



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: |
| | | |
| | | |
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| | | |
| | | |
| | | |
| | | |
| | | |

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: | |

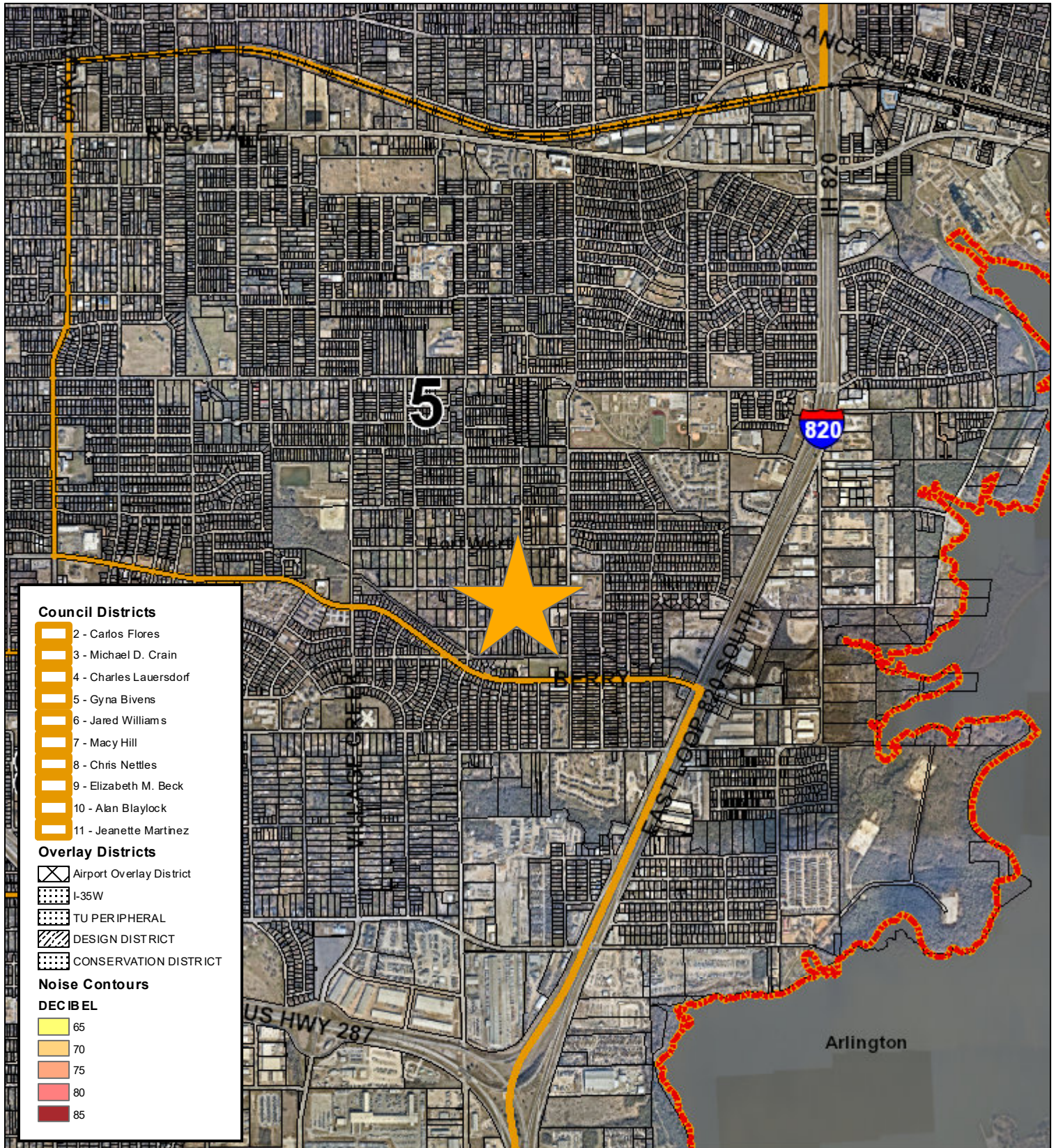
Aerial Photo Map



0 80 160 320 Feet








Area Map








Council Districts

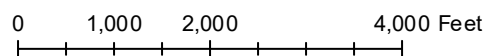
-  2 - Carlos Flores
-  3 - Michael D. Crain
-  4 - Charles Lauersdorf
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Macy Hill
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck
-  10 - Alan Blaylock
-  11 - Jeanette Martinez

Overlay Districts

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

Noise Contours

- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85

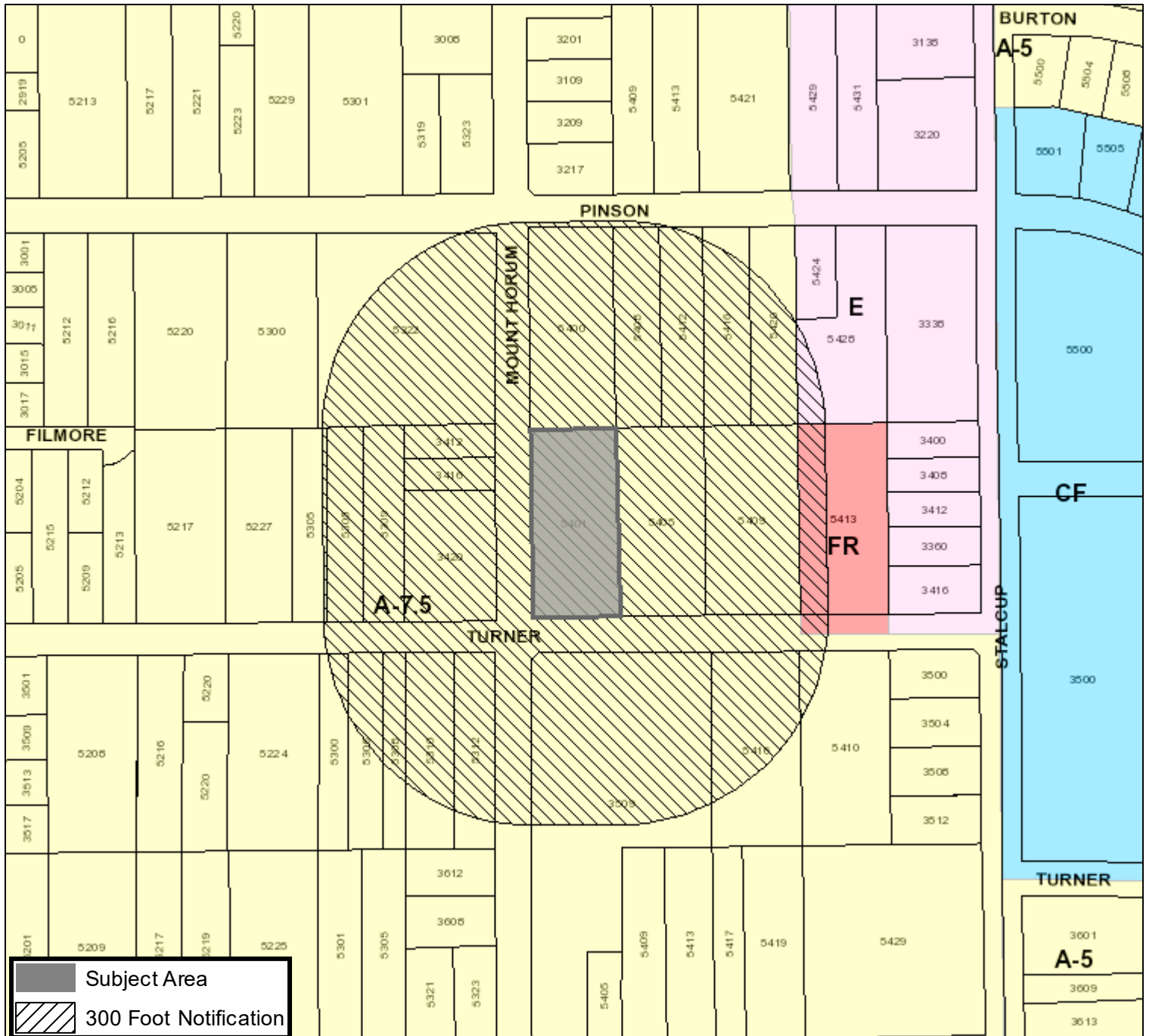






ZC-24-036

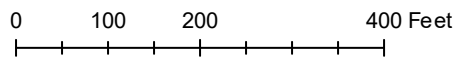
Area Zoning Map

Applicant: Jeremis Smith Investments
 Address: 5401 Turner Street
 Zoning From: A-7.5
 Zoning To: AR
 Acres: 0.77667605
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 6/12/2024
 Contact: 817-392-2495

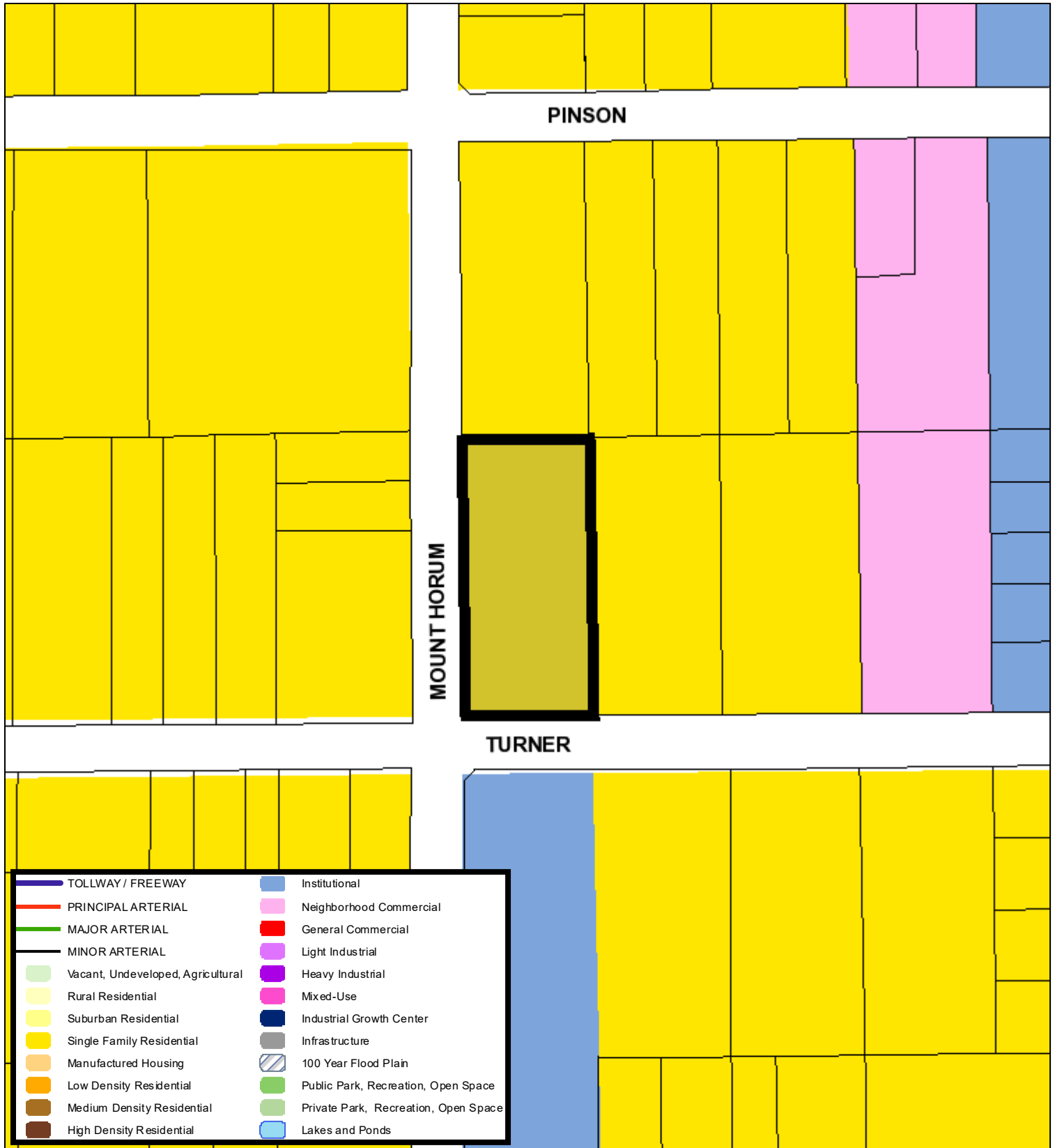


 Subject Area

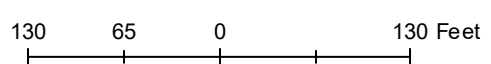
 300 Foot Notification



Future Land Use



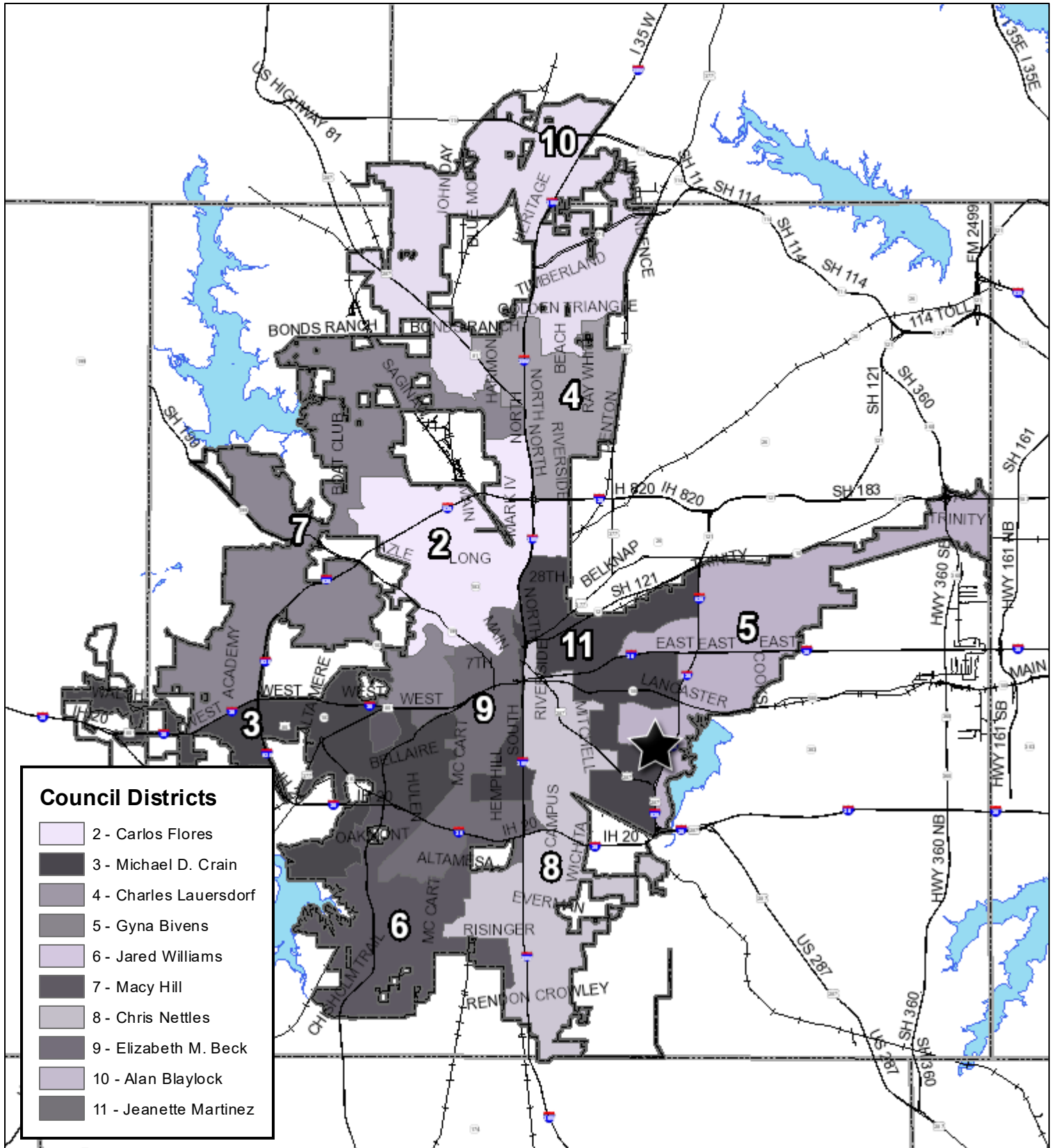
| | | | |
|--|-----------------------------------|--|--------------------------------------|
| | TOLLWAY / FREEWAY | | Institutional |
| | PRINCIPAL ARTERIAL | | Neighborhood Commercial |
| | MAJOR ARTERIAL | | General Commercial |
| | MINOR ARTERIAL | | Light Industrial |
| | Vacant, Undeveloped, Agricultural | | Heavy Industrial |
| | Rural Residential | | Mixed-Use |
| | Suburban Residential | | Industrial Growth Center |
| | Single Family Residential | | Infrastructure |
| | Manufactured Housing | | 100 Year Flood Plain |
| | Low Density Residential | | Public Park, Recreation, Open Space |
| | Medium Density Residential | | Private Park, Recreation, Open Space |
| | High Density Residential | | Lakes and Ponds |



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 Jeremis Smith Investments / Legacy Construction Solutions

Mailing Address 209 W 2nd Street, Ste 164 City, State, Zip Fort Worth, TX 76102

Phone 214.952.3661 Email info@legacywealthgrp.com

APPLICANT Angela Haynes

Mailing Address 209 W 2nd St, Ste 164 City, State, Zip Fort Worth, TX 76102

Phone 214-952-3661 Email angela@legacywealthgrp.com

AGENT / OTHER CONTACT Angela Haynes

Mailing Address 209 W 2nd Street, Ste 164 City, State, Zip Fort Worth, TX 76102

Phone 214-952-3661 Email angela@legacywealthgrp.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): 5401 Turner Street

Total Rezoning Acreage: 0.7610 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): Sunrise Addition Block 10, Lot 6

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 0.7610 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 checked="" 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): A7.5 Proposed Zoning District(s): AR

Current Use of Property: Unused

Proposed Use of Property: Residential New Construction Single Family Dwelling

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 want to build 7 -8 single family detached dwelling homes. See attached site plan and floor plans.