



# 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: 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:	



# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

PROPERTY OWNER Investors Forum LTD, Co.

Mailing Address P.O. Box 24328 City, State, Zip FT Worth, TX 76124

Phone 817-451-7777 Email toKKatt@yahoo.com

APPLICANT Terra-Vaults Inc.

Mailing Address 4701 S. Edgewood Terrace City, State, Zip FT Worth, TX 76119

Phone 901-568-3569 Email dennis@Terra-Vaults.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): 4701 S. Edgewood Terrace FT Worth TX 76119

Total Rezoning Acreage: 2.15 ☒ 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): Gladwin Industrial Addition, Lot 2, Block 4

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 2.15 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: 2.15 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 type="checkbox"/> Rezoning to Planned Development (PD) District <input checked="" 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): I Proposed Zoning District(s): I  
 Current Use of Property: Light manufacturing  
 Proposed Use of Property: Light manufacturing with processes that include some hazardous chemical.

## 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: I- Light manufacturing  
 Additional Use Proposed with CUP: I- Light manufacturing with processes that include some hazardous chemical.  
 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.

Requesting CUP due to our processes includes Hazardous Chemical, which is used to make Polymer Storage Vaults for fiberoptic cables, (UTILITIES)

other permits: INFO if needed!  
Texas Commission on Environmental Quality (TCEQ)  
CN# 606108165  
RN# 111668448



Being Lot 2, Block 4 of Gladwin Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the revised plat thereof recorded in Volume 388-86, Page 26, Plat Records, Tarrant County, Texas.

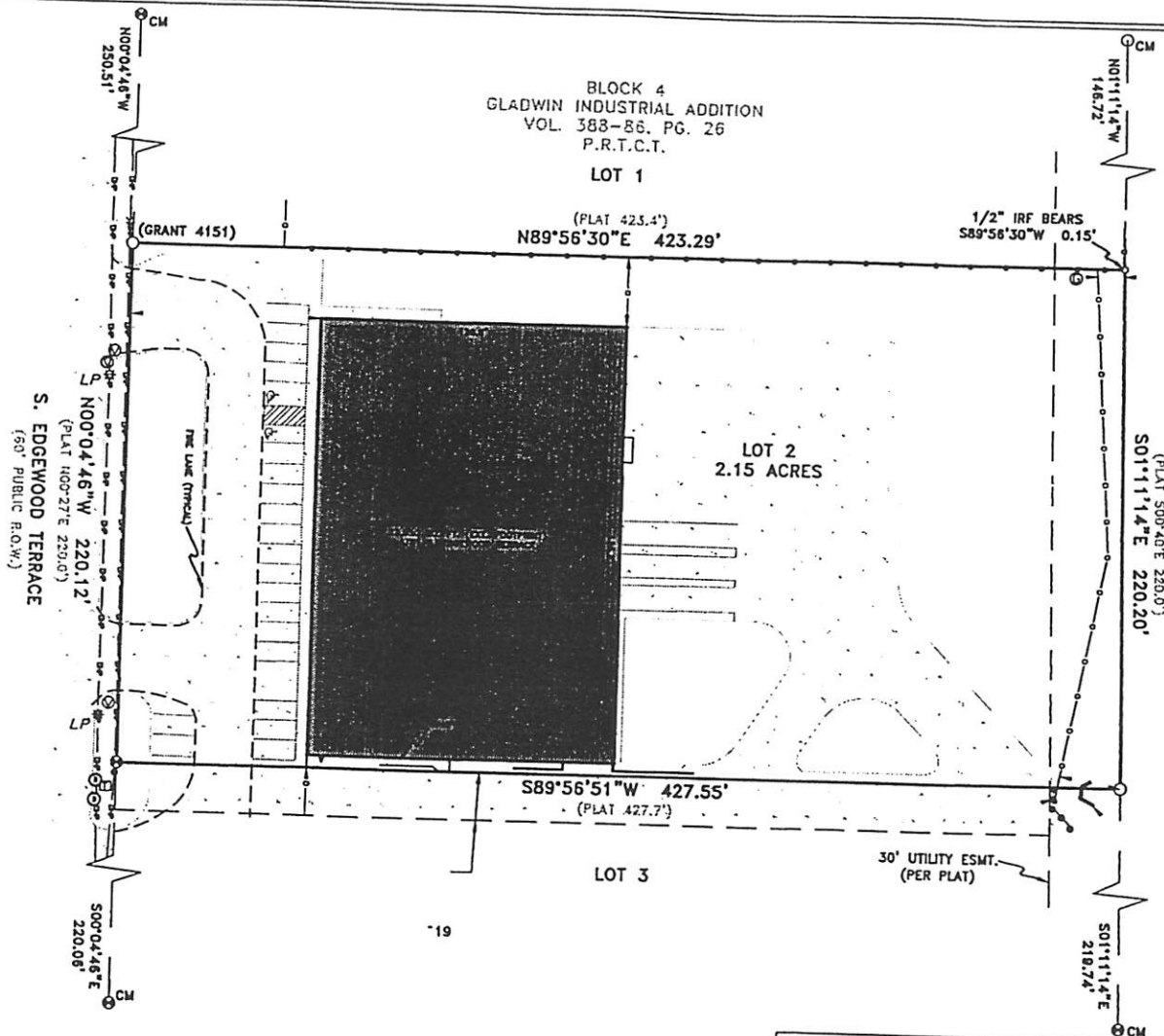
the Insurance Company

This is to certify that I, Wayne Beets II, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. This survey meets the minimum requirements for a Texas Land Title Survey. Fieldwork was completed on October 9, 2019.

Date of Plat/Map: October 14, 2019



Wayne Beets II, RPLS  
No. 6039



TEXAS LAND TITLE ASSOCIATION SURVEY  
LOT 2, BLOCK 4  
GLADWIN INDUSTRIAL ADDITION  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

4701 S. EDGEWOOD TERRACE  
FORT WORTH, TEXAS

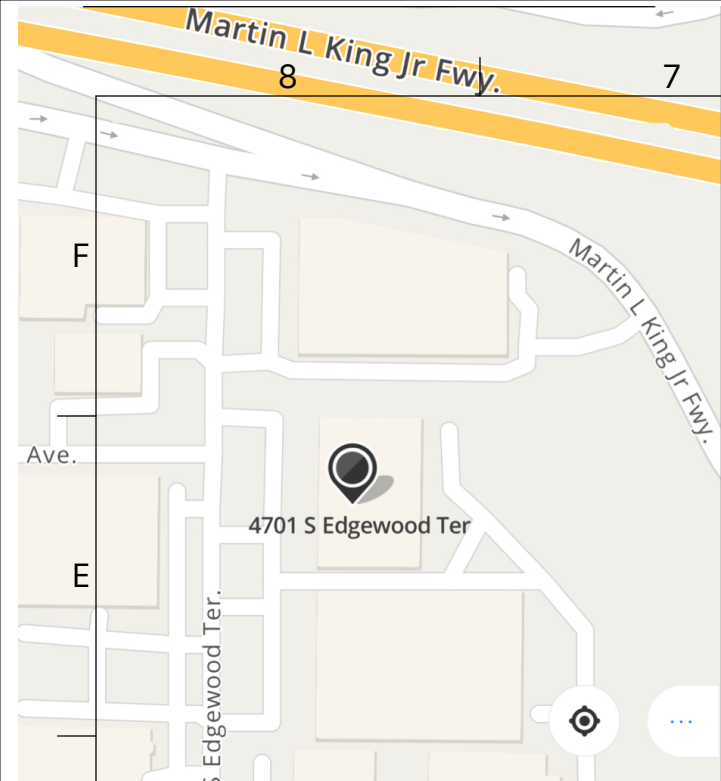
DATE: 10/14/2019  
SCALE: 1" = 50'  
JOB NO.: 2019-1323  
CLIENT: FIDELITY  
TECHNICIAN: JDJ



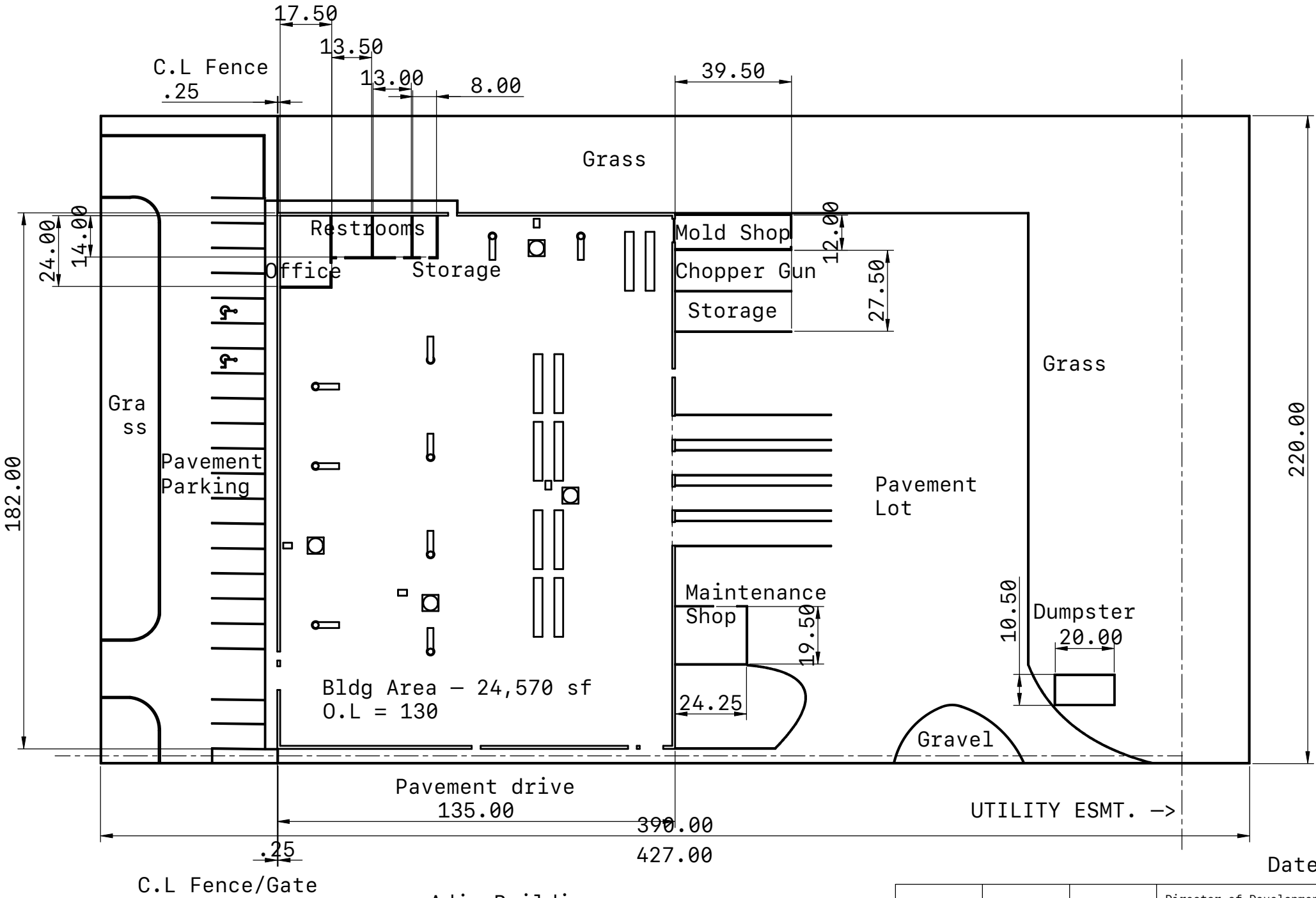
BY-LINE  
SURVEYING LLC  
P.O. BOX 834  
Emory, Tx 75440  
Ph: (903) 473-5150  
Firm No: 10194233  
www.bylinesurveying.com

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\*Being Lot 2, Block 4 of  
Galdwing Industry Addition. An  
addition to the city of Fort  
Worth, Tarrant County Texas.



Proposed use:  
Light manufacturing and  
production process with use of  
hazardous materials.

Adj. Building  
I-Zoning

Investors Forum LTD Co  
4701 S Edgewood Terrace  
Fort Worth, TX 76119  
817-451-7777

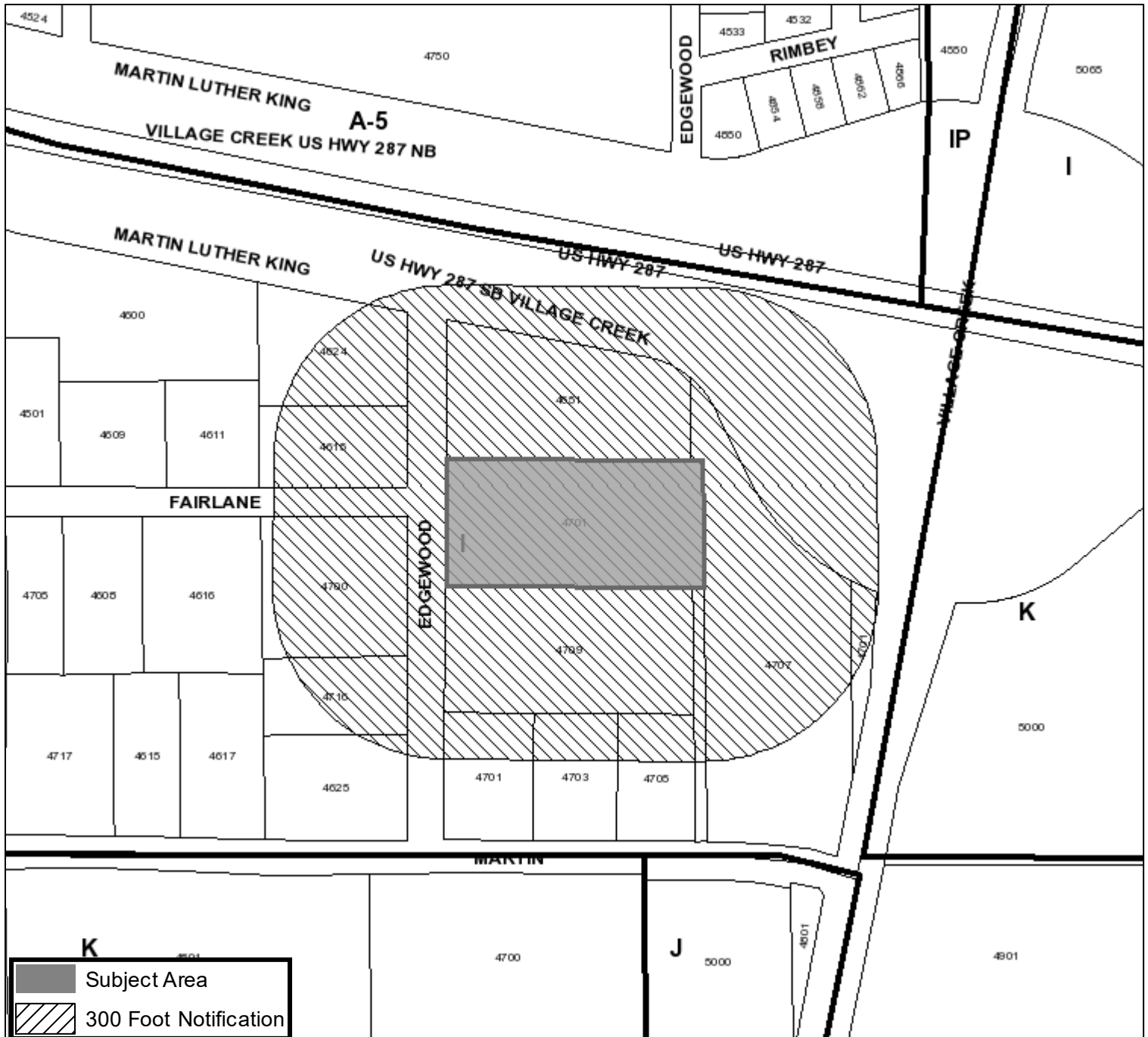
REVISION	NAME	DATE	Director of Development Services:		
			TITLE		
			Terra-Vaults		
			Permit P023-01831		
			UNITS	PROJ. ANG.	SIZE
			ft		B
			SCALE	LAST UPDATED	SHEET
			1:500	09/28/23	1/1



ZC-23-156

## Area Zoning Map

Applicant: Investors Forum LTD Co./ Paul Healy  
Address: 4701 Edgewood Terrace  
Zoning From: I  
Zoning To: Add a Conditional Use Permit for Manufacturing including Hazardous Materials  
Acres: 2.25007856  
Mapsc0: Text  
Sector/District: Southeast  
Commission Date: 11/8/2023  
Contact: 817-392-7869



0 125 250 500 Feet

Created: 10/25/2023 1:33:32 PM