



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:	

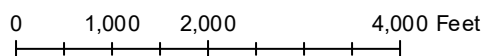
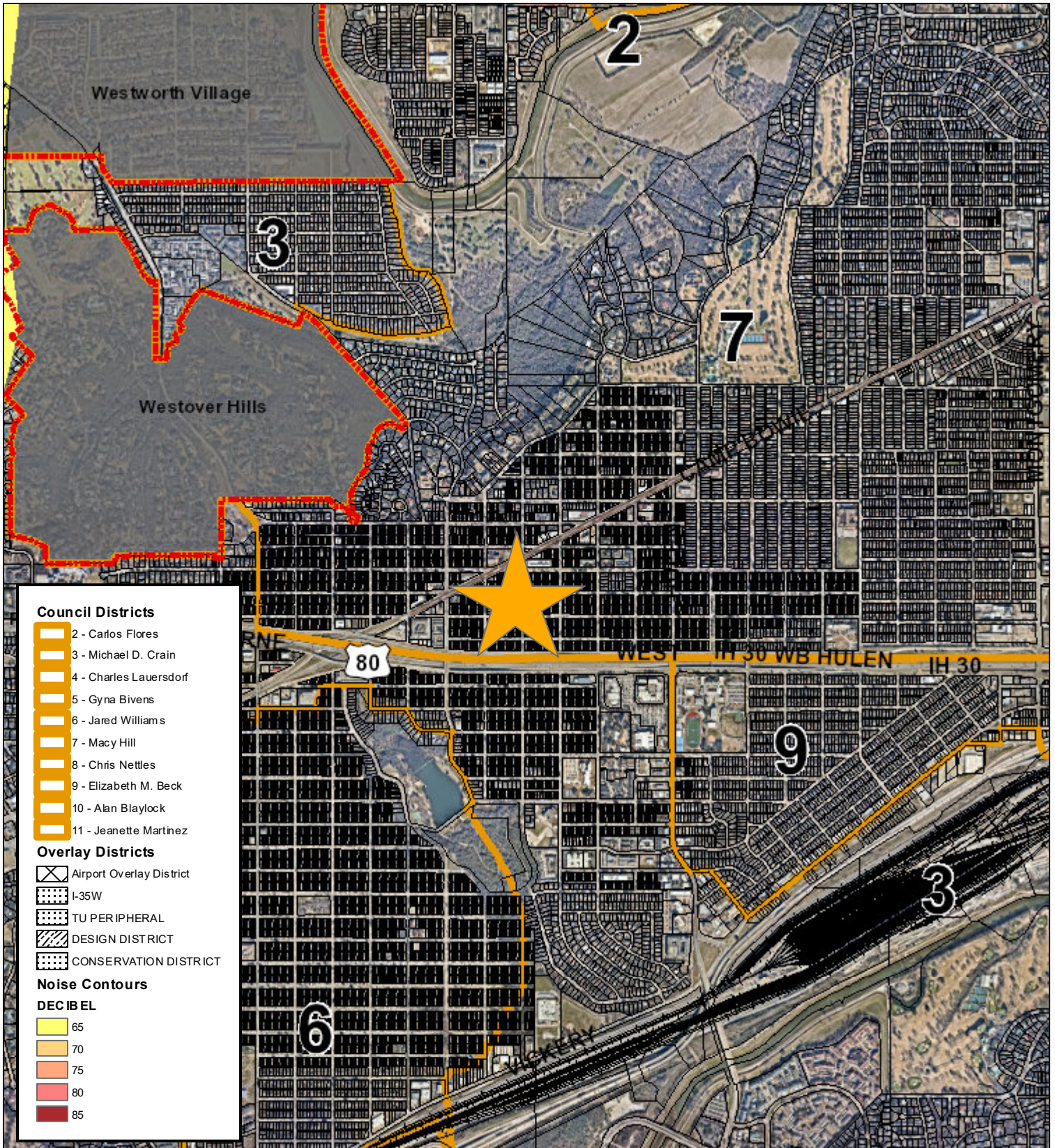
Aerial Photo Map



0 40 80 160 Feet



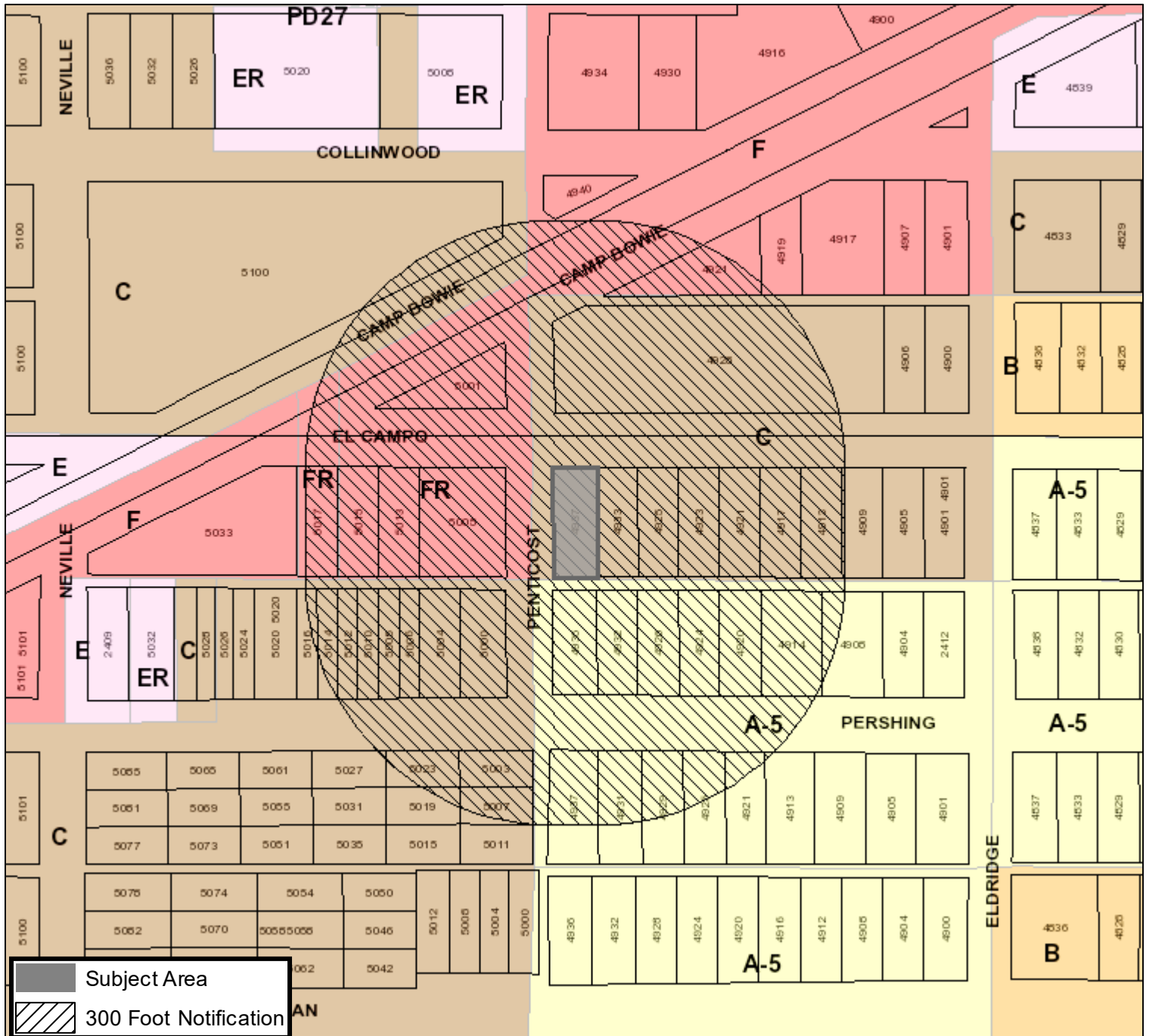
Area Map





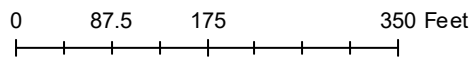


Area Zoning Map

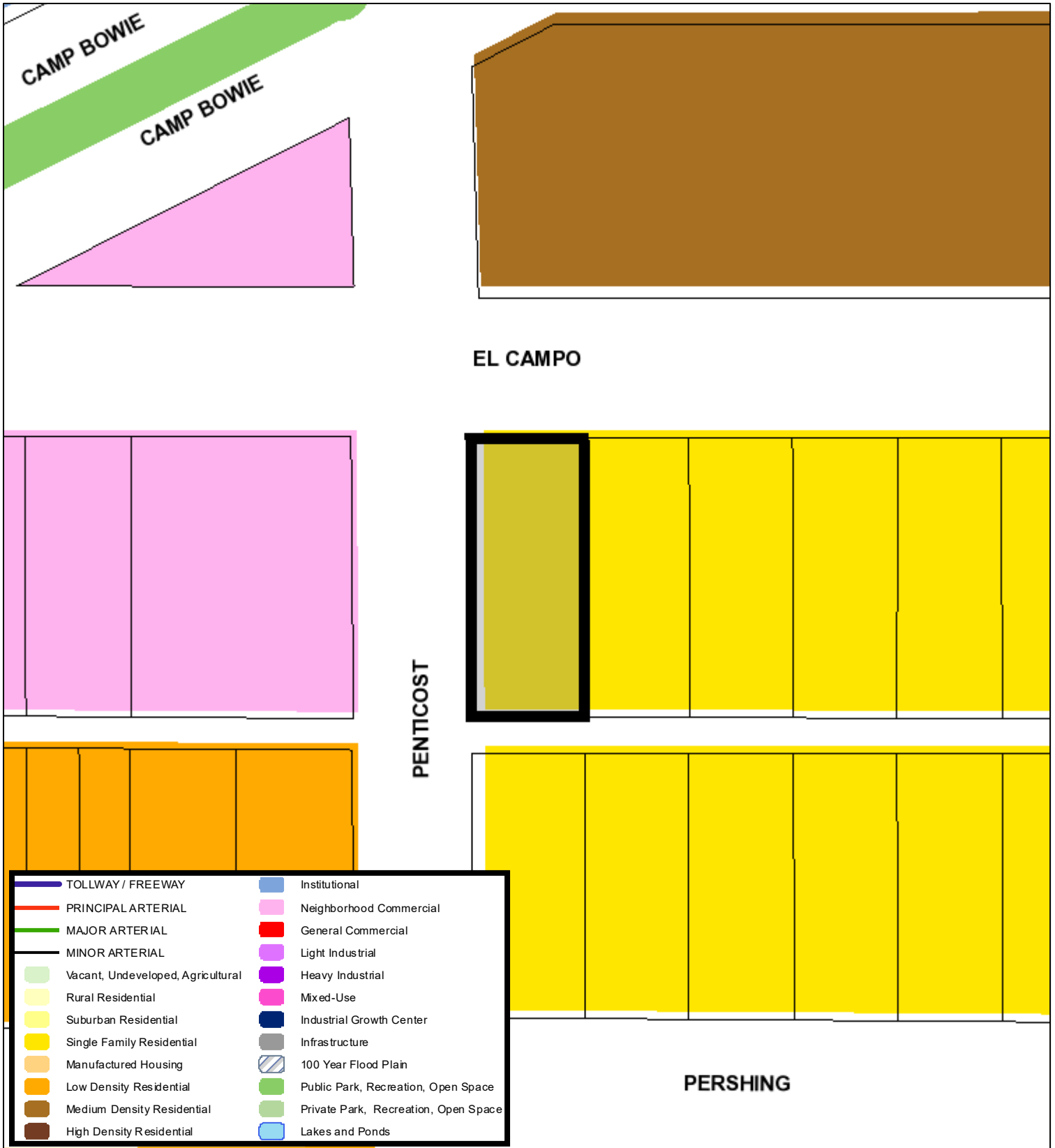
Applicant: Charlotte Voss
 Address: 4937 El Campo Drive
 Zoning From: C
 Zoning To: To Add a Conditional Use Permit for Parking
 Acres: 0.16266046
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 7/10/2024
 Contact: 817-392-2495



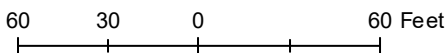
	Subject Area
	300 Foot Notification



Future Land Use



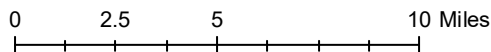
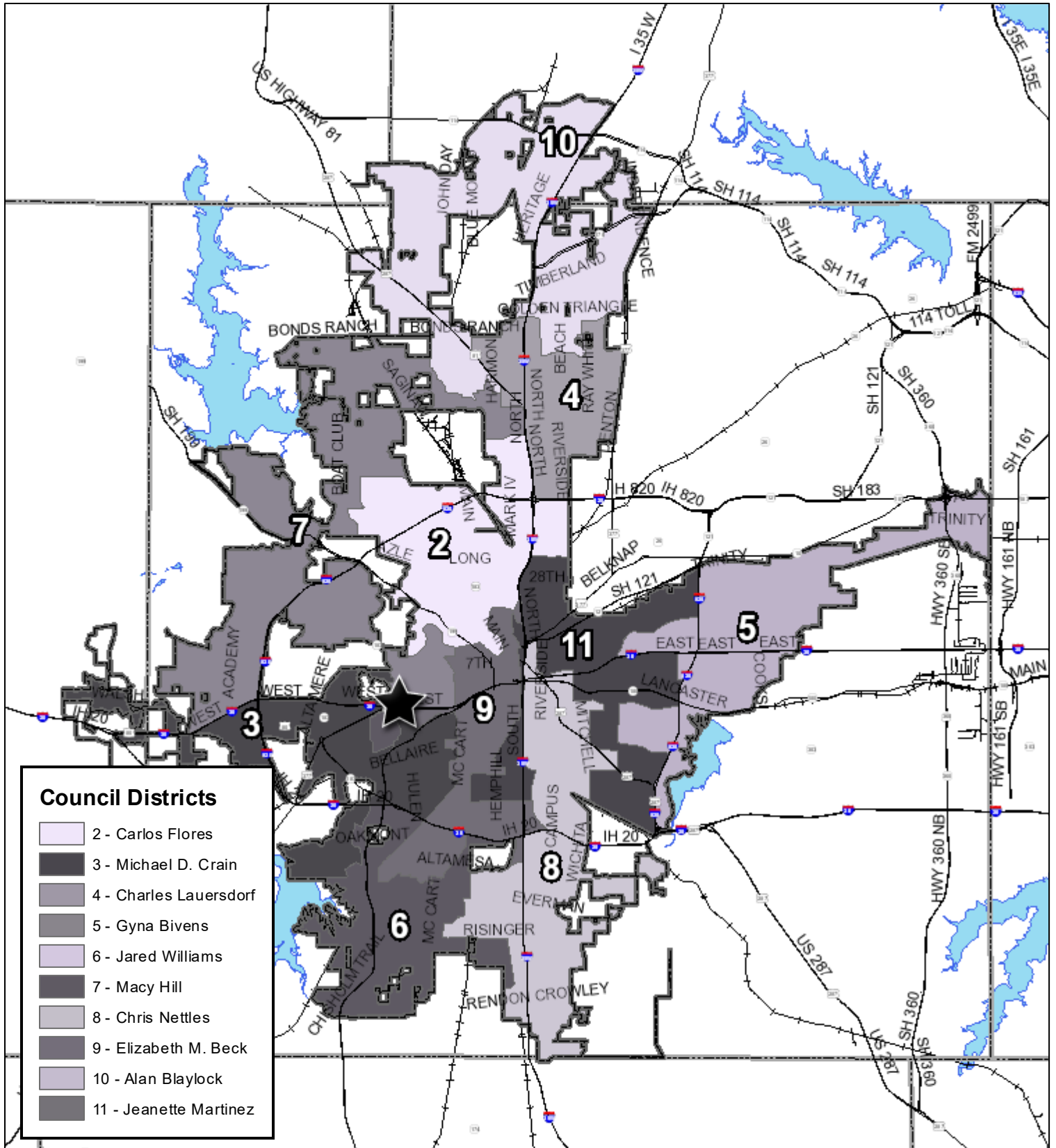
TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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 VOSS, CHARLOTTE A WALKER

Mailing Address 630 N HOLLYWOOD WAY, APT 110 City, State, Zip BURBANK, CA 91505-3170

Phone 817-905-7719 Email charlottev@gmail.com

APPLICANT LINDSAY JONES (HOLLY MILLER PROPERTIES, LLC)

Mailing Address 5015 EL CAMPO AVE City, State, Zip FORT WORTH, TX 76107

Phone 214-995-3395 Email lindsay@theplayspacefw.com

AGENT / OTHER CONTACT DARIN NORMAN (URBANWORTH, LLC)

Mailing Address 3108 W. 6TH ST. #108 City, State, Zip FORT WORTH, TX 76107

Phone 817-789-5513 Email darin@urbanworthco.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): 4937 EL CAMPO AVE., FORT WORTH, TX 76107

Total Rezoning Acreage: 0.1434 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): LOT 19 & 20 BLOCK 73 OF THE CHAMBERLAIN ARLINGTON HEIGHTS 1ST ADDITION

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 0.1434 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 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	<input type="checkbox"/> Submitting a required site plan for an existing PD (no change to development standards or waivers) <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): C MULTIFAMILY Proposed Zoning District(s): C WITH CUP FOR AUX PARKING
 Current Use of Property: VACANT
 Proposed Use of Property: AUXILIARY PARKING

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: C MULTIFAMILY

Additional Use Proposed with CUP: C MULTIFAMILY WITH A CUP FOR AUXILIARY PARKING FOR 5013, 5015, & 5017 EL CAMPO

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

IF NEEDED, A WAIVER TO PARK/DRIVE WITHIN A PROJECTED OR REQUIRED SIDE YARD SETBACK ALONG PENTICOST ST.
 WAIVER TO PROVIDE LESS THAN 24' ACCESS AISLE, IF NEEDED.

- 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 HAS MADE AN OFFER TO THE OWNER OF THE PROPERTY LOCATED AT 4937 EL CAMPO CONTINGENT ON THEIR ABILITY TO REZONE THE PROPERTY FOR USE AS AUXILIARY PARKING FOR 5013, 5015, AND 5017 EL CAMPO AVE. (ZONED FR). THESE PROPERTIES ARE RENOVATED, TRADITIONAL RESIDENTIAL STRUCTURES ALONG CAMP BOWIE BLVD REPURPOSED FOR COMMERCIAL USE. THE AUXILIARY PARKING AT 4937 EL CAMPO WOULD SERVE FOR EMPLOYEES SO THAT THE EXISTING PARKING AT 5013, 5015, AND 5017 COULD BE USED BY CLIENTS AND PATRONS.

4937 IS CURRENTLY ZONED C MULTIFAMILY, WHICH PERMITS USE AS AUXILIARY PARKING WITH A CONDITIONAL USE PERMIT. RATHER THAN REQUEST REZONING TO A MORE INTENSE USE, THE DEVELOPER WISHES TO ENSURE TO AREA STAKEHOLDERS THAT A MORE INTENSE USE IS NOT DESIRED AND THAT THE ONLY INTENDED PURPOSE OF THE LOT IS TO SERVE AS AUXILAIRY PARKING FOR THESE NEIGHBORHOOD BUSINESSES. THUS, THE CUP REQUEST.

IT IS UNCLEAR AT THE TIME OF THIS APPLICATION WHETHER WAIVERS WILL BE REQUIRED, BUT DEPENDING UPON THE SETBACK REQUIREMENTS, THE DEVELOPER MAY NEED A WAIVER FROM THE MINIMUM PARKING ACCESS AISLE DIMENSION OF 24' IN ORDER TO ACCOMMODATE VEHICLES AND EXISTNG TREE CONDITIONS. THIS WAIVER MAY BE INTERCONNECTED WITH ANY REQUIRED MINIMUM SIDE YARD (CORNER) SETBACK REQUIREMENTS IN ORDER TO ACCOMMODATE VEHICLES. THE SIDEYARD SETBACK FOR DRIVEWAY PAVING IS SPECIFICALLY DIFFICULT TO ASCERTAIN FROM A PRELIMINARY CODE READING. THEREFORE, A SIDEYAD SETBACK WAIVER MAY BE NECESSARY IN ORDER TO PAVE IN THAT AREA.

EXISTING PROPERTY TO THE REAR OF THE SITE LOCATED AT 4936 PERSHING HAS A 3-CAR GARAGE AND SECOND STORY ACCESSORY DWELLING UNIT LOCATED WITHIN 4'-0" OF THE PROPERTY LINE ON PENTICOST STREET.

PARKING AT THE WHISPERWIND APARTMENTS LOCATED AT 4928 EL CAMPO AVE. HAS 18' PARKING SPACED LOCATED ON THE PROPERTY LINE AND A 20' PARKING ACCESS AISLE TO SERVE THEM.

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

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):  _____
E44CB4A2362147D...

Owner's Name (Printed): Charlotte Voss _____

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) DARIN NORMAN (URBANWORTH, LLC) _____ 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:

LOTS 19 & 20 BLOCK 73 OF THE CHAMBERLAIN ARLINGTON HEIGHTS FIRST FILING ADDITION TO THE CITY OF FORT WORTH, COUNTY OF TARRANT, TX _____ (CERTIFIED LEGAL DESCRIPTION)

 _____
E44CB4A2362147D...

Owner's Signature (of the above referenced property)

 _____

Applicant or Agent's Signature

DARIN M. NORMAN

Owner's Name (Printed)

Applicant or Agent's Name (Printed)



SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP)

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 right-hand 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 right-hand 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.

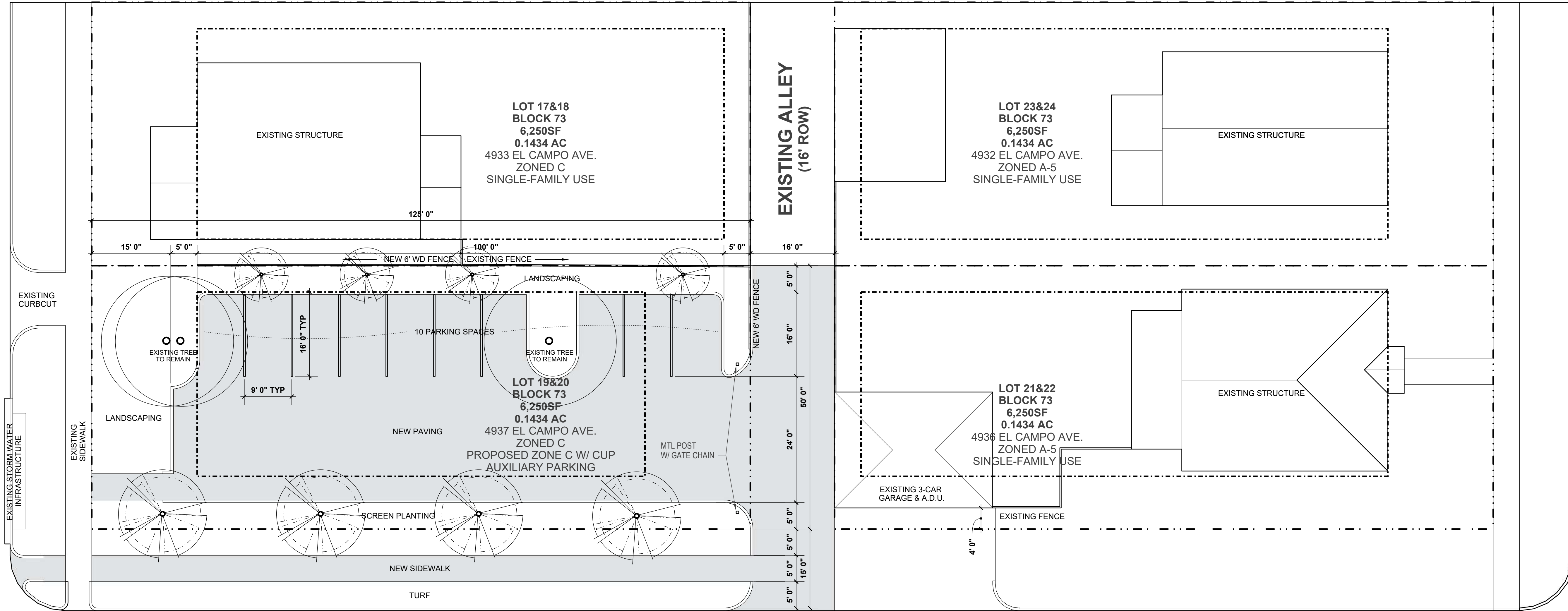
For multifamily projects in CR, C, or D districts, also include the following note:

- 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 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 Planning, 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.

EL CAMPO AVE.
80' ROW



1 SITE PLAN
SCALE :: 3/32" = 1'-0"

PENTICOST ST.
(60' ROW)

GENERAL NOTES

THIS PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.

THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SINGS.

ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

LEGAL DESCRIPTION

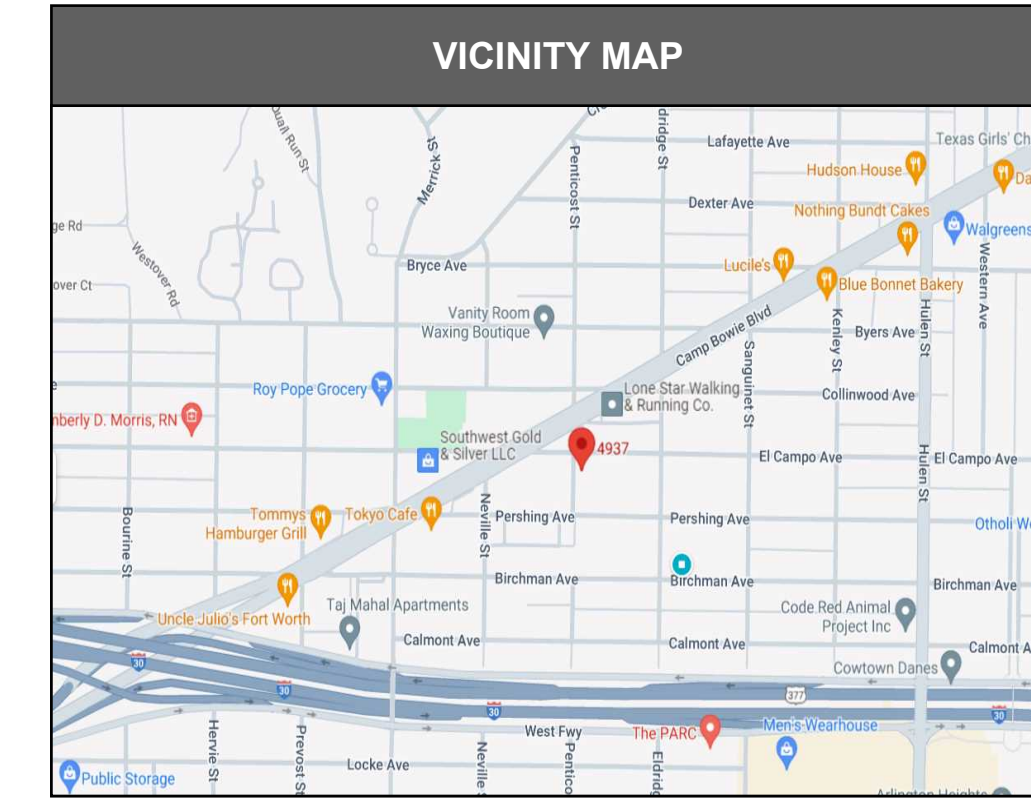
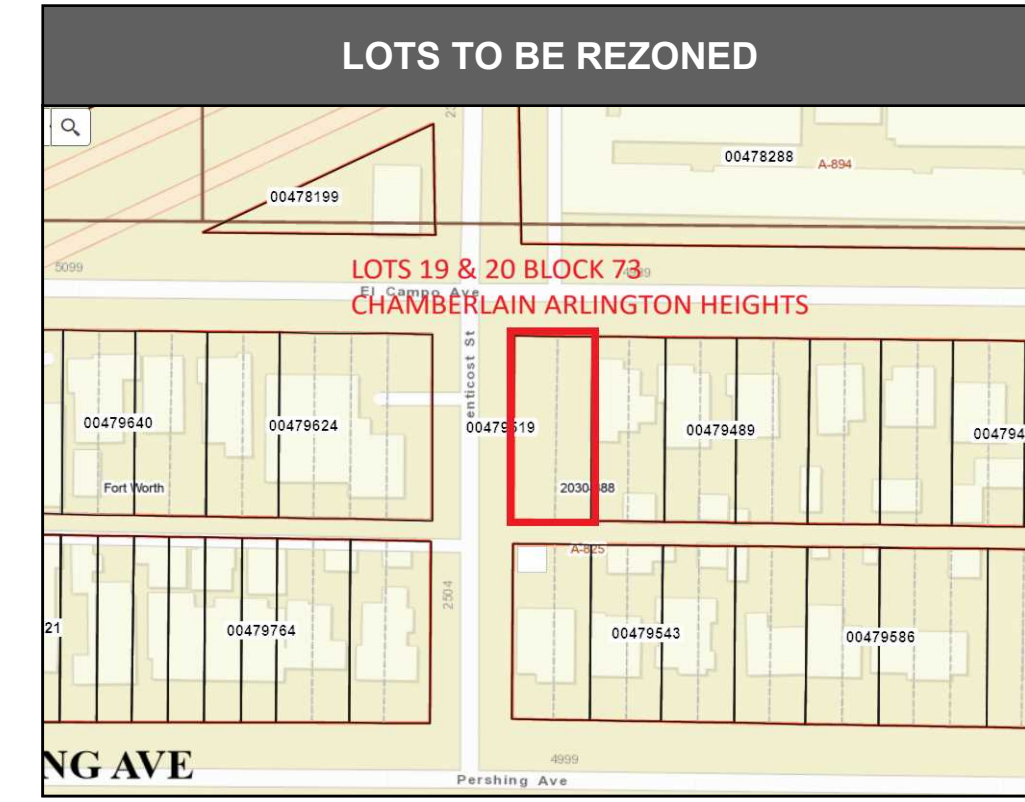
LOT 19&20, BLOCK 73 OF THE CHAMBERLAIN ARLINGTON HEIGHTS FIRST FILING ADDITION TO THE CITY OF FORT WORTH, COUNTY OF TARRANT, TX. ACCORDING TO THE PLAT RECORDED THEREOF IN VOLUME 10571 PAGE 14 PLAT RECORDS OF TARRANT COUNTY.

LINE-TYPE KEY

---	PROPERTY LINE
----	EASMENT/SETBACK
- - - -	WATERLINE
.....	SANITARY SEWER
----	GAS
----	ELECTRICAL
----	CABLE/TELECOM
.....	TOPOGRAPHIC LINES

4937 EL CAMPO AUX PARKING PROJECT

SITE PLAN REVISION:	5/31/24
PREPARED BY:	DARIN NORMAN ARCHITECTURE 3108 W. 6TH ST. #108 FORT WORTH, TX 76107 817-789-5513
ZC-	SP-
DIRECTOR OF DEVELOPMENT SERVICES	
DATE	



DARIN NORMAN ARCHITECTURE

3108 W. 6TH ST. #108
Fort Worth, TX 76107
817-789-5513 m
darin@urbanworthco.com
www.urbanworthco.com

"These documents are incomplete and for interim review only. They are not to be used for regulatory approval, permit, or construction."
Architect: Darin Norman
Reg. no. 19154

AGENT:
Darin Norman
Urbanworth, LLC
Darin Norman
Architect
3108 W. 6th St.
Fort Worth, TX 76107
817-789-5513
darin@urbanworthco.com

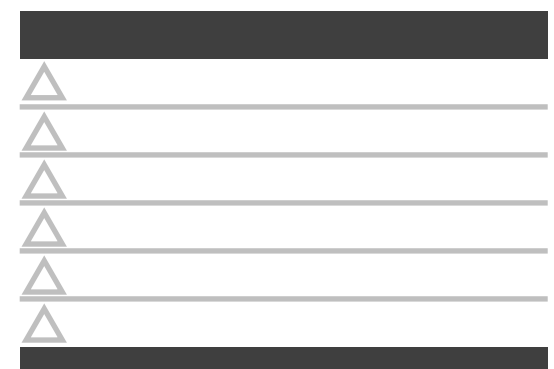
DEVELOPER:
Holly Miller Properties, LLC
Lindsay Jones
5015 El Campo Ave.
Fort Worth, TX 76107
214-995-3395
lindsay@theplayspacefw.com

OWNER:
Charlotte Voss
630 N Hollywood Way, Apt 110
Burbank, CA 91505-3170
817-905-7719
charlotte@gmail.com

DOCUMENT DATE:
MAY 31, 2024

JOB#:
2024-005 Zone

4937 EL CAMPO AVE. REZONE



A01

SITE PLAN