



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
100 Fort Worth Trail, 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: 100 Fort Worth Trail; Council Chambers	
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:	



ZC-25-097

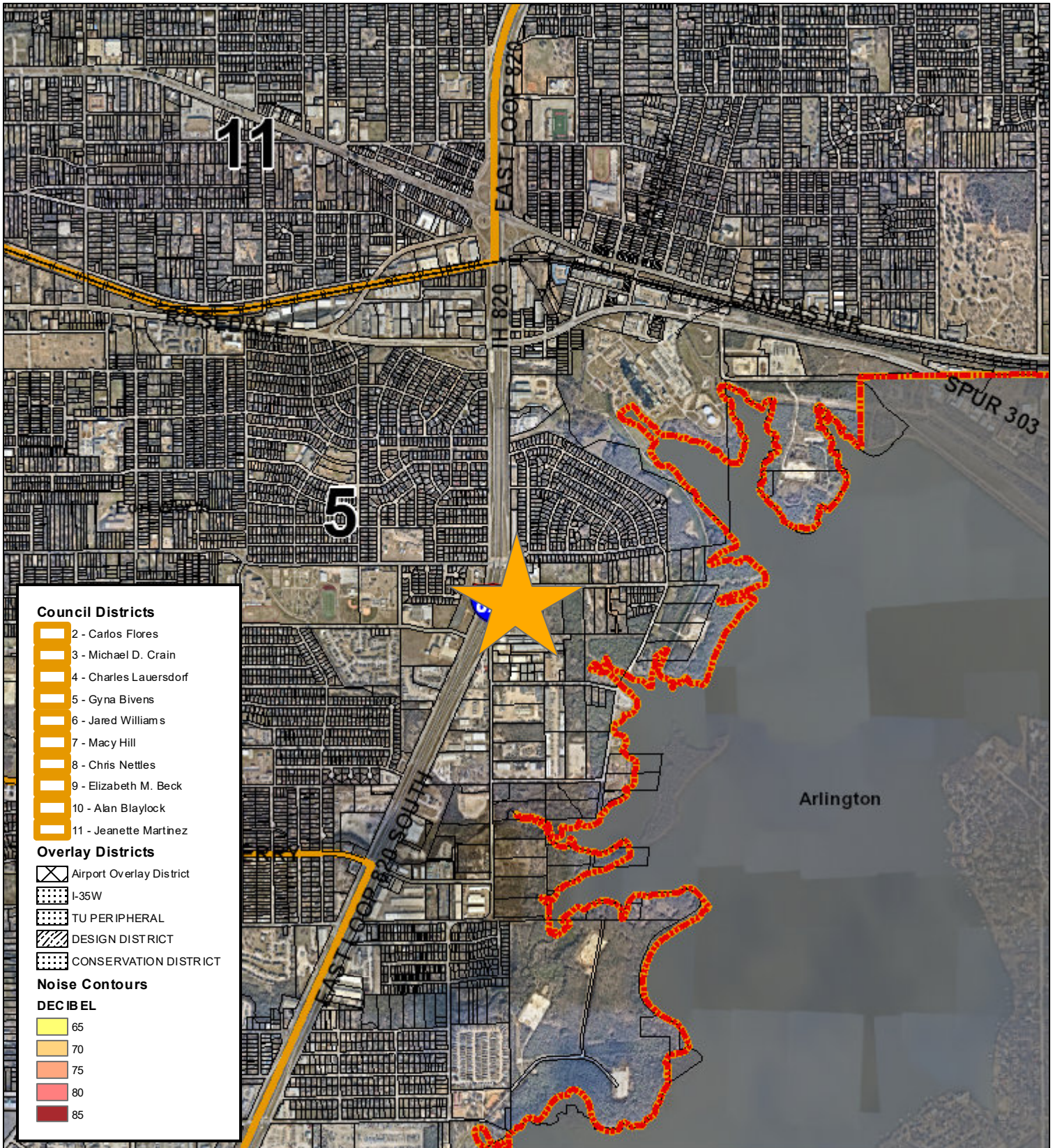
Aerial Photo Map



0 145 290 580 Feet



Area Map



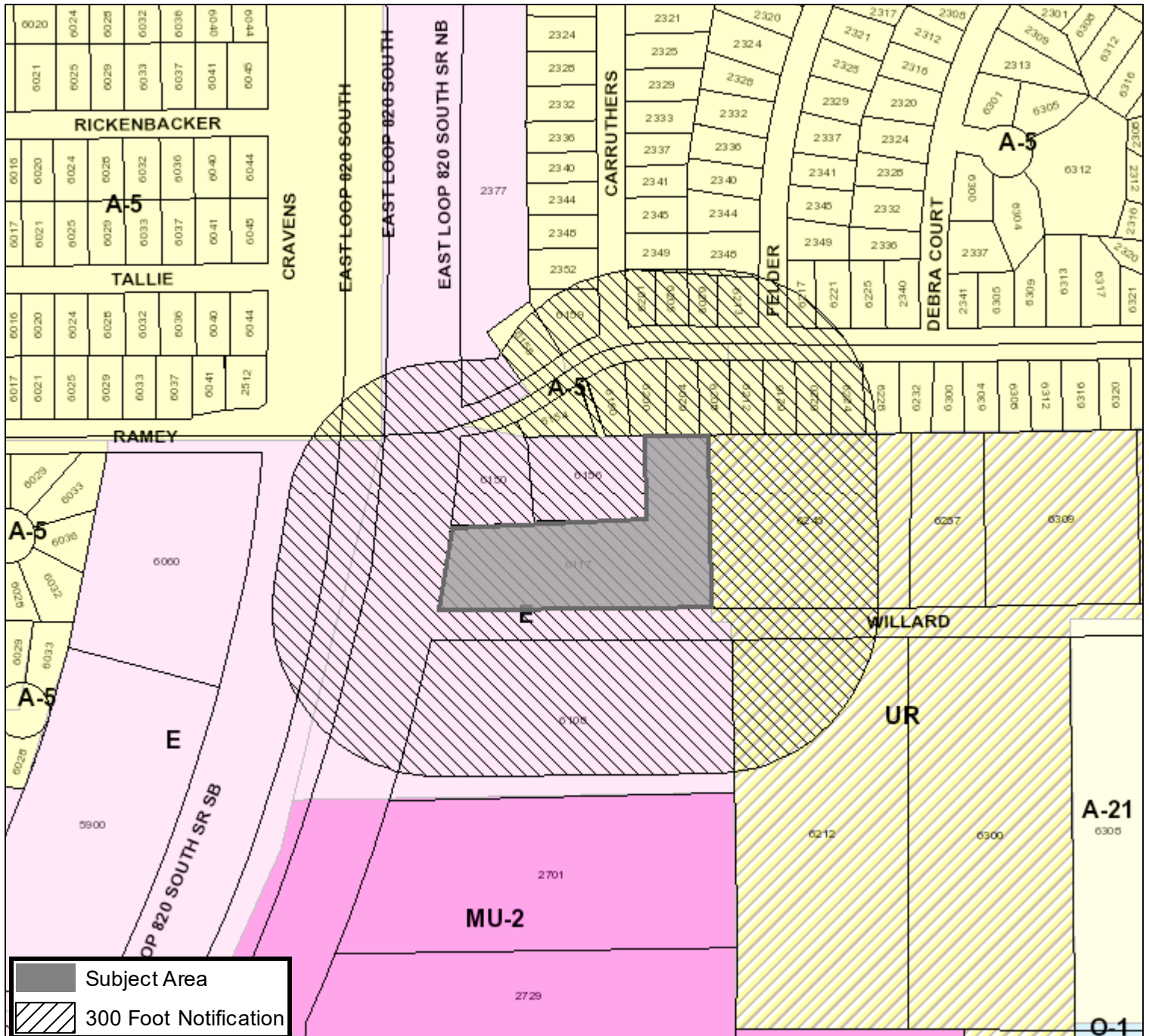
0 1,000 2,000 4,000 Feet



ZC-25-097

Area Zoning Map

Applicant: FS Willard LLC/Shivam Shah
Address: 6101- 6125 (odds) Willard Road
Zoning From: E with CUP 53 for auto sales & repair
Zoning To: Renew CUP 53
Acres: 2.07715623
Mapsc0: Text
Sector/District: Southeast
Commission Date: 6/11/2025
Contact: null



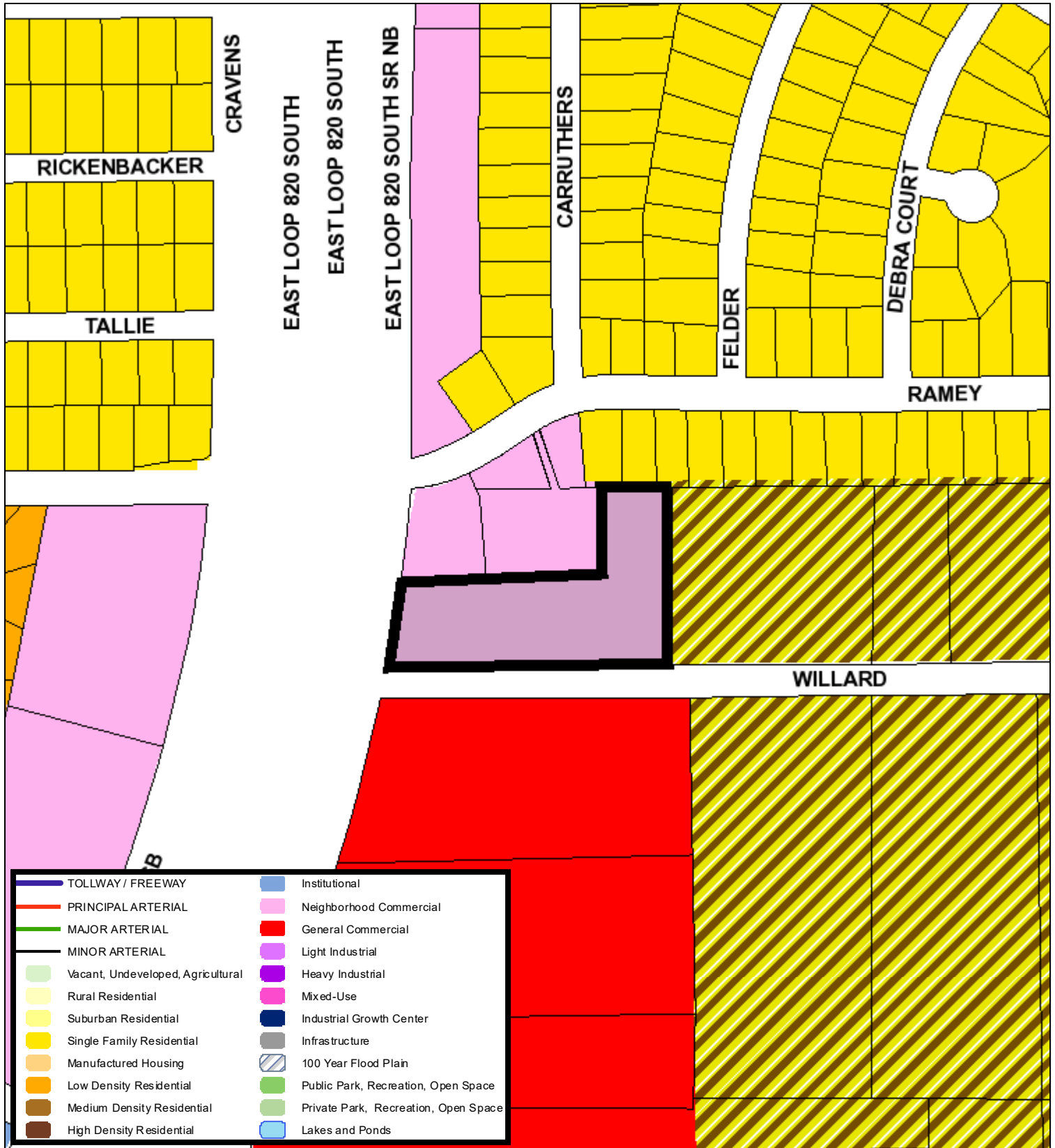
0 130 260 520 Feet

Created: 5/15/2025 9:06:55 PM



ZC-25-097

Future Land Use



230 115 0 230 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 FS Willard LLC

Mailing Address 831 E Pioneer Rd Suite 100 City, State, Zip Draper UT 84020

Phone 813-298-8240 Email sshah@workbay.com

APPLICANT Shivam Shah

Mailing Address 831 E Pioneer Rd Suite 100 City, State, Zip Draper UT 84020

Phone 813-298-8240 Email sshah@workbay.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): 6101, 6109, 6117, 6125 Willard Rd. Fort worth, 7611

Total Rezoning Acreage: 2.08 ➡ 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): Being Lot 1 R, in Block 1, of HANDLEY HEIGHTS SOUTH ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded under County Clerk's File No. D209069788, of the Official Public Records of Tarrant County, Texas.

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 2.08 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.

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: <u>ZC-22-137</u> Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): E- neighborhood commercial Proposed Zoning District(s): E- neighborhood commercial

Current Use of Property: see narrative attached. auto repair and sales (renew)

Proposed Use of Property: see narrative attached. auto repair and sales (renew)

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- neighborhood commercial

Additional Use Proposed with CUP: see narrative attached. auto repair and sales (renew)

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 a Conditional Use Permit (CUP) with a 5-year approval term to continue operating and improving our small business park at 6117 Willard Road. **This is a renewal of CUP ZC-22-137**, which was originally approved by Fort Worth City Council in October 2022 with a 3-year term. Since then, we have made significant upgrades to the property and tightened tenant oversight.

Our park primarily serves Fort Worth-based small businesses in the auto services, mechanical, sanitation, and e-commerce industries. We believe our site is strongly aligned with the City's goals to support local businesses, create jobs, and revitalize existing industrial areas.

Since ownership, we have invested over \$78,000 in property improvements, including security upgrades, building renovations, parking lot repairs, and beautification. We maintain strict standards of cleanliness and management, proactively removing tenants who do not meet our standards. Recent actions include removal of a tenant operating an illegal casino and another tenant whose auto body business failed to uphold our community expectations.

Today, our tenant base is made up of diverse, hardworking entrepreneurs with a strong representation of Hispanic and minority-owned businesses. Out of approximately 14 total employees across the park, at least 12 employees live within the City of Fort Worth, directly contributing to the local economy.

Our tenants include auto glass specialists, mobile service installers, mechanics, sanitation providers, and computer repair businesses. These are "clean auto" and professional service uses — not traditional heavy auto repair operations. There is no outdoor vehicle storage, no overnight parking abuse, minimal vehicle traffic, and strict property standards enforced through hands-on property management.

We recognize that the City's current zoning code does not have a separate "clean auto" classification. Because of that, we are applying for a full CUP under the standard auto use category, but with a demonstrated history of exceeding expectations. We treat auto uses differently than traditional industrial parks:

- We actively market and hand-select tenants — no random walk-ins
- We offer short-term leases (6 months to 1 year) to retain control and flexibility
- We have a dedicated marketing and property management team
- We operate 24/7 monitored security cameras across the site
- We host tenant raffles, events, and engagement initiatives to build a strong, respectful community

Our approach is based on proactive management, tenant relationships, and maintaining an attractive, functional property that fits Fort Worth's long-term vision for safe, vibrant business corridors.

We respectfully request a 5-year CUP renewal to continue providing a clean, safe, and valuable resource for Fort Worth's small business economy.

ADDITIONAL QUESTIONS

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

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): _____

Owner's Name (Printed): _____

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) Shivam Shah 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:
Being Lot 1 R, in Block 1, of HANDLEY HEIGHTS SOUTH ADDITION, an Addition to the City of Fort Worth, Tarrant County,
Texas, according to the Map or Plat thereof recorded under County Clerk's File No. D209069788, of the Official Public Records of (CERTIFIED LEGAL DESCRIPTION)
Tarrant County, Texas.

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

Owner's Name (Printed) _____

Shivam Shah

Applicant or Agent's Signature _____

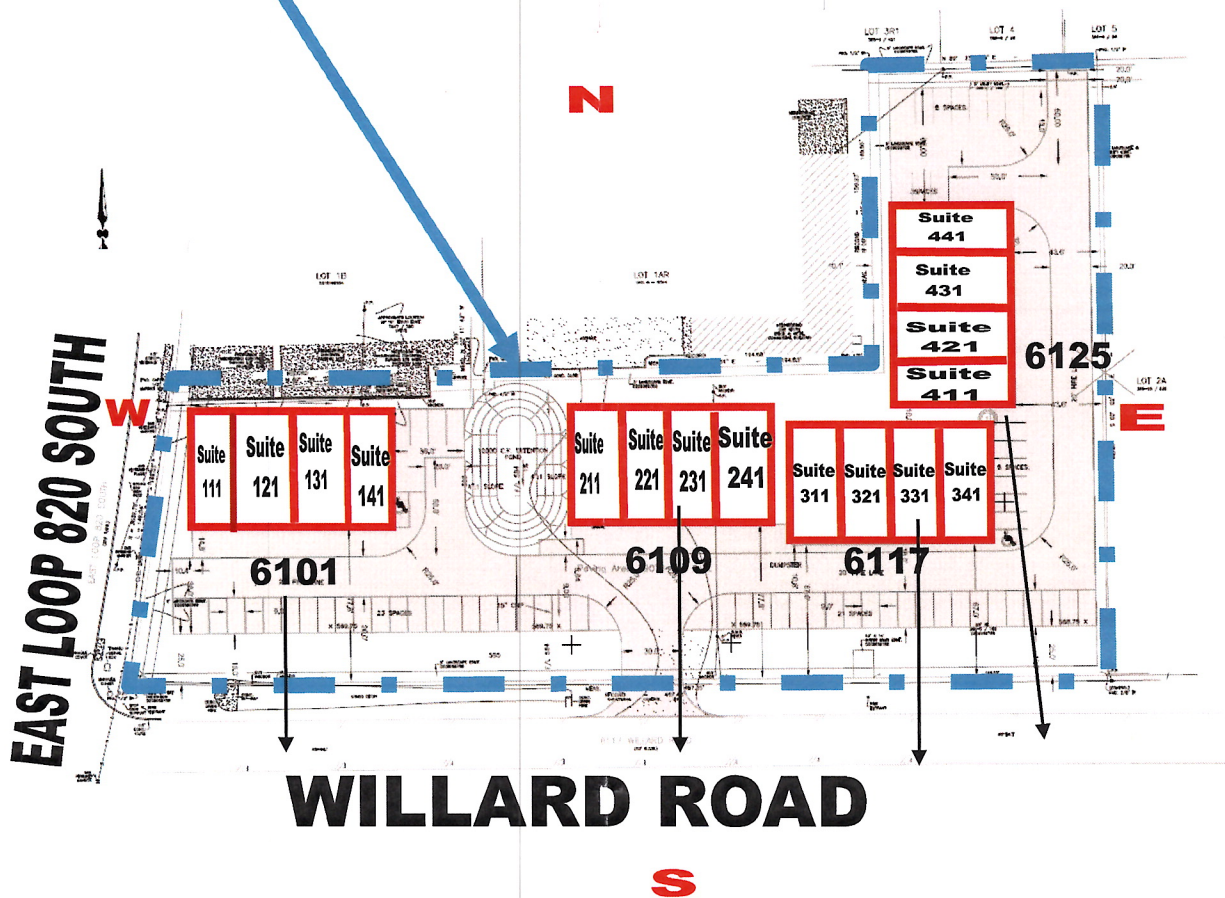
Shivam Shah

Applicant or Agent's Name (Printed): _____



HANDLEY HEIGHTS SOUTH ADDITION, Block 1, Lot 1R

MAPSCO 79V



FORT WORTH FIRE PREVENTION DIVISION

200 Texas Street, Fort Worth, Texas 76102 * (817) 392-6833 Office * (817) 392-6867 Fax
11/14/2022

E-mail: george.mays@fortworthtexas.gov

11:04 AM

1529 E I-30, STE. 103
GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194366

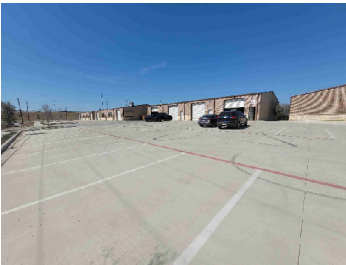
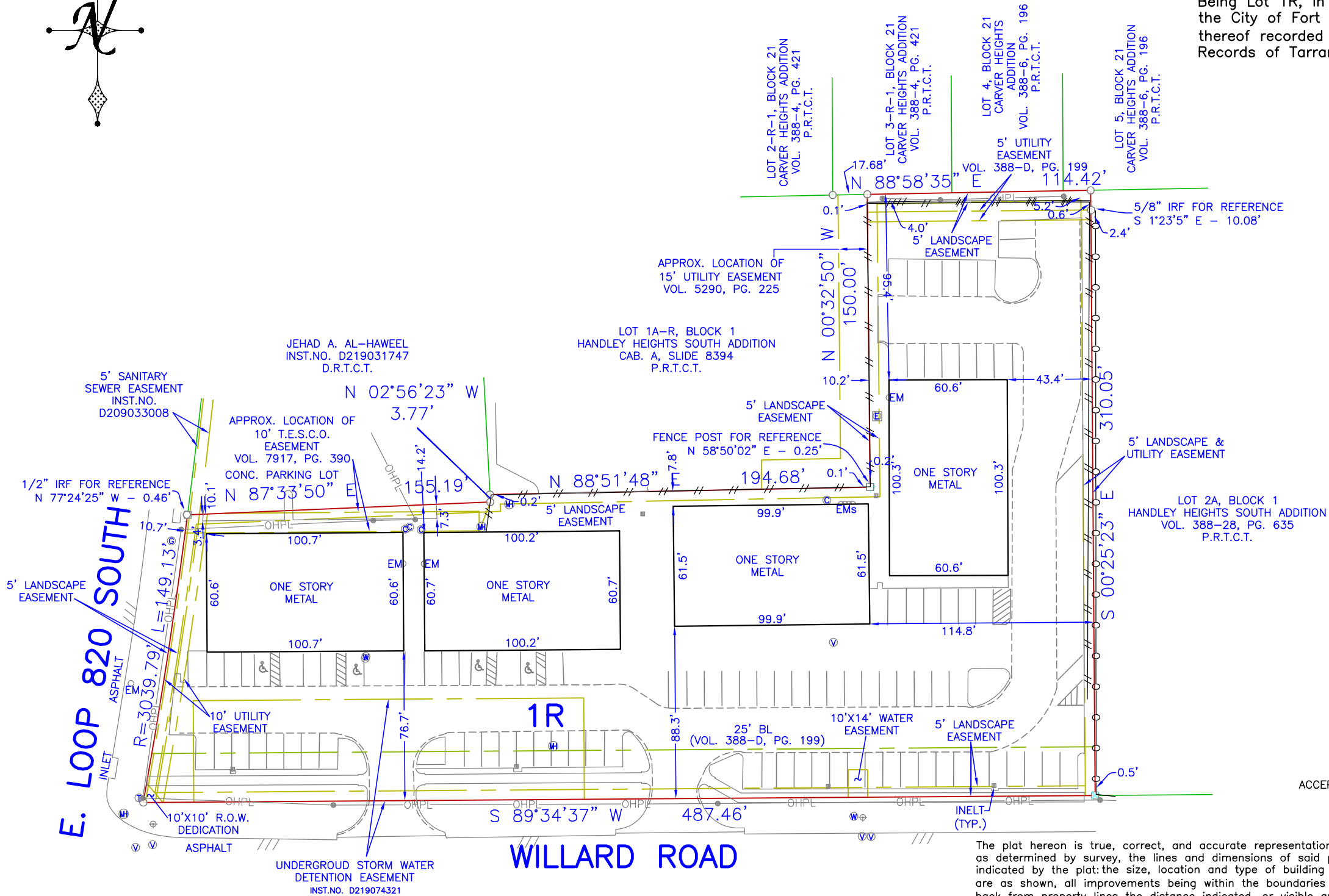
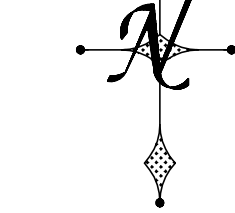
BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 6117 WILLARD ROAD, in the city of FORT WORTH Texas.

SURVEY PLAT



Being Lot 1R, in Block 1, of HANDLEY HEIGHTS SOUTH ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded under County Clerk's File No. D209069788, of the Official Public Records of Tarrant County, Texas.



ACCEPTED BY: _____



The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY W T Skip Leake, PC Law Office
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'

Date: 03-03-2022

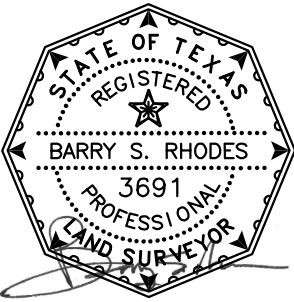
G. F. No.: ST222782NRH

Job no.: 202202179

Drawn by: BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR SIMPLIFIED TITLE

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
CM - CONTROLLING MONUMENT	RESIDENCE
MRD - MONUMENTS OF RECORD DIGNITY	
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
3/8" IRON ROD FOUND	
POINT FOR CORNER	
5/8" IRON ROD FOUND	
FENCE POST FOUND	
C - CABLE	E - ELECTRIC
CL - CLEAN OUT	PE - POOL EQUIP
G - GAS METER	P - POWER POLE
F - FIRE HYDRANT	TD - TELEPHONE
L - LIGHT POLE	W - WATER METER
M - MANHOLE	WV - WATER VALVE
(UNLESS OTHERWISE NOTED)	



BEARINGS ARE BASED ON NAD 83
DATUM, TEXAS STATE PLANE
COORDINATE SYSTEM. NORTH
CENTRAL ZONE

PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
VOL. 1046, PG. 572;
VOL. 1821, PG. 297;
CC# D218184526;
CC# D209033008;
CC# D219074321

EASEMENTS RECORDED IN
THE FOLLOWING VOLUME &
PAGES TO THE BEST OF
MY KNOWLEDGE AND BELIEF
DO NOT AFFECT THE ABOVE
DESCRIBED PROPERTY.
VOL. 5326, PG. 351;
VOL. 5290, PG. 225;

This survey substantially
complies with a Category 1A
Condition II Urban survey of
the practice for land survey
in Texas.

CUP Narrative – 6117 Willard Road, Fort Worth, TX

We are requesting a Conditional Use Permit (CUP) with a 5-year approval term to continue operating and improving our small business park at 6117 Willard Road. Our park primarily serves Fort Worth-based small businesses in the auto services, mechanical, sanitation, and e-commerce industries. We believe our site is strongly aligned with the City's goals to support local businesses, create jobs, and revitalize existing industrial areas.

Since ownership, we have invested over **\$78,000** in property improvements, including security upgrades, building renovations, parking lot repairs, and beautification. We maintain strict standards of cleanliness and management — proactively removing tenants who do not meet our standards. Recent actions include removal of a tenant operating an illegal casino and another tenant whose auto body business failed to uphold our community expectations.

Today, our tenant base is made up of diverse, hardworking entrepreneurs — with a strong representation of Hispanic and minority-owned businesses. Out of approximately 14 total employees across the park, at least **12 employees live within the City of Fort Worth**, directly contributing to the local economy.

Our tenants include auto glass specialists, mobile service installers, mechanics, sanitation providers, and computer repair businesses. These are “clean auto” and professional service uses — not traditional heavy auto repair operations. There is **no outdoor vehicle storage, no overnight parking abuse, minimal vehicle traffic, and strict property standards** enforced through hands-on property management.

We recognize that the City's current zoning code does not have a separate “clean auto” classification. Because of that, we are applying for a full CUP under the standard auto use category, but with a demonstrated history of exceeding expectations. We treat auto uses differently than traditional industrial parks:

- We **actively market and hand-select tenants** — no random walk-ins

- We offer **short-term leases** (6 months to 1 year) to retain control and flexibility
- We have a **dedicated marketing and property management team**
- We operate **24/7 monitored security cameras** across the site
- We host **tenant raffles, events, and engagement initiatives** to build a strong, respectful community

Our approach is based on **proactive management, tenant relationships, and maintaining an attractive, functional property** that fits Fort Worth's long-term vision for safe, vibrant business corridors.

We respectfully request a **5-year CUP approval** to continue providing a clean, safe, and valuable resource for Fort Worth's small business economy.





City Council Decision Letter

ZC-22-137

City Council Date: October 11, 2022

City Council Determination
<input checked="" type="checkbox"/> Approval <i>with 3 year time limit on Conditional Use Permit</i>
<input type="checkbox"/> Denial without Prejudice
<input type="checkbox"/> Denial with Prejudice
<input type="checkbox"/> Amended Zoning Change to _____
<input type="checkbox"/> City Council Hearing is continued until _____
<input type="checkbox"/> Remanded to Zoning Commission for rehearing _____

For Site Plan (SP), Planned Development (PD), or Conditional Use Permit (CUP) cases:

- ***Please submit approved Site Plans to your case manager.***
- If a Conditional Use Permit (CUP) was approved by City Council with an expiration date, the CUP expire in _____ years on _____. An application for renewal of the CUP shall be submitted by the business at least 90 days prior to the expiration date to allow time for processing through the required public hearings.

For questions related to your Zoning Case, please contact your case manager or Sandra Cejas, 817-392-8047.

Para preguntas sobre su caso de zona por favor hable con el planificador encargado del caso o con Sandra Cejas 817-392-8047.

Thank you,

Stephen Murray
Zoning and Land Use Manager
817-392-6226
stephen.murray@fortworthtexas.gov



Zoning Commission Decision Letter

ZC-22-137

Zoning Commission Date: September 14th, 2022

City Council Date: October 11th, 2022

Zoning Commission Recommendation
<input checked="" type="checkbox"/> Approval-for three time period
<input type="checkbox"/> Denial
<input type="checkbox"/> Denial without Prejudice
<input type="checkbox"/> Denial with Prejudice
<input type="checkbox"/> Substitute motion _____
<input type="checkbox"/> Zoning Case is continued until _____

Zoning Commission actions are NOT final but are reviewed by City Council for final determination. It is important to emphasize that the applicant or representative must be present (in-person or virtually) during the City Council's review of this case scheduled **DATE at 6:00 P.M.** The meeting will be held at the Council Chambers on the second floor, in City Hall.

Please note in order to address the City Council, you must register to speak no later than two hours before the start of the meeting for both day and evening meetings. The link below provides information on how to appear and speak before the City Council.

[How to appear or speak before City Council – Welcome to the City of Fort Worth \(fortworthtexas.gov\)](https://www.fortworthtexas.gov/How-to-appear-or-speak-before-City-Council)

For questions related to your Zoning Case, please contact your case manager or Sandra Cejas, 817-392-8047.

Para preguntas sobre su caso de zona por favor hable con el planificador encargado del caso o con Sandra Cejas 817-392-8047.

For questions related to City Council registration and presentation, please contact the City Secretary's Office at 817-392-6150.

Thank you,

Stephen Murray
Zoning and Land Use Manager
817-392-6226
stephen.murray@fortworthtexas.gov