



Neighborhood Notification

Case Number: ZC-25-187

Council District: 9 – Elizabeth M. Beck

ZONING CHANGE REQUEST

Owner/Applicant: BDV Southway LLC/Josh Oerke

Site Location: 800 & 804 Southway Circle

Request:

Current Zoning: "K" Heavy Industrial

Proposed: Add Conditional Use Permit (CUP) for Outdoor Storage with development waivers for chain link screening fence location and required landscaping location in "K" Heavy Industrial; site plan included

Proposed Use: Outdoor Storage for future tenants (All uses within K district are allowed)

For More Information please contact:

Case Manager

Beth Knight

817-392-8190

Public Hearing Dates

Zoning Commission	November 12, 2025
City Council	December 9, 2025

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

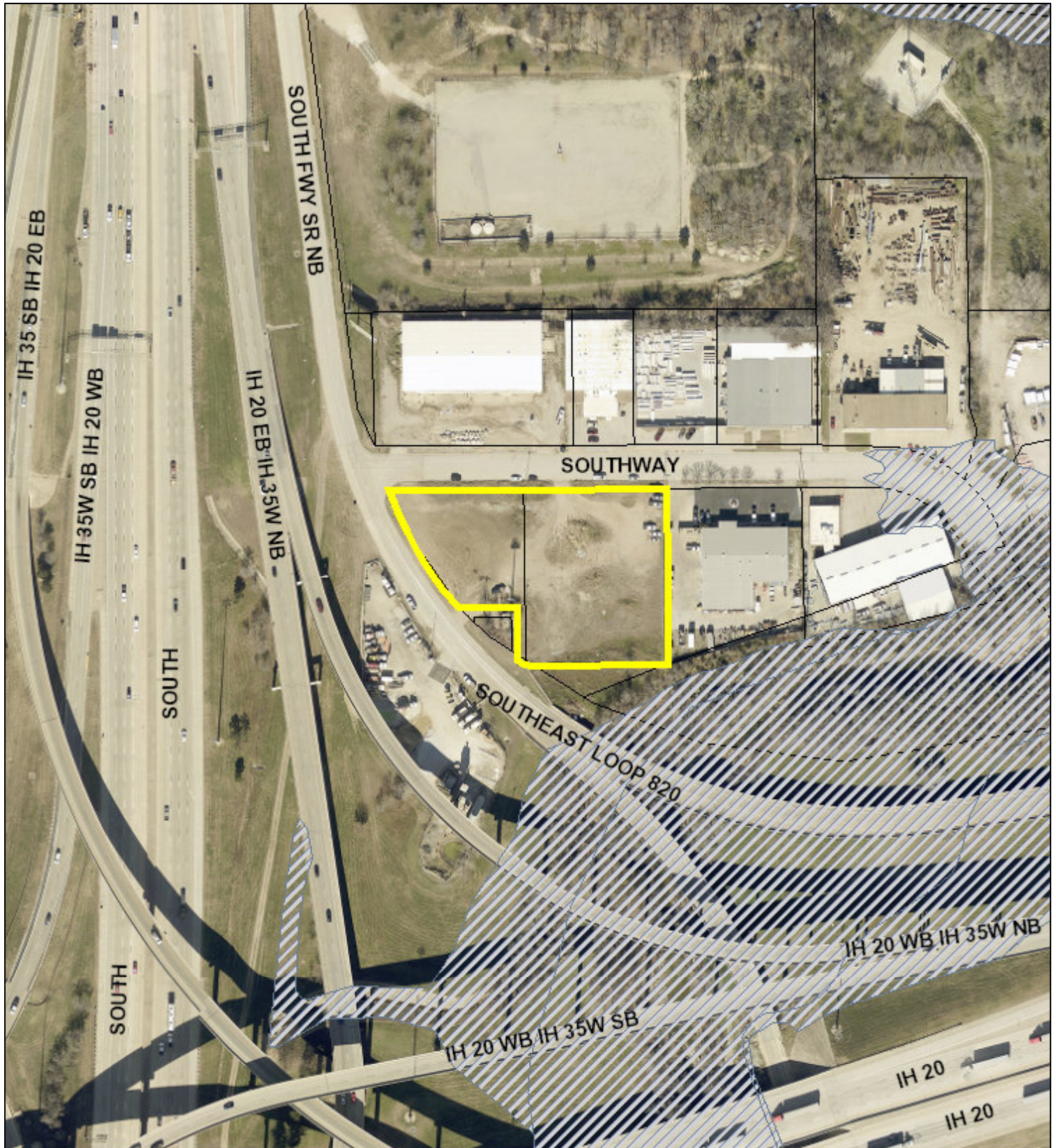
Organizations Notified

Organizations Notified	
Carter Park NA	Highland Hills NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD
Everman ISD	



ZC-25-187

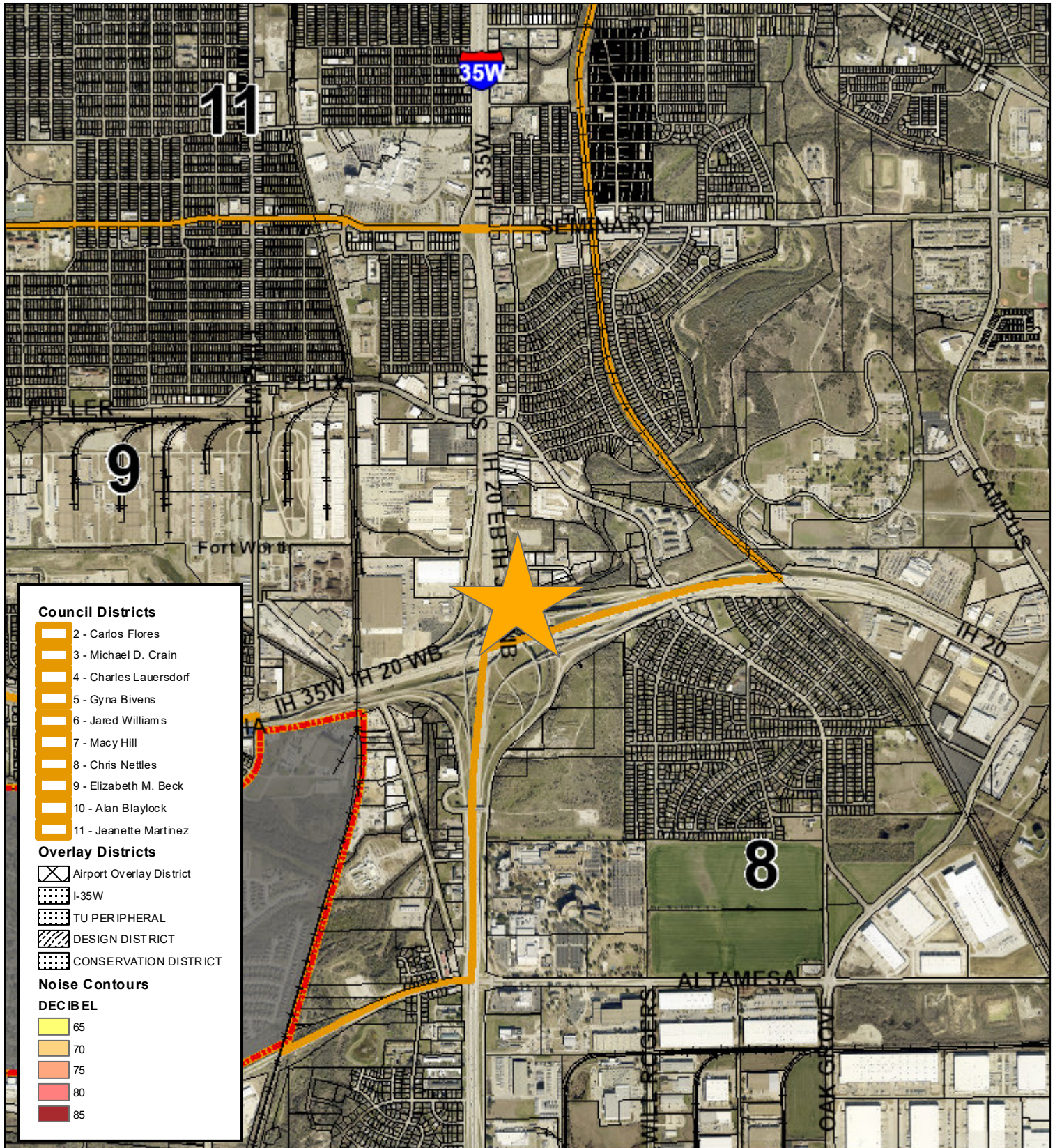
Aerial Photo Map



0 120 240 480 Feet



Area Map



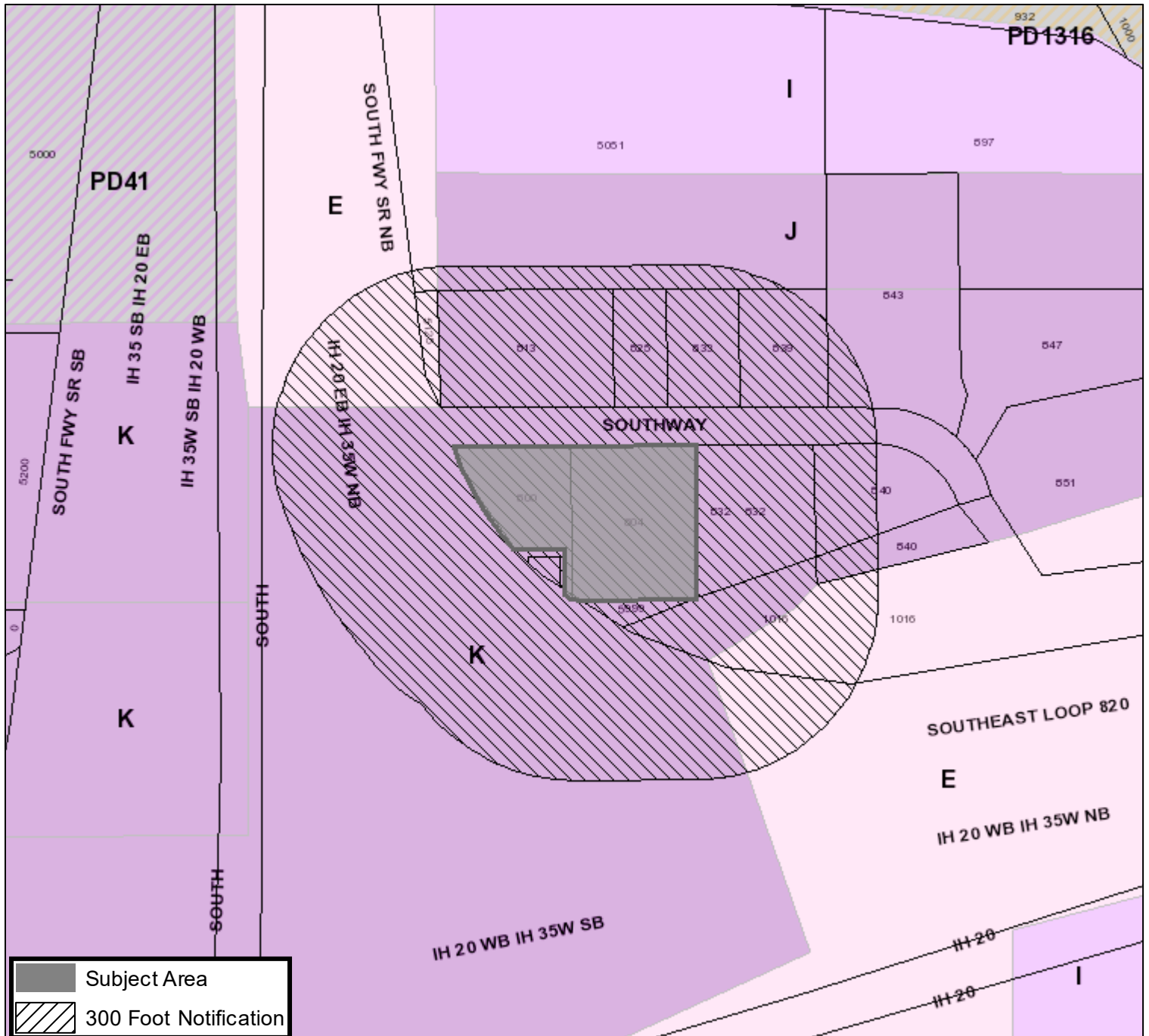
0 1,000 2,000 4,000 Feet



ZC-25-187

Area Zoning Map

Applicant: BDV Southway LLC/Josh Oerke
Address: 800 & 804 Southway Circle
Zoning From: K
Zoning To: Add Conditional Use Permit for outdoor storage with waivers to screening fence, landscaping
Acres: 1.9
Mapsc0: Text
Sector/District: Sycamore
Commission Date: 11/12/2025
Contact: 817-392-8190



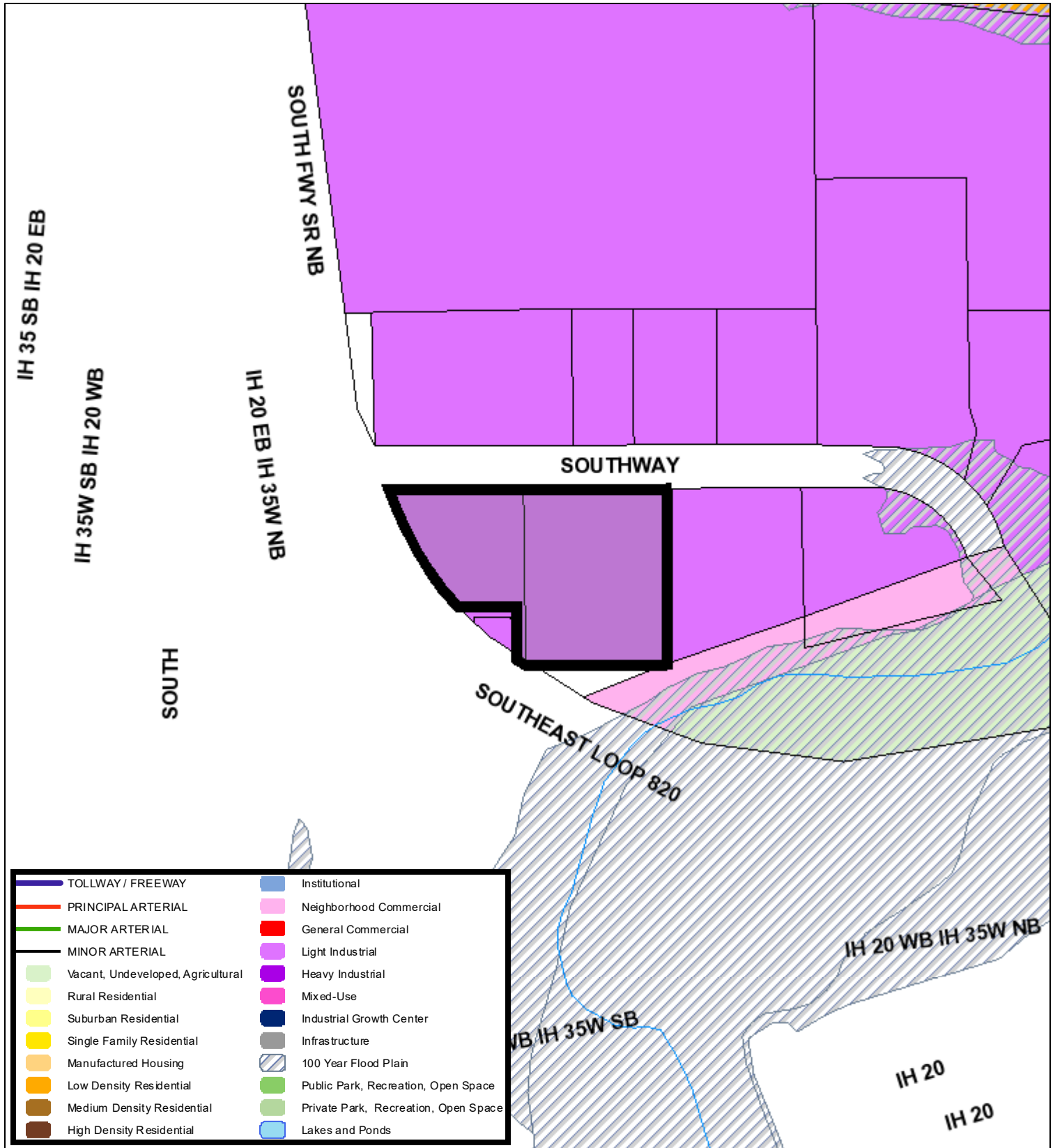
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ZC-25-187

Future Land Use



190 95 0 190 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.



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ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER BDV Southway LLC

Mailing Address 7250 Dallas Parkway, Suite 400 City, State, Zip Plano, TX 75024

Phone 214 546-6135 Email jd@bdvtx.com

APPLICANT Jon DuCharme

Mailing Address 7250 Dallas Parkway, Suite 400 City, State, Zip Plano, TX 75024

Phone 214 546-6135 Email jd@bdvtx.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): 800-804 Southway Circle

Total Rezoning Acreage: 1.9 ☒ 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): Southside Industrial Addition Lot 1A and TractC1

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 1.9 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: 1.9 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 <i>(no change to development standards or waivers)</i> ☐ Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): K Heavy Industrial Proposed Zoning District(s): K Heavy Industrial
 Current Use of Property: Vacant Gravel Lot
 Proposed Use of Property: Secured Outside Storage

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: K Heavy Industrial

Additional Use Proposed with CUP: Outside Storage

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

Installation of a fence without primary structure

- ☐ 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.

On September 2, 2025, Birddog Ventures (Birddog) acquired approximately 2.03 acres of vacant land at 800 and 804 Southway Circle (the "Property") together with and an adjacent 21,377 SF industrial warehouse at 813 Southway Circle in Fort Worth. The properties are zoned "K" Heavy Industrial and have been vacant and deteriorating for several years.

The Property was formerly the parking lot for an event venue that operated at 813 Southway Circle and is improved with a gravel surface and overgrown vegetation. Birddog intends to renovate the 813 Southway building and improve the adjacent vacant land with site grading, new road base, perimeter fencing, LED lighting, and a secured access gate to support future industrial use consistent with surrounding properties. Upon completion of the capital improvements, Birddog intends to try and lease the building at 813 Southway Circle and the Property together to an industrial user(s) who needs industrial warehouse space and outside storage space to accommodate their business.

A Conditional Use Permit (CUP) is requested under Section 5.133 of the Fort Worth Zoning Ordinance to allow outdoor sales and storage (including contractor yards and building material storage) on the vacant Property, as there is currently no principal structure on that site.

Additionally, Birddog respectfully requests the following waivers:

1. Site plan waiver – as no replat or new development is planned.
2. Landscaping waiver – to locate landscaping satisfactory to meet the 4% landscaping requirement along Southway Circle instead of the I-35 frontage.
3. Fence waiver – to allow a chain link fence rather than a screening fence as consistent with adjacent outside storage uses.

These improvements will enhance the property's appearance and functionality, support compatible industrial activity, and reduce blight in the area.

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): BOV SOUTHWAY LLC / JOSHUA L. DENU as AUTHORIZED MEMBER

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) JOSHUA L. DENU 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)



Owner's Name (Printed): BOV SOUTHWAY LLC

Applicant or Agent's Signature

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.

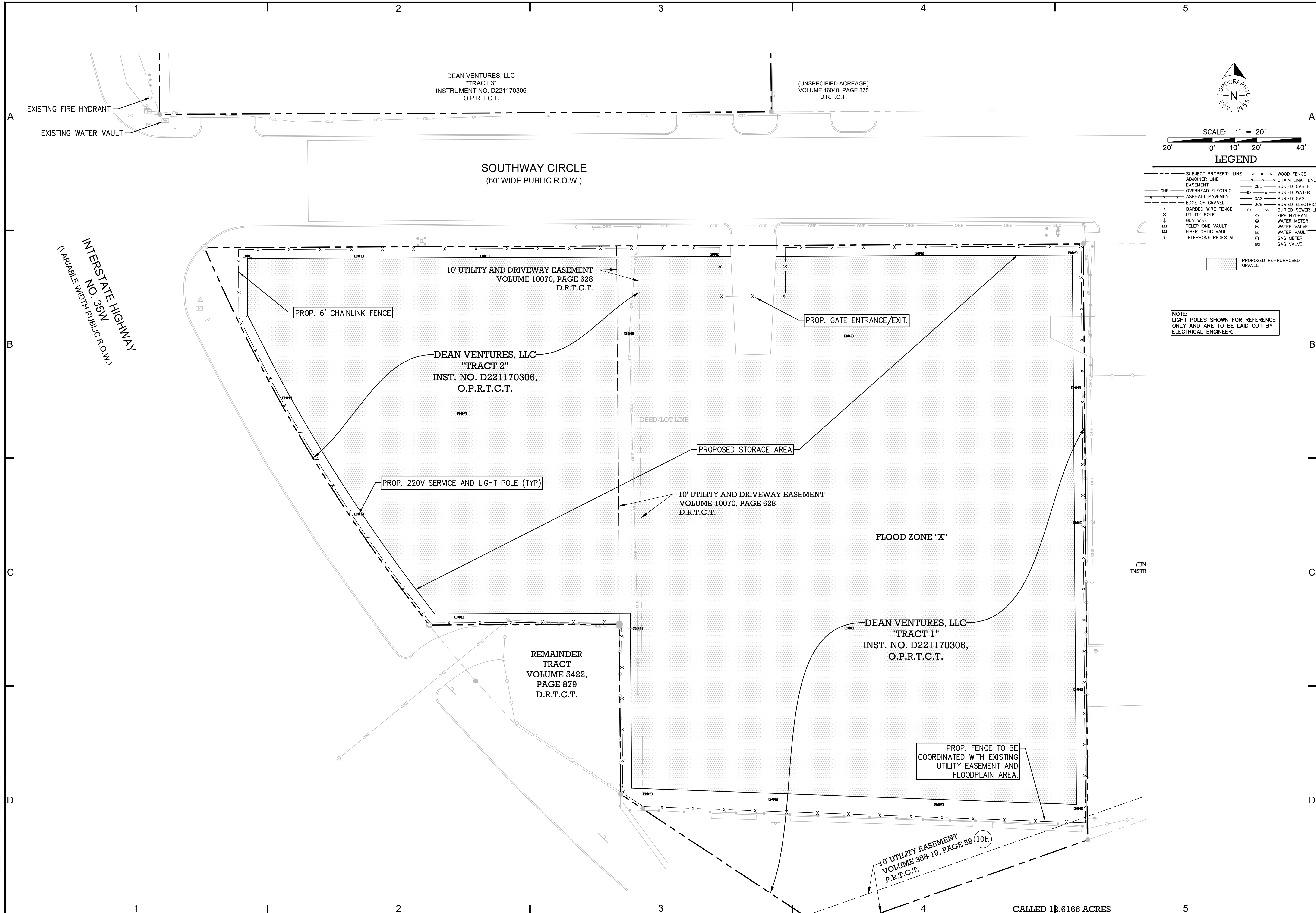
For multifamily projects in CR, C, or D districts, also include the following note:

- ☐ 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.

S:\CIVIL\BIRDDOG_RE_VENTURES_LLQ813_SOUTHWAY_CIRCLE\CIVIL\PLAN_SHEETS\813-SITE PLAN.DWG 8/12/2025 11:28 AM robert.foster



TOPOGRAPHIC
EST. 1958

SCALE: 1" = 20'

20' 0' 10' 20' 40'

LEGEND

SUBJECT PROPERTY LINE

ADJONER LINE

EASEMENT

OHE OVERHEAD ELECTRIC

ASPHALT PAVEMENT

EDGE OF GRAVEL

BARBED WIRE FENCE

UTILITY POLE

GUY WIRE

TELEPHONE VAULT

FIBER OPTIC VAULT

TELEPHONE PEDESTAL

WOOD FENCE

CHAIN LINK FENCE

CBL BURIED CABLE

EX BURIED WATER

GAS BURIED GAS

LUGE BURIED ELECTRIC

EX BURIED SEWER LINE

FIRE HYDRANT

WATER METER

WATER VALVE

WATER VAULT

GAS METER

GAS VALVE

PROPOSED RE-PURPOSED GRAVEL

NOTE:
LIGHT POLES SHOWN FOR REFERENCE
ONLY AND ARE TO BE LAID OUT BY
ELECTRICAL ENGINEER.

TOPOGRAPHIC

LOYALTY INNOVATION LEGACY

481 WINSCOTT RD. STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TX REG. ENGINEERING FIRM NO. F-18409
TX REG. SURVEYING FIRM NO. LS-10042504
WWW.TOPOGRAPHIC.COM

800 SOUTHWAY CIR
FORT WORTH, TARRANT
COUNTY, TX

NO.	DATE	REVISION DESCRIPTION

SHEET TITLE:

SITE PLAN

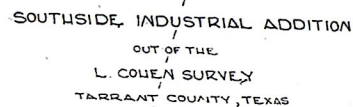
DATE:
8/12/2025

DRAWN BY:
MKC

SHEET NO.:

EXHB

813 SOUTHWAY CIR



JUNE 19, 1959

1. C. A. Heath, do hereby
certify that this map is true and correct as surveyed
on the ground.
Date: 5-26-59 13 971

PLAT RECORD VOLUME 988-19

60



ATTEST:
MARY LOUISE NICHOLSON, County Clerk
Tarrant County, Texas
BY: *[Signature]* Deputy

A CERTIFIED COPY,
19-6 20 25

45497 4 25

SOUTHSIDE INDUSTRIAL ADDITION

E. L. BAKER, being the owner of the following tract of land out of the L. Cohen Survey in Tarrant County, Texas, described by metes and bounds as follows:

BEGINNING at a point South 89 deg. 54 min. West 200.0 feet from the NW/c of the Grace Cosby tract as recorded in Volume 2337, Page 26, D.R., T.C., T. and said point being on the East R.O.W. line of U.S. Hwy. #81;
THENCE with the East R.O.W. of said Hwy #81 South 752.9 feet to a point;
THENCE South 34 deg. 08 min. East 110.36 feet;
THENCE South 60 deg. 56 min. East 201.56 feet;
THENCE South 50 deg. 44 min. East 191.04 feet;
THENCE North 26 deg. 45 min. West 140.0 feet;
THENCE North 12 deg. 30 min. East 200.0 feet;
THENCE North 31 deg. 30 min. East 205.0 feet;
THENCE North 71 deg. 00 min. East 665.2 feet;
THENCE South 32 deg. 30 min. East 160.0 feet;
THENCE North 1 deg. 30 min. East 245.0 feet;
THENCE North 63 deg. 30 min. East 176.7 feet;
THENCE North 65 deg. 30 min. East 250.0 feet;
THENCE North 41 deg. 00 min. East 100.0 feet;
THENCE North 15 deg. 45 min. West 194.0 feet;
THENCE West 120.5 feet;
THENCE North 89 deg. 54 min. West 1706.7 feet to the place of beginning;

hereby adopts the attached Map and Plat as his plan for the subdivision thereof to be known as Lots 1, 2, 3, 4 and 5 and Tracts A, B, C, D, E and F, Southside Industrial Addition to the City of Fort Worth, Tarrant County, Texas.

Undersigned dedicates to the use of the public the streets as thereon shown, except that he reserves unto himself, his heirs and assigns, the easements more fully hereinafter described.

Undersigned reserves a perpetual easement in, on and under the Lots and Tracts of the width and extent as shown on the attached Map and Plat for the purpose of laying, placing and maintaining utilities and for drainage, and he further

reserves a perpetual easement in, on and under the streets as thereon shown for the purpose of laying, placing and maintaining utilities; with the right to go upon such lots and streets to place, erect, repair, maintain and remove utility and drainage installations without interference, and no building shall be erected over that part of any Lot or Tract where such easement is shown to be reserved.

Undersigned reserves the right to sell, transfer and assign all easements, reservations, privileges and rights herein contained.

The area lying south of the center line of Sycamore Creek is reserved for a Park Drive, as indicated.

The dotted half circle shown along the most easterly line of Southway Circle is reserved as a temporary turn around, and shall automatically terminate and be cancelled if, as and when Southway Circle is extended beyond its present terminus as shown on the attached Plat.

Undersigned reserves the right to further subdivide such Lots and Tracts.

This 18th day of June, 1959.

E. L. Baker

THE STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared E.

L. Baker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18th day of June, 1959.

GERALDINE G. LANCASTER
Notary Public in and for
Tarrant County, Texas

Filed for Record JUN 22 1959 2:37 PM
And Recorded JUN 26 1959 3:10 PM
Instrument No. 45497
MELVIN "MEL" PAUL, County Clerk,
Tarrant County, Texas
BY: *O. C. O'Leary* Deputy

60



Southway Cir

South Fwy



800 Southway Cir