Neighborhood Notification

Case Number: ZC-25-198 **Council District: 11 – Jeanette Martinez**

ZONING CHANGE REQUEST

***Owner/Applicant*:** Martin Quezada Vela & Juana Valdez Guzman/Angela Blochowicz
***Site Location*:** 2517 – 2531 (odds) Hemphill Street
***Request*:**
Current Zoning:

Proposed: Add a Conditional Use Permit (CUP) in "E" Neighborhood Commercial for a three-year term for five (5) Mobile Food Vendors, Potentially Hazardous, with development waivers for a location less than 50 feet from single family residential and without the consent of the adjacent owners; 32 Merchandise Vendors, Outdoor Amusement; and development waivers for 54 fewer parking spaces than required, two (2) detached signs less than 100 feet apart, an approximately 45% reduction in landscaping than required, gates located in the supplemental building setback, and an office use located in the supplemental building setback; site plan included

***Proposed Use*:** Add CUP for mobile food vendors, merchandise vendors, and outdoor entertainment (All uses within "E" district are allowed)

For More Information please contact:

Case Manager Beth Knight 817-392-8190

Public Hearing Dates

Zoning Commission	January 14, 2026
City Council	February 10, 2026

Public Notification

A zoning change is requested for the property shown on the attached maps. 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 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

Neighborhood Notification

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm**.** Correspondence 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

Organizations Notified

Organizations Notified	
Jennings May St Louis NA	South Hemphill Heights NA
Ryan Place Improvement Assn	Fairmount NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Berry Street Initiative
Hemphill Corridor Development Collaborative	

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ZC-25-198

Aerial Photo Map

0 75 150 300 Feet

N

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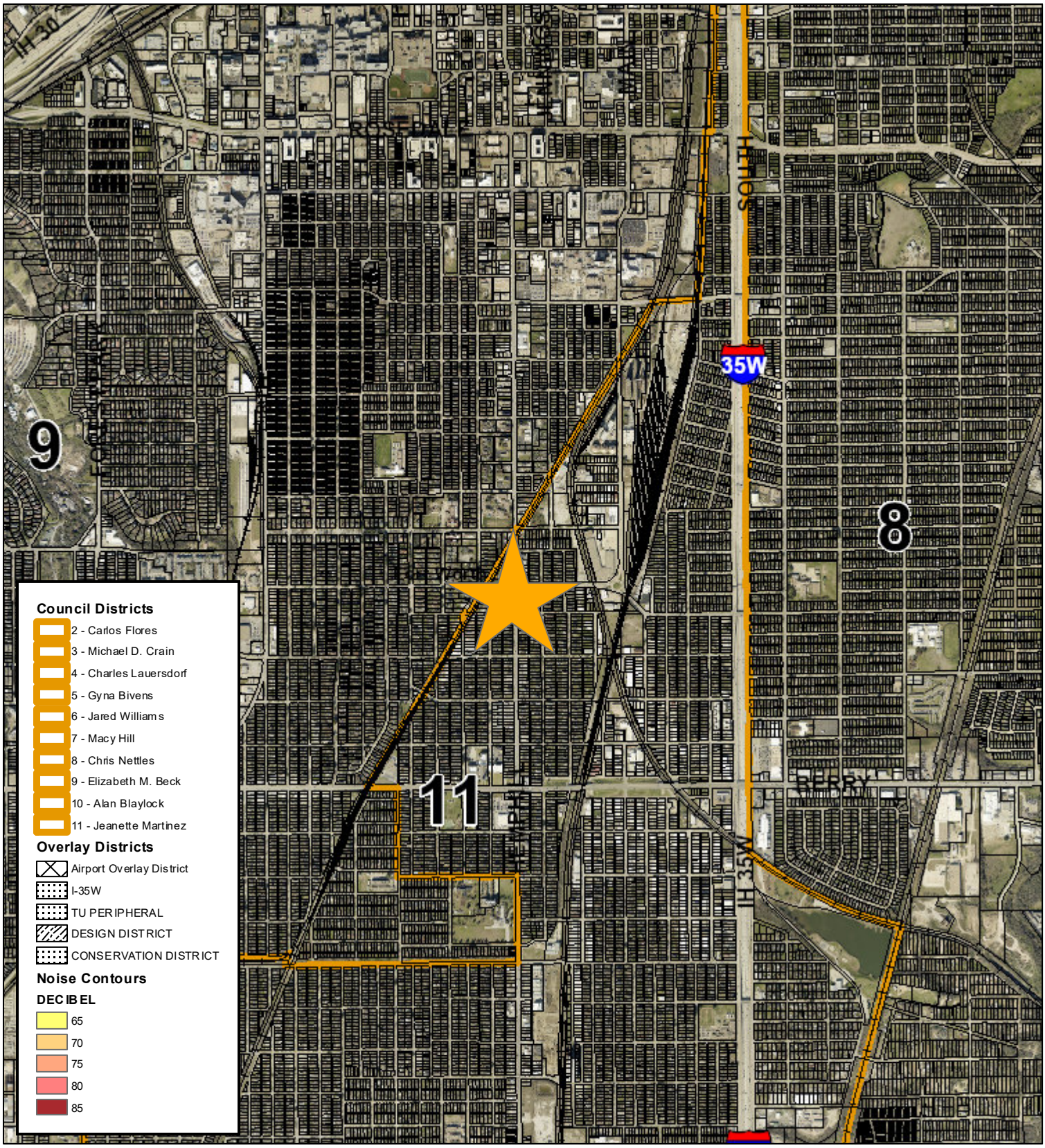
ZC-25-198

Area Map



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0 1,000 2,000 4,000 Feet

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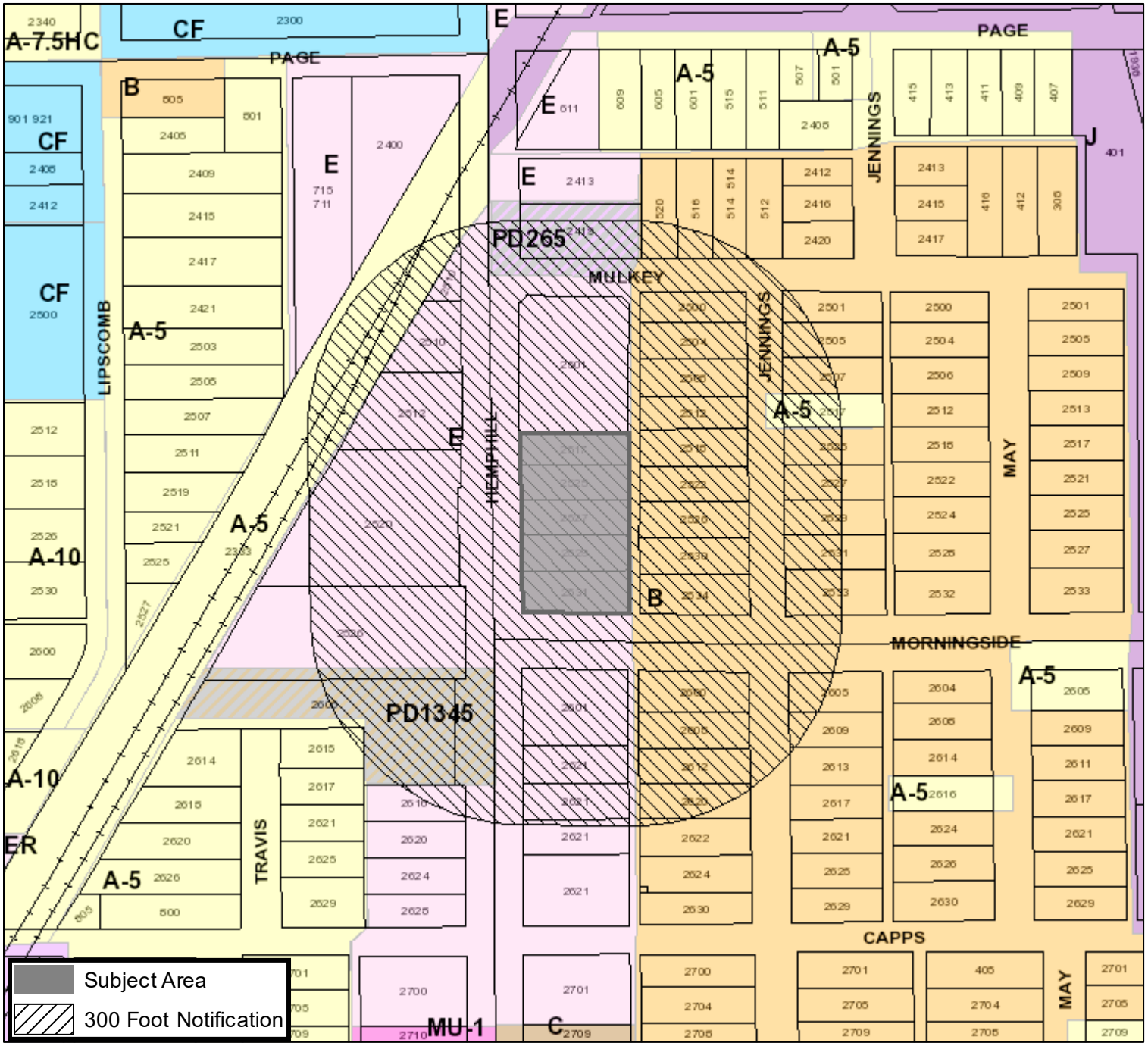
ZC-25-198

Area Zoning Map

Applicant:	Martin Vela & Juana Guzman/Angela Blochowicz
Address:	2517-2531 (odds) Hemphill Street
Zoning From:	E
Zoning To:	Add Conditional Use Permit for food trucks/tent vendors/outdoor entertainment, with develc
Acres:	0.89102233
Mapsco:	Text
Sector/District:	Southside
Commission Date:	1/14/2026
Contact:	817-392-8190



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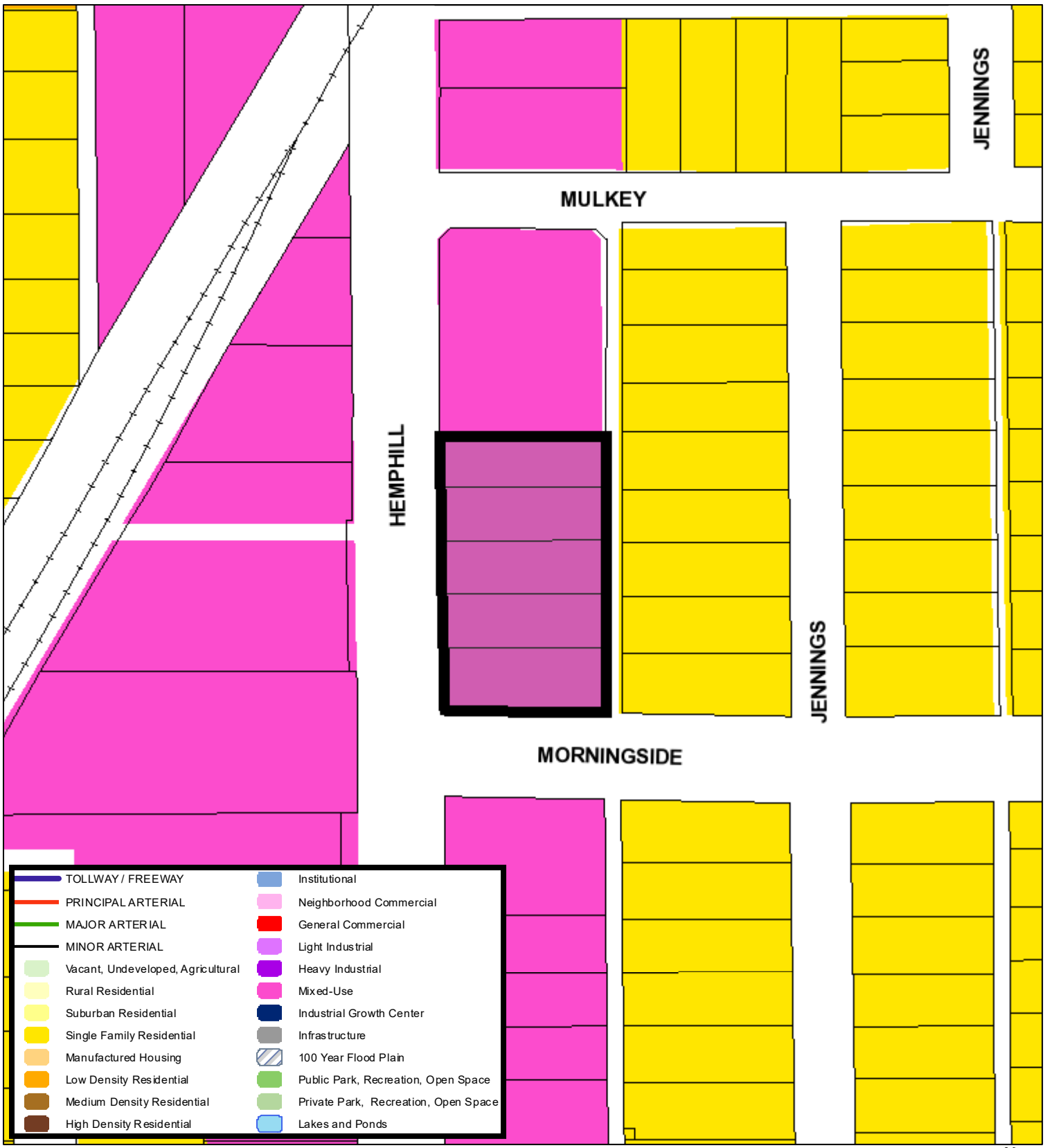
ZC-25-198

Future Land Use



120 60 0 120 Feet

N

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.

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FORT WORTH ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Martin Quezada Vela - Juana Valdez Guzman

Mailing Address 1428 South Freeway City, State, Zip Fort Worth, TX 76104

Phone 682-239-8110 Email alexautos2018@yahoo.com

APPLICANT Angela Blochawicz

Mailing Address 4716 W. Mulkey St. City, State, Zip Fort Worth, TX 76110

Phone 817-627-4564 Email angieblochawicz@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): 2517-2531 Hemphill St. Ft. Worth, TX 76110

Total Rezoning Acreage: 0.864 ☑ 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): Winston addition, Block 1, Lots 5, 6, 7, 8 and 9

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: _____ 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
☐ Rezoning from one standard zoning district to another	☐ Submitting a required site plan for an existing PD *(no change to development standards or waivers)*
☐ Rezoning to Planned Development (PD) District	☐ Amending a previously approved PD or CUP site plan
☑ Adding a Conditional Use Permit (CUP) Overlay	Existing PD or CUP Number: _____
☐ Modifying development standards, waivers, and/or land uses for an existing PD or CUP	Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): E Proposed Zoning District(s): CUP

Current Use of Property: Office Space

Proposed Use of Property: Multi purpose space in extended parking lot.

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: E Commercial

Additional Use Proposed with CUP: Multi purpose Space

Are Development Standards or Waivers being requested? ☑ Yes ☐ No If yes, please list below:

Waiver requested to allow mobile vendor operations within 50 Ft from nearest single/multi family residence and water hook up requirements per section 5.406 for Mobile Vendors. Operations will remain compatible with nearby uses and consistent with future land use. Written or emailed consent from nearby property owners for proposed use will be obtained by zoning hearing date.

☑ 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 Fork Yard by The Morningside Project will operate as an outdoor, community-oriented food court and marketplace accommodating mobile food vendor units and temporary tent vendors. All mobile units will comply with City Health Code requirements and will operate with approved self-contained potable and wastewater systems. Vendor units will not remain overnight, and no permanent pads, foundations, or fixed structures will be installed for vendor placement. Indoor restrooms and hand-wash facilities with running water will remain continuously accessible to vendors and staff. Electrical hookups will be provided. Individual vendors will not dispose of waste on the ground or in unauthorized locations or onsite; all other refuse will be managed through a centralized, regularly serviced waste system.

Outdoor furnishings, including picnic tables, trash cans, portable seating, removable sunshades, and removable light poles, will be non-permanent and safely secured for ongoing use. Outdoor amplified background music, when in use, will not begin before 10:00 AM and will end no later than 10:00 PM. A removable performance platform may be installed in the future for limited live music or small-scale presentations. The platform will not be a permanent structure and will be fully removable without altering the existing surface. It will be used only during permitted operational hours and will comply with all applicable noise, safety, and accessibility requirements. When not in use, the platform will be stored off the primary activity area to maintain clear circulation, emergency access, and compatibility with surrounding properties. All events and site activities will conclude by 10:00 PM.

Operational components include temporary 10×10 vendor tent spaces, mobile food vendor units that depart daily, caster-wheel dumpster enclosures, caster-wheel gates at the rear of the building, and non-permanent outdoor seating arranged to support community gatherings. The site will host community-oriented programming such as markets, cultural activities, neighborhood resource events, and arts-based engagement.

We further requests approval to host recurring community events without separate temporary event permits. These activities will be focused on community benefit and may include, but are not limited to, evening and weekend events lasting between four and eight hours, with no more than eight events held per month. Programming may include local artists, resource tables, small-scale merchant participation, and neighborhood-focused activities. All participating vendors will maintain required permits and insurance. All activities will comply with applicable health, safety, noise, and operational ordinances, with no amplified music before 10:00 AM or after 10:00 PM.

A waiver is requested to allow mobile vendor operations at a location situated less than five hundred feet from the nearest single-family residence. Operations will remain compatible with nearby uses and consistent with the City's Future Land Use Map. The Morningside Project will obtain written or emailed consent from nearby property owners indicating support for the proposed use.

Public benefit includes activation of an underutilized property, support for local food vendors and small enterprises, and creation of safe, family-friendly gathering space. The use promotes walkability, neighborhood interaction, and aligns with the City's goals for small-business support, Hemphill Corridor and Southside revitalization, and mixed-use development.

ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** ☐ Yes ☑ No If yes, please explain: Case 25-15467
   We have operated in good faith, believing our activities comply with all zoning and code requirements. Upon notice from Enviromental Services we provided supporting documentation and are now working with Planning and Development, including this permit request, to ensure full compliance.

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): Ivana Valdez

Owner's Name (Printed): Ivana Valdez

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) Angela Blochowicz ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

2517-2531 Hemphill St. Fort Worth TX 76110, Winston addition, Block 1, Lots 5-9 (CERTIFIED LEGAL DESCRIPTION)

Ivana Valdez

Owner's Signature (of the above referenced property)

Ivana Valdez

Owner's Name (Printed)

Angela Blochowicz

Applicant or Agent's Signature

Angela Blochowicz

Applicant or Agent's Name (Printed):

Revised 11/29/2022

FORT WORTH

SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

- ☐ Site Address and Legal Description
- ☐ Title of project or development (in bold letters) in the lower righthand corner of the plan
- ☐ Date of preparation or revision, as applicable
- ☐ Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- ☐ Vicinity map, north arrow, and scale
- ☐ Label the zoning case number in the lower righthand corner of the plan, below the title
- ☐ Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- ☐ Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- ☐ Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- ☐ Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- ☐ Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- ☐ Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- ☐ Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- ☐ Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- ☐ For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

General Notes:

The following notes should be included on all site plans:

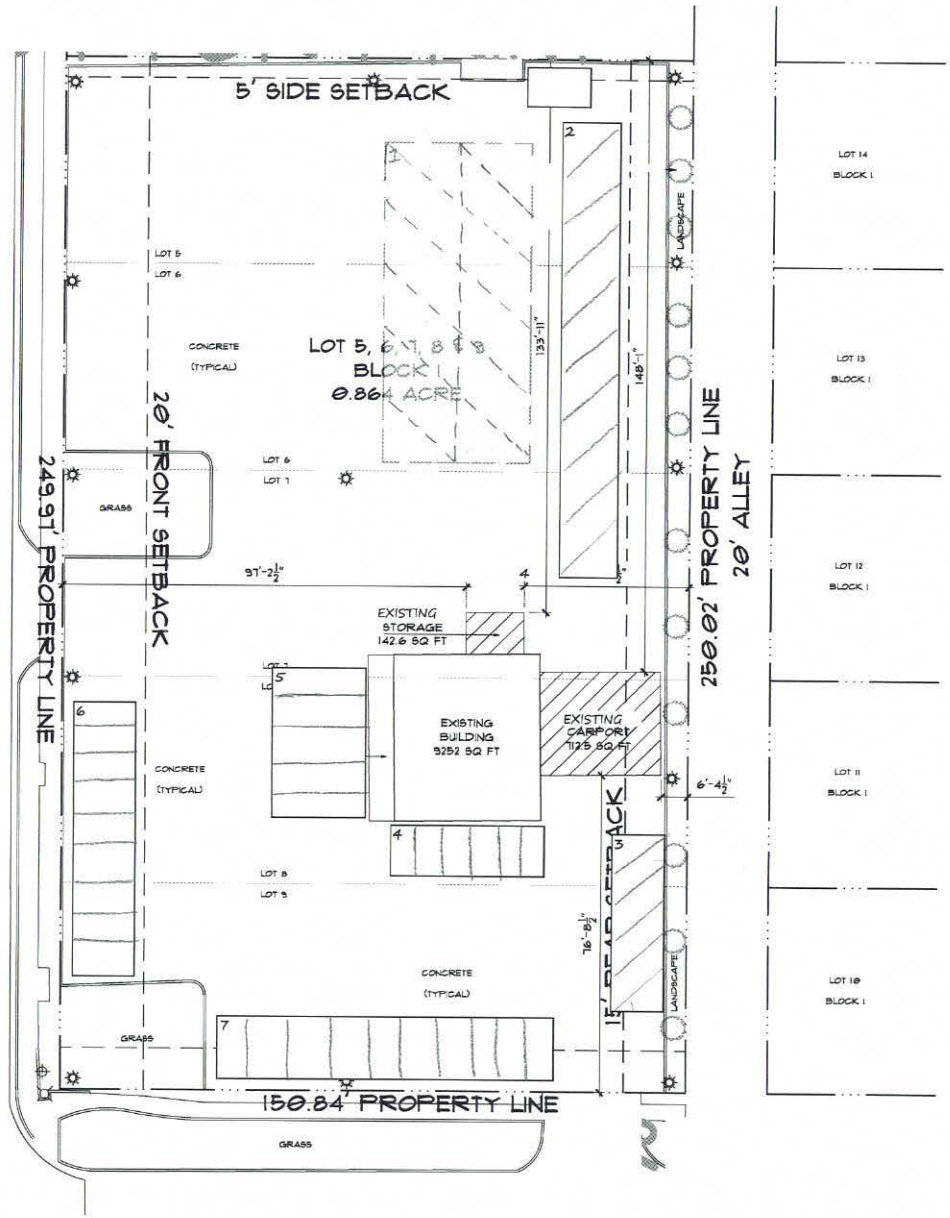
- ☐ This project will comply with Section 6.301, Landscaping.
  - *Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ___." (reference section for your specific zoning district)*
- ☐ This project will comply with Section 6.302, Urban Forestry.
- ☐ All signage will conform to Article 4, Signs.
- ☐ All provided lighting will conform to the Lighting Code.

For multifamily projects in CR, C, or D districts, also include the following note:

- ☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

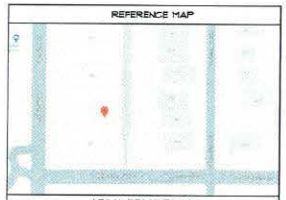
Please make sure to carefully review the development and design standards for your zoning district in Chapter 4 of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.



LEGEND
LIGHT POLE
FIRE HIDRANT
TRAFFIC LIGHT
PROPOSED TREES

REFERENCE MAP



LEGAL DESCRIPTION
LOT 5, 6, 7, 8 & 9 BLOCK 1 0.864 ACRE

SQUARE FOOTAGE	
EXISTING BUILDING	2,529 SQ FT
PROP. DETACHED CARPORT	125 SQ FT
PROP. ATTACHED STORAGE	142.6 SQ FT
TOTAL COVERAGE	3,396.6 SQ FT
LOT SIZE	0.864 ACRE 37,635 SQ FT
% COVERAGE	9%
MAX COVERAGE	60,000 SQ FT

PARKING
1 - 14 PARKING SPACES
2 - E PARKING SPACES
3 - 6 PARKING SPACES
4 - 5 PARKING SPACES
5 - 5 PARKING SPACES
6 - 8 PARKING SPACES
7 - 9 PARKING SPACES

SITE PLAN

SCALE: 1 TO 20

CITY STAMP:

ENGINEER STAMP:

SCALE: 1 TO 20

DATE: 04/24/2024

SCOPE OF WORK: ADDITION

SHEET: A-001

PAGE: 1 OF 6

PROJECT:
2529 HEMPHILL ST,
FORT WORTH, TX 76110

DUE TO THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. BUYER IS ENTITLED TO RENOVATE/REPLACE THE MEP DESIGN IF DESIRED. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

18X24 TEMPLATE