



# 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](mailto: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](http://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](http://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: |         |

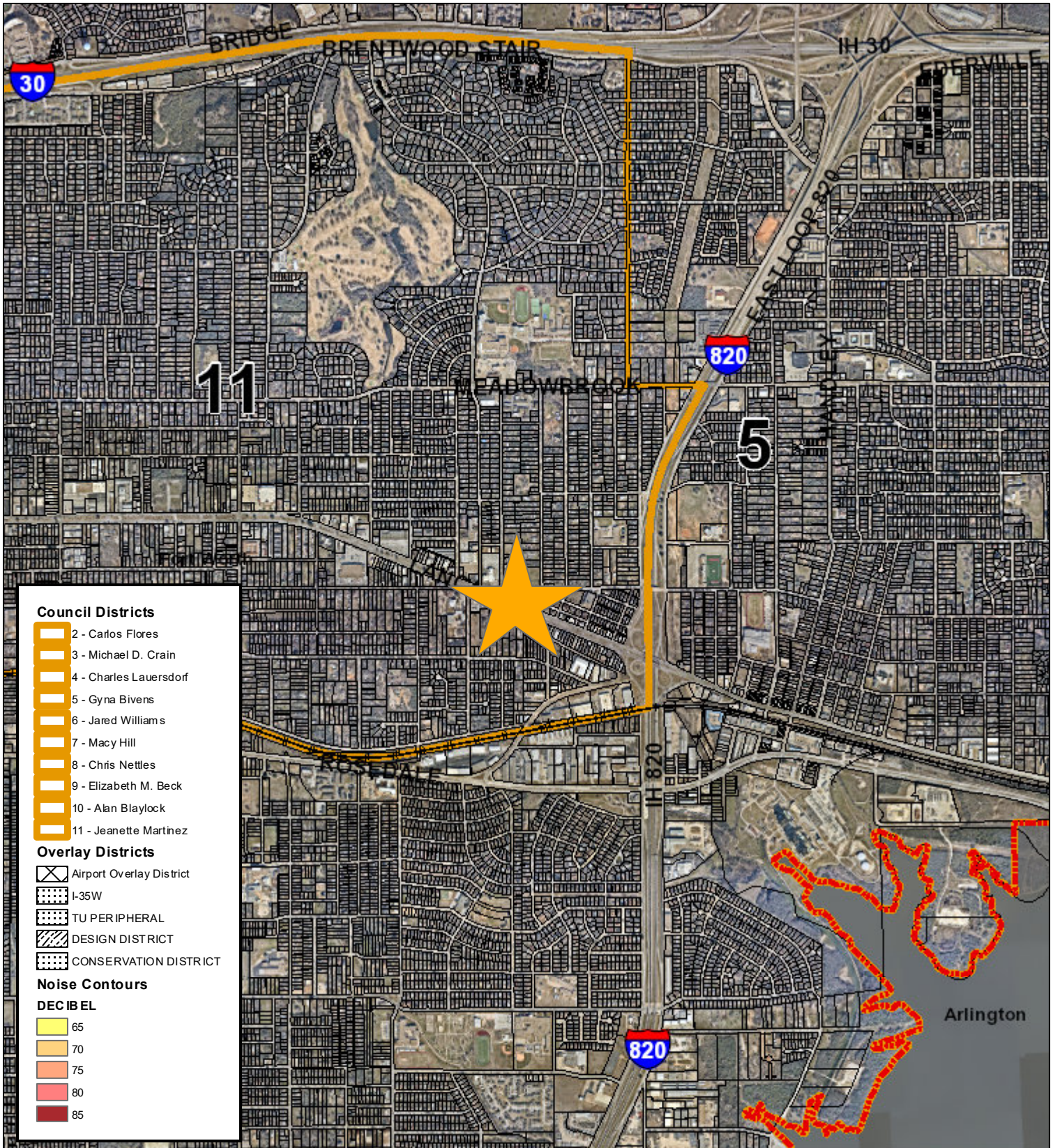
## Aerial Photo Map



0 125 250 500 Feet



## Area Map



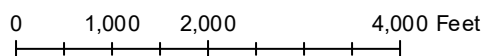
| Council Districts |                         |
|-------------------|-------------------------|
|                   | 2 - Carlos Flores       |
|                   | 3 - Michael D. Crain    |
|                   | 4 - Charles Lauerdsdorf |
|                   | 5 - Gyna Bivens         |
|                   | 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    |

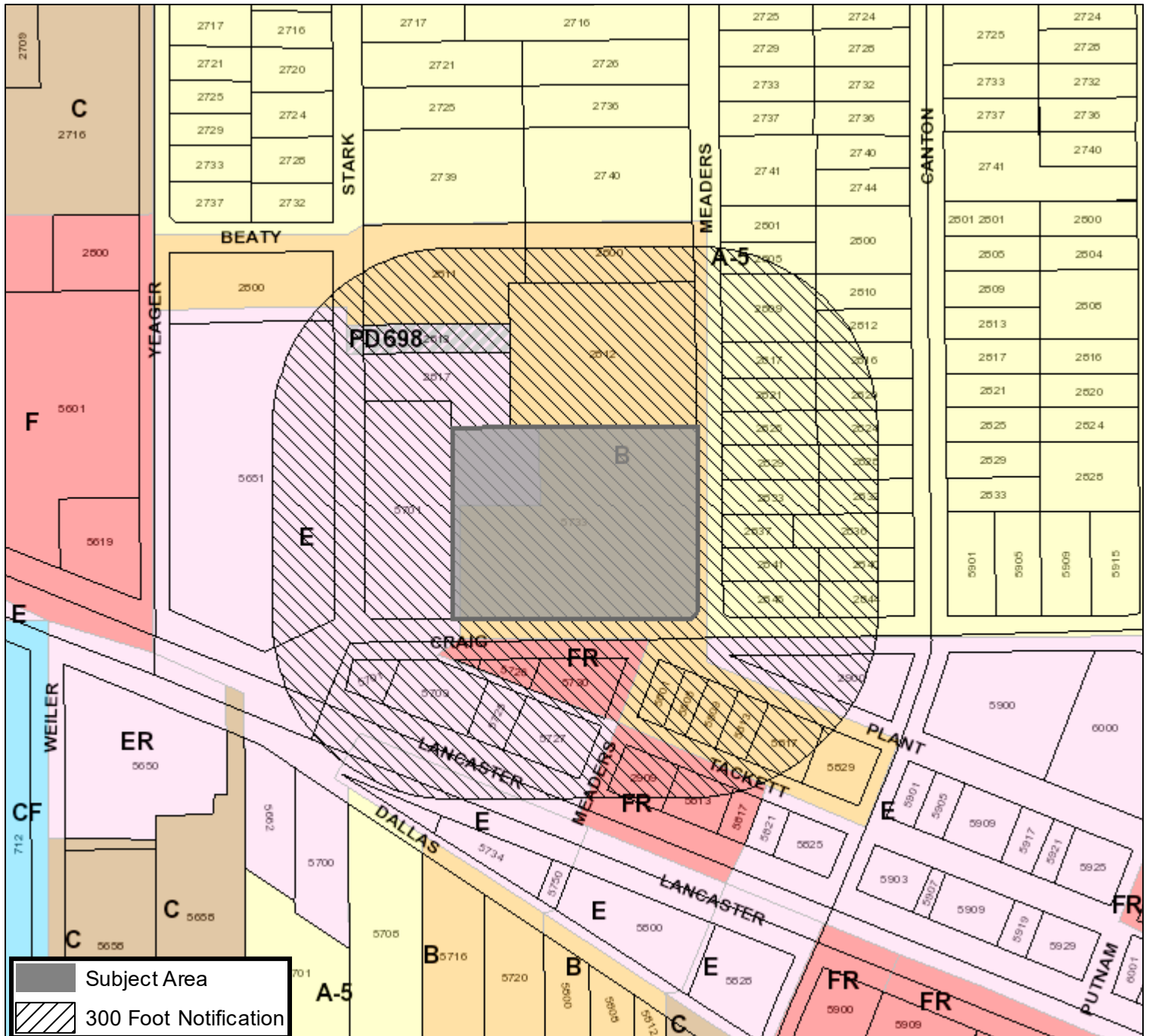
  



| Noise Contours |    |
|----------------|----|
| DECIBEL        |    |
|                | 65 |
|                | 70 |
|                | 75 |
|                | 80 |
|                | 85 |



### Area Zoning Map

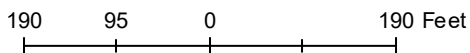
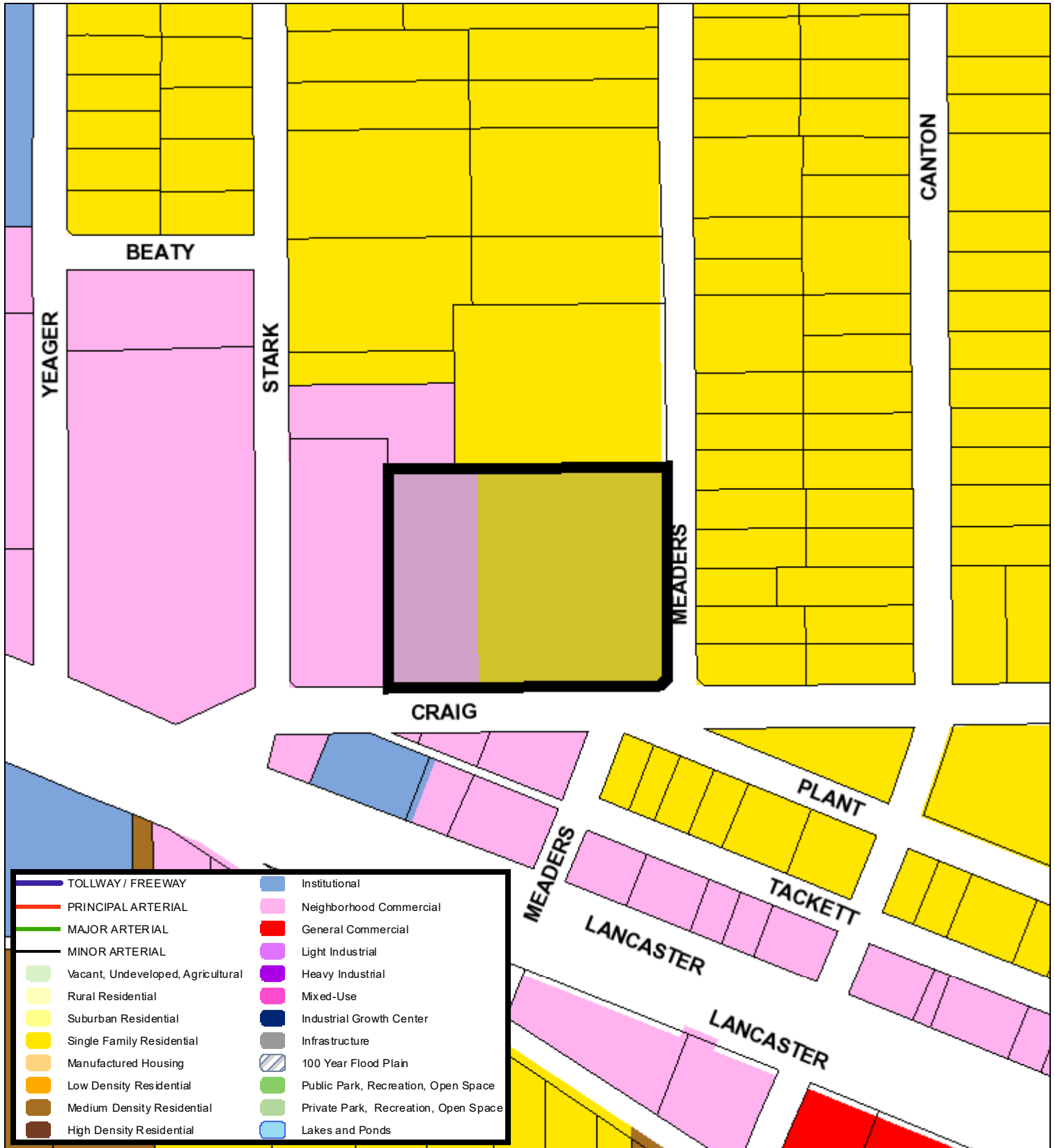
Applicant: GFC Leasing Corp. by CSH Ave. at Lancaster  
 Address: 5733 Craig Street  
 Zoning From: B, E  
 Zoning To: D  
 Acres: 3  
 Mapsco: Text  
 Sector/District: Eastside  
 Commission Date: 3/12/2025  
 Contact: 817-392-8028



|  |                       |
|--|-----------------------|
|  | Subject Area          |
|  | 300 Foot Notification |

0 120 240 480 Feet

### 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** GFC Leasing Corporation / Michael Parmelee as Contact

Mailing Address 1131 Rockingham Drive, Suite 250 City, state, Zip Richardson, Texas 75080

Phone 972-831-0911 Email michaelp@legaldpts.com

**APPLICANT** CSH Avenue at Lancaster, Ltd. - Russ Michaels

Mailing Address 3701 Kirby Drive, Suite 860 City, state, Zip Houston, Texas 77098

Phone 212-960-3913 Email russ@csh-vault.com

**AGENT/ OTHER CONTACT** Jason Knotowicz (as Other Contact)

Mailing Address 4036 Cotton Gin Road City, State, Zip Frisco, Texas 75034

Phone 469-594-9621 Email jason@vigilancedevelopment.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): 5733 Craig Street, Fort Worth, Texas 76112

Total Rezoning Acreage: 3.00 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 2R1 of Block A of the Holman Subdivision

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: 4.21 acres

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

0 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<br><input type="checkbox"/> Rezoning to Planned Development (PD) District<br><input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay<br><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<br><i>(no change to development standards or waivers)</i><br><input type="checkbox"/> Amending a previously approved PD or CUP site plan<br>Existing PD or CUP Number: _____<br>Previous Zoning Case Number: _____ |

### DEVELOPMENT INFORMATION

Current Zoning District(s): "B" Two Family Proposed Zoning District(s): "D" High Density

Current Use of Property: Vacant Land

Proposed Use of Property: Multifamily / Senior / Age-Restricted Apartments

#### 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.

The Subject Property to be considered by this zoning change application is a 3.00 acre tract located at 5733 Craig Street Road (aka Lot 2R1 Block A of the Holman Subdivision) and currently zoned "B," Two Family. The Applicant is requesting to change the zoning designation of the Subject Property to "D" High Density Multifamily.

The zoning change would accommodate the development of the proposed Avenue at Lancaster, a mixed-income apartment community providing affordable housing choices to seniors in the Fort Worth and surrounding communities. Avenue at Lancaster will be Class A new construction offering up to 81 units (by this zoning change) in a mix of 1-bedroom and 2-bedroom unit configurations; will include the construction of upscale resident amenities and a luxury community center; and will provide a robust program of resident empowerment services. As of the time this zoning change application is submitted to development services staff (2/3/2025), the City's Neighborhood Services department has also received a 2025 City of Fort Worth Housing Tax Credit Resolution Application from the Applicant to consider support for the proposed Avenue at Lancaster development. The Applicant anticipates that the City Council will consider and provide full support for the proposed development by the time this zoning change application is considered by the Zoning Commission.

The Subject Property is situated along Craig Street, just north of the E Lancaster Ave commercial corridor, and among a variety of surrounding commercial, retail and residential uses. The surrounding land uses immediately to the north and east are residential in nature consisting of mainly single family uses. The other immediate surrounding land uses are commercial in nature, including a restaurant and bank immediately to the west, and retail and auto repair uses to the south and fronting E Lancaster Ave. The proposed development is consistent with the mix of commercial and residential uses in this area and along East Lancaster Avenue.

The Subject Property is located within Neighborhood Empowerment Zone Area #6. The proposed development contributes to the City's revitalization efforts in this NEZ Area by providing mixed-income affordable housing to residents in need, emphasizing new construction, fair housing practices, increased attainable housing choices, and a multi-million dollar investment into improvements that revitalize the community and area.

The location of the proposed Avenue at Lancaster is consistent with the Housing Focus Areas section of the Comprehensive Plan and aligns with the following:

- Promoting vibrant neighborhoods through the City's Neighborhood Empowerment Zone (NEZ) program
- The project location is within 2 miles of a major employment center, or within ¼ mile of existing or proposed rail transit stations or bus routes;
- Within an urban-village, growth center, neighborhood empowerment zone or special district;
- Promoting vibrant mixed-income and mixed use neighborhoods in downtown, urban villages, and NEZ locations;
- The City of Fort Worth's Fair Housing Ordinance aims to ensure equitable treatment of its citizens in securing housing;
- Promotes a range of housing choices to meet market demand for smaller scale housing within neighborhood areas.



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.](#)  
(Yes - Through the Neighborhood Services Resolution of Support Application process)

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 1/2 mile of your site and property owners within 300 feet will be notified of the request.

(Yes - Through the Neighborhood Services Resolution of Support Application process)

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)

N/A  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

N/A  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): GFC Leasing Corp., LLC, by Michael Parmerlee

**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) CSH Avenue at Lancaster Ltd. - Russ Michaels 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 2R1 OF BLOCK A OF THE HOLMAN SUBDIVISION (CERTIFIED LEGAL DESCRIPTION)

  
Owner's Signature (of the above referenced property)

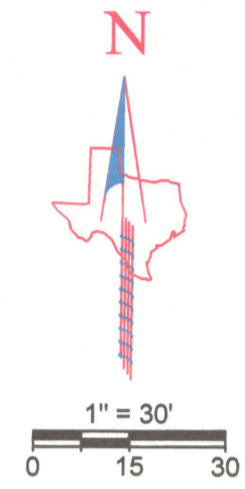
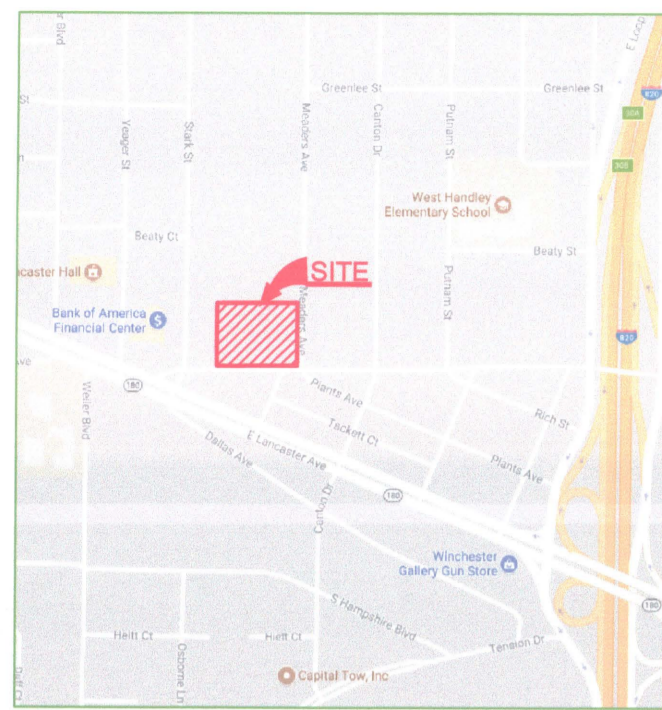
Michael Parmerlee, President  
Owner's Name (Printed)

  
Applicant or Agent's Signature

Russ Michaels  
Applicant or Agent's Name (Printed):



VICINITY MAP  
NOT TO SCALE



# ALTA / NSPS LAND TITLE SURVEY

Being 3.00 Acres of land out of the J. Blach Survey,  
Abstract Number 82 in the City of Fort Worth,  
Tarrant County, Texas

| LEGEND                     |                            |
|----------------------------|----------------------------|
| ● = POWER POLE             | IRF = IRON ROD FOUND       |
| ⊙ = WATER METER            | CIRS = CAPPED IRON ROD SET |
| ⊕ = SANITARY SEWER MANHOLE | — = ASPHALT                |
| ⊗ = STORM DRAIN MANHOLE    | —○— = CHAINLINK FENCE      |
| ⊙ = TELEPHONE MANHOLE      | —○— = WOOD FENCE           |

**LEGAL DESCRIPTION**  
Being lot 2R2, Block A of the Holman Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Document No. D216295179, of the Plat Records, Tarrant County, Texas. ss.

**FLOOD NOTE**  
This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 and is located in Community Number 480582 as shown on Map Number 48439C0330K. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

**SCHEDULE B EXCEPTIONS OF COVERAGE**  
Subject to the easements as shown on Schedule "B" of the title commitment provided by Old Republic National Title Insurance Company with GF # 14701-17-01776 as listed below:  
10. (j.) The Subsurface Easement Agreement between Chesapeake Land Development Company L.L.C., an Oklahoma limited liability company, and Chesapeake Exploration L.L.C. an Oklahoma limited liability company, filed 2-8-16, recorded in Document No. D216025038, O.P.R.T.C.T. (Blanket Easement) Affects this property by rights of ingress and egress.

- GENERAL NOTES**
- Eagle Surveying, LLC did not abstract the subject property. This survey was based off of a Legal description provided by Old Republic National Title Insurance Company for GF # 14701-17-01776 with an effective date of June 7th, 2017 and issued on June 26th, 2017 at 8:00 a. m This survey is only valid for GF# 14701-17-01776. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
  - This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
  - The underground utility locations shown hereon are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that the underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided.
  - There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
  - This site is undeveloped, therefor no parking spaces were observed in the process of conducting the fieldwork.
  - There was no visible evidence the site has been used as a cemetery in the process of conducting the fieldwork.
  - Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
  - There are no visible encroachments or overlapping of improvements except as shown on this survey.
  - There were no buildings observed in the process of conducting the fieldwork.
  - No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
  - No field delineation of wetlands was conducted at the time the survey was performed.
  - Eagle Surveying, LLC has not been provided a zoning report or letter at the time the map or plat was prepared.
  - The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
  - Elevations are based on NAVD88, referenced to NAD83, 2011 adjustment and were derived from Western Data Systems RTK Network.

**SURVEYORS CERTIFICATION**  
This survey is certified to Old Republic National Title Insurance Company, Bank SNB & G. C. Ft. Worth - Craig 2016, Ltd., a Texas limited partnership and is only valid for GF # 14701-17-01776 with an effective date of June 7th, 2017 and issued on June 26th, 2017 at 8:00 a.m.  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 7(a), 7(b-1) 7(b-c), 8, 11, 13 & 14 of Table A thereof. The fieldwork was completed on May 1, 2017.  
This map or plat was prepared on 18 July 2017

Ernest Woorster  
R.P.L.S. # 6509



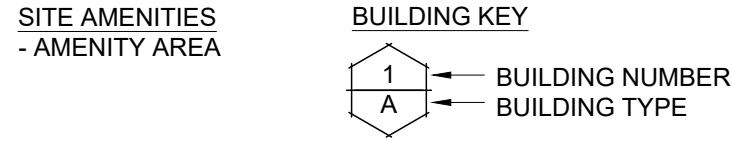
|                    |  |   |   |
|--------------------|--|---|---|
| JOB #: 16-07-16-07 |  | <b>EAGLE SURVEYING, LLC</b><br>210 SOUTH ELM STREET<br>SUITE: 104<br>DENTON, TX 76201<br>940.222.3009<br>www.eaglesurveying.com | <b>PROPERTY ADDRESS</b><br>CRAIG ST.<br>FORT WORTH, TX<br>76112 |
| DATE: 7/18/2017    |  |   |   |
| REV: ---           |  |   |   |
| DRAFTER: CF        |  |   |   |

**AVENUE AT LANCASTER  
FORT WORTH, TEXAS**

**SITE DATA**

|                 |         |
|-----------------|---------|
| ACRES           | 3       |
| TOTAL UNITS     | 81      |
| UNITS/ACRE      | 27      |
| BUILDING HEIGHT | 3 STORY |

KNOWN EASEMENTS SHOWN  
NO KNOWN FLOODPLAIN



**UNIT TABULATION**

| TYPE                       | # UNITS          | UNIT S.F. | TOTAL S.F.         |
|----------------------------|------------------|-----------|--------------------|
| A1 - ONE BEDROOM, ONE BATH | 65(80%)          | 600 S.F.  | 39,000 S.F.        |
| B1 - TWO BEDROOM, TWO BATH | 16(20%)          | 850 S.F.  | 13,600 S.F.        |
| <b>TOTAL</b>               | <b>81 (100%)</b> |           | <b>52,600 S.F.</b> |

**ACCESSIBLE UNITS**

|  |       |
|--|-------|
| <b>TOTAL UNITS</b>                       | 81    |
| <b>ADA UNITS (5% OF TOTAL UNITS)</b>     | 4     |
| A1 HC UNITS                              | 3     |
| B1 HC UNITS                              | 1     |
| <b>H&amp;V UNITS (2% OF TOTAL UNITS)</b> | 2     |
| A1 HV UNITS                              | 1     |
| B1 HV UNITS                              | 1     |
| <b>ACCESSIBLE ROUTE</b>                  | ..... |

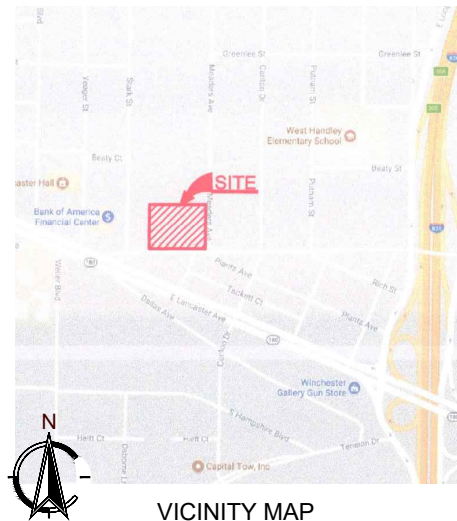
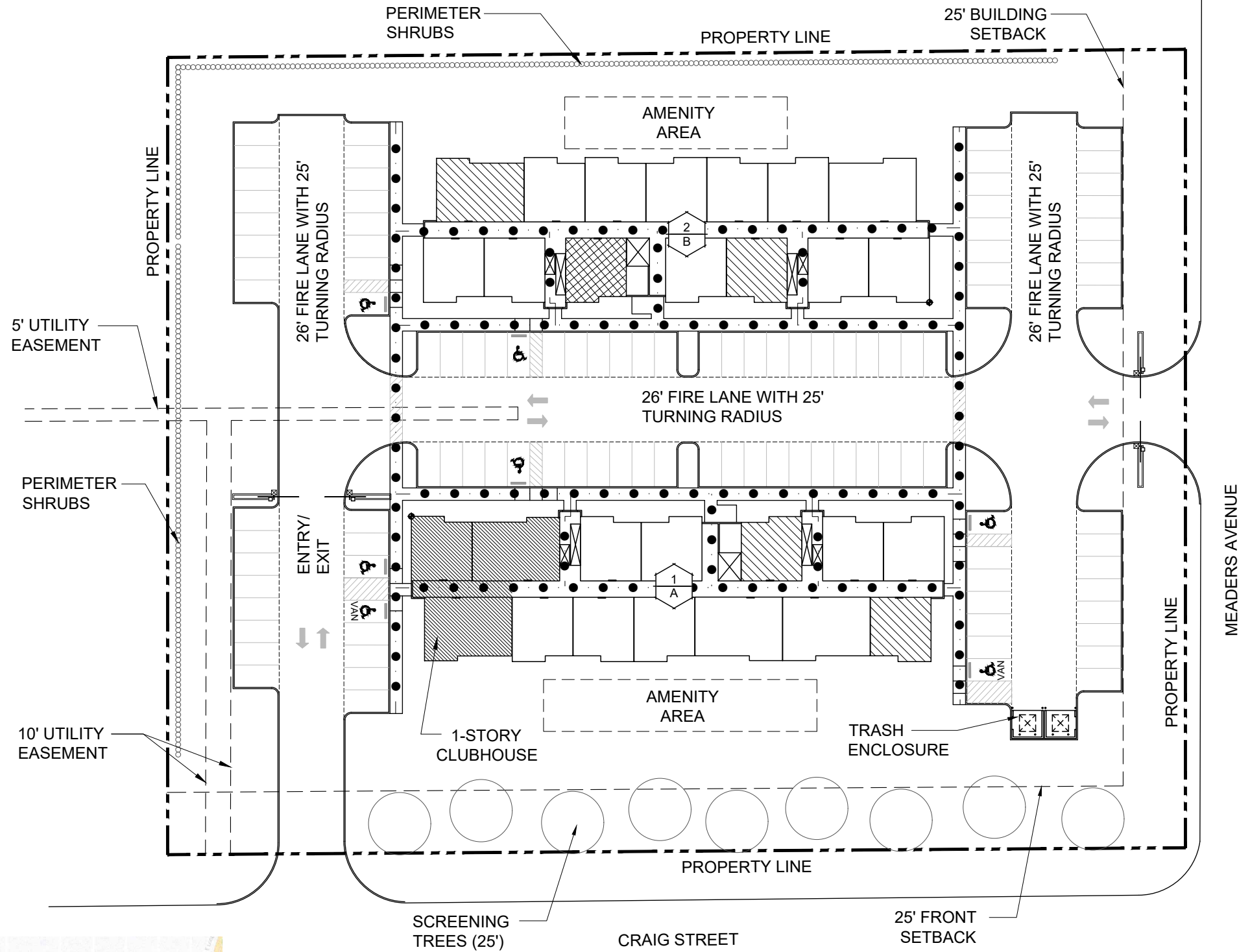
**PARKING REQUIRED**

|                             |            |
|-----------------------------|------------|
| 1 PER BEDROOM               | 97         |
| 1 PER 250 SQ FT COMMON AREA | 10         |
| <b>TOTAL</b>                | <b>107</b> |

**PARKING PROVIDED**

|                   |            |
|-------------------|------------|
| STANDARD SPACES   | 100        |
| ACCESSIBLE SPACES | 05         |
| VAN ACCESSIBLE    | 02         |
| <b>TOTAL</b>      | <b>107</b> |

PARKING RATIO = 1.32



**ARCHITECT**  
CROSS ARCHITECTS, PLLC  
1255 W. 15TH STREET, SUITE 125  
PLANO, TX. 75075  
P (972) 398-6644  
CONTACT: ADAM EVERETT

**DEVELOPER/OWNER**  
CSH AVENUE AT LANCASTER, LTD.  
3701 KIRBY DRIVE SUITE 860  
HOUSTON, TX. 77098  
P (713) 526-6634

**SURVEYOR**  
EAGLE SURVEYING, LLC  
210 SOUTH ELM STREET, SUITE 104  
DENTON, TEXAS 76201  
P (940) 222-3009

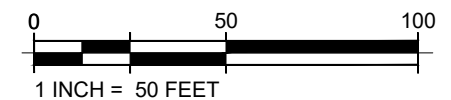
**ENGINEER**  
CARNEY ENGINEERING, PLLC  
5465 LEGACY DRIVE, SUITE 650  
PLANO, TX. 75024  
P (469) 443 - 0861 - OFFICE  
P (469) 855 - 8991 - CELL

Director of Development Services: \_\_\_\_\_ Date: \_\_\_\_\_

**AVENUE AT LANCASTER - Site Plan**  
Zoning Case Number: ZC-25-xxxx

Address: 5733 Craig Street, Forth Worth, Texas 76112

Legal Description:  
Being lot 2R2, Block A of the Holman Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Document No. D216295179, of the Plat Records, Tarrant County, Texas. ss.



DATE: 02.03.25

SITE PLAN

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