



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:	

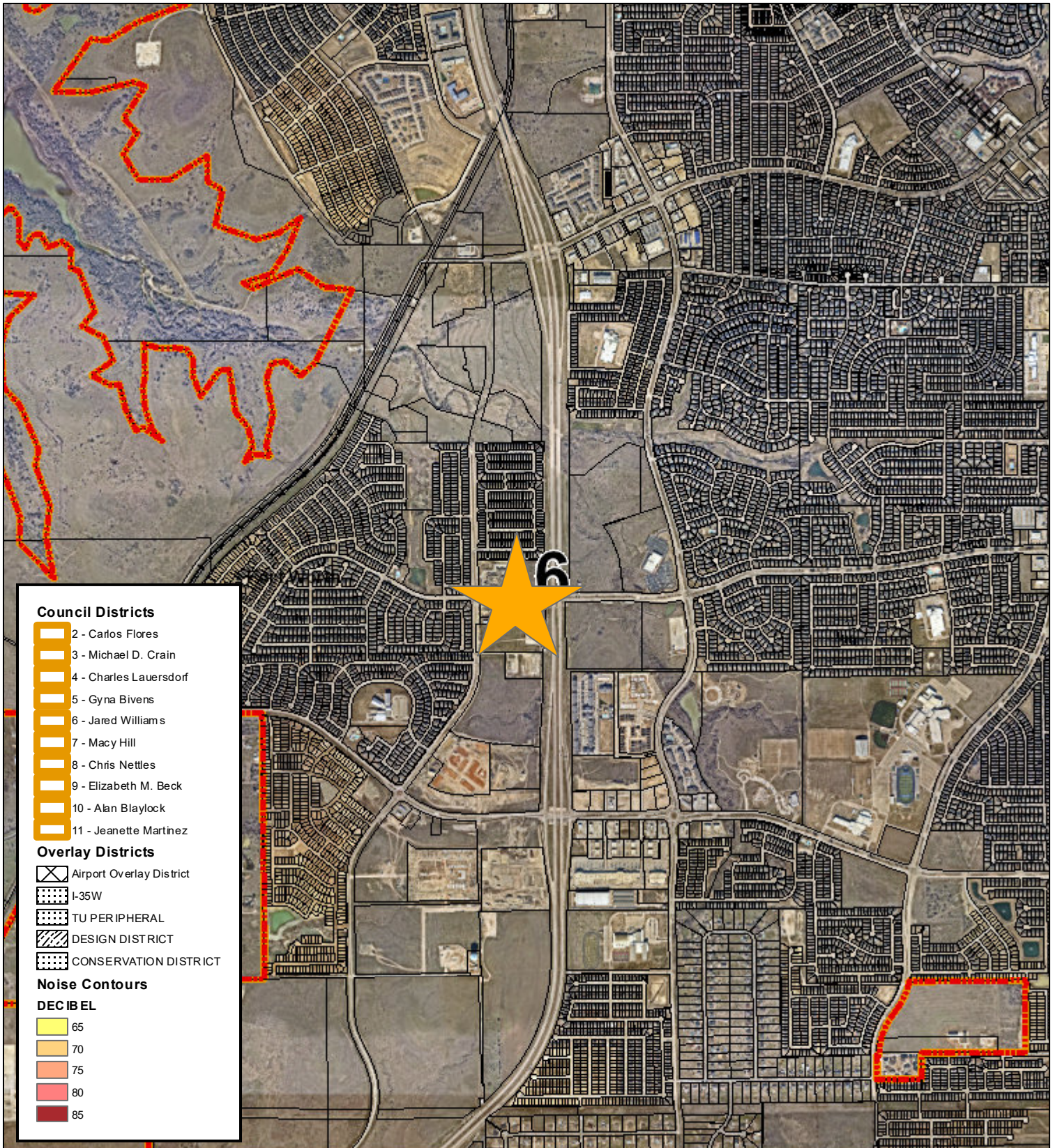
Aerial Photo Map



0 155 310 620 Feet



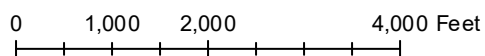
Area Map



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

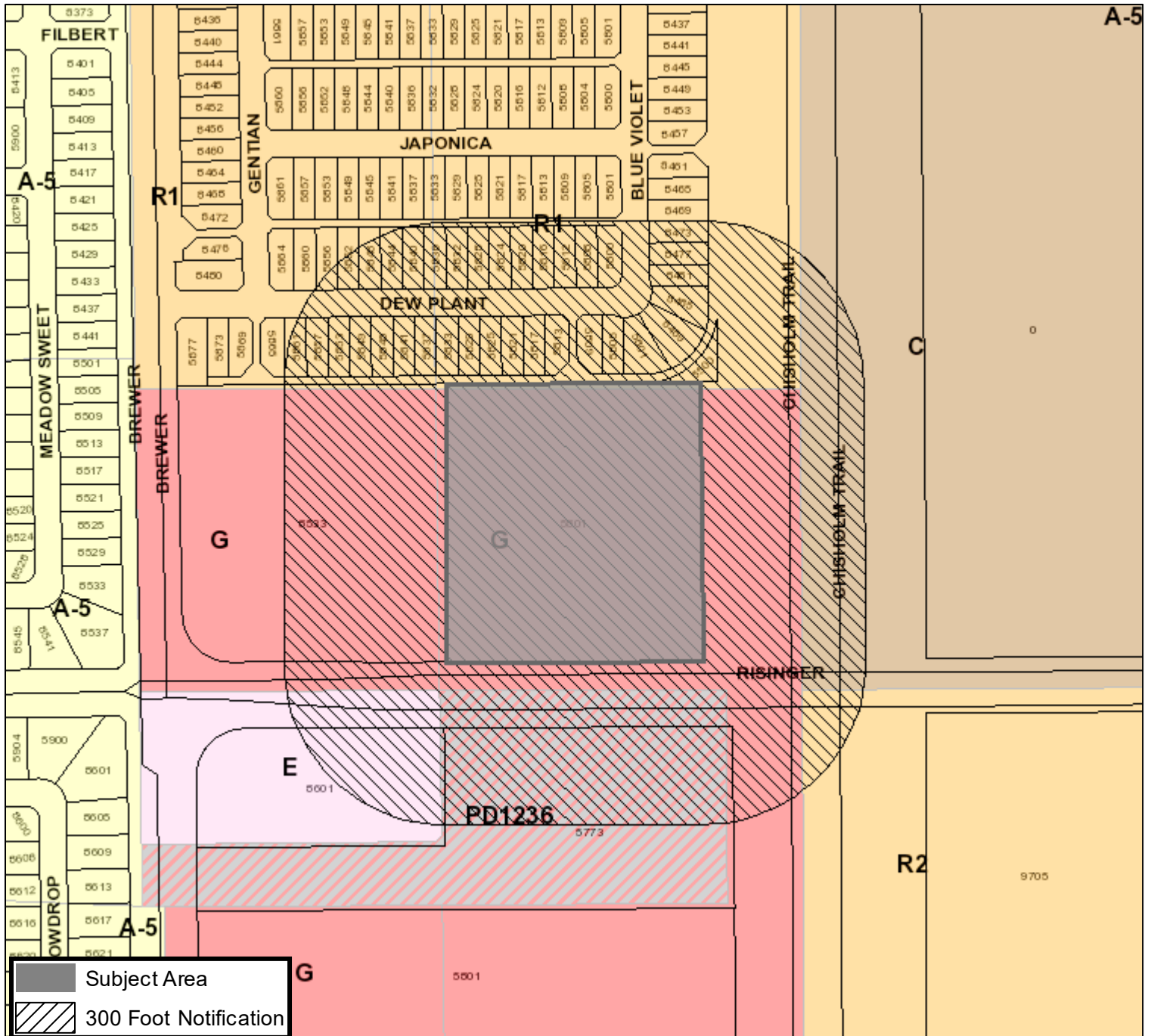
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT



Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85

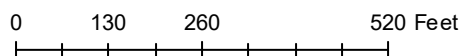


Area Zoning Map

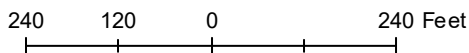
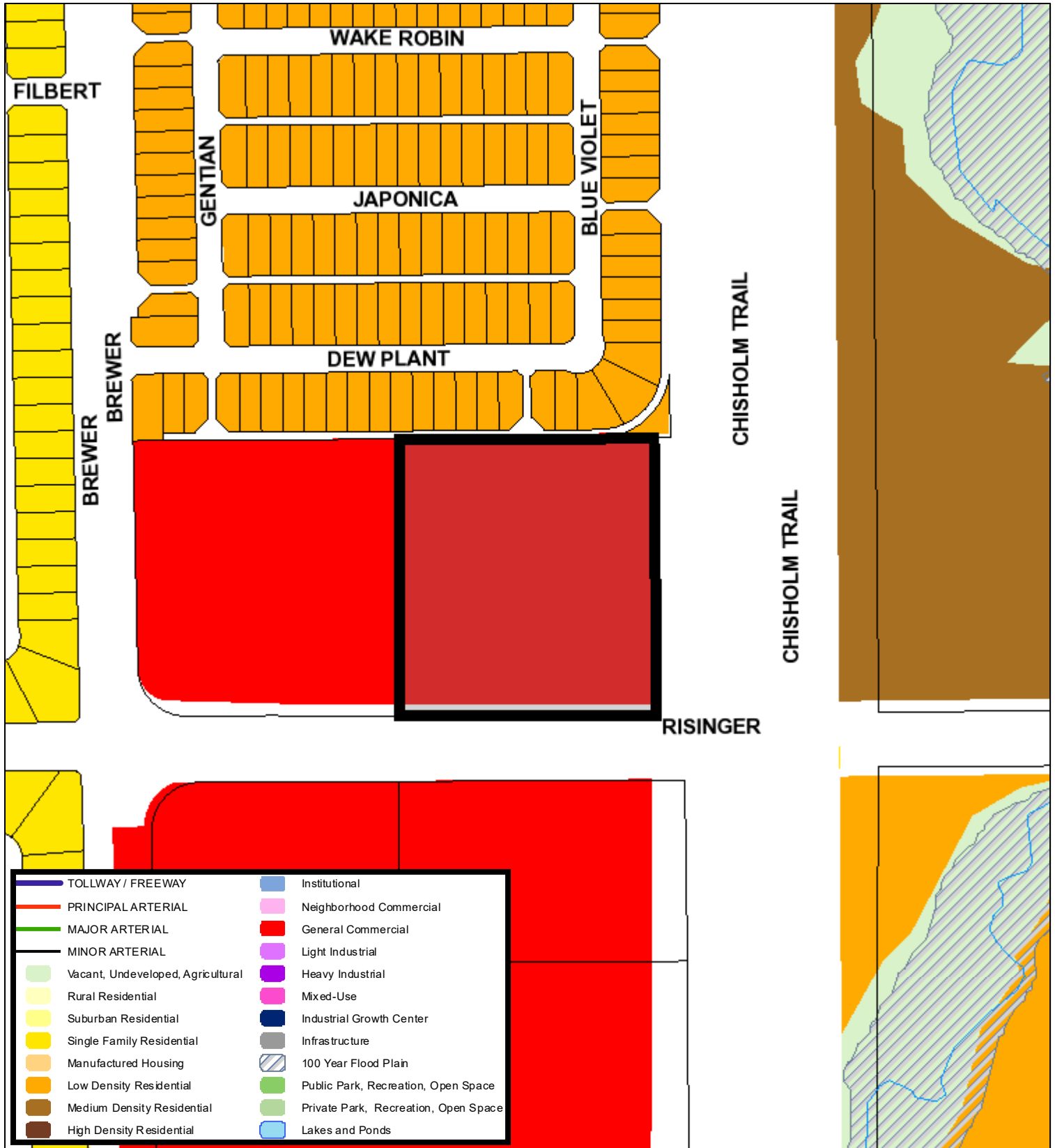
Applicant: DFW Pinnacle Montessori, LLC / Mary Nell Poole
 Address: 5801 W Risinger Road
 Zoning From: G
 Zoning To: R2
 Acres: 5.59347212
 Mapsco: Text
 Sector/District: Far_Southwest
 Commission Date: 11/13/2024
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification



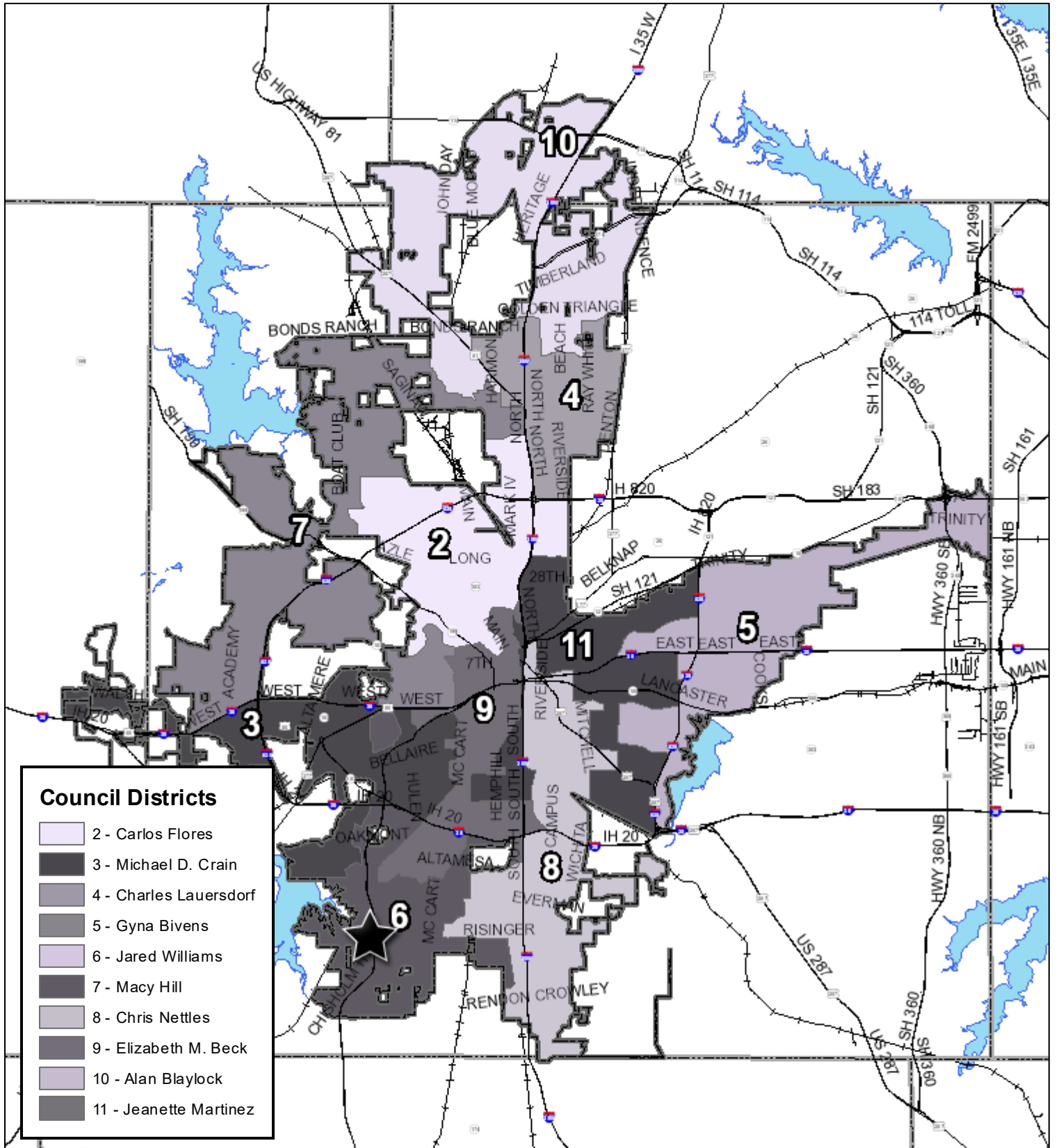
Future Land Use



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.

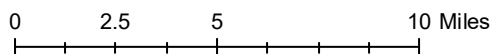


Location Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
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- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER DFW Pinnacle Montessori, LLC

Mailing Address 6288 Pepperbark Drive City, State, Zip Frisco, TX 75034

Phone _____ Email _____

APPLICANT Zion Capital, LLC

Mailing Address 7305 Zion Lane City, State, Zip McKinney, TX 75070

Phone 682-597-5376 Email zioncapital20@gmail.com

AGENT / OTHER CONTACT Mary Nell Poole - Townsite

Mailing Address 2918 Wingate, Ste 100 City, State, Zip Fort Worth, TX 76107

Phone 817-850-9500 Email marynell@townsiteco.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): 5801 W Risinger Road

Total Rezoning Acreage: 5.5940 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: 5.593 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): G Proposed Zoning District(s): R2 Townhouse/Cluster

Current Use of Property: Vacant

Proposed Use of Property: Attached Townhomes

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.

The developer would like to rezone the area from G General Commercial to R2 Townhouse/Cluster. The property on the eastern border is adjacent to the Chishom Trail frontage road, Risinger Road to the south, a Senior Living on the west and R1 residential to the north.

The plan is to construct 48, for sale, townhomes in a combination of 2 and 3 story buildings. Homes will have two or three bedrooms with square footage ranging from 1,750 to 2,200. Each home will have an attached 2-car garage. The townhomes are attached in variations of 3 and 4 units separated by open green spaces. Homes face a public street and garages are accessed by rear alley.

The developer is proposing a 10' front yard setback to create a unified residential look with sidewalks and street trees. Along with the green spaces dispersed throughout, there will be an HOA amenity area including a dog park.

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): X ^{Authenticate} Nirmal Kumar 09/03/24 8:59 PM

Owner's Name (Printed): DFW Pinnacle Montessori, LLC by Nirmal Kumar, Member

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) Mary Nell Poole - Townsite 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: Juan Jose Albirado Survey Abstract 4 Tract 4B05A (CERTIFIED LEGAL DESCRIPTION)

X ^{Authenticate} Nirmal Kumar 09/03/24 8:59 PM

Owner's Signature (of the above referenced property)

X DFW Pinnacle Montessori, LLC by Nirmal Kumar, Member

Owner's Name (Printed)

Mary Nell Poole
Applicant or Agent's Signature

Mary Nell Poole

Applicant or Agent's Name (Printed):

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)

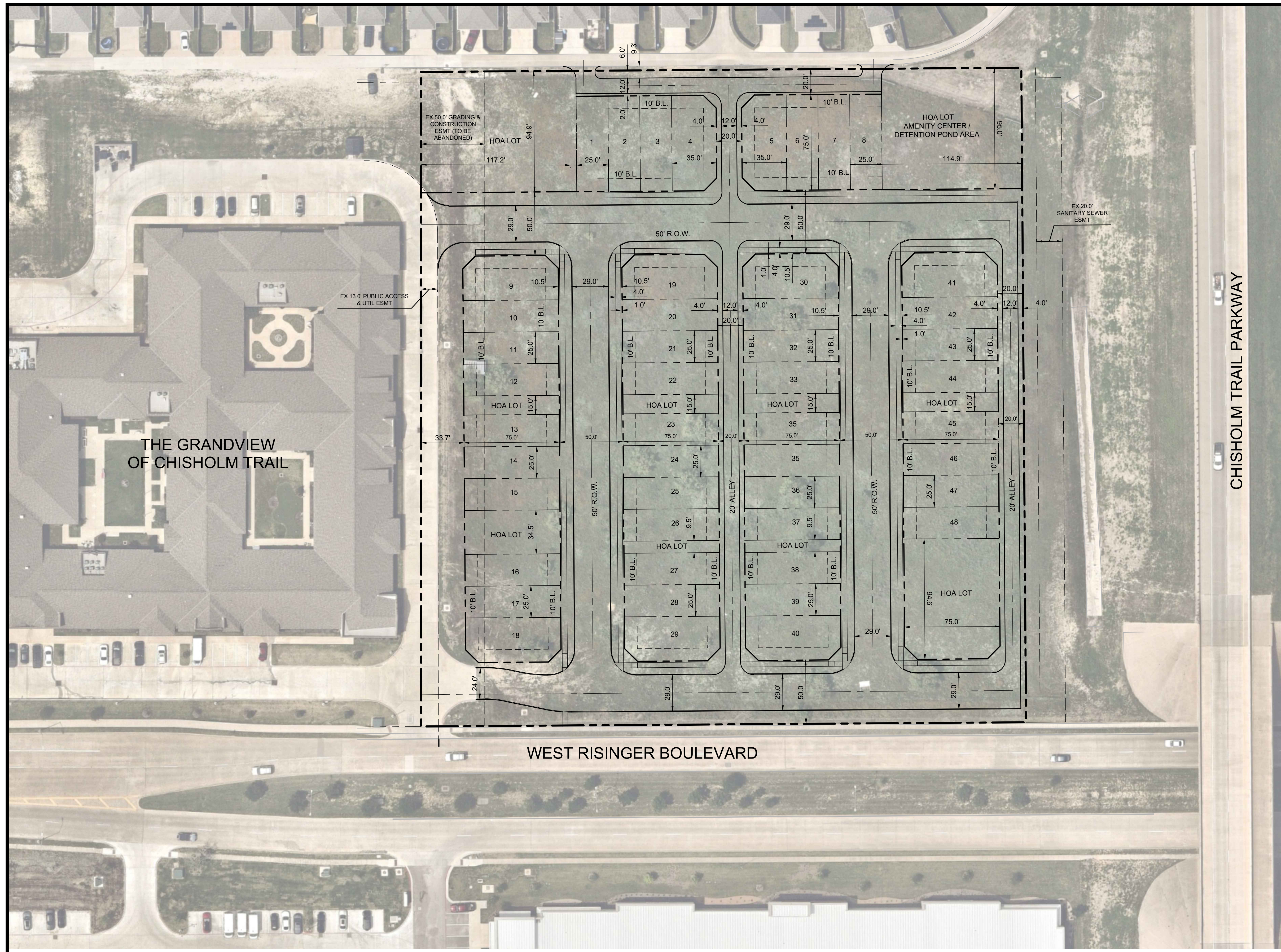
¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) Sí No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

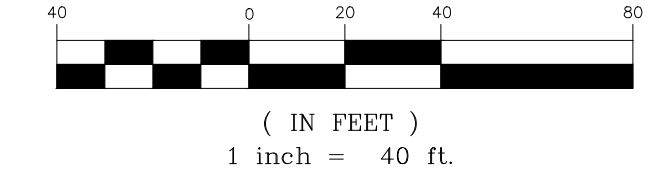
6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- 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

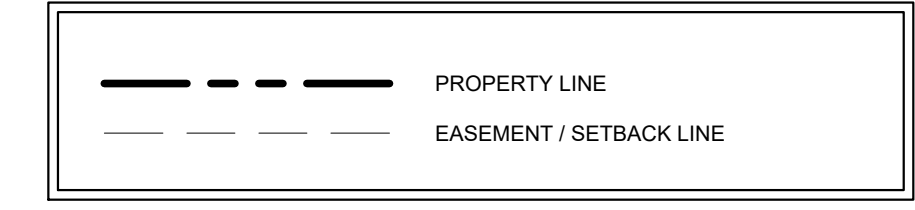
File: F:\2023-24 Zion Capital\2023-24-05 Risinger (Fort Worth)\Civil\Exhibits\Site Exhibits R2k.dwg | Date Plotted: 8/29/2024 2:21 PM | Plotted By: Rick



GRAPHIC SCALE

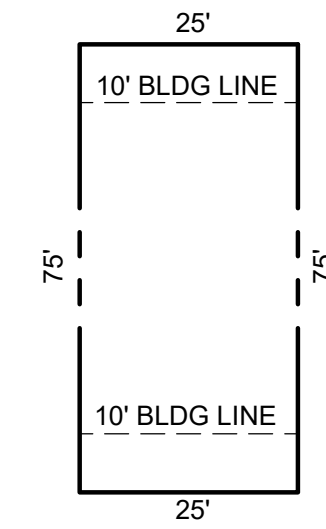


LEGEND

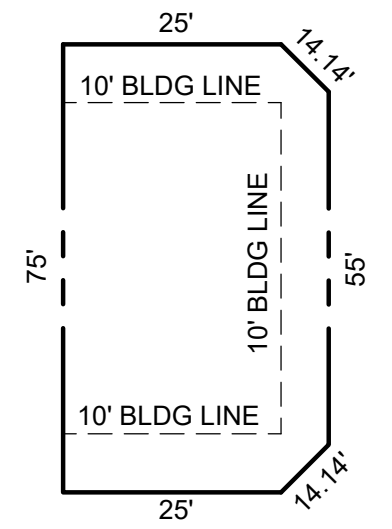


NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.



TYPICAL LOT



TYPICAL CORNER LOT

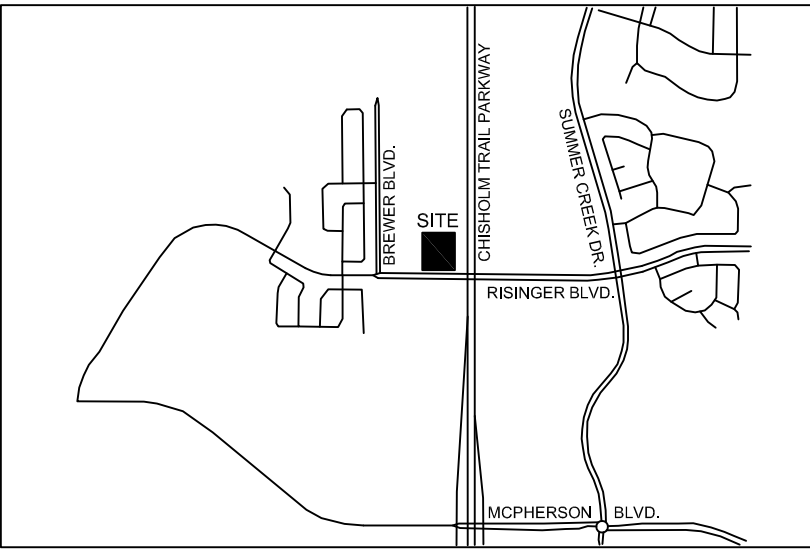
**Concept Plan
for
Zion Townhomes**

West Risinger Boulevard at Chisholm Trail Parkway
Proposed Zoning = Townhouse / Cluster
(R2) District
Located Near the City of Fort Worth, Texas
in Tarrant County
48 Lots, 10 HOA Lots
Date Prepared: August 29, 2024



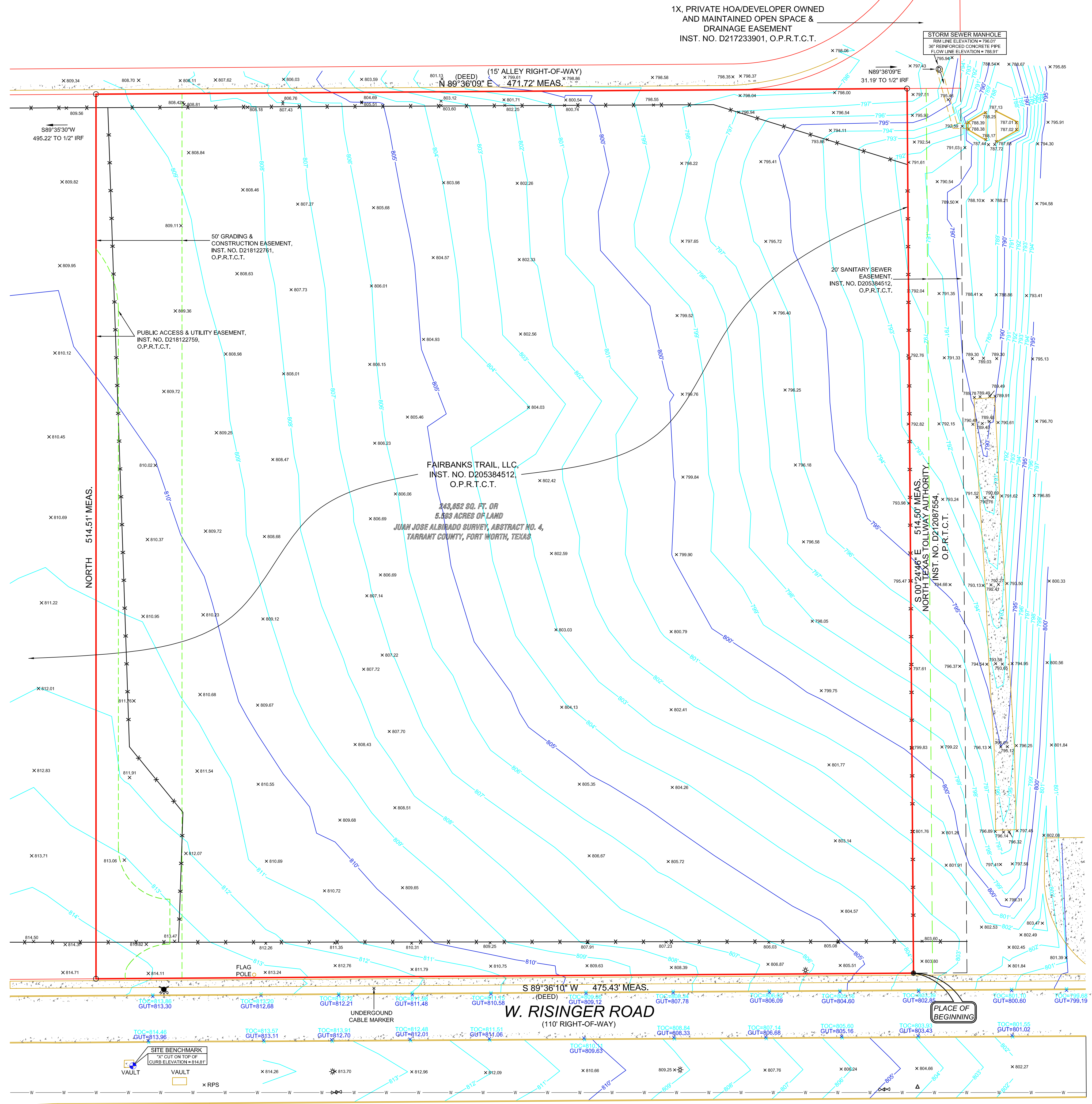
TOTAL SITE AREA = 5.5935 ACRES
OPEN SPACE (HOA LOTS) = 0.84 ACRES

VICINITY MAP (NOT TO SCALE)



ALTA / NSPS LAND TITLE SURVEY PLAT

1X, HOA/DEVELOPER OWNED
AND MAINTAINED OPEN SPACE &
DRAINAGE EASEMENT
INST. NO. D217233901, O.P.R.T.C.T.



LEGAL DESCRIPTION

Being all that certain lot, tract or parcel of land located in the JUAN JOSE ALVARADO SURVEY, Abstract No. 4, City of Fort Worth, Tarrant County, Texas, and being part of the same tract of land described in deed to Fairbanks Trail, LLC, recorded in Instrument No. D205384512, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found in the North line of W. Risinger Road, a 110' right-of-way, at the Southwest corner of a tract of land described in Judgment to North Texas Tollway Authority, recorded in Instrument No. D212087554, Official Public Records, Tarrant County, Texas;

Thence South 89°36'10" West, along said North line, a distance of 475.43' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North, a distance of 514.51' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the South line of a 15' alley right-of-way;

Thence North 89°36'09" East, along said South line, a distance of 471.72' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northwest corner of said North Texas Tollway Authority tract;

Thence South 00°24'46" East, a distance of 514.50' to the PLACE OF BEGINNING and containing 243,652 square feet or 5.593 acres of land.

SURVEYOR'S CERTIFICATION

To: Triangle Engineering, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, and 13 of Table A thereof. The fieldwork was completed on 07-23-2018.

Date of Plat or Map: 07-31-2018

**PRELIMINARY SURVEY
NOT FOR RECORDING PURPOSES**

JOHN S. TURNER RPLS 5310

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

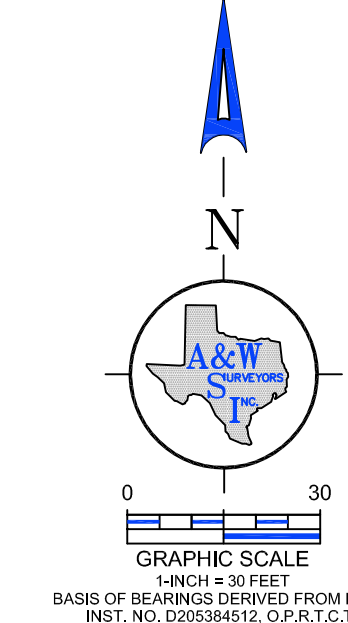
Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

- TABLE "A" NOTES**
- 1) Shown on survey
 - 2) Shown on survey
 - 3) Shown on survey
 - 4) Shown on survey
 - 5) Shown on survey
 - 6) Shown on survey
 - 7(a) Shown on survey
 - 8) Shown on survey
 - 9) See parking note
 - 11) Visible utilities and marked paint stripes shown.
 - 13) Shown on survey

- SCHEDULE "B" NOTES**
- Items corresponding to the Commitment for Title Insurance Issued June 18, 2018, by Stewart Title Guaranty Company bearing an effective date of June 7, 2018, G. F. No. 842568(S-TX-CP-GL).
- 10f) Mutual Access and Utility Easement Agreement, Inst. No. D218122759, O.P.R.T.C.T. (Subject to - On survey)
- 10g) Easement Agreement, Inst. No. D218122761, O.P.R.T.C.T. (Subject to - On survey)
- 10h) 20' Sanitary Sewer easement, Inst. No. D205384512, O.P.R.T.C.T. (Does not physically affect - On survey)
- The surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

FLOOD

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C 0410K, dated 09-25-2009. The property is located in Zone "X".



NOTE: All 1/2" IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LEGEND

10" IR FOUND	1" IR FOUND	TELE BOX	BOLLARD POST	UTILITY POLE	OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE
10" IR SET	1" IR SET	CABLE BOX	LIGHT POLE	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
1/2" IR FOUND	1/2" IR FOUND	ELECTRIC BOX	SAN SEW. MH.	GAS METER	DAMAGED WIRE FENCE	FIRE LANE STRIP	BRICK	BOUNDARY
1/2" IR SET	1/2" IR SET	POINT CORNER	IRRIGATION VALVE	A.C. FND	IRON FENCE	BRICK RET. WALL	STONE	HARBANK LINE
1/2" IR FOUND	1/2" IR FOUND	POINT CORNER	WATER VALVE	TRANS. BOX	CHANGING FENCE	STONE RET. WALL	WOOD DECK	PARKING STRIP
1/2" IR SET	1/2" IR SET	CON. MONUMENT	STORM DRAIN MH.	POOL EQUIP.	CON. RET. WALL	WOOD FENCE	BUILDING WALL	HANDICAP SPACE
10" IR FOUND	1" IR FOUND	SAN SEW. CO.	IR VALVE	PIPE RAIL FENCE	NO PARKING	NO PARKING	TILE	

W. RISINGER ROAD & BREWER BOULEVARD FORT WORTH, TEXAS

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4994
WWW.AWSURVEY.COM

JOB: 18-060
DATE: 07-23-2018
DRAWN BY: 517

"A professional company operating in your best interest"

Google Maps 6800 W Risinger Rd



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 200 ft

