

NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a $\frac{1}{2}$ 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 PUBLIC HEARING DATES

Zoning Commission

City Council

Location: 200 Texas St Council Chambers, Second Floor

LOCATION MAP

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.

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 Represe	entative:

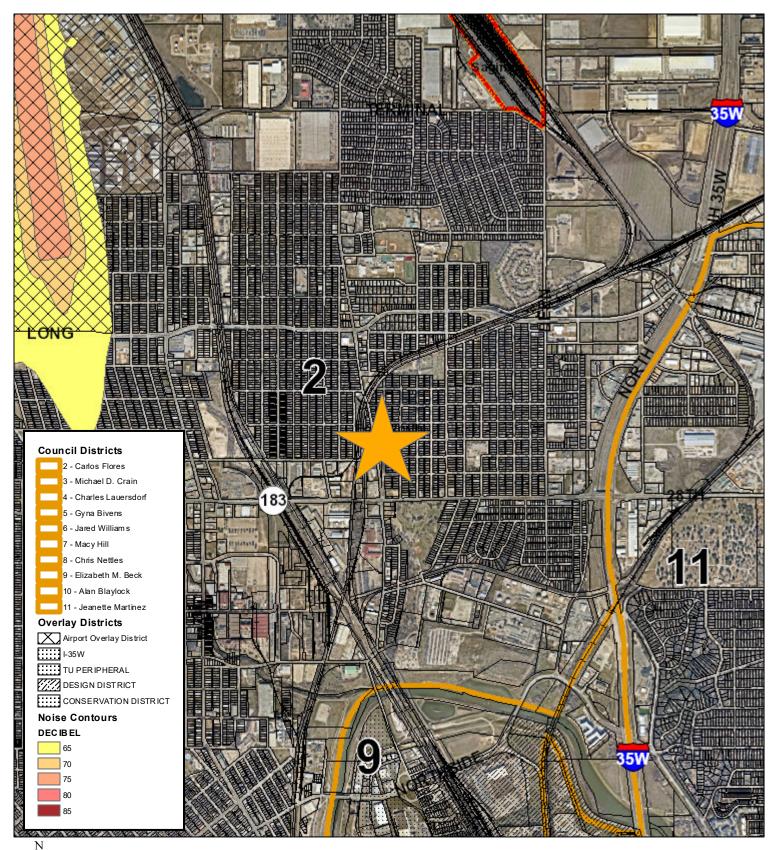


Aerial Photo Map











Applicant:

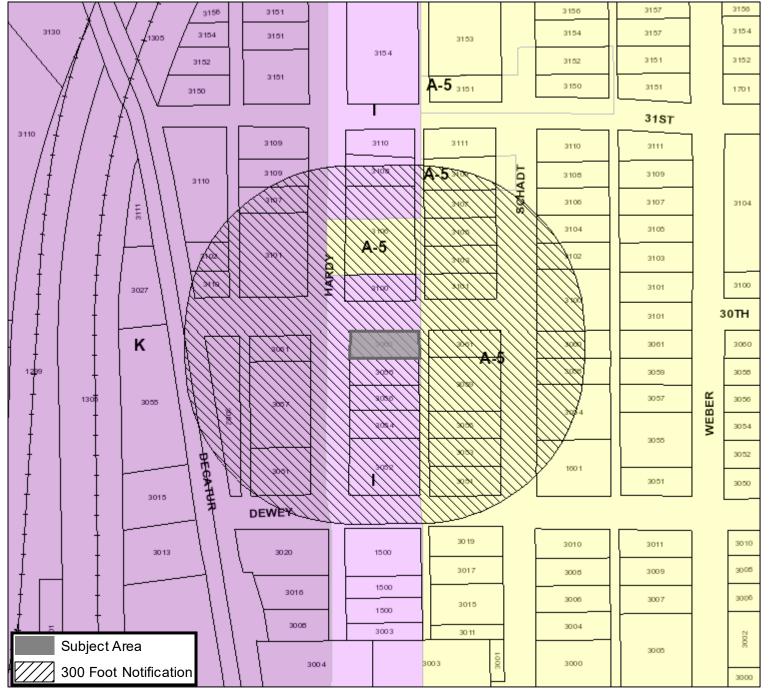
Address: 3060 Hardy Street

Zoning From: A-5 Zoning To:

0.14311097 Acres:

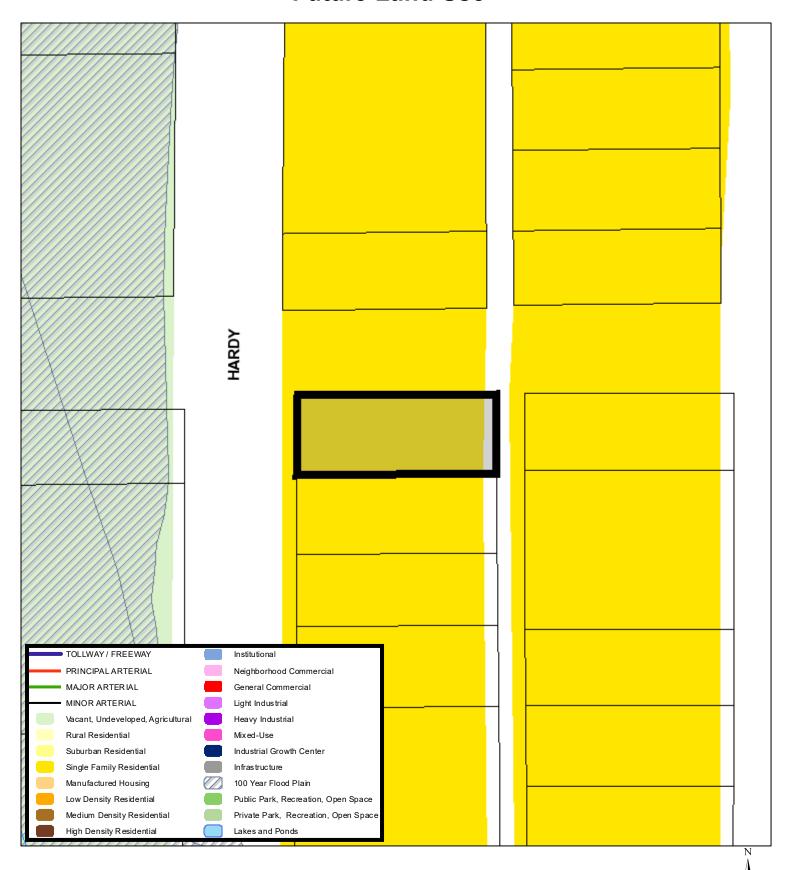
Mapsco: Text Northeast Sector/District: Commission Date: 2/12/2025 Contact: 817-392-2495





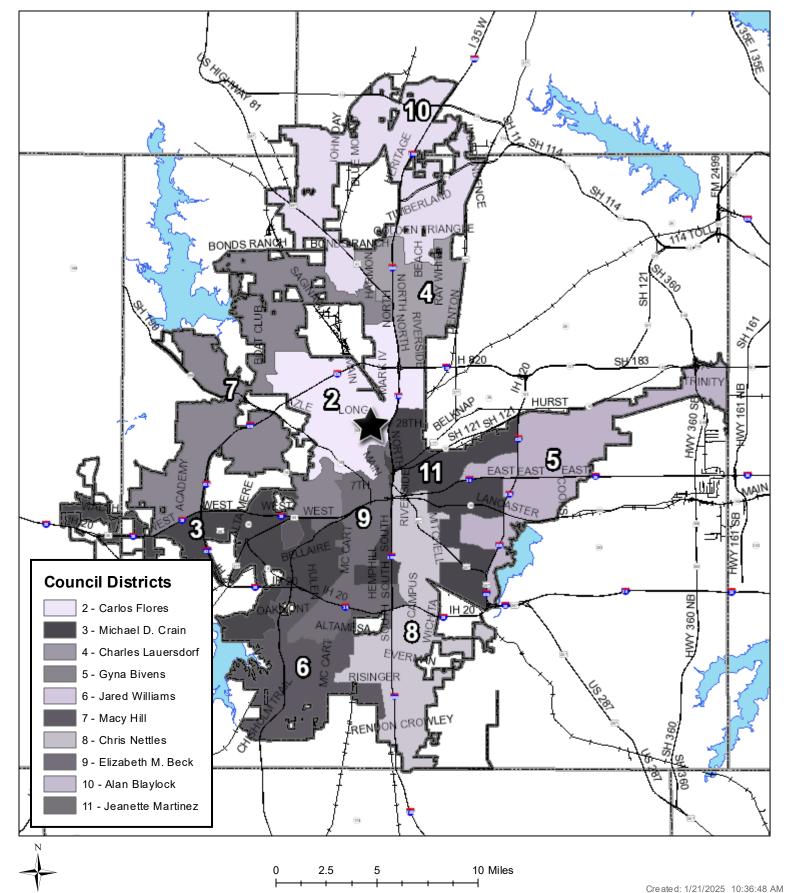


Future Land Use



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ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION PROPERTY OWNER Josue Cardenas Mailing Address 6050 Forest River dr City, State, Zip Fortworth Tx 76112 Phone 817 793 2799 682-208-5657 Email josue@texasconnectrealty.com APPLICANT Mark Salgado Mailing Address City, State, Zip Phone <u>682-208-5657</u> Email _____ AGENT / OTHER CONTACT Mailing Address ______ City, State, Zip _____ _ 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): 3060 Hardy st Fortworth tx 76106 Total Rezoning Acreage: 6,750sqft \square 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): MORGAN HEIGHTS SUBDIVISION BLOCK 39 LOT 2 Is rezoning proposed for the entire platted area? \square Yes \square No Total Platted Area: 6.750 sqft 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: 6,750sqft acres

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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				
☐ Rezoning from one standard zoning district to another	☐ Submitting a required site plan for an existing PD				
☐ Rezoning to Planned Development (PD) District	(no change to development standards or waivers)				
☐ Adding a Conditional Use Permit (CUP) Overlay	☐ Amending a previously approved PD or CUP site plan				
☐ Modifying development standards, waivers, and/or land	Existing PD or CUP Number:				
uses for an existing PD or CUP	Previous Zoning Case Number:				
DEVELOPMENT INFORMATION					
Current Zoning District(s): Light Industrial Pro	posed Zoning District(s): A-5 Single Family Residential				
Current Use of Property: Empty lot					
Proposed Use of Property: Residential homes					
For Planned Developmen	t (PD) Requests Only				
irst, reference Ordinance <u>Section 4.300</u> to ensure your project qua					
ase Zoning District Proposed for PD:					
and 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 applica	ation)				
Isite 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	t (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)

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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.

١	waivers are being requested and why, and detail any changes from previously approved site plans or development standards.
	I am writing to formally request a change in the zoning designation of my property located at 3058 Hardy st from industrial to residential. This request is based on several key considerations. Consistency with Surrounding Development. The surrounding area consists predominantly of residential properties. Changing the zoning of my lot to residential would align with the existing neighborhood character and promote a cohesive community atmosphere. As our community continues to grow, there is an increasing demand for residential housing. By converting this lot to residential use, it can contribute to meeting the housing needs of our community, providing additional options for families and individuals looking to reside in the area.
	I believe that changing the zoning of my lot from industrial to residential will not only serve the interests of the community but enhance the quailty of life for the residents. I appreciate your consideration of my request and look forward to getting this changed. Thank you for your attention to this request.

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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 <u>Fort Worth Neighborhood Database</u> includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the <u>Online Zoning Map</u> or contact <u>Community Engagement</u> . 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)
	\square 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
	- A hat of all walver requests with specific orallative references

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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	y):	ne curveria	8
Owner's Name (Printed): Josue Cardenas	3		
If application is being submitted by an applicant or	agent other thar	n the property owner, c	omplete the section below:
AUTHORITY IS HEREBY GRANTED TO (NAME)	Mark Salgado	ON MY BEHALF AS 1	THE OWNER OF THIS PROPERTY AS
INDICATED AT THE APPRAISAL DISTICT, TO FILE AND PRE	SENT AN APPLICA	TION TO THE CITY OF F	ORT WORTH, TEXAS,
TO REQUEST A CHANGE IN ZONING CLASSIFICATION I	FOR THE FOLLOW	/ING PROPERTY:	
MORGAN HEIGHTS SUBDIVISION BLOCK 39 LOT 2			(CERTIFIED LEGAL DESCRIPTION)
Josus Cardenas		Mark Sa	lgado
Owner's Signature (of the above referenced propert	((3)	Applicant or Agent's	Signature
Josue Cardenas		Mark Salgado	
Owner's Name (Printed)	<u>—</u>	Applicant or Agent's	Name (Printed):