



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: |
| | | |
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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: | |

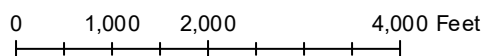
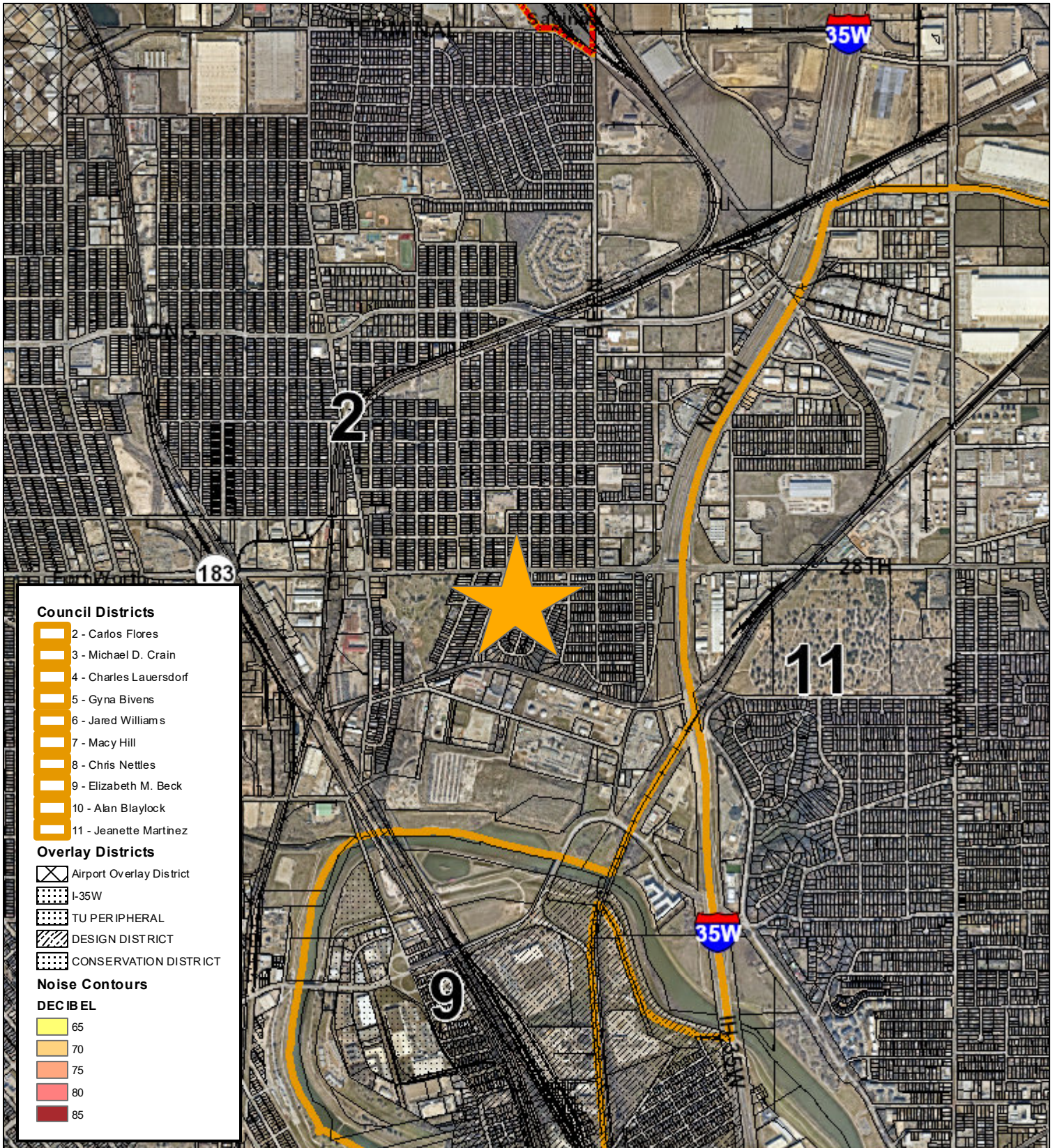
Aerial Photo Map



0 37.5 75 150 Feet



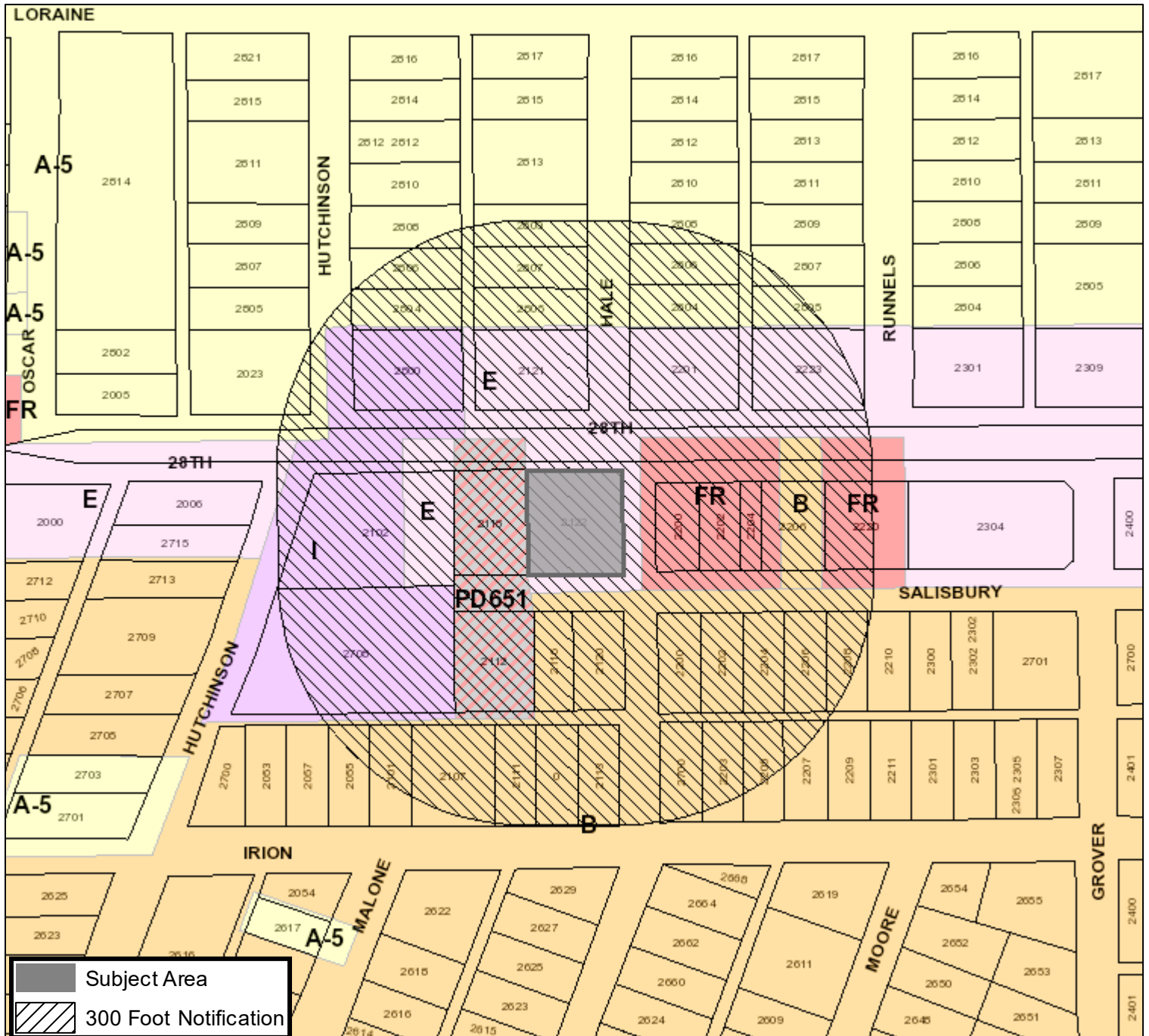
Area Map



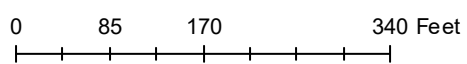


Area Zoning Map

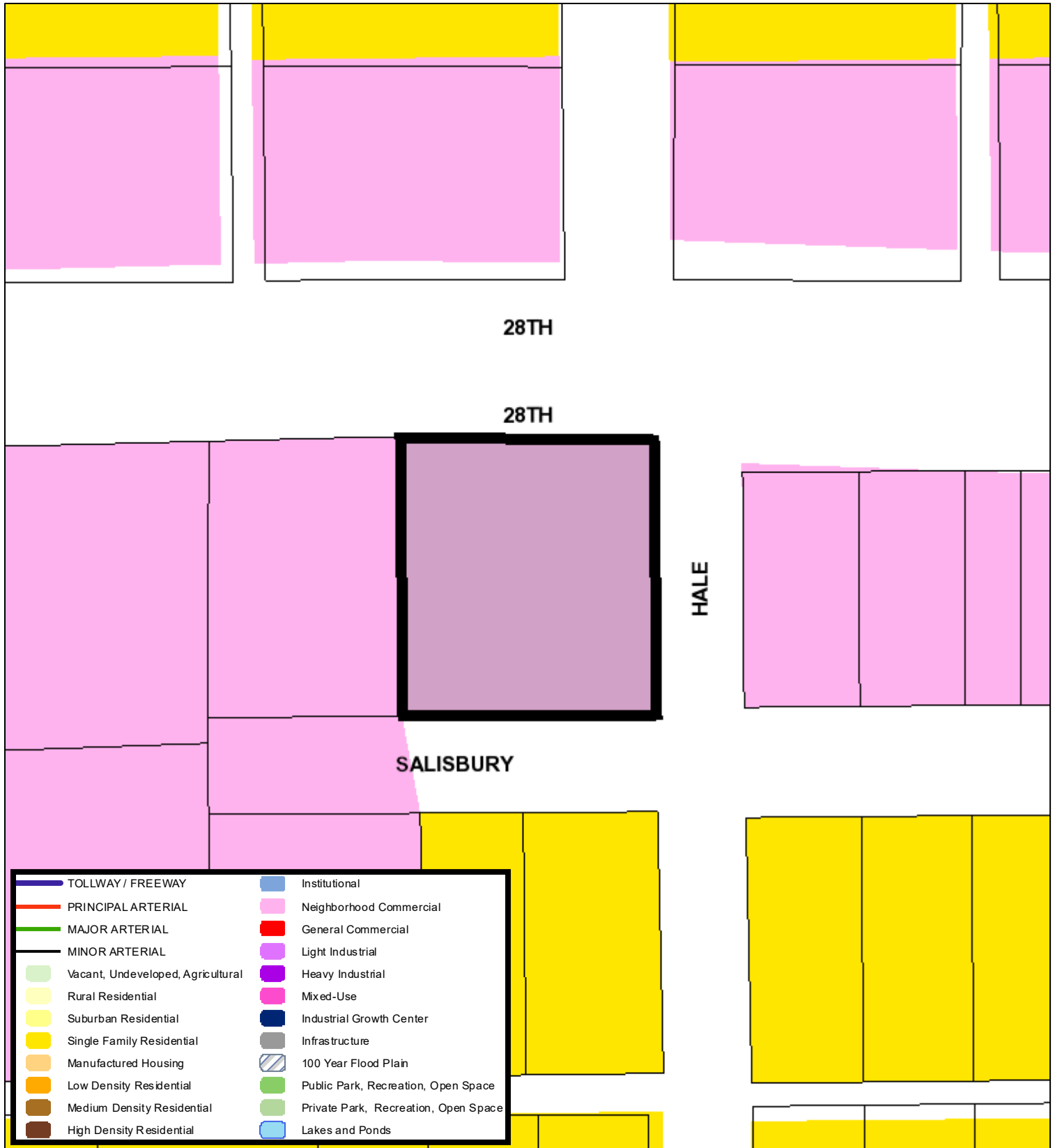
Applicant: Eleuterio Amador
 Address: 2122 NE 28th Street
 Zoning From: E
 Zoning To: Add CUP for food truck on vacant lot in E Neighborhood Commercial
 Acres: 0.33211425
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 1/8/2025
 Contact: 817-392-6226



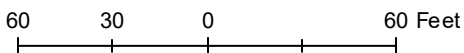
Subject Area
 300 Foot Notification



Future Land Use



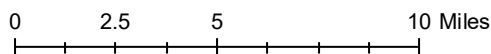
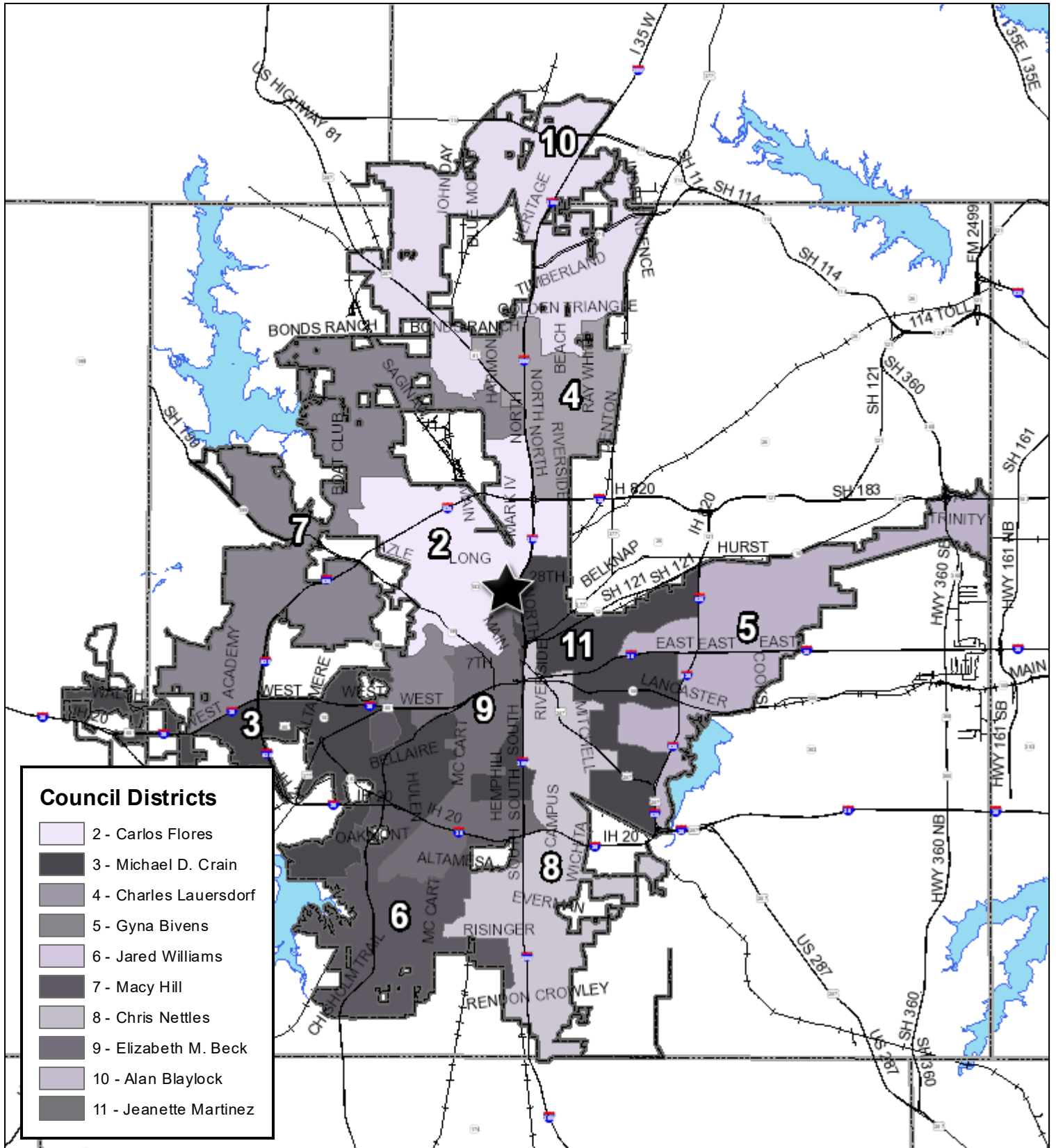
| | |
|-----------------------------------|--------------------------------------|
| TOLLWAY / FREEWAY | Institutional |
| PRINCIPAL ARTERIAL | Neighborhood Commercial |
| MAJOR ARTERIAL | General Commercial |
| MINOR ARTERIAL | Light Industrial |
| Vacant, Undeveloped, Agricultural | Heavy Industrial |
| 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 Eleuterio Amador

Mailing Address 3200 NW 28TH ST City, State, Zip Fort Worth Texas 76106

Phone 6828884445 Email Lamador72@gmail.com

APPLICANT Eleuterio Amador

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

AGENT / OTHER CONTACT Nancy Ramirez

Mailing Address 3460 Lake District Ln City, State, Zip Fort Worth, TX 76135

Phone 817-230-3701 Email nancy.ramirez27@yahoo.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): 2122 NE 28th ST

Total Rezoning Acreage: ~~0.28~~ I certify that an exhibit map showing the entire area to be rezoned is attached.
0.132

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): Diamond Hill Addition Block 25 Lot 7,8

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 0.132 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): E Proposed Zoning District(s): Fr

Current Use of Property: None

Proposed Use of Property: Allow Vendors of potentially hazardous foods (food truck) (Requesting a CUP)

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: Vacant

Additional Use Proposed with CUP: Add CUP for food truck on vacant lot in E Neighborhood Commercial

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 proposal for a zoning change to "FR" is to allow vendors to sell food to further meet increasing demands of Fort Worth's growing population. The goal for the property is to sell street style authentic Mexican food for the next 5 years. Past experiences show that there is either a big enough demand or a huge gap in the market to make it a successful venture. I hope the fact that properties surrounding the area are zoned "FR" is favorable when deciding whether the request can be accepted.

Add CUP for food truck on vacant lot in E Neighborhood Commercial

ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** Yes No If yes, please explain:
Case # 24-687718 The property was being used to sell potentially hazardous food
Only zoned for vendors non-potentially hazardous foods.

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): Eleuterio Amador

Owner's Name (Printed): Eleuterio Amador

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) Nancy Ramirez 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:

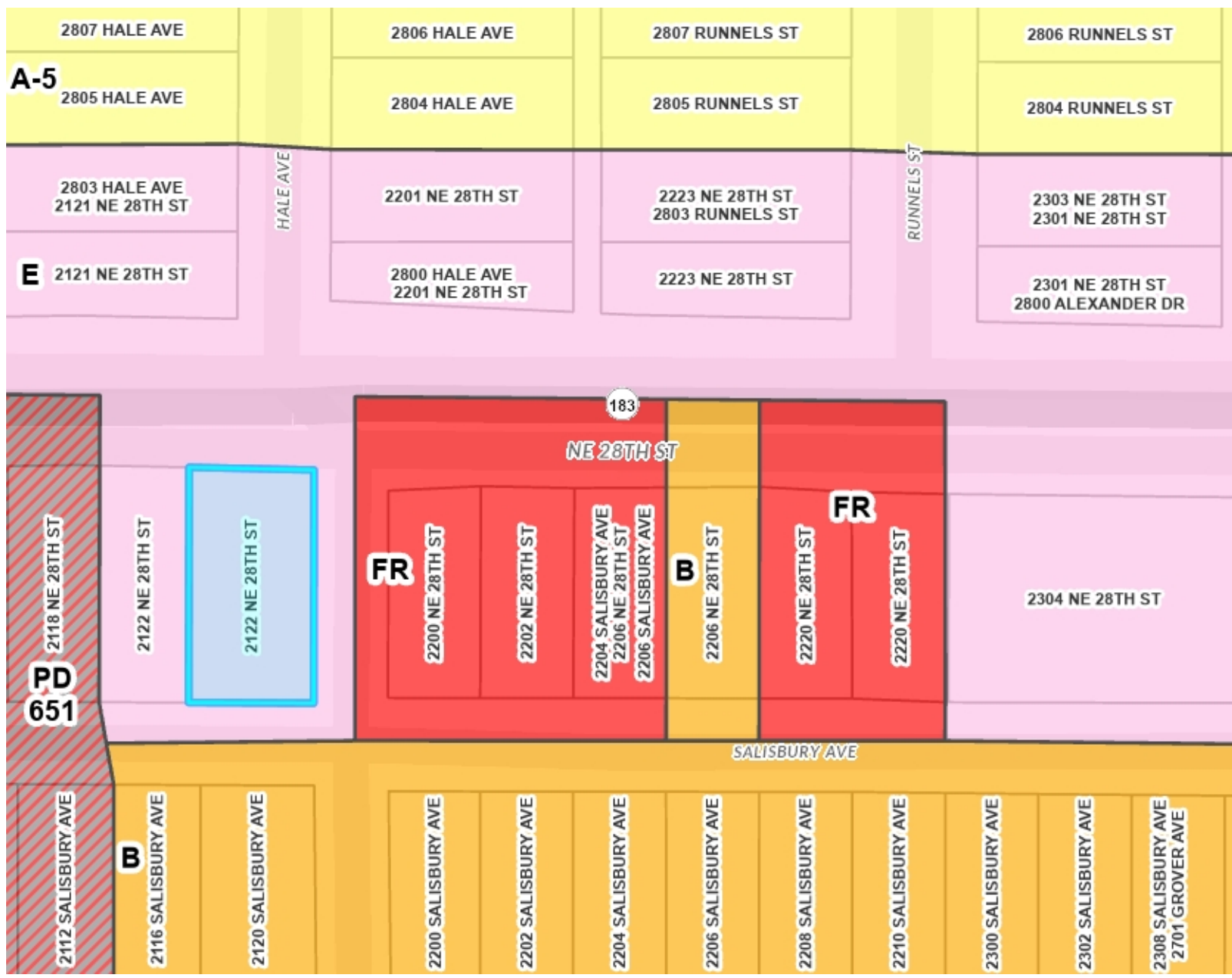
Diamond Hill Addition Block 25 Lot 7,8 (CERTIFIED LEGAL DESCRIPTION)

Eleuterio Amador
Owner's Signature (of the above referenced property)

Eleuterio Amador
Owner's Name (Printed)

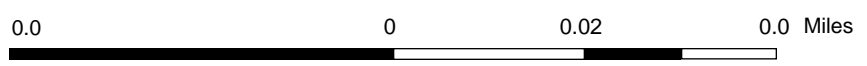
Nancy Ramirez
Applicant or Agent's Signature

Nancy Ramirez
Applicant or Agent's Name (Printed):

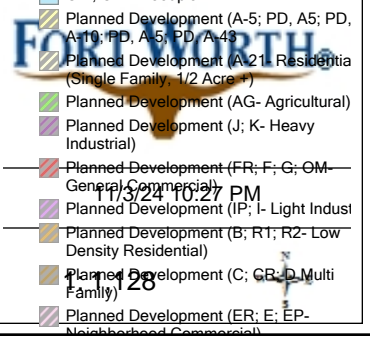



























Legend

- NCTCOG Freeways 1,128
- Streets Label 1,128
- 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.



-  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

"DIAMOND HILL"

AN ADDITION TO FORT WORTH, TEXAS.
 SCALE 1/4" = 300 FT. SURVEYED BY BROOKS BAWER.

vol 388

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State of Texas, } Know all men by these presents, that the Freehold
 County of Tarrant, } County, being the owner of a large
 portion of the following described tract, known as Diamond Hill: Parts
 of the E. Little and S.K. Smith survey, situated just northeast of Fort
 Worth, in Tarrant County, Texas, beginning, at a stone, the Northeast
 corner of said E. Little survey; thence north 86 feet to the northwest
 corner of the S.K. Smith survey; thence east along the north line thereof
 555 1/2 feet; thence south crossing a branch twice, and to a third
 intersection with the middle of channel of said branch; thence down said
 channel with its meanders to the middle of channel of Trinity River; thence
 up said channel with the meanders to the east line of Right of Way
 of the C. & G. R.R. Co.; thence along said Right of Way line, in a northwest
 direction, to the east line of the Fort Worth and Decatur, or Blue Mount
 Road; thence along said east line to the north line of said E. Little
 survey; thence east along said line to beginning; does hereby adopt
 the hereon map as correctly representing its subdivision of same to
 be known as Diamond Hill and the said Freehold Property Company
 does hereby dedicate for the use of the public as highways, the
 streets and alleys, in, through and around the respective blocks shown
 hereon, whenever any lot shall have been sold in a block.
 Witness whereof, the said Freehold Property Company, hath caused
 these presents to be signed by its Vice President, this, the 23rd day
 of July, 1912.

Freehold Property Company.
 Herbert S. Walker, V.P.

Seal

State of Texas, } Before me the undersigned authority on this day
 County of Tarrant, } personally appeared Herbert S. Walker, as Vice
 President of the Freehold Property Company, known to me to be the
 person whose name is subscribed to the foregoing instrument, and he
 acknowledged to me that he executed the same for the purposes and
 considerations therein expressed, and in the capacity therein stated, and
 as the act and deed of said corporation.
 Given under my hand and seal of office, this 23rd day of July
 1912, at
 Notary Public, Tarrant Co., Tex.

L.S.

Received and filed for record at 3 o'clock P.M. July 23, 1912
 A. J. Blewars
 County Clerk, Tarrant County, Texas.

Recorded at 9 o'clock A.M. July 25, 1912

A. J. Blewars
 County Clerk

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