



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.

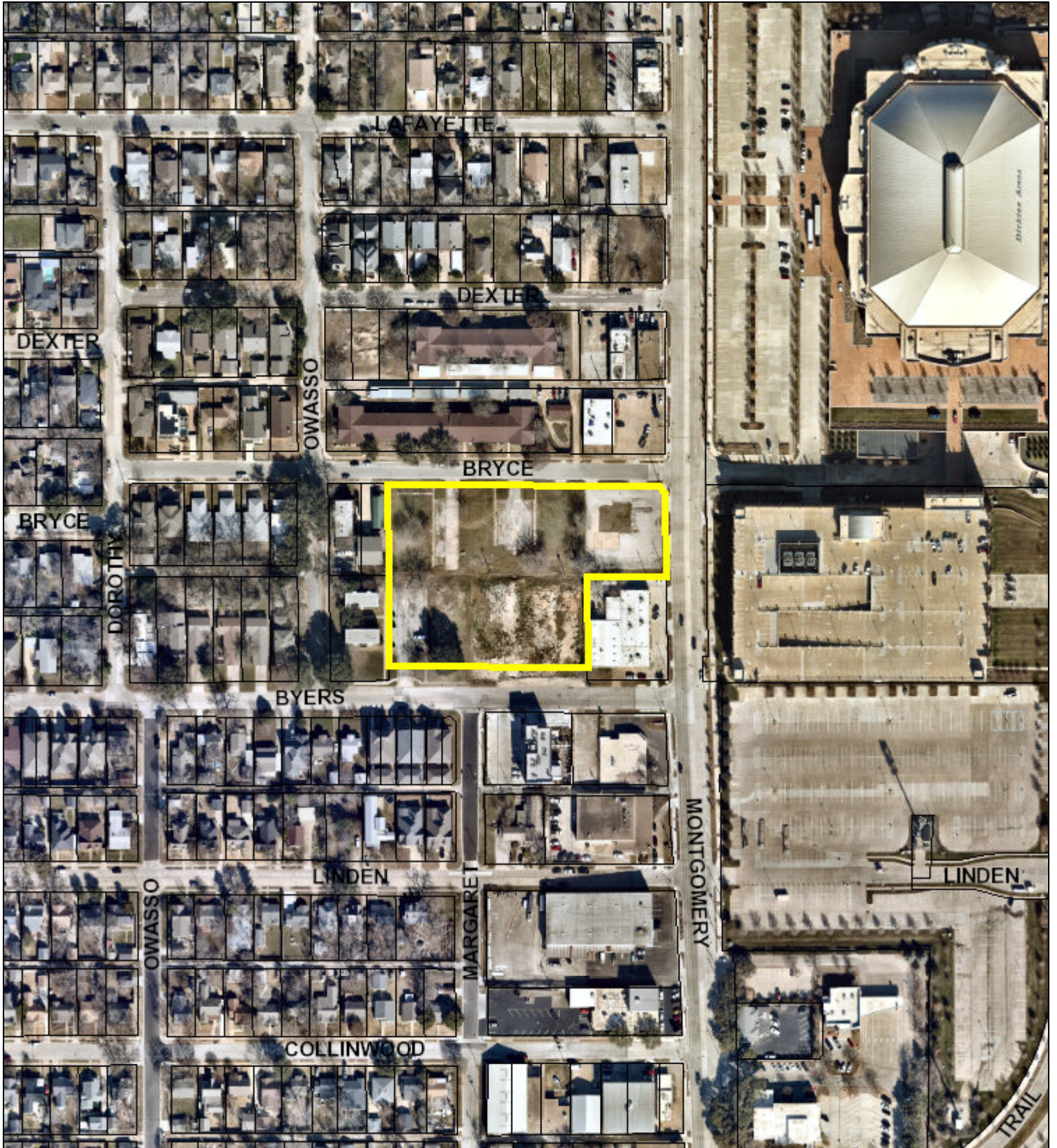
PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St Council Chambers, Second Floor	
LOCATION MAP	

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:	

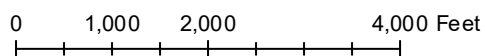
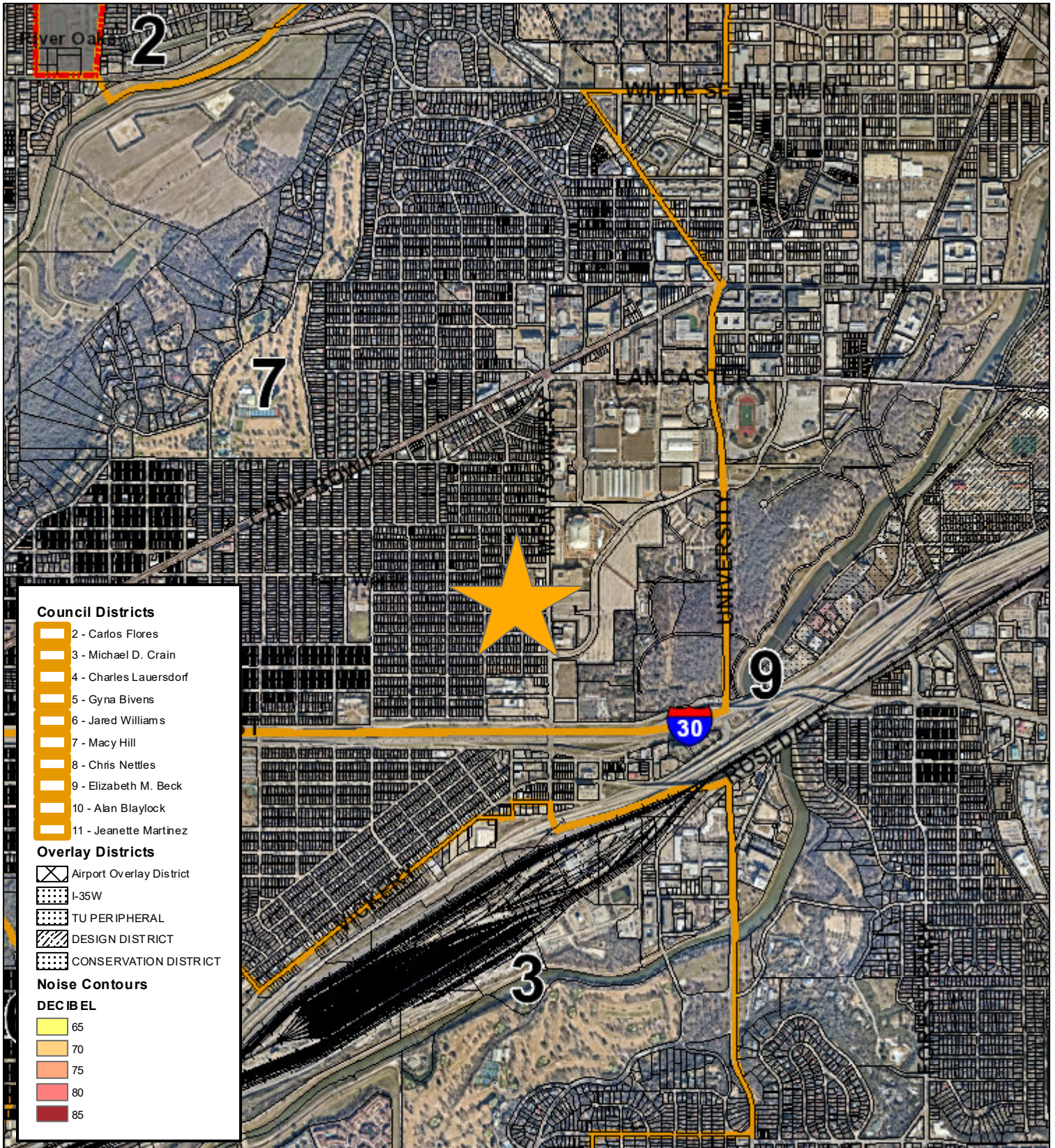
Aerial Photo Map



0 150 300 600 Feet



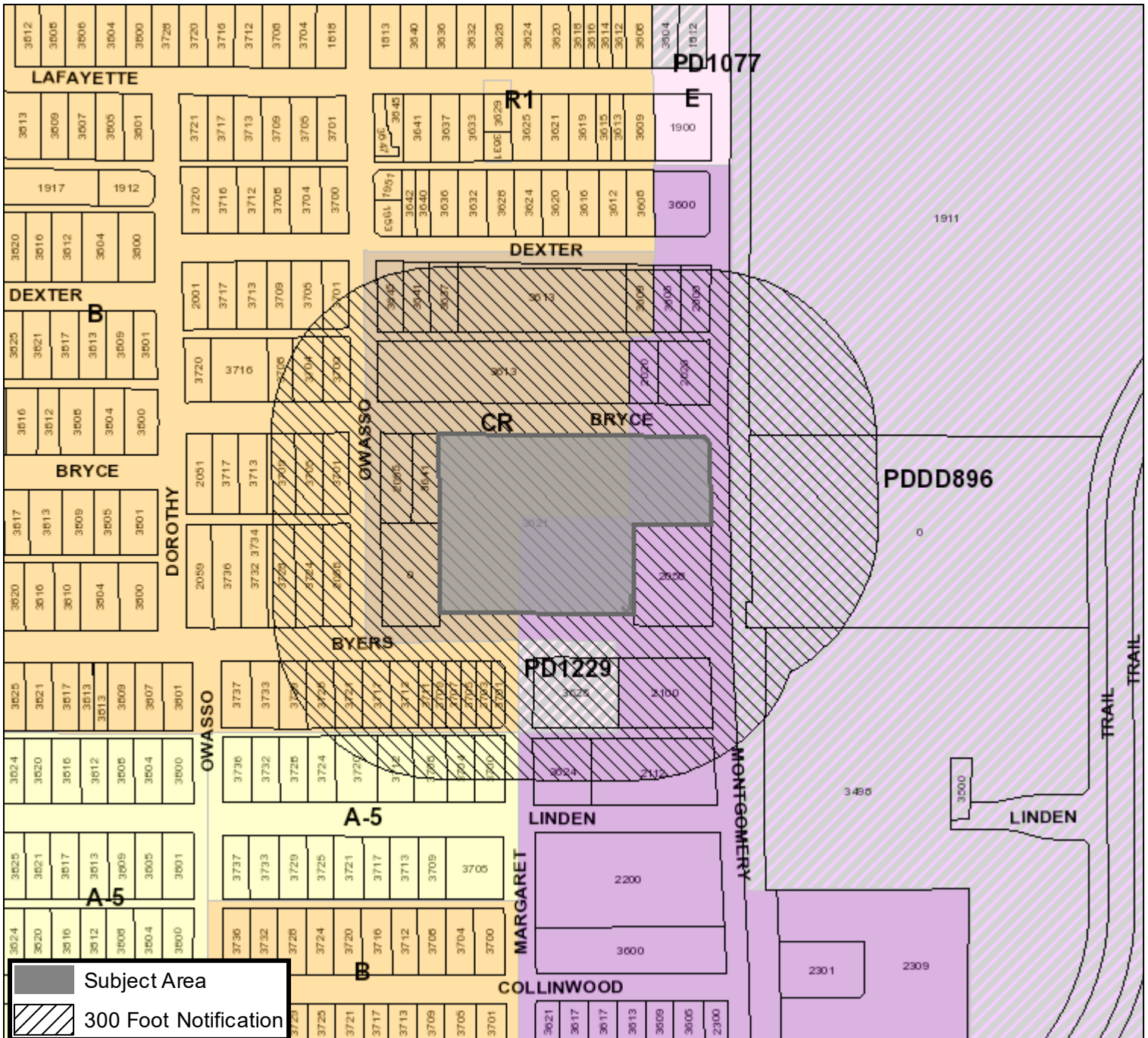
Area Map





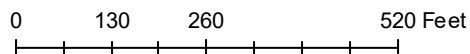


Area Zoning Map

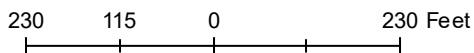
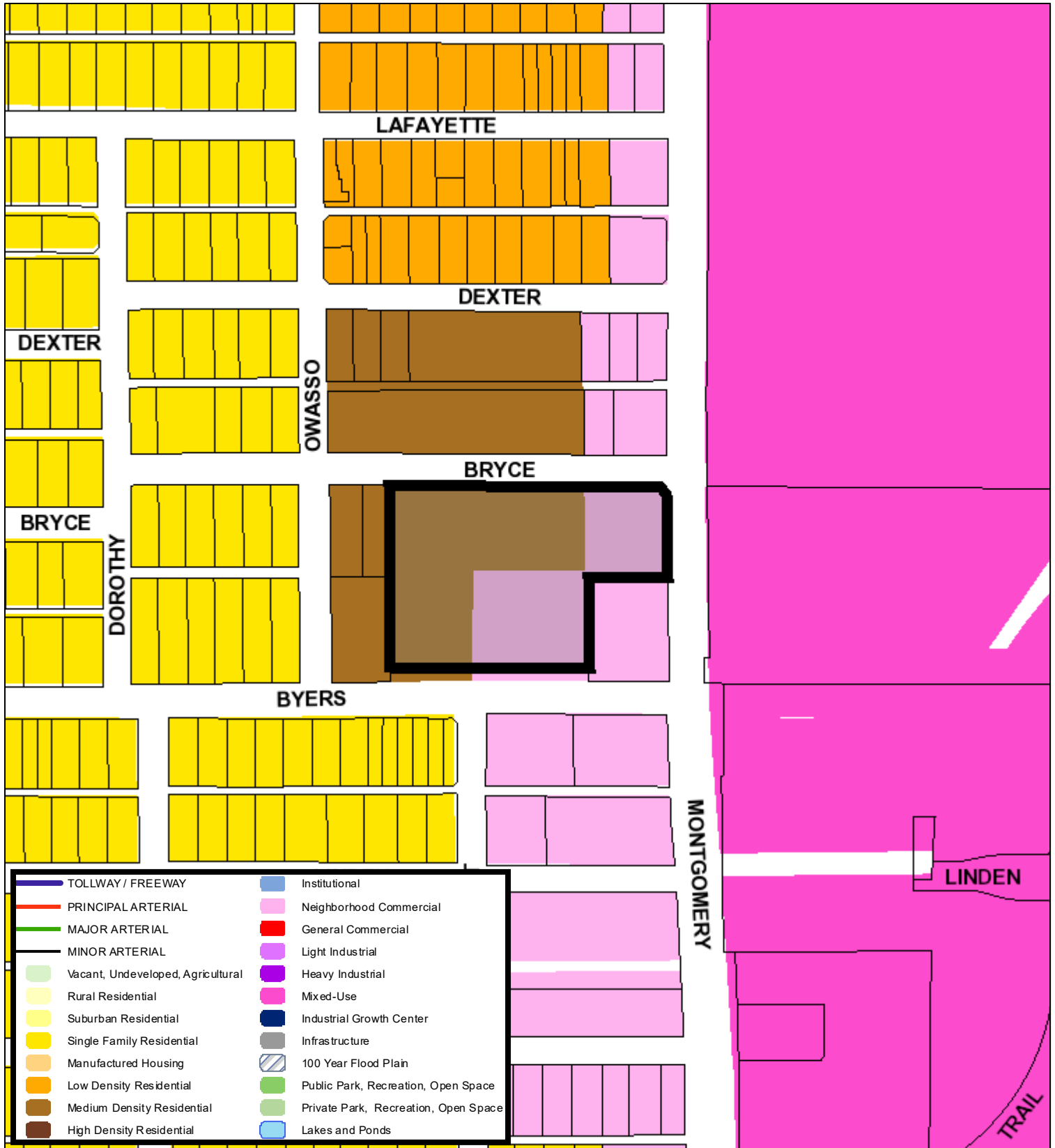
Applicant: 2050 Montgomery LLC;Darin Norman
 Address: 3621 Bryce Avenue/2050 Montgomery Street
 Zoning From: CR & J
 Zoning To: PD for MU-2 excluding certain uses
 Acres: 3.08381659
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 3/12/2025
 Contact: 817-392-7869



 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.





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER 2050 MONTGOMERY LLC

Mailing Address 3304 W 5TH ST City, State, Zip FORT WORTH, TX 76107

Phone 817-585-1296 Email CMAZUR@MAZURCAP.COM

APPLICANT DARIN NORMAN (URBANWORTH, LLC)

Mailing Address 2013 THOMAS PLACE City, State, Zip FORT WORTH, TX 76107

Phone 817-789-5513 Email DARIN@URBANWORTHCO.COM

AGENT / OTHER CONTACT DARIN NORMAN (URBANWORTH, LLC)

Mailing Address 2013 THOMAS PLACE 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): 2050 MONTGOMERY ST ALSO KNOWN AS 3621 BRYCE AVE, FORT WORTH, TX 76107

Total Rezoning Acreage: 3.0840 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): LOTS 4R-1, BLOCK 16 OF THE QUEENSBOROUGH HEIGHTS ADDITION

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 3.0840 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 checked="" 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 (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): J AND CR Proposed Zoning District(s): PD-MU-2

Current Use of Property: VACANT

Proposed Use of Property: MIXED-USE - HOTEL, RESTAURANT, MULTIFAMILY

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: MU-2

Land Uses Being Added or Removed: REMOVE: SHORT-TERM RENTAL, EVENT CENTER/RENTAL HALL, PAWN SHOP, SERVICE STATION

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

SITE PLAN WAIVER; MAXIMUM HEIGHT = 85'-0"; THERE IS NO NEED FOR SITE PLAN. OWNER PROPOSES TO BUILD WITHIN MU-2 ORDINANCE PARAMETERS OTHER THAN THOSE LISTED HERE. SITE FLEXIBILITY DESIRED FOR FUTURE COORDINATION BETWEEN HOTEL, REST., AND MF PARTNERS YET TO BE IDENTIFIED.

- 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.

THERE IS AN UPCOMING PLAN FOR CITY-INITIATED REZONING OF ALL J INDUSTRIAL ZONED PROPERTIES ALONG THE MONTGOMERY CORRIDOR TO BE REZONED TO G INTENSE COMMERCIAL. THE PROPOSED REZONING WOULD AFFECT APPROXIMATELY HALF OF THE EXISTING LOT. THE EXISTING PLATTED LOT IS CURRENTLY ZONED APPROXIMATELY HALF G INTENSE COMMERCIAL AND HALF CR MULTIFAMILY. G PROHIBITS MULTIFAMILY AND CR PROHIBITS HOTEL AND RESTAURANT.

THE DEVELOPER WOULD LIKE TO DEVELOP MIXED-USE ACROSS THE LOT FOR RESTAURANT, HOTEL, AND MULTIFAMILY. MU-2 IS THE APPROPRIATE CATEGORY TO ACCOMMODATE ALL THREE OF THESE USES.

WHILE THE DEVELOPMENT DOES NOT YET HAVE AN ACTIONABLE SITE PLAN, THIS APPLICATION HAS BEEN SUBMITTED TO PREEMPT THE PROPOSED CITY-INITIATED REZONING ON THE ADVICE OF CITY STAFF.

THE DEVELOPMENT LAYOUT ON THE SITE IS FURTHER AFFECTED BY THE RECENTLY ADOPTED DEVELOPMENT REQUIREMENTS WITHIN RECENTLY IDENTIFIED CITY FLOOD RISK AREAS. HALF OF THE SITE APPEARS TO FALL WITHIN ONE OF THESE AREAS.

THE PROPOSED MIXED-USE IS COMPATIBLE WITH EXISTING USES OF LARGE-SCALE CIVIC WITH DICKIES ARENA AND ITS ASSOCIATED PARKING TO THE EAST, MUTLIFAMILY ZONING AND EXISTING APARTMENTS TO THE NORTH, AND A J (WHAT WILL BECOME G) ART GALLERY AND A PD HOTEL/BAR USE TO THE SOUTH. TWO B-ZONED TOWNHOMES ALSO EXIST DIRECTLY TO THE SOUTH OF THE PROPERTY. THE PROPOSED ZONING APPEARS INCONSISTENT WITH THE COMPREHENSIVE PLAN, BUT THE PLAN APPEARS INCONSISTENT WITH THE DEVELOPMENTAL TRENDS.

VISITORS AND PARTICIPANTS OF THE CULTURAL DISTRICT DESTINATION MUESUMS, EVENT CENTERS, ARENAS, AND SHOW SPACES UTILIZE MONTGOMERY ST ON A REGULAR BASIS. THE PROPOSED HOTEL, RESTAURANT, AND MULTIFAMILY USES ARE APPROPRIATE ALONG THAT URBANIZED CORRIDOR AND COMPLIMENTARY TO THE DISTRICT ITSELF.

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): Clay Mazur
Owner's Name (Printed): Clay Mazur

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:

LOT 4R-1 BLOCK 16 OF THE QUEENSBOROUGH HEIGHTS ADDITION TO THE CITY OF FORT WORTH, COUNTY OF TARRANT, TX (CERTIFIED LEGAL DESCRIPTION)

Clay Mazur
Owner's Signature (of the above referenced property)

Clay Mazur
Owner's Name (Printed)

Darin M. Norman
Applicant or Agent's Signature

DARIN M. NORMAN
Applicant or Agent's Name (Printed)

DEDICATION OF PLAT

STATE OF TEXAS X

COUNTY OF TARRANT X

WHEREAS, 2050 Montgomery, LLC is the sole owner of the following described tract of land, to wit:

PROPERTY DESCRIPTION

BEING a tract of land situated in the W.D. Conner Survey, Abstract No. 301, City of Fort Worth, Tarrant County, Texas, being all of Lots 1R-3R, and 18R-21R, Block 16, Queensborough Heights Addition, an Addition to the City of Fort Worth according to the plat records in Volume 388-81, Page 47, Plat Records, Tarrant County, Texas, and a part of Lot 4-R, Block 16, Bryce Avenue Condominiums, recorded in Volume 5, Page 64, Condominium Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:
BEGINNING at an X-cut set in concrete at the intersection of the south right-of-way line of Bryce Avenue (a 50' width public right-of-way) and the west right-of-way line of Montgomery Street (a variable width public right-of-way), the northeast corner of said Lot 1R, Block 16, Queensborough Heights Addition;
THENCE South 00°43'21" East, with the west right-of-way line of said Montgomery Street and the east line of said Lot 1R, Block 16, Queensborough Heights Addition, a distance of 160.00 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOCIATES" (hereinafter called a 5/8" YCR) set for the southeast corner of said Lot 1R, Block 16, Queensborough Heights Addition, from which a found 1/2" iron rod with yellow cap stamped "GRANT ENG" bears North 88°17'48" East, a distance of 0.35 feet;
THENCE North 89°41'21" West, departing the west right-of-way line of said Montgomery Street, with the south line of said Lots 1R-3R, Block 16, Queensborough Heights Addition, a distance of 140.00 feet to a 5/8" iron rod set for the common west corner of said Lots 3R and 21R, Block 16, Queensborough Heights Addition, from which a found 1/2" iron rod with yellow cap stamped "GRANT ENG" bears North 83°17'43" East, a distance of 0.33 feet;
THENCE South 00°43'21" East, departing the south line of said Lots 1R-3R, Block 16, Queensborough Heights Addition, with the east line of said Lot 21R, Block 16, Queensborough Heights Addition, a distance of 160.00 feet to a 1/2" iron rod with yellow cap stamped "GRANT ENG" found in the north right-of-way line of Bryce Avenue (a variable width public right-of-way), the southeast corner of said Lot 21R, Block 16, Queensborough Heights Addition;
THENCE North 89°41'21" West, departing the east line of said Lot 21R, Block 16, Queensborough Heights Addition, with the north right-of-way line of said Bryce Avenue, a distance of 350.00 feet;
THENCE North 00°43'21" West, departing the north right-of-way line of said Bryce Avenue, crossing said Lot 4-R, Block 16, Bryce Avenue Condominiums, a distance of 320.00 feet to a 1" iron rod found in the south right-of-way line of said Bryce Avenue, the northwest corner of said Lot 4-R, Block 16, Bryce Avenue Condominiums;
THENCE South 89°21" East, with the south right-of-way line of said Bryce Avenue, a distance of 490.00 feet to the POINT OF BEGINNING and containing a calculated area of 134,378 square feet or 3.084 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

That 2050 Montgomery, LLC acting by and through the undersigned, it's duly authorized agent, does hereby adopt the plat of the herein described real property to be designated as;

LOT 4R-1, BLOCK 16 QUEENSBOROUGH HEIGHTS ADDITION

and do hereby dedicate to the public use forever the easements and right-of-way shown hereon.

STATE OF TEXAS ~

COUNTY OF TARRANT ~

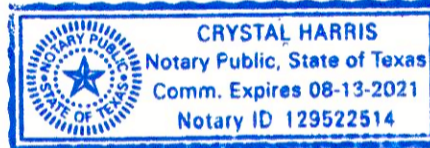
EXECUTED this 26th day of June, 2020.

2050 Montgomery, LLC, a Texas limited liability company

By: Mazur Capital, LLC a Texas limited liability company Managing Member

By: Clay Mazur

Title: Managing Member



STATE OF TEXAS ~

COUNTY OF TARRANT ~

Before Me, the undersigned authority, on this day personally appeared Clay Mazur, as Managing Member of Mazur Capital, LLC, a Texas Limited Liability Company, as Managing Member of 2050 Montgomery, LLC, a Texas Limited Liability Company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said 2050 Montgomery, LLC, as the Authorized Agent thereof, and for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this the 26th day of June, 2020.

Notary Public in and for the State of Texas

My commission expires 08-13-2021

Table with 2 columns: Category and Description. Categories include TRAFFIC IMPACT STUDY, PARKWAY PERMIT, CONSTRUCTION PROHIBITED OVER EASEMENTS, COVENANTS OR RESTRICTIONS ARE UN-ALTERED, PRIVATE COMMON AREAS AND FACILITIES, SIDEWALKS, WATER / WASTEWATER IMPACT FEES.

Table with 2 columns: Category and Description. Categories include P.R.V. REQUIRED, TRANSPORTATION IMPACT FEES, BUILDING PERMITS, UTILITY EASEMENTS.

Table with 4 columns: Plat Name, Lots, Block, Recording Info. Rows include Queensborough 18R1 and 18R2, Queensborough 19R1 and 19R2, Queensborough 20R1 and 20R2.

CERTIFICATION:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of January, 2020.

Signature of Stephen R. Glosop, Registered Professional Land Surveyor, No. 5570, State of Texas.

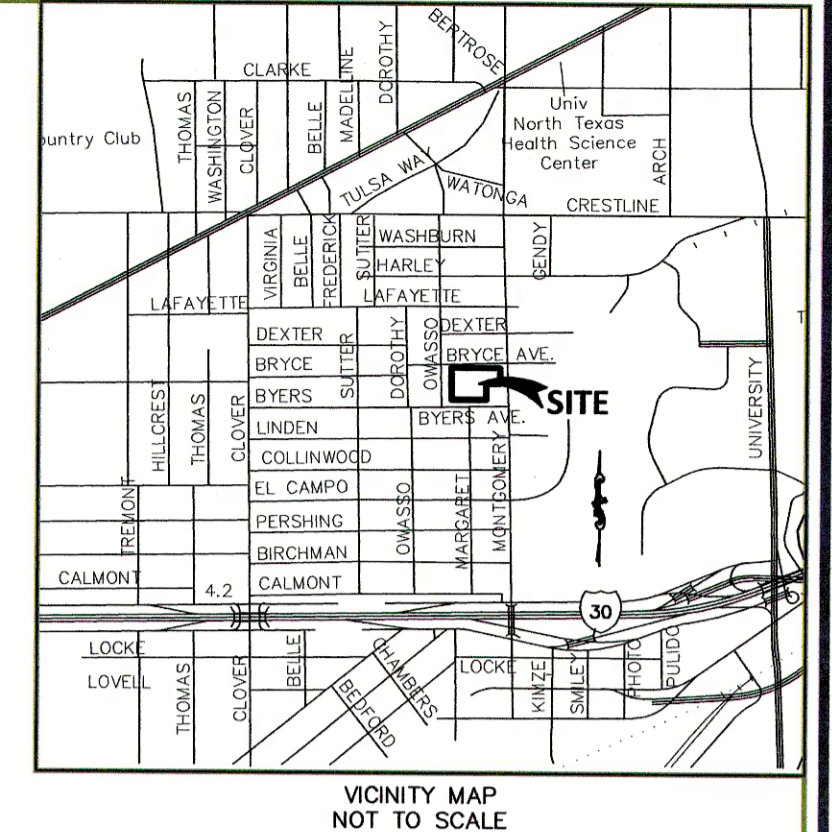
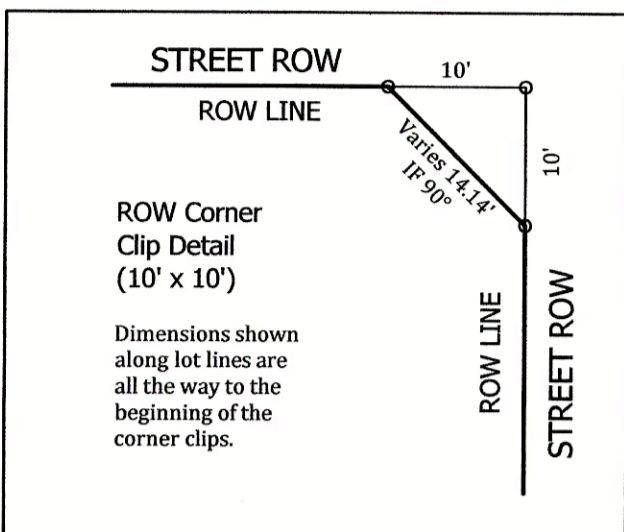
JUNE 26, 2020 Date



C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
C.R.T.C.T. = CONDOMINIUM RECORDS, TARRANT COUNTY, TEXAS

Building setback lines will be per the City of Fort Worth Zoning Ordinance
The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone 4202, based upon measurements, according to the GPS Reference Network.
All property corners are 5/8" iron rods with yellow caps stamped "Dunaway Assoc. LP" unless otherwise noted hereon.
According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and incorporated areas, Panel No. 305 of 430, Map Numbers 48439C0305 L, map effective date March September 25, 2009 and 48439C0320 L, map effective date March 21, 2019. The subject property is located in Zone "X", defined as areas determined to be outside 500 year flood plain. This statement does not reflect any type of flood study by this firm.

LAND USE TABLE
Total Gross Acreage 3.084 Ac.
Right-of-Way Dedication 0
Net Acreage 3.084 Ac.
Number of Residential Lots 1
Number Non-Residential Lots 0
Private Park Acreage 0
Public Park Acreage 0



ENGINEER/SURVEYOR
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE, SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
CONTACT: JONATHAN RUSSELL
EMAIL: jrussell@dunawayassociates.com

OWNER/DEVELOPER
2050 MONTGOMERY, LLC
111 BOLAND STREET, SUITE 201
FORT WORTH, TEXAS 76107
(817) 585-1296 (PHONE)
CONTACT: CLAY MAZUR
EMAIL: cmazur@mazurcap.com

CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS
This plat is valid only if recorded within ninety (90) days after date of approval.
Plat Approval Date:
By: Chairman
By: Secretary

LOTS 4R-1, BLOCK 16 QUEENSBOROUGH HEIGHTS ADDITION

Situated in the W.D. Conner Survey, Abstract No. 301, being a Re-Plat of all of Lots 1R, 2R, 3R, a portion of Lot 4R, Lot 18R, 19R, 20R and 21R, Block 16, Queensborough Heights Addition, an Addition to the City of Fort Worth, according to the plat recorded in Volume 388-81, Page 47, Plat Records, Tarrant County, Texas.

1 Lot 3.084 Acres
This plat was prepared in June 2020

DUNAWAY logo and contact information: 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107. Tel: 817.335.1121. FIRM REGISTRATION 10098100

