Neighborhood Notification

Case Number: ZC-26-114A **Council District: 2 – Carlos Flores**

ZONING CHANGE REQUEST

Owner/Applicant: Multiple owners; City of Fort Worth

Site Location: 2335-2429 (odds) and 2500-2700 blocks Decatur Avenue
Request:
Current Zoning: "PD775" and "CUP-29"

Proposed: **Tract 1** (3.86 ac): "MU-2" High Intensity Mixed-Use
Tract 2 (16.01 ac): "CUP-29" and "MU-2" High Intensity Mixed-Use

Proposed Use: CIR around Northside TEXRail station

For More Information please contact:
Case Manager Tony Herhold 817-392-6441

Public Hearing Dates

Zoning Commission	October 14, 2026
City Council	November 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

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

Neighborhood Notification

Organizations Notified

Organizations Notified	
Inter-District 2 Alliance	Fort Worth Downtown Neighborhood Alliance
Riverside Alliance	Far Greater Northside Historical NA
Diamond Hill Jarvis NAC	North Side Neighborhood Association
Historic Northside Business Association	Fort Worth Stockyards Business Association
Tarrant Regional Water District	Friends of Riverside Park
Streams And Valleys Inc	Trinity Habitat for Humanity
Oakhurst Alliance of Neighbors	North Fort Worth Historical Society
Fort Worth ISD	

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ZC-26-114A

Aerial Photo Map

0 650 1,300 2,600 Feet

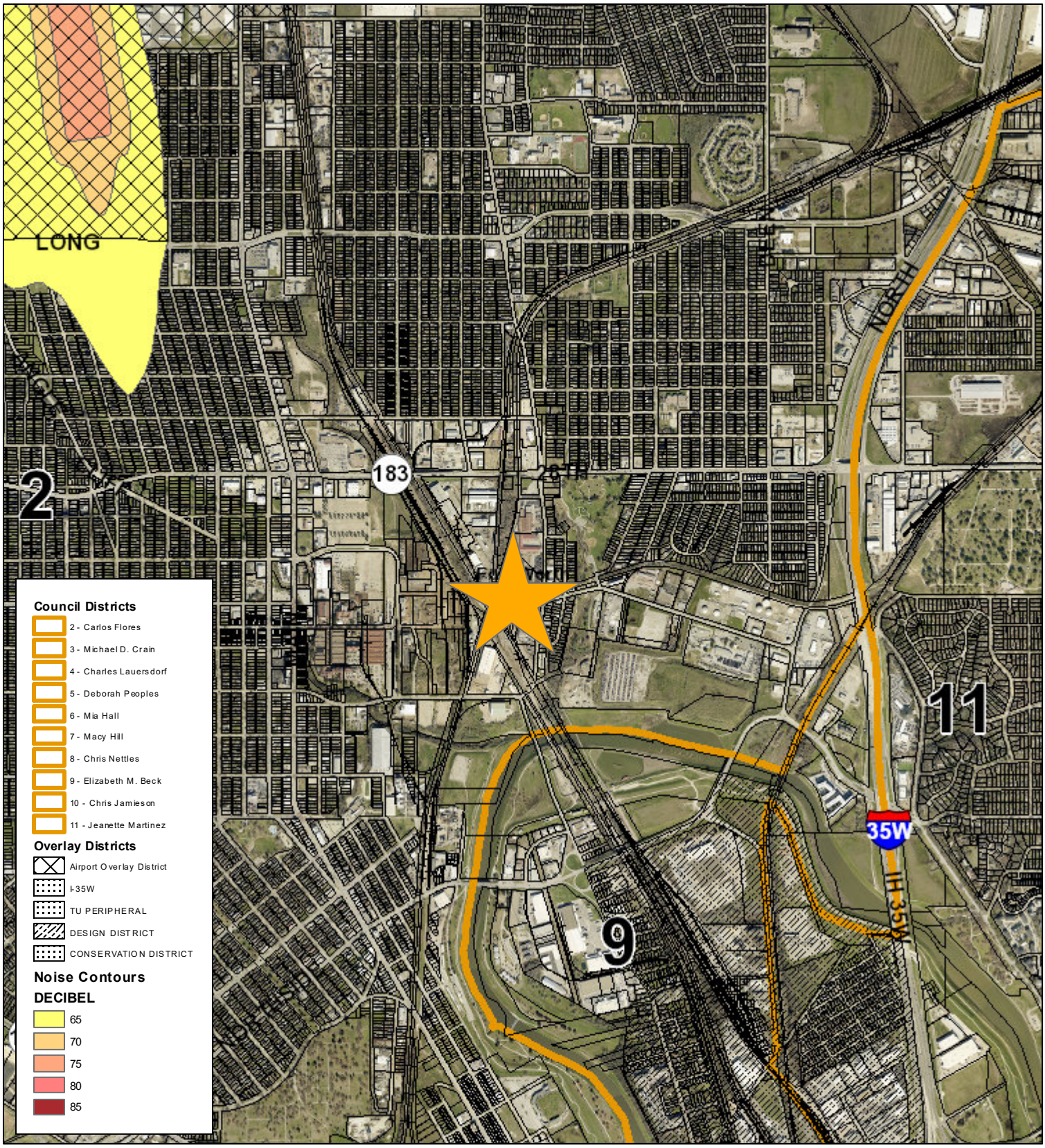
FEMA 100 Year Flood Zone

Non-FEMA City Flood Risk Areas

N

ZC-26-114A

Area Map



N

0 1,000 2,000 4,000 Feet

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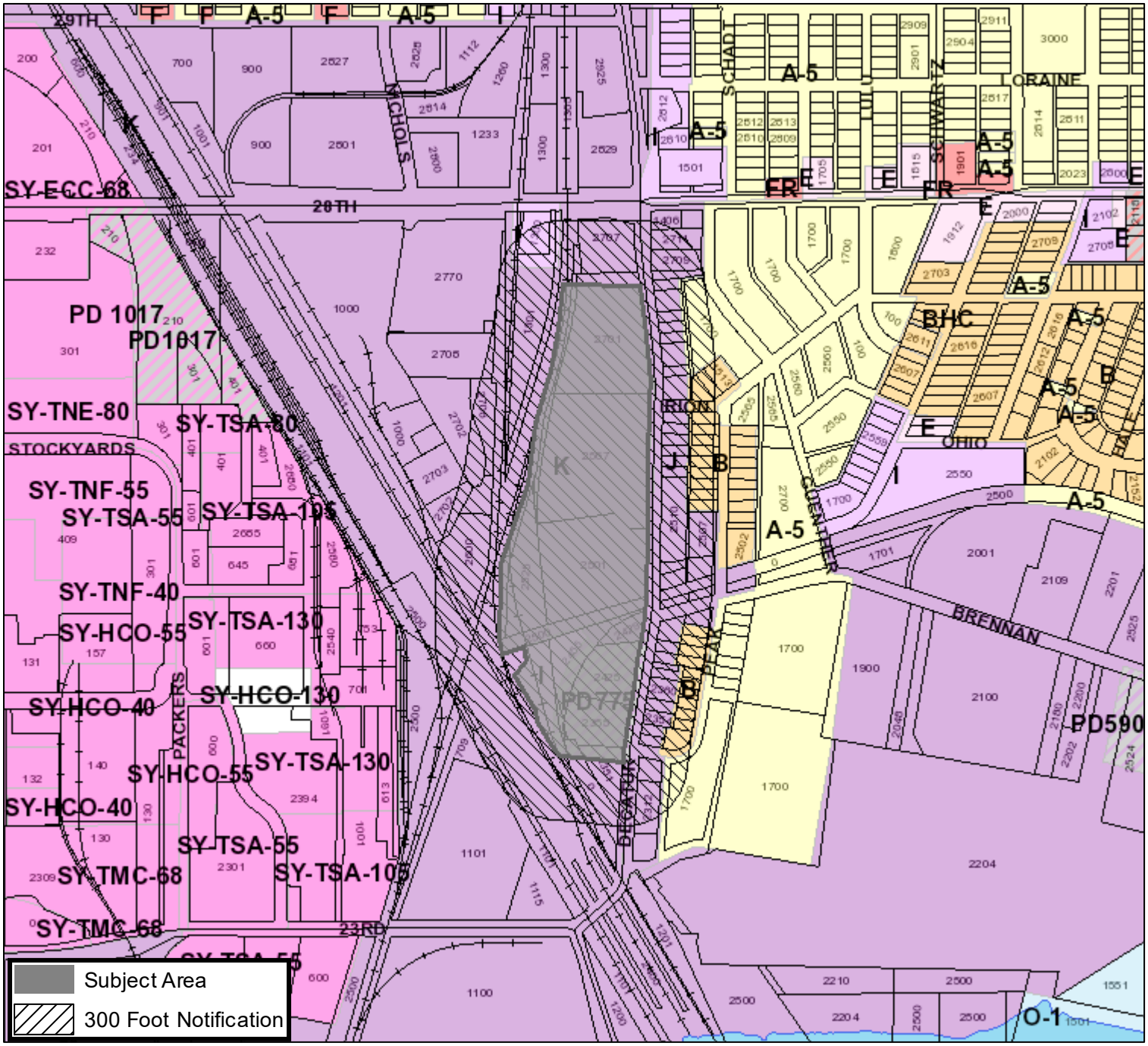
ZC-26-114A

Area Zoning Map

Applicant:	City of Fort Worth - CMO, Planning Division
Address:	2300 - 2700 blocks (odds) Decatur Avenue, 2500 Guenther Avenue
Zoning From:	I, K,, PD 775 for K uses, CUP 29 for auto salvage yard
Zoning To:	MU-2 and retain CUP 29
Acres:	26.4712
Mapsco:	Text
Sector/District:	Northside
Commission Date:	10/14/2026
Contact:	817-392-6441



0 325 650 1,300 Feet

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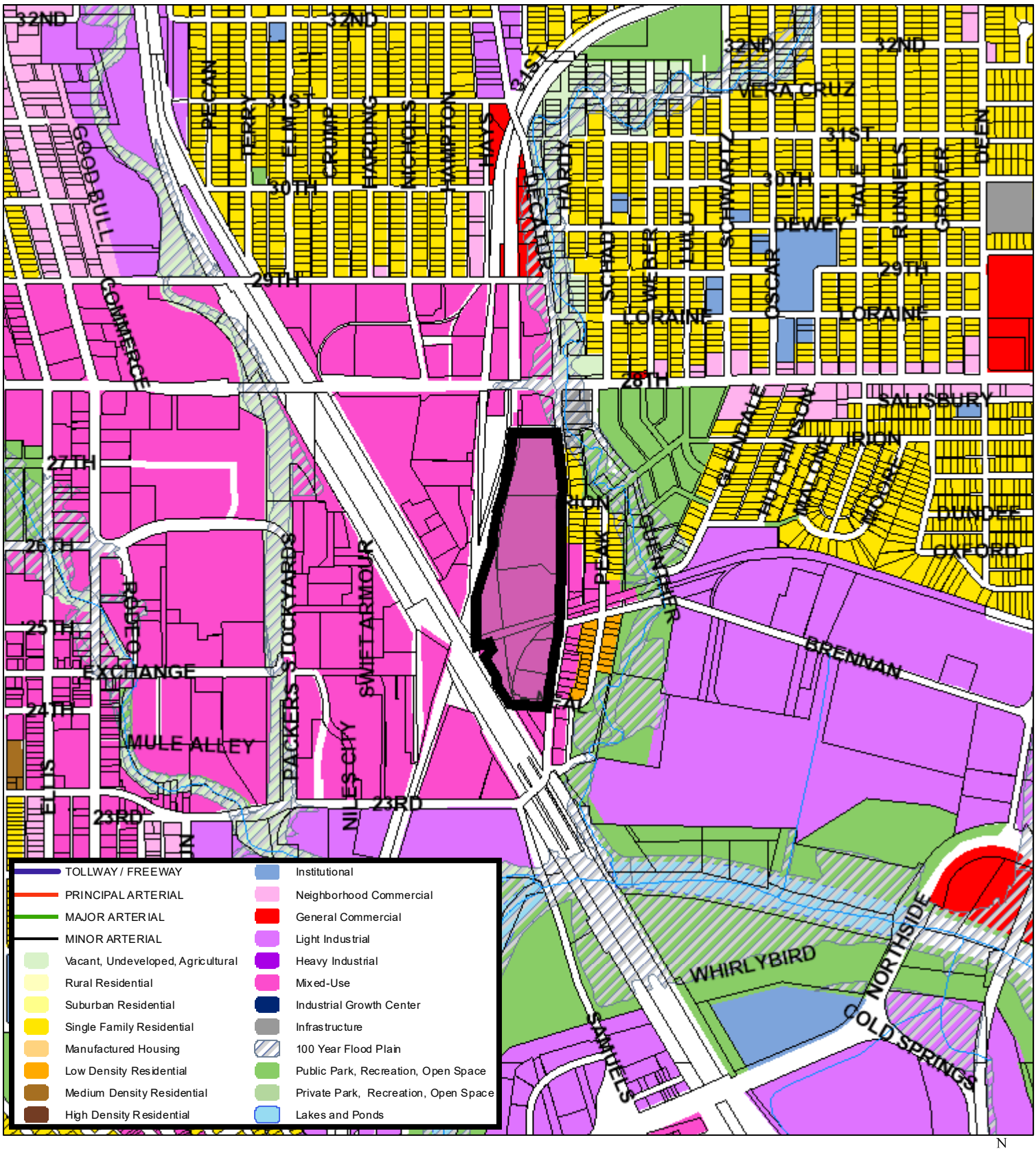
ZC-26-114A

Future Land Use



1,000 500 0 1,000 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.

N

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ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER **City of Fort Worth Council-Initiated Rezoning-Various Property Owners in the Northside TEXRail Station Area**

Mailing Address 100 Fort Worth Trail City, State, Zip Fort Worth TX

Phone _____ Email _____

APPLICANT **Tony Herhold, AICP – Planning Manager – City Manager's Office, City of Fort Worth**

Mailing Address 100 Fort Worth Trail City, State, Zip Fort Worth TX

Phone 817-392-8190 Email tony.herhold@fortworthtexas.gov

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): Certain properties surrounding the Northside TEXRail Station, generally bounded by or along the Union Pacific Railroad, 29th Street, Hampton Street, 32nd Street, Glendora Street, Strohl Street, Schwartz Avenue, 31st Street, Schadt Street, Dewey Street, Weber Street, 28th Street, Hutchinson Street, Ohio Street, Glendale Avenue, Brennan Avenue, and Peak Street.

Total Rezoning Acreage: 206.98 X 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?

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

DEVELOPMENT INFORMATION

Current Zoning District(s): PD; K; J; I; E; ER; B; A-5 Proposed Zoning District(s): MU-2; UR; B; E; A-5; O-1

Current Use of Property: Metal fabrication, manufacturing, welding, auto salvage and repair, and other industrial uses; small and medium lot commercial and storage sites; single family residential; parkland; vacant parcels

Proposed Use of Property: High-intensity mixed-use, urban residential; duplex; small lot commercial; parkland; designated open space (floodplain)

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.

Informal Report No. 8289 allows City Council-initiated rezoning of properties that are consistent with the City's Comprehensive Plan, after meeting with the affected property owners. The City met twice with affected property owners and neighboring community organizations to provide information regarding the proposed zoning changes (June 22, 2026 and July 13, 2026). Resolution 26-6360, authorizing the initiation of rezoning for the Northside TEXRail Station TOD Area in Council District 2, was approved on August 11, 2026.

The Northside (Stockyards) TEXRail Station is located at the northwest corner of NE 28th Street and Decatur Avenue on the TEXRail line between Downtown Fort Worth and Dallas-Fort Worth (DFW) International Airport, with rail connections beyond towards downtown Dallas, Plano, and other cities and destinations within the Dallas-Fort Worth Metroplex. Appropriate Transit-Oriented Development around this station is expected to attract a wide range of residents, employees, business patrons and students from the surrounding neighborhood and region, while serving as a key link to the Fort Worth Stockyards National Historic District, a popular entertainment and tourism district located less than one mile from the station platform. This proposal lays the groundwork for future transit-oriented development by rezoning existing industrial properties surrounding the station to High Intensity Mixed-Use (MU-2), Urban Residential (UR), Two-Family (B) and Neighborhood Commercial (E) districts while rezoning City-owned parcels within the floodplain to O-1 and parkland to A-5. The proposed zoning districts are intended to be compatible with surrounding uses while supporting redevelopment as a walkable, mixed-use, transit-oriented development.

ADDITIONAL QUESTIONS

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

   _____

   _____

2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?** ☐ Yes x 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?** x Yes ☐ No *Click to find your Council District.*

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?** x 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): Tony Herhold

Owner's Name (Printed): Tony Herhold (Resolution 26-6360 approved 8/11/2026)

<u>If application is being submitted by an applicant or agent other than the property owner, complete the section below</u>:

AUTHORITY IS HEREBY GRANTED TO (NAME) _____ 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:

_____ (CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property)	**Applicant or Agent's Signature**
Owner's Name (Printed)	**Applicant or Agent's Name** (Printed):

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.