



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.

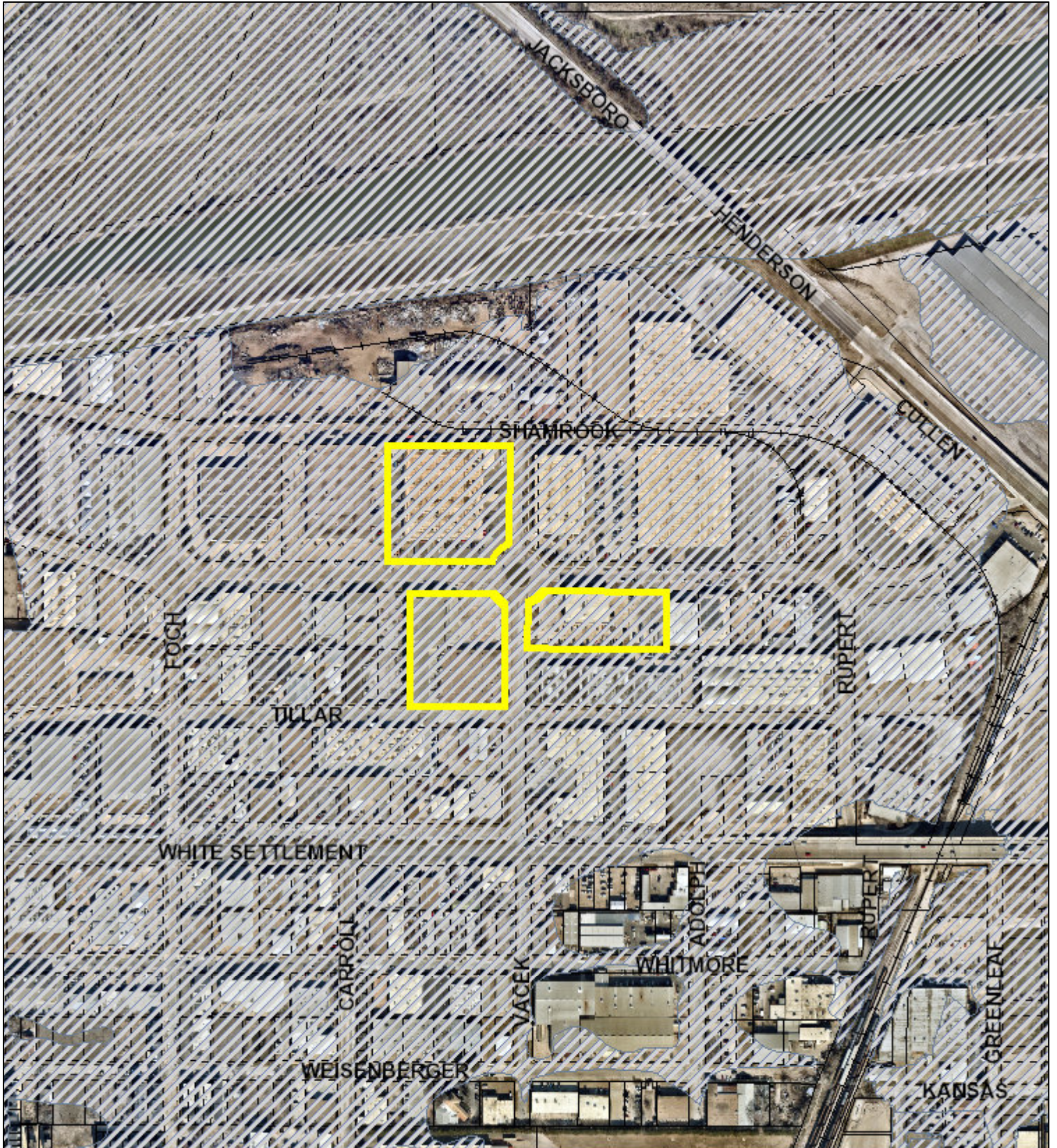
PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: Council Chambers, Second Floor of City Hall	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

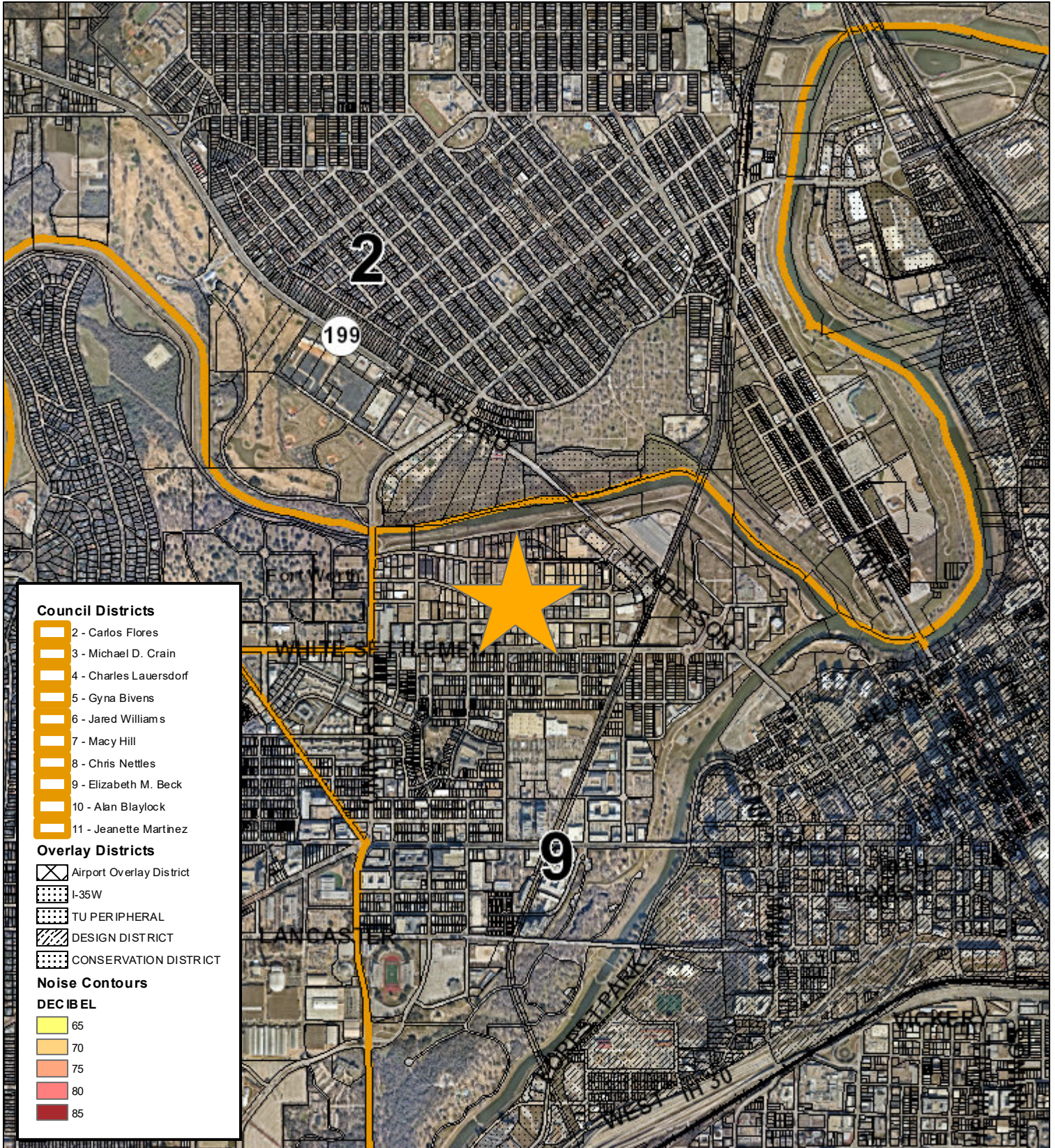
Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	

Aerial Photo Map



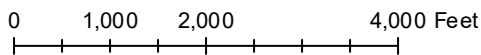
Area Map



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

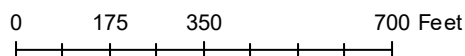
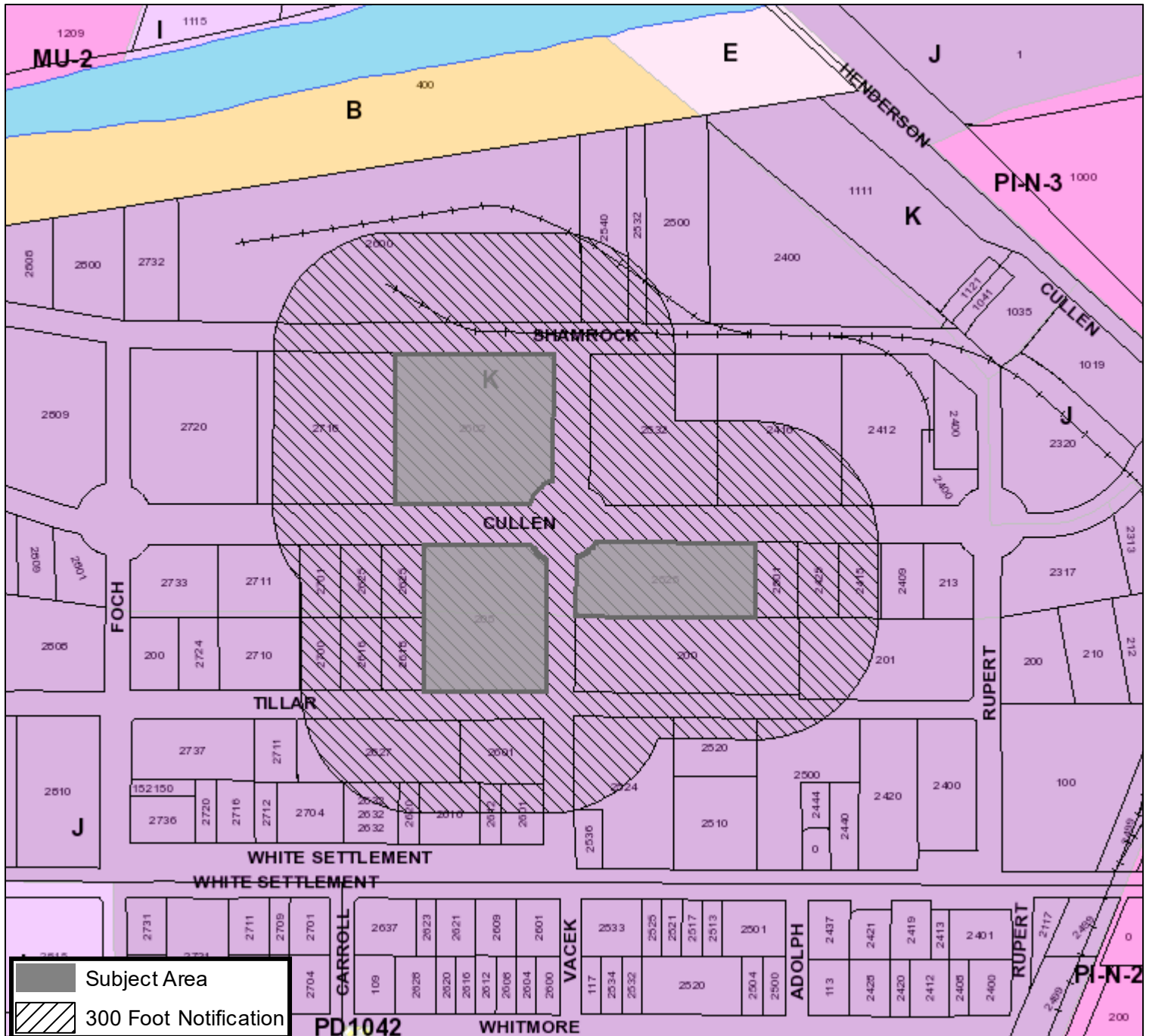
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85

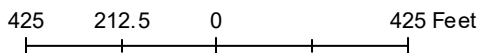
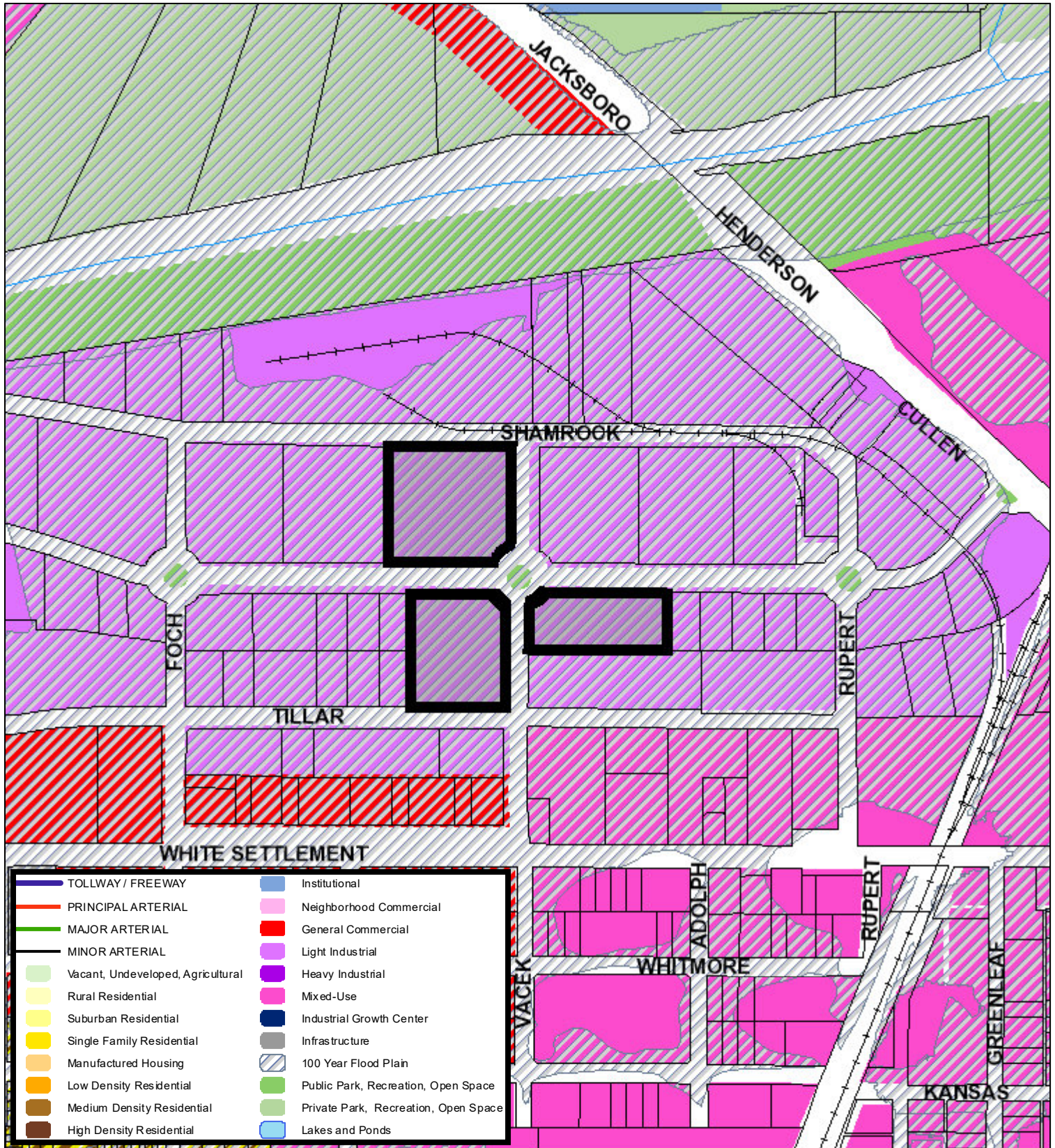


Area Zoning Map

Applicant: Tarrant Area Food Bank
 Address: 2525 & 2602 Cullen Street; 205 North Vacek Street
 Zoning From: K
 Zoning To: PD/CF plus food market, onsite learning center
 Acres: 7.61178483
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 6/12/2024
 Contact: null



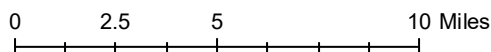
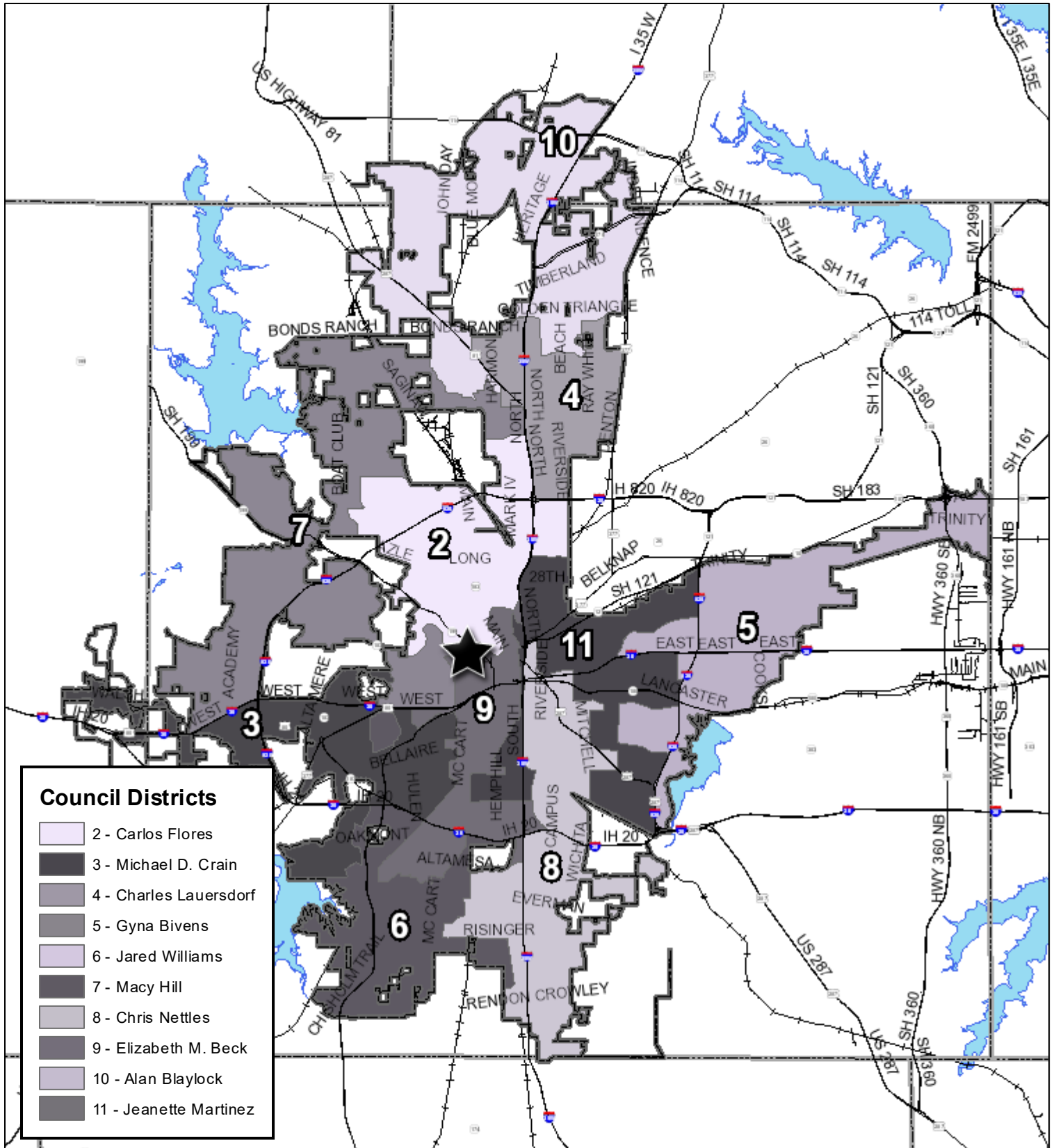
Future Land Use



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



CONFIDENTIAL AND PROPRIETARY

EXCEPT AS MAY BE OTHERWISE PROVIDED BY CONTRACT, THESE DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE CLIENT LISTED, AND ARE ISSUED IN STRICT CONFIDENCE AND SHALL NOT BE MADE AVAILABLE, REPRODUCED, OR COPIED, OR USED FOR ANY OTHER INTENDED PURPOSE, OR AS BASIS FOR MANUFACTURE OR SALE OF APPARATUS WITHOUT WRITTEN PERMISSION.

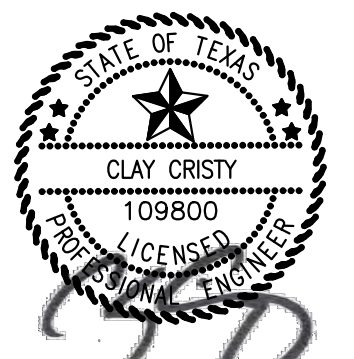
CLIENT / PROJECT NAME:

**Tarrant Area
Food Bank
Ag Hub**



205 N. Vacek St.
Fort Worth, TX
76107

SEAL(S) / CONSULTANT:



1/5/2023

PROJECT NUMBER:

22-1031.00

ISSUE DATE:

November 17, 2022

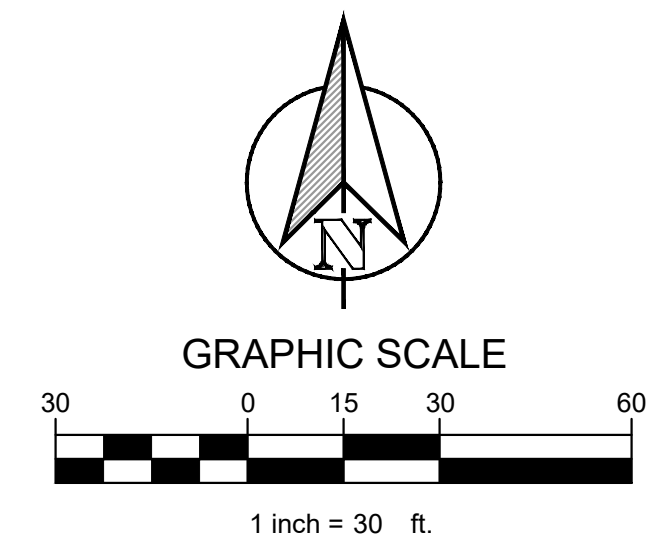
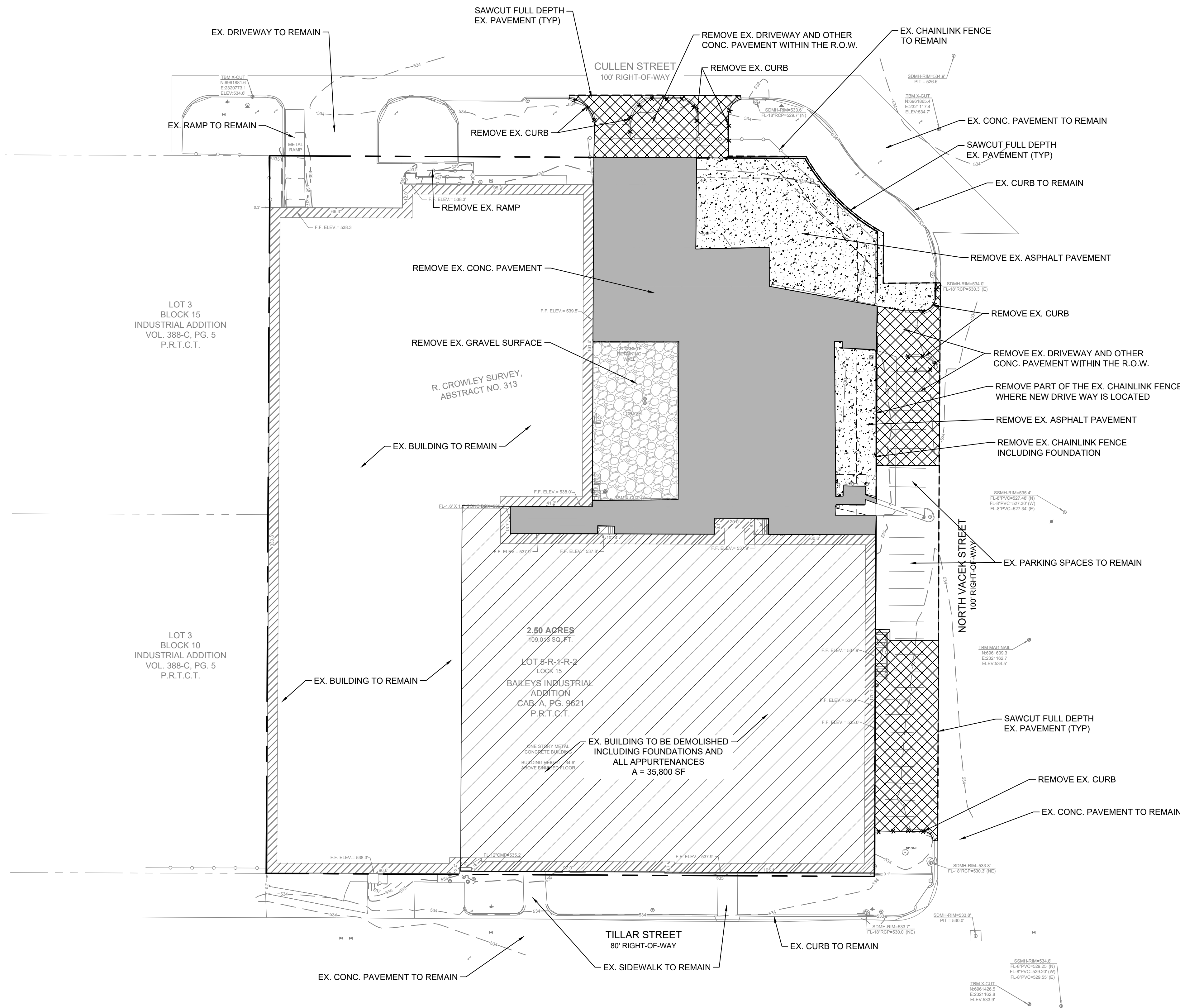
REVISIONS:

SHEET NAME:

DEMO PLAN

SHEET NUMBER:

C-2



LEGEND	
	EXISTING CONCRETE PAVEMENT TO BE DEMOLISHED
	EXISTING CONCRETE PAVEMENT WITHIN R.O.W. TO BE DEMOLISHED
	EXISTING BUILDING TO BE DEMOLISHED
	EXISTING GRAVEL SURFACE TO BE DEMOLISHED
	EXISTING ASPHALT PAVEMENT TO BE DEMOLISHED
	FULL-DEPTH SAWCUT
	EXISTING CURB TO BE REMOVED

GENERAL NOTES

1. THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2. ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
3. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
4. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
5. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
6. CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATIONS REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STATE, LOCAL, OR FEDERAL REQUIREMENTS.
7. CONTRACTOR TO PROVIDE PROPER NOTIFICATION TO UTILITY COMPANIES PRIOR TO REMOVAL OF ANY UTILITY LINES
8. CONTRACTOR IS RESPONSIBLE FOR THE PROPER CITY, STATE, OR FEDERAL NOTIFICATIONS AND/OR FEES ASSOCIATED WITH THE DEMOLITION PRIOR TO COMMENCING.
9. CONTRACTOR TO PROPERLY DISPOSE OF ALL DEMOLISHED MATERIAL OFF OF THE SITE.
10. IF NOT SHOWN ON THE DEMOLITION DRAWINGS, THE CONTRACTOR SHALL REMOVE ALL EXISTING MATERIALS AS NECESSARY TO COMPLETE ALL NEW WORK AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
11. SALVAGE RIGHTS FOR ALL DEMOLISHED MATERIALS SHALL BE FIRST GIVEN TO THE OWNER. ANY MATERIALS NOT RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
12. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS IN THE REMOVAL/DEMOLITION OF HAZARDOUS MATERIALS.
13. CONTRACTOR IS RESPONSIBLE FOR ALL REGISTRATIONS, PERMITS AND FEES REQUIRED TO REMOVE & PROPERLY DISPOSE OF ALL DEMOLITION MATERIALS.
14. DEMO CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND NOTIFICATIONS TO ALL LOCAL, STATE AND FEDERAL AUTHORITIES.
15. CONTRACTOR SHALL COORDINATE AND ASSUME ANY FEES ASSOCIATED WITH REMOVAL OF UTILITIES. ALL ABANDONED UTILITIES TO BE REMOVED & CAPPED.
16. REFER TO SURVEY FOR LIMITS AND BOUNDARY OF PROPERTY.
17. CONTRACTOR SHALL PROMPTLY REPAIR DAMAGES TO ADJACENT FACILITIES CAUSED BY DEMOLITION OPERATIONS.
18. CONTRACTOR TO MARK AND PROTECT ALL EXISTING LANDSCAPING TO REMAIN INCLUDING TREES NOTED ON THIS PLAN.

UTILITY LOCATION NOTE:
THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND BASED ON EXISTING PLANS AND DATA FURNISHED BY UTILITY COMPANIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES THAT MAY CONFLICT WITH CONSTRUCTION. CALL 1-800-344-8377 TWO WORKING DAYS PRIOR TO CONSTRUCTION FOR ONSITE LOCATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE, AT NO ADDITIONAL COST.

CAUTION !!!
UNDERGROUND TELEPHONE CABLE IN THE AREA. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION. CONTACT AT&T 48 HOURS PRIOR TO CONSTRUCTION. PHONE * 1-800-395-0440

CAUTION !!!
UNDERGROUND GAS IN THE AREA. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION. CONTACT ATMOS GAS 48 HOURS PRIOR TO CONSTRUCTION. CALL 1-800-DIG-TESS PHONE * 1-800-344-8377

CAUTION !!!
OVERHEAD ELECTRICAL CABLE IN THE AREA. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION. CONTACT ONCOR ELECTRIC COMPANY 48 HOURS PRIOR TO CONSTRUCTION. PHONE * 1-800-233-2133



FORT WORTH **ZONING CHANGE / SITE PLAN APPLICATION**

CONTACT INFORMATION

PROPERTY OWNER Tarrant Area Food Bank

Mailing Address 2525 Cullen St City, State, Zip Fort Worth, TX, 76107

Phone 817.857.7100 Email _____

APPLICANT Julie Butner

Mailing Address 2525 Cullen St City, State, Zip Fort Worth, TX, 76107

Phone 817.857.7171 Email Julie.Butner@tafb.org

AGENT / OTHER CONTACT Michael Malone

Mailing Address 2525 Cullen St City, State, Zip Fort Worth, TX, 76012

Phone 817.857.7126 Email Michael.Malone@tab.org

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) 2525 & 2600 Cullen St & 206 N Vacek St, Fort Worth, Texas 76107

Range): Total Rezoning Acreage: 7.6 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): Bailey's Industrial Addition Lot A Blk 18, Lot 6-R Blk 14, Lot 5-R-1-R-2 Blk 15

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 7.6 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 checked="" 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 (no change to development standards or waivers) <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): Heavy Industrial ("K") Proposed Zoning District(s): Community Facility ("CF")

Current Use of Property: Administrative and professional offices;volunteer activities

Proposed Use of Property: Future activities may include (ETA CY 2025):Community food market providing groceries ti people in need;onsite earl learning center;other related community services

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: Community Facililty ("CF")

Land Uses Being Added or Removed: Adding community food market, onsite learning center,otherrelated community services

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 are requesting to change the zoning of our AgHub, Distribution Center, and our Administration Building from Heavy Industrial ("K") to a Planned Development with a base zoning of Community Facility ("CF"). This would allow the Food Bank to host its seasonal farmers' market at the AgHub this summer and would allow for TAFB's current and future activities, as listed below.

- Current activities include food and nonfood storage; food distribution; administrative and professional offices; volunteer activities, such as sorting food products, meal prep, and administrative tasks; community events for community members, volunteers, donors, and staff; farmers market operated seasonally; commercial kitchen for meal preparation; benefit enrollment center to assist people with SNAP and other state benefits; outdoor food gardens and gardening; nutrition and food education classes.
- Future activities may include (ETA CY 2025): Community food market providing groceries to people in need; an onsite early learning center; other related community services.