



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:	

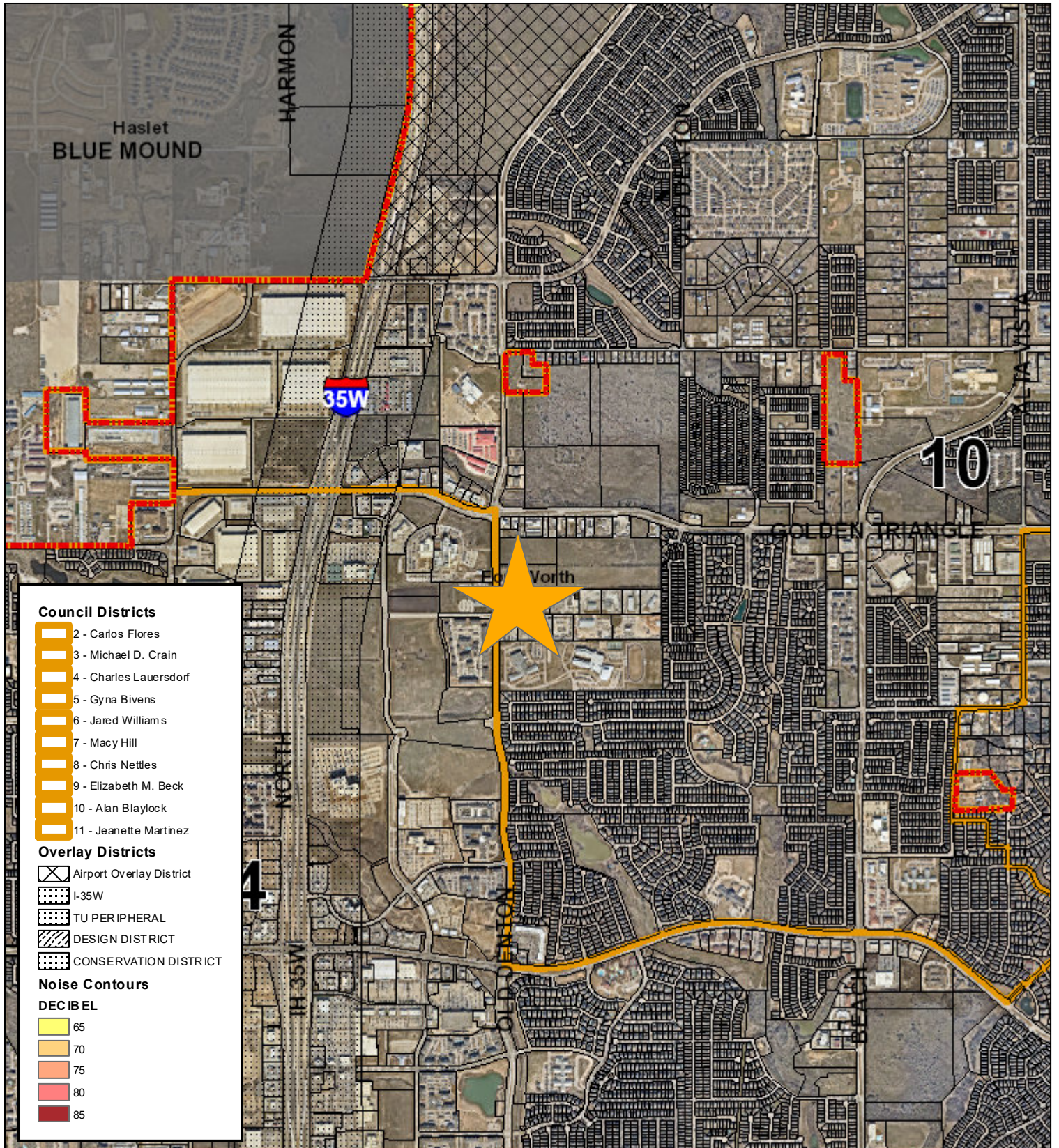
Aerial Photo Map



0 260 520 1,040 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

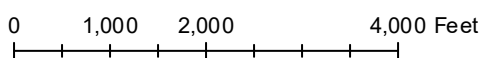
Overlay Districts

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

Noise Contours

DECIBEL

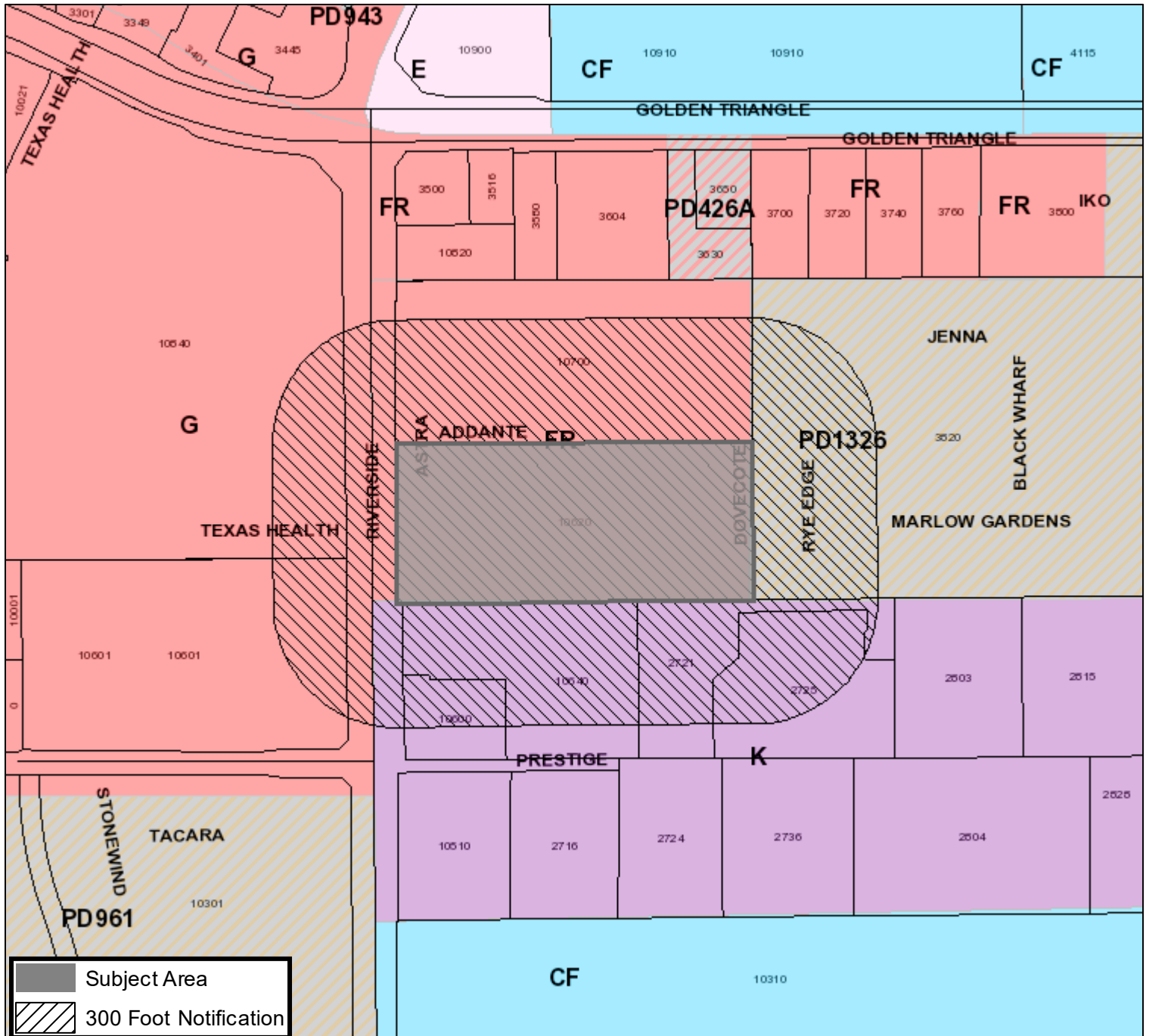
- 65
- 70
- 75
- 80
- 85





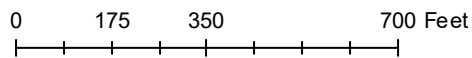


Area Zoning Map

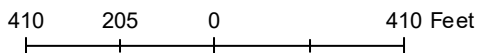
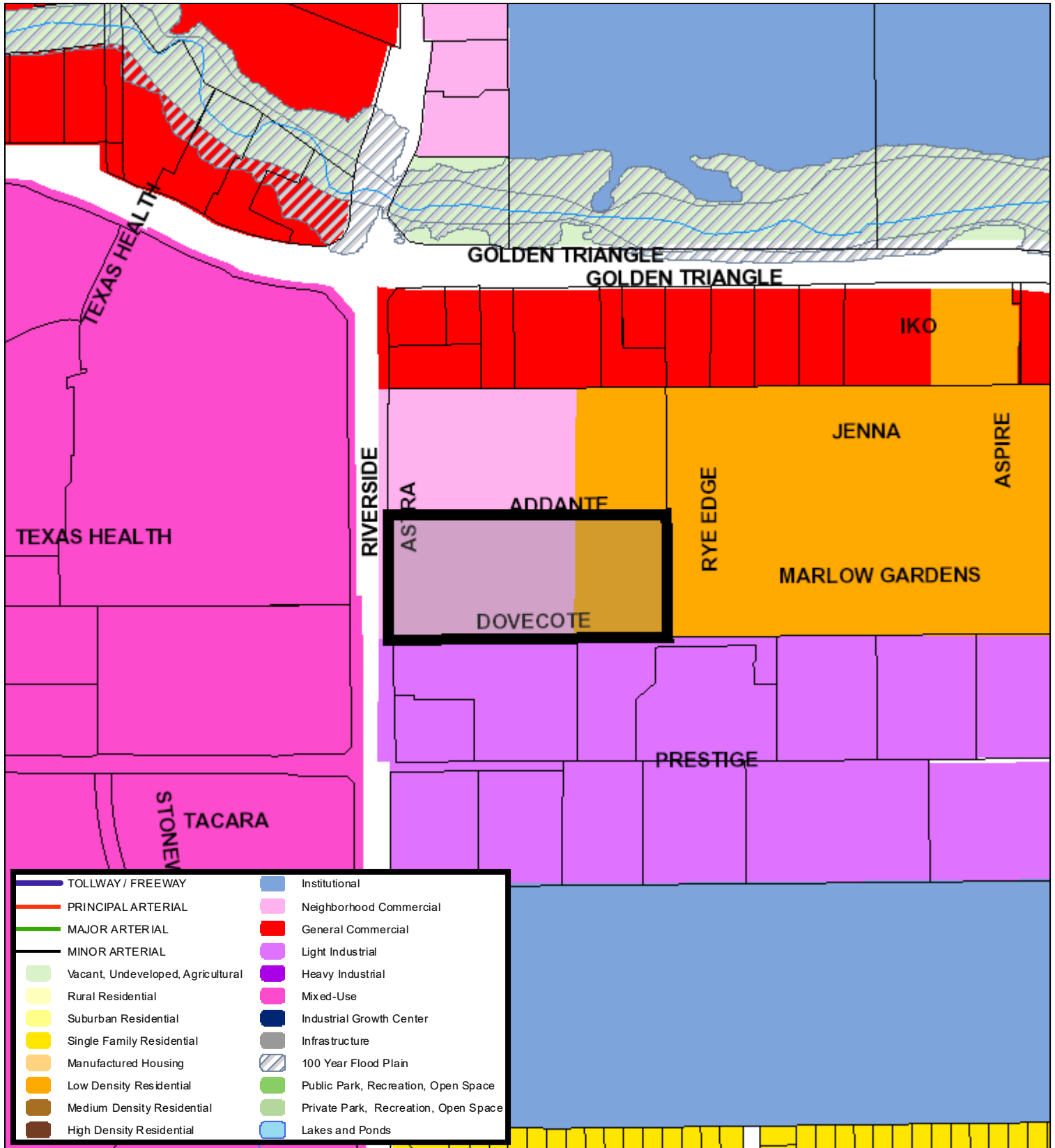
Applicant: The Village at Golden Triangle LLC/Amir Namakforoo
 Address: 10620 N. Riverside Drive
 Zoning From: FR
 Zoning To: MU-1
 Acres: 7.67892286
 Mapsco: Text
 Sector/District: Far_North
 Commission Date: 3/12/2025
 Contact: 817-392-2806



 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.





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER The Village at Golden Triangle LLC

Mailing Address 6617 N. Scottsdale Road, Suite 101 City, State, Zip Scottsdale, AZ 85250

Phone 312-699-8152 Email bfreel@builtbyempire.com

APPLICANT Amir Namakforoosh

Mailing Address 2222 N Alamo St, #150 City, State, Zip San Antonio, TX 78215

Phone (210) 560-1614 Email amir@southtowneng.com

AGENT / OTHER CONTACT Southtown Engineering & Consulting, LLC.

Mailing Address 2222 N Alamo St, #150 City, State, Zip San Antonio, TX 78215

Phone (210) 560-1614 Email amir@southtowneng.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): 10620 N. Riverside Dr, Fort Worth, Texas

Total Rezoning Acreage: 7.682 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): Lot 2, Block 1, out of the The Village at Golden Triangle

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 7.682 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): General Commercial Restricted (FR) Proposed Zoning District(s): Low Intensity Mixed-Use (MU-1)

Current Use of Property: Vacant

Proposed Use of Property: Independent Senior Living

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 later date for approval by Zoning Commission and City Council)

Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

Not Applicable

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 application requests a zoning change from **FR (General Commercial Restricted)** to **MU-1 (Low-Intensity Mixed-Use)** to develop Heritage Alliance Seniors, a **233-unit age-restricted (62+) senior living community with 6,600 square feet of neighborhood-serving commercial space**. As part of the **Village at Golden Triangle master-planned community**, this project strengthens Fort Worth's **senior housing, healthcare access, and neighborhood commercial** offerings.

The first phase of the Village at Golden Triangle, a 322-unit build-to-rent community (PD-C zoning), is being developed immediately east of our site. The next phase, a commercial memory care facility, is planned just north of our property. Heritage Alliance Seniors represents the next key phase, enhancing walkability, healthcare integration, and mixed-use development while aligning with adjacent commercial uses to the south.

Strategic Location & Compatibility

Heritage Alliance Seniors is strategically positioned within a growing mixed-use district:

- West: Adjacent to Texas Health Harris Methodist Hospital Alliance, ensuring direct access to medical services.
- North: Borders the future commercial memory care facility, expanding senior care options.
- East: Adjacent to the 322-unit Village at Golden Triangle rental community, with a height transition to three stories 300 feet from the property line for compatibility.
- South: Bordered by commercial development along N. Riverside Drive, complementing existing neighborhood retail.

Smart Mixed-Use Design

The four-story building transitions to three stories along the east, respecting the scale of adjacent residences. Ground-floor retail fosters a walkable, mixed-use environment, while buffered landscaping and a pocket park enhance pedestrian connectivity and community integration.

Senior-Focused & Sustainable Development

- Age-Restricted (62+): Legally bound by a Declaration of Reciprocal Easements, Covenants, Conditions & Restrictions (RECCR) to ensure long-term senior residency.
- Parking: Exceeds MU-1 requirements, offering 305 spaces (surface, assigned carports, and on-street).
- Landscaping & Buffers: A 5-foot landscaped buffer along the east ensures privacy between residential uses.
- Pocket Park Bonus: Supports enhanced open space while allowing for four-story height.

Alignment with the City's Vision & Land Use Goals

While the site is designated for neighborhood commercial, rezoning to MU-1 better aligns with Fort Worth's planning objectives by:

- Supporting aging-in-place with senior-focused housing near essential services.
- Strengthening the Village at Golden Triangle master plan through cohesive, mixed-use development.
- Enhancing walkability, connectivity, and neighborhood vitality through integrated retail and healthcare-adjacent housing.
- Complementing existing commercial development along N. Riverside Drive, reinforcing its role as a thriving retail corridor.

Heritage Alliance Seniors will provide long-term value to Fort Worth's growing senior population and serve as a critical component of a well-integrated, sustainable mixed-use community. We look forward to working with city staff and leadership to bring this vision to life.

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.

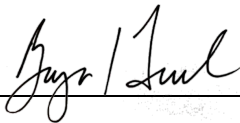
I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council 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.

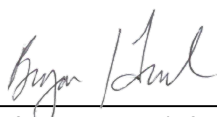
Owner’s Signature (of the above referenced property): 

Owner’s Name (Printed): Bryan J. Freel, Authorized Agent

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) Southtown Engineering & Consulting, LLC. 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:

Lot 2, Block 1 out of the Village at Golden Triangle subdivision (CERTIFIED LEGAL DESCRIPTION)

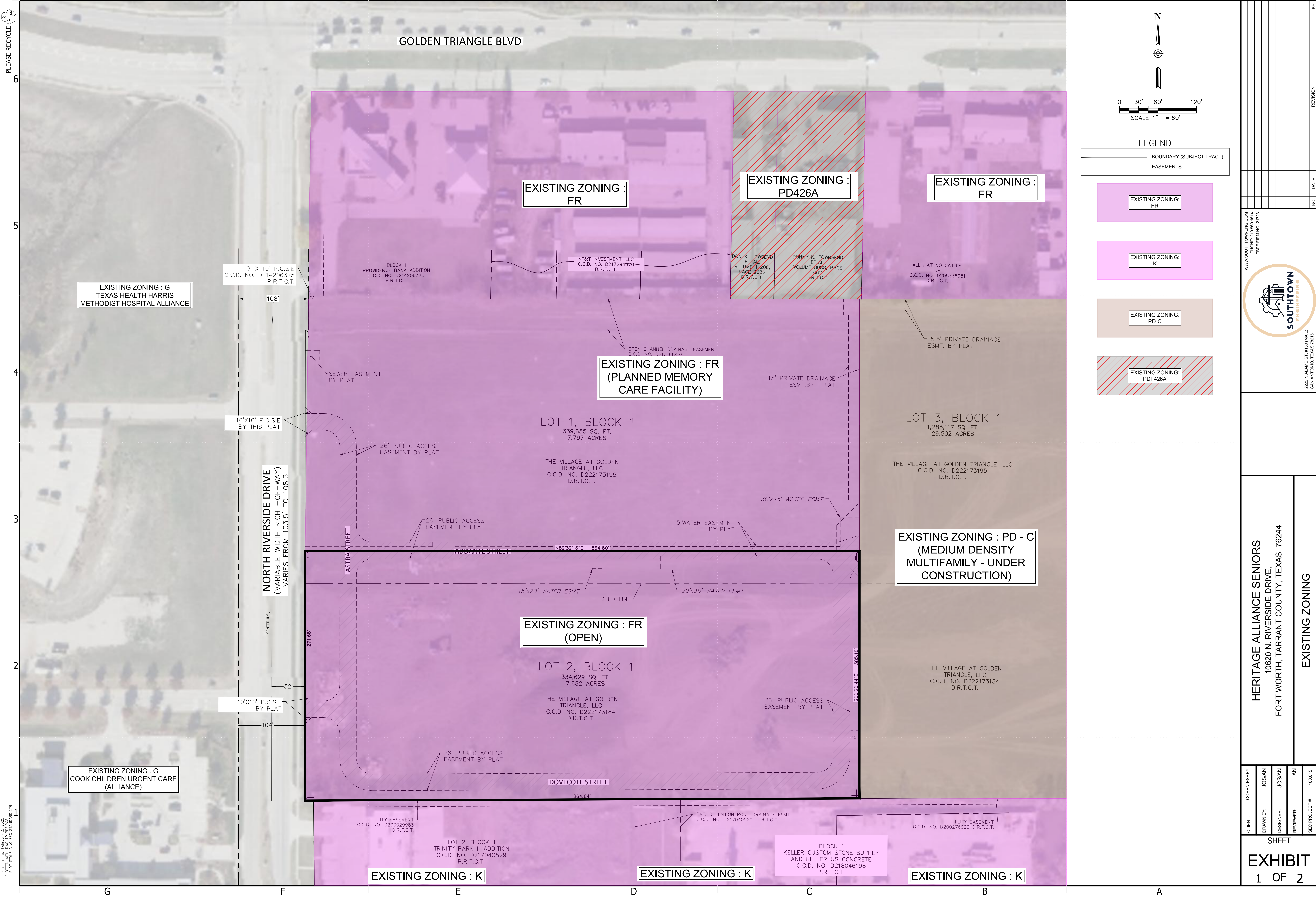

Owner’s Signature (of the above referenced property)

Bryan J. Freel, Authorized Agent
Owner’s Name (Printed)

Applicant or Agent’s Signature

Amir Namakforoosh
Applicant or Agent’s Name (Printed):

FILE NAME: S:\22_PROJECTS\200 - COHEN ESPEY\2105 - GOLDEN TRIANGLE SENIOR LIVING\2105\01 - CIVIL\2105-EXHIBIT\2105\015_ZONING_EXHIBIT.DWG
 LAST MODIFIED BY: JCS/JAN 3, 2024
 LAST PLOTTED BY: JCS/JAN 3, 2024
 PLOTTED WITH: DWG TO PDF.PC3
 PLOT STYLE: WTD SEC STANDARD.ctb



N

0 30' 60' 120'

SCALE 1" = 60'

LEGEND

BOUNDARY (SUBJECT TRACT)

EASEMENTS

EXISTING ZONING: FR

EXISTING ZONING: K

EXISTING ZONING: PD-C

EXISTING ZONING: PDF426A

NO.	DATE	REVISION

WWW.SOUTHTOWNENG.COM
 PHONE: 210.980.1614
 TBBE FIRM NO. 21723

**SOUTHTOWN
ENGINEERING**

2222 N ALAMO ST. #150 (MAIL)
 SAN ANTONIO, TEXAS 78215

HERITAGE ALLIANCE SENIORS
 10620 N. RIVERSIDE DRIVE,
 FORT WORTH, TARRANT COUNTY, TEXAS 76244

EXISTING ZONING

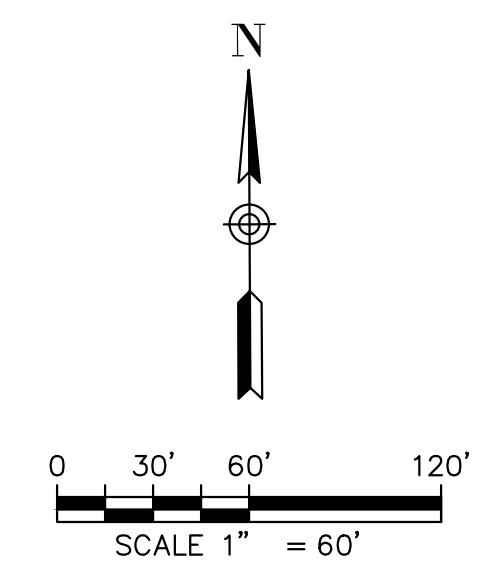
CLIENT:	COHEN-ESPEY
DRAWN BY:	JOSIAN
DESIGNED BY:	JOSIAN
REVIEWER:	AN
SEC PROJECT #	100.015

SHEET
EXHIBIT
 1 OF 2

PLEASE RECYCLE

G F E D C B A

GOLDEN TRIANGLE BLVD



LEGEND
--- BOUNDARY (SUBJECT TRACT)
- - - EASEMENTS

PROPOSED ZONING:
MU-1 (LOW-INTENSITY MIXED USE)

EXISTING ZONING:
FR

EXISTING ZONING:
K

EXISTING ZONING:
PD-C

EXISTING ZONING:
PDF426A

WWW.SOUTHTOWNENGINEERING.COM
PHONE: 210.980.1614
FBIPE FIRM NO. 21723



2222 N ALAMO ST. #150 (MAIL)
SAN ANTONIO, TEXAS 78215

HERITAGE ALLIANCE SENIORS
10620 N. RIVERSIDE DRIVE,
FORT WORTH, TARRANT COUNTY, TEXAS 76244

PROPOSED ZONING CHANGE

CLIENT: COHEN-ESREY
DRAWN BY: JOSIAN
DESIGNER: JOSIAN
REVIEWER: AN
SEC PROJECT #: 100.015

SHEET
EXHIBIT
2 OF 2

FILE NAME: S:\22_PROJECTS\100 - COHEN ESREY\015 - GOLDEN TRIANGLE SENIOR LIVING\DWG\01 - CIVIL\05-EXHIBIT\100.015_ZONING_EXHIBIT.DWG
LAST MODIFIED BY: JESREY 3/3/2024
LAST PLOTTED BY: JESREY 3/3/2024
PLOTTED WITH DWG TO PDF.PC3
PLOT STYLE: WTD SEC-STANDARD.ctb

EXISTING ZONING : G
TEXAS HEALTH HARRIS
METHODIST HOSPITAL ALLIANCE

10' X 10' P.O.S.E.
C.C.D. NO. D214206375
P.R.T.C.T.

BLOCK 1
PROVIDENCE BANK ADDITION
C.C.D. NO. D214206375
P.R.T.C.T.

EXISTING ZONING :
FR

NT&T INVESTMENT, LLC
C.C.D. NO. D217294870
D.R.T.C.T.

EXISTING ZONING :
PD426A

DON K. TOWNSEND
ET AL
VOLUME 11206,
PAGE 2032
D.R.T.C.T.

DONNY K. TOWNSEND
ET AL
VOLUME 8098, PAGE
662
D.R.T.C.T.

EXISTING ZONING :
FR

ALL HAT NO CATTLE,
L.P.
C.C.D. NO. D205336951
D.R.T.C.T.

EXISTING ZONING : FR
(PLANNED MEMORY
CARE FACILITY)

LOT 1, BLOCK 1
339,655 SQ. FT.
7.797 ACRES

THE VILLAGE AT GOLDEN
TRIANGLE, LLC
C.C.D. NO. D222173195
D.R.T.C.T.

LOT 3, BLOCK 1
1,285,117 SQ. FT.
29.502 ACRES

THE VILLAGE AT GOLDEN TRIANGLE, LLC
C.C.D. NO. D222173195
D.R.T.C.T.

EXISTING ZONING : PD - C
(MEDIUM DENSITY
MULTIFAMILY - UNDER
CONSTRUCTION)

PROPOSED ZONING : MU-1
(SENIOR LIVING COMMUNITY
w/NEIGHBORHOOD COMMERCIAL)

LOT 2, BLOCK 1
334,629 SQ. FT.
7.682 ACRES

THE VILLAGE AT GOLDEN
TRIANGLE, LLC
C.C.D. NO. D222173184
D.R.T.C.T.

EXISTING ZONING : G
COOK CHILDREN URGENT CARE
(ALLIANCE)

10'X10' P.O.S.E
BY PLAT

NORTH RIVERSIDE DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)
VARIES FROM 103.5' TO 108.3'

CENTERLINE

10'X10' P.O.S.E
BY PLAT

271.68'

52'

104'

ASTRA STREET

ADDA NTE STREET

15'x20' WATER ESMT

20'x35' WATER ESMT

DOVECOTE STREET

864.84'

UTILITY EASEMENT
C.C.D. NO. D20029983
D.R.T.C.T.

LOT 2, BLOCK 1
TRINITY PARK II ADDITION
C.C.D. NO. D217040529
P.R.T.C.T.

EXISTING ZONING : K

PVT. DETENTION POND DRAINAGE ESMT.
C.C.D. NO. D217040529, P.R.T.C.T.

EXISTING ZONING : K

BLOCK 1
KELLER CUSTOM STONE SUPPLY
AND KELLER US CONCRETE
C.C.D. NO. D218046198
P.R.T.C.T.

EXISTING ZONING : K

UTILITY EASEMENT
C.C.D. NO. D200276929 D.R.T.C.T.

G F E D C B A

SURVEYOR
 DUNAWAY ASSOCIATES, LLC
 550 BAILEY AVENUE, SUITE 400
 FORT WORTH, TEXAS 76107
 PHONE: (817) 335-1121
 CONTACT: STEPHEN GLOSUP, RPLS
 EMAIL: SRG@dunaway.com

OWNER/DEVELOPER
 THE VILLAGE AT GOLDEN TRIANGLE, LLC
 6617 N. SCOTTSDALE RD, SUITE 101
 SCOTTSDALE, AZ 85250
 PHONE: (480) 546-7900
 CONTACT: BRYAN J. FREEL
 EMAIL: bfreel@builtbyempire.com

ENGINEER
 DUNAWAY ASSOCIATES, LLC
 550 BAILEY AVENUE, SUITE 400
 FORT WORTH, TEXAS 76107
 PHONE: (817) 335-1121
 CONTACT: DARRELL HOWARD III, PE
 EMAIL: DHoward@dunaway.com

• = 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" SET UNLESS OTHERWISE NOTED
 C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
 D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
 P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
 P.O.S.E. = PUBLIC OPEN SPACE EASEMENT

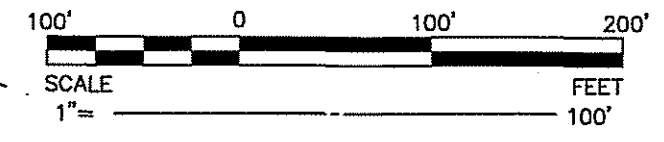
◆ = STREET NAME CHANGE
 ▨ = PUBLIC ACCESS EASEMENT BY THIS PLAT

LAND USE TABLE

Total Gross Acreage	47,089 Ac.
Right-of-Way Dedication	0 Ac.
Net Acreage	47,089 Ac.
Number of Residential Lots	1
Number Non-Residential Lots	3
Non-Residential Acreage	17.587 Ac.
Private Park Acreage	0
Public Park Acreage	0

GENERAL NOTES:

- The basis of bearings for this survey is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.
- According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 70 of 495, Map Number 483900070 K, Map Revised Date: September 25, 2009, the subject property is located in Zone "X" (unshaded), defined as "Areas determined to be outside the 1% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
- Property corners are 5/8" iron rods with yellow caps stamped "DUNAWAY ASSOC" set unless otherwise noted.
- The property is out of the 0.2% annual chance floodplain. No Minimum Finish Floor Elevation is required.



VICINITY MAP
 NOT TO SCALE

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate) if the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Preliminary and Final Storm Water Management Plans (SWMP)

demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth for each individual lot prior to any soil disturbance exceeding 0.5 acres.

PARKWAY PERMIT

Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, and public access easements, in conformance with the Sidewalk Policy per 'City Development Design Standards'.

TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approved date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

PRIVATE MAINTENANCE

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

BUILDING PERMITS

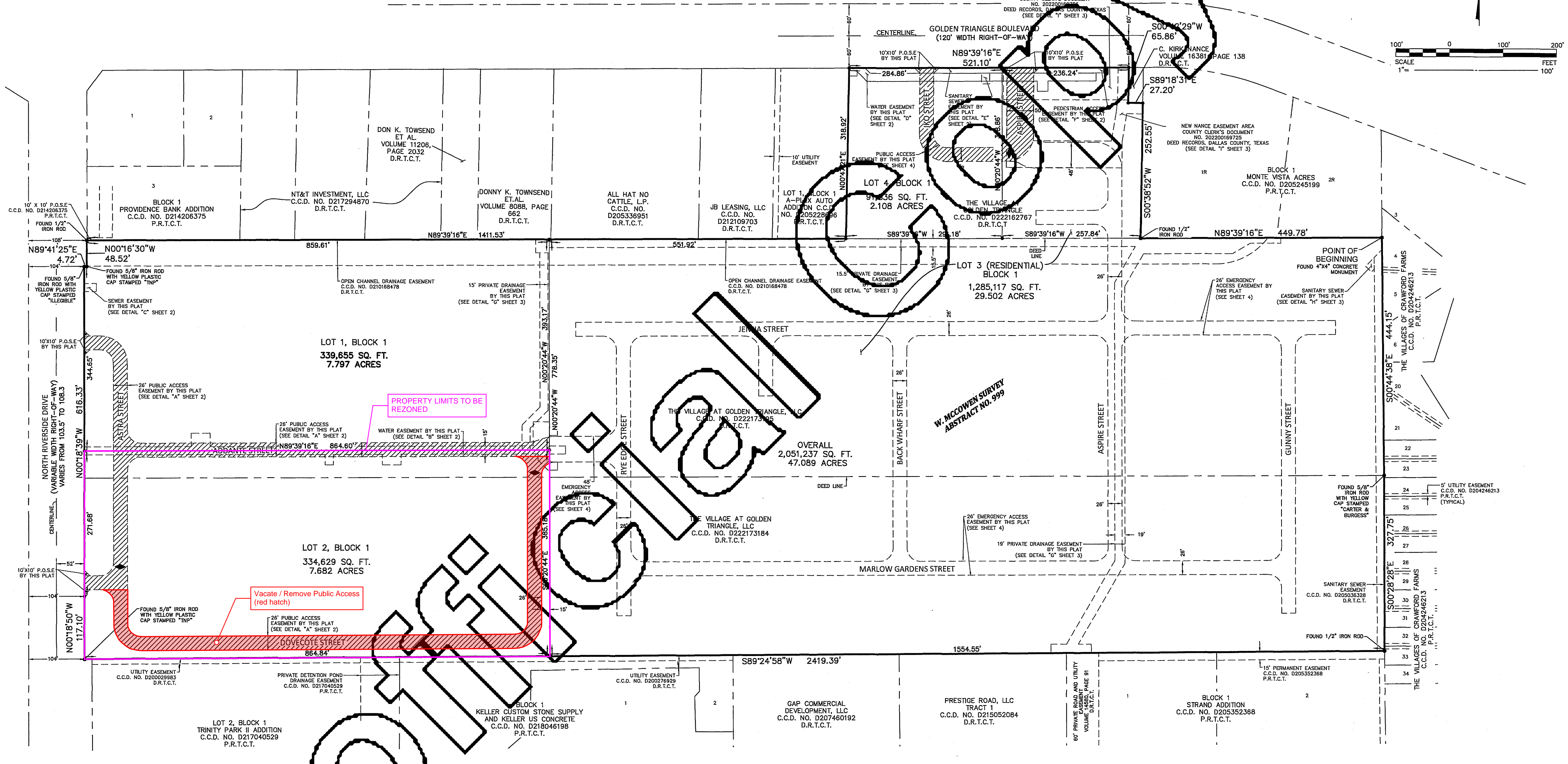
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements, and approval is first obtained from the City of Fort Worth.

WATER / WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 2 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

P.R.V. REQUIRED

Private P.R.V.'S will be required; water pressure exceeds 80 P.S.I.



Public Open Space Easement (P.O.S.E)
 No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat.

Dimensions shown along property lines are all the way to the beginning of the corner clips.

ACCESS ESMT.
 20' Varies 24.25' IF 30'
 20' ROW LINE
 STREET ROW

EASEMENT ACREAGE BY THIS PLAT

	SQUARE FEET	ACRES
PUBLIC ACCESS	83115	1.906
PEDESTRIAN ACCESS	4350	0.100
EMERGENCY ACCESS	34827	3.416
PRIVATE DRAINAGE	45554	1.045
WATER	217840	5.000
SEWER	5211	0.119

FS-23-095

FORT WORTH
 CITY PLANNING COMMISSION
 CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

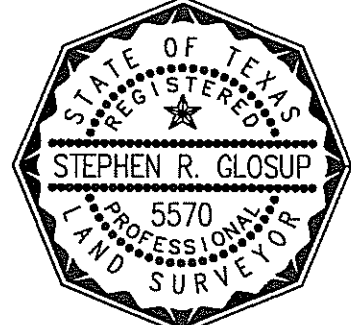
Plat Approval Date: 9/16/2023

By: [Signature] Chairman
 By: [Signature] Secretary

CERTIFICATION:
 I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of March, 2023.

[Signature]
 Stephen R. Glosup
 Registered Professional Land Surveyor
 Texas Registration No. 5570
 sr@dunaway.com

August 30, 2023
 Date



Final Plat
 of
THE VILLAGE AT GOLDEN TRIANGLE
LOTS 1-4, BLOCK 1
 Situated in the W. McCowan Survey, Abstract No. 999, City of Fort Worth, Tarrant County, Texas.

4 Lots 47.089 Acres
 This plat was prepared in April, 2023

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 TEXAS REGISTERED SURVEYING FIRM NO. 10098100



SITE DATA:

SITE AREA: 7.682 AC.

UNIT TABULATION:

1 BED UNITS	151	65%
2 BED UNITS	82	35%
TOTALS	233	

DU/AC 30.33

PARKING TABULATION:

RQD.	.75/BR	+	1/250 S.F. COMMONS	
	236	+	30	= 266

PROVIDED:

SURFACE PARKING	198
ASSIGNED CARPORTS	90
ON STREET PARKING	17
TOTAL:	305

1.31/DU
1/BR

ZONING SUMMARY:

CURRENT ZONING DISTRICT:
FR - GENERAL COMMERCIAL RESTRICTED
PROPOSED ZONING DISTRICT:
MU-1 LOW INTENSITY MIXED USE
FRONT SETBACK: 0' MIN. 20' MAX.
SIDE SETBACK: 0' MIN. 20' MAX.
REAR SETBACK: 20' MIN. NEXT TO 1/2 FAM.
ADDITIONAL BUFFERS/SETBACKS
5' MIN LANDSCAPE BUFFER EAST P/L

BUILDING HEIGHT: 3 STORIES +1 BONUS
FOR POCKET PARK = 4

MAX DENSITY: 80 DU/AC

ZONING SUMMARY:

SITE PLAN ASSUMES PARKING ALONG
ADDANTE STREET INCLUDED IN COUNT
FOR RESIDENTIAL.
PKG LOTS REQUIRE 40% TREE COVERAGE.

OPEN SPACE TABULATION:

NOT APPLICABLE TO MU-1

RETAIL:

AREA: 6,600 S.F.
PARKING PROVIDED: 26 SPACES



WEST ELEVATION



STREET LEVEL RENDERING



STREET LEVEL RENDERING



STREET LEVEL RENDERING



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