



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:	

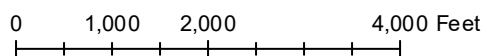
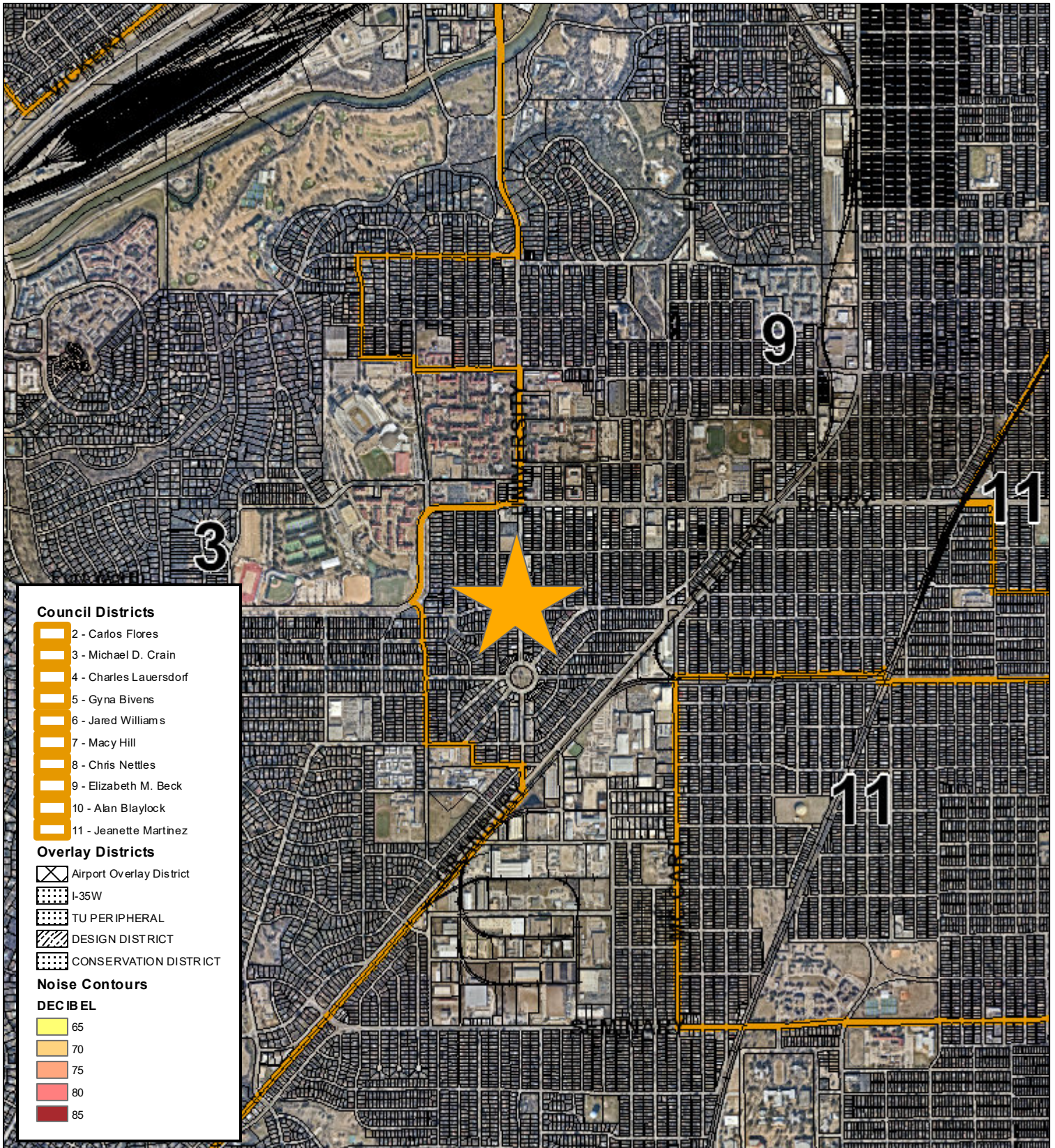
Aerial Photo Map



0 55 110 220 Feet



Area Map

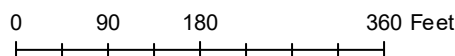
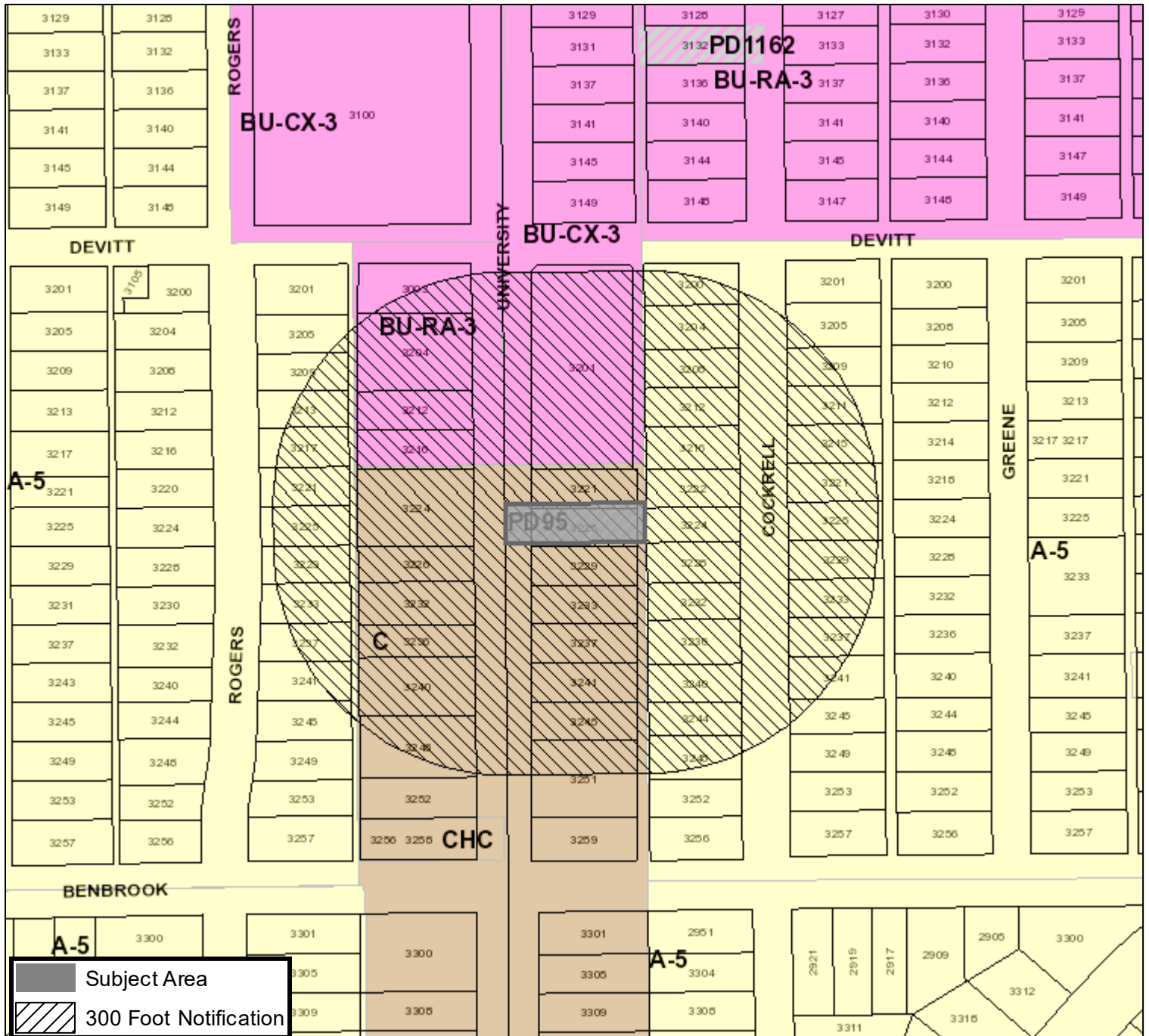




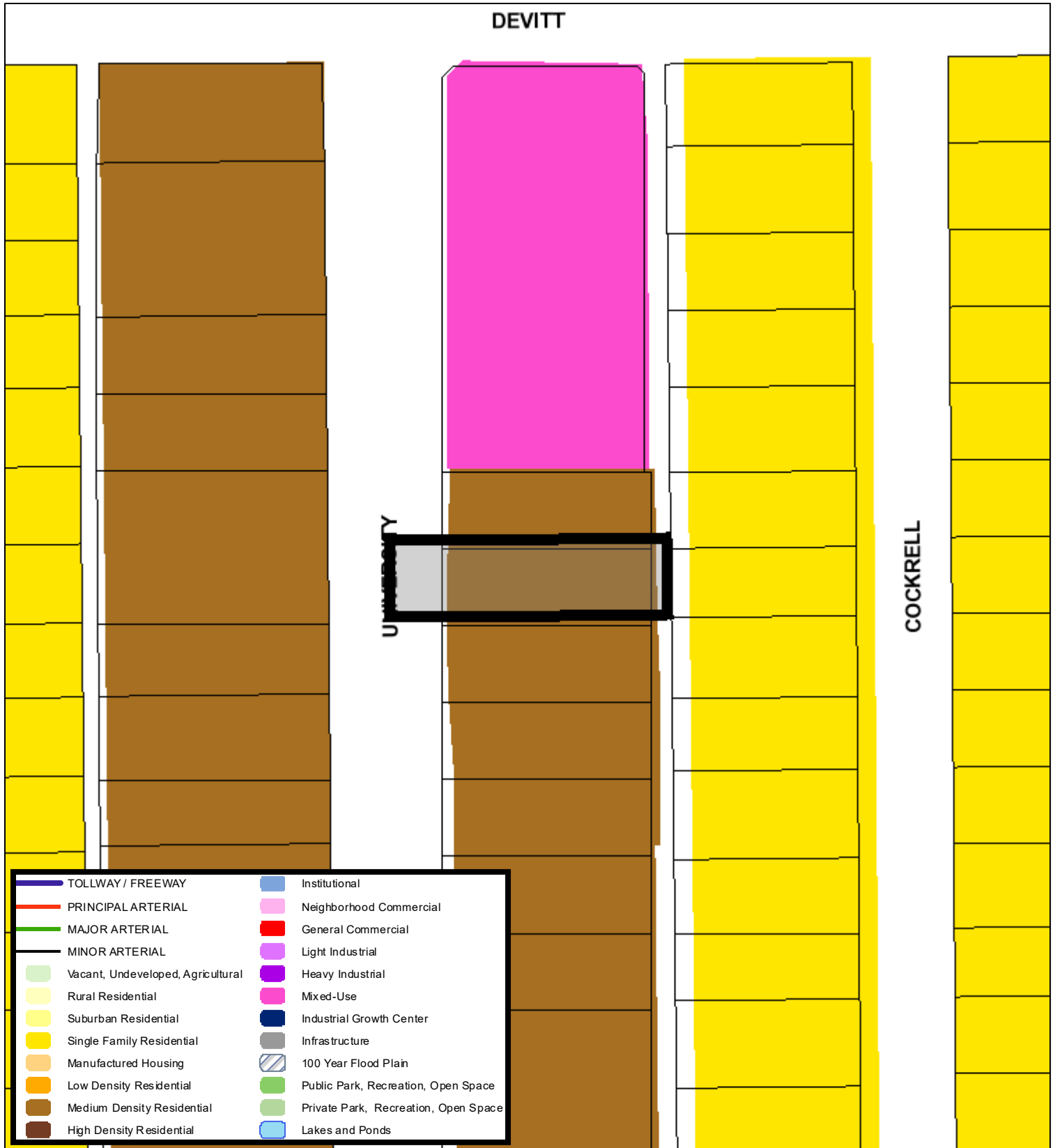
ZC-25-012

Area Zoning Map

Applicant: 3108 Frazier LLC/Alex Veigel
 Address: 3225 S UNIVERSITY DR
 Zoning From: PD 95
 Zoning To: C
 Acres: 0.20730551
 Mapsco: Text
 Sector/District: TCU_Westcliff
 Commission Date: 2/12/2025
 Contact: 817-392-7869



Future Land Use

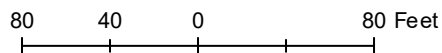


DEVITT

UNIVERSITY

COCKRELL

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.



FORT WORTH **ZONING CHANGE / SITE PLAN APPLICATION**

CONTACT INFORMATION

PROPERTY OWNER 3108 Frazier

Mailing Address 5801 Curzon Ave suite 215 City, State, Zip FW TX 76107

Phone (817) 808-1400 Email alexveigel@hotmail.com

APPLICANT Alex Veigel

Mailing Address 5801 Curzon Ave suite 215 City, State, Zip FW TX 76107

Phone (817) 808-1400 Email alexveigel@hotmail.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): 3225 S University

Total Rezoning Acreage: .143 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? WEATHERFORD, P R ADDITION Block 4 Lot 5

YES - PLATTED
Subdivision, Block, and Lot (list all): Weatherfords Addition Blk 4 Lot 5

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: .143 acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

NO - NOT PLATTED
A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input 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): PD Proposed Zoning District(s): C

Current Use of Property: Vacant

Proposed Use of Property: Build 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.

We are requesting to build a new duplex on this site. This would be conforming to what is being built on this street. The property is currently vacant with no structure on it.

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) **no**

¿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

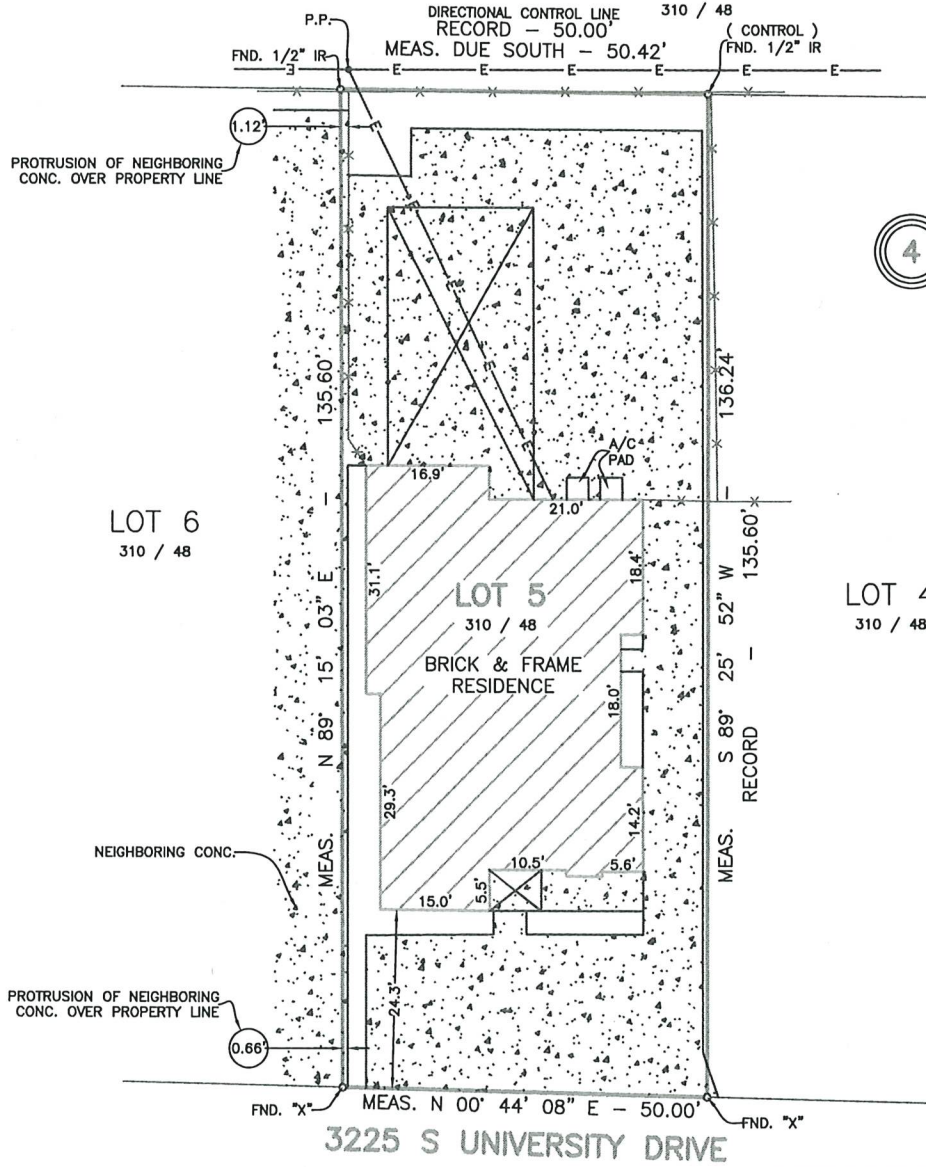
Reference No: 2408263225
 Title Co: MCKNIGHT TITLE
 Purchaser: 3108 Frazier LLC

G.F. No: CB-12407-VL

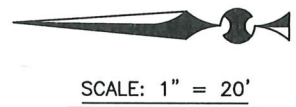
PROPERTY DESCRIPTION

Lot 5, Block 4, P. R. WEATHERFORDS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 310, Page 48, Real Property Records of Tarrant County, Texas.

Easement as set out in 8377/140, RPRTCT, does not affect this property. 12' ALLEY



*Survey
 3225
 S University*



	BOUNDARY LINE
	BUILDING
	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE

This survey is hereby accepted and approved.

Purchaser _____

Purchaser _____

Date _____

SURVEYORS CERTIFICATION

I, DAVID J. ROSE, 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.

STATE FIRM REGISTRATION NUMBER 10193797

PROLINE
 SURVEYING LTD.
 www.prolinesurveyors.com



Ph# 817-276-1148 info@prolinesurveyors.com
 © Proline Surveying, LTD. 2024
 SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE

DRAWN BY: DCM DATE: 8/27/24

David J. Rose



EDWARD & ISAC
DESIGNS LLC.
507 NASHLANE,
FORT WORTH, TX 76110
OFFICE: (817) 395-4688

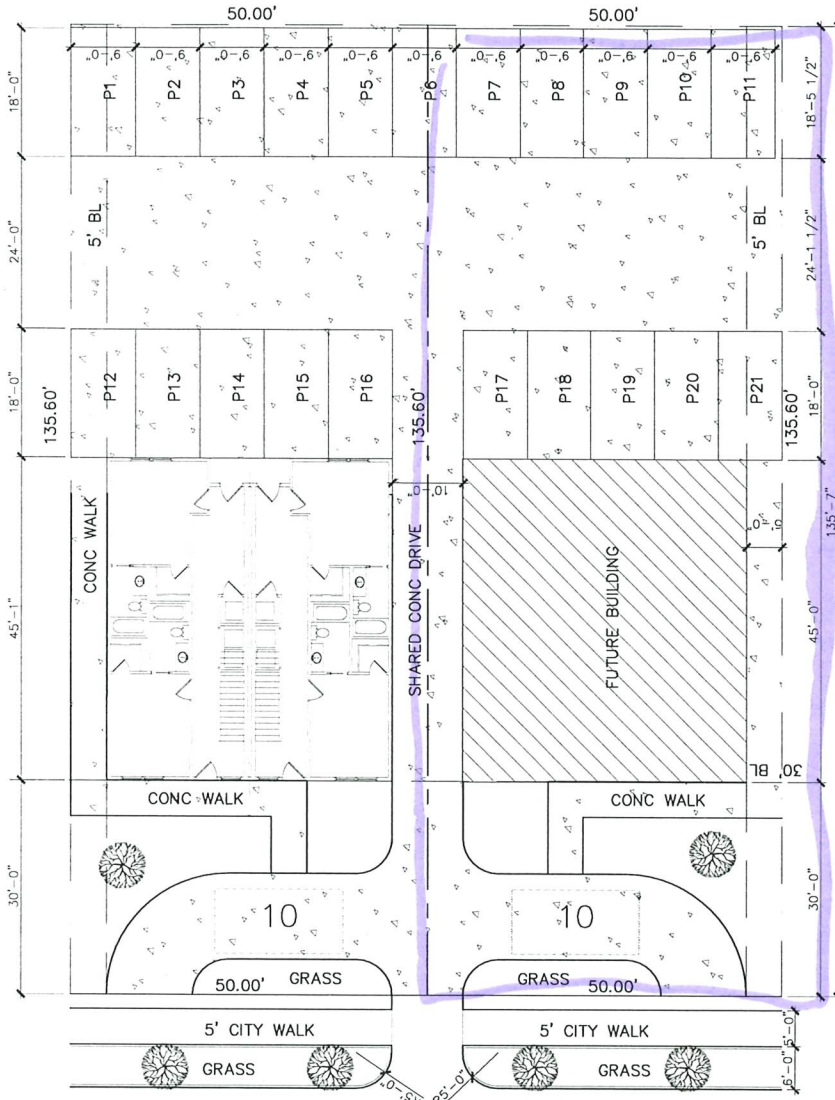
The client has been advised to verify all building codes and applicable rules and regulations with the local authority having jurisdiction. The architect or structural engineer shall be permitted to alter these plans and specifications only if a qualified design professional, such as a registered architect, engineer, or contractor, certifies that the proposed changes are necessary for the proper construction of the building. The purchaser shall be responsible for obtaining all necessary permits and approvals from the local authority having jurisdiction. The architect or structural engineer shall not be responsible for the accuracy of the information provided by the client or for the consequences of any errors or omissions in the plans or specifications. The architect or structural engineer shall not be responsible for the accuracy of the information provided by the client or for the consequences of any errors or omissions in the plans or specifications.

OWNER INFORMATION

3221 S. UNIVERSITY DR.
FORT WORTH, TX 76110
LOT 7 BLOCK 5

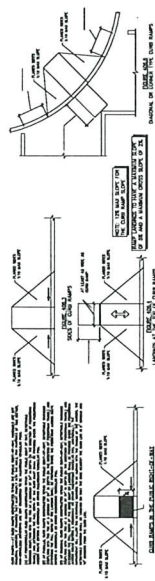
ADDRESS:

ISSUE DATE: 09.09.2024
DRAFTSPERSON: MEM
PROJECT NO.: 000
PLAN NUMBER: 3200
SHEET NUMBER: S-1



SOUTH UNIVERSITY BLVD

exhibit
Map
3225 S University



DATE: 09.09.2024
LOT SQFT: 6780
FLATWORK (SQ. FT):
CITY WALK: ---
APPROACH: ---
DRIVE: ---
LEAD WALK: ---

PLOT PLAN
SCALE: 1/8" = 1'-0"

ADDRESS: 3251 UNIVERSITY DRIVE
SUBDIV. BLUEBONNET HILLS
LOT: 7
BLOCK: 5
CITY: FORT WORTH
COUNTY: TARRANT
DUPLX
STATE: TEXAS

BUYER:
NOTE: ALL LOT DIMENSIONS, SETBACKS, AND EASEMENTS TO BE VERIFIED BY CITY FOR PERMIT PRIOR TO CONSTRUCTION.

EDWARD & ISAC
DESIGNS LLC.
507 NASHLANE,
FORT WORTH, TX 76110
OFFICE: (817) 395-4688