



# 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](mailto: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](http://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](http://fortworthtexas.gov) or contact the City Secretary's Office at 817-392-6150.

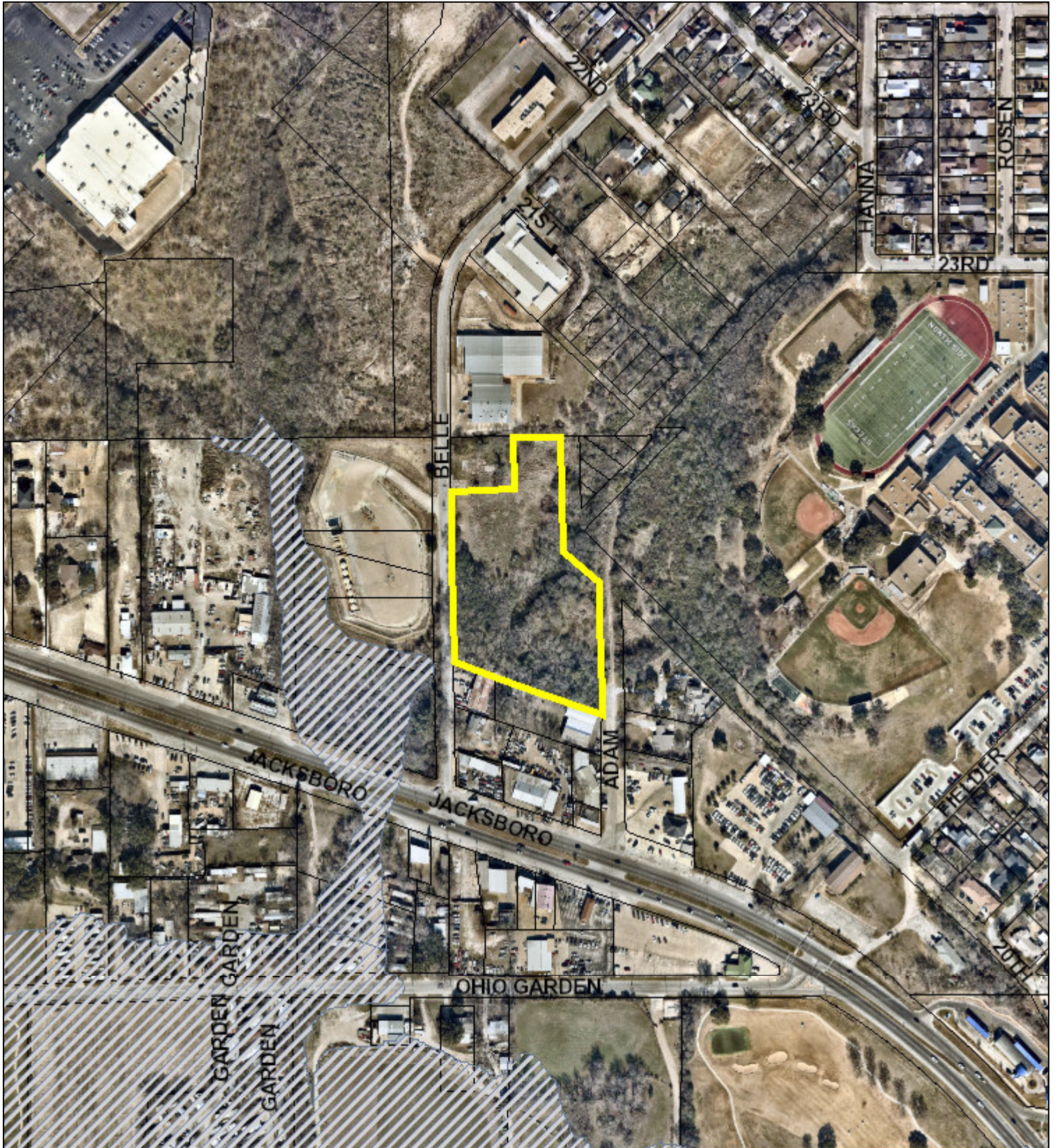
PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St. Council Chambers, Second Floor	
LOCATION MAP	

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:	

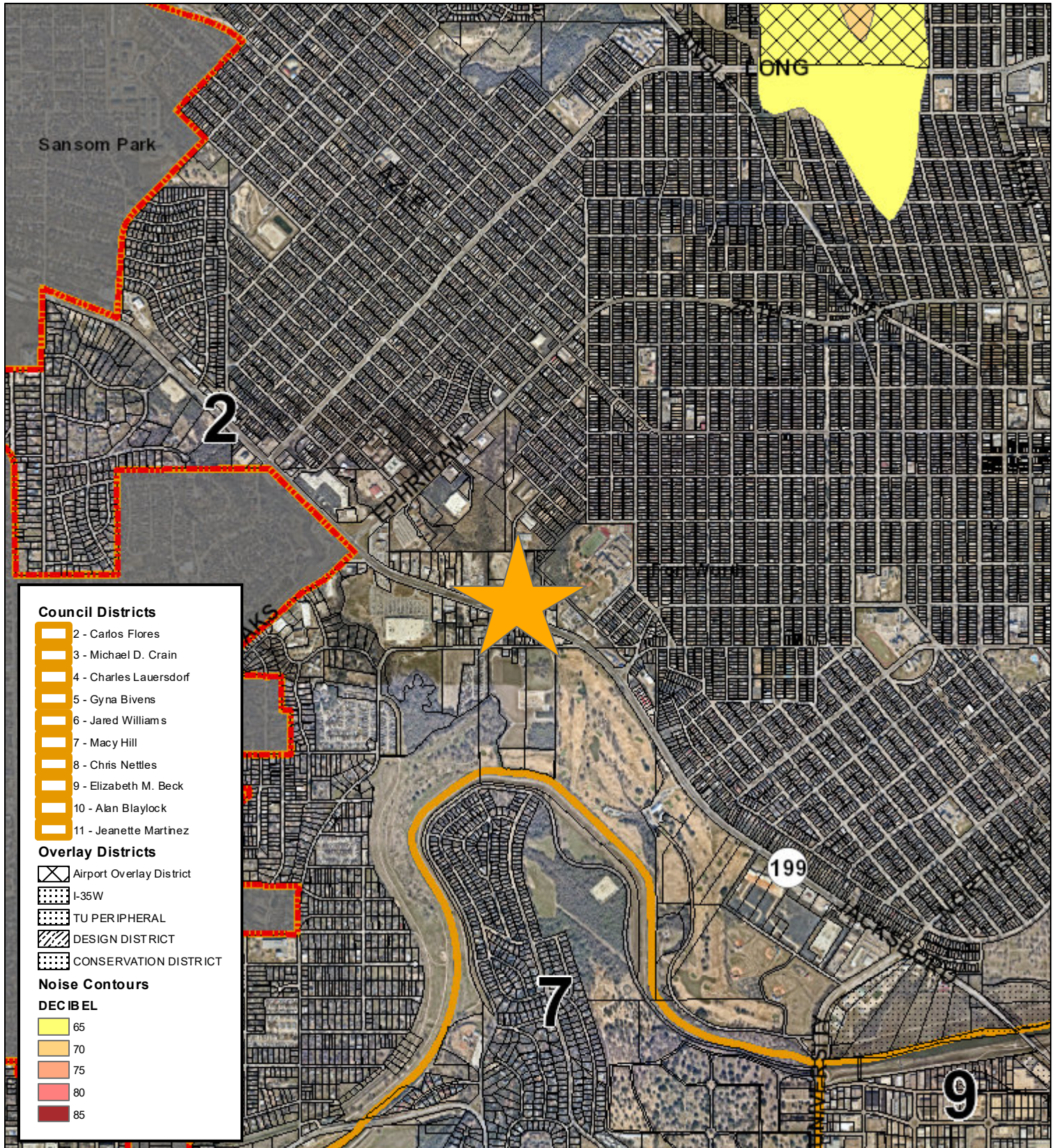
## Aerial Photo Map





0 220 440 880 Feet








### Area Map



**Council Districts**






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

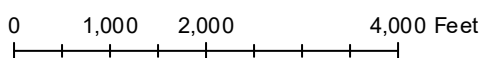
**Overlay Districts**

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

**Noise Contours**

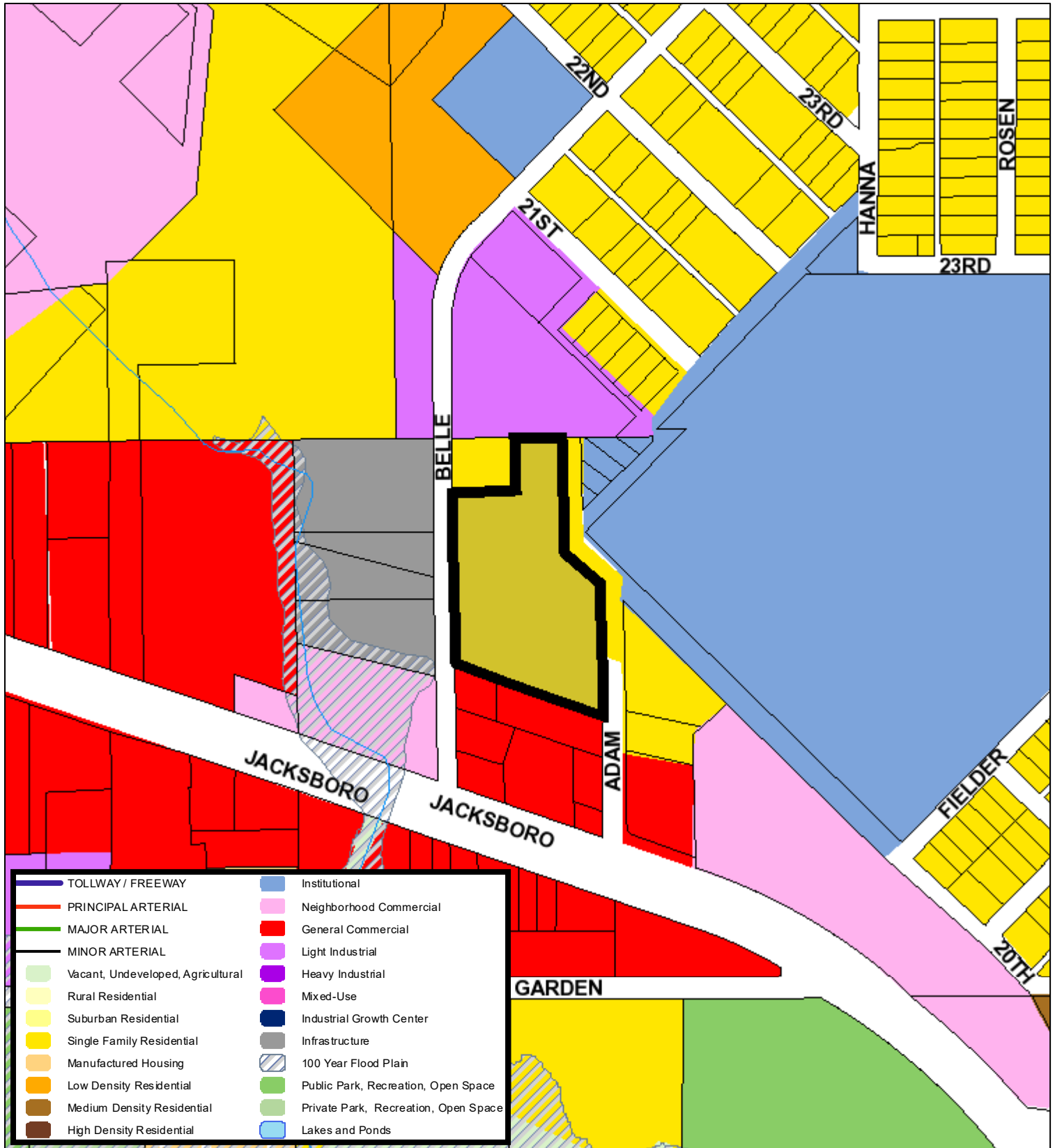
**DECIBEL**

-  65
-  70
-  75
-  80
-  85

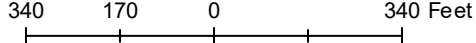




### Future Land Use



340 170 0 340 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.







# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

PROPERTY OWNER 2SP Family, LLC  
 Mailing Address 1635 Rogers Road City, State, Zip Fort Worth, TX  
 Phone 817-291-4455 Email eric@2sppartners.com  
 APPLICANT Kyle Poulson  
 Mailing Address 1635 Rogers Road City, State, Zip Fort Worth, TX 76107  
 Phone 817-291-4455 Email kylekpoulson@gmail.com  
 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): 2000 Belle Ave, Fort Worth, TX 76164/Lot 2B  
 Total Rezoning Acreage: 4.3928  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: 4.3928 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 (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): A-5 Residential Proposed Zoning District(s): I-Light Industrial  
 Current Use of Property: Vacant Land  
 Proposed Use of Property: Small Warehouse

**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.

Reason for rezoning is to allow the construction of a small warehouse with it to allow small machinery to be operated and worked on.

## ADDITIONAL QUESTIONS

1. Is this property part of a current Code Compliance case?  Yes  No If yes, please explain:

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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.

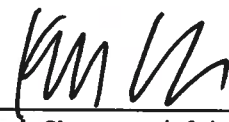
X Owner's Signature (of the above referenced property): 

X Owner's Name (Printed): Kyle Poulson

**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)

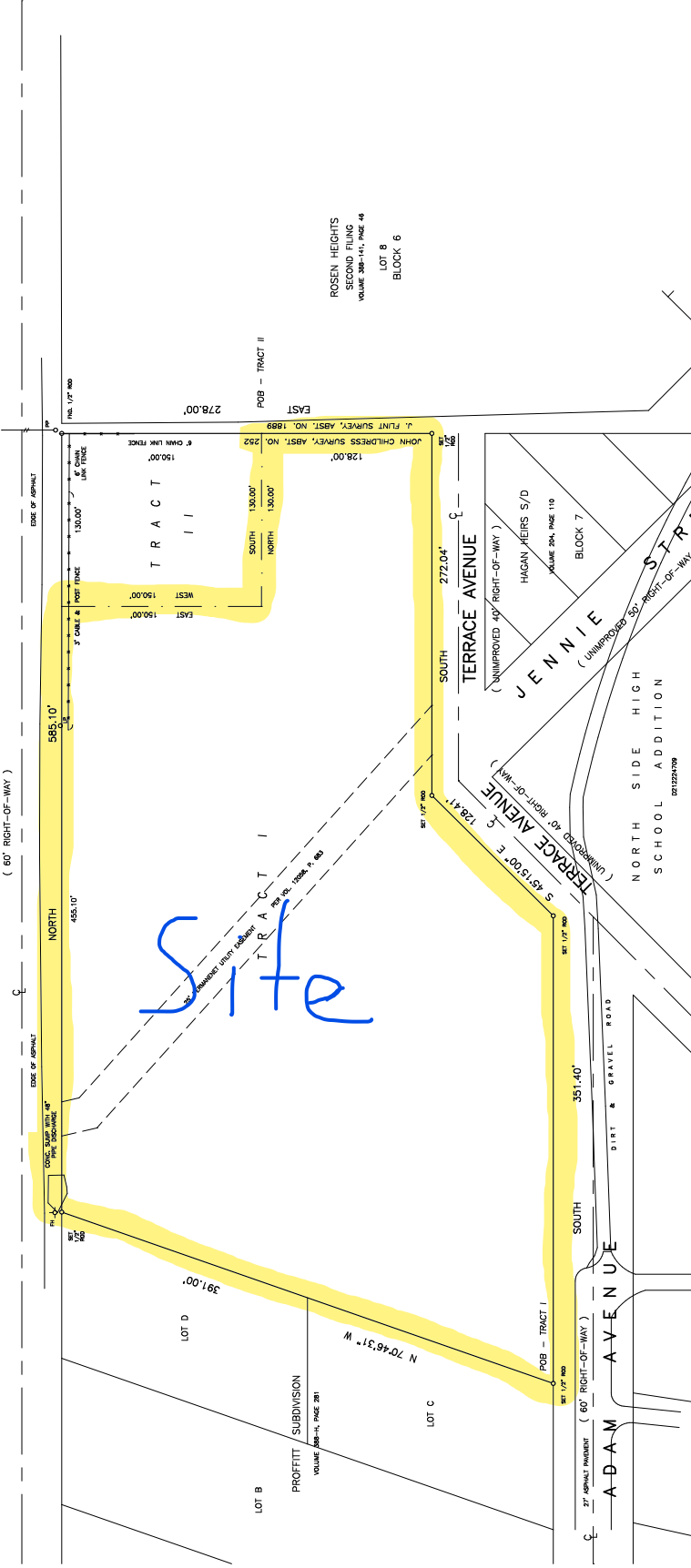
X   
Owner's Signature (of the above referenced property)

X Kyle Poulson  
Owner's Name (Printed)

X   
Applicant or Agent's Signature

X Kyle Poulson  
Applicant or Agent's Name (Printed):

**BELLE AVENUE**  
( 60' RIGHT-OF-WAY )



ROSEN HEIGHTS  
SECOND FILING  
VOLUME 388-44, PAGE 48  
LOT B  
BLOCK 6

**LEGAL DESCRIPTION (CONTINUED)**

**Tract I:**  
A 4.3098 acre tract out of the John Childress Survey, Abstract No. 252, Tarrant County, Texas, being all of that tract conveyed to Chesapeake Land Company, Tarrant County, Texas, by deed recorded in Volume 388-44, Page 48, of the Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:  
BEGINNING at a set 1/2 inch steel rod at the southeast corner of said Tract I, at the southeast corner of said Block 6, and in the west right-of-way line of Adam Avenue, a 60 feet wide public street;  
THENCE North 70 degrees 46 minutes 31 seconds West along the southeast line of said Block 6, a distance of 391.00 feet to a set 1/2 inch steel rod at the southwest corner of said Tract I, at the southwest corner of said Block 6, and in the west right-of-way line of Adam Avenue, a 60 feet wide public street;  
THENCE East along the east line of said Tract I, a distance of 591.00 feet to the southeast corner of said Tract I, at the southeast corner of said Block 6, and in the west right-of-way line of Adam Avenue, a 60 feet wide public street;  
THENCE East along the east line of said Tract I, a distance of 591.00 feet to the southeast corner of said Tract I, at the southeast corner of said Block 6, and in the west right-of-way line of Adam Avenue, a 60 feet wide public street;  
THENCE East along the east line of said Tract I, a distance of 591.00 feet to the southeast corner of said Tract I, at the southeast corner of said Block 6, and in the west right-of-way line of Adam Avenue, a 60 feet wide public street;  
THENCE East along the east line of said Tract I, a distance of 591.00 feet to the southeast corner of said Tract I, at the southeast corner of said Block 6, and in the west right-of-way line of Adam Avenue, a 60 feet wide public street;  
THENCE East along the east line of said Tract I, a distance of 591.00 feet to the southeast corner of said Tract I, at the southeast corner of said Block 6, and in the west right-of-way line of Adam Avenue, a 60 feet wide public street;

**Tract II:**  
A 0.4477 acre tract out of the John Childress Survey, Abstract No. 252, Tarrant County, Texas, being all of that tract conveyed to Chesapeake Land Company, Tarrant County, Texas, by deed recorded in Volume 388-44, Page 48, of the Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:  
BEGINNING at the corner of said Tract II, at the northern northwest corner of said Block 6, and in the west right-of-way line of Adam Avenue, a 60 feet wide public street;  
THENCE South along the east line of said Tract II, a distance of 130.00 feet to a point;  
THENCE West along the south line of said Tract II, a distance of 130.00 feet to the west line of said Tract II, at the southwest corner of said Tract II, at the southwest corner of said Block 6, and in the west right-of-way line of Adam Avenue, a 60 feet wide public street;  
THENCE East along the east line of said Tract II, a distance of 130.00 feet to the southeast corner of said Tract II, at the southeast corner of said Block 6, and in the west right-of-way line of Adam Avenue, a 60 feet wide public street;  
THENCE East along the east line of said Tract II, a distance of 130.00 feet to the southeast corner of said Tract II, at the southeast corner of said Block 6, and in the west right-of-way line of Adam Avenue, a 60 feet wide public street;  
THENCE East along the east line of said Tract II, a distance of 130.00 feet to the southeast corner of said Tract II, at the southeast corner of said Block 6, and in the west right-of-way line of Adam Avenue, a 60 feet wide public street;  
THENCE East along the east line of said Tract II, a distance of 130.00 feet to the southeast corner of said Tract II, at the southeast corner of said Block 6, and in the west right-of-way line of Adam Avenue, a 60 feet wide public street;

**GENERAL SURVEY NOTES**  
The State of Texas does not affect the subject property, (Certificate B, Item 109) recorded in Volume 1135, Page 460, Texas Records, Tarrant County, Texas. The same will affect the subject property, (Certificate B, Item 109) recorded in Volume 12008, Page 683, Texas Records, Tarrant County, Texas, with the subject property at a given location, (Certificate B, Item 103)

**CERTIFICATE NOTES**  
The State of Texas does not affect the subject property, (Certificate B, Item 109) recorded in Volume 1135, Page 460, Texas Records, Tarrant County, Texas. The same will affect the subject property, (Certificate B, Item 109) recorded in Volume 12008, Page 683, Texas Records, Tarrant County, Texas, with the subject property at a given location, (Certificate B, Item 103)

**TRACT AREAS**

Tract	Square Feet	Acres
I	191,251	4.3098
II	210,851	4.8425
Total	402,102	9.1523

**LEGEND:**  
FH = FIRE HYDRANT  
P = PLANT  
E = EJECTOR  
POB = POINT OF BEGINNING

**Scale:** 1" = 40'  
0 10 20 50 100

**JOHN A. GRANT, III**  
Registered Professional Surveyor  
No. 114112-20022040272-N

**JOHN A. GRANT, III**  
Registered Professional Surveyor  
No. 114112-20022040272-N

Dec. 8, 2023  
Job No. 22895-23  
P.S. 3481, P. 86

Certificate  
02-22-24

**Grant Engineering, Inc.**  
Professional Seal  
2751 Park Hill Drive  
Fort Worth, Texas 76109  
Firm Registration No. L00619-00  
817-925-3131