



# 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:	

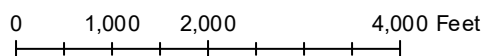
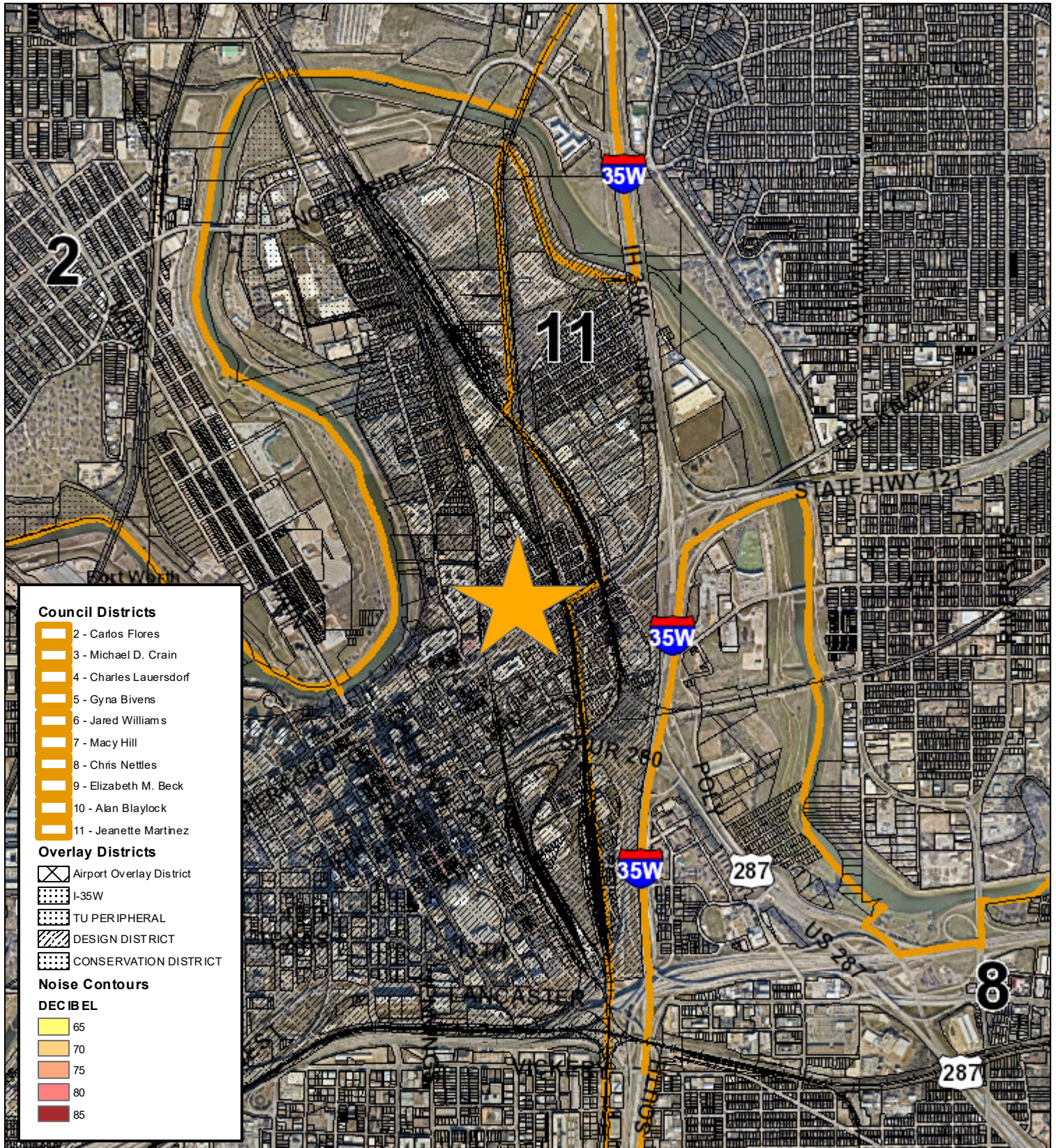
**Aerial Photo Map**



0 30 60 120 Feet

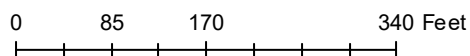
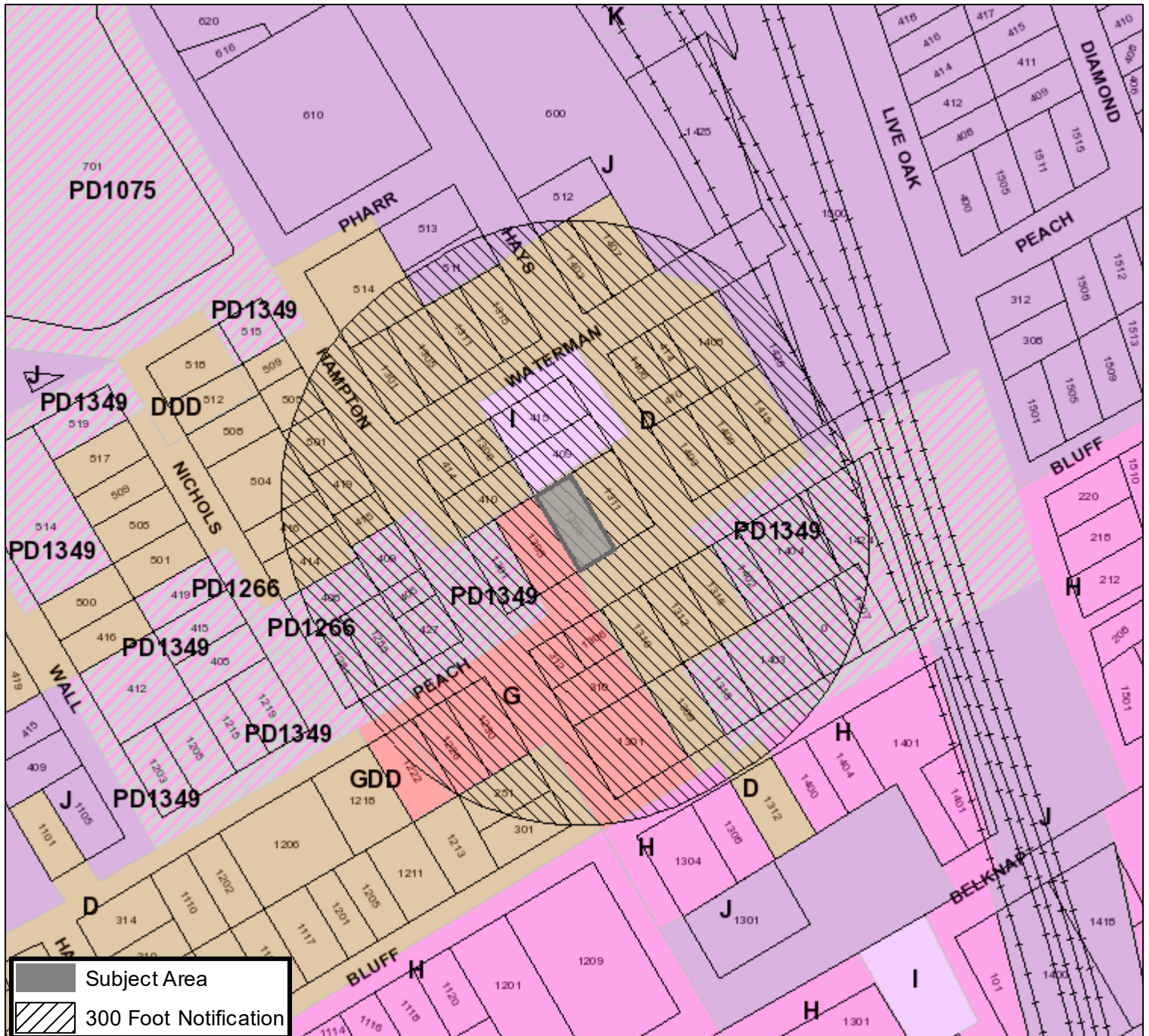


### Area Map

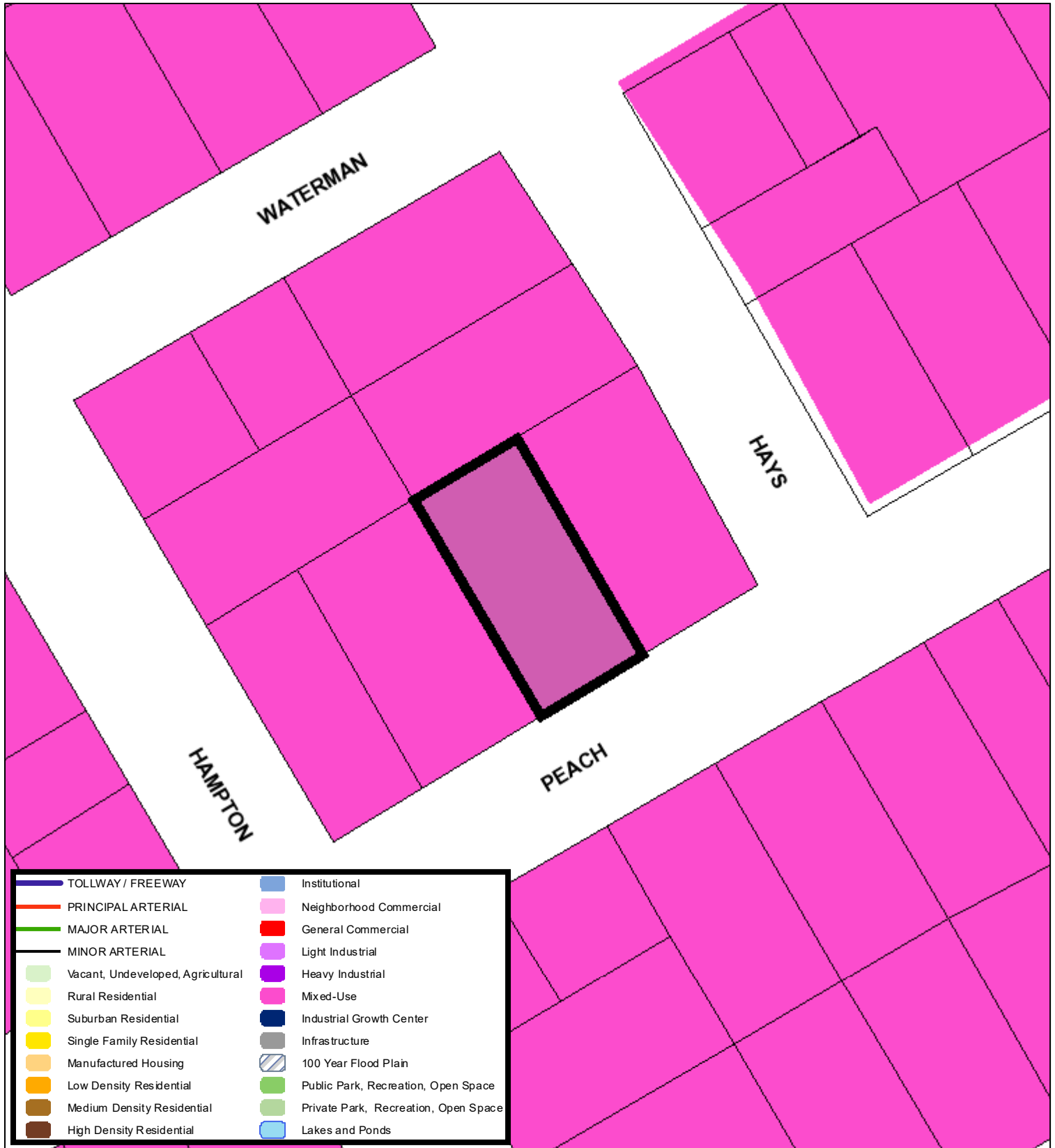


## Area Zoning Map

Applicant: P Duran Properties/ Elizabeth Padilla  
 Address: 1309 E. Peach Street  
 Zoning From: D  
 Zoning To: MU-1  
 Acres: 0.1158571  
 Mapsco: Text  
 Sector/District: Northeast  
 Commission Date: 2/12/2025  
 Contact: 817-392-8190



### Future Land Use

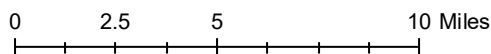
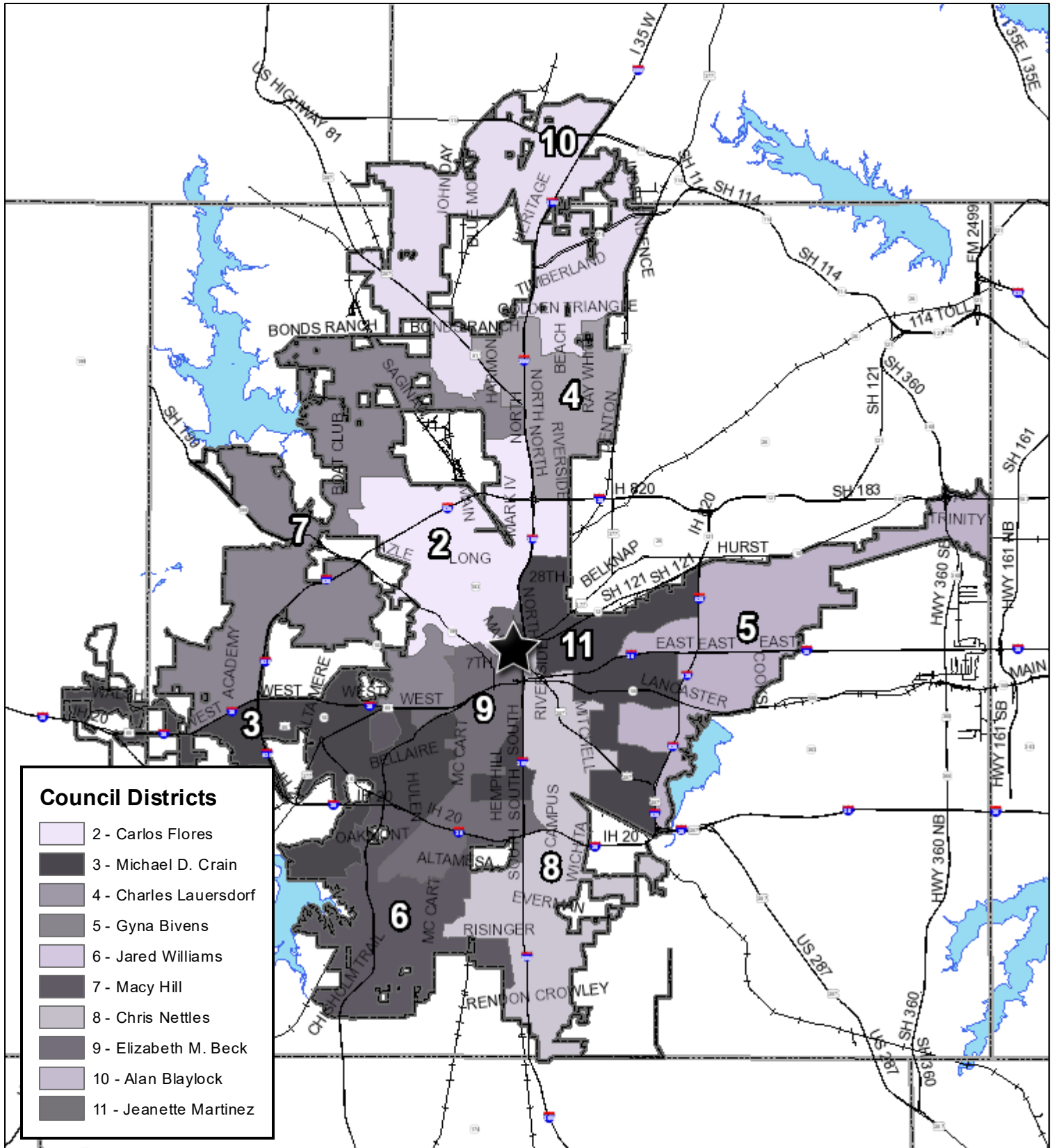


50 25 0 50 Feet

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** Elizabeth Padilla for PDuran Properties LLC

Mailing Address 1106 Samuels Ave City, State, Zip Fort Worth, TX, 76102

Phone 682-225-2533 Email liz@pduran.com

**APPLICANT** Same as property owner

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

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

**AGENT / OTHER CONTACT** Same as property owner

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): 1309 E Peach St Fort Worth, TX 76102

Total Rezoning Acreage:   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): FORT WORTH ORIGINAL TOWN, BLOCK 162, LOT 33

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: .1148 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): D-HIGH DENSITY MULTI-FAMILY Proposed Zoning District(s): MU-1  
 Current Use of Property: RESIDENTIAL RENTAL  
 Proposed Use of Property: SHORT TERM RENTAL

#### 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.

I am writing to formally request the rezoning of the property located at 1309 E Peach St, Fort Worth, TX 76102, from its current designation of "D" High-Density Multi-Family to "G" Commercial. This property, a newly constructed building completed in 2024, is currently utilized as a residential rental. I am seeking this rezoning to align with the zoning of neighboring properties directly to the west and south of the subject property.

The following neighboring properties are currently zoned "G" Commercial:

1305 E Peach St  
1306 E Peach St  
310 N Hampton St  
312 N Hampton St  
1230 E Peach St  
1222 E Peach St  
1226 E Peach St  
1301 E Bluff St

The primary reason for this request is to enable the operation of short-term rental services at the property. I have discussed this proposal with Councilwoman Elizabeth Beck and her office, who have expressed their support for the rezoning. Additionally, I have received positive feedback from local businesses and several neighbors with whom I have communicated.

Thank you for your consideration of this request. I look forward to discussing this matter further and am happy to provide any additional information if needed.

## 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): Elizabeth Padilla for PDuran Properties LLC

Owner's Name (Printed): Elizabeth Padilla for PDuran Properties LLC

**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)

Elizabeth Padilla for PDuran Properties LLC  
Owner's Signature (of the above referenced property)

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

Elizabeth Padilla for PDuran Properties LLC  
Owner's Name (Printed)

\_\_\_\_\_  
Applicant or Agent's Name (Printed):

Reference No: 2410291309 G.F. No: 24-204704  
 Title Co: WFG TITLE  
 Purchaser: PDURAN PROPERTIES, LLC

PROPERTY DESCRIPTION

BEING Lot 33, Block 162, of Fort Worth Original Town, in the City of Fort Worth, Tarrant County, Texas and being described in deed to John Camarillo as recorded in D217024647. Deed Records, Tarrant County, Texas and being more particularly described as follows:

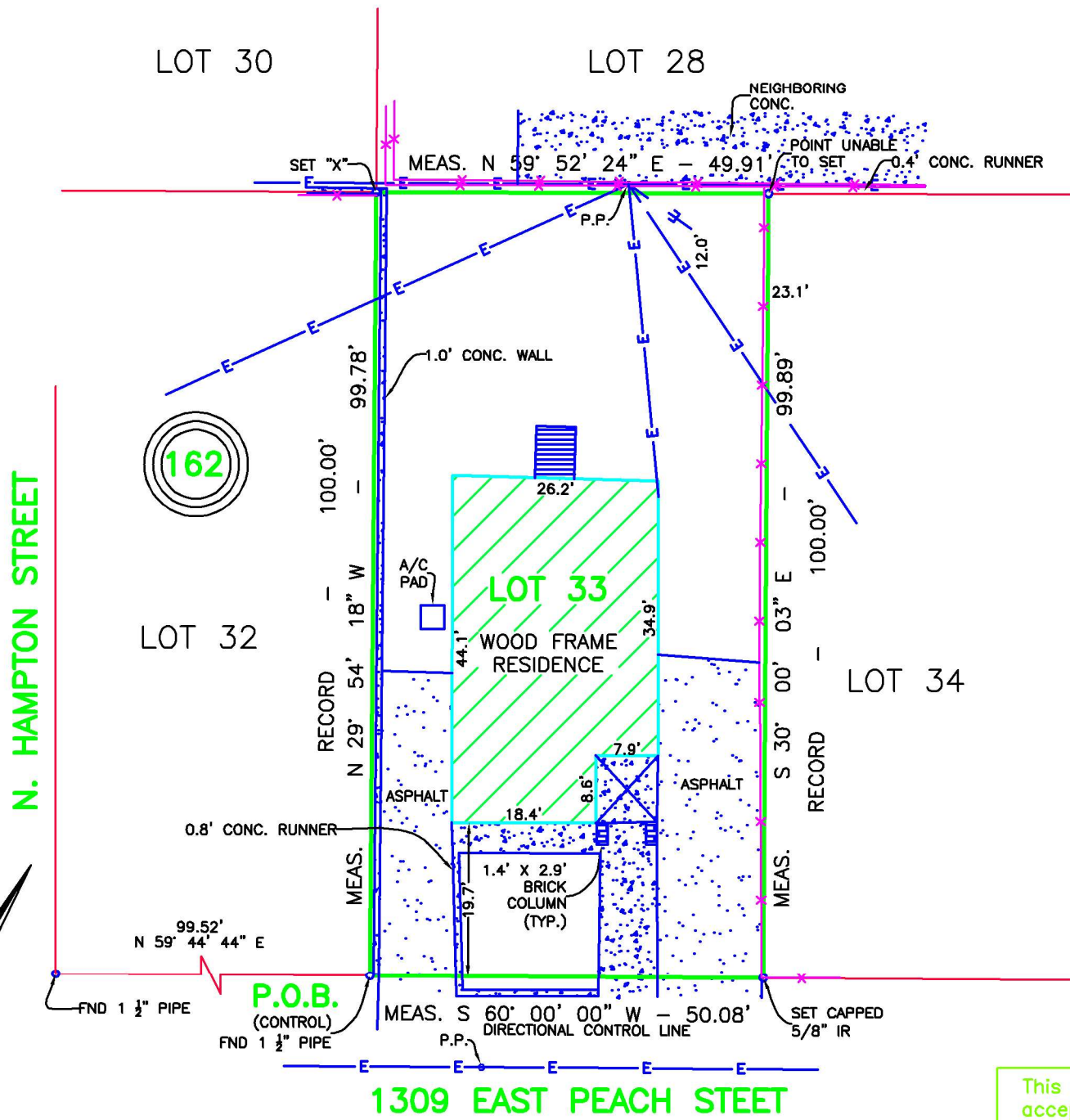
BEGINNING at a found 1-1/2 inch pipe for the southwest corner of the herein described Lot 33, same being North 59 degrees 44 minutes 44 seconds East, 99.52 feet from a found 1-1/2 inch pipe for the southwest corner of Lot 31, of said Fort Worth Original Town and the intersection of the north line of E. Peach Street with the east line of N. Hampton Street;

THENCE North 29 degrees 54 minutes 18 seconds West, departing said E. Peach Street and in the common line between said herein described Lot 33 and Lot 32 as described in D218030047, Deed Records, Tarrant County, Texas, a distance of 99.78 feet (record 100.00 feet) to a set 5/8 inch capped iron rod for corner;

THENCE North 59 degrees 52 minutes 24 seconds East, in the common line between said Lot 33 and Lot 28 as described in Volume 6070, Page 883, Deed Records, Tarrant County, Texas, a distance of 49.91 feet to a point;

THENCE South 30 degrees 00 minutes 03 seconds East, in the common line between said Lot 32 and Lot 34 as described in D219172687, Deed Records, Tarrant County, Texas, a distance of 99.89 feet (record 100.00 feet) to a set 5/8 inch capped iron rod for corner;

THENCE South 60 degrees 00 minutes 00 seconds West, in the common line between said Lot 32 and E. Peach Street, a distance of 50.08 feet to the POINT OF BEGINNING and containing 0.115 acres of land, more or less.



This survey is hereby accepted and approved.

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date

STATE FIRM REGISTRATION NUMBER 10193797

SCALE: 1" = 20'

SURVEYORS CERTIFICATION

I, WILLIAM H. MOSS, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.



	BOUNDARY LINE
	BUILDING
	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE



**PROLINE**  
 SURVEYING LTD.  
[www.prolinesurveyors.com](http://www.prolinesurveyors.com)  
 Ph# 817-276-1148 info@prolinesurveyors.com  
 © Proline Surveying, LTD. 2023  
 SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE

DRAWN BY: PW DATE: 10-30-2024

*William H. Moss*