



Neighborhood Notification

Case Number: ZC-26-106

Council District: 5 – Deborah Peoples

ZONING CHANGE REQUEST

Owner/Applicant: Elbaz Family Foundation / Forestar, Landry Stewart / Shield Engineering, Landon Geary

Site Location: 7911 Meadowbrook Drive

Request:

Current Zoning: "A-7.5" One-Family, "C" Medium Density Multifamily, "E" Neighborhood Commercial

Proposed: Tract 1: (33.116 ac) "A-5" One-Family / Tract 2: (17.815 ac) "R1" Zero Lot Line/Cluster

Proposed Use: Single Family Residential

For More Information please contact:

Case Manager

Lynn Jordan

817-392-7869

Public Hearing Dates

Zoning Commission	September 9, 2026
City Council	October 13, 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

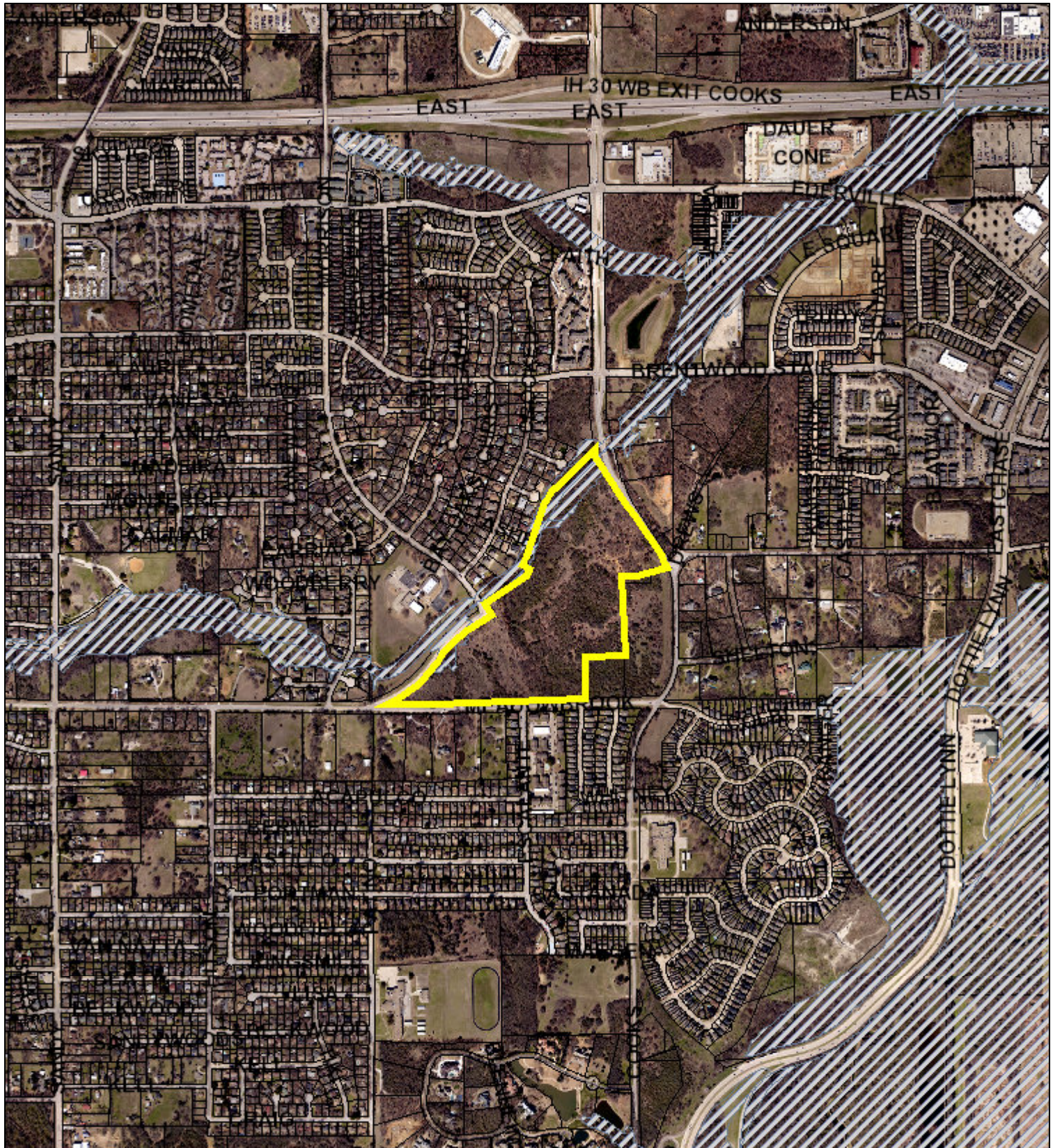


Neighborhood Notification

Organizations Notified

Organizations Notified	
Neighborhoods of East Fort Worth Alliance	The Bluffs HOA
Handley NA	Hollow Hills NA
Ederville Park Townhomes	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Historic Handley Development Corporation	East Fort Worth Business Association
Fort Worth ISD	

Aerial Photo Map

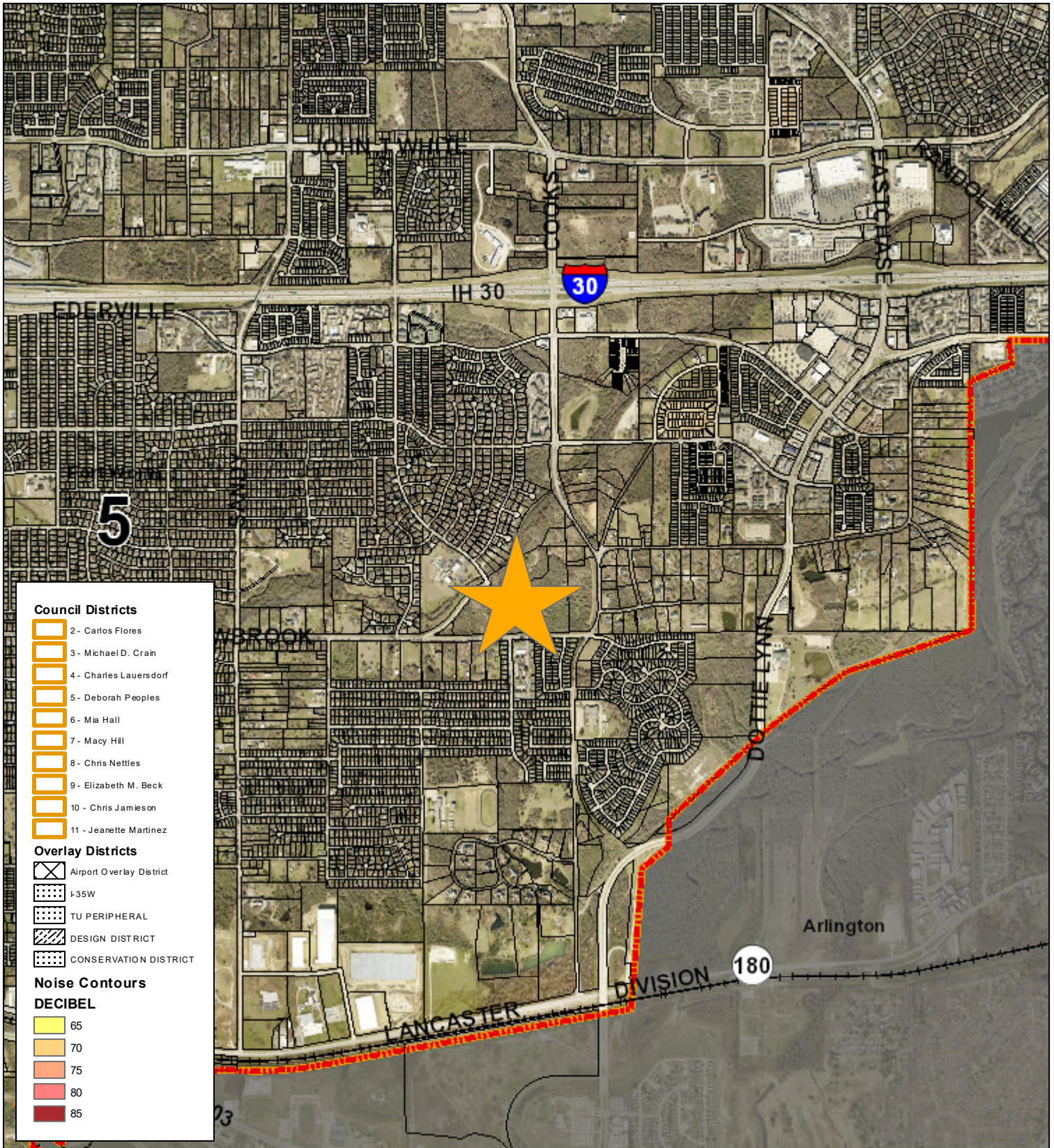


0 700 1,400 2,800 Feet

 FEMA 100 Year Flood Zone
 Non-FEMA City Flood Risk Areas

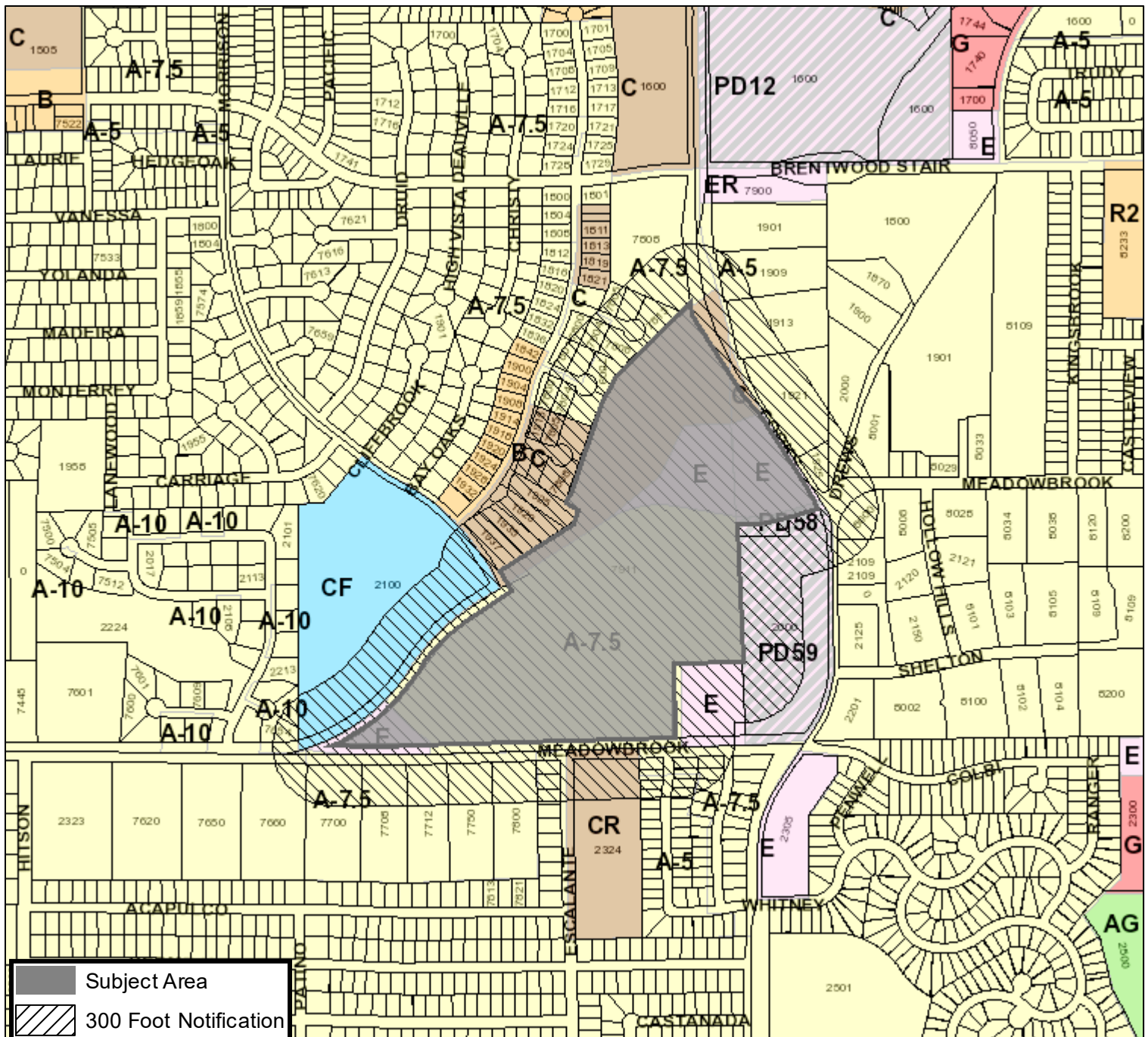


Area Map



0 1,000 2,000 4,000 Feet

Applicant: Elbaz Family Foundation/Forestar/Shield Engineer.
Address: 7911 Meadowbrook Drive North
Zoning From: A-7.5, C, E
Zoning To: A-5, R1
Acres: 50.933
MapSCO: Text
Sector/District: Eastside
Commission Date: 9/9/2026
Contact: 817-392-7869

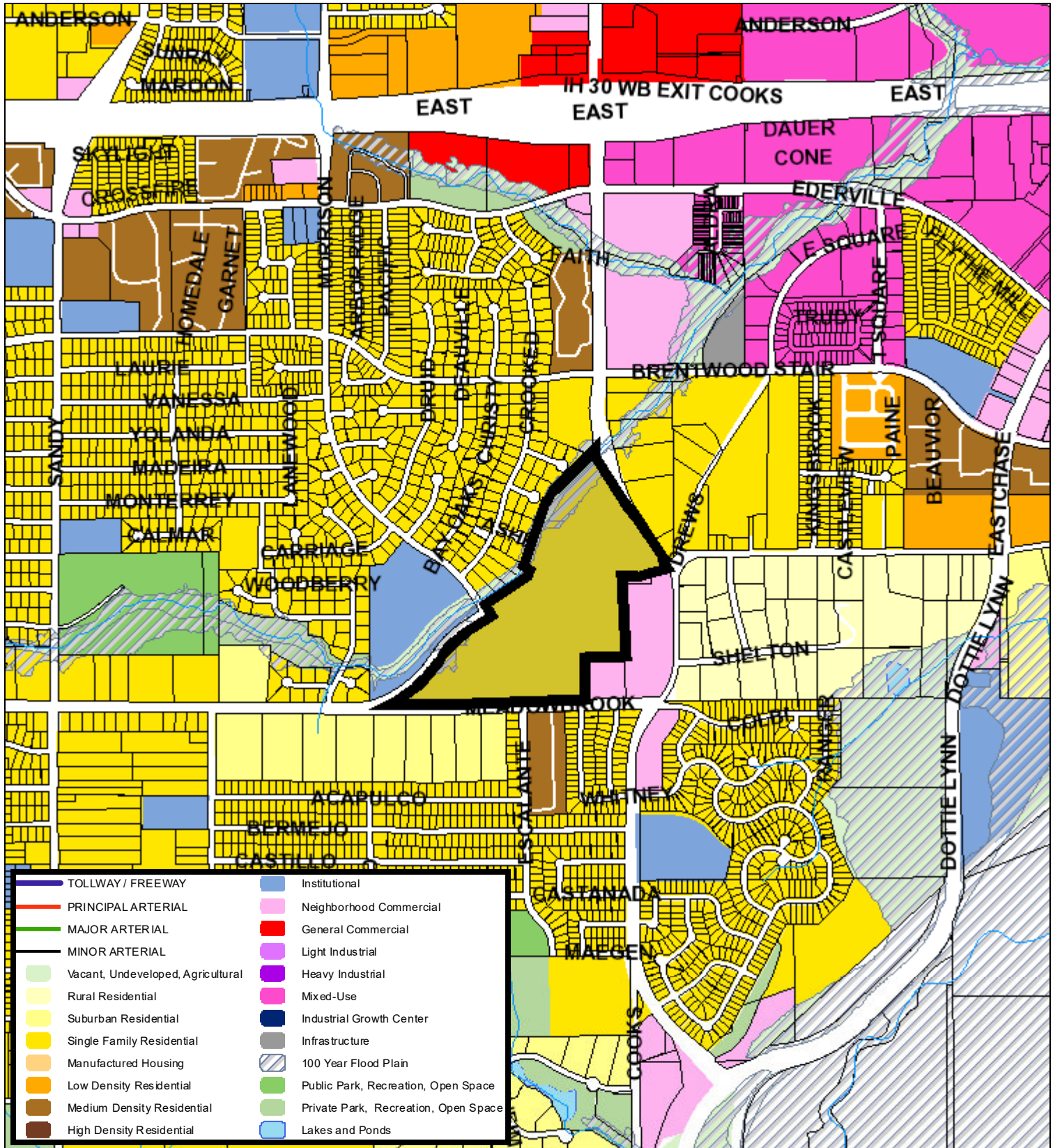


0 350 700 1,400 Feet



ZC-26-106

Future Land Use



1,100 550 0 1,100 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 ELBAZ FAMILY FOUNDATION

Mailing Address 10122 ROSSBURY PL City, State, Zip LOS ANGELES CA 90064

Phone _____ Email _____

APPLICANT Landry Stewart

Mailing Address 2221 E. Lamar Blvd. Suite 790 City, State, Zip Arlington, Texas 76006

Phone 817-470-1849 Email landrystewart@forestar.com

AGENT / OTHER CONTACT Landon Geary

Mailing Address 1600 West Seventh Street, Suite 400 City, State, Zip Fort Worth, Texas, 76102

Phone 817-675-5925 Email Landon.Geary@shield-engineering.com

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): 7911 MEADOWBROOK DR

Total Rezoning Acreage: 50.933 ☒ 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: 50.933 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): C,E,A-7.5

Proposed Zoning District(s): R-1 & A-5

Current Use of Property: Undeveloped

Proposed Use of Property: Single Family Residential

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.

The proposed rezoning from E, C, and A-7.5 to R-1 and A-5 is intended to facilitate the development of new affordable single-family homes in an area where additional housing opportunities are needed. The request will help expand the local housing supply while providing ownership opportunities for future residents. In addition, the proposed zoning is compatible with surrounding land uses, as the development will consist of lower-density residential uses that are consistent with the character of nearby neighborhoods and existing residential development patterns.

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.

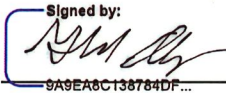
I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public 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.

Signed by:



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

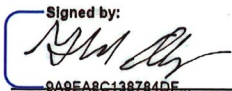
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Owner's Name (Printed): Gilad Elbaz**If application is being submitted by an applicant or agent other than the property owner, complete the section below:**

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:

MADDEN, C P SURVEY Abstract 1012 Tract 1 1L2 1M1 1N 1P & 1P1 1Q 1R1 & 1S (CERTIFIED LEGAL DESCRIPTION)

Signed by:



9A9EA8C138784DF...

Owner's Signature (of the above referenced property)

Gilad Elbaz

Owner's Name (Printed):



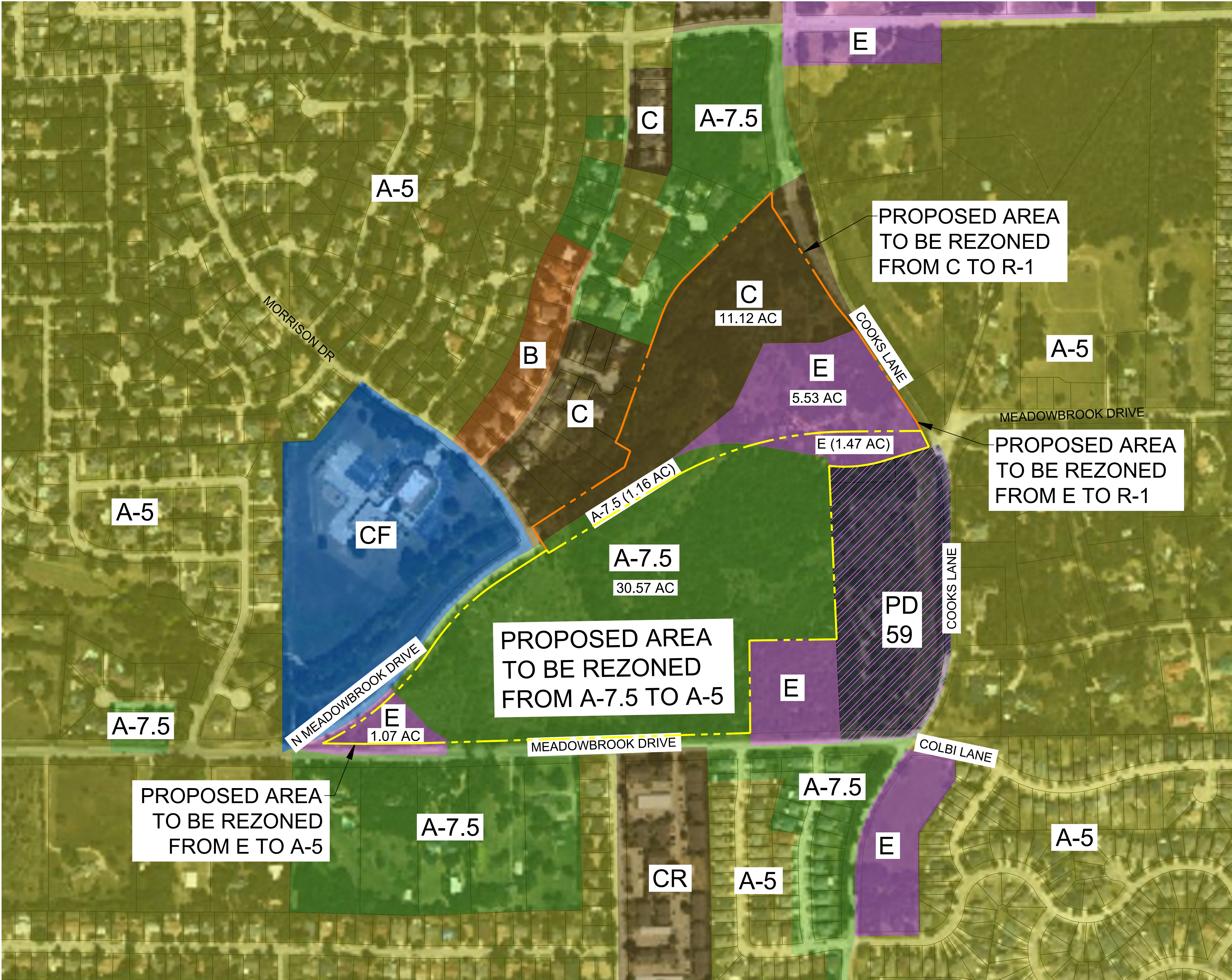
Applicant or Agent's Signature

Landray Stewart

Applicant or Agent's Name (Printed):

20230803 ENRIQUE ESTRADA L:\JOBS\DUCE DULCE\CE SINGLE-FAMILY\20230803 COOKS LANE SF EXHIBIT\20230803 ZONING EXHIBIT\20230803 PROPOSED ZONING R2.DWG

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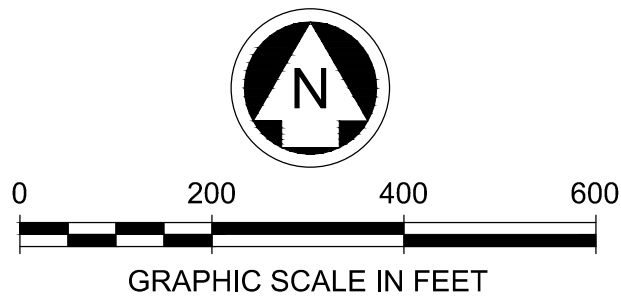


LEGEND

	SINGLE FAMILY DETACHED (A-5)
	SINGLE FAMILY DETACHED (A-7.5)
	MULTIFAMILY (C, CR)
	NEIGHBORHOOD COMMERCIAL (E)
	COMMUNITY FACILITY (CF)
	LOW DENSITY RESIDENTIAL (B)
	PROPOSED R-1 PROPERTY LIMITS
	PROPOSED A-5 PROPERTY LIMITS



SHIELD
ENGINEERING GROUP
TBPE FIRM #F-11039 • TBPLS FIRM #10193890



CITY OF FORT WORTH, TEXAS

COOKS LANE SF

ZONING EXHIBIT

DRAWN: EE	SCALE: 1" = 200'	DATE: AUG 2026	SHEET: 1 OF 1
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COOKS LANE SF