



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:	

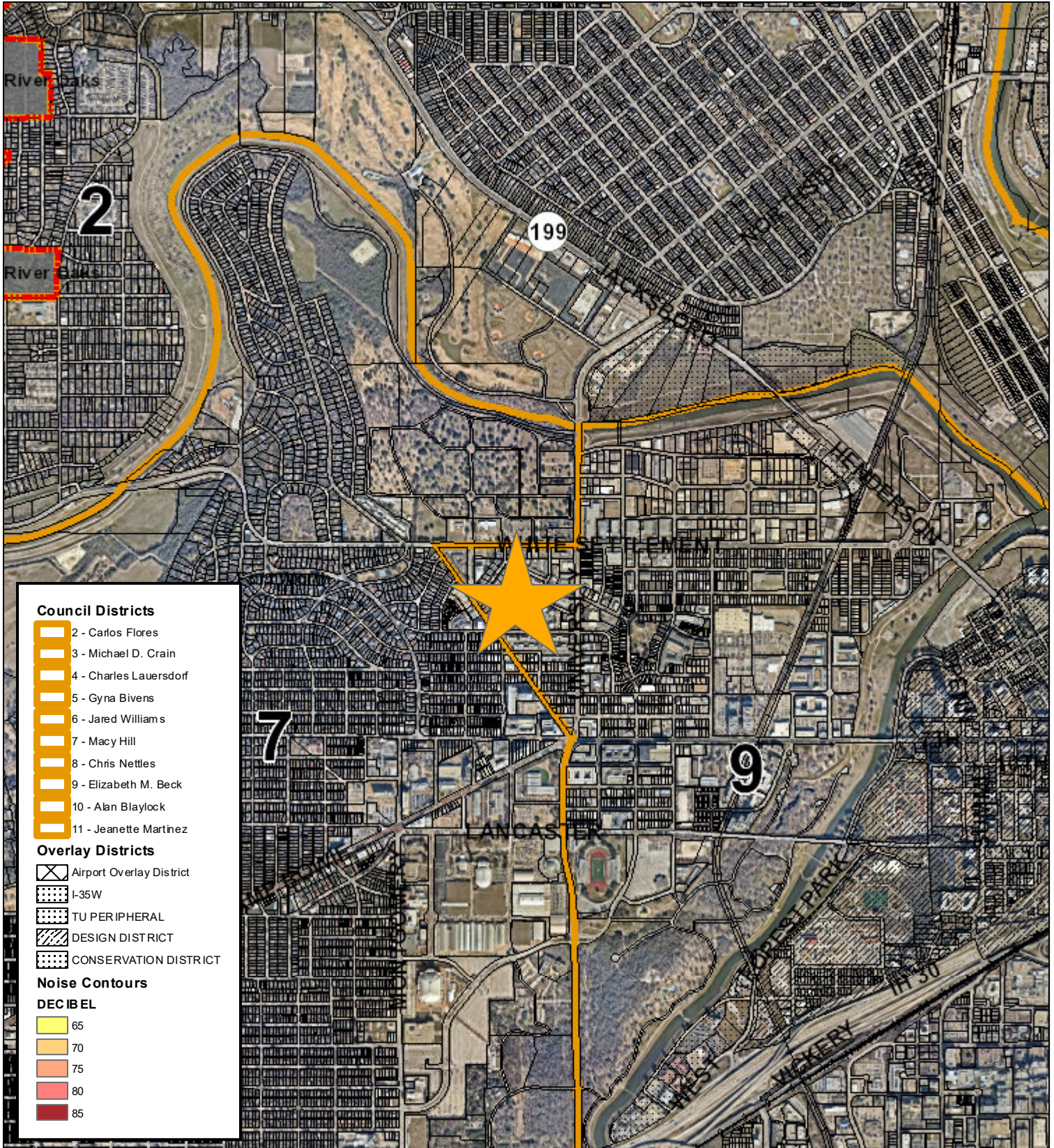
Aerial Photo Map



0 215 430 860 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

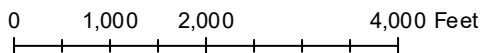
Overlay Districts

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

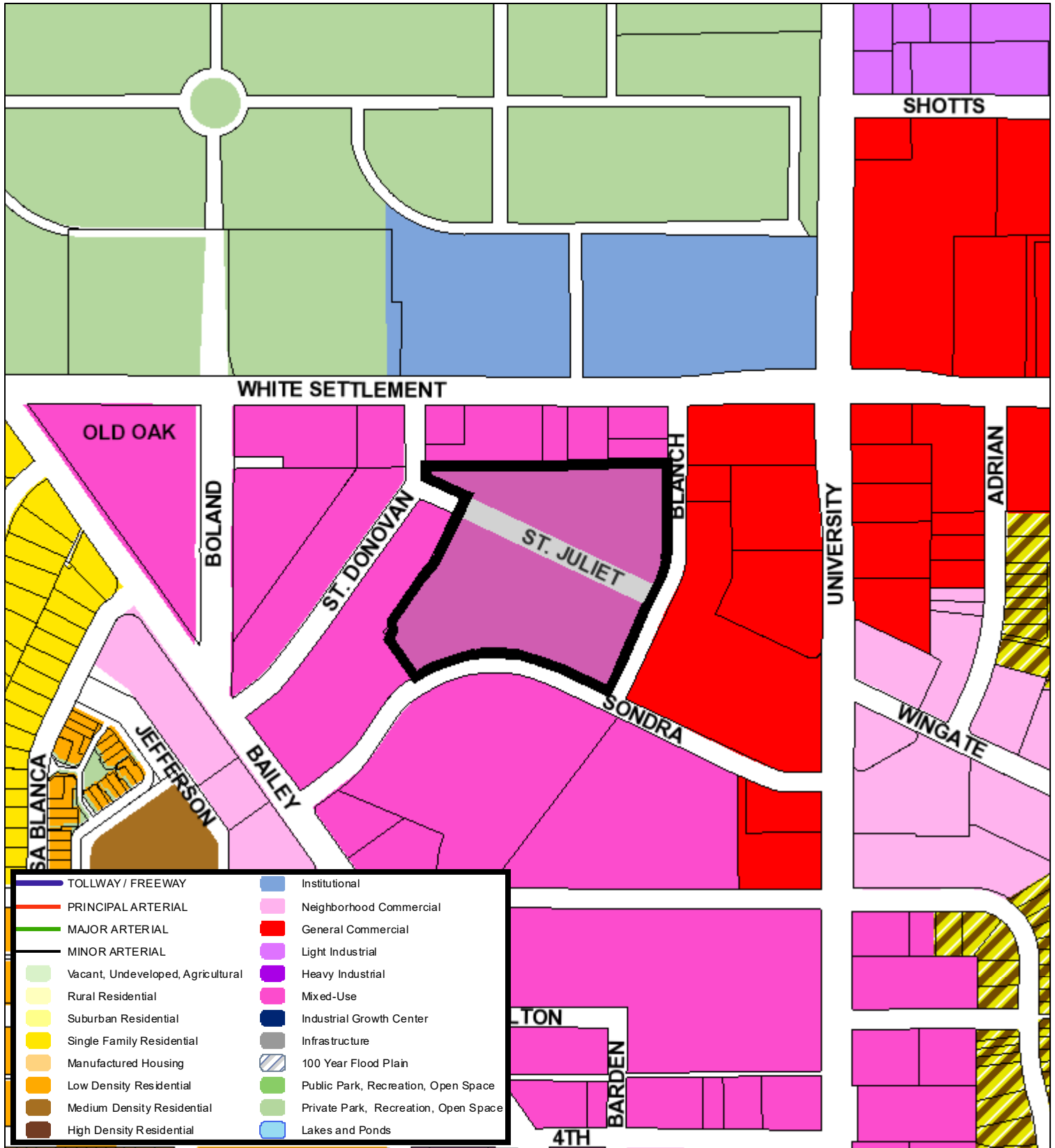
Noise Contours

DECIBEL

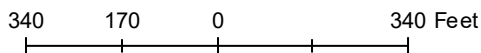
- 65
- 70
- 75
- 80
- 85



Future Land Use



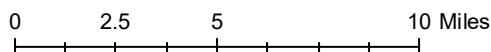
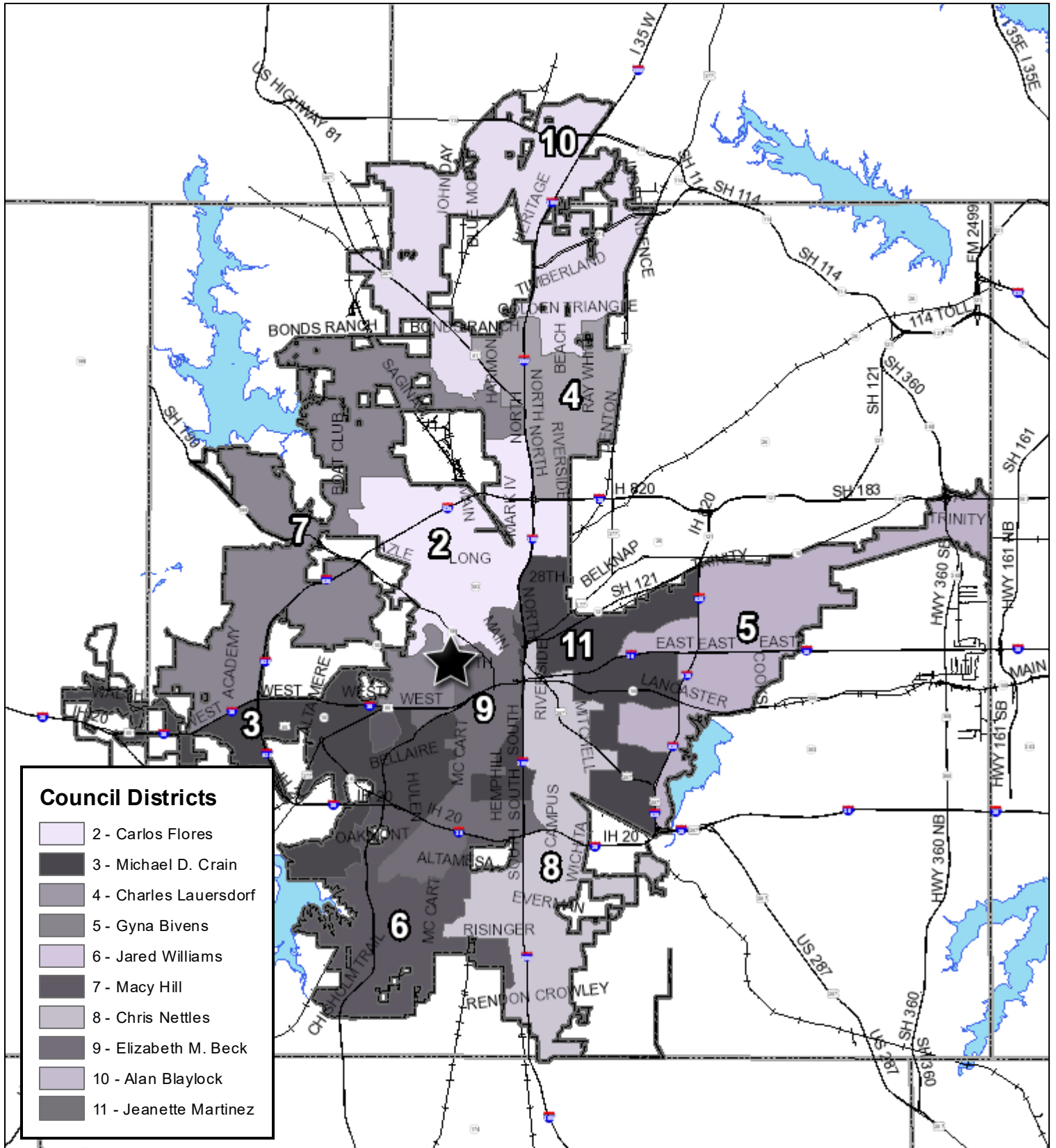
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		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

Spring Glen

CONTACT INFORMATION

PROPERTY OWNER Fort Worth Affordability Inc

Mailing Address 1407 Texas St City, State, Zip Fort Worth, TX 76102

Phone 817-333-3400 Email _____

APPLICANT Ojala Partners, LP

Mailing Address 2501 N. Harwood St. City, State, Zip Dallas, TX 75201

Phone 832-444-9382 Email dls@ojalaholdings.com

AGENT / OTHER CONTACT _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 3200 Sondra Dr. Fort Worth, TX 76107

Total Rezoning Acreage: 6.91 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): Block 4R, Lot AR1

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 6.91 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 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): C Proposed Zoning District(s): MU-2

Current Use of Property: Multi-family

Proposed Use of Property: Multi-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.

The proposed site is located south of White Settlement Road and bordered between Blance Cir. to the east, Sondra Dr. to the south, and Donovan St. to the west and is in Council District 9. We are requesting to re-zone the property from C (multifamily medium density) into MU-2 (high intensity mixed-use).

Prior to filing to modify the land-use we have engaged in an extensive community outreach program and have included "X" letters of support from our neighbors. Although we are not located within the jurisdictional boundaries of any Neighborhood Association or Neighborhood Alliance, we have proactively met with the President of the Monticello Neighborhood Association, Linwood Neighborhood Association, and the West 7th Alliance and there is no known opposition.

The MU-2 zoning classification is consistent with the Comprehensive Plan and Future Land Use map. Currently there is only 0.04% of mixed-use projects within the city limits. With only 2.8% of current zoning dedicated to mixed-use, this zoning change would help the City achieve the goal of 11.3%.

Currently the site consists of 146 multifamily units built in 1962. The proposed plan is for multifamily dwelling units.

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):  Mary-Margaret Lemons (Sep 3, 2024 12:47 CDT)

Fort Worth Affordability, Inc.

Owner's Name (Printed): Mary-Margaret Lemons, Secretary/Treasurer

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) Ojala Partners, LP. 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:

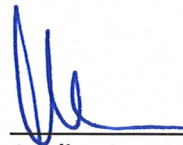
Westgate (FT Worth) Block 4R Lot AR1 (CERTIFIED LEGAL DESCRIPTION)

 Mary-Margaret Lemons (Sep 3, 2024 12:47 CDT)

Owner's Signature (of the above referenced property)

Fort Worth Affordability, Inc.
Mary-Margaret Lemons, Secretary/Treasurer

Owner's Name (Printed)



Applicant or Agent's Signature



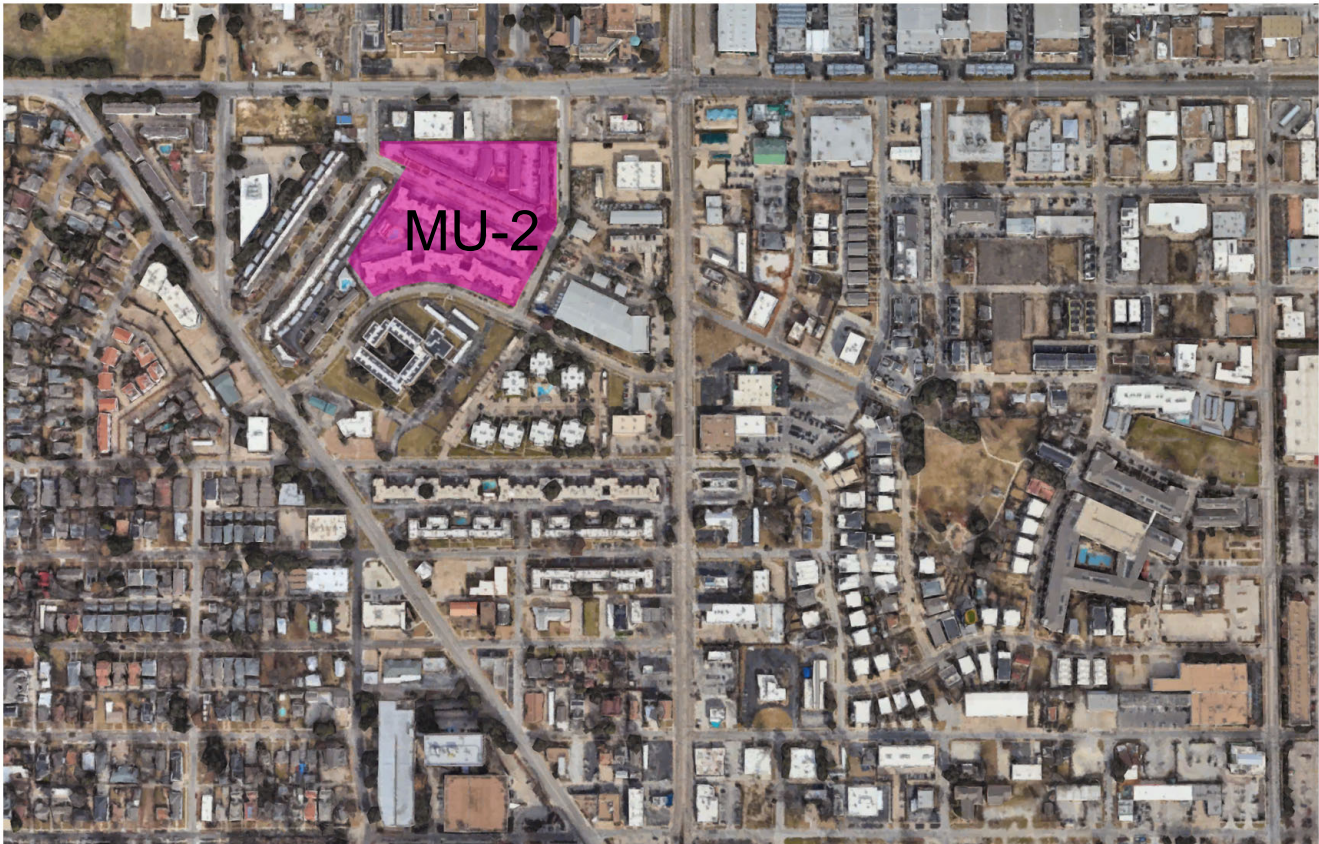
Applicant or Agent's Name (Printed):

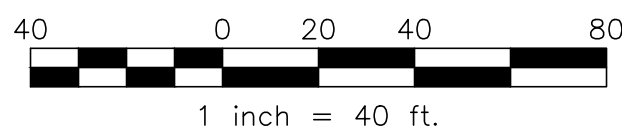
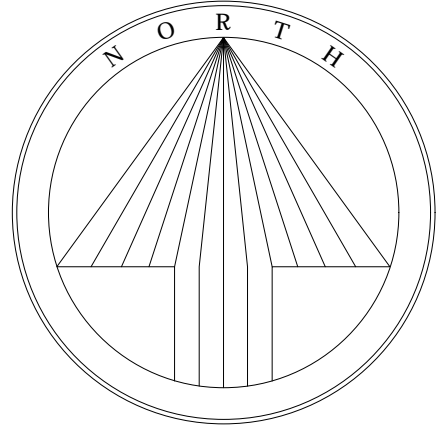


Current Zoning- C



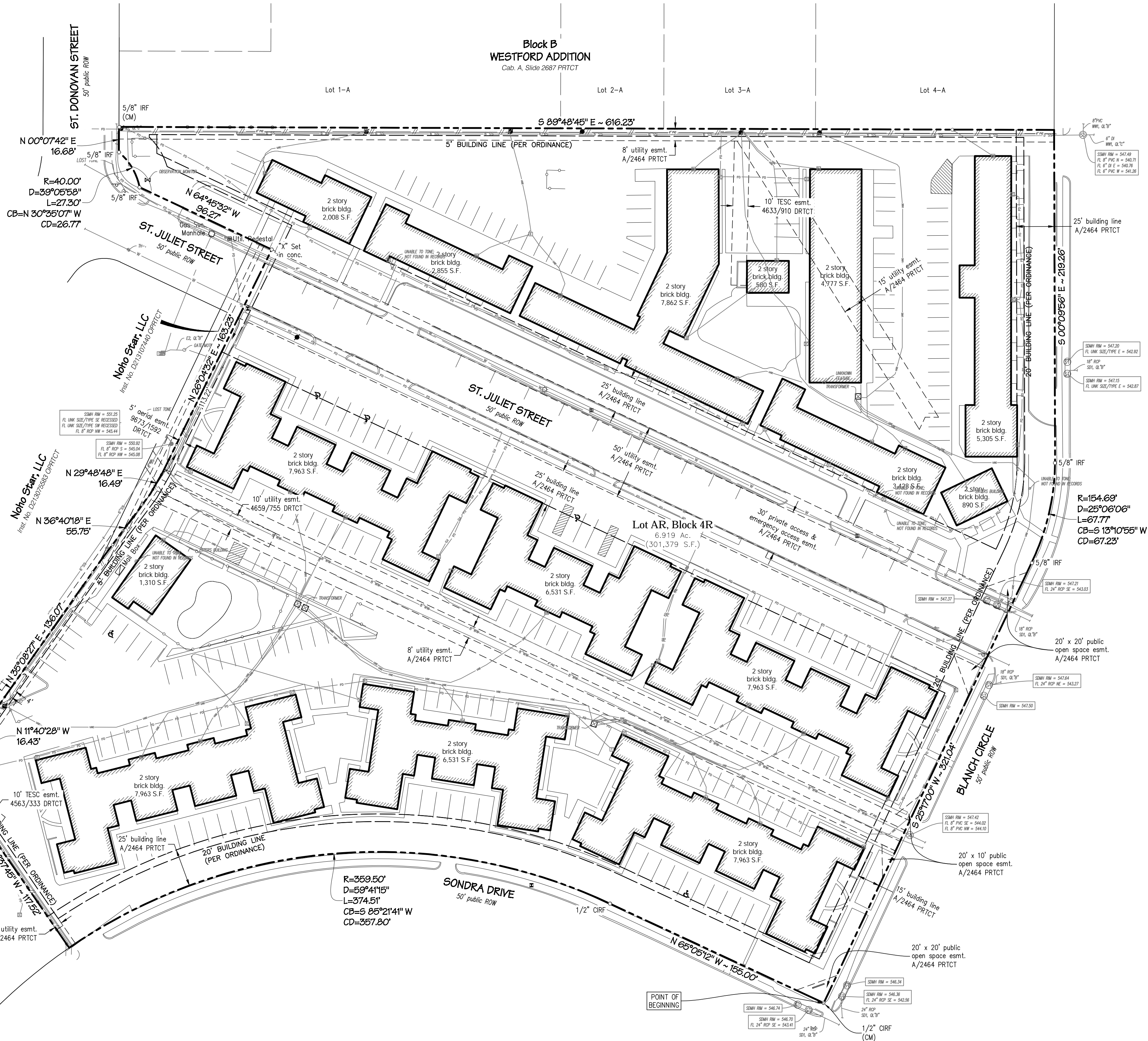
Proposed Zoning- MU-2





SURVEY NOTES:

1. Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. Utility locations shown hereon were provided by the client. The surveyor does not certify to their location.
3. There is no observed evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
4. The surveyor is not aware of any proposed changes in street right of way lines and did not observe any evidence of recent street or sidewalk construction or repairs in the process of conducting the fieldwork.



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Conner Survey, Abstract No. 355, City of Fort Worth, Tarrant County, Texas, being part of Lot AR, Block 4R, Westgate Addition, recorded Cabinet A, Slide 2464, Plat Records, Collin County, Texas (PRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for the intersection of the west line of Blanch Circle, a 50-foot-wide public right-of-way, with the north line of Sondra Drive, another 50-foot-wide public right-of-way;

THENCE N 65°05'12" W, 155.00 feet along the north line of Sondra Drive to a 1/2" iron rod with plastic cap found;

THENCE continuing along the north line of Sondra Drive, around a non-tangent curve to the left having a central angle of 59°41'15", a radius of 359.50 feet, a chord of S 85°21'41" W - 357.80 feet, an arc length of 374.51 feet to a point for the most southerly east corner of a tract conveyed to Noho Star, LLC, recorded in Instrument No. D213075583, Official Public Records, Tarrant County, Texas (OPRCT);

THENCE N 34°37'45" W, 117.52 feet along a northeasterly line thereof to a point for the south corner of that portion of Lot AR, Block 4R, conveyed to Noho Star, LLC, recorded in Instrument No. D213107440 OPRCT, a point from which a 5/8" iron rod found for the original southerly west corner of said Lot bears N 34°37'45" W, 20.83 feet;

THENCE along the common line of said Noho Star tracts, the following:

- N 22°10'05" E, 27.97 feet;
- N 11°40'28" W, 16.43 feet;
- N 18°38'38" E, 4.52 feet;
- N 35°08'27" E, 136.07 feet;
- N 36°40'18" E, 55.75 feet;
- N 29°48'48" E, 16.49 feet;

And N 26°04'32" E, passing at 113.22 feet the south line of St. Juliet Street, another 50-foot-wide public right-of-way, and continuing along the east line of the remainder thereof, a total distance of 163.23 feet to an "X" set in concrete on the north line of said right-of-way;

THENCE N 64°45'32" W, 96.27 feet along the north line of St. Juliet Street to a 5/8" iron rod found being the south end of a corner clip being the intersection thereof with the east line of St. Donovan Street, another 50-foot-wide public right-of-way;

THENCE along said corner clip, around a non-tangent curve to the left having a central angle of 39°05'58", a radius of 40.00 feet, a chord of N 30°35'07" W - 26.77 feet, an arc length of 27.30 feet to a 5/8" iron rod found;

THENCE N 00°07'42" E, 16.68 feet along the east line of St. Donovan Street to a 5/8" iron rod found for the southwest corner of Block B, Westford Addition, recorded in Cabinet A, Slide 2687 PRTCT;

THENCE S 89°48'45" E, 616.23 feet along the south line thereof to the west line of Blanch Circle;

THENCE along the west line thereof, the following:

- S 00°09'56" E, 219.26 feet to a 5/8" iron rod found;

A non-tangent curve to the right having a central angle of 25°06'06", a radius of 154.69 feet, a chord of S 13°10'55" W - 67.23 feet, an arc length of 67.77 feet to a 5/8" iron rod found;

And S 25°17'00" W, 321.04 feet to the POINT OF BEGINNING with the subject tract containing 301,379 square feet or 6.919 acres of land.

SURVEY RELATED SCHEDULE "B" - EXCEPTIONS	
First American Title Insurance Company, G.F. No. 1002-259315-RTT, Effective 7/31/2018	
10(e)	Easement to Texas Electric Service Company, recorded in Volume 4563, Page 333, Real Property Records, Tarrant County, Texas. AFFECTS AS SHOWN
10(f)	Easement to Texas Electric Service Company, recorded in Volume 4633, Page 910, Real Property Records, Tarrant County, Texas. AFFECTS AS SHOWN
10(g)	Easement to the City of Fort Worth, Texas, recorded in Volume 9673, Page 1592, Real Property Records, Tarrant County, Texas. AFFECTS AS SHOWN
10(i)	Easement to Marcus Cable Associates, LLC, recorded in cc# 0210197371, Real Property Records, Tarrant County, Texas. AFFECTS AS SHOWN
10(m)	Easement to the City of Fort Worth, Texas, recorded in Volume 4659, Page 755, Real Property Records, Tarrant County, Texas. AFFECTS AS SHOWN
10(u)	The following easements and/or building lines, as shown on plat recorded in Cabinet A, Slide 2464, Plat Records, Tarrant County, Texas: <ul style="list-style-type: none"> • 25' building lines; AFFECTS AS SHOWN • 15' building line; AFFECTS AS SHOWN • 20' x 20' public open space easements; AFFECTS AS SHOWN • 30' private access, emergency access easement; AFFECTS AS SHOWN • Right-of-Way dedication; AFFECTS AS SHOWN • 15' utility easement; AFFECTS AS SHOWN • 10' utility easement; AFFECTS AS SHOWN • 4" utility easement; AFFECTS AS SHOWN • 8" utility easement; AFFECTS AS SHOWN • 5" utility easement; AFFECTS AS SHOWN • 50' easement for existing utilities. AFFECTS AS SHOWN

SURVEYOR'S CERTIFICATE

To: GCHP-Texas, Inc., FW Springs, LP, Ironwood Crossing Public Facility Corporation, First American Title Insurance Company, Republic Title of Texas, and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, 13, 16, and 17 of Table A thereof. The field work was completed on 5/23/24.

Date of Plat or Map: 6/18/24



Darren K. Brown, RPLS 5252

No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48439C0190L, effective on 3/21/2019. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP
○	STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED.
—	IRF IRON ROD FOUND
—	CRIF CAPPED IRON ROD FOUND
—	POWER POLE
—	SMW SAN. SEWER MANHOLE
—	STW STORM SEWER MANHOLE
—	LIGHT POLE/STANDARD
—	QW GUY WIRE ANCHOR
—	BOLLARD
—	SIGNPOST
—	HANDICAP PARKING
—	FIRE HYDRANT
—	GAS MARKER
—	UTILITY RISER
—	GROUND LIGHT
—	UGE UNDERGROUND ELECTRIC LINE MARKER
—	UCG UNDERGROUND CABLE MARKER
—	GTL GAS TEST LEAD
—	GM GAS METER
—	GAS GAS LINE MARKER
—	FDC FIBEROPTIC CABLE MARKER
—	FC FIRE SPRINKLER CONTROL BOX
—	EB ELECTRIC BOX
—	EM ELECTRIC METER
—	IR IRRIGATION CONTROL VALVE
—	WV WATER VALVE
—	WM WATER METER
—	SSCO SANITARY SEWER CLEANOUT
—	CLF CHAIN LINK FENCE
—	GRF GUARD RAIL FENCE
—	BWF BARBED WIRE FENCE
—	WF WOOD FENCE
—	OPL OVERHEAD POWER LINE
—	CM CONTROL MONUMENT

PARKING COUNT	
PARKING SPACE TYPE	NUMBER
STANDARD	206
HANDICAP	5



ALTA/NSPS LAND TITLE SURVEY
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
Spring Glen

Issue Dates:
6/18/24

Date	Revisions

Scale: 1" = 40'
Drawn By: ED
Checked By: DKB
Sheet 1
of 1
JOB # 24-121