



# 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](mailto: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](http://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](http://fortworthtexas.gov) or contact the City Secretary's Office at 817-392-6150.

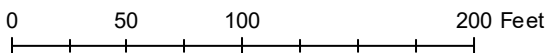
PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St Council Chambers, Second Floor	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

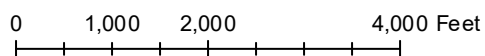
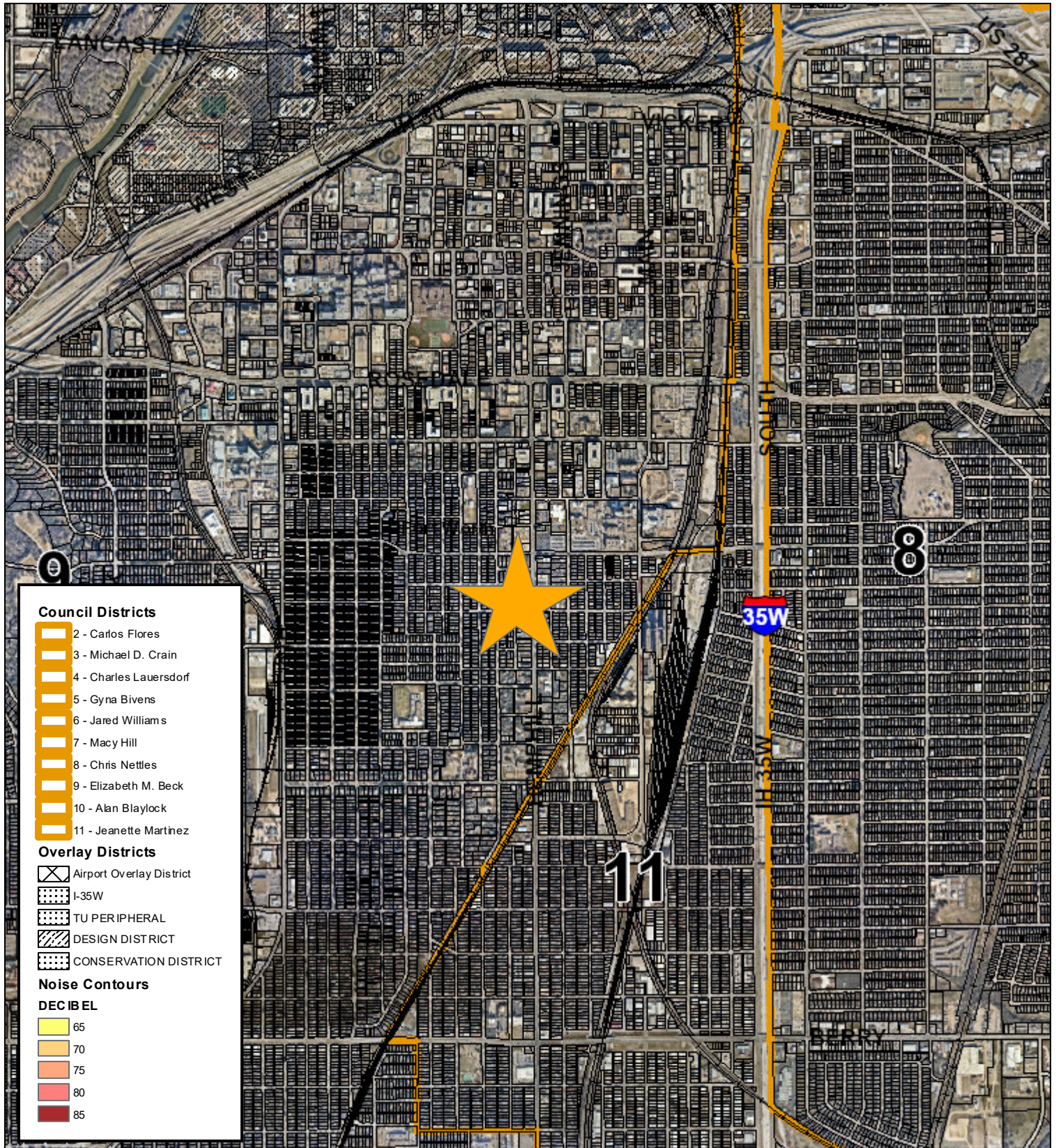
Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	

## Aerial Photo Map



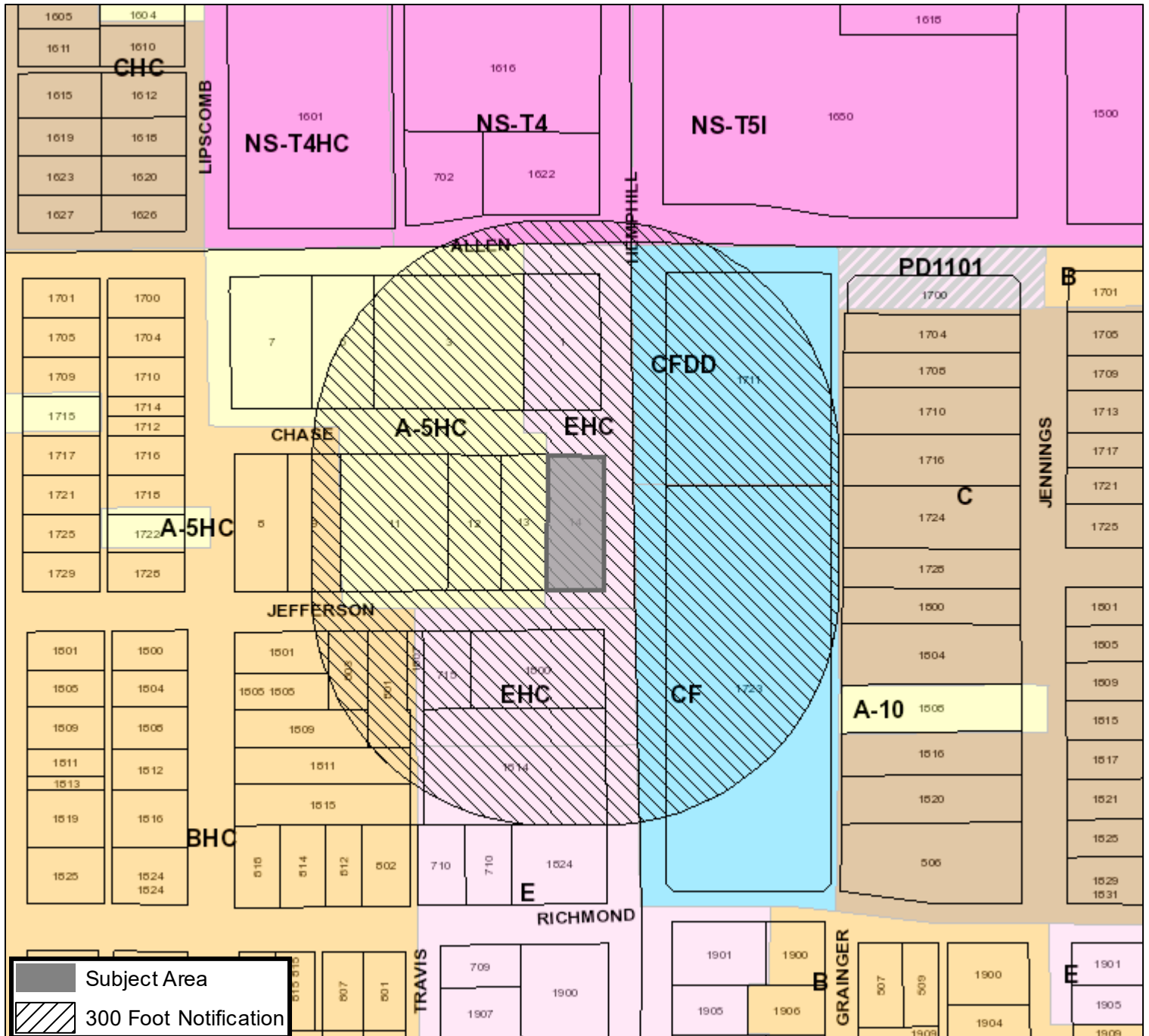
### Area Map





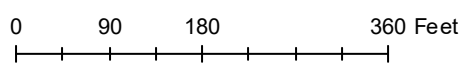


# Area Zoning Map

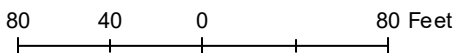
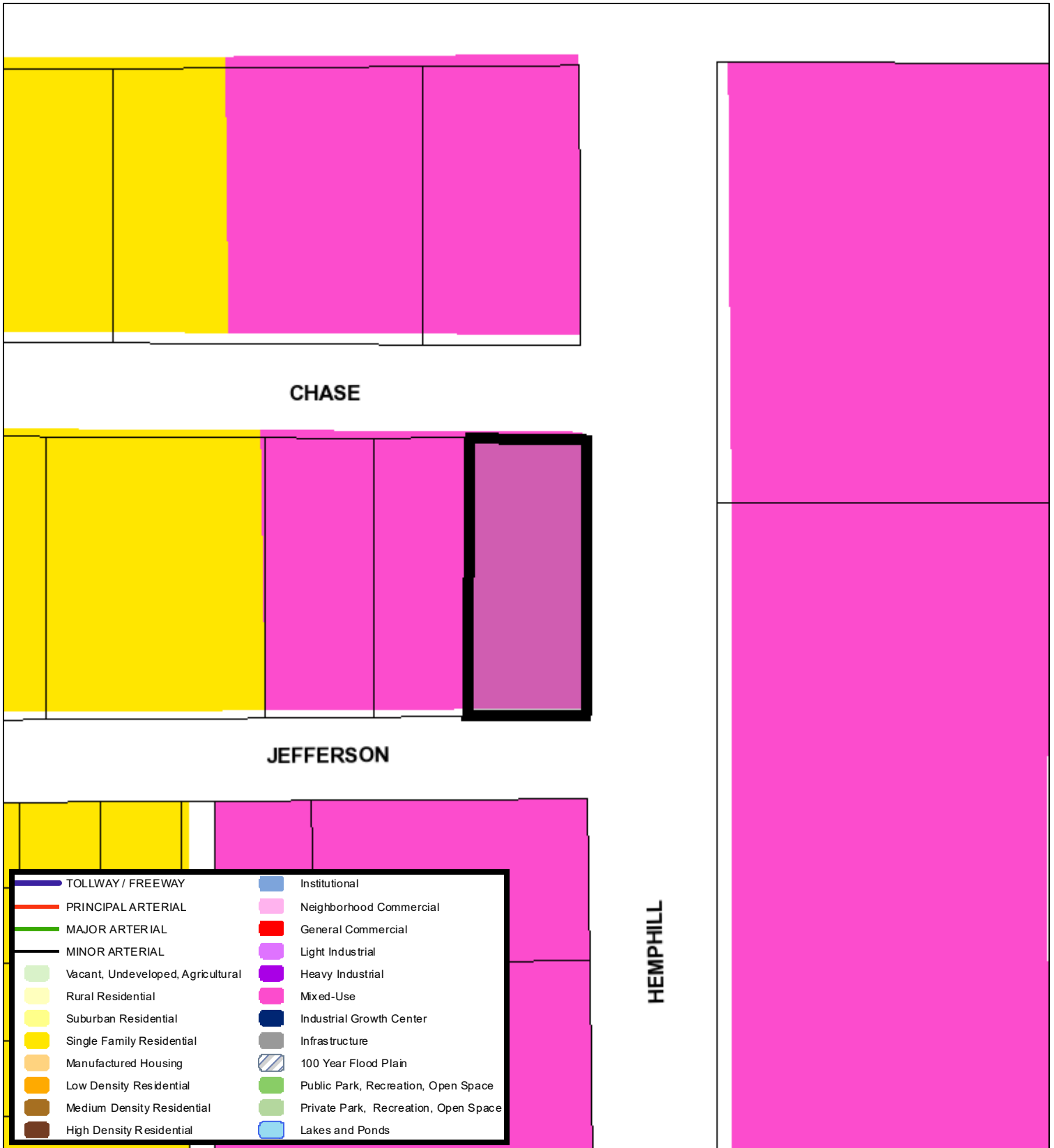
Applicant: Leonel Lozano  
 Address: 14 Chase Court  
 Zoning From: E/HC  
 Zoning To: B/HC  
 Acres: 0.28887724  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 11/13/2024  
 Contact: 817-392-2806



 Subject Area  
 300 Foot Notification



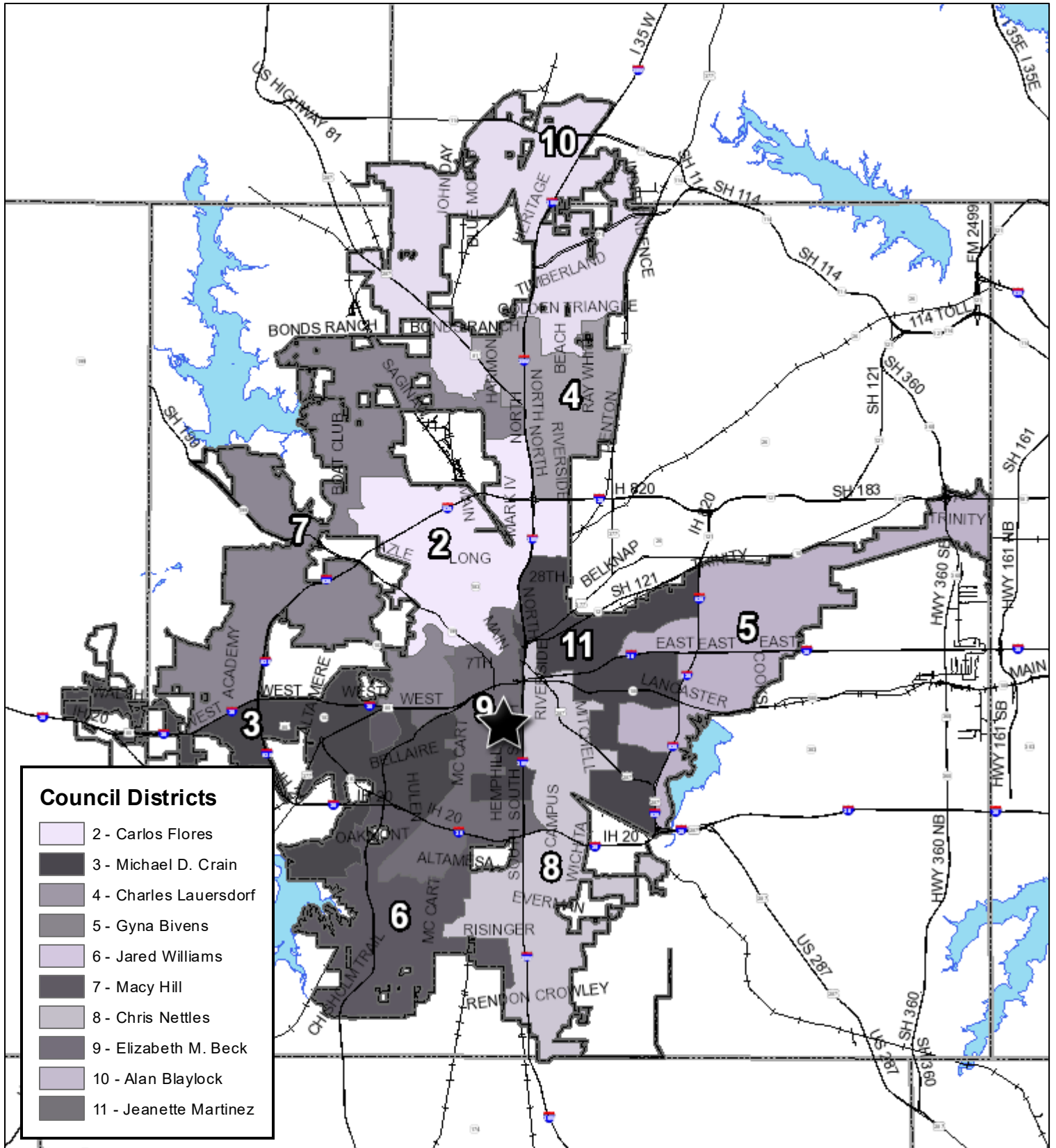
### Future Land Use



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



2C-24-139



# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

PROPERTY OWNER Leonel Lozano

Mailing Address 14 Chase Ct. City, State, Zip Fort Worth Tx

Phone 512 221 0443 Email lozano.leo2@gmail.com 76110

APPLICANT Leo Lozano

Mailing Address same as above City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

AGENT / OTHER CONTACT John Escobedo (Landmark Construction Group LLC)

Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Phone 682-314-9197 Email info@landmarkrc.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): 14 Chase Ct.

Total Rezoning Acreage: .2854  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): Chase Place Lot 14

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: .2854 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: .2856 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): "E" Proposed Zoning District(s): "B"  
 Current Use of Property: SFR  
 Proposed Use of Property: Duplex

**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 reason for the zone change is so that I can build a garage apartment on 14 Chase Ct. I bought the property which has been uninhabited for 60 years with the intention of restoring the house. The house was built in 1920 and it needs a lot of work. ~~It~~ It does not have central heating or air, insulation or any modern conveniences. When I bought it it didn't have running water.

The garage apartment will give me a place to live while I restore the house. In addition to restoring the house I will also be improving the property. For example landscaping the property

**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): Leonel Lozano

Owner's Name (Printed): Leonel Lozano

**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) \_\_\_\_\_ 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:

\_\_\_\_\_ (CERTIFIED LEGAL DESCRIPTION)

Leonel Lozano  
Owner's Signature (of the above referenced property)

Leonel Lozano  
Owner's Name (Printed)

\_\_\_\_\_  
Applicant or Agent's Signature

\_\_\_\_\_  
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:

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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



I do hereby certify that this is a true and correct copy of the original record now on file in the Official Public Records of Tarrant County, Texas.

To verify the authenticity of this copy, capture the QR code or visit: <https://tarrant.tx.publicsearch.us/verifycert/HsB5Bnpj>



Mary Louise Nicholson  
Tarrant County Clerk

Digitally signed by: Mary Louise Nicholson  
Date: Oct 10, 2024 12:54 PM -05:00

D223078636 05/08/2023 01:18 PM Page: 1 of 2 Fee: \$23.00 Submitter: McKNight Title  
Electronically Recorded by Tarrant County Clerk in Official Public Records

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

GF# CB-8049-DD

**GENERAL WARRANTY DEED**  
*(Cash)*

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REVOKE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS                   §  
   §                   KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TARRANT               §

THAT THE UNDERSIGNED, **GEORGE ACHZIGER, A SINGLE PERSON**, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, whose address is **14 CHASE COURT, FORT WORTH, TX 76110**, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto **LEONEL LOZANO**, herein referred to as "Grantee", whether one or more, all Grantor's right, title and interest in and to the real property described as follows, to-wit:

**LOT 14 AND THE EAST 7.71 FEET OF LOT 13, CHASE PLACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 204, PAGE 63, PLAT RECORDS OF TARRANT COUNTY, TEXAS.**

Commonly known as: **14 CHASE COURT, FORT WORTH, TX 76110**

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of TARRANT County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.



I do hereby certify that this is a true and correct copy of the original record now on file in the Official Public Records of Tarrant County, Texas.

To verify the authenticity of this copy, capture the QR code or visit: <https://tarrant.tx.publicsearch.us/verifycert/HsB5Bnpj>

Mary Louise Nicholson  
Tarrant County Clerk



*Mary Louise Nicholson*

Digitally signed by: Mary Louise Nicholson  
Date: Oct 10, 2024 12:54 PM -05:00

D223078636

Page 2 of 2

TO BE EFFECTIVE this 8 day of May, 2023.

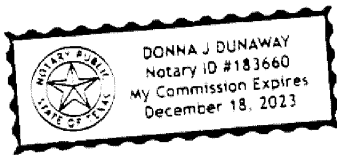
GRANTOR:

*George Achziger*  
George Achziger

ACKNOWLEDGMENT

THE STATE OF Texas  
COUNTY OF Tarrant

The foregoing instrument was acknowledged before me on the 8 day of May, 2023, by **GEORGE ACHZIGER**.



*[Signature]*  
NOTARY PUBLIC, STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

AFTER RECORDING, RETURN TO:

LEONEL LOZANO  
14 CHASE COURT 8216 Kearsarge Dr.  
FORT WORTH, TX 76110 Austin, TX 78745

# Site Plan Proposed Chase Ct.

Chase Place  
Exhibit A  
Lot 14

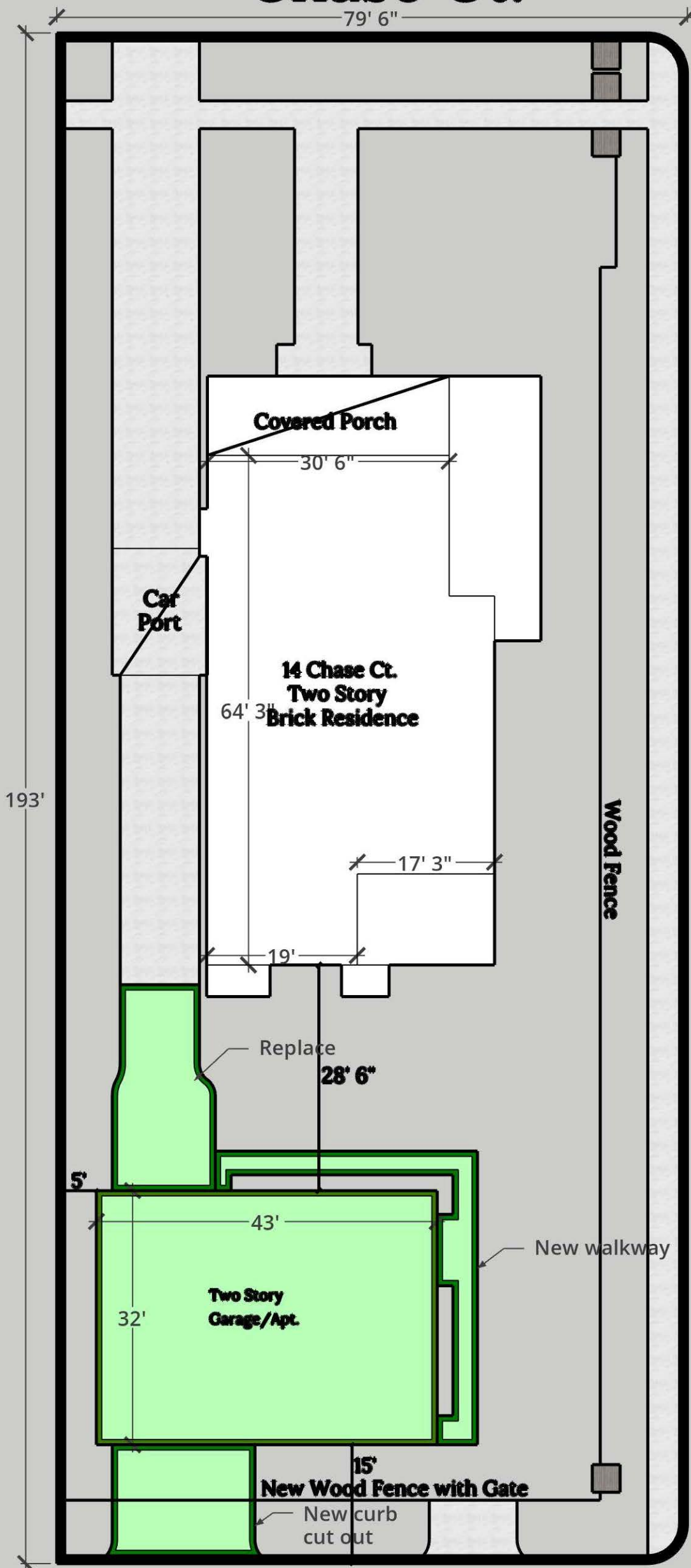
Leo Lozano  
14 Chase Ct  
Fort Worth Texas  
76110  
512-221-0443

Hemphill St.

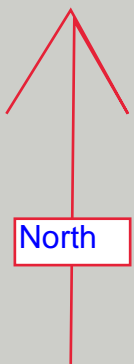
Director of  
Development  
Services

Date

14 Chase Ct.  
ZC-24-139



W. Jefferson Av.



204-2

63

# CHASE PLACE FORT WORTH TEXAS EXHIBIT A

THE STATE OF TEXAS

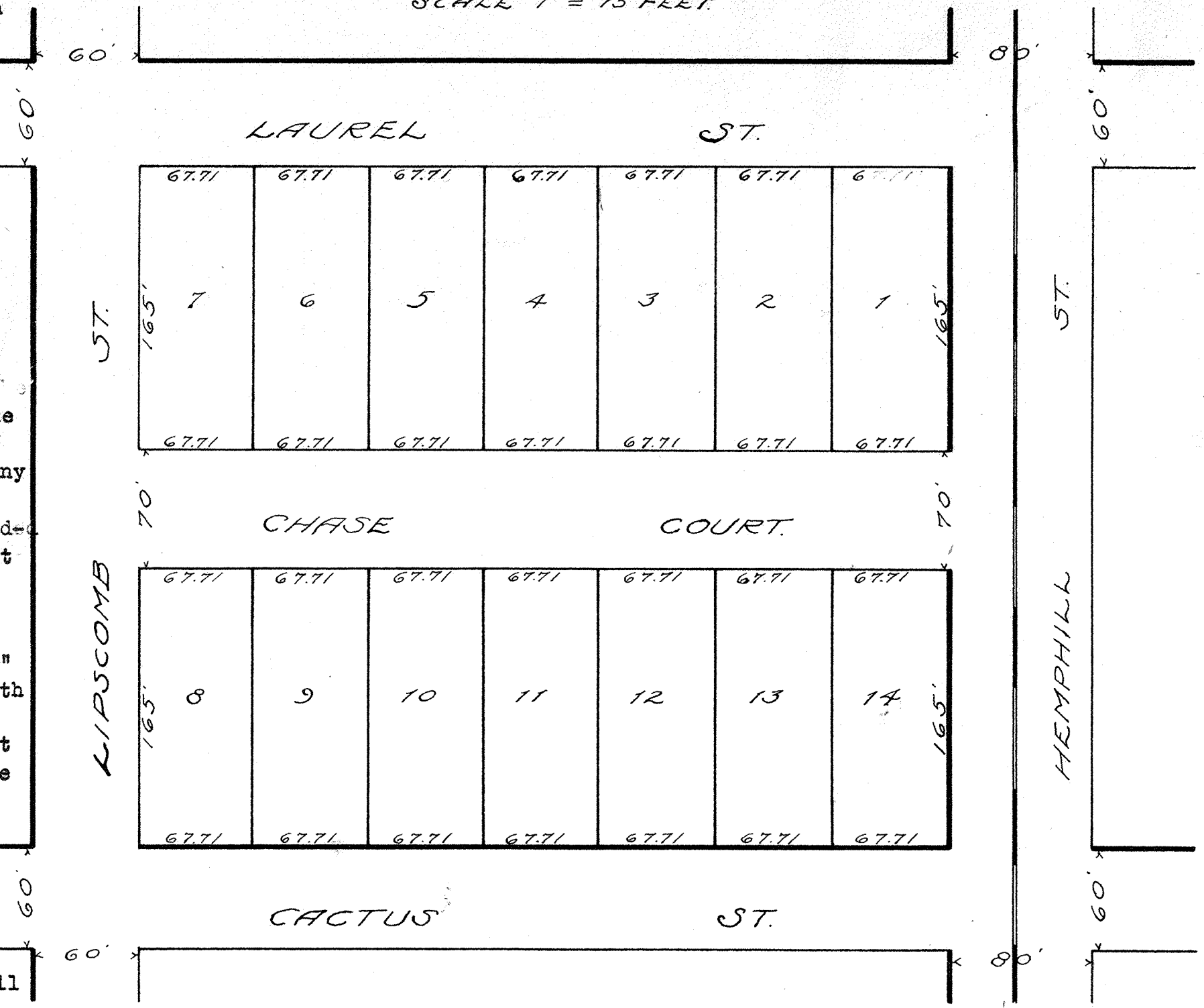
COUNTY OF TARRANT I KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, the Consolidated Improvement and Construction Company, a corporation of the City of Fort Worth, County of Tarrant and State of Texas, is the owner in fee simple of Block "F" and "R" in Bellevue Hill Addition to the city of Fort Worth, Texas, which is bounded as follows: --- On the north by Laurel Street, on the east by Hemphill Street, on the South by Cactus Street, and on the West by Lipscomb Street; and, whereas, said company has subdivided said Blocks of land into fourteen (14) lots with a private way seventy (70) feet in width extending east and west through the center of said tract from the West boundary line of Hemphill Street to the east boundary line of Lipscomb Street and has caused said tract of land to be subdivided into lots of the sizes and dimensions shown on plat hereto attached marked "Exhibit A" and made a part hereof and has designated said tract as "Chase Place", AND WHEREAS

said Company is desirous of placing certain conditions and restrictions on the use to be made of said property by the present owners thereof and all other persons, firms or corporations, that may hereafter become the owners of same or any part thereof and to so fix said conditions as covenants going with the land to such extent as to bind all future owners thereof and to protect each and every person who shall hereafter become interested in said property or any part of the same in the enforcement of said covenants and conditions. NOW THEREFORE, the Consolidated Improvement and Construction Company acting herein by its President in pursuance of a resolution of its Board of Directors, has subdivided and does hereby subdivide said tract of land into fourteen (14) lots, which said tract of land together with the subdivisions thereof is correctly shown on the map or plat thereof hereto attached, marked "Exhibit A" and made a part hereof, which said tract of land so subdivided shall hereafter be known and called "Chase Place" and does hereby provide a private way seventy (70) feet in width extending east and west through the middle of said tract of land from the west boundary line of Hemphill Street to the East boundary line of Lipscomb street, to be known and called "Chase Court" and does hereby dedicate to the present owners and all future owners of said lots their heirs, successors and assigns in said Chase Place, said way as a private way for their own exclusive use, benefit and convenience, it being intended hereby to make said way a private way and not a public street to be under the exclusive control and for the exclusive use, benefit and convenience of the owners of said lots, their heirs, and assigns and for the protection of the present and all future owners of said lots or any of them. The Consolidated Improvement and Construction Company hereby covenants and agrees with all future owners of lots in Chase Place as follows:

SURVEYED IN AUG 1906 BY HENRY M. DICKSON C.E.

SCALE 1" = 75 FEET.



1. That said Company and no person, persons, firm or corporation claiming under it shall hereafter sell, convey, transfer, assign, lease or rent said above described premises or any part thereof to any negro or negroes or to any person or persons of African descent. 2. That no building shall be erected on said premises except a private dwelling house, and appurtenant outhouses and that no building erected thereon shall at any time be used except for such purposes. 3. That no part of said property shall ever be used for any purposes other than that of residence. 4. That no dwelling house shall be erected upon any of said lots that shall cost less than the sum of Five Thousand Dollars (\$5,000.00) 5. That not more than one dwelling house shall be erected on any one lot in said Chase Place and that such residence shall front on Chase Court and that all stables must be placed on the rear end of said lots. 6. That no building except a boundary fence not more than three (3) feet high made of iron, brick or stone shall at any time be erected on said premises nearer than twenty nine (29) feet of said Chase Court upon which said lot fronts; that the front of such houses, within the meaning of this paragraph, shall mean the front of the porch. 7. That said lot and premises shall be kept in a clean and sanitary condition. 8. That the present owners of said lots and all future owners of each of said lots in accepting a conveyance of said property or any part of same, shall agree and bind himself, his heirs, executors and assigns to at all times pay a one-fourteenth (1/14) part of the expenses of maintaining and keeping in good repair and condition, Chase Court. 9. That the covenants herein are intended to and shall run with the land. 10. That the acceptance and registration of any deed of conveyance to said property or any part of the same shall be deemed an acceptance of all the provisions herein contained. 11. All poles for telephone, light, fire or other purposes shall be placed on the rear end of said lots. 12. Said Company covenants and agrees not to convey any lot or lots in Chase Place without inserting in the deed of conveyance an acceptance by the grantee of all the conditions herein, with a clause for reversion of title in case of violation of the substantial conditions hereof. 13. All persons claiming under said Consolidated Improvement and Construction Company shall have and are hereby given the right to enforce by injunction or otherwise all the conditions and provisions set forth herein, not only as against all other persons claiming under said Consolidated Improvement and Construction Company, but against the Consolidated Improvement and Construction Company itself. IN WITNESS WHEREOF, the said Consolidated Improvement and Construction Company hath caused these presents to be signed by its President and its Corporate Seal to be hereto affixed, this the 23 day of January, A.D. 1907.

(L.S.) CONSOLIDATED IMPROVEMENT AND CONSTRUCTION COMPANY By R.H. Foster, its President

THE STATE OF TEXAS COUNTY OF TARRANT I BEFORE ME, B.H. Martin, a Notary Public in and for the County of Tarrant, State of Texas, on this day personally appeared R.H. Foster as President of the Consolidated Improvement and Construction Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated. GIVEN under my hand and seal of office this the 23 day of January A.D. 1907. (L.S.) B.H. MARTIN, Notary Public in and for Tarrant County, State of Texas.

RECORDED FEB. 7th, 1907 11 A.M. JNO. A. KEE, Co. Clerk.