



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:	

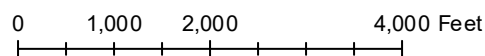
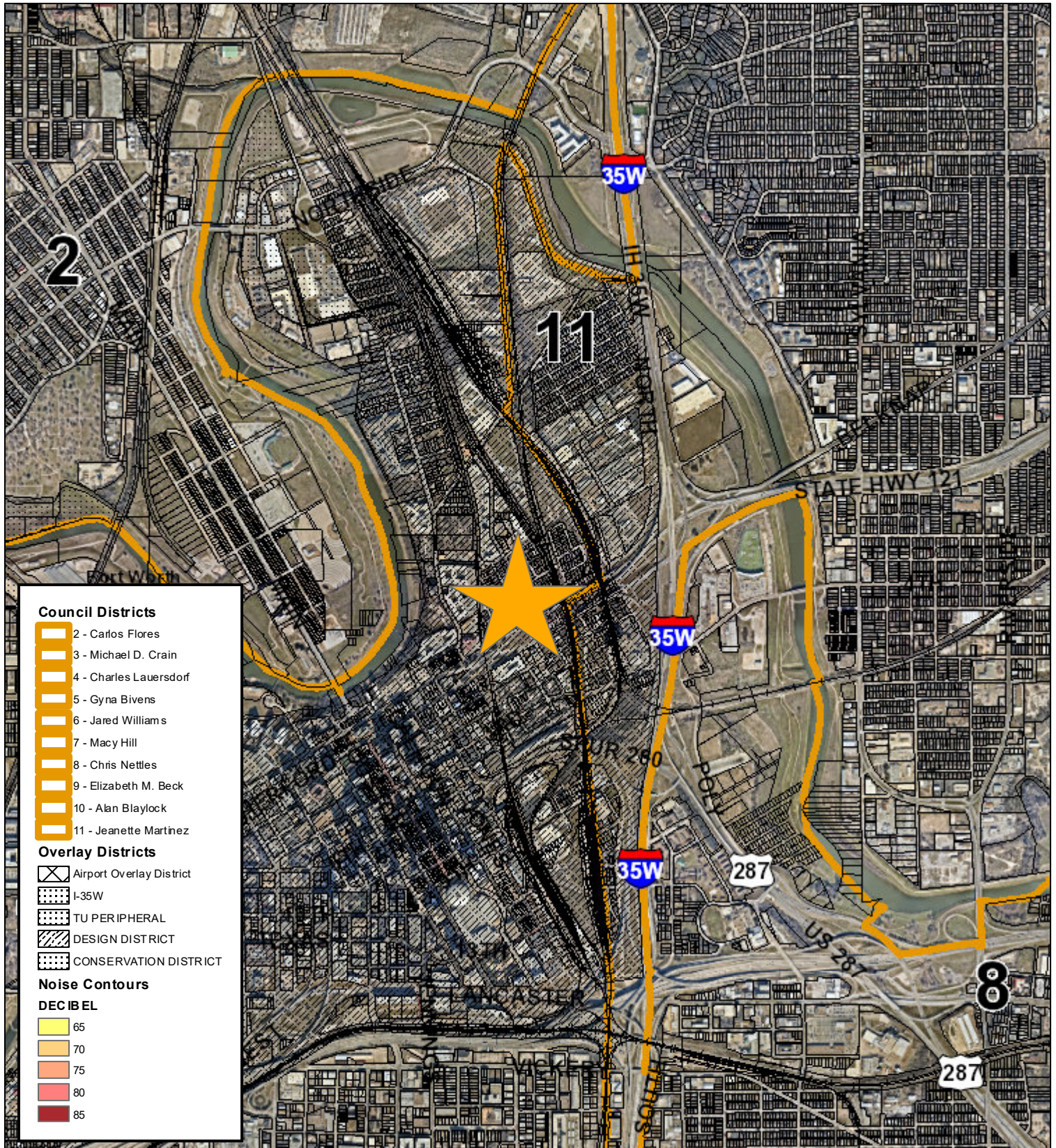
Aerial Photo Map



0 30 60 120 Feet

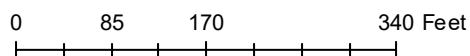
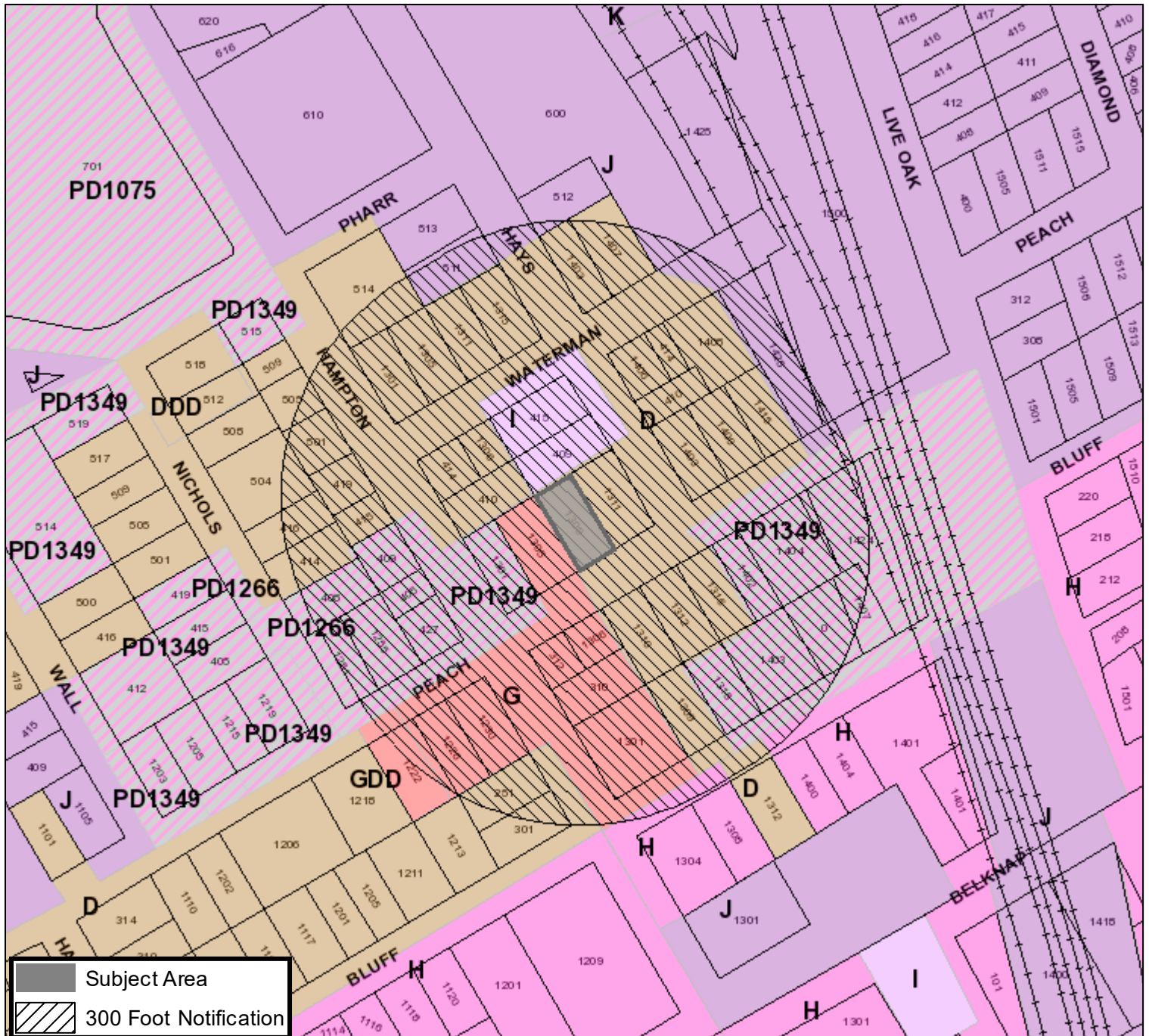


Area Map

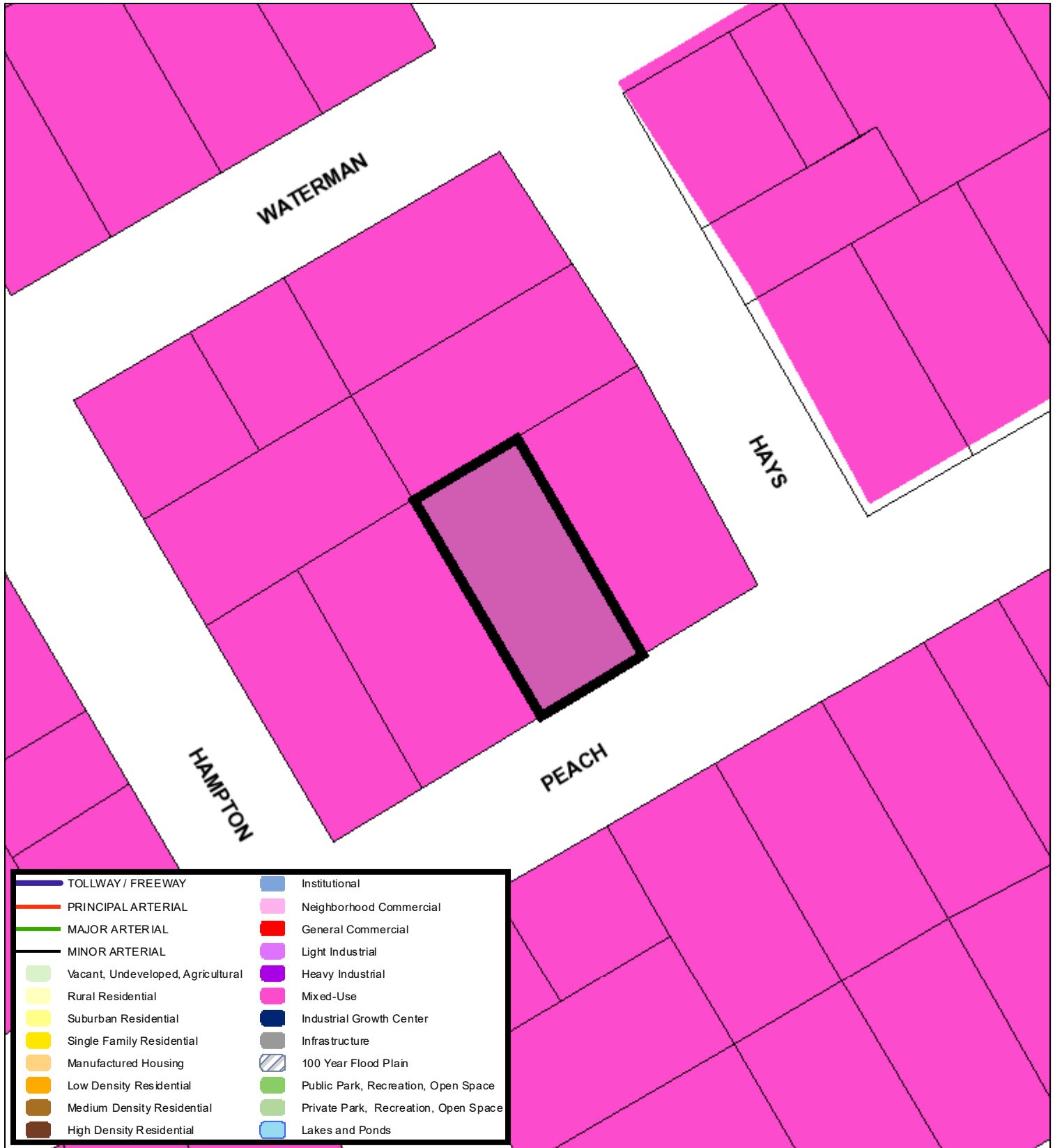


Area Zoning Map

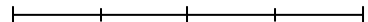
Applicant: P Duran Properties/ Elizabeth Padilla
 Address: 1309 E. Peach Street
 Zoning From: D
 Zoning To: MU-1
 Acres: 0.1158571
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 2/12/2025
 Contact: 817-392-8190



Future Land Use



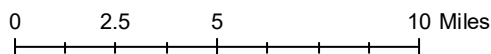
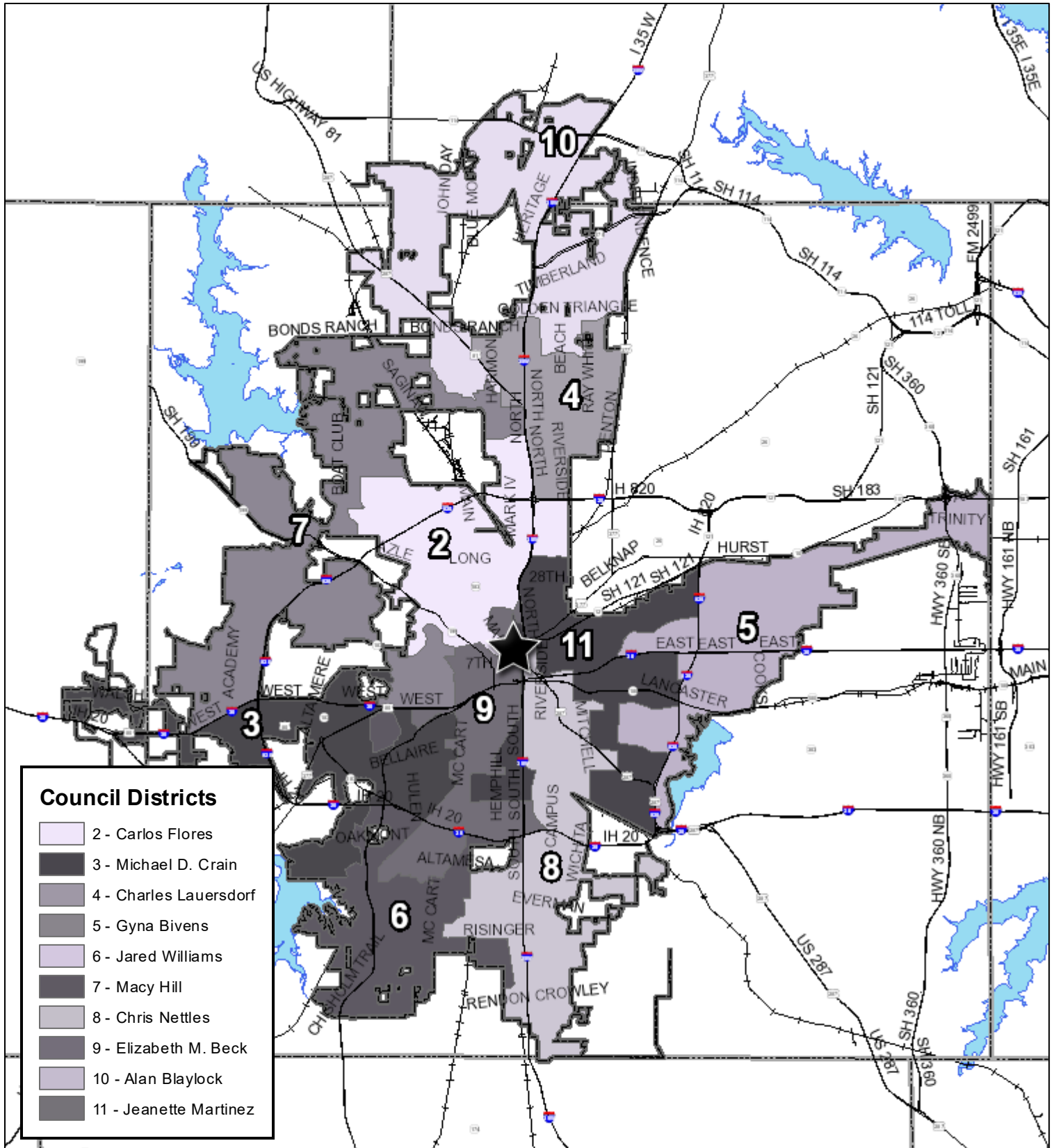
50 25 0 50 Feet



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 Elizabeth Padilla for PDuran Properties LLC

Mailing Address 1106 Samuels Ave City, State, Zip Fort Worth, TX, 76102

Phone 682-225-2533 Email liz@pduran.com

APPLICANT Same as property owner

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

AGENT / OTHER CONTACT Same as property owner

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): 1309 E Peach St Fort Worth, TX 76102

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): FORT WORTH ORIGINAL TOWN, BLOCK 162, LOT 33

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: .1148 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): D-HIGH DENSITY MULTI-FAMILY Proposed Zoning District(s): MU-1
 Current Use of Property: RESIDENTIAL RENTAL
 Proposed Use of Property: SHORT TERM RENTAL TEMPORARILY THEN A HOME OFFICE OR SMALL RETAIL SHOP

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.

I am writing to formally request the rezoning of the property located at 1309 E Peach St, Fort Worth, TX 76102, from its current designation of "D" High-Density Multi-Family to MU-1. This property, a newly constructed building completed in 2024, is currently utilized as a residential rental. I am seeking this rezoning to align with the city's future use plans.

The following neighboring properties are currently zoned "G" Commercial, however, MU-1 aligns better with city's future plans per Beth Knight at the city development office.

1305 E Peach St
1306 E Peach St
310 N Hampton St
312 N Hampton St
1230 E Peach St
1222 E Peach St
1226 E Peach St
1301 E Bluff St

The primary reason for this request is to enable the operation of short-term rental services at the property temporarily while working with the city on plans for a small home office or a small retail shop such as a coffee shop, hair salon or something similar. I have discussed this proposal with Councilwoman Elizabeth Beck and her office, who have expressed their support for the rezoning. Additionally, I have received positive feedback from local businesses and several neighbors with whom I have communicated.

Thank you for your consideration of this request. I look forward to discussing this matter further and am happy to provide any additional information if needed.

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): Elizabeth Padilla for PDuran Properties LLC

Owner's Name (Printed): Elizabeth Padilla for PDuran Properties LLC

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) _____ 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: _____ (CERTIFIED LEGAL DESCRIPTION)

Elizabeth Padilla for PDuran Properties LLC
Owner's Signature (of the above referenced property)

Applicant or Agent's Signature

Elizabeth Padilla for PDuran Properties LLC
Owner's Name (Printed)

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.

Reference No: 2410291309 G.F. No: 24-204704
 Title Co: WFG TITLE
 Purchaser: PDURAN PROPERTIES, LLC

PROPERTY DESCRIPTION

BEING Lot 33, Block 162, of Fort Worth Original Town, in the City of Fort Worth, Tarrant County, Texas and being described in deed to John Camarillo as recorded in D217024647. Deed Records, Tarrant County, Texas and being more particularly described as follows:

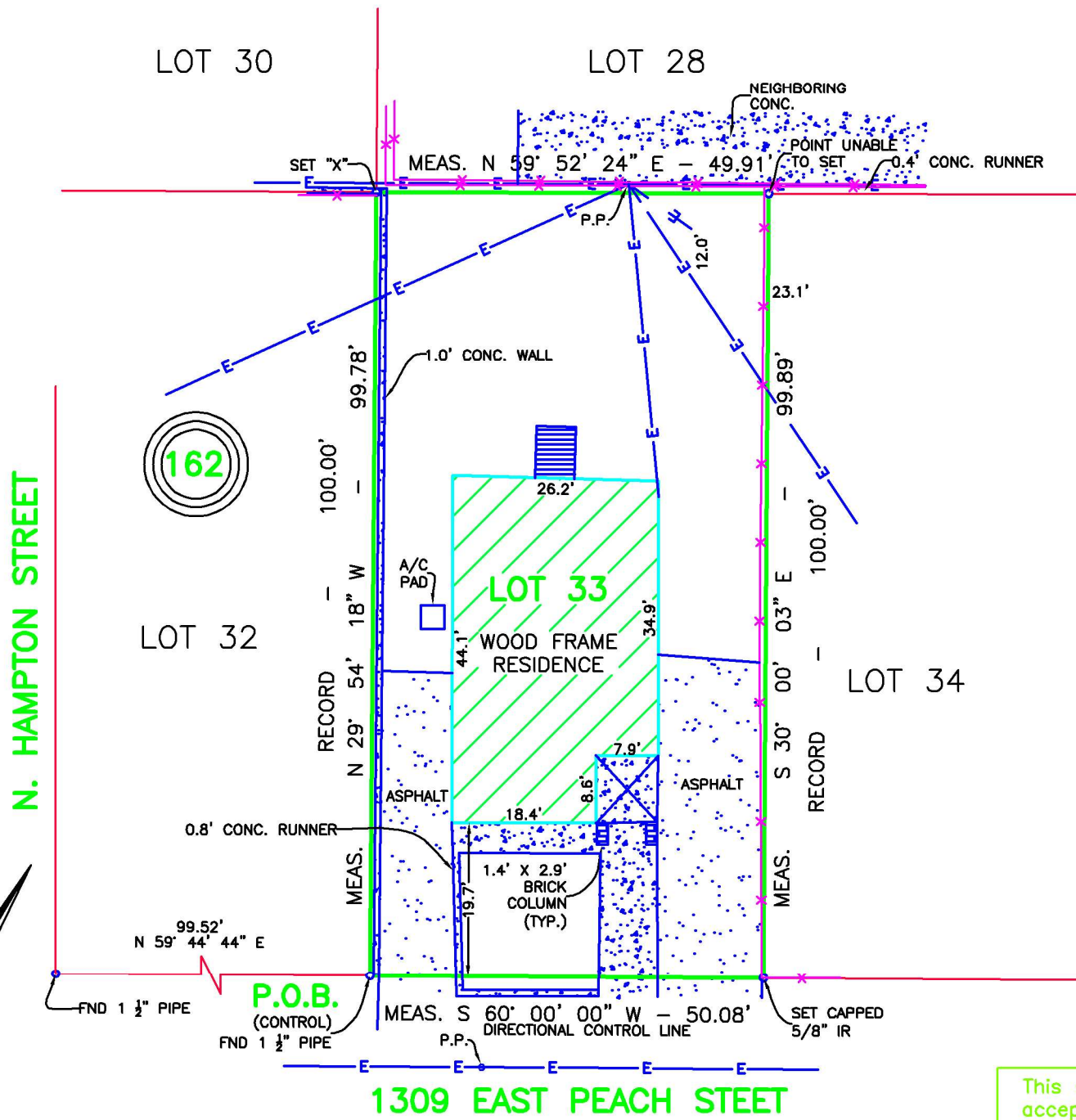
BEGINNING at a found 1-1/2 inch pipe for the southwest corner of the herein described Lot 33, same being North 59 degrees 44 minutes 44 seconds East, 99.52 feet from a found 1-1/2 inch pipe for the southwest corner of Lot 31, of said Fort Worth Original Town and the intersection of the north line of E. Peach Street with the east line of N. Hampton Street;

THENCE North 29 degrees 54 minutes 18 seconds West, departing said E. Peach Street and in the common line between said herein described Lot 33 and Lot 32 as described in D218030047, Deed Records, Tarrant County, Texas, a distance of 99.78 feet (record 100.00 feet) to a set 5/8 inch capped iron rod for corner;

THENCE North 59 degrees 52 minutes 24 seconds East, in the common line between said Lot 33 and Lot 28 as described in Volume 6070, Page 883, Deed Records, Tarrant County, Texas, a distance of 49.91 feet to a point;

THENCE South 30 degrees 00 minutes 03 seconds East, in the common line between said Lot 32 and Lot 34 as described in D219172687, Deed Records, Tarrant County, Texas, a distance of 99.89 feet (record 100.00 feet) to a set 5/8 inch capped iron rod for corner;

THENCE South 60 degrees 00 minutes 00 seconds West, in the common line between said Lot 32 and E. Peach Street, a distance of 50.08 feet to the POINT OF BEGINNING and containing 0.115 acres of land, more or less.



This survey is hereby accepted and approved.

Purchaser

Purchaser

Date

STATE FIRM REGISTRATION NUMBER 10193797

SCALE: 1" = 20'

SURVEYORS CERTIFICATION

I, WILLIAM H. MOSS, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.



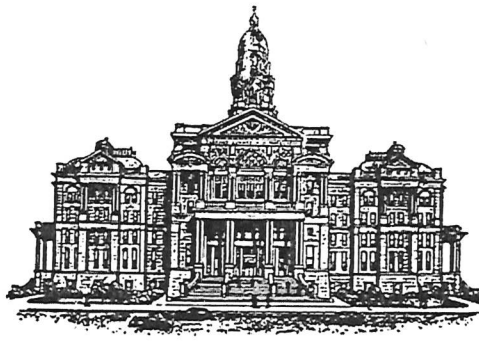
	BOUNDARY LINE
	BUILDING
	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE



PROLINE
 SURVEYING LTD.
www.prolinesurveyors.com
 Ph# 817-276-1148 info@prolinesurveyors.com
 © Proline Surveying, LTD. 2023
 SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE

DRAWN BY: PW DATE: 10-30-2024

William H. Moss



TARRANT COUNTY 1895 COURTHOUSE

Mary Louise Nicholson, County Clerk
Recording life's events since 2011

100 W. WEATHERFORD
Fort Worth Texas 76196-0401

To Whom It May Concern:

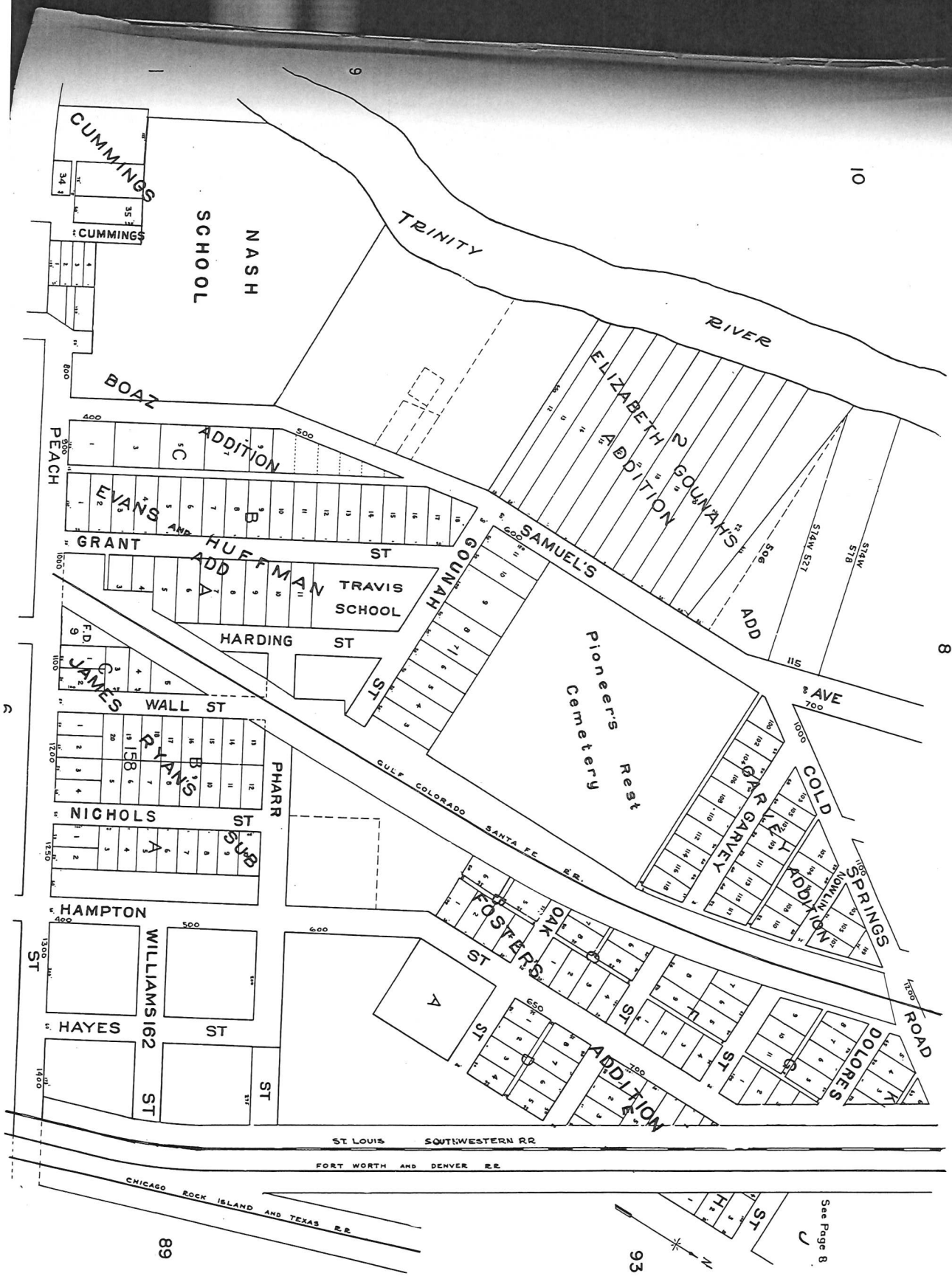
The Tarrant County Courthouse burned down in the year 1875, and all the records were destroyed. This includes plats, deed records, and marriage license. Most of the originals were never re-filed.

Over the years some individual lots have been re-plated and filed, but not all of them. If a search does not turn up the plat that you are looking for, then you can use a copy from the Brookes Baker book to get the size of a lot or lots.

We are unable to certify the copies from the Brookes Baker books because they are not from our records.

Thank You,

BY Sandra Weller, DEPUTY CLERK
TARRANT COUNTY CLERK



CUMMINGS

NASH SCHOOL

TRINITY RIVER

BOAZ

PEACH

ADDITION

EVANS

GRANT

HUFFMANN

TRAVIS SCHOOL

HARDING

GOUNAH

SAMUEL'S

Pioneer's Cemetery Rest

AVE

WALL ST

PHARR

NICHOLS

HAMPTON

WILLIAMS

HAYES

FOSTER

OAK

COLD

R. GANNEY

SPRINGS

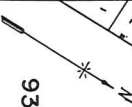
DOLORES

ST LOUIS SOUTHWESTERN RR

FORT WORTH AND DENVER RR

CHICAGO ROCK ISLAND AND TEXAS RR

See Page 8



10

8

9

89

93

7

ASSESSOR'S ABSTRACT OF CITY PROPERTY

TARRANT

COUNTY

ORIGINAL TOWN

ADDITION CITY OF

FORT WORTH

10

ABSTRACT NO. 106

ORIGINAL GRANTEE

L. SUTCH

BLOCK NO.

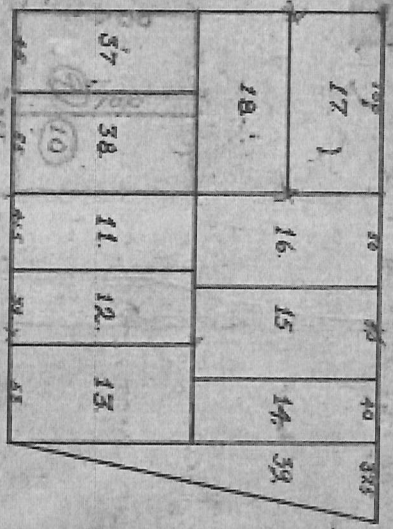
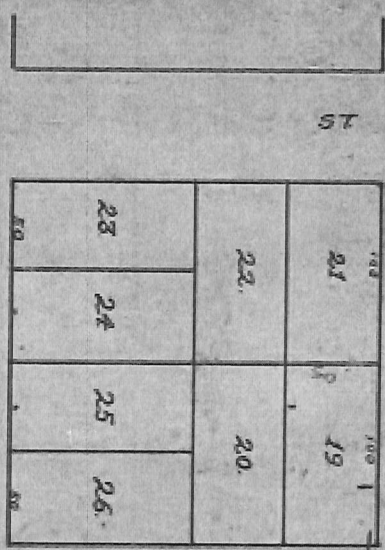
PLAT RECORDED VOL. PAGE

ASSESSOR'S PLAT # 3122

Scale 1" = 100'

NUMBERS		
CONTROL	LOTS	LOT

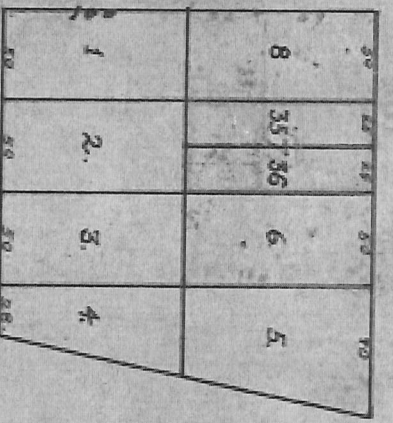
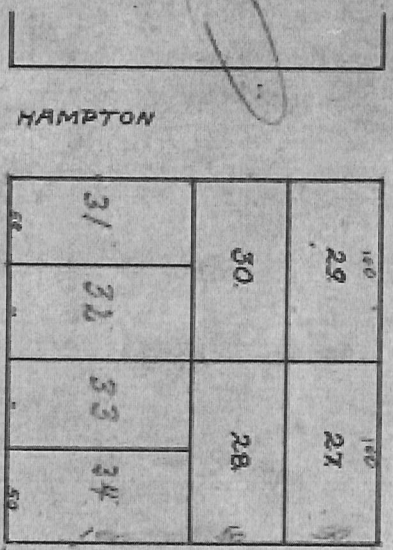
3 FARM PLOTS PLATS



162.

WATERMAN

ST

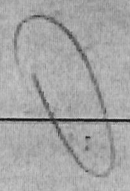


HAMPTON

PEACH

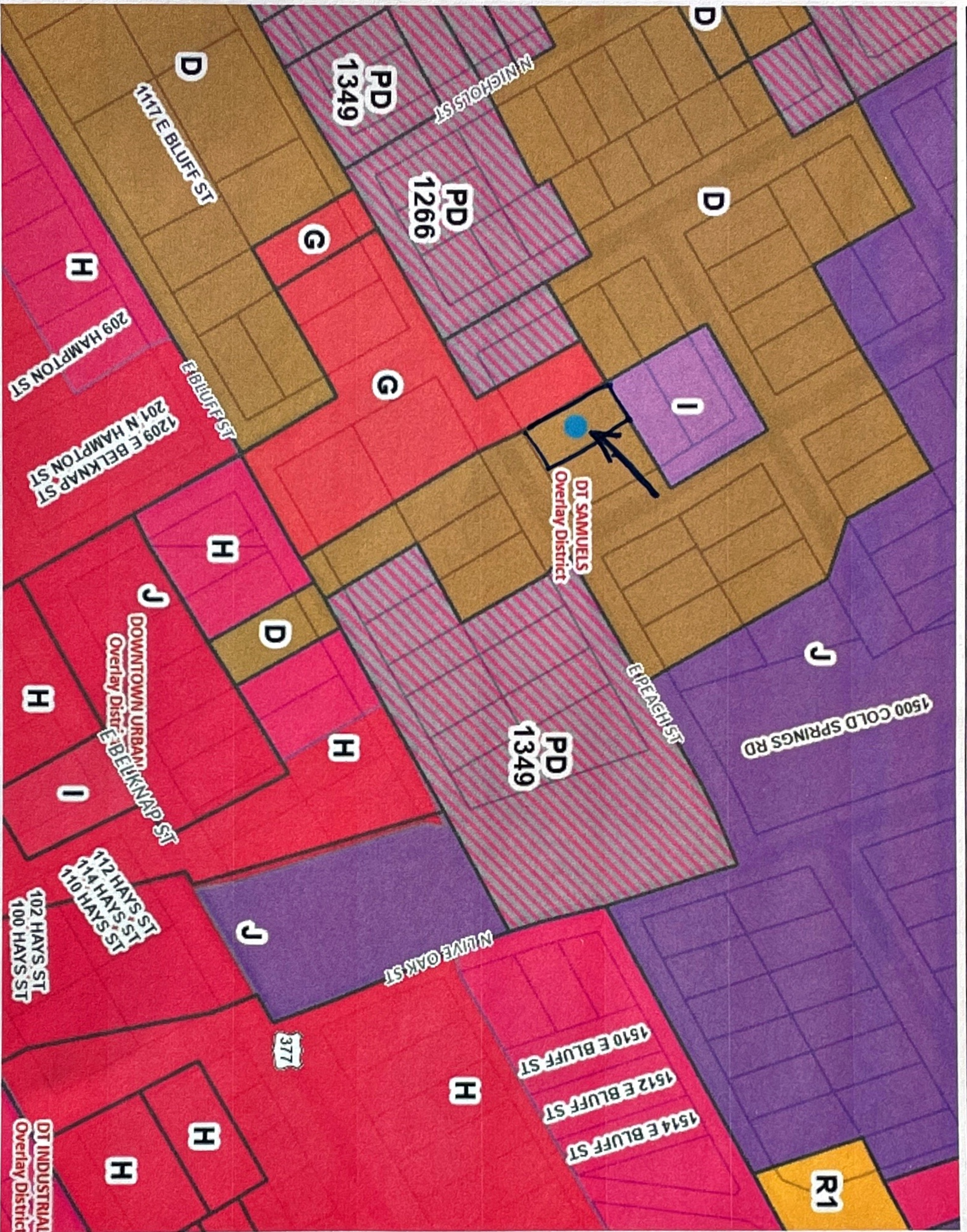
ST

HAYS



Handwritten initials 'W'

1309 E Peach area zoning map

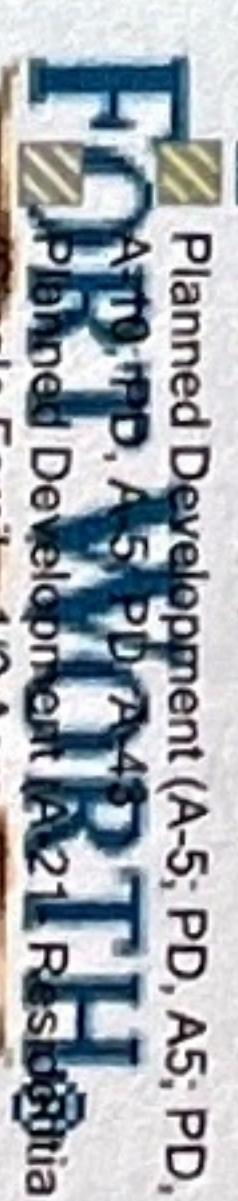



























This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY

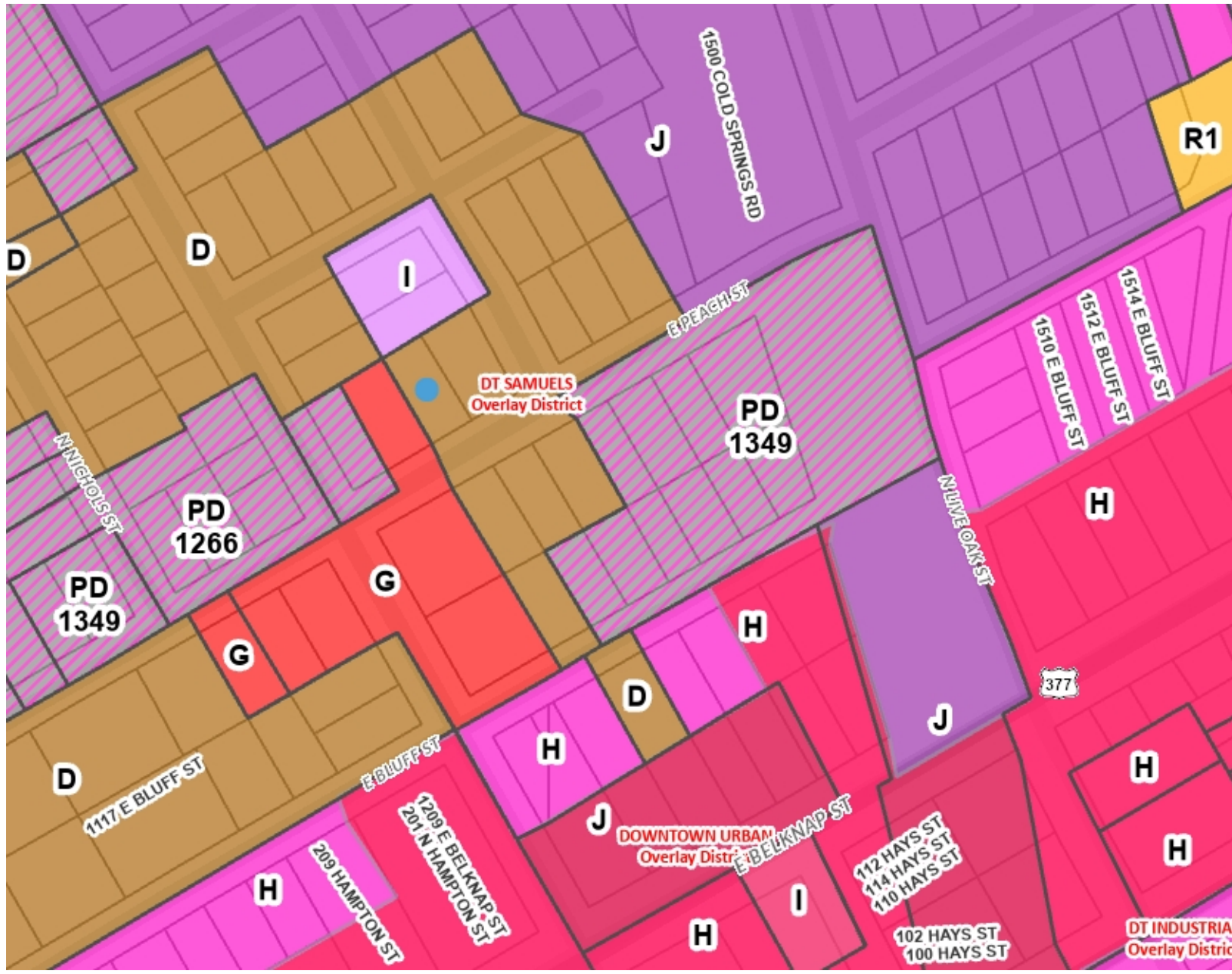
Legend

- NCTCOG Freeways 2,257
- Streets Label 2,257
- Zoning Outline
- Overlay Districts
- <Null>
- 21047
- AO
- APZ 1
- APZ 2
- CIRCLE PARK
- CZ
- DOWNTOWN URBAN
- I-35W CENTRAL
- I-35W NORTH
- I-35W SOUTH
- TCU
- TUP 1
- TUP 2
- TUP 3
- TUP 4
- TUP 5
- TUP 6
- TUP 7
- Zoning Fill
- AG - Agricultural
- A-5; A-7.5; A-10; AR Single Family
- A-2.5A; A-4.3- Residential (Single Family One-Acre +)
- A-21- Residential (Single Family, 1/2 Acre)
- MH- Residential (Manufactured Housing)
- B; R1; R2- Low Density Residential
- C; CR; D Multi Family
- UR- Urban Residential
- CF- Community Facility
- ER; E; EP - Neighborhood Commercial
- FR; F; G; OM- General Commercial
- Mixed Use, Downtown, and Form Based Districts
- IP; I- Light Industrial
- J; K- Heavy Industrial
- O-2; O-1- Floodplain
- Planned Development (A-5; PD; AS; PD; A-1; PD; A-5; PD; A-4; PD; A-2.5A; PD; A-4.3- Residential (Single Family One-Acre +))
- Planned Development (AG- Agricultural)
- Planned Development (J; K- Heavy Industrial)
- Planned Development (FR; F; G; OM- General)
- Planned Development (IP; I- Light Industrial)
- Planned Development (R; TR; RZ- Low Density Residential)
- Planned Development (C; CR; D Multi Family)
- Planned Development (ER; E; EP- Neighborhood Commercial)



-  Neighborhood Commercial
-  Planned Development (CF - Community Facility)
-  Planned Development (UR - Urban Residential)
-  Planned Development (Mixed Use, Downtown, and Form Based Districts)
-  City Flood Risk Areas - Future Regulation
-  Lots
-  City Limit
-  Extraterritorial Jurisdiction (ETJ)
-  Conditional Use Permits
-  Parker County Streets
-  Denton County Streets
-  NCTCOG Freeways 1,128
-  Streets 1,128
-  30
-  31 - 35
-  36 - 40
-  41 - 45
-  46 - 60
-  Rivers Polygon
-  Rivers and Streams
-  AOL_Erase
-  ETJ
-  Airports
-  Adjacent Cities
-  Lakes

1309 E Peach area zoning map




























Legend

- NCTCOG Freeways 2,257
- Streets Label 2,257
- Zoning Outline
- Overlay Districts
 - <Null>
 - 21047
 - AO
 - APZ 1
 - APZ 2
 - CIRCLE PARK
 - CZ
 - DOWNTOWN URBAN
 - I-35W CENTRAL
 - I-35W NORTH
 - I-35W SOUTH
 - TCU
 - TUP 1
 - TUP 2
 - TUP 3
 - TUP 4
 - TUP 5
 - TUP 6
 - TUP 7
- Zoning Fill
 - AG - Agricultural
 - A-5; A-7.5; A-10; AR Single Family
 - A-2.5A; A-43- Residential (Single Family One-Acre +)
 - A-21- Residential (Single Family, 1/2 Acre)
 - MH- Residential (Manufactured Housing)
 - B; R1; R2- Low Density Residential
 - C; CR; D Multi Family
 - UR- Urban Residential
 - CF- Community Facility
 - ER; E; EP - Neighborhood Commercial
 - FR; F; G; OM- General Commercial
 - Mixed Use, Downtown, and Form Based Districts
 - IP; I- Light Industrial
 - J; K- Heavy Industrial
 - O-2; O-1- Floodplain
 - Planned Development (A-5; PD, A5; PD, A-10; PD, A-5; PD, A-43)
 - Planned Development (A-21, Residential (Single Family, 1/2 Acre +))
 - Planned Development (AG- Agricultural)
 - Planned Development (J; K- Heavy Industrial)
 - Planned Development (FR; F; G; OM- General Commercial)
 - Planned Development (IP; I- Light Industrial)
 - Planned Development (B; R1; R2- Low Density Residential)
 - Planned Development (C; CR; D Multi Family)
 - Planned Development (ER; E; EP- Neighborhood Commercial)

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY



-  Neighborhood Commercial
-  Planned Development (CF - Community Facility)
-  Planned Development (UR - Urban Residential)
-  Planned Development (Mixed Use, Downtown, and Form Based Districts)
-  City Flood Risk Areas - Future Regulation
-  Lots
-  City Limit
-  Extraterritorial Jurisdiction (ETJ)
-  Conditional Use Permits
-  Parker County Streets
-  Denton County Streets
-  NCTCOG Freeways 2,257
-  Streets 2,257
-  30
-  31 - 35
-  36 - 40
-  41 - 45
-  46 - 60
-  Rivers Polygon
-  Rivers and Streams
-  AOL_Erase
-  ETJ
-  Airports
-  Adjacent Cities
-  Lakes