



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
200 Texas St, 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: Council Chambers, Second Floor of City Hall	
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:	

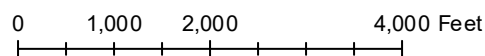
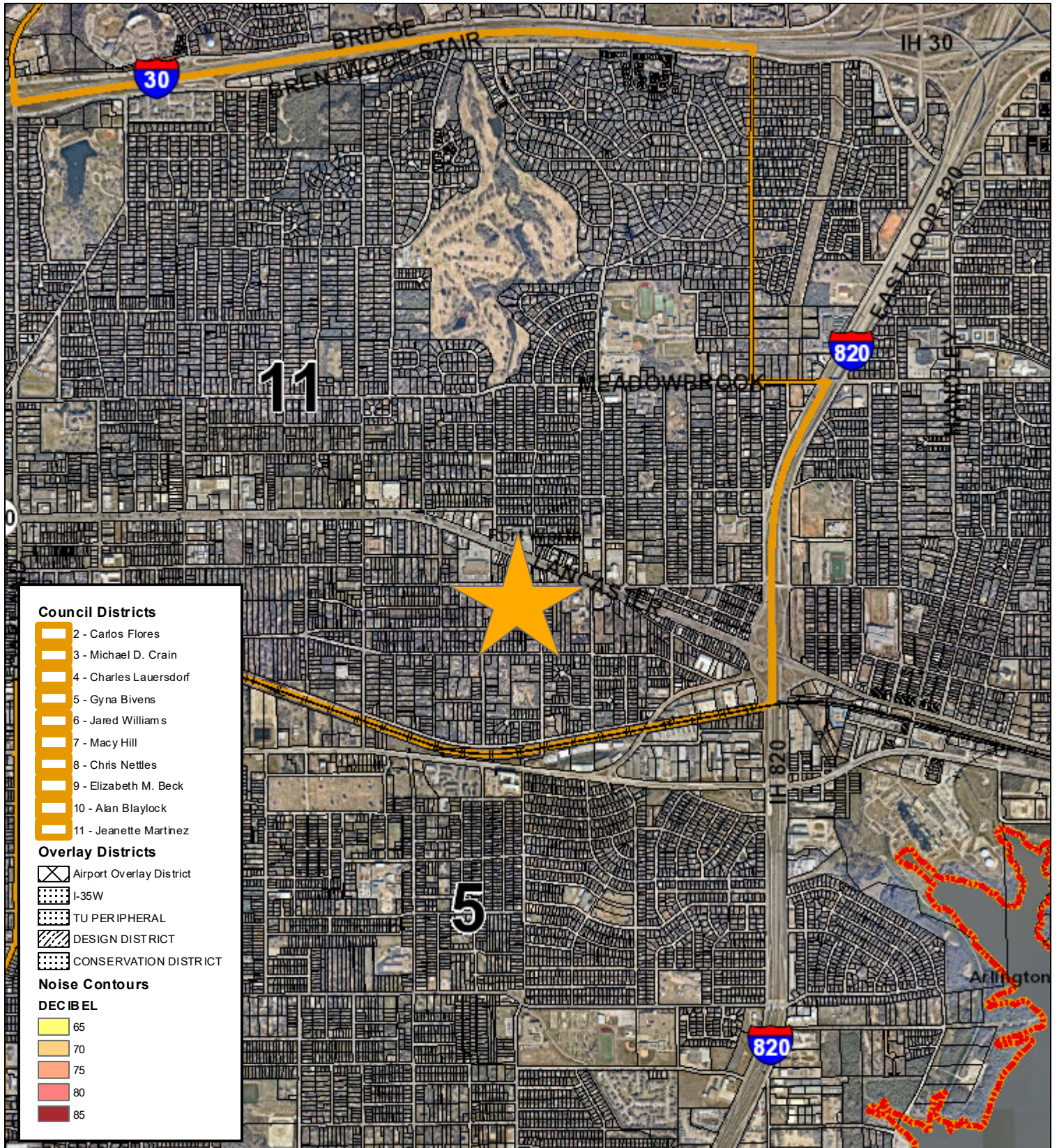
Aerial Photo Map



0 80 160 320 Feet



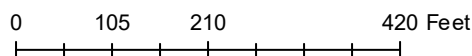
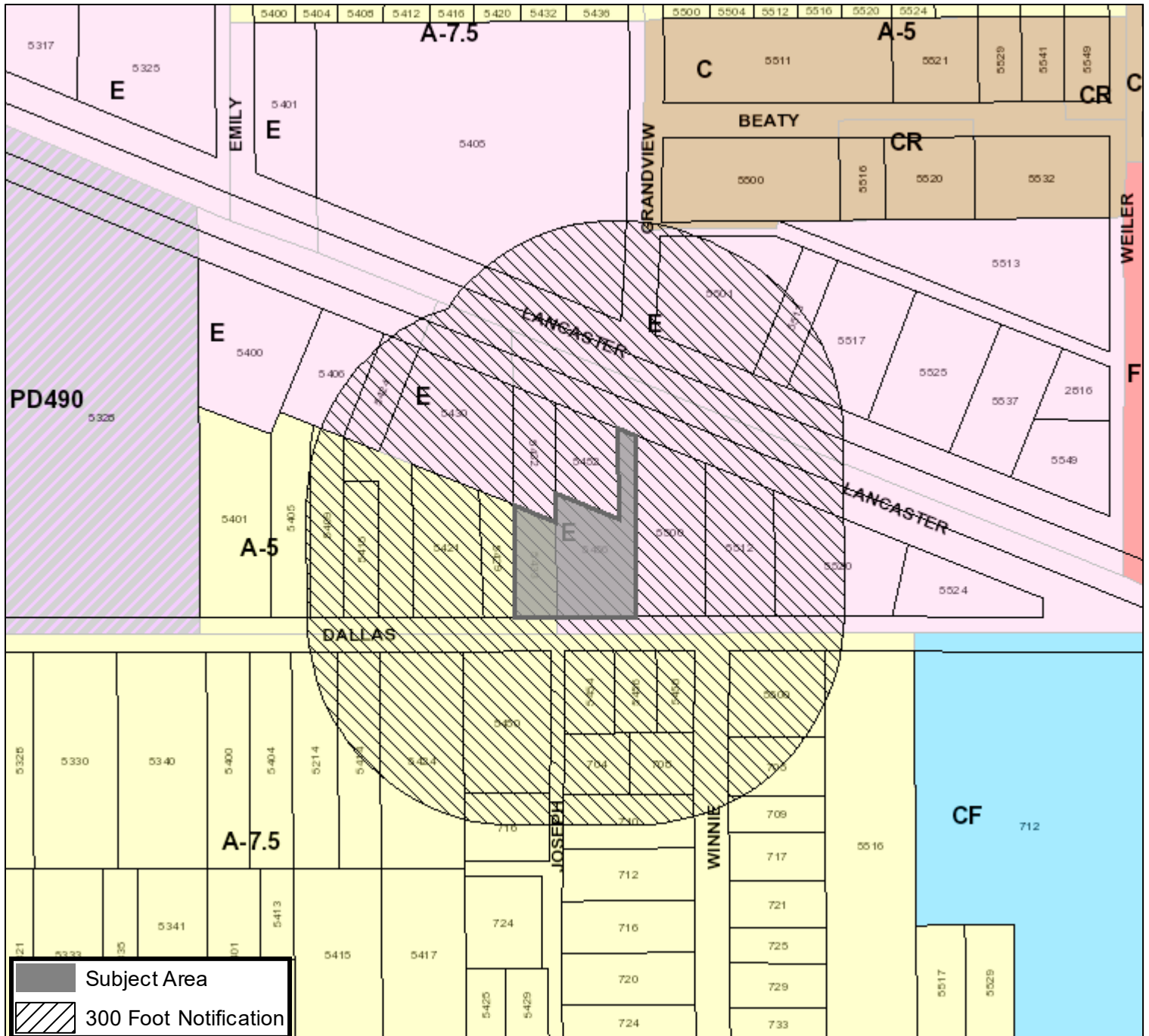
Area Map



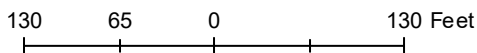
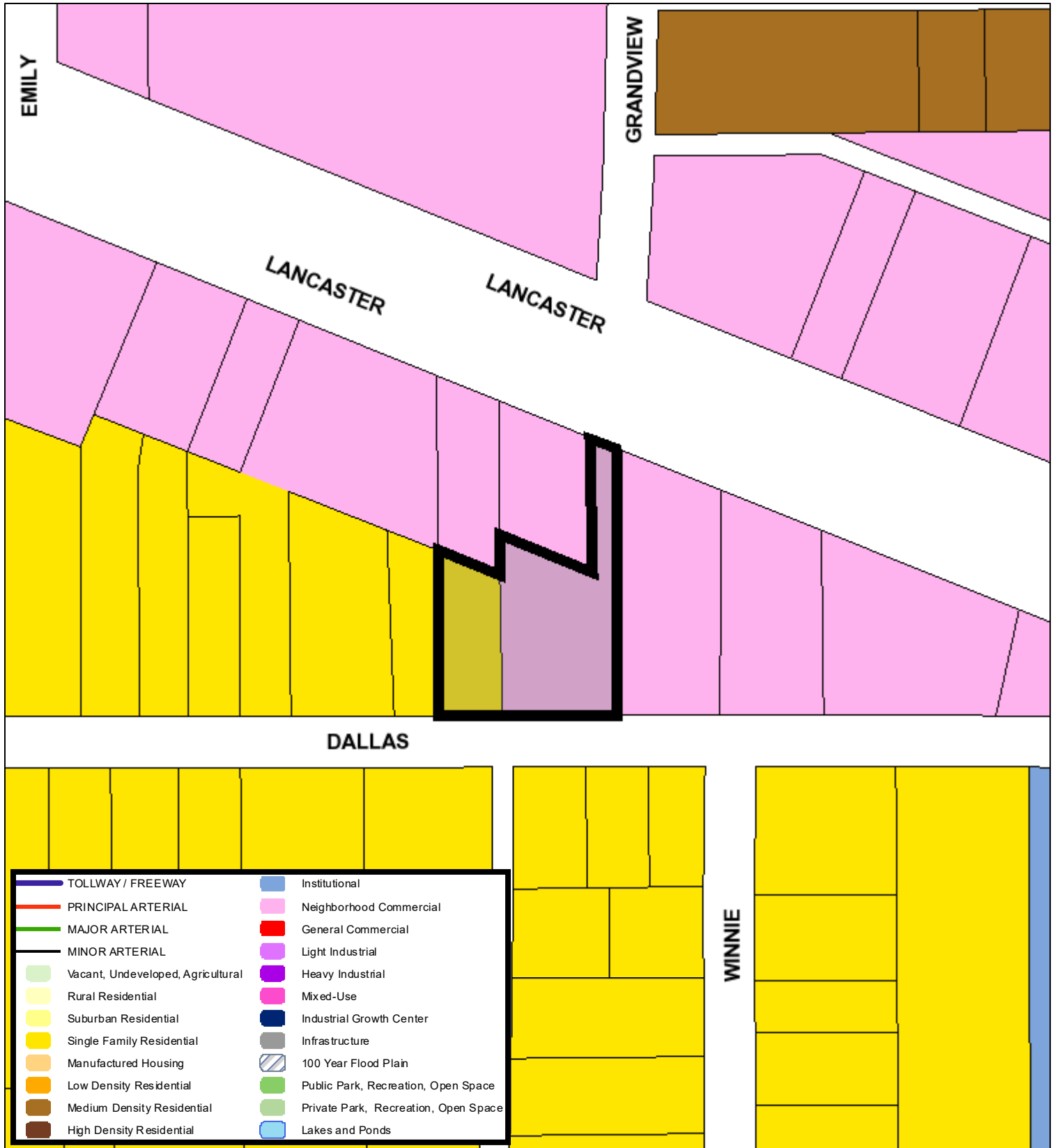


Area Zoning Map

Applicant: Harmit Chattha
 Address: 5433 Dallas & 5456 E. Lancaster
 Zoning From: A5/E
 Zoning To: PD/FR
 Acres: 0.69020217
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 8/14/2024
 Contact: 817-392-6226



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 HARMIT CHATTHA

Mailing Address 9513 COURTRIGHT DR City, State, Zip KELLER, TEXAS, 76244

Phone 817-715-5555 Email fivestarautoPLEX@gmail.com

APPLICANT Evolving Texas - Samantha Renz

Mailing Address 2570 River Park Plaza, Suite 100 City, State, Zip Fort Worth, TX 76116

Phone 817.529.2700 Email samantha@evolvingtexas.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): 5433 DALLAS AVE

Total Rezoning Acreage: 0.690199 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): HAYNES PLACE ADDITION Block 5 Lot 10 and Lot 2R1, BLOCK 6

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 0.690199 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 checked="" 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): A-5, E Proposed Zoning District(s): PD Base Zone FR

Current Use of Property: Automotive repair; paint and body shop, Vehicle sales or rental, and Outdoor Storage. 5433 IS VACANT (WAS RESIDENTIAL)

Proposed Use of Property: Automotive repair; paint and body shop, Vehicle sales or rental, and Outdoor Storage.

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: FR

Land Uses Being Added or Removed: Add "Outdoor Storage" Remove "Gasoline sales" "Club, Commercial or Business" "convenience Store"

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

1. waive 10% landscape Requirement. 2. waive setback on Rear yard on existing building. 3. waive setback on front yard on Dallas Ave 4. Allow Crushed Concrete vehicle storage area
 5. Auto Repair within 200' of Residential.

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.

There are 3 addresses associated with this request.

The first one is at 5456 E. Lancaster and is approximately .04527 Acres (19,720 sf). The owner has been in business with an active CO Since 11/10/2020. The CO # is T0323106. The Zoning of the property at the time was "F", and the CO States the property can be used as "Auto Sales". and the Building Use is Shop and Storage.

The owner has recently received visits and calls from Code Enforcement asking him to update his CO, and a City representative informed that the City initiated a zoning change on the property some time ago, no specific date provided, but he stated either a zoning change to bring it in compliance, or a Legal Non-conforming Use Letter would be required to avoid fines for continued use of the existing business.

Mr. Chattha recently purchased the adjoining property, 5433 Dallas Ave. This site is approximately 0.19 acres (8,280 sf). The applicant demolished the uninhabitable structure, cleaned up the property and placed a fence around the property, and wishes to use the property for parking for the existing business.

The applicant desires to rezone 5433 Dallas Ave from "A-5" and the Existing property locates at 5456 E Lancaster into one Planned Development with a base zoning of "FR" General Commercial Restricted for a auto shop with storage and sales, and additional parking.

Our project could b accomplished by a standard zoning district "FR"; however, after discussion with Councilwoman Martinez, regarding the rezoning of 5433 Dallas Ave, she indicated we should bring the entire business into compliance, and that she felt a PD would be a more favorable request. It was my understanding that as a PD, the P&Z and Council could restrict uses or make additional requirements to the base zoning. We are asking for a Base zoning of FR to allow for the current use to remian and expand it's parking area. Our draft Development Guidelines would allow only uses in the existing "E" Neighborhood zoning with the addition of "Auto Sales & Repair."

ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** Yes No If yes, please explain:
 Stop maintaining using or allowing a use contrary to the designated permitted use.

 Remove the fence or contact the Department of Development to apply for Board of Adjustment approval.

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



SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

- Site Address and Legal Description
- Title of project or development (in bold letters) in the lower righthand corner of the plan
- Date of preparation or revision, as applicable
- Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- Vicinity map, north arrow, and scale
- Label the zoning case number in the lower righthand corner of the plan, below the title
- Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- Buildings and Structures** – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- Streets, Parking, and Drives** – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- Supplemental Surfaces** – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- Dumpsters/Air Conditioners/Compactors** – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- Fences and Screening** – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- Setbacks and Easements** – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- Land Use and Zoning** – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- For Multifamily Site Plans** - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

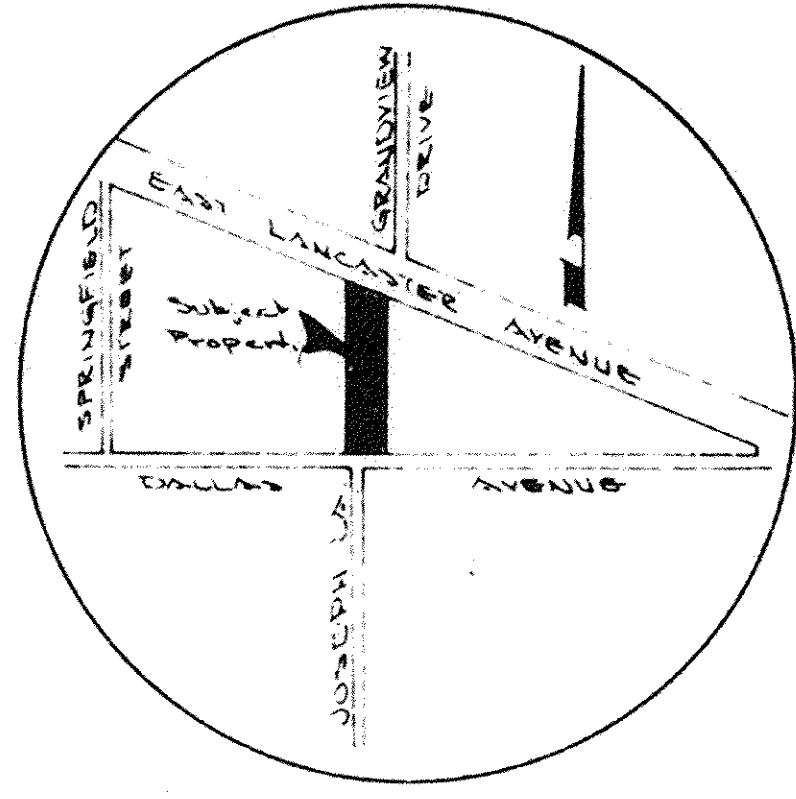
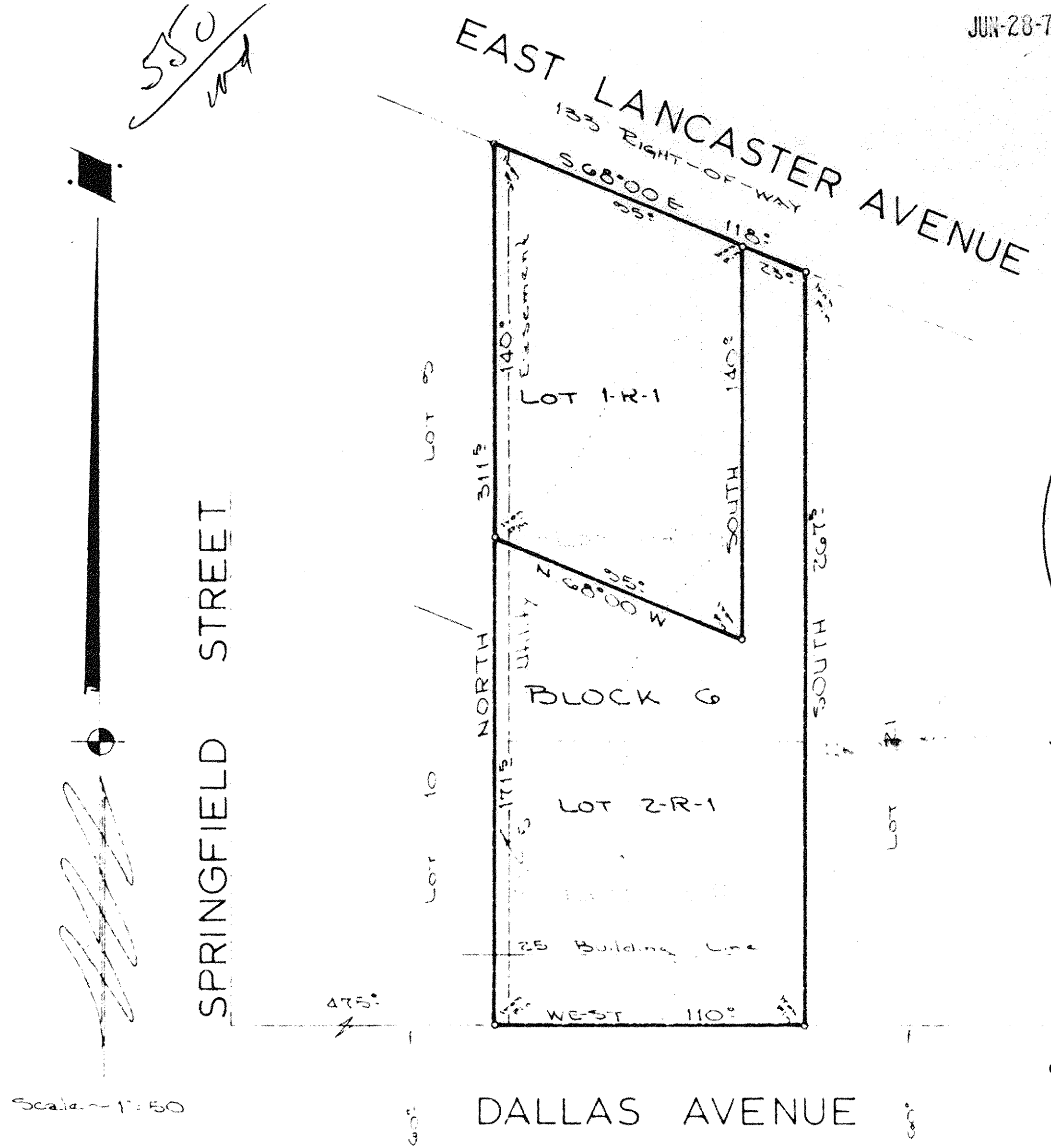
General Notes:

The following notes should be included on all site plans:

- This project will comply with [Section 6.301, Landscaping](#).
 - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)
 - This project will comply with [Section 6.302, Urban Forestry](#).
 - All signage will conform to [Article 4, Signs](#).
 - All provided lighting will conform to the Lighting Code.
- For multifamily projects in CR, C, or D districts, also include the following note:
- This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.



COPY

DEDICATION
THE STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS
THAT WHEREAS, ROSCOE L. VAN ZANDT, is the owner of Lots 1-R and 2-R, Blk 6, Haines Place Addition, Second Filing to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-15, Page 319, Deed Records, Tarrant County, Texas, does hereby adopt the attached plat revising the above described property as Lot 1-R-1 and Lot 2-R-1, Block 6, Haines Place Addition, Second Filing to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the use of the public all streets and easements as shown thereon.

IN WITNESS THEREOF THIS DEDICATION is executed this the 4th day of June, 1976.

BY Roscoe L. Van Zandt
Roscoe L. Van Zandt

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this Day personally appeared Roscoe L. Van Zandt, known to me as 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 4th DAY OF June, 1976.

Madeline E. ...
Notary Public, Tarrant County, Texas

PLAT SHOWING
LOTS 1-R-1 + 2-R-1 Block G
HAINES PLACE ADDITION

SECOND FILING
OUT OF THE C JOHNSON SURVEY ABSTRACT N° 872
AND BEING A REVISION OF LOTS 1-R, AND 2-R,
AS RECORDED IN VOLUME 388-15, PAGE 319,
TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TARRANT
I hereby certify that this instrument was FILED on the
page and at the time stamped hereon by me and was duly
RECORDED in the Volume and Page of the PUBLIC RECORDS
of Tarrant County, Texas as stamped hereon by me.

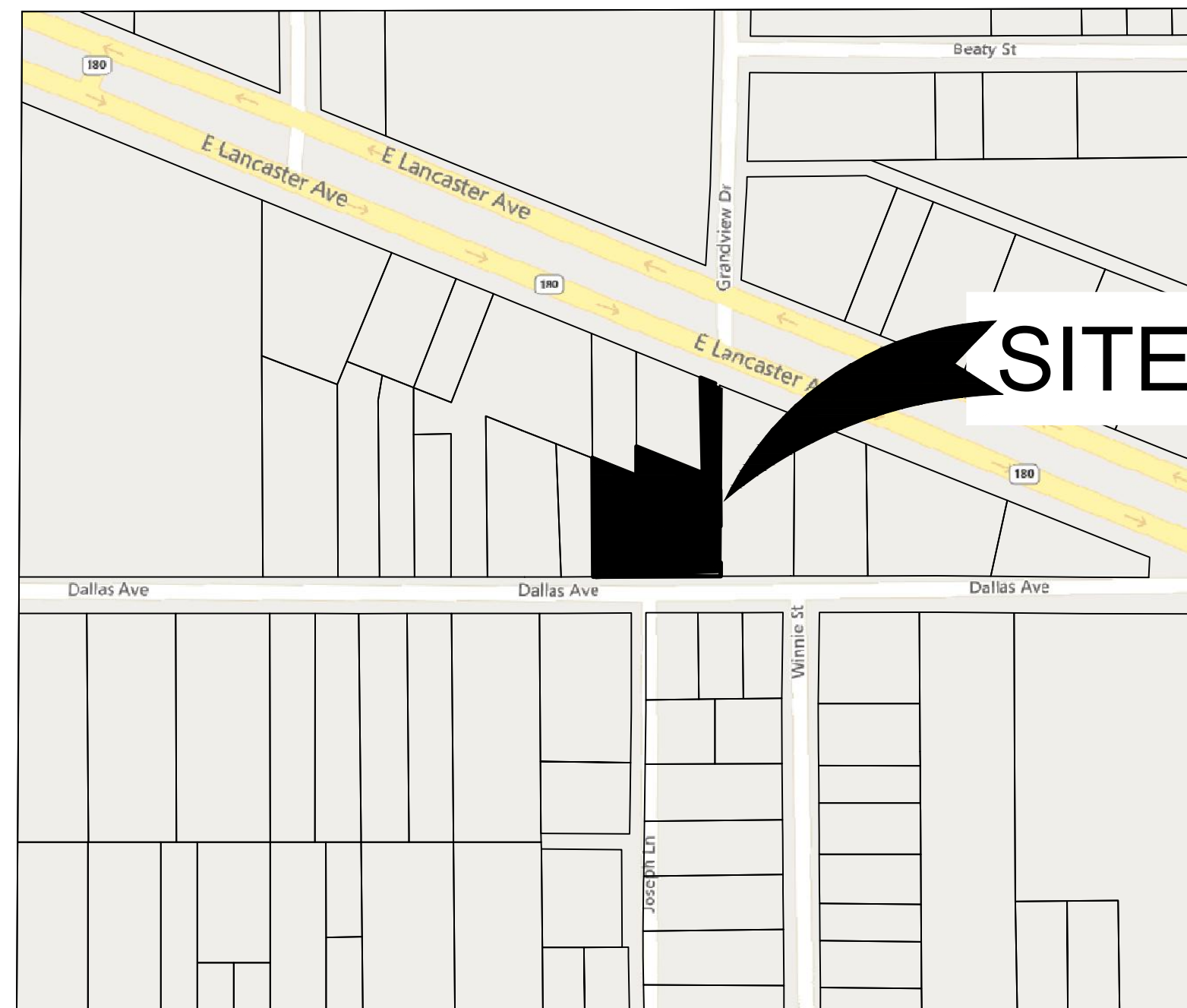
JUN 25 1976
Madeline Huffman
COUNTY CLERK
TARRANT COUNTY, TEXAS

NOTE:
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISION IS MADE FOR THE CONSTRUCTION OF THE WATER, SEWER, STORM DRAIN, STREET LIGHTS AND PAVING IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.

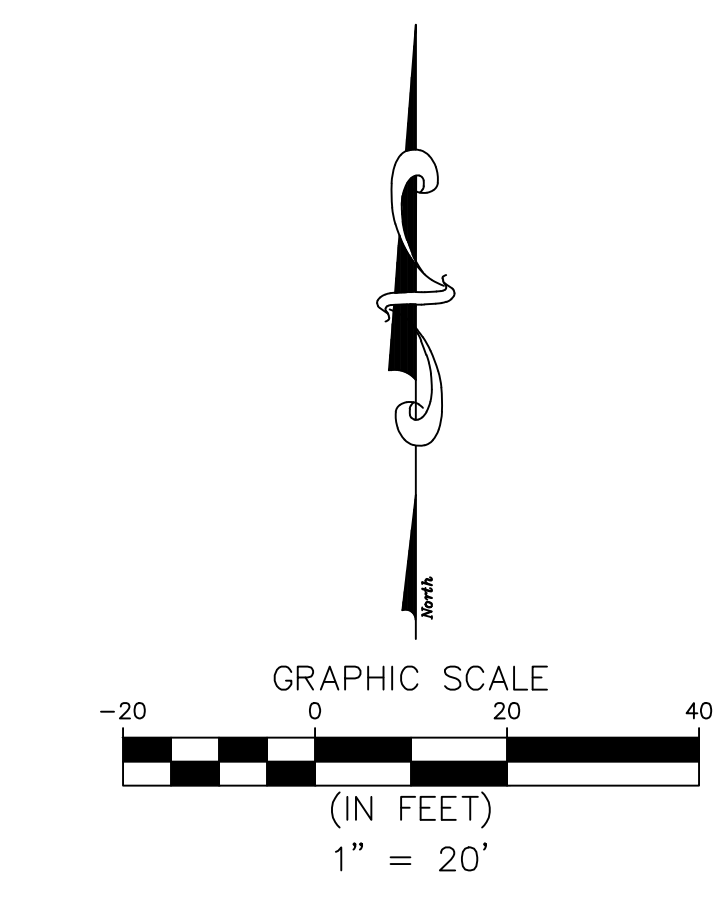
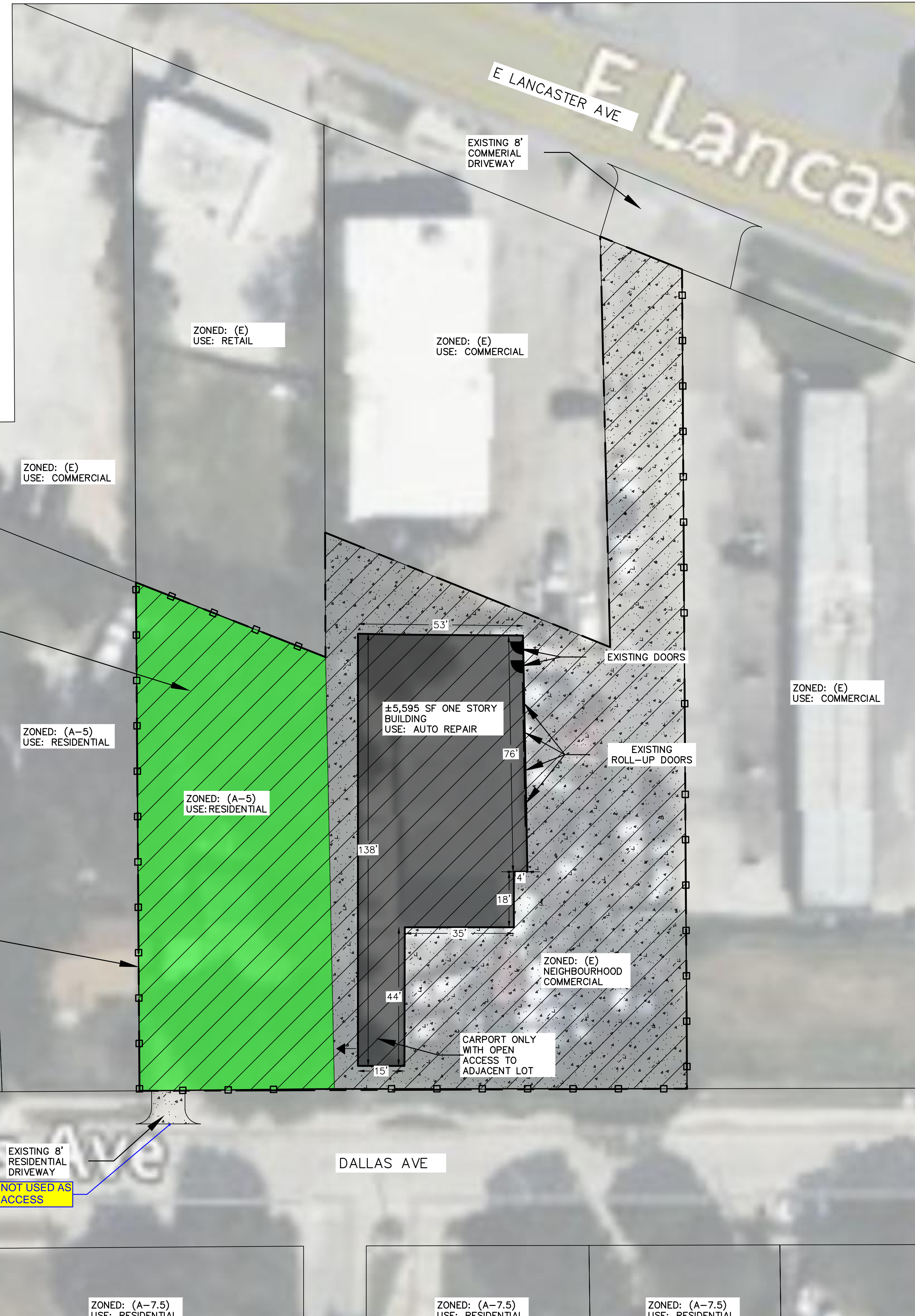
CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION
NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.
PLAT APPROVED DATE: 6/25/76
BY: James D. ...
CHAIRMAN
BY: Joe ...
SECRETARY

...
REGISTERED
PUBLIC SURVEYOR
5-10-76

Return to
AREA SURVEYING COMPANY
P. O. BOX 15043
FORT WORTH, TEXAS 76119
PHONE 293-5684



VICINITY MAP
1" = 200'



LEGEND

- CURRENT OPEN SURFACE/
PROPOSED APPROVED
PARKING SURFACE
- BUILDING
- CONCRETE PAVEMENT
- PROPOSED ZONING PD WITH BASE "FR"

DEVELOPMENT STANDARD WAIVERS:

1. WAIVE COMPLIANCE OF SECTION 6.301 LANDSCAPING REQUIREMENT OF 10%
2. WAIVE BUILDING SETBACK FOR EXISTING STRUCTURE THAT ENCRONES INTO REAR SETBACK ALONG DALLAS AVE
3. WAIVE FRONT YEARD SETBACK ON 5433 FOR FENCE ENCRONCHING INTO SETBACK
4. ALLOW CRUSHED CONCRETE PARKING AREA FOR OUTDOOR VEHICLE STORAGE
5. AUTO REPAIR WITHIN 200' OF RESIDENTIAL

GENERAL NOTES

1. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
2. ALL SIGNAGE WILL CONFIRM TO ARTICLE 4, SIGNS.
3. ALL PROVIDED LIGHTING WILL CONFIRM TO THE LIGHTING CODE.

OWNER:

HARMIT CHATTHA
9513 COURTRIGHT DR
KELLER, TX 76244

ENGINEER:

SAMANTHA RENZ, P.E.
EVOLVING TEXAS
2750 RIVER PARK PLAZA, SUITE 100
FORT WORTH, TX 76116
PHONE: (817) 529-2700
EMAIL: SAMANTHA@EVOLVINGTEXAS.COM

DIRECTOR OF DEVELOPMENT SERVICES DATE

FIVE STAR AUTOPLEX
ZONING CASE: ZC-24-050

NO.	DATE:	REVISIONS	COMMENTS

TRPE NO. F-12452

evolving
civil engineering + planning
420 Throckmorton, Ste. 620, Fort Worth, TX 76102
817-327-2700 evolvingtx.com

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW ONLY UNDER THE AUTHORITY OF SAMANTHA D. RENZ, P.E., CFM LIC. # 114504 ON 11/28/2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

5433 DALLAS AVE, FORT WORTH, TX 76112
HAYNES PLACE ADDITION, BLOCK 5
LOT 10 AND BLOCK 6 LOT 2R1

SITE PLAN

DRAWN BY:	RK
DESIGNED BY:	RK
CHECKED BY:	SR
PROJECT NO.	2023132
DATE:	5/3/2024
SHEET:	1 of 3

5433 Dallas Ave and 5456 E Lancaster – Letter of Support

We, the undersigned property owners, support the proposed zoning change for 5433 Dallas Ave and 5456 E Lancaster Ave, Fort Worth, TX 76112, from A5 and E to a Planned Development (PD) with a base zoning of FR - General Commercial Restricted. The property at 5456 E Lancaster Ave has been a valuable auto repair for over 13 years. The owner plans to use the additional space at 5433 Dallas Ave for parking. This area will be fully screened to enhance the neighborhood.

We believe this change will benefit our community by supporting local business and improving the environment.

Thank you for considering our support.

Sincerely,

Supporting Property Owner Signatures:

Printed Name	Address	Email Address	Phone Number	Signature
MARK SALGADO	5454 Dallas Ave	MARK.SALGADO87@gmail.com	817-208-5657	
Maria Romero	5932 E Lancaster Blv	Mariaromero444@yahoo.com	817-5644661	
Felix Kingston	5612 S. Hampshire		817-915-4112	
Delaida Jimenez	4800 E Lancaster Ave	Ja-Jimenezgutsierrez@hotmail.com	817/946-6850	
TONY LAMAS	5500 E LANCASTER AVE	ZINCOLNPARK619@gmail.com	(817)4124414	
TYRA SULESS	5501 E Lancaster Ave			
Liyu Lu	5512 E Lancaster Ave	Xiaoyulu130@gmail.com	817-446-7733	
Fredrick Wilson	2507 Weller Blvd	wilsonfrenrick065@gmail.com	817-567-3173	
Luis Lugo	5430 E. LANCASTER AVE	lugo.luis82@yahoo.com	469.734.3398	
M. Harris	5432 E LANCASTER AVE	thetmoneyteam6@gmail.com	682 716-2012	
Garci Paicol	5452 E Lancaster AVE		817 818 7697	
Heriberto Garcia	5328 Dallas Ave		817 938 2371	
Alysona Evans	5424 Dallas Ave		817 89-08-12	
Ofelia Guerrero	5450 Dallas Ave		817 733 9398	
Lupita Lopez	5414 Dallas Ave	JJPootreservice@yahoo.com	714 276 4405	
Maria Villanueva	5340 Dallas Ave	M.Villanueva45@yahoo.com	817-719-5543	

5433 Dallas Ave and 5456 E Lancaster – Letter of Support

We, the undersigned property owners, support the proposed zoning change for 5433 Dallas Ave and 5456 E Lancaster Ave, Fort Worth, TX 76112, from A5 and E to a Planned Development (PD) with a base zoning of FR - General Commercial Restricted. The property at 5456 E Lancaster Ave has been a valuable auto repair for over 13 years. The owner plans to use the additional space at 5433 Dallas Ave for parking. This area will be fully screened to enhance the neighborhood.

We believe this change will benefit our community by supporting local business and improving the environment.

Thank you for considering our support.

Sincerely,

Supporting Property Owner Signatures:

Printed Name	Address	Email Address	Phone Number	Signature
Zaira Araiza	#5404 Dallas Ave.		(817) 524-7654	Zaira Araiza
Rosamar Mendoza	#5404 Dallas Ave.	Arizav1815@gmail.com	(682) 407-2028	Rosamar Mendoza
Ramundo Garcia	5208 Dallas Ave		817 477 7409	R.G.
PEDRO URIbe	5330 Dallas Ave Fortworth TX 76112		817 405 5254	P.U.
MARIO TORRES	5421 DALLAS AVE.	TORRES, ELECTRIC @YAHOO	462 614 6038	M.T.
Isidro Tapia	5301 DALLAS AVE		917 565 9811	I.T.
ADRIANA RAMIREZ	2429 DALLAS AVE		817 715 4300	A.R.
RAMIRO	5456 Dallas Ave C		(817) 863 5057	R.M.

This letter of support is intended for submission to the relevant authorities considering the rezoning application for the properties at 5433 Dallas Ave and 5456 E Lancaster Ave, Fort Worth, TX 76112.