



Neighborhood Notification

Case Number: ZC-26-022

Council District: 7 – Macy Hill

ZONING CHANGE REQUEST

Owner/Applicant: The Hidon Living Trust / TOR Texas, LLC

Site Location: 7640 Jacksboro Highway

Request:

Current Zoning: "A-5" One-Family Residential, "E" Neighborhood Commercial

Proposed: "E" Neighborhood Commercial and add a Conditional Use Permit (CUP) for retail landscape supply with outdoor sales and a recycling center/transfer station for organic material with outdoor processing and stockpiling with development waivers for outdoor storage between the building and the street, existing 6-foot tall chain link fencing in the front yard, no screening fence adjacent to a residential district and less than 75% of the required landscaping within the front yard as depicted on the site plan; site plan included

Proposed Use: Retail sale of landscape supplies & wood recycling

For More Information please contact:

Case Manager

Beth Knight

817-392-8190

Public Hearing Dates

Zoning Commission	June 10, 2026
City Council	June 23, 2026 (11:00 a.m.)

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.



Neighborhood Notification

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	
Northwest Fort Worth Neighborhood Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
Fort Worth ISD	Azle ISD

Aerial Photo Map

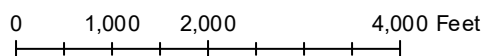
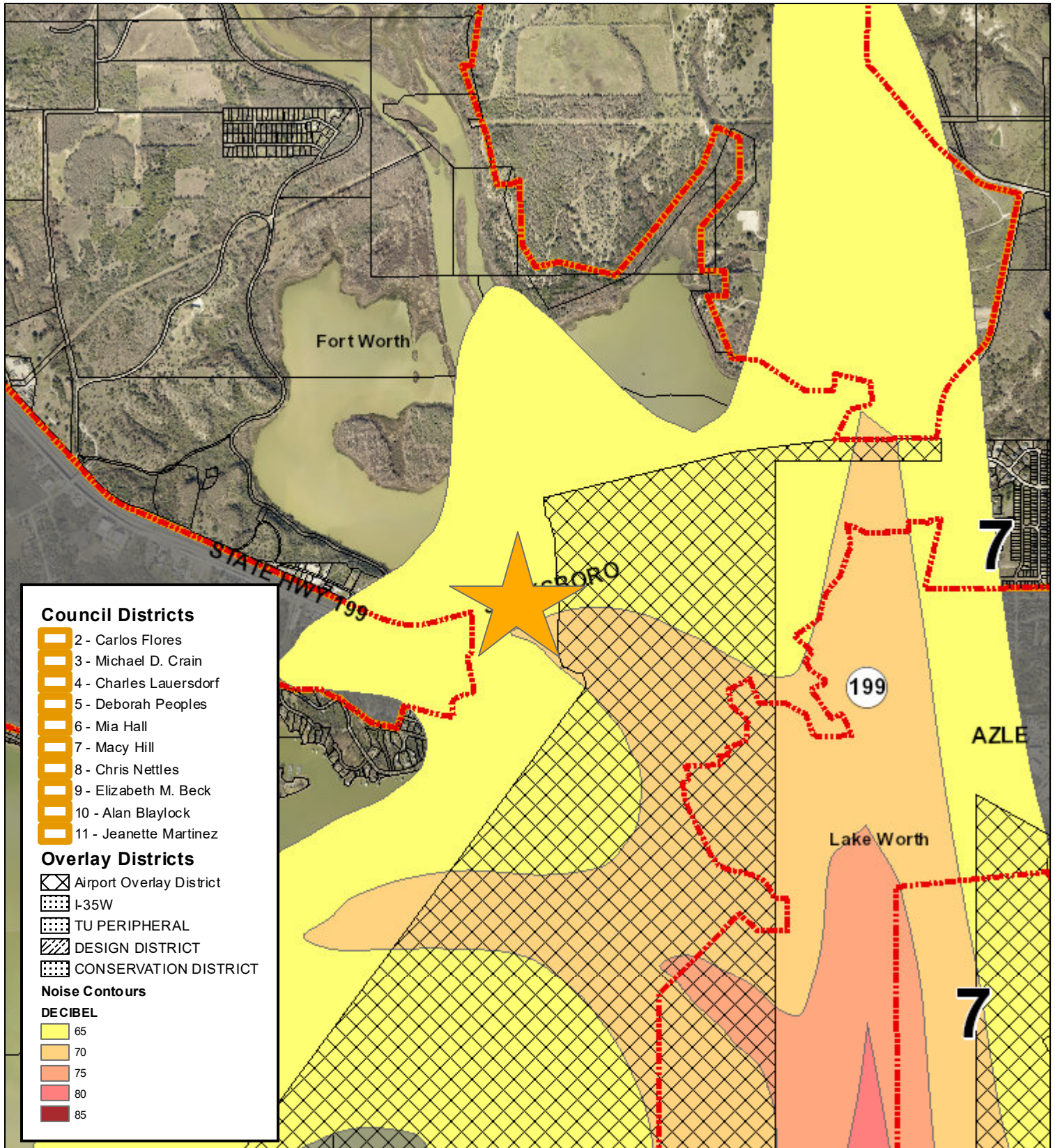


0 125 250 500 Feet

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

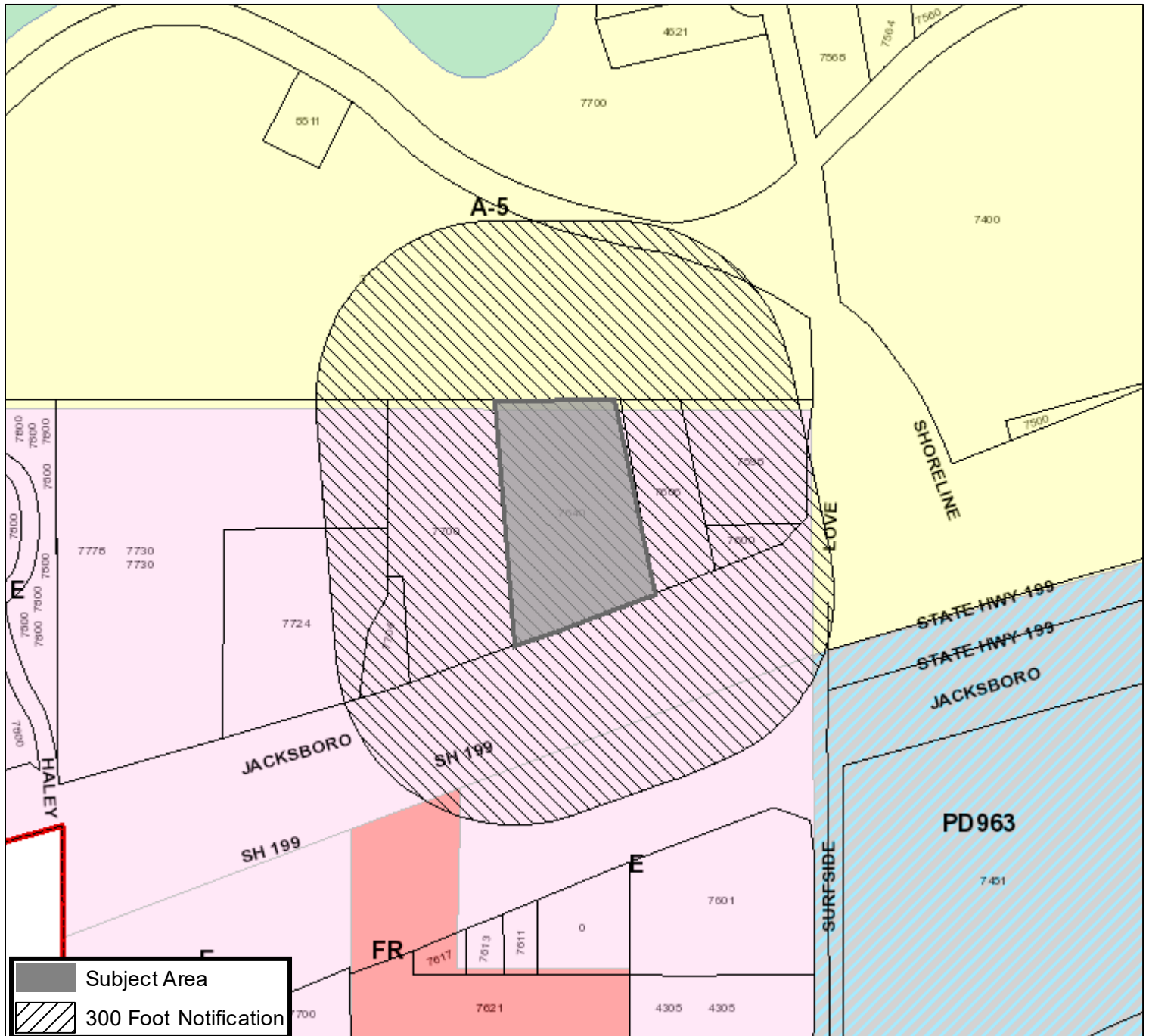




Area Map

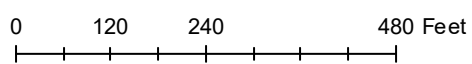


Area Zoning Map

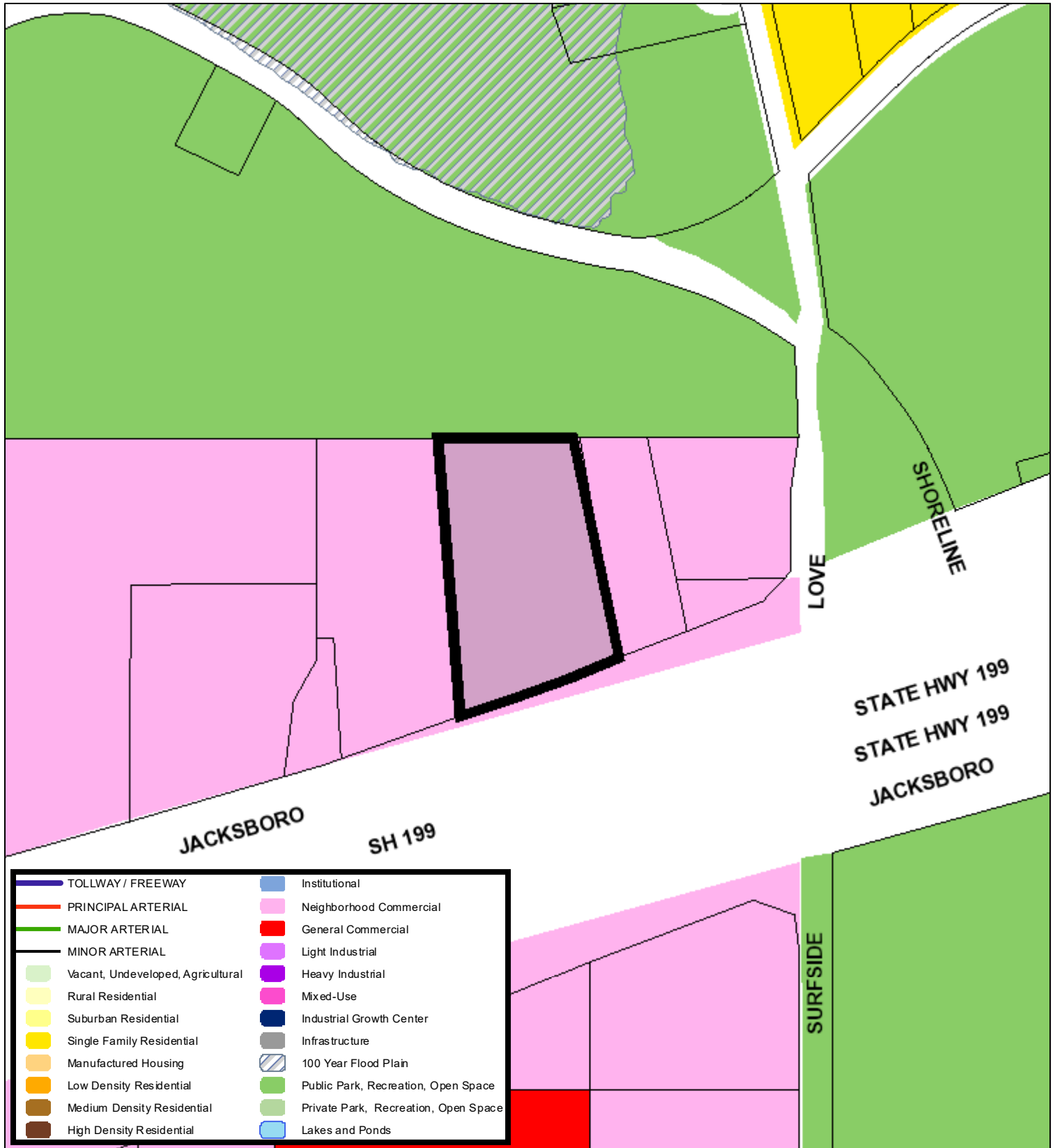
Applicant: TOR Holdings, LLC/The Organic Recycler/Tim Sansone
 Address: 7640 Jacksboro Highway
 Zoning From: A-5, E
 Zoning To: wi
 Acres: 1.878
 Mapsco: Text
 Sector/District: Far West
 Commission Date: 6/10/2026
 Contact: 817-392-8190



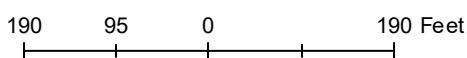
	Subject Area
	300 Foot Notification



Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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 TOR Holdings, LLC

Mailing Address 4825 Forest Hill Circle City, State, Zip Forest Hill, Texas 76140

Phone 817-629-0029 Email Tim@TheOrganicRecycler.com

APPLICANT The Organic Recycler

Mailing Address 4825 Forest Hill Circle City, State, Zip Forest Hill, Texas 76140

Phone 817-629-0029 Email Tim@TheOrganicRecycler.com

AGENT / OTHER CONTACT Tim Sansone

Mailing Address Same as above 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): 7640 Jacksboro Hwy, Fort Worth, Texas 76135

Total Rezoning Acreage: 1.878 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: 1.878 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 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): E Proposed Zoning District(s): CUP

Current Use of Property: Vacant Lot

Proposed Use of Property: Retail sale of landscape supplies & wood recycling

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:

Empty box for listing development standards or waivers.

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

Additional Use Proposed with CUP: Retail sale of landscape supplies & wood recycling

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

1. Pallet storage and bulk material bins in front of the building 2. chain link fencing along perimeter 3. Landscape not meeting 75% in front of building requirement

A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

Waivers requests and reasoning:

1. Pallet storage and bulk material bins in front of the building
 - a. The Organic Recycler – Lake Worth will be a retail site primarily. Customers need to see the product we sell just like Home Depot and Lowes who show customers their palletized product in front of their buildings. By placing pallet storage and bulk material bins in front of the building. Travelers and residents along the heavily trafficked SH 199 highway will be able to understand the nature of the business we operate. The extensive landscaping will serve not only as an indication of the quality of our products, but also to bring a lush aesthetic not frequently seen in this corridor.

2. Chain link fencing along street frontage
 - a. The community stakeholders feel strongly that security fencing is necessary due to the known crime activity along SH 199. We are proposing landscaping in front of the chain-link fence to improve the appearance of the fence while still providing visibility of products for customers.

3. Landscaping
 - a. Proposed landscaping does not meet the 75% requirement. Removing existing concrete would limit the use of the site. Proposed landscaping is in front of the chain-link fence.

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.

TOR TEXAS, LLC seeks approval of a Conditional Use Permit (CUP) within the "E" Commercial District to allow the operation of a retail landscape supply store specializing in the sale of mulch, soil, compost, decorative stones, landscaping supplies, and related landscape materials, offered both in bulk and in bagged form. The business will operate as a retail storefront with a on-site office, customer service area, and designated outdoor storage and loading areas. All materials are clean, inert, and organic or mineral products commonly used for home, commercial, and municipal landscaping. In addition the site will receive brush material that will be ground on site then loaded into trucks to be taken to other sites for further processing.

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~~



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](#).
 - o 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.

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): Tim Sansone

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:

_____ (CERTIFIED LEGAL DESCRIPTION)



Owner’s Signature (of the above referenced property)

Tim Sansone

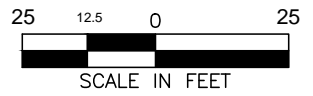
Owner’s Name (Printed)

Applicant or Agent’s Signature

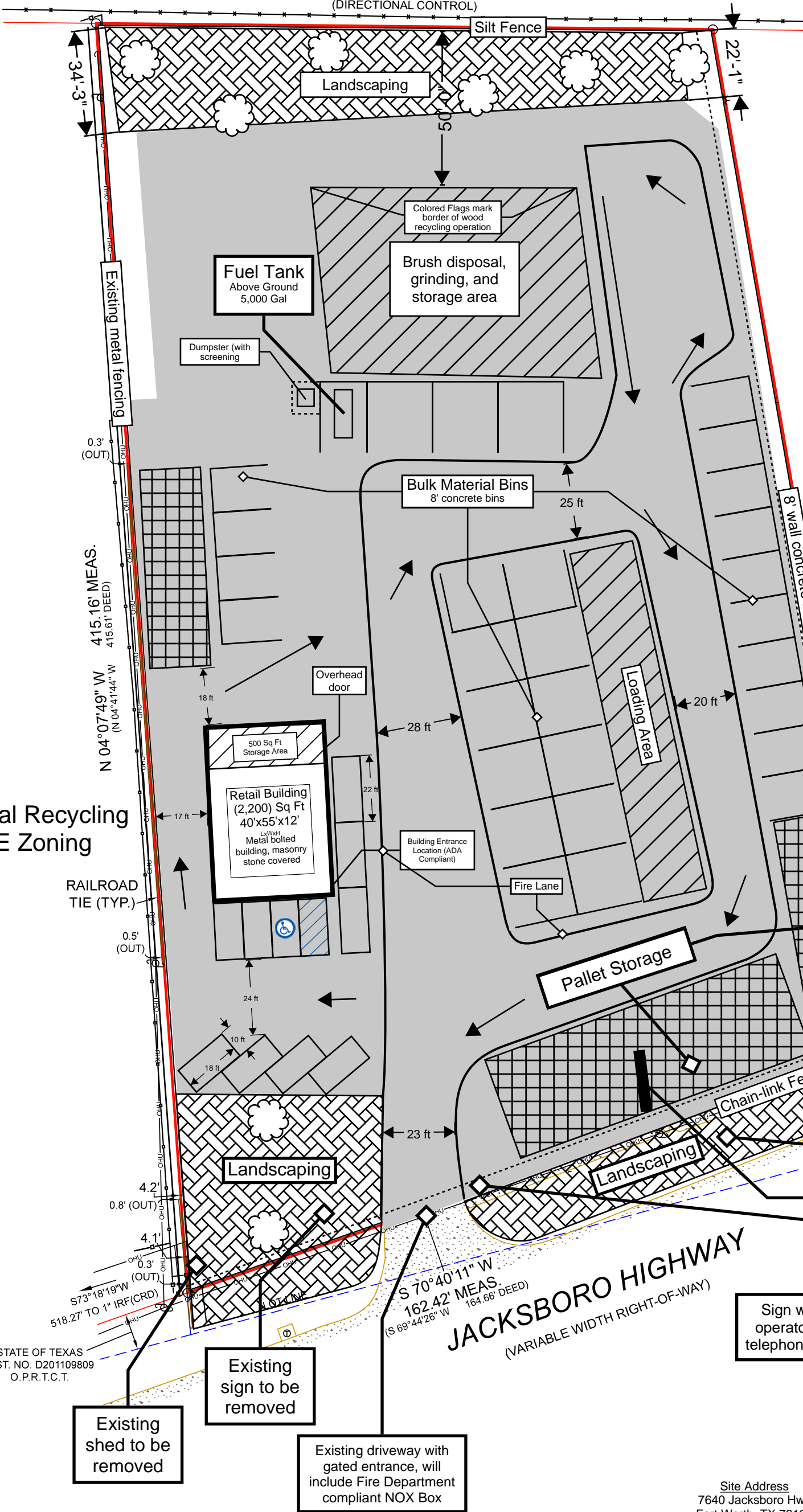
Applicant or Agent’s Name (Printed):

A-5 Zoning Nature Preserve

Vicinity Map



(N 89°59'47" E 202.17' DEED)
S 89°25'49" E 201.22' MEAS.
(DIRECTIONAL CONTROL)



All machinery (wheel loaders, wood grinder, excavator) on site will be mobile, will operate in the diagonal hatched area unless loading or moving

Romantic Store
E Zoning

Metal Recycling
E Zoning

PLACE OF BEGINNING

STATE OF TEXAS
INST. NO. D201109034
O.P.R.T.C.T.

1/2" IRS FROM WHICH BEAR 1/2" IRF (N 09°50'59" W 0.77')

1.3' (OUT)

Overhead Sign

Existing Fire Hydrant

Sign with owner, operator, address, telephone, and hours

5/20/2026



The Organic Recycler
4825 Forest Hill Circle
Forest Hill, TX 76140

Zoning Case Number:
ZC-26-022

Site Preparer
Sansone Engineering Group, PLLC
6710 Anglin Drive
Forest Hill, TX 76140
(817) 629-0029

**The Organic Recycler
Lake Worth**

Site Address
7640 Jacksboro Hwy
Fort Worth, TX 76135

Legal Description
WILCOX, JACOB SURVEY #33
Abstract 1716 Tract 2G1A & 212A
Parcel ID:
04277538

Director of Development Services:

Dave McCorquodale

Date:

Notes:

Parking Requirements: 1 Space/ 250 Sq Ft
25% reduction from more restricted zoning
2200/250 = 8.8*.75 = 6.6 required spaces

Site will comply with Landscaping (§ 6.301) and Urban Forestry Urban Forestry (§ 6.302)

Site will comply with Chapter 6 Development standards for lighting & signs except where waivers pertain and grandfathered signs and lighting exists (§6.4)

Legend:

- Large Tree (2000 Sq Ft):
- Existing/Improved Concrete:
- Landscaping:
- Vegetation/Grass:

1.4. Site Map



LEGAL DESCRIPTION

Being all that certain lot, tract, or parcel of land located in the J. WILCOX SURVEY, ABSTRACT NO. 1716, City of Fort Worth, Tarrant County, Texas, and being the same tract of land described in deed to Donald Bishop, recorded in Instrument No. D215175650, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Commencing from a 1/2" iron rod with a yellow cap stamped "Brittain and Crawford found at the Southern corner of a corner clip between the in the present North line of Jacksboro Highway, a variable width right-of-way, as established by deed to the State of Texas, recorded in Instrument No. D201109034, D201129064, and D201109809, Official Public Records, Tarrant County, Texas, with the West line of Love Circle, a right-of-way;

Thence South 68°26'02" West, along said North line, a distance of 231.25' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of a tract of land described in deed to Romantix-Jacksboro, Inc., recorded in Instrument No. D221365956, Official Public Records, Tarrant County, Texas, said point being the PLACE OF BEGINNING;

Thence South 68°26'02" West, along said North line, a distance of 80.75' to an "X" set for corner.

Thence South 70°40'11" West, continuing along said North line, a distance of 162.42' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southeast corner of a tract of land described in deed to Chau V. Hoang, recorded in Instrument No. D210310964, Official Public Records, Tarrant County, Texas;

Thence North 04°07'49" West, a distance of 415.16' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in South line of a portion of a tract of land described in deed to the City of Fort Worth, recorded in Volume 325, Page 386, Deed Records, Tarrant County, Texas, at the Northeast corner of said Hoang Tract;

Thence South 89°25'49" East, along said South line, a distance of 201.22' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northwest corner of said Romantix-Jacksboro Tract;

Thence South 09°50'59" East, a distance of 333.55' to the PLACE OF BEGINNING an containing 81,790 square feet or 1.878 acres of land.