



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:	

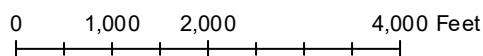
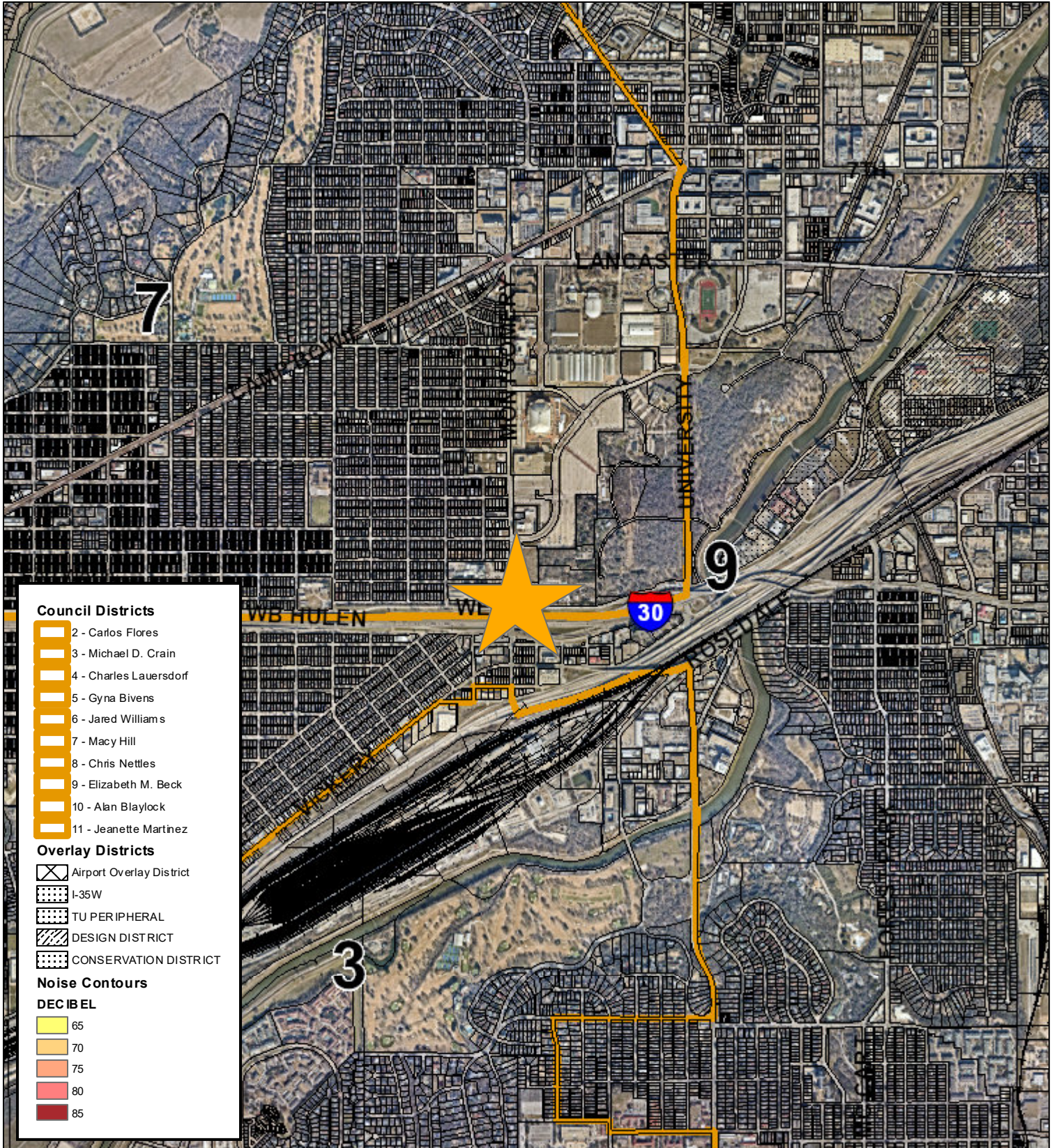
Aerial Photo Map



0 270 540 1,080 Feet

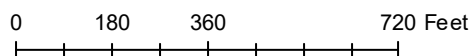
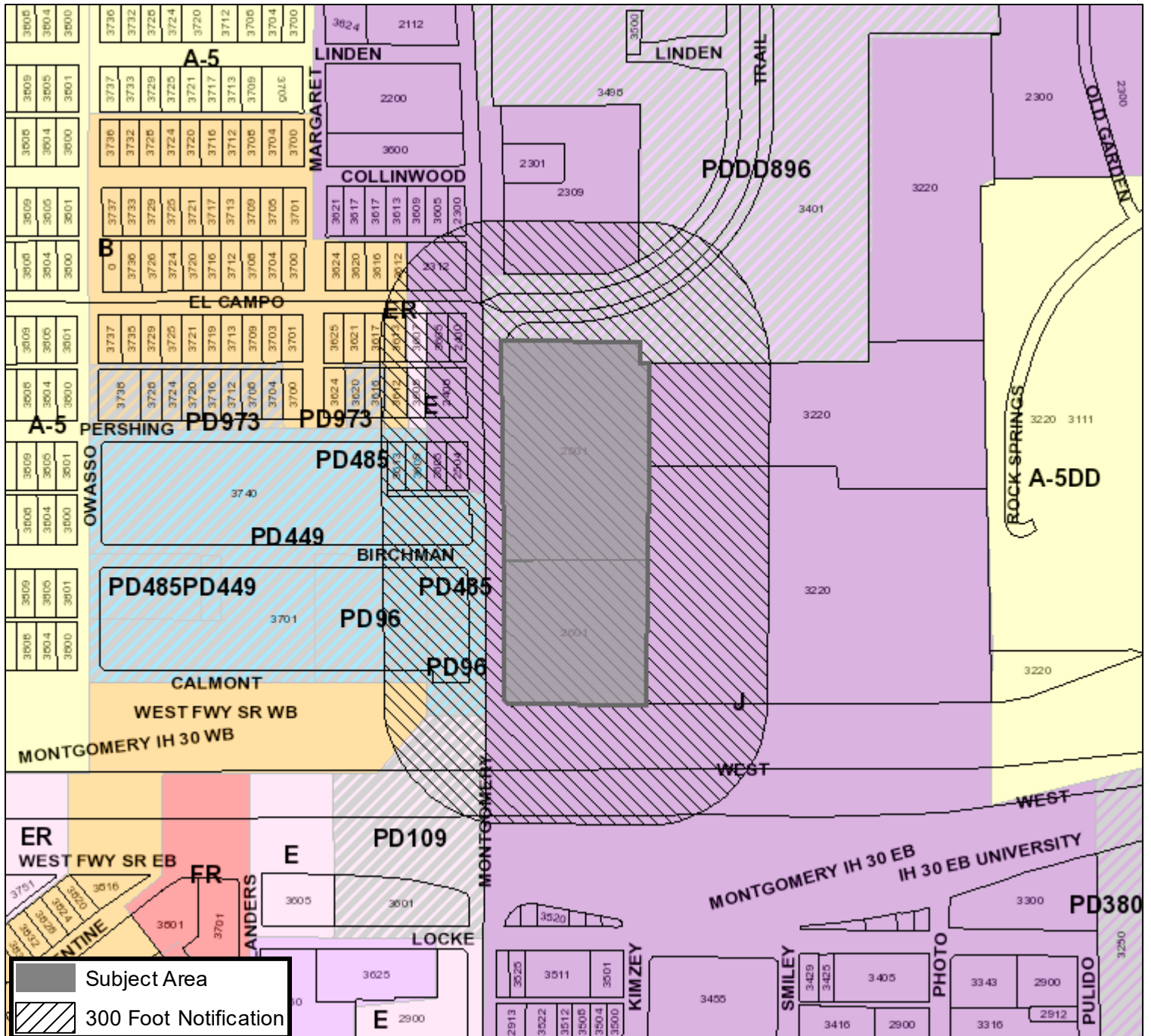


Area Map

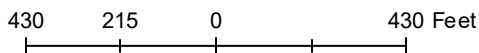
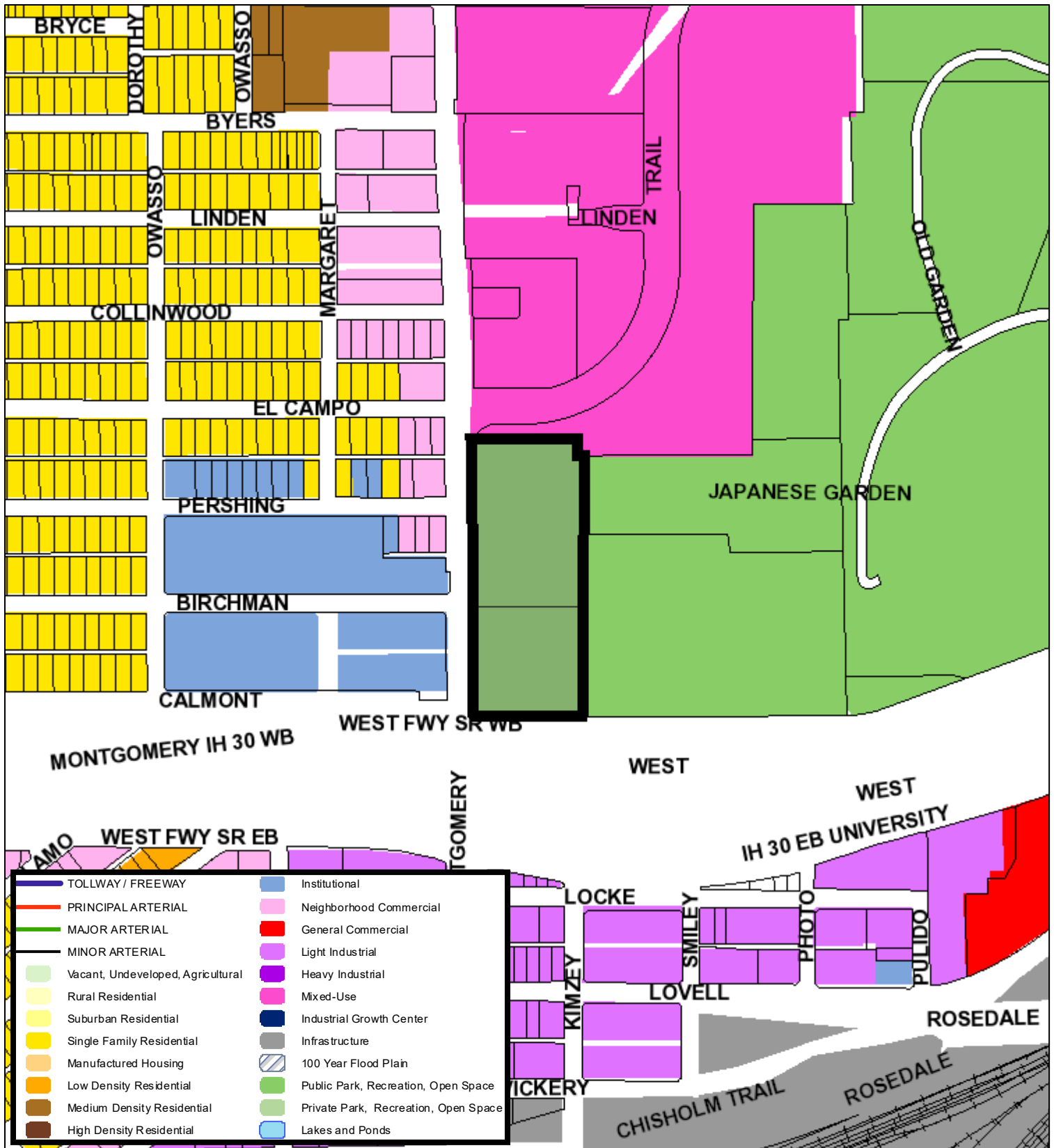


Area Zoning Map

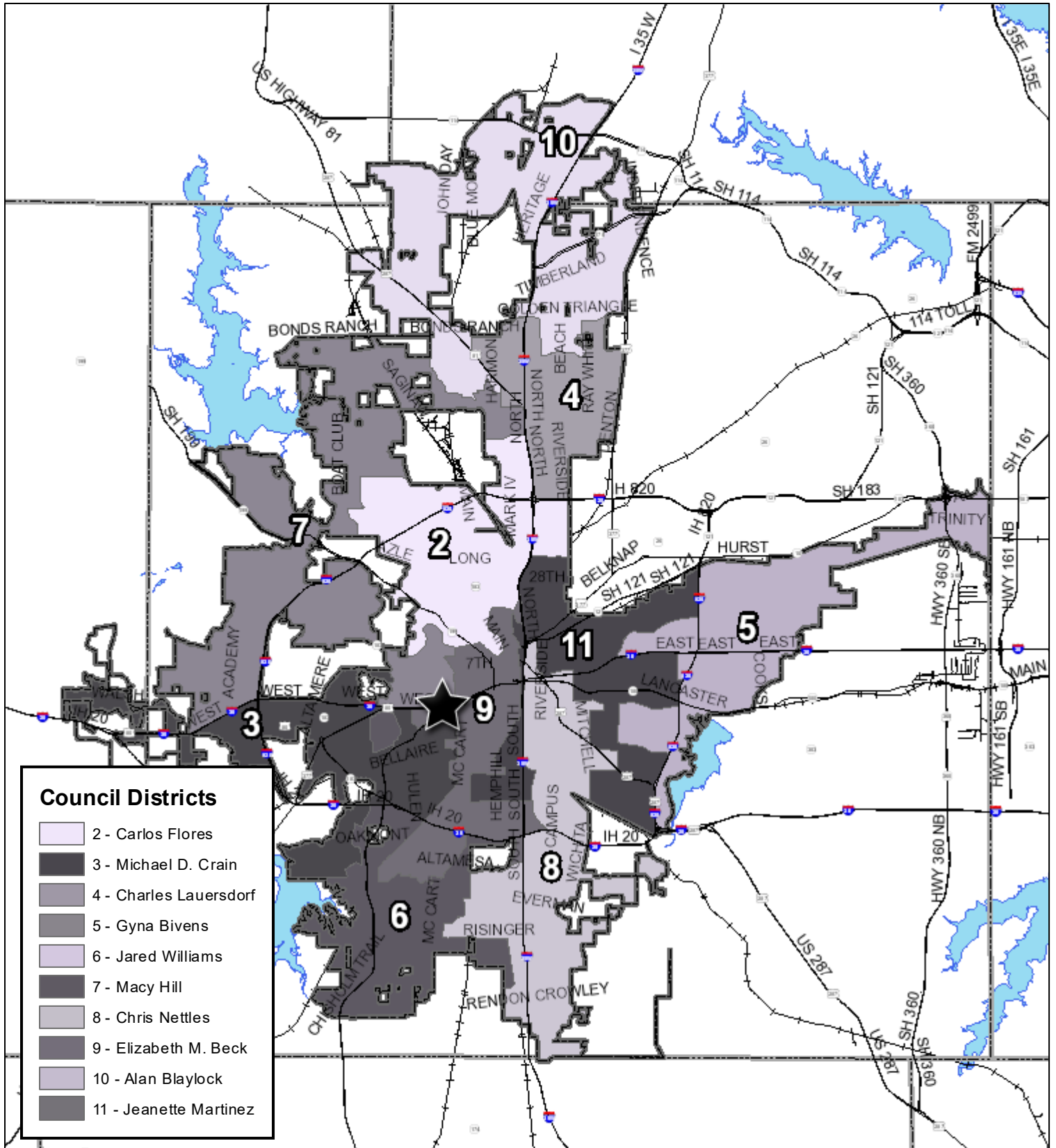
Applicant: Montgomery Corner, LLC./PPC Land Ventures Inc., Mack Pogue
 Address: 2501 & 2601 Montgomery Street
 Zoning From: J
 Zoning To: PD/G plus multifamily excluding certain uses attached Exhibit A
 Acres: 7.42391134
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 2/12/2025
 Contact: 817-392-7869



Future Land Use



Location Map





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

APPLICANT _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

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): _____

Total Rezoning Acreage: _____ 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): _____

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: _____ 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 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): _____ Proposed Zoning District(s): _____

Current Use of Property: _____

Proposed Use of Property: _____

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.



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 1/2 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):
 - N/A Site Plan meeting requirements of attached checklist (pages 7-8)
 - N/A 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.

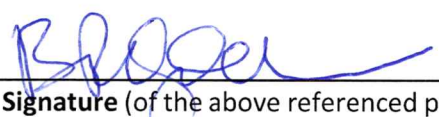
Owner's Signature (of the above referenced property): 

Owner's Name (Printed): Brent Hyder

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) LJA Engineering, Inc. - Landon King 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:
See Exhibit B

(CERTIFIED LEGAL DESCRIPTION)
MID-WESTERN DEVELOPMENT Block 1 Lot 1 & MONTGOMERY CORNER ADDITION Block 1 Lot 1


Owner's Signature (of the above referenced property)

BRENT HYDER
Owner's Name (Printed)


Applicant or Agent's Signature

Landon King
Applicant or Agent's Name (Printed):

Exhibit A



Exhibit A ZC-25-009

___ Montgomery Corner District

(a) *Purpose and intent.* It is the purpose of the Montgomery Corner District to provide a functional and attractive mixed-use planned development through the use of recognized principles of urban design and allow property flexibility in land use within an integrated, walkable, and connected mixed-use environment that fosters a sense of place and connection among all visitors and residents of the district.

(b) *Uses.* In the Montgomery Corner (“MC”) district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued except in accordance with the regulations of this district and applicable portions of the City of Fort Worth Zoning Ordinance contained in Appendix A of the Fort Worth City Code. However, nothing herein shall prevent the existing use and operation of any business or building existing on the property from continuing to operate and to be reconstructed if required.

(c) *General Property development standards.*

(1) The development standards may only be applied to that area known as the Montgomery Corner (“MC”) District of Fort Worth, boundary as described in Exhibit “A” attached here to and incorporated by reference.

(2) No area within the MC district shall trigger additional development restrictions related to proximity to residential uses for any area located within or surrounding the MC district.

(3) Internal roadways within the MC district may be privately owned and maintained if encumbered with public access easements.

(4) The PD site plan and multifamily development plan requirements are waived for the MC district, unless stated otherwise. The developer shall prepare and submit a summary to accompany any application for a final plat and/or building permit which includes a listing of those basic requirements found, as applicable, in this Montgomery Corner District Planned Development, the zoning ordinance, the subdivision ordinance and the plan commission rules and regulations.

(5) Development and use regulations within the MC district are as provided for below.

If an application for a final plat and/or building permit is submitted in the MC District that is (a) not part of a larger mixed-use development and (b) only includes residential dwelling units with construction of no more than 4 stories, then this is defined as a Residential Development Submittal (“RDS”). If an RDS is submitted for final plat and/or building permit, and a development or use regulation is not expressly addressed in this MC District document, then the property development standards of Section 4.712 “D” multifamily district shall apply. If an RDS is submitted, the multifamily development plan requirements are not waived for the RDS application and the front yard setback as stated in Section 4.712 “D” multifamily applies.

Except for a “Residential Development Submittal” (“RDS”), as defined above, if a development or use regulation is not expressly addressed in this MC District then the property development standards of Section 4.904 “G” commercial district shall apply in all instances. Specifically

the standards of “G” commercial apply to all other instances, including any commercial or residential development that does not meet the definition of an “RDS” (i.e. a residential tower greater than 4 stories or residential dwelling units part of a mixed use development) as defined above.

(d) Development Standards

(1) Uses: Those uses allowed in the G intensive commercial district, hotel uses, multifamily uses, and a maximum of two brewery, distillery, or winery uses. The requirements in Section 5.116 for hotel uses are waived for the MC district.

(2) Density:

(i) Nonresidential uses: Same as allowed by the G intensive commercial district.

(ii) Multifamily dwellings (including for sale residential units): 475 units maximum. In the MC District, up to 275 residential / multifamily dwellings may be constructed prior to a hotel use or commercial use in excess of 75,000 square feet being included in the MC District development. Notwithstanding, the maximum residential / multifamily dwellings may be constructed if being constructed concurrently with or subsequently to the other uses as outlined above.

(3) Height:

(i) 12 stories, excluding any subterranean parking structure that is constructed below grade. There is no limitation on height outside of the number of stories constructed.

(4) Setbacks:

(i) Front yard: None required

(ii) Rear yard: 10 feet minimum

(iii) Side yard: None required

(5) Minimum required parking (subject to joint use parking facilities and spaces):

(i) Commercial buildings, office buildings, professional buildings, and restaurants require one space per 400 square feet.

(ii) Multifamily requires 1 space per dwelling unit

(iii) Hotel requires 0.5 space per bedroom unit

(iv) On future internal streets that may be located within the MC District only (specifically excluding Montgomery Street), on-street parallel or head-in

parking spaces may be counted toward minimum required parking. Tandem parking spaces are permitted.

If the development being submitted for permitting has more than a single use and is a mixed use development, then joint use parking facilities and parking spaces may be used to meet minimum parking requirements in accordance with, at the developers election, either the Urban Land Institute's ULI Shared Parking Model or in accordance with the following;

- (i) There must be two or more uses on the same site, or on separate sites which are able to share the same parking spaces because their parking demands occur at different times
- (ii) The following documentation must be submitted in writing as part of the building permit application:
 - a. The names and addresses of the uses and of the owners or tenants that are sharing the parking;
 - b. The location and number of parking spaces that are being shared;
 - c. An analysis showing that the peak parking demands for the different uses occur at different times, and that the parking area will supply at least the minimum number of required spaces for each use during its respective peak parking times; and,
 - d. Only if applicable, a legal instrument such as an easement or deed restriction that guarantees access to the joint parking for all uses

This submission is strictly for notification purposes only and there is no approval required so long as the analysis submitted shows the parking area adheres to the ULI Shared Parking Model or supplies the minimum number of required spaces for each use during its respective peak parking times. If the ULI Shared Parking Model is elected, the minimum required parking detailed in the MC District are not applicable and the standards in the ULI Shared Parking Model shall apply.

Exhibit A

Tract 1

Lot 1, Block 1, Mid-Western Development Addition, an addition to the City of Fort Worth, Texas, according to the plat thereof filed in Cabinet A, Slide No. 7582 in the Plat Records of Tarrant County, Texas.

Tract 2

Lot 1, Block 1, Montgomery Corner Addition, an addition to the City of Fort Worth, Texas, according to the plat thereof filed as Document No. D211214000 in the Plat Records of Tarrant County, Texas.