



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
100 Fort Worth Trail, 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.

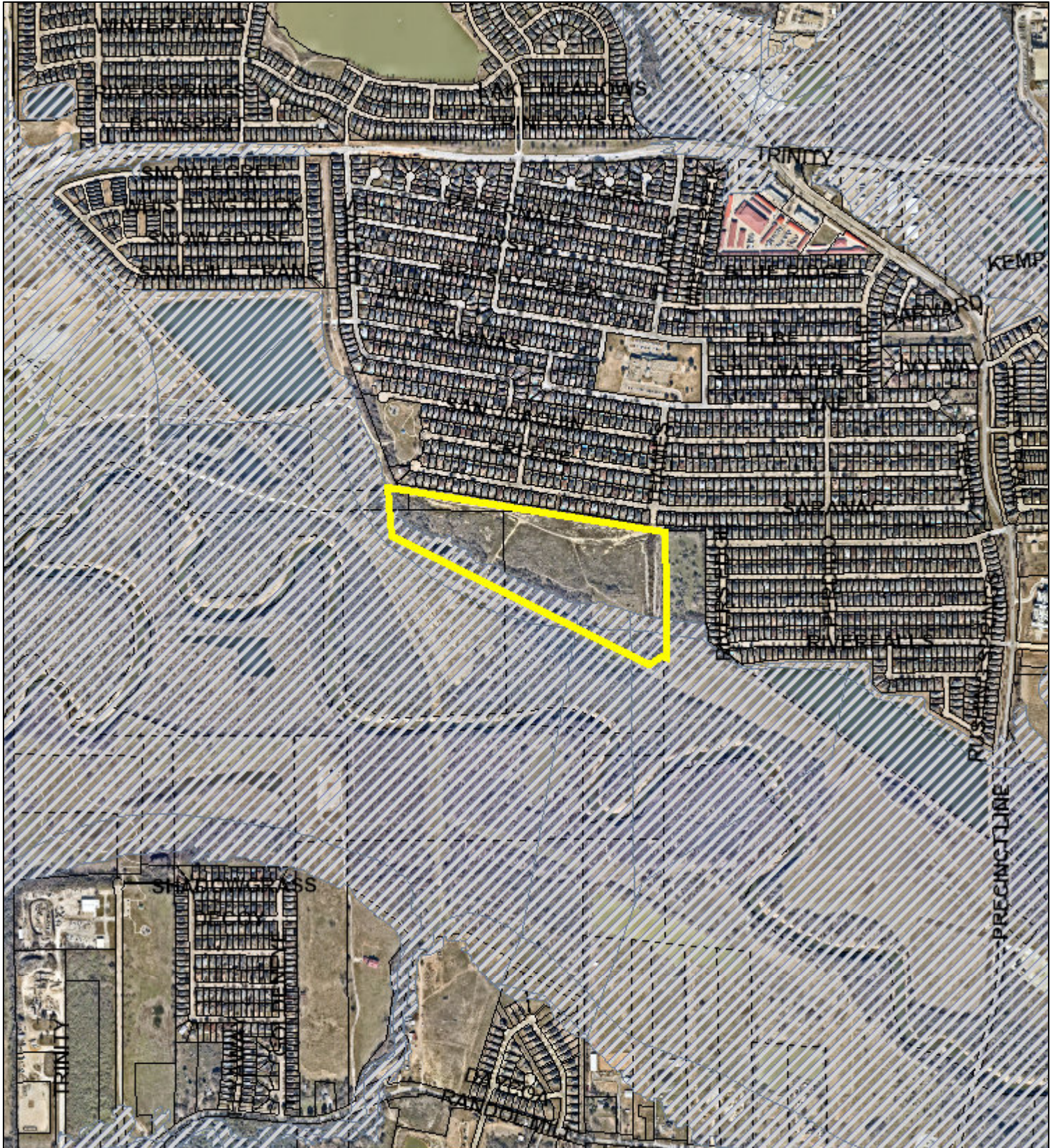
PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St Council Chambers, Second Floor	
LOCATION MAP	

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:	

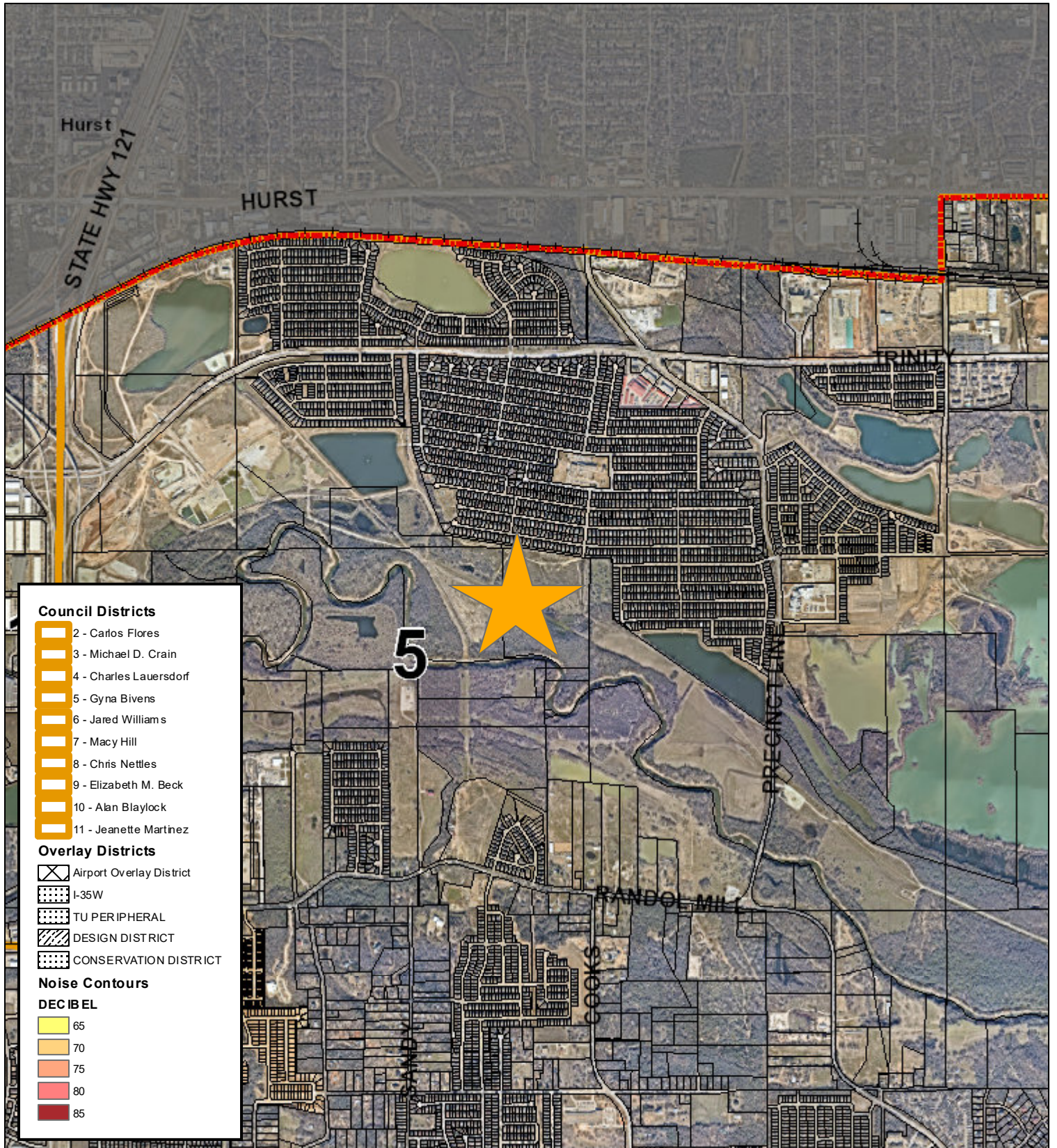
Aerial Photo Map



0 650 1,300 2,600 Feet



Area Map



Council Districts

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

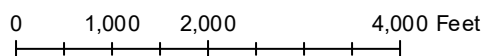
Overlay Districts

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

Noise Contours

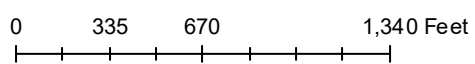
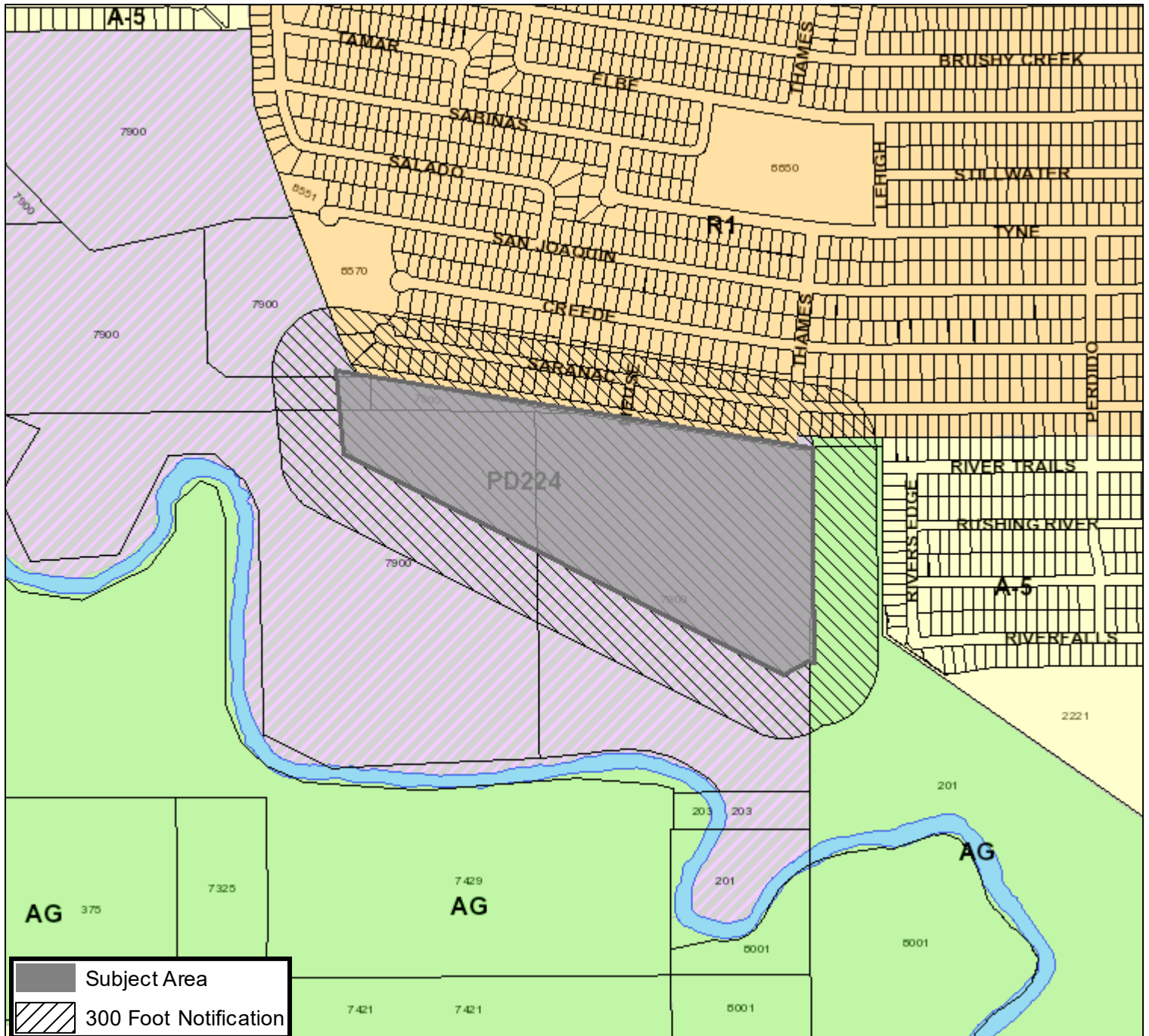
DECIBEL

- 65
- 70
- 75
- 80
- 85

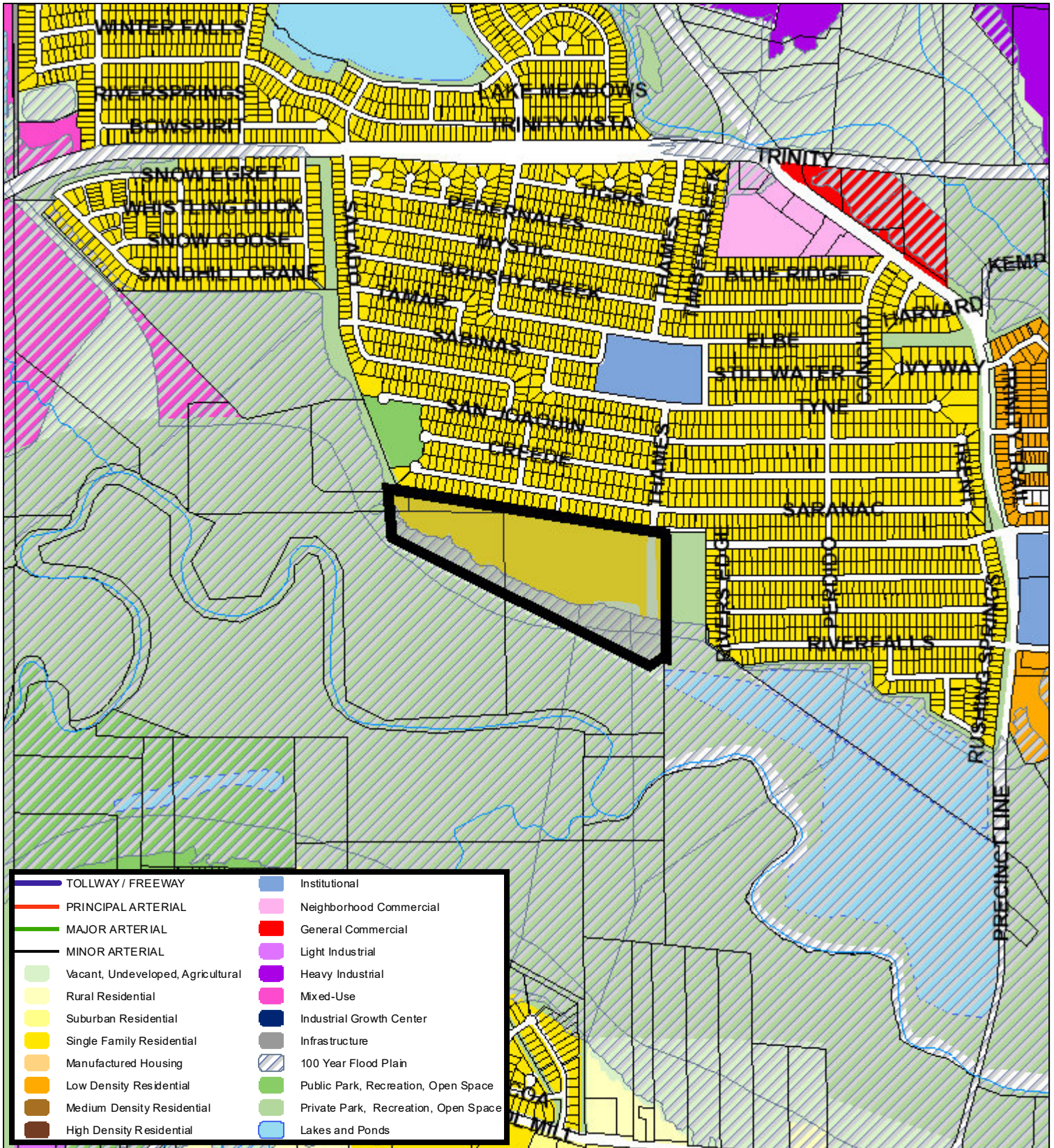


Area Zoning Map

Applicant: Riverbend Investment 1 LTD by Newell Properties
 Address: South of 2500 block of Thames Trail
 Zoning From: PD 224 for sand & gravel mining
 Zoning To: TL-NB for single family
 Acres: 39.45
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 3/12/2025
 Contact: 817-392-7882



Future Land Use



1,000 500 0 1,000 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.





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER RIVERBEND INVESTMENT 1
 Mailing Address PO Box 185104 City, State, Zip FORT WORTH, TX 76181
 Phone 817-589-9001 Email Kenneth@kbnewell.com

APPLICANT Newell Properties
 Mailing Address PO Box 185104 City, State, Zip FORT WORTH, TX 76181
 Phone 817-589-9001 Email Kenneth@kbnewell.com

AGENT / OTHER CONTACT DCG Engineering, Inc David Gregory
 Mailing Address 1668 Keller Parkway Suite 100 City, State, Zip Keller, TX 76248
 Phone 817-874-2941 Email David@dcgengineering.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): Approximately 100 feet South of Saranc Trail and Thames Trail
 Total Rezoning Acreage: 39.345 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: 39.345 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 checked="" 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): PD224 Proposed Zoning District(s): TL-NB

Current Use of Property: Vacant

Proposed Use of Property: Single Family

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)

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.

DESIRE TO MOVE PROPERTY FROM PD224 ZONING TO TL-NB
TO DEVELOP PROPERTY AS SINGLE FAMILY RESIDENTIAL
IN ACCORDANCE WITH ESTABLISHED TRINITY LAKES FORM BASED
CODE - NEIGHBORHOOD STANDARDS AND REGULATIONS.

ADDITIONAL QUESTIONS

1. Is this property part of a current Code Compliance case? Yes No If yes, please explain:

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) **No**

¿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.

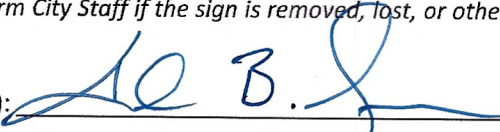
I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public 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):



Owner's Name (Printed):

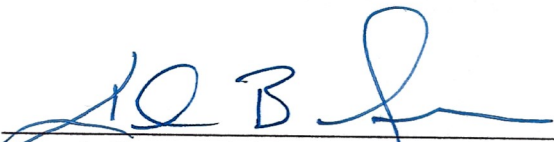
Kenneth B. Newell - RIVERBEND INVESTMENT 1

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) DCG Engineering, Inc. David Gregory 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

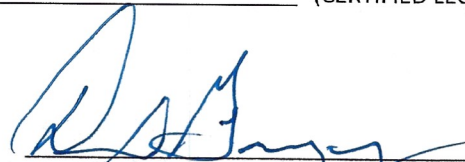
(CERTIFIED LEGAL DESCRIPTION)



Owner's Signature (of the above referenced property)

Kenneth B. Newell

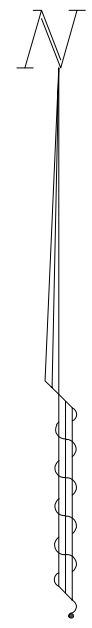
Owner's Name (Printed)



Applicant or Agent's Signature

David Gregory

Applicant or Agent's Name (Printed):



10(c)
Pipeline Easement
Energy Transfer East, LP
CO# 0209087765
D.R.T.C.T.

10(c)
Pipeline Easement
Energy Transfer East, LP
CO# 0209087765
D.R.T.C.T.

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Pipeline Easement
Energy Transfer East, LP
CO# 0209087765
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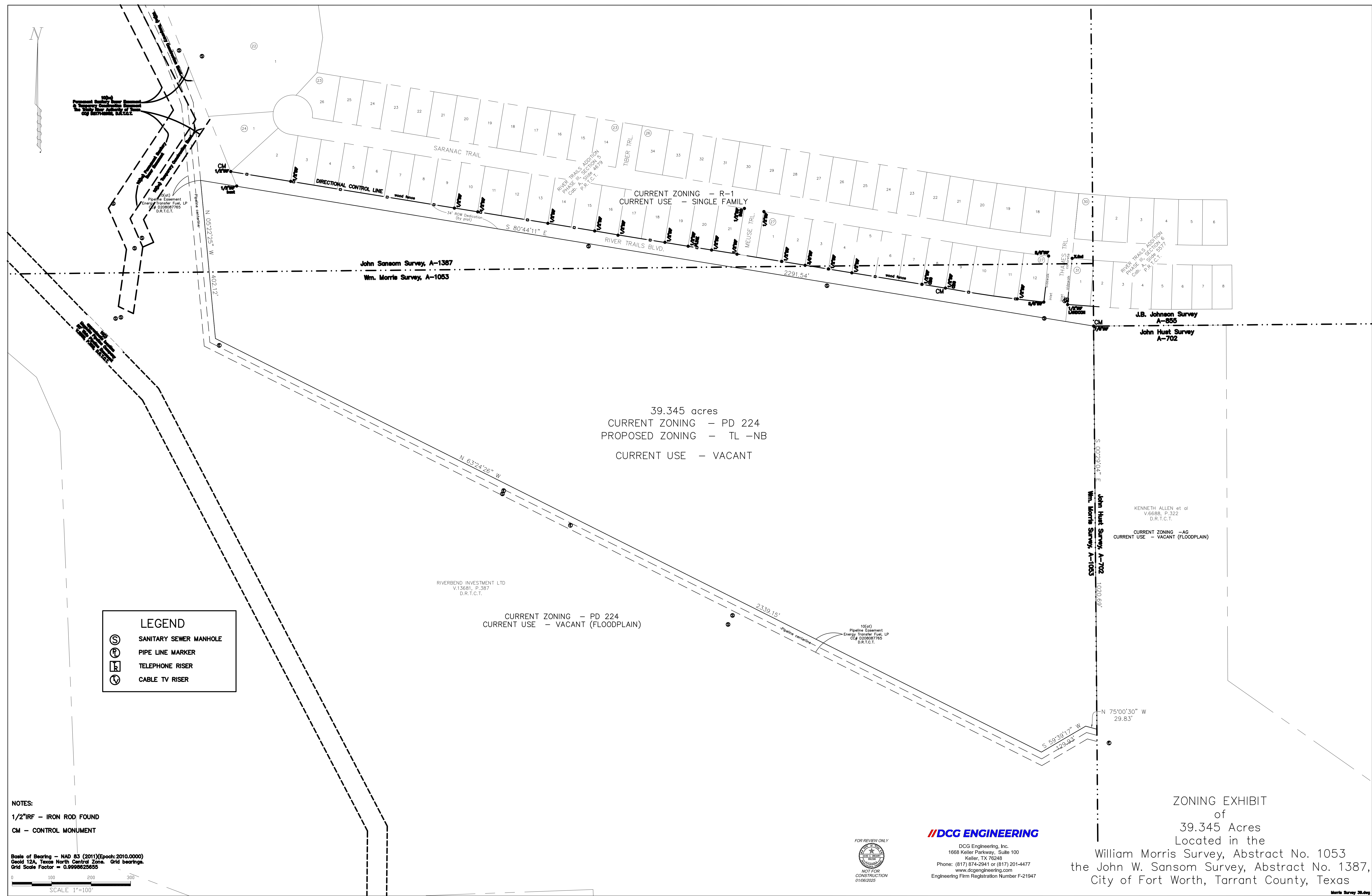
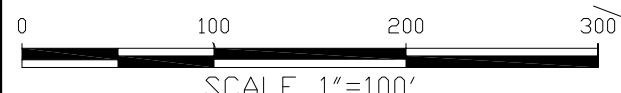
10(c)
Pipeline Easement
Energy Transfer East, LP
CO# 0209087765
D.R.T.C.T.

10(c)
Pipeline Easement
Energy Transfer East, LP
CO# 0209087765
D.R.T.C.T.

LEGEND	
	SANITARY SEWER MANHOLE
	PIPE LINE MARKER
	TELEPHONE RISER
	CABLE TV RISER

NOTES:
1/2" IRF - IRON ROD FOUND
CM - CONTROL MONUMENT

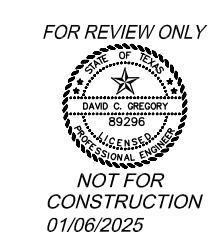
Base of Bearing - NAD 83 (2011) (Epoch: 2010.0000)
Geoid 12A, Texas North Central Zone. Grid bearings.
Grid Scale Factor = 0.9998625855



39.345 acres
CURRENT ZONING - PD 224
PROPOSED ZONING - TL -NB
CURRENT USE - VACANT

RIVERBEND INVESTMENT LTD
V.13681, P.387
D.R.T.C.T.
CURRENT ZONING - PD 224
CURRENT USE - VACANT (FLOODPLAIN)

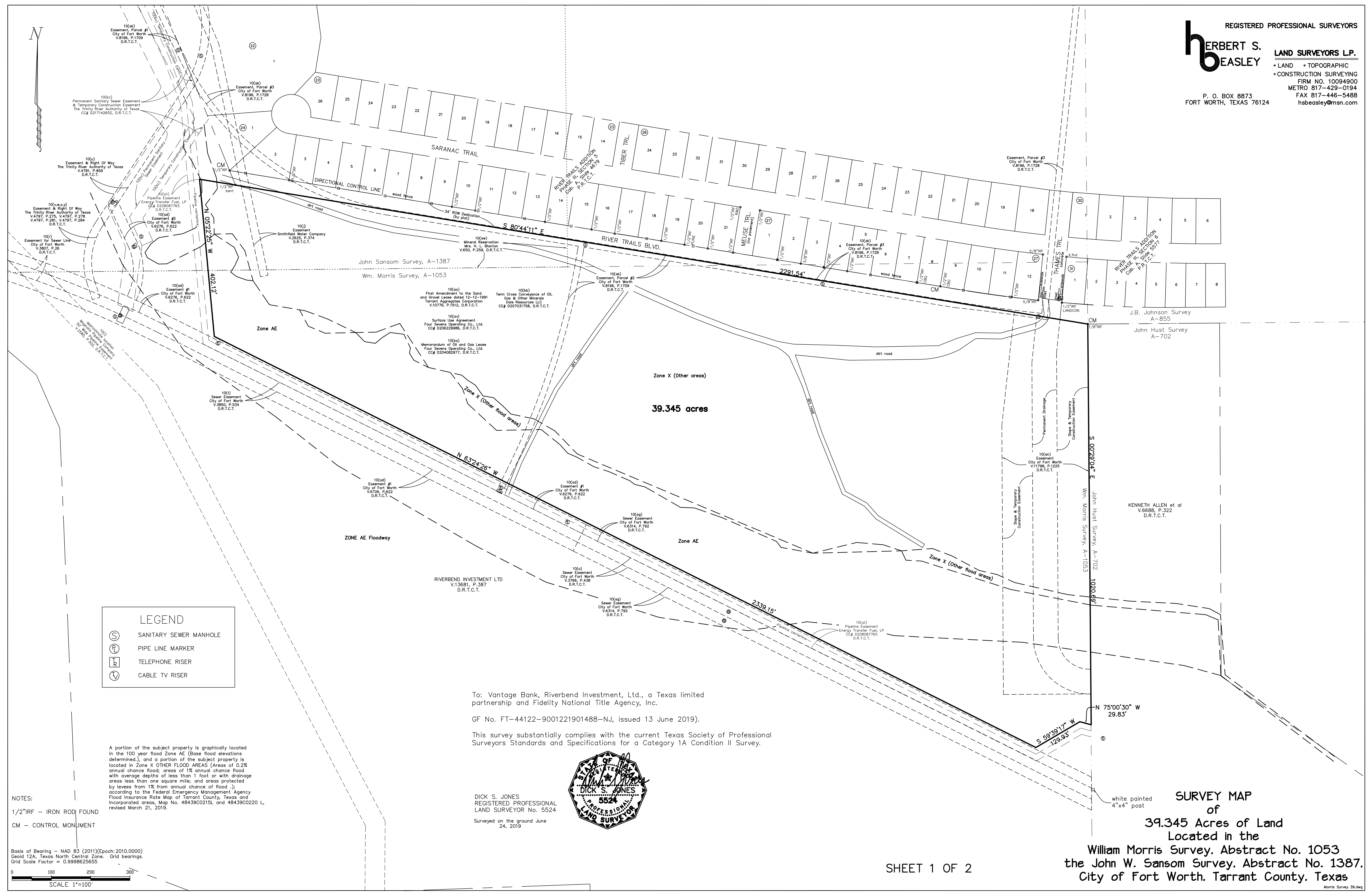
KENNETH ALLEN et al
V.6688, P.322
D.R.T.C.T.
CURRENT ZONING -AG
CURRENT USE - VACANT (FLOODPLAIN)



DCG ENGINEERING

DCG Engineering, Inc.
1668 Keller Parkway, Suite 100
Keller, TX 75248
Phone: (817) 874-2941 or (817) 201-4477
www.dcgengineering.com
Engineering Firm Registration Number F-21947

ZONING EXHIBIT
of
39.345 Acres
Located in the
William Morris Survey, Abstract No. 1053
the John W. Sansom Survey, Abstract No. 1387,
City of Fort Worth, Tarrant County, Texas



LEGEND

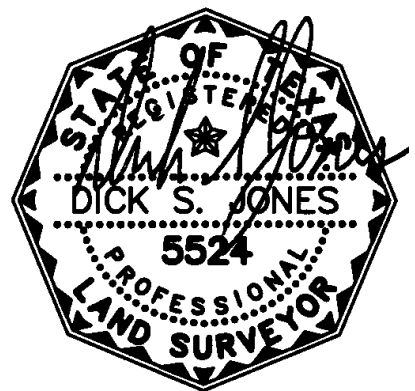
(S)	SANITARY SEWER MANHOLE
(P)	PIPE LINE MARKER
(R)	TELEPHONE RISER
(V)	CABLE TV RISER

NOTES:
 1/2"IRF - IRON ROD FOUND
 CM - CONTROL MONUMENT

Basis of Bearing - NAD 83 (2011) (Epoch: 2010.0000)
 Geoid 12A, Texas North Central Zone. Grid bearings.
 Grid Scale Factor = 0.9998625555
 SCALE 1"=100'

To: Vantage Bank, Riverbend Investment, Ltd., a Texas limited partnership and Fidelity National Title Agency, Inc.
 GF No. FT-44122-9001221901488-NJ, issued 13 June 2019).

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.



DICK S. JONES
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 5524
 Surveyed on the ground June
 24, 2019

SURVEY MAP
 of
39.345 Acres of Land
 Located in the
 William Morris Survey, Abstract No. 1053
 the John W. Sansom Survey, Abstract No. 1387,
 City of Fort Worth, Tarrant County, Texas