



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:	

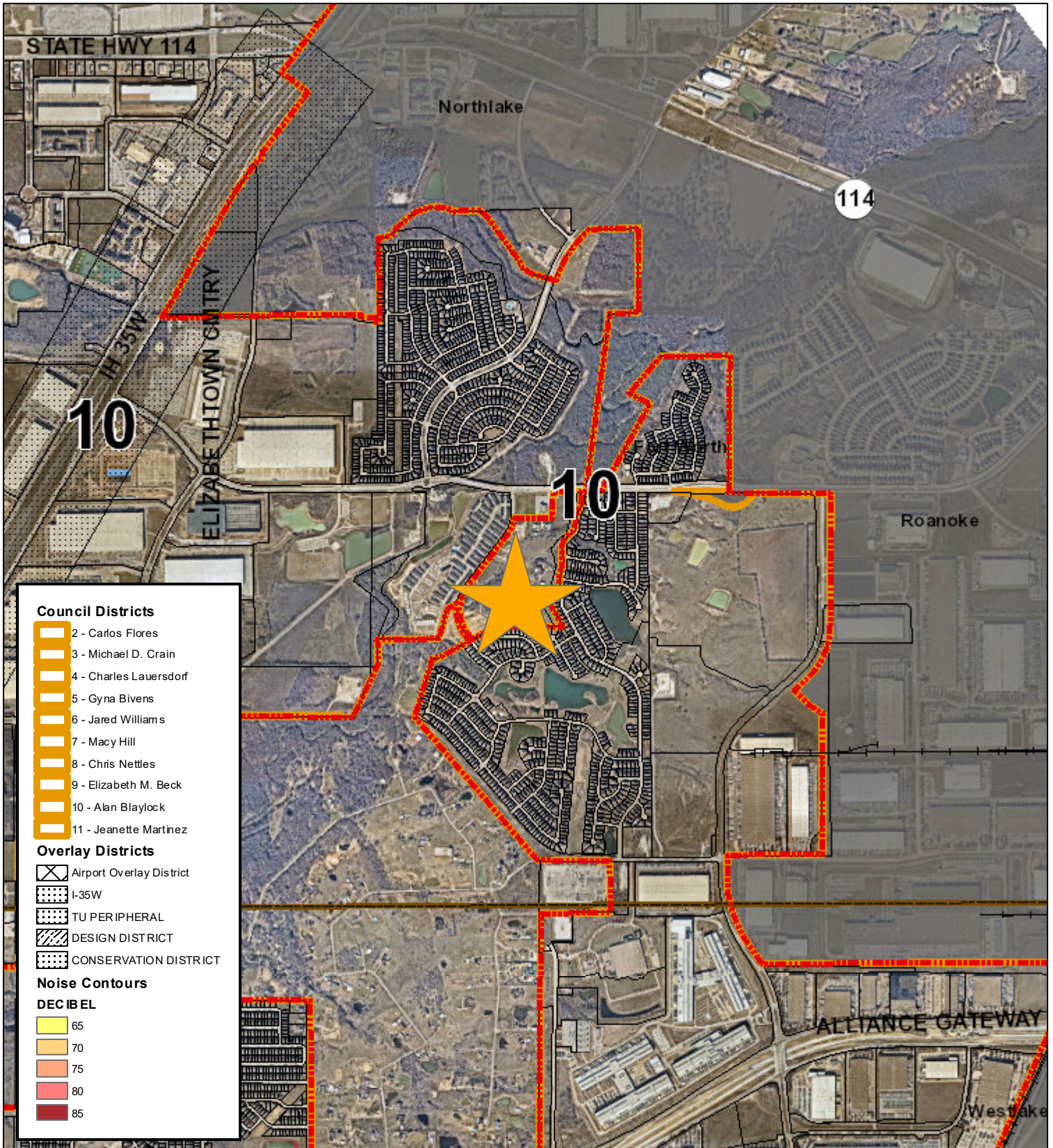
Aerial Photo Map



0 600 1,200 2,400 Feet

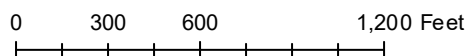
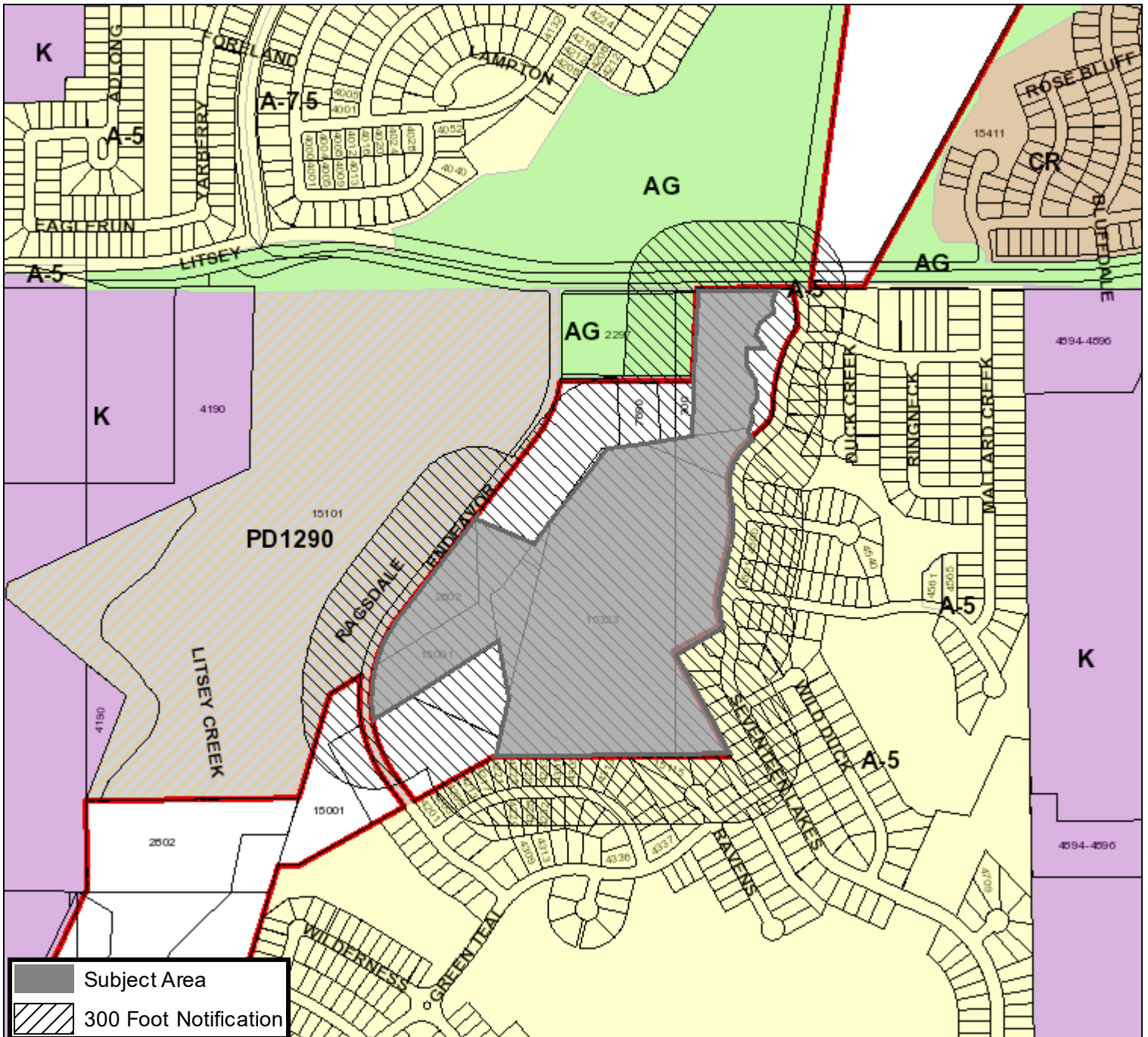


Area Map

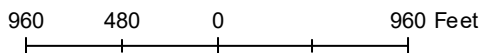
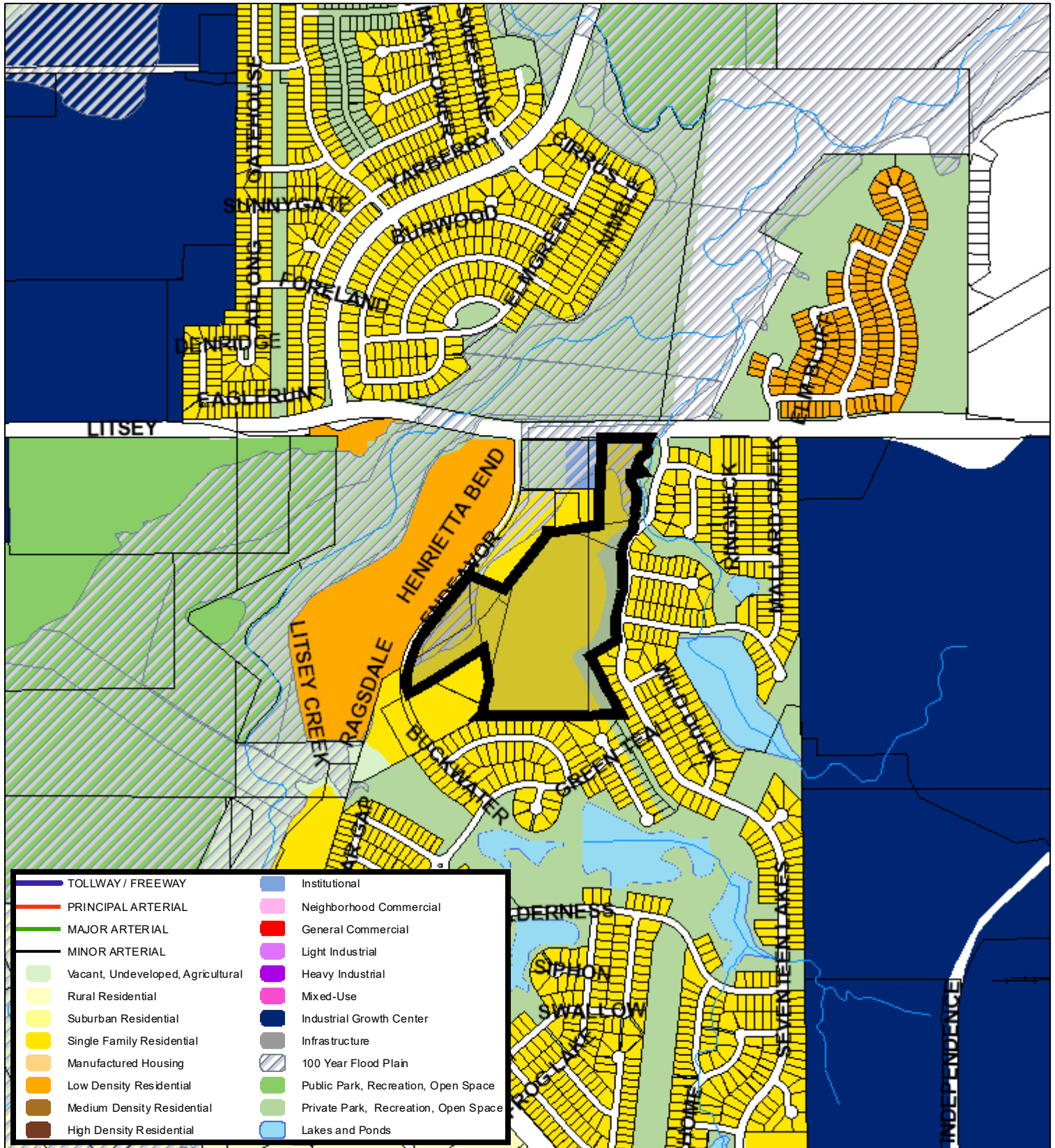


Area Zoning Map

Applicant: Nolin W. Ragsdale/Rob Betancur/Gunner Chi
 Address: Generally Bounded by Seventeen Lakes blvd., Round Valley Ln. Endeavor and Litsey Road
 Zoning From: Unzoned
 Zoning To: A-5
 Acres: 35.69712322
 Mapsco: Text
 Sector/District: Far_North
 Commission Date: 2/12/2025
 Contact: 817-392-7869



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.



Total 3 Property Owners - #1 of 3



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Whigham Family Limited Partnership

Mailing Address 5120 Burwood Drive City, State, Zip Roanoke, TX 76262

Phone 817.128.7882 Email crisinc@att.net

APPLICANT Rob Betancur - Zena Land Development, LP

Mailing Address 218 West Wall Street City, State, Zip Grapevine, Texas 76051

Phone 817.873.0520 Email rbetancur@zenaland.com

AGENT / OTHER CONTACT Gunner Chi, PE - TNP

Mailing Address 5237 N. Riverside Drive, Suite 100 City, State, Zip Fort Worth, Texas 76137

Phone 817.420.7394 Email gchi@tnpinc.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): 15323 Seventeen Lakes Blvd, Roanoke, TX

Total Rezoning Acreage: 35.86 AC [X] I certify that an exhibit map showing the entire area to be rezoned is attached.

Total 35.86 AC (29.813 AC Whigham tract, 2.294 AC Ragsdale tract, 3.753 AC I AM ONE tract)

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):

Is rezoning proposed for the entire platted area? [] Yes [] No Total Platted Area: _____ acres

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

[X] 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: 35.86 AC acres

Total 35.86 AC (29.813 AC Whigham tract, 2.294 AC Ragsdale tract, 3.753 AC I AM ONE tract)

Total 3 Property Owners - #2 of 3**ZONING CHANGE / SITE PLAN APPLICATION****CONTACT INFORMATION****PROPERTY OWNER** Nolin W. RagsdaleMailing Address 2648 Preamble Way City, State, Zip Bellevue, TX 76228Phone 817-896-1883 Email courtneyragsdale@yahoo.com**APPLICANT** Rob Betancur - Zena Land Development, LPMailing Address 218 West Wall Street City, State, Zip Grapevine, Texas 76051Phone 817.873.0520 Email rbetancur@zenaland.com**AGENT / OTHER CONTACT** Gunner Chi, PE - TNPMailing Address 5237 N. Riverside Drive, Suite 100 City, State, Zip Fort Worth, Texas 76137Phone 817.420.7394 Email gchi@tnpinc.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 DESCRIPTIONSite Location (Address or Block Range): 15323 Seventeen Lakes Blvd, Roanoke, TXTotal Rezoning Acreage: 35.86 AC I certify that an exhibit map showing the entire area to be rezoned is attached.*Total 35.86 AC (29.813 AC Whigham tract, 2.294 AC Ragsdale tract, 3.753 AC I AM ONE tract)*

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Is the property platted?

 YES - PLATTED

Subdivision, Block, and Lot (list all): _____

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: _____ 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: 35.86 AC acres*Total 35.86 AC (29.813 AC Whigham tract, 2.294 AC Ragsdale tract, 3.753 AC I AM ONE tract)*

Total 3 Property Owners - #3 of 3**ZONING CHANGE / SITE PLAN APPLICATION****CONTACT INFORMATION****PROPERTY OWNER** I AM ONE, INC - Robert RagsdaleMailing Address 2648 Hopewell Road City, State, Zip Bellevue, TX 76228Phone 817-896-1883 Email courtneyragsdale@yahoo.com**APPLICANT** Rob Betancur - Zena Land Development, LPMailing Address 218 West Wall Street City, State, Zip Grapevine, Texas 76051Phone 817.873.0520 Email rbetancur@zenaland.com**AGENT / OTHER CONTACT** Gunner Chi, PE - TNPMailing Address 5237 N. Riverside Drive, Suite 100 City, State, Zip Fort Worth, Texas 76137Phone 817.420.7394 Email gchi@tnpinc.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.

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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): _____

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: _____ 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: 35.86 AC acres***Total 35.86 AC (29.813 AC Whigham tract, 2.294 AC Ragsdale tract, 3.753 AC I AM ONE tract)***

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): AG Proposed Zoning District(s): A-5

Current Use of Property: Agricultural

Proposed Use of Property: Single Family Residential

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.

This rezoning change is in conjunction with the annexation application package AX-24-014. It includes multiple parcels with a total of 3 owners.

The total annexation and rezoning area is 35.86 AC (29.813 AC Whigham tract, 2.294 AC Ragsdale tract, 3.753 AC I AM ONE tract) which can be found in the ownership exhibit.

Once annexation is complete, the zoning district will default to AG (Agricultural). This rezoning application is to rezoning it to "A-5" One-Family. The land use will be changed from agricultural to single-family residential.

We believe this use is compatible with the City of Fort Worth current land uses in the vicinity since it is surrounded by Seventeen Lakes subdivision and Litsey Cottages subdivision which are both single-family residential.

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

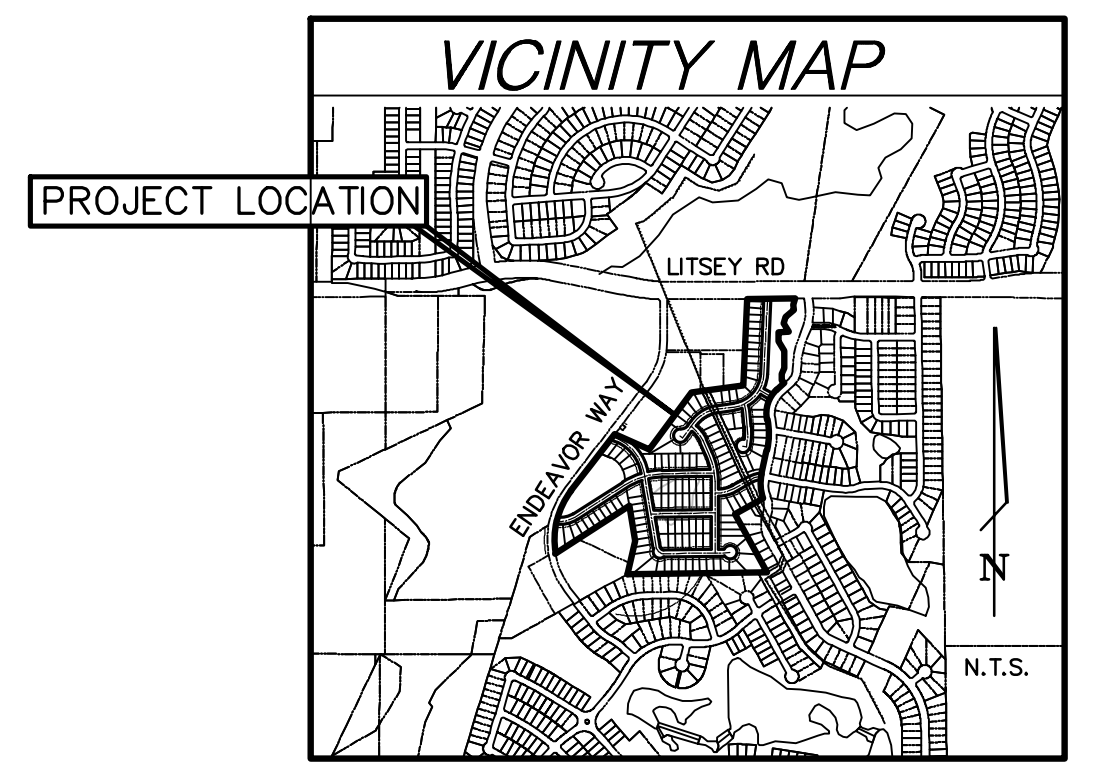
If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

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

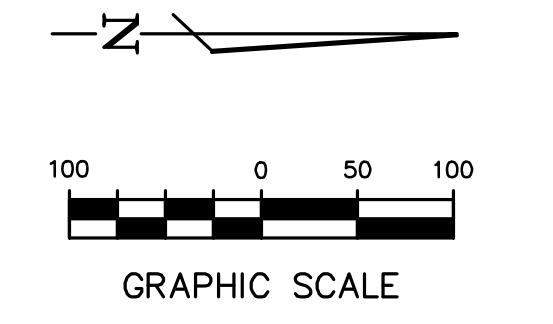


One-Family ("A-S") District	
Lot area	5,000 square feet minimum see Chapter 6, Development Standards, § 6.501 Lot Area not served by Sanitary Sewer and Chapter 7, Nonconformities, § 7.106 Nonconforming Lot of Record
Lot width	50 feet minimum at building line
Lot coverage	50% maximum
Front yard*	20 feet minimum (local street) 15 feet minimum (limited local street)
Rear yard	5 feet minimum
Side yard*	5 feet minimum
Interior lot	10 feet minimum adjacent to side street and
Corner lot**	5 feet minimum for interior lot line
Height	35 feet maximum (see Chapter 6, Development Standards, § 6.100, Height)
Notes:	
* See Chapter 6, Development Standards, § 6.101(d), Yards for front yard setback requirements.	
** May be subject to projected front yard (§ 6.101(f)).	



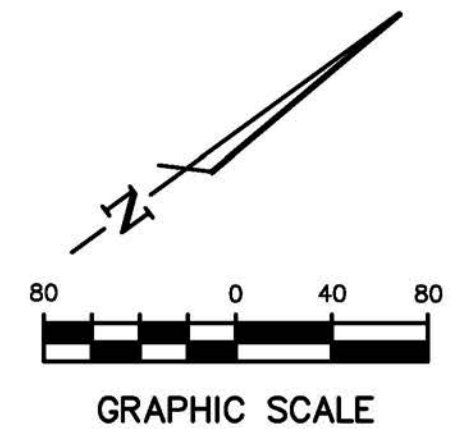
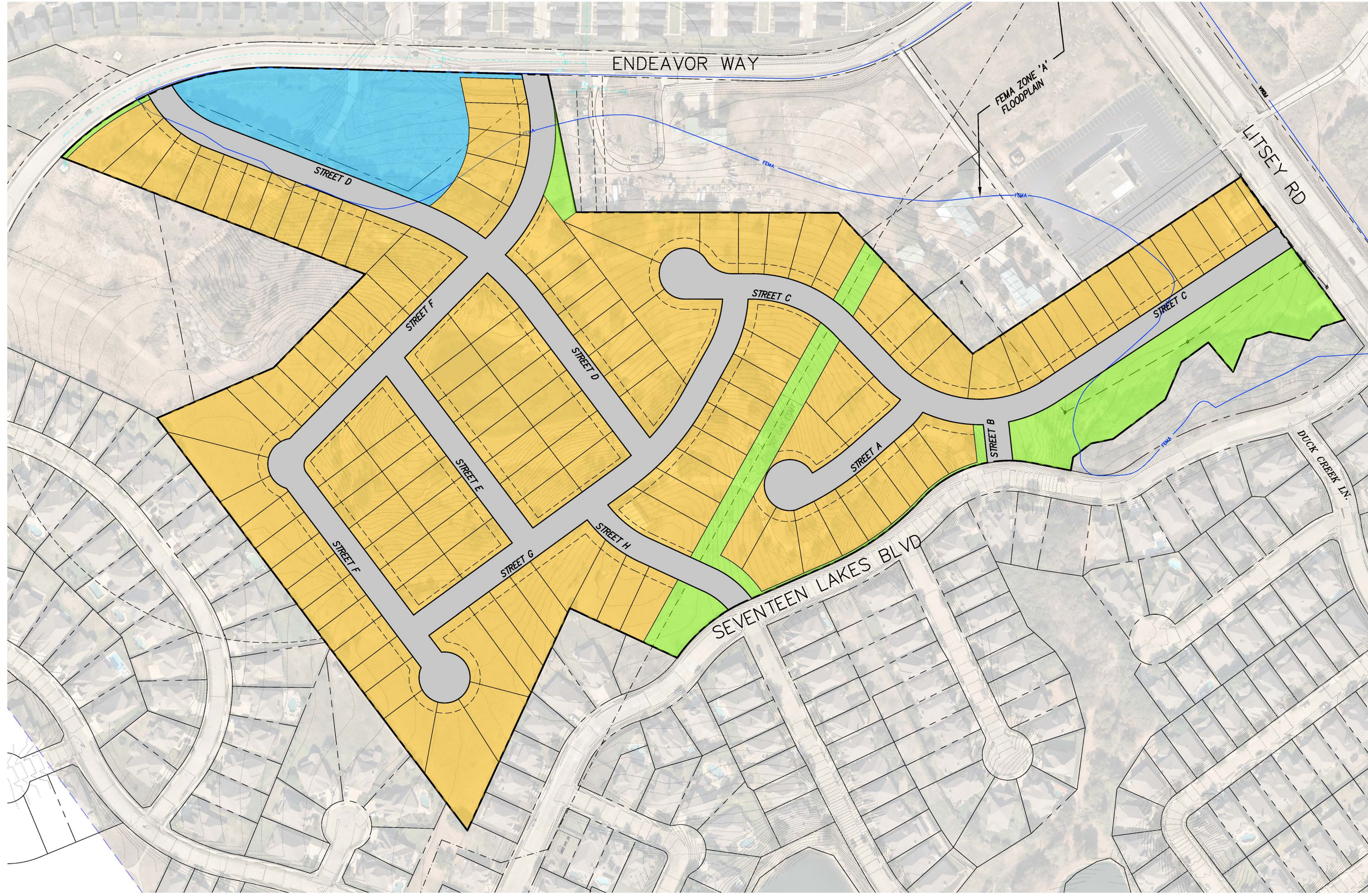
LOT YIELDS	
PROPOSED 50' WIDE LOTS	131 LOTS
TOTAL LOTS	131

LAND USE SUMMARY TABLE		
SINGLE FAMILY RESIDENTIAL	131 LOTS	23.02
PRIVATE OPEN SPACE	7	5.49 Ac.
STREET R.O.W.		
THOROUGHFARE	0 LF	0 Ac.
COLLECTOR	0 LF	0 Ac.
RESIDENTIAL	6,013 LF	7.35 Ac.



LAND USE AND ZONING EXHIBIT
WHIGHAM TRACT
 29.814 ACRES OF LAND SITUATED IN THE A. ROBERTSON SURVEY, ABSTRACT NO. 1119, AND THE M.E.P. & P.R.R. CO. SURVEY, SECTION 95, DENTON COUNTY, TEXAS
 2.294 ACRES OF LAND SITUATED IN THE A. ROBERTSON SURVEY, ABSTRACT NO. 1119A A, TRACT 1E DENTON COUNTY, TEXAS
 3.753 ACRES OF LAND SITUATED IN THE A. ROBERTSON SURVEY, ABSTRACT NO. 1119A A, TRACT 1, DENTON COUNTY, TEXAS
Fort Worth ETJ, TEXAS
 September 25, 2024

OWNER WHIGHAM GERALD D & JOAN K OF WHIGHAM FAMILY LTD P/S 15323 SEVENTEEN LAKES ROANOKE, TX 76262-3740	DEVELOPER ZENA MANAGEMENT SERVICE, LLC 218 W. WALL STREET GRAPEVINE, TEXAS 76051 817-873-0520 CONTACT: ROB BETANCUR	ENGINEER/SURVEYOR TEAGUE NALL AND PERKINS, INC. 5237 N. RIVERSIDE DR, SUITE 100 FORT WORTH, TEXAS 76137 (817) 336-5773 CONTACT: GUNNER CHI, P.E.
NOLIN RAGSDALE 2648 PREAMBLE WAY BELLEVUE, TX 76228 817-896-1883 I AM ONE, INC. 2648 PREAMBLE WAY BELLEVUE, TX 76228 817-896-1883		



LEGEND

	50' X 120' LOT
	OPEN SPACE
	DETENTION POND

LOT COUNTS

RESIDENTIAL LOTS	131 LOTS
OPEN SPACE LOTS	7 LOTS
TOTAL LOTS	138 LOTS

LAND USE SUMMARY TABLE

SINGLE FAMILY RESIDENTIAL	131 LOTS	23.02 Ac.
PRIVATE OPEN SPACE	7	5.49 Ac.
STREET R.O.W.		
THOROUGHFARE	0 LF	0 Ac.
COLLECTOR	0 LF	0 Ac.
RESIDENTIAL	6,013 LF	7.35 Ac.

R.O.W. DEDICATION

RESIDENTIAL R.O.W.	7.35 Ac.
RATIO TO TOTAL PROJECT AREA (35.86 Ac.)	20.50%

OWNERS
 WHIGHAM GERALD D & JOAN K
 OF WHIGHAM FAMILY LTD P/S
 15323 SEVENTEEN LAKES
 ROANOKE, TX 76262-3740

NOLIN RAGSDALE
 2648 PREAMBLE WAY
 BELLEVUE, TX 76228
 817-896-1883

I AM ONE, INC.
 2648 PREAMBLE WAY
 BELLEVUE, TX 76228
 817-896-1883

DEVELOPER
 ZENA MANAGEMENT SERVICE, LLC
 218 W. WALL STREET
 GRAPEVINE, TEXAS 76051
 817-873-0520
 CONTACT: ROB BETANCUR

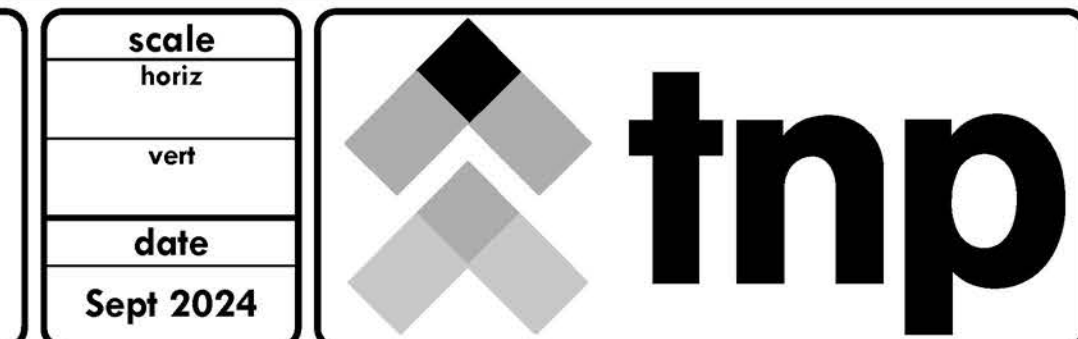
ENGINEER/SURVEYOR
 TEAGUE NALL AND PERKINS, INC.
 5237 N. RIVERSIDE DR, SUITE 100
 FORT WORTH, TEXAS 76137
 (817) 336-5773
 CONTACT: GUNNER CHI, P.E.

DRAWING: TX PROJECTS\210224\727\ENG\CD\DWG\EXHIBITS\2024\0618 - ANNOTATION EXHIBITS.DWG AT SEP 24, 2024 10:22AM BY COMKES
 LAYOUT: EXHIBIT 'A' - RESIDENTIAL LAYOUT.DWG - 35.86 AC. - 20.50% RATIO TO TOTAL PROJECT AREA

no.	revision	by	date

teague nall and perkins, inc
 5237 N. Riverside Drive, Suite 100
 Fort Worth, Texas 76137
 817.336.5773 ph 817.336.2813 fx
 www.tnpsc.com
 TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

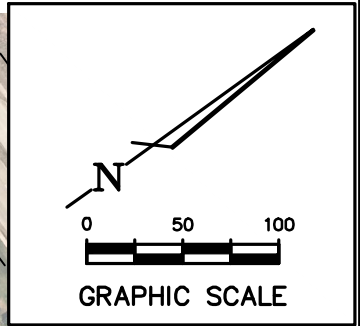
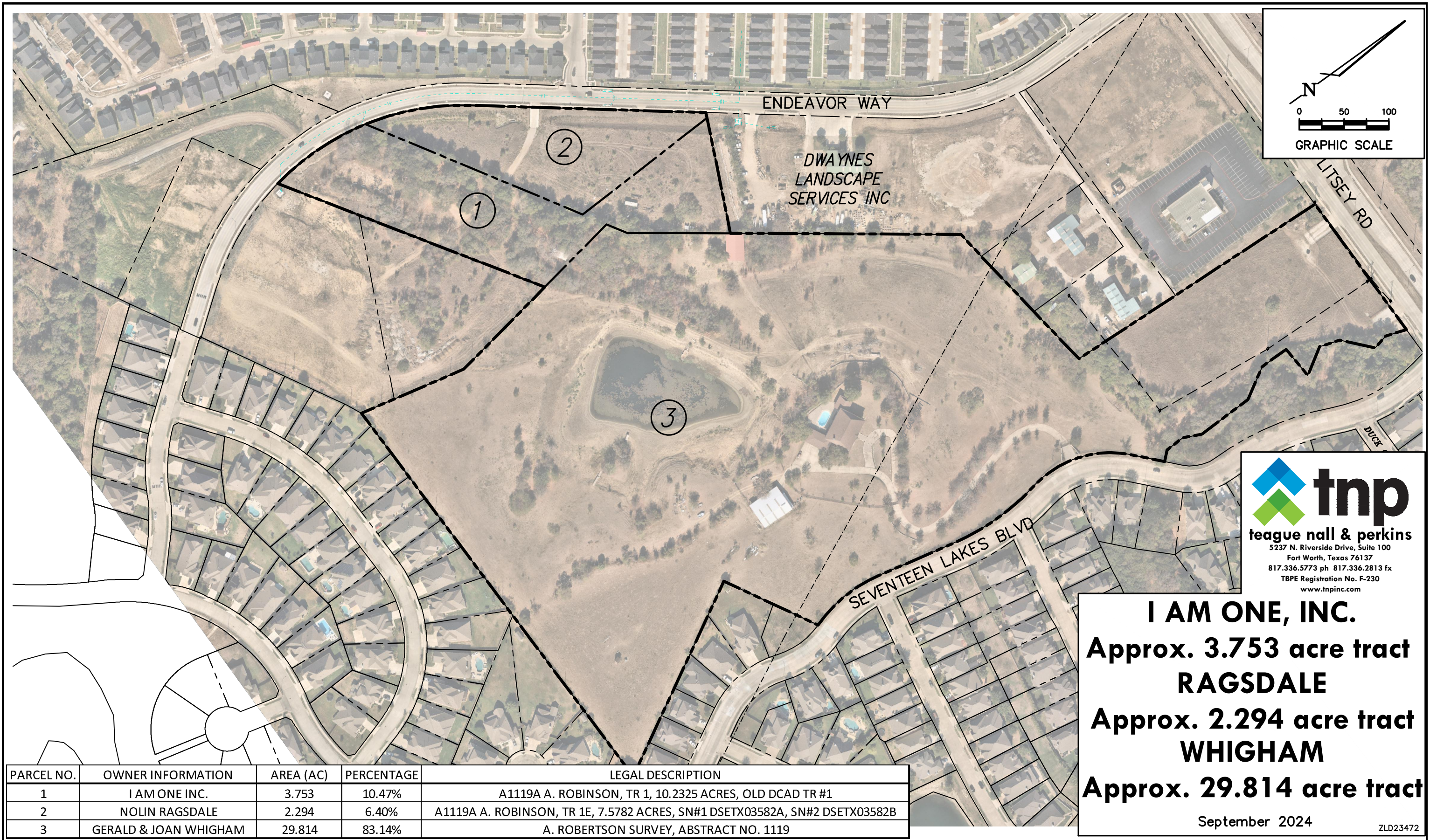
scale
 horiz
 vert
 date
 Sept 2024



STATE OF TEXAS
 Quangong Chi
 140511
 LICENSED PROFESSIONAL ENGINEER
 Date: 09/24/2024

City of Fort Worth ETJ, Texas
 Conceptual Plans for
Whigham Tract
 Exhibit 'A'

tnp project
 ZLD23472
 sheet
1



teague nall & perkins
 5237 N. Riverside Drive, Suite 100
 Fort Worth, Texas 76137
 817.336.5773 ph 817.336.2813 fx
 TBPE Registration No. F-230
 www.tnpsc.com

I AM ONE, INC.
Approx. 3.753 acre tract
RAGSDALE
Approx. 2.294 acre tract
WHIGHAM
Approx. 29.814 acre tract

September 2024 ZLD23472