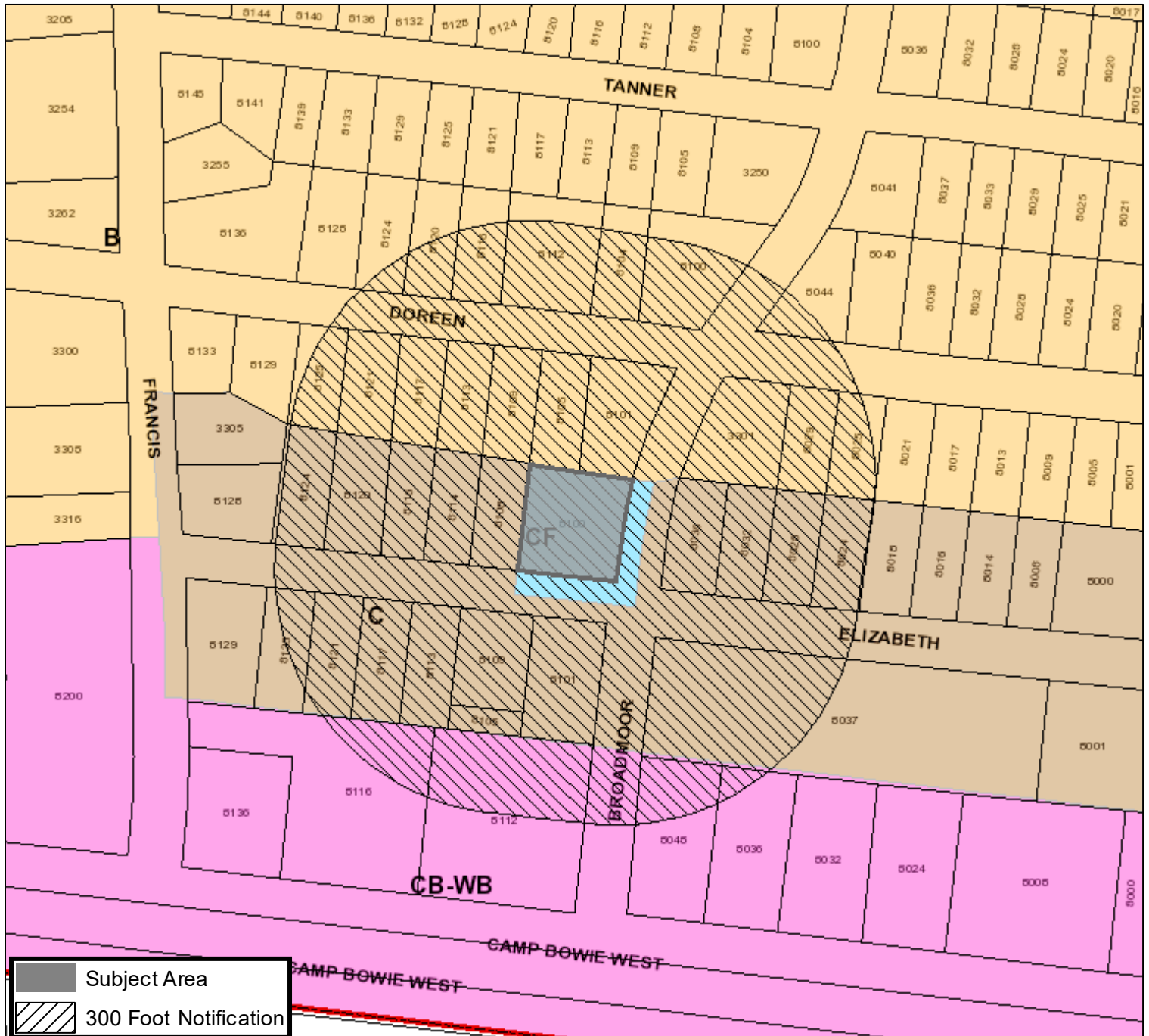
### Area Map







### Area Zoning Map

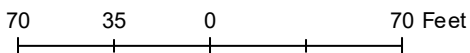
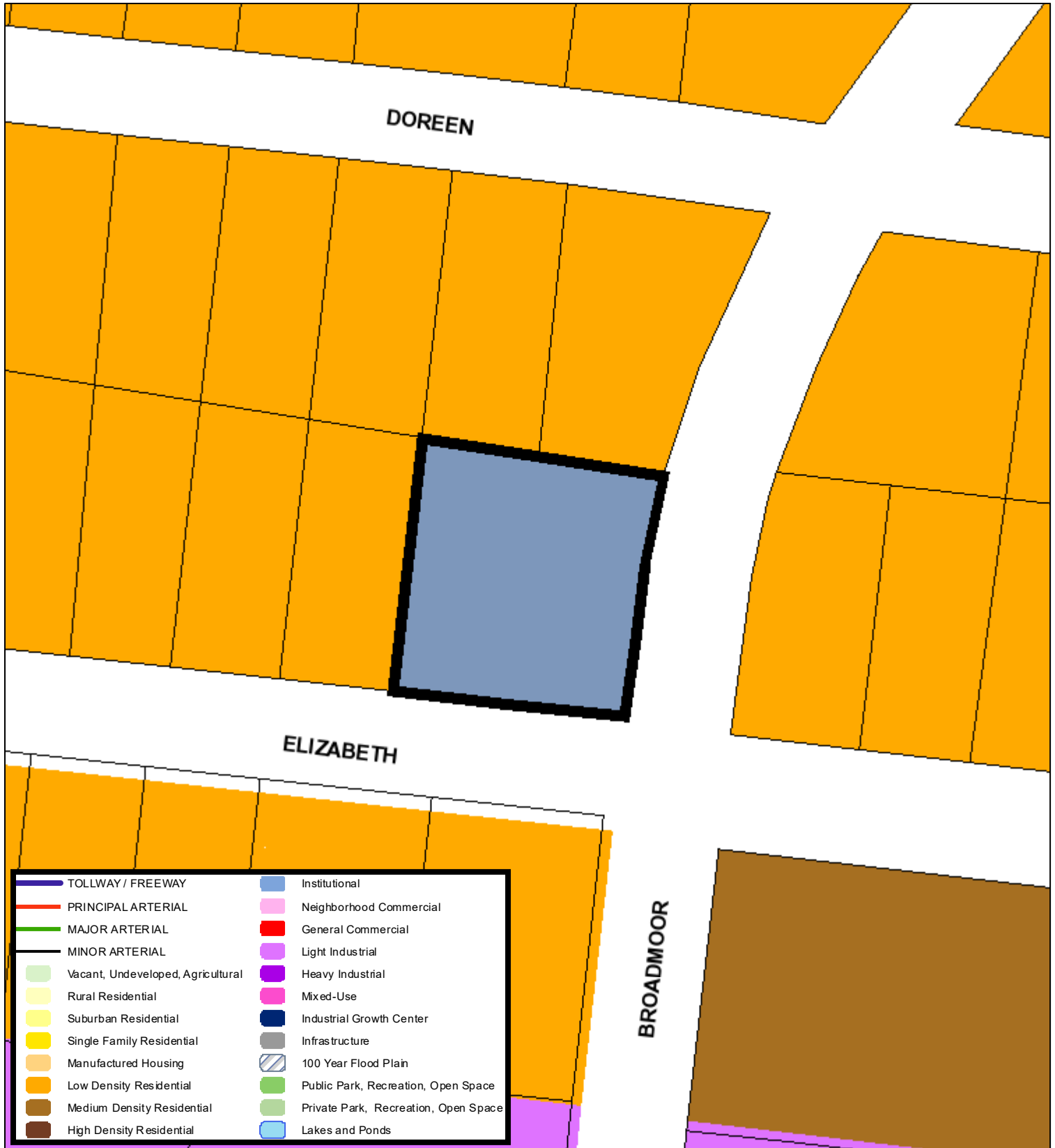
Applicant: Darunee Moore/Rodney Matthews  
 Address: 8100 W. Elizabeth Lane  
 Zoning From: CF  
 Zoning To: Add a CUP for transitional housing  
 Acres: 0.36792613  
 Mapsco: Text  
 Sector/District: Western\_Hills\_Ridglea  
 Commission Date: 2/12/2025  
 Contact: 817-392-6226



	Subject Area
	300 Foot Notification

0 87.5 175 350 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.







# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** Darunee Moore

Mailing Address 3708 Lost Creek Blvd City, State, Zip Aledo, TX 76008

Phone 817-689-1286 Email dan.moore29@yahoo.com

**APPLICANT** Same As Above RODNEY MATTHEWS

Mailing Address Same As Above City, State, Zip \_\_\_\_\_

Phone (817) 225-8422 Email RodneyM13071@gmail.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): 8100 W Elizabeth Ln

Total Rezoning Acreage: 0.386  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): Broadmoor Addition Block 6 Lots 10 & 11

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: 0.386 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"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i>
<input type="checkbox"/> Rezoning to Planned Development (PD) District	<input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____
<input checked="" 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	

### DEVELOPMENT INFORMATION

Current Zoning District(s): Community Facilities District Proposed Zoning District(s): Community Facilities

Current Use of Property: Transitional Housing

Proposed Use of Property: Transitional Housing

#### 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: Community Facilities "CF"

Additional Use Proposed with CUP: Transitional Housing

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)



**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):- 

Owner's Name (Printed): Darunee Moore

**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) Rodney Matthews 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:

Broadmoor Addition Block 6 Lots 10 + 11 (CERTIFIED LEGAL DESCRIPTION)

  
Owner's Signature (of the above referenced property)

Darunee Moore  
Owner's Name (Printed)

  
Applicant or Agent's Signature

Rodney Matthews  
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.
  - 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.

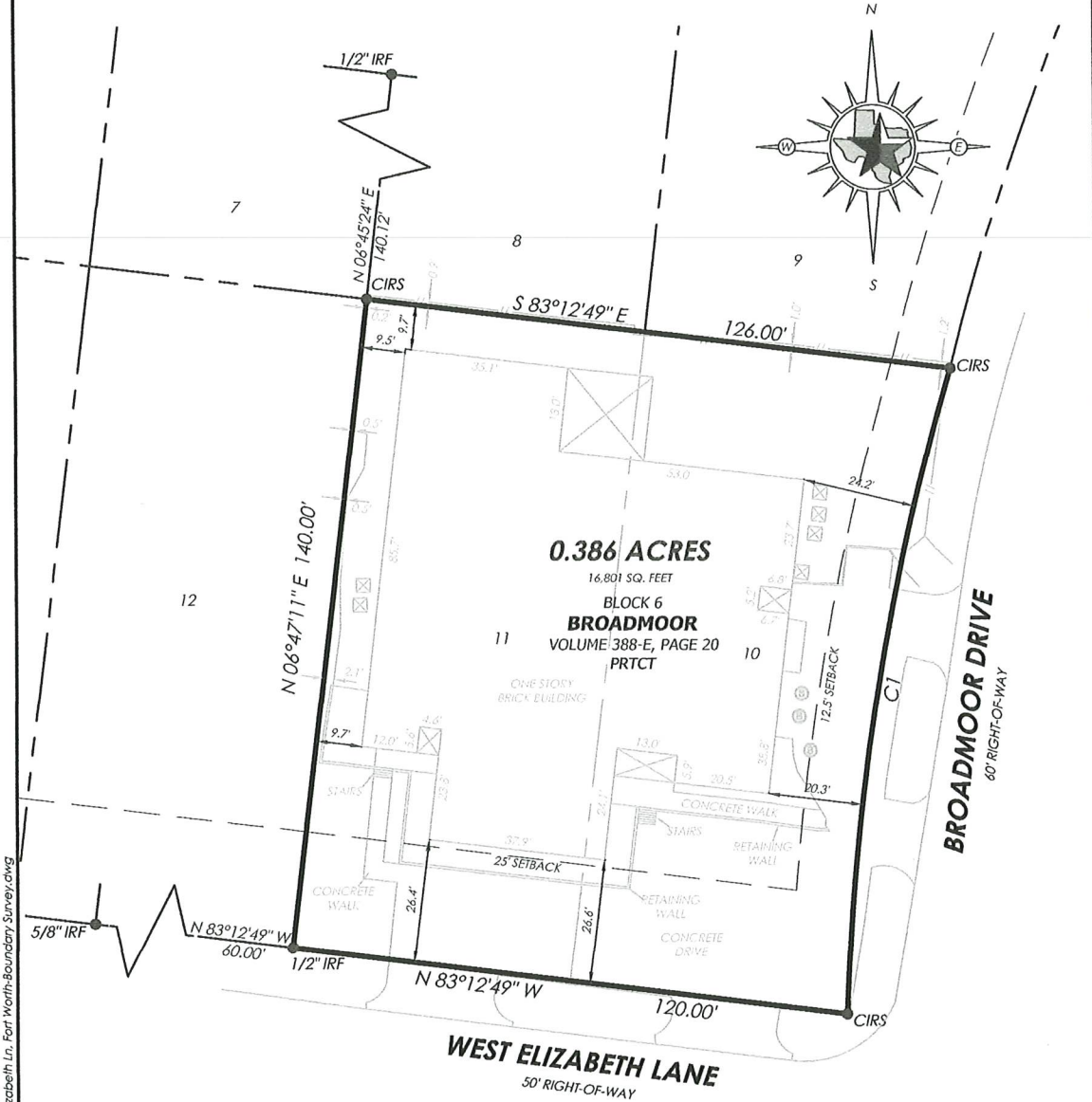
Please make sure to carefully review the development and design standards for your zoning district in Chapter 4 of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, 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.**



# BOUNDARY SURVEY

ALL OF LOTS 10 & 11, BLOCK 6, BROADMOOR, AN ADDITION TO FORT WORTH, ACCORDING TO THE PLAT THEREOF RECORDED VOLUME 388-E, PAGE 20, PLAT RECORDS, TARRANT COUNTY, TEXAS.



**0.386 ACRES**

16,801 SQ. FEET

BLOCK 6

**BROADMOOR**  
VOLUME 388-E, PAGE 20  
PRTCT

ONE STORY  
BRICK BUILDING

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	550.22'	140.51'	140.13'	S 09°14'26" W	14°37'54"

**GENERAL NOTES**

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED EASEMENTS ARE SHOWN. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.

**SURVEYOR'S CERTIFICATION**

I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE PUBLIC RECORDS, AND FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON NOVEMBER 31, 2024. THE VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON, EXCEPT AS SHOWN HEREON THERE ARE NO APPARENT ENCROACHMENTS ONTO THE PROPERTY OR APPARENT PROTRUSIONS THEREFROM. I DID NOT ABSTRACT THE TITLE TO THIS PROPERTY; NOR DID I SEARCH THE PUBLIC RECORDS FOR EASEMENTS, ADVERSE CLAIMS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THIS PROPERTY. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 2, STANDARD LAND SURVEY.

**LEGEND**

ALL SYMBOLS MAY NOT APPLY

- ⊙ SINGLE POST TRAFFIC SIGN
  - ⊙ GUY WIRE
  - ⊙ LIGHT POLE
  - ⊙ WATER METER
  - ⊙ GAS LINE MARKER
  - ⊙ ELECTRIC METER
  - ⊙ A/C UNIT
  - ⊙ ELECTRIC BOX
  - ⊙ SEPTIC LID
  - ⊙ IRRIGATION CONTROL VALVE
  - ⊙ CHAINLINK FENCE
  - ⊙ BARBED WIRE FENCE
  - ⊙ WOOD FENCE
  - ⊙ IRON FENCE
  - ⊙ BURIED UTILITY MARKER
  - ⊙ TELEPHONE PEDESTAL
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ MAILBOX
  - ⊙ SEWER CLEANOUT
  - ⊙ WATER VALVE
  - ⊙ FIRE HYDRANT
  - ⊙ POWER POLE
  - ⊙ STORM DRAIN MANHOLE
  - ⊙ GAS METER
- DRCT = DEED RECORDS, TARRANT COUNTY, TEXAS  
 PRCT = PLAT RECORDS, TARRANT COUNTY, TEXAS  
 CC# = COUNTY CLERK'S INSTRUMENT NUMBER  
 IRF = IRON ROD FOUND  
 CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"  
 OHE = OVERHEAD ELECTRIC

S:\2024 Projects\241230 8100 W Elizabeth Ln, Fort Worth\200 Preliminary\241230 8100 W Elizabeth Ln, Fort Worth-Boundary Survey.dwg



Marshall Miller

MARSHALL W. MILLER  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6882  
 STATE OF TEXAS

DECEMBER 5, 2024

**-LONESTAR-**  
**LAND SURVEYING, LLC**  
 TBPELS FIRM# 10194707  
 3521 SW WILSHIRE BLVD.,  
 JOSHUA, TX 76058  
 MARSHALL.MILLER@LONESTARLANDSURVEYING.COM