



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:	

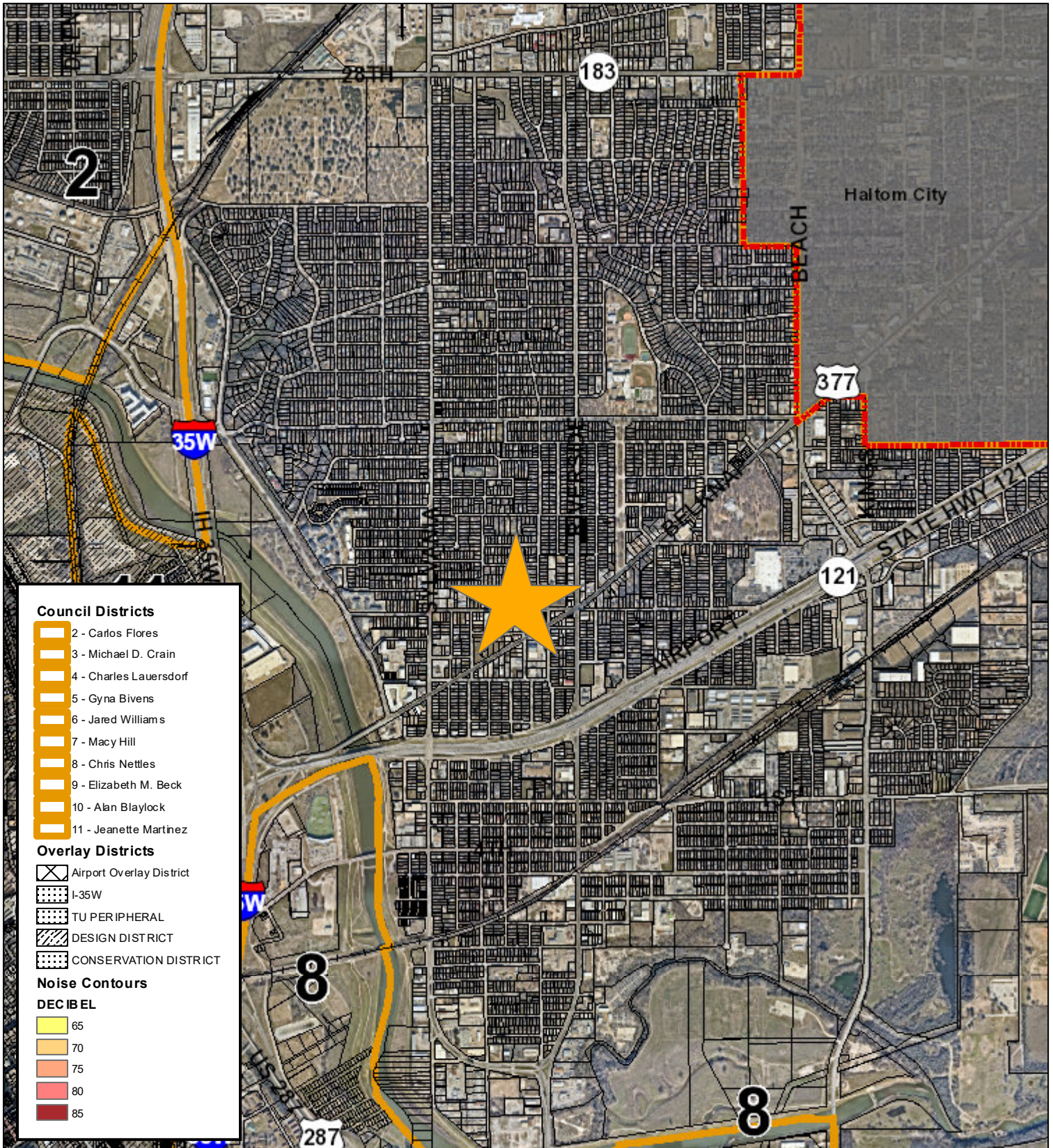
Aerial Photo Map



0 90 180 360 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

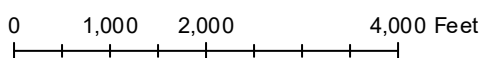
Overlay Districts

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

Noise Contours

DECIBEL

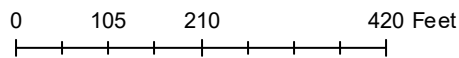
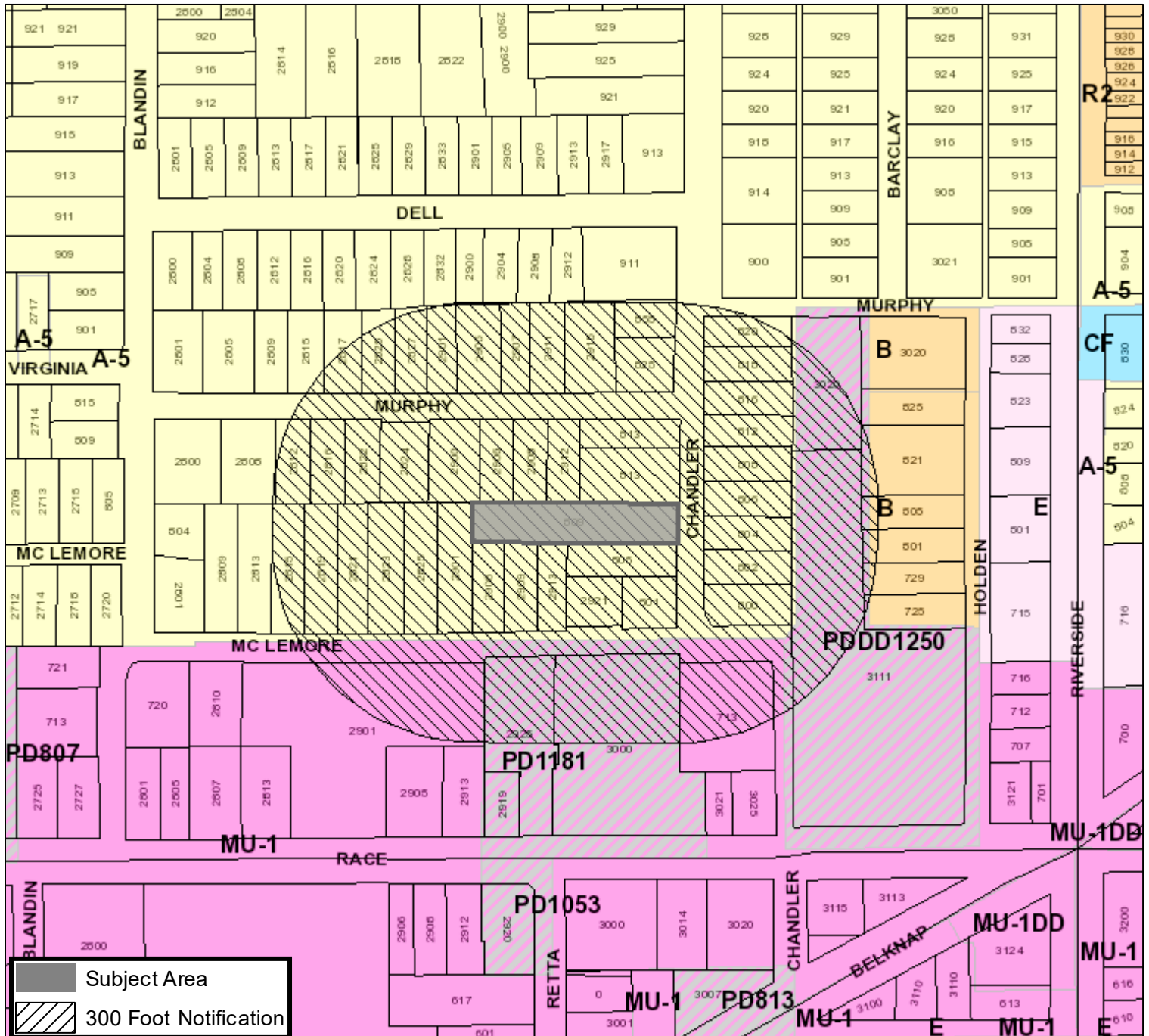
- 65
- 70
- 75
- 80
- 85



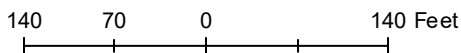
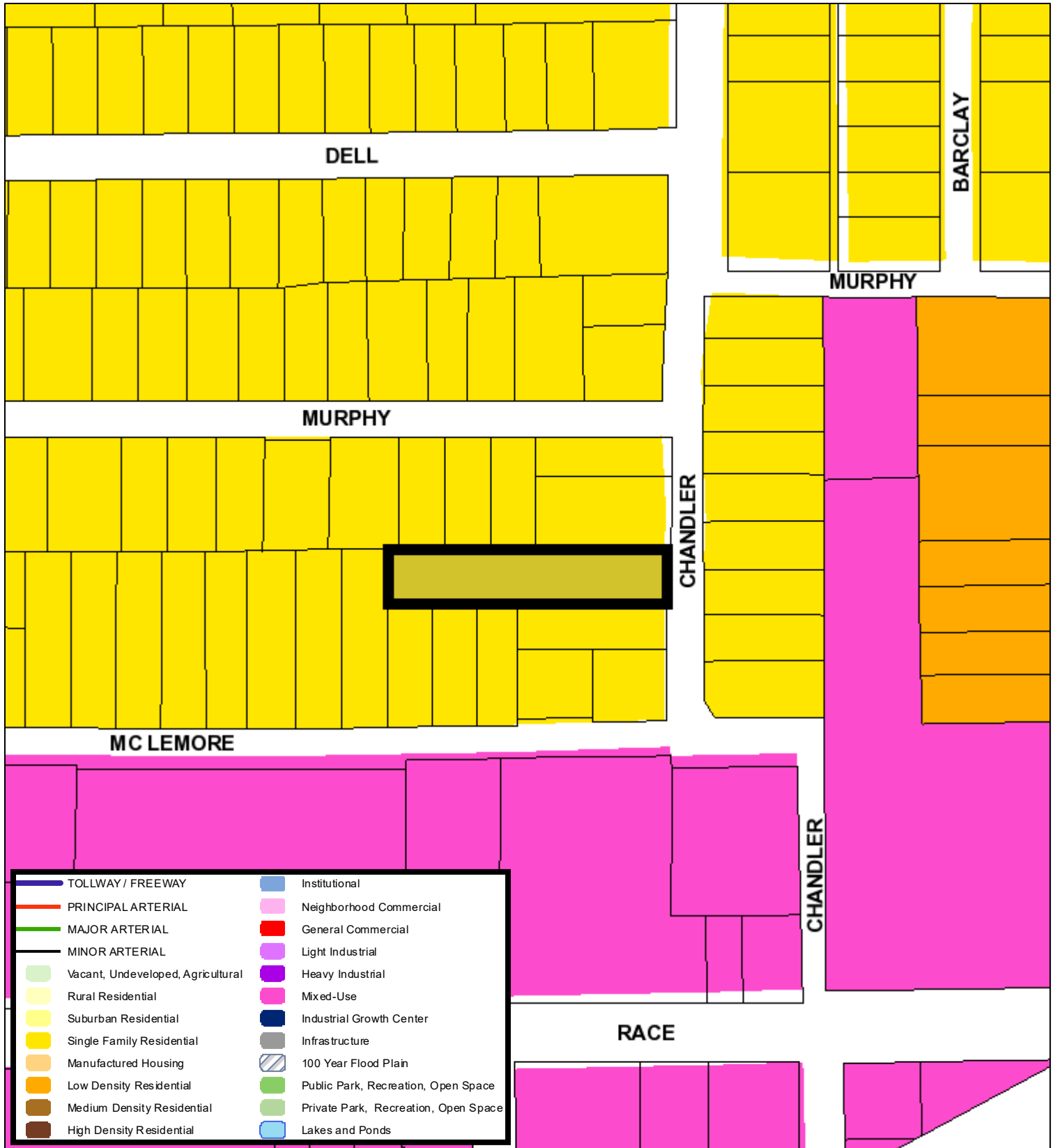


Area Zoning Map

Applicant: Chris Chavez
 Address: 809 N. Chandler Drive
 Zoning From: A-5
 Zoning To: B
 Acres: 0.41830798
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 12/11/2024
 Contact: 817-392-2806



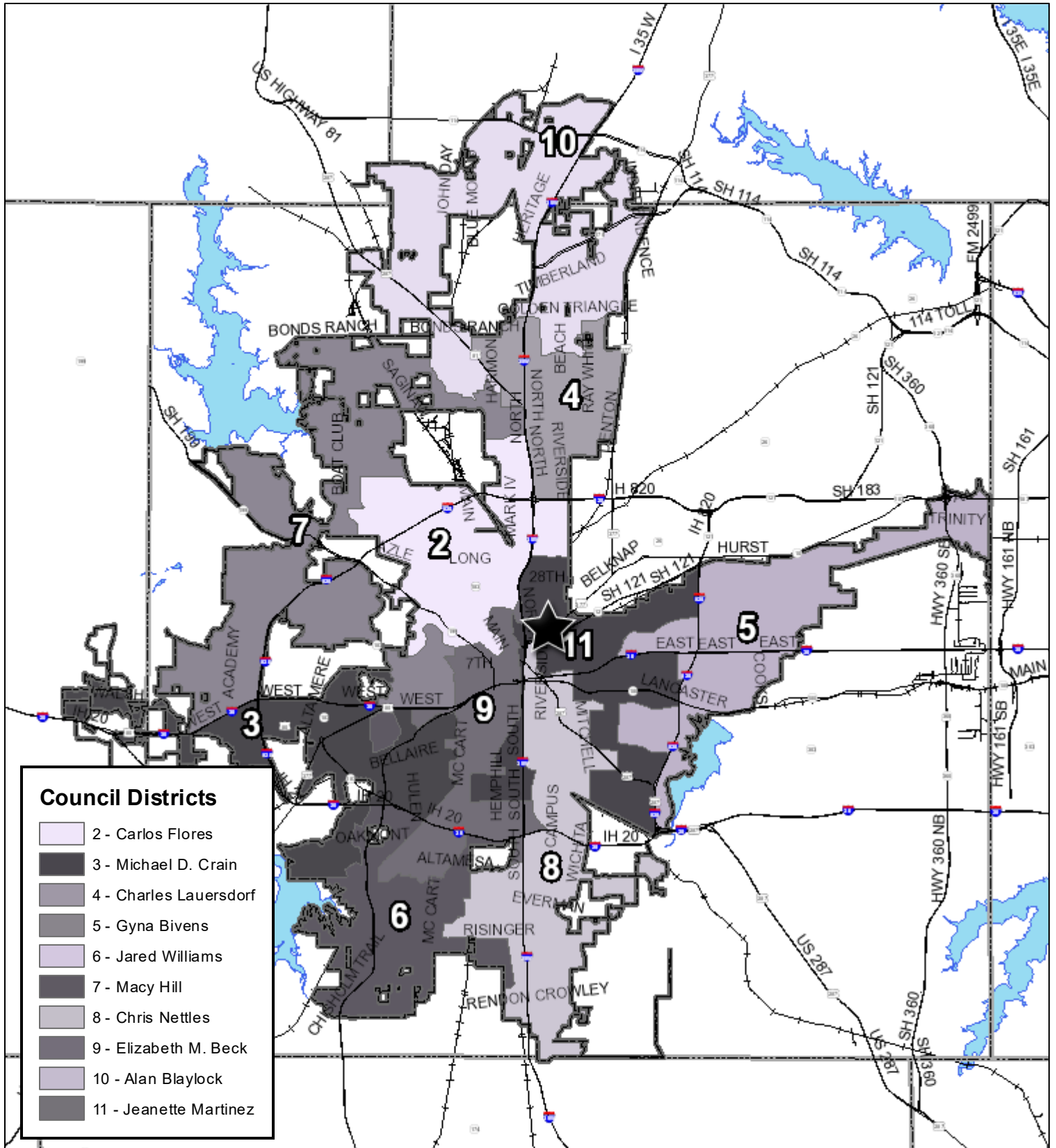
Future Land Use



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.



Location Map





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Andres Rodriguez

Mailing Address PO Box 7090 City, State, Zip Fort Worth, Tx 76111

Phone 682-553-1186 Email Andres.Rodriguez_13@yahoo.com

APPLICANT CHRIS CHAVEZ

Mailing Address 3644 RYAN AVE City, State, Zip 76110

Phone 817-819-1342 Email chris@casablueprints.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): RODRIGUEZ ADDN LOT 1 809 N Chandler Dr

Total Rezoning Acreage: 0.418 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): RODRIGUEZ ADDN BLOCK LOT 1

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 0.418 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): A-5 Proposed Zoning District(s): B

Current Use of Property: VACANT LAND

Proposed Use of Property: B, Two-Family 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 change the zoning from "A-5" to "B" Two-Family zoning to build a new duplex.

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): Andres Rodriguez

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) CHRIS CHAVEZ 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: RODRIGUEZ ADDN BLOCK LOT 1 (CERTIFIED LEGAL DESCRIPTION)


Owner's Signature (of the above referenced property)

Andres Rodriguez
Owner's Name (Printed)


Applicant or Agent's Signature

CHRIS CHAVEZ
Applicant or Agent's Name (Printed):



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.



NEW MULTI FAMILY RESIDENCE

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

AREA TOTALS

FIRST FLOOR LIVING = 586 SQ FT
 SECOND FLOOR LIVING = 830 SQ FT
 FRONT PORCH = 31 SQ FT
 BACK PORCH = 60 SQ FT
 GARAGE = 250 SQ FT

EACH UNIT TOTAL = 1757 SQ FT

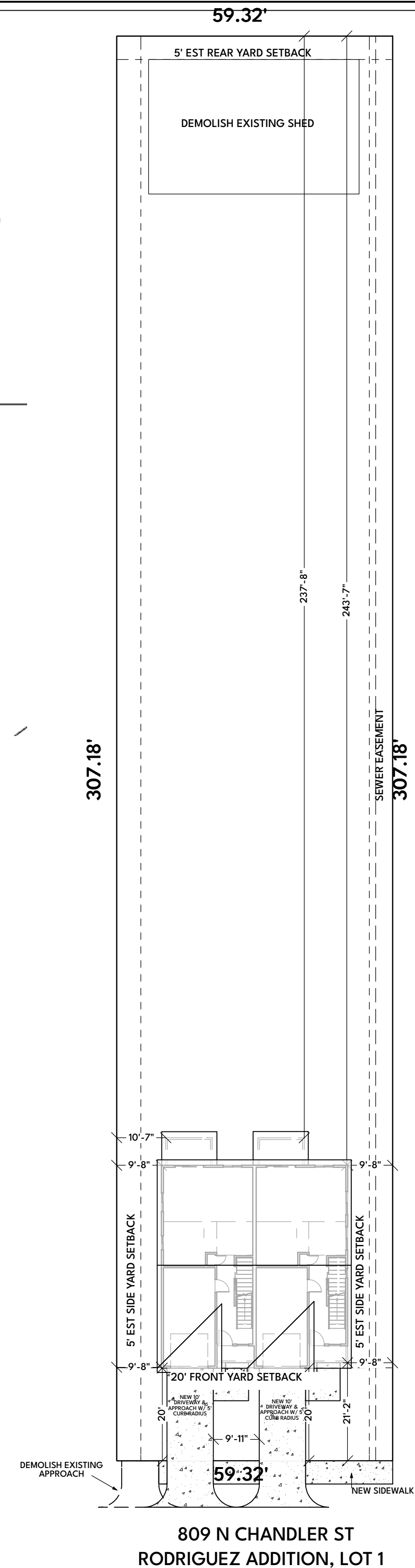
TOTAL AREA UNDER ROOF = 3514 SQ FT

3 BED / 2 1/2 BATH / 2 CAR GARAGE
 9 FT CEILINGS FIRST FLOOR
 8FT CEILINGS SECOND FLOOR

- THIS PROJECT WILL COMPLY WITH
 SECTION 6.301, LANDSCAPING.
 AND SECTION 6.302, URBAN FORESTRY.

805 N CHANDLER ST
 BUILT @ 20 FT
 ZONING: A-5

813 N CHANDLER ST
 BUILT @ 25 FT
 ZONING: A-5



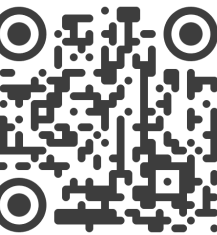
809 N CHANDLER ST
 RODRIGUEZ ADDITION, LOT 1



SITE PLAN
 SCALE: 1" = 20'

DRAWN BY:
 CHRIS CHAVEZ
 817-819-1342

THIS PLAN SET
 SHALL COMPLY
 WITH 2021 IRC, IMC,
 IPC, IECC
 & THE 2020 NEC
 PER THE CITY OF
 FORT WORTH, TEXAS.



PROJECT ADDRESS:
 809 N CHANDLER DR
 FORT WORTH, TEXAS

INDEX

TITLE	PAGE
SITE PLAN	1
FOUNDATION	2
MEPS	3
FLOOR PLAN	4
BRACING & CEILING FRAMING	5
SPAN TABLES	6
ROOF LAYOUT & FRAMING	7
ELEVATIONS	8

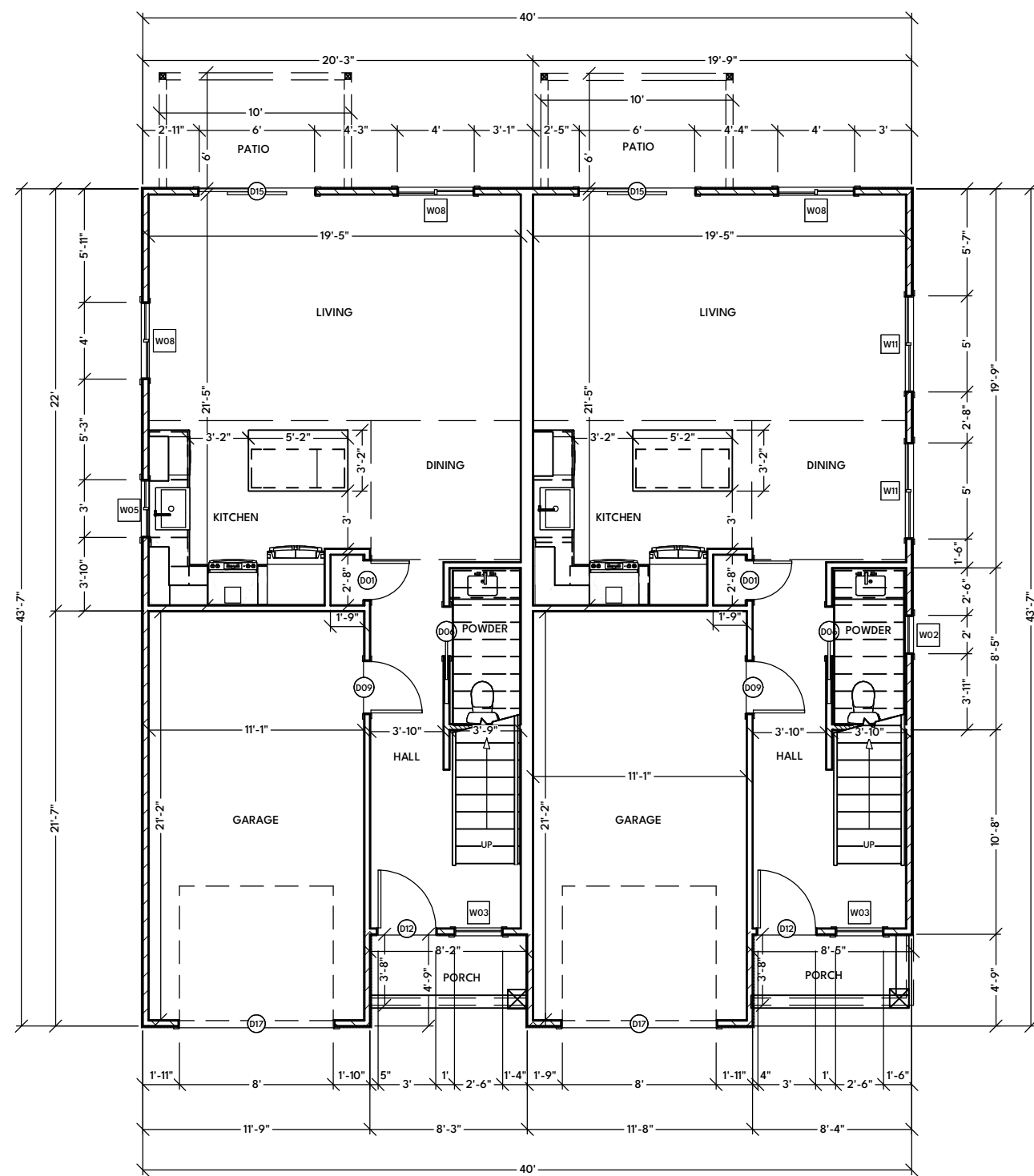
OFFICE:
 3644 RYAN AVE
 FT.WORTH, TX
 76110

DATE:

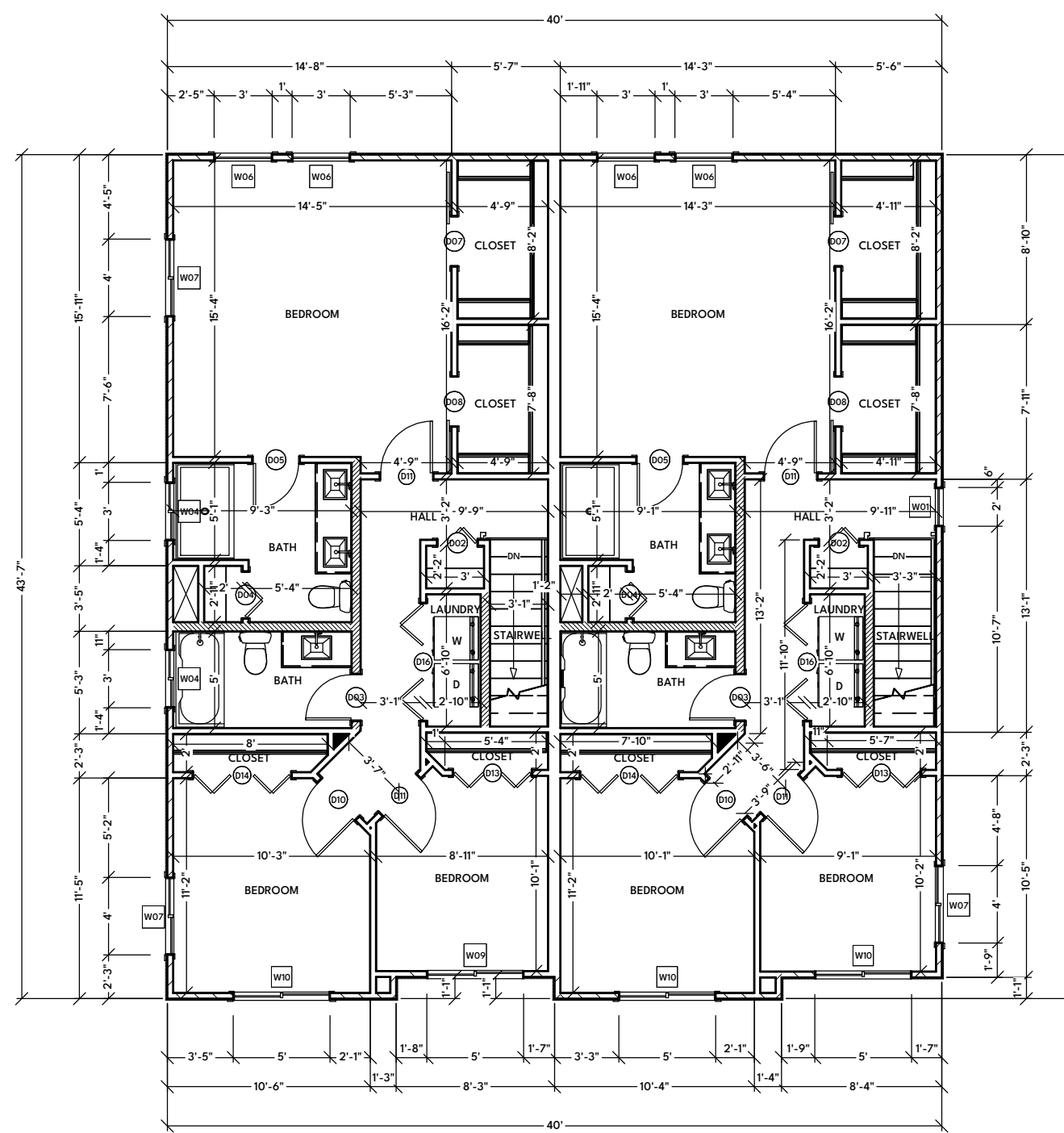
8/4/24

SHEET:

1



FIRST FLOOR



SECOND FLOOR

FLOOR PLAN
SCALE: 1/8" = 1'

FLOOR PLAN NOTES:

- ALL EXTERIOR & INTERIOR DIMENSIONS ARE TO THE STUD. DIMENSIONS TO OPENINGS ARE TO THE CENTER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS. (INCLUDING ROUGH OPENINGS)
- CONTACT DESIGNER IF SITE CONDITIONS CONTRADICT PLANS OR IF A DISCREPANCY OR DOUBT ARISES FOR WHATEVER REASON BEFORE STARTING CONSTRUCTION OR BEFORE PROCEEDING WORK. DO NOT ATTEMPT TO PROCEED WORK UNTIL CLARIFICATION IS RECEIVED FROM THE DESIGNER.

WINDOW SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	
W01	2050FX	1	2	2050FX	24"	60"	25"X61"	FIXED GLASS	2"X6"X28" (2)	
W02	2050SH	1	1	2050SH	24"	60"	25"X61"	SINGLE HUNG	2"X6"X28" (2)	
W03	2646FX	2	1	2646FX	30"	54"	31"X55"	FIXED GLASS	2"X6"X34" (2)	
W04	3010RS	2	2	3010RS	36"	12"	37"X13"	RIGHT SLIDING	2"X6"X40" (2)	
W05	3030RS	1	1	3030RS	36"	36"	37"X37"	RIGHT SLIDING	2"X6"X40" (2)	
W06	3050SH	4	2	3050SH	36"	60"	37"X61"	SINGLE HUNG	2"X6"X40" (2)	
W07	4020RS	3	2	4020RS	48"	24"	49"X25"	RIGHT SLIDING	2"X8"X52" (2)	
W08	4040RS	3	1	4040RS	48"	48"	49"X49"	RIGHT SLIDING	2"X8"X52" (2)	
W09	5034RS	1	2	5034RS	60"	40"	61"X41"	RIGHT SLIDING	2"X8"X64" (2)	
W10	5040RS	3	2	5040RS	60"	48"	61"X49"	RIGHT SLIDING	2"X8"X64" (2)	
W11	5050RS	2	1	5050RS	60"	60"	61"X61"	RIGHT SLIDING	2"X8"X64" (2)	

DOOR SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS
D01	2068	2	1	2068 L IN	24"	80"	26"X82 1/2"	HINGED-DOOR P506	2"X6"X29" (2)	1 3/8"
D02	2068	2	2	2068 R	24"	80"	26"X82 1/2"	2 DR. BIFOLD-DOOR P501	2"X6"X29" (2)	1 3/8"
D03	2468	2	2	2468 L IN	28"	80"	30"X82 1/2"	HINGED-DOOR P506	2"X6"X33" (2)	1 3/8"
D04	2468	2	2	2468 R	28"	80"	30"X82 1/2"	2 DR. BIFOLD-DOOR P501	2"X6"X33" (2)	1 3/8"
D05	2468	2	2	2468 R IN	28"	80"	30"X82 1/2"	HINGED-DOOR P506	2"X6"X33" (2)	1 3/8"
D06	2668	2	1	2668 R	30"	80"	61 1/4"X82 1/2"	POCKET-DOOR P501	2"X8"X64 1/4" (2)	1 3/8"
D07	2668	2	2	2668 L	30"	80"	32"X82 1/2"	BARN-DOOR P506	2"X6"X35" (2)	1 3/8"
D08	2668	2	2	2668 R	30"	80"	32"X82 1/2"	BARN-DOOR P506	2"X6"X35" (2)	1 3/8"
D09	2868	2	1	2868 R EX	32"	80"	34"X83"	EXT. HINGED-DOOR E19	2"X6"X37" (2)	1 3/4"
D10	2868	2	2	2868 L IN	32"	80"	34"X82 1/2"	HINGED-DOOR P506	2"X6"X37" (2)	1 3/8"
D11	2868	4	2	2868 R IN	32"	80"	34"X82 1/2"	HINGED-DOOR P506	2"X6"X37" (2)	1 3/8"
D12	3068	2	1	3068 L EX	36"	80"	38"X83"	EXT. HINGED-DOOR F04	2"X8"X41" (2)	1 3/4"
D13	4068	2	2	4068 L/R	48"	80"	50"X82 1/2"	4 DR. BIFOLD-DOOR P501	2"X8"X53" (2)	1 3/8"
D14	5068	2	2	5068 L/R	60"	80"	62"X82 1/2"	4 DR. BIFOLD-DOOR P501	2"X8"X65" (2)	1 3/8"
D15	6068	2	1	6068 L EX	72"	80"	74"X83"	EXT. SLIDER-DOOR F01	2"X10"X77" (2)	1 3/4"
D16	6068	2	2	6068 L/R	72"	80"	74"X82 1/2"	4 DR. BIFOLD-DOOR P501	2"X10"X77" (2)	1 3/8"
D17	8070	2	1	8070	96"	84"	98"X87"	GARAGE-GARAGE DOOR CHD08	2"X12"X104" (2)	1 3/4"

AREA TOTALS

FIRST FLOOR LIVING = 586 SQ FT
 SECOND FLOOR LIVING = 830 SQ FT
 FRONT PORCH = 31 SQ FT
 BACK PORCH = 60 SQ FT
 GARAGE = 250 SQ FT

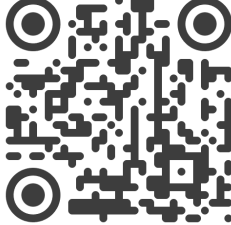
EACH UNIT TOTAL = 1757 SQ FT

TOTAL AREA UNDER ROOF = 3514 SQ FT

3 BED / 2 1/2 BATH / 2 CAR GARAGE
 9 FT CEILINGS FIRST FLOOR
 8FT CEILINGS SECOND FLOOR

DRAWN BY:
CHRIS CHAVEZ
817-819-1342

THIS PLAN SET SHALL COMPLY WITH 2021 IRC, IMC, IPC, IECC & THE 2020 NEC PER THE CITY OF FORT WORTH, TEXAS.



PROJECT ADDRESS:
809 N CHANDLER DR
FORT WORTH, TEXAS

INDEX	
TITLE	PAGE
SITE PLAN	1
FOUNDATION	2
MEPS	3
FLOOR PLAN	4
BRACING & CEILING FRAMING	5
SPAN TABLES	6
ROOF LAYOUT & FRAMING	7
ELEVATIONS	8

OFFICE:
3644 RYAN AVE
FT. WORTH, TX
76110

DATE:

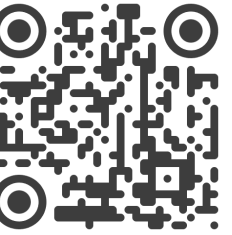
8/4/24

SHEET:

4

DRAWN BY:
CHRIS CHAVEZ
817-819-1342

THIS PLAN SET
SHALL COMPLY
WITH 2021 IRC, IMC,
IPC, IECC
& THE 2020 NEC
PER THE CITY OF
FORT WORTH, TEXAS.



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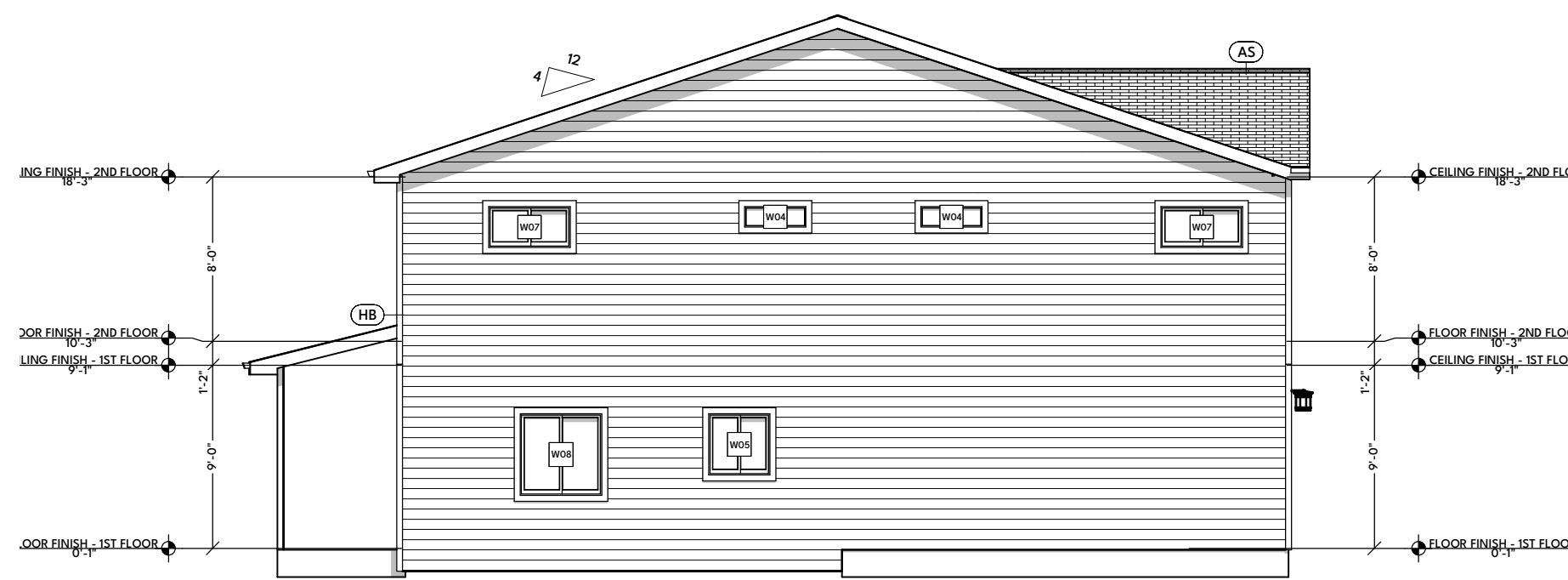
SHEET:

8

NOTE SCHEDULE	
AS	ASPHALT SHINGLES
CP	CEMENT PANELING
HB	HARDIE BOARD



FRONT ELEVATION
SCALE: 3/16" = 1'



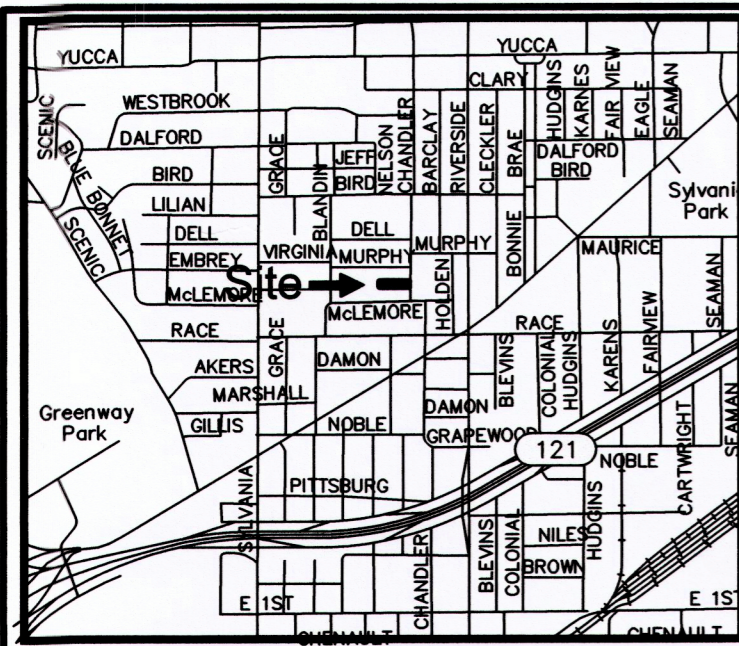
LEFT ELEVATION
SCALE: 1/8" = 1'



RIGHT ELEVATION
SCALE: 1/8" = 1'



BACK ELEVATION
SCALE: 3/16" = 1'



- VICINITY MAP NOT TO SCALE -



Original Scale : 1" = 40'
 0 20 40 80
 Graphic Scale in Feet

Bearings, distance, acreages & coordinates are based on NAD 83, Grid, North Central Zone, Texas State Plane Coordinate System.

LEGEND

O.P.R.,T.Co.,Tx. Official Public Records of Tarrant County, Texas
 P.R.T.,T.Co.,Tx. Plat Records of Tarrant County, Texas
 I.P.F. Iron Pin Found
 I.P.S. Iron Pin Set

LAND USE TABLE	
NUMBER OF LOTS	1 RESIDENTIAL LOT
GROSS SITE ACREAGE	0.418 acre

FORT WORTH
 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS

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

Plat Approval Date: June 8, 2018

By: Donald R. Boen Chairman
 By: Mary Elliott Secretary

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS, JOSE ANTONIO RODRIGUEZ VALLES is the owner of the tract described in document filed in D218026846 of the Deed Records of Tarrant County, Texas (D.R.,T.Co.,Tx.), being all that certain lot, tract or parcel of land located in the a McLemore Survey, Abstract 1056, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch metal post for the common Northwest corner of said Valles tract and Northeast corner of a tract conveyed to Teressa Ann Wanless by deed in Document No. D214113505 D.R.,T.Co.,Tx., being in the South line of a tract conveyed to Carlton Hamlick by deed in Volume 9202, Page 1103 D.R.,T.Co.,Tx.;

THENCE with the South line of said Hamlick tract and continuing with the South line of Lot C, Lot B, and Lot A of the Price & King Subdivision as recorded in Volume 1288, Page 449 Plat Records, Tarrant County, Texas (P.R.,T.Co.,Tx.), continuing with the South line of Lot 1B of the Price & King Subdivision as recorded in Volume 388-29, Page 396 P.R.,T.Co.,Tx. South 89 degrees 53 minutes 05 seconds East a distance of 307.18 feet to a 5/8 inch iron pin set for the Northeast corner of said Valles tract, being in the South line of said Lot 1B and the Westerly Right of Way (ROW) of North Chandler Drive;

THENCE departing said South line and with said Westerly ROW South 00 degrees 13 minutes 18 seconds West a distance of 59.32 feet to a 5/8 inch iron pin set for the common Southeast corner of said Valles tract and Northeast corner of a tract conveyed to Maria Lopez by deed in Document No. D216191792 D.R.,T.Co.,Tx., being in said Westerly ROW;

THENCE departing said Westerly ROW and with the North line of said Lopez tract, and continuing with the North line of a tract conveyed to Santiago Pulido Arellano by deed in Document No. D205069420 D.R.,T.Co.,Tx., continuing with the North line of a tract conveyed to John Alfred Miller, Jr. by deed in Document No. D217297623 D.R.,T.Co.,Tx., and continuing with the North line of a tract conveyed to David Mario Mantecon, Et Ux by deed in Document No. D208362333 D.R.,T.Co.,Tx. North 89 degrees 53 minutes 05 seconds West a distance of 307.18 feet to a 5/8 inch iron pin set for the common Southwest corner of said Valles tract and Northwest corner of said Mantecon, Et Ux tract, being in the East line of said Wanless tract;

THENCE departing said North line and with said East line North 00 degrees 13 minutes 18 seconds East a distance of 59.32 feet to the Point of Beginning, containing some 0.418 acres, or 18,222 square feet of land, more or less.

STATE OF TEXAS §
 COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

JOSE ANTONIO RODRIGUEZ VALLES, being the sole owner of the herein above described lot, tract or parcel of land, does hereby dedicate to the public's use forever the rights-of-way and easements shown hereon and adopt this plat designating the herein above described properties as Lot 1, Rodriguez Addition, an addition to the City of Fort Worth, Tarrant County, Texas, AND DO HEREBY CERTIFY THAT JOSE ANTONIO RODRIGUEZ VALLES is the current owner, AND HAS NO OBJECTION TO THIS FINAL PLAT.

JOSE ANTONIO RODRIGUEZ VALLES
 JOSE ANTONIO RODRIGUEZ VALLES

Before me, the undersigned Notary Public, on this day personally appeared JOSE ANTONIO RODRIGUEZ VALLES, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this 6th day of June, 2018.

Tasha Spann Notary Public, State of Texas
Tasha Spann Notary name (printed)

My commission expires: 9-1-18



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.

Storm Water Note:
 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 1.0 acre or more of land disturbance

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 I of the impact fee ordinance. The amount to be collected is determined under Schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Utility Easements:
 Any public franchised 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. 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 their respective systems without the necessity at any time of procuring the permission of anyone.

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 approval 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.

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.

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

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.

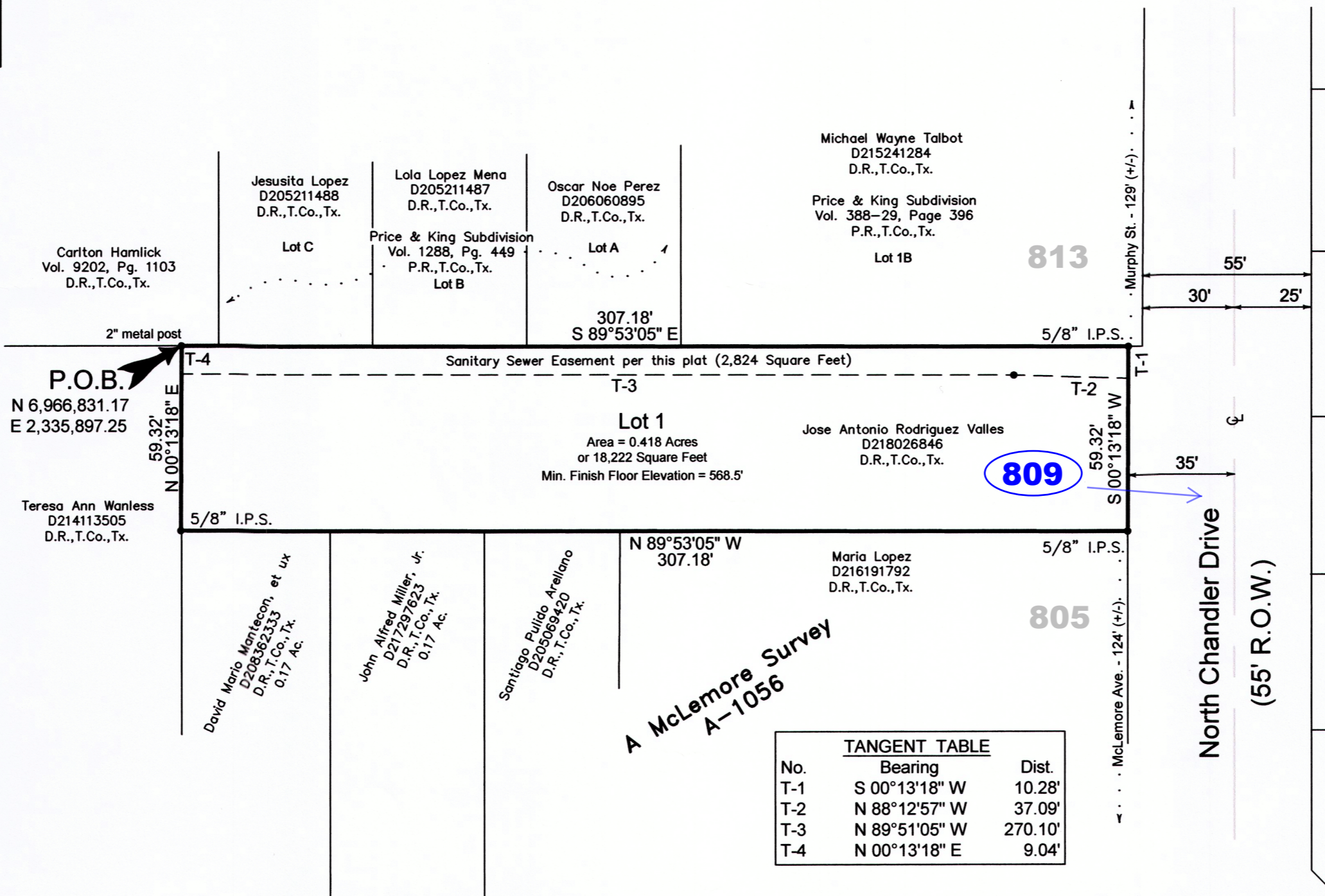
P.R.V. will be required:
 P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

Sidewalks:
 Sidewalks and Street Lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

Covenants & Restrictions Note:
 Covenants and restrictions are un-altered. This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Private Common Areas and Facilities Note:
 The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/exercise/ buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance, and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

MFEE NOTE:
 Minimum Finish Floor Elevation of 568.5' is as per request made by City of Fort Worth Department of Public Works. Storm Water Development Services dated May 2, 2018.



FLOOD NOTE:
 THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) CLEAR ZONE X - AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) No. 48439C0195K, AS REVISED SEPTEMBER 25, 2009.

CERTIFICATION:
 This is to certify that I, George R. Hill, Registered Professional Land Surveyor of the State of Texas, have platted the described property from an actual survey on the ground by Sempco Surveying, Inc.

George R. Hill
 George R. Hill, R.P.L.S.
 Texas Registration No. 6022



FS18-080



A FINAL PLAT SHOWING
LOT 1
RODRIGUEZ
ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, TEXAS,
 Being a Plat of a tract of land in the A. McLemore Survey, Abstract 1056
 Described in D218026846, Deed Records
 TARRANT COUNTY, TEXAS
 June 4, 2018

Project No. 11033

Sempco Surveying Inc.
 3208 S. MAIN ST. FORT WORTH, TX 76110-4278
 TEL:(817)926-7876 FAX:(817)926-7878
 GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS

Website: Sempcosurveying.com Firm Registration Number 10094500 Copyright 2018

OWNER:
 Jose Antonio Rodriguez Valles
 2819 McLemore Ave.
 Fort Worth, TX. 76111

City Case No. **FS-18-080**

Document #: D218125309 Date: 06/08/2018