



# 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](mailto:zoninglanduse@fortworthtexas.gov)

**Mail:** Chair of the Zoning Commission  
c/o Development Services, City Hall  
100 Fort Worth Trail, Fort Worth, TX 76102

Members of the public may attend in person to address the Zoning Commission regarding an item listed on the agenda. Sign-up sheets are located at the entrance to the Council Chambers and can be filled out prior to the start of the meeting. For questions or assistance with registration, please contact Laura Ruiz at [Laura.Ruiz@fortworthtexas.gov](mailto:Laura.Ruiz@fortworthtexas.gov) or 817-392-8047.

To register to speak at the City Council hearing, please visit [fortworthtexas.gov](http://fortworthtexas.gov) or contact the City Secretary's Office at 817-392-6150.

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.

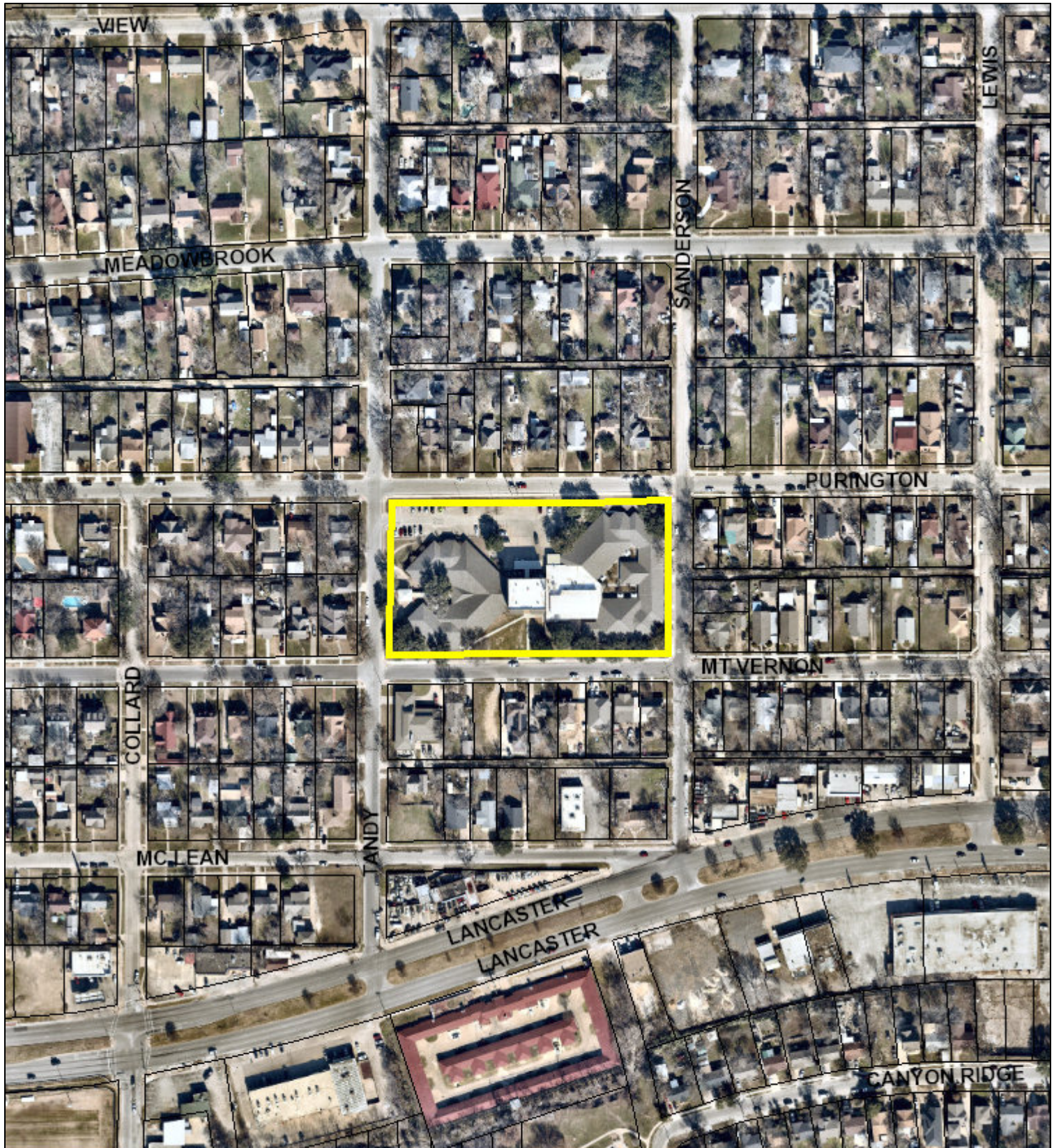
Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	





ZC-25-149

## Aerial Photo Map

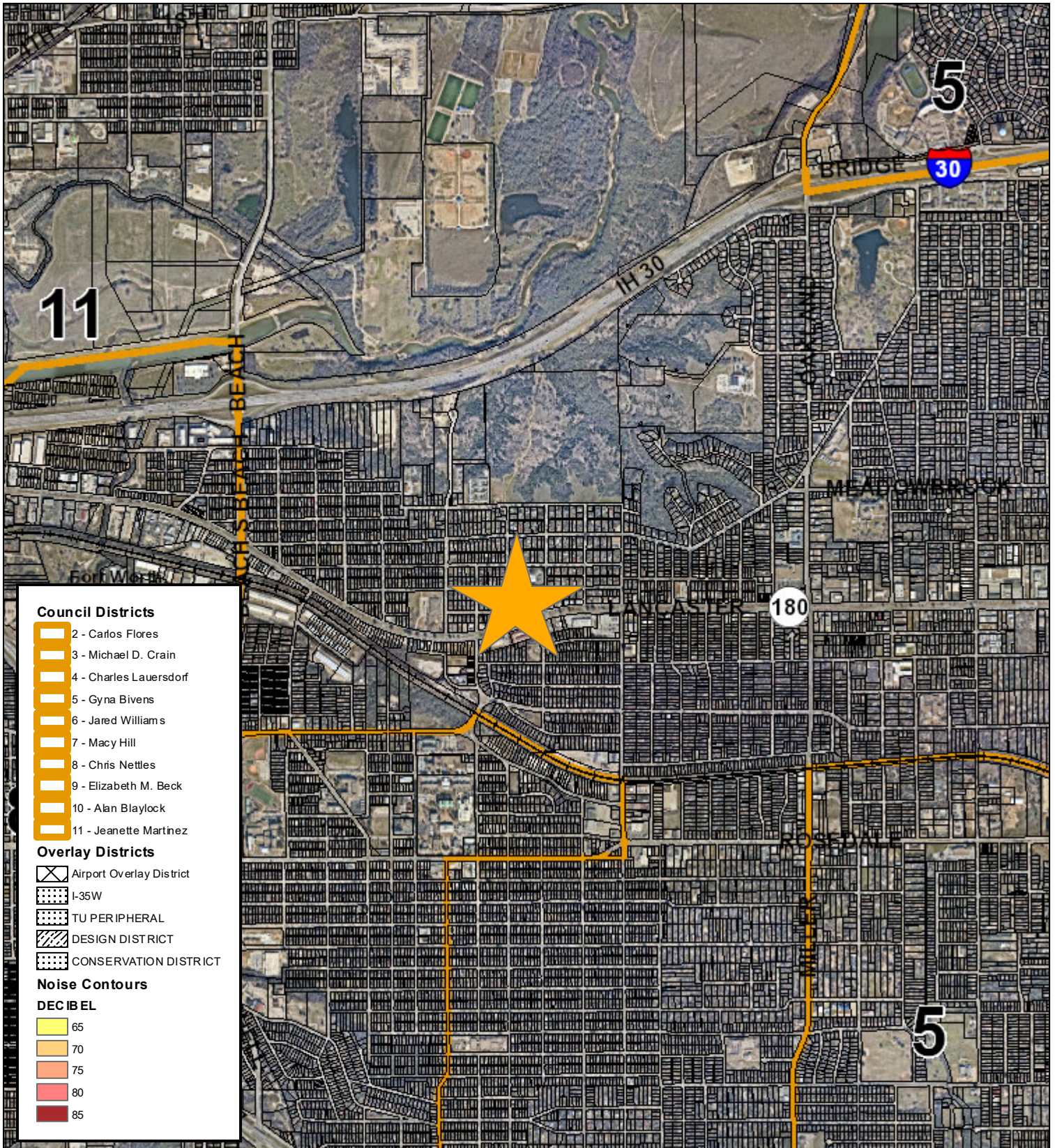


0 160 320 640 Feet





## Area Map



0 1,000 2,000 4,000 Feet

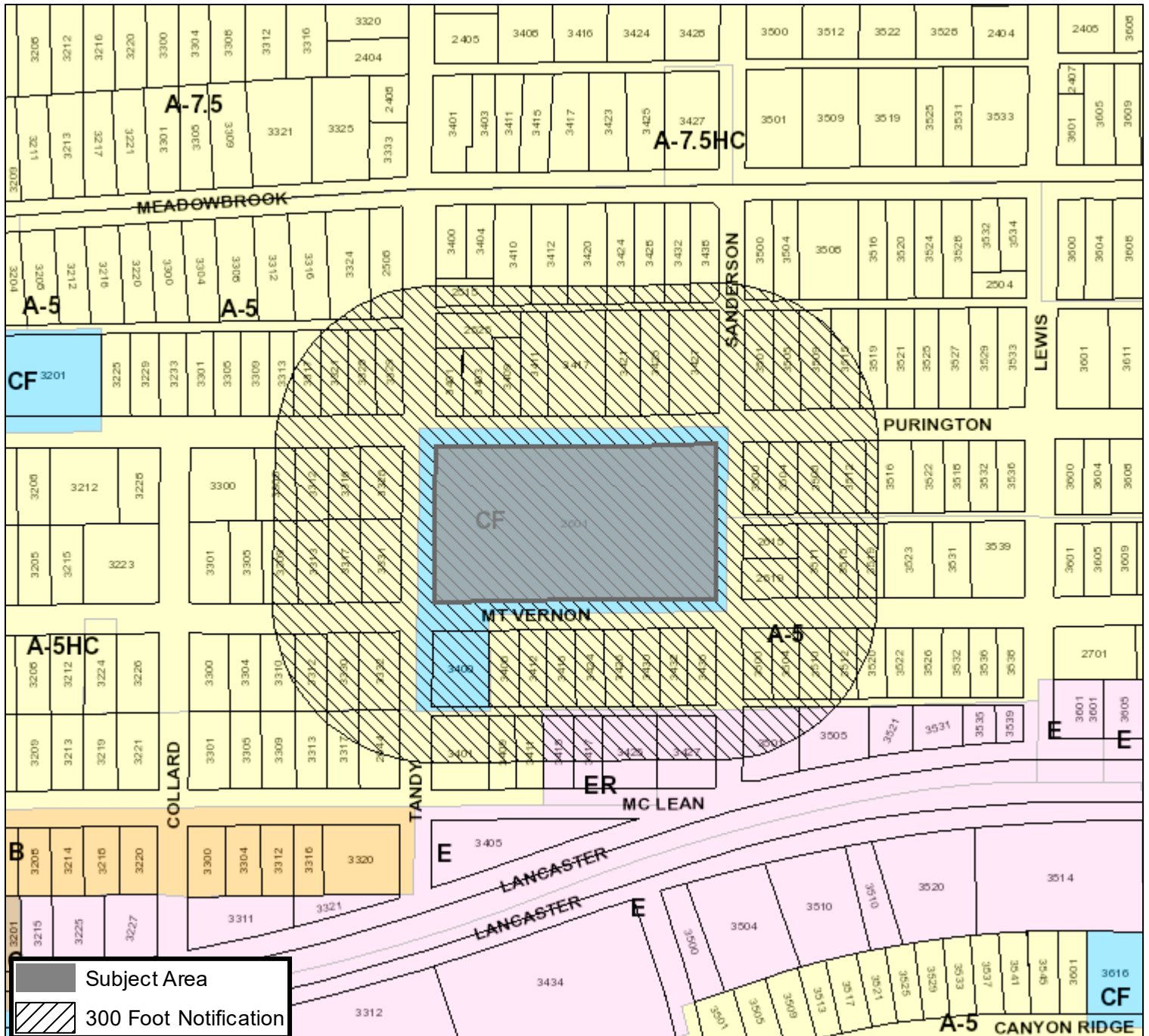




ZC-25-149

## Area Zoning Map

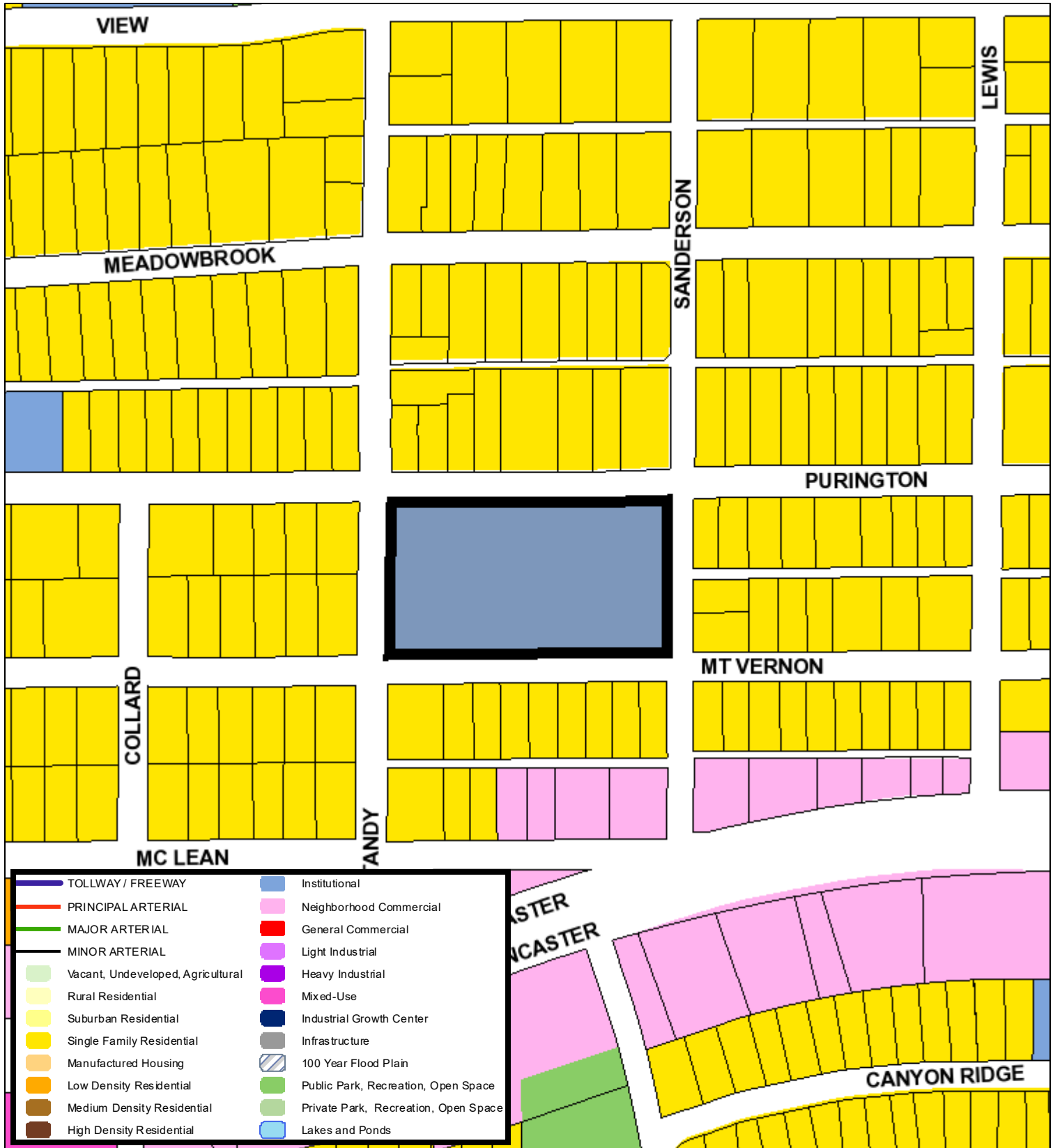
Applicant: 2601 Tandy ABL I Holdings LLC/MasterPlan Consult.  
Address: 2601 Tandy Avenue  
Zoning From: CF  
Zoning To: PD for C uses with waivers to parking & open space  
Acres: 3.44  
Mapsc: Text  
Sector/District: Eastside  
Commission Date: 9/10/2025  
Contact: 817-392-8043





ZC-25-149

## Future Land Use



250 125 0 250 Feet

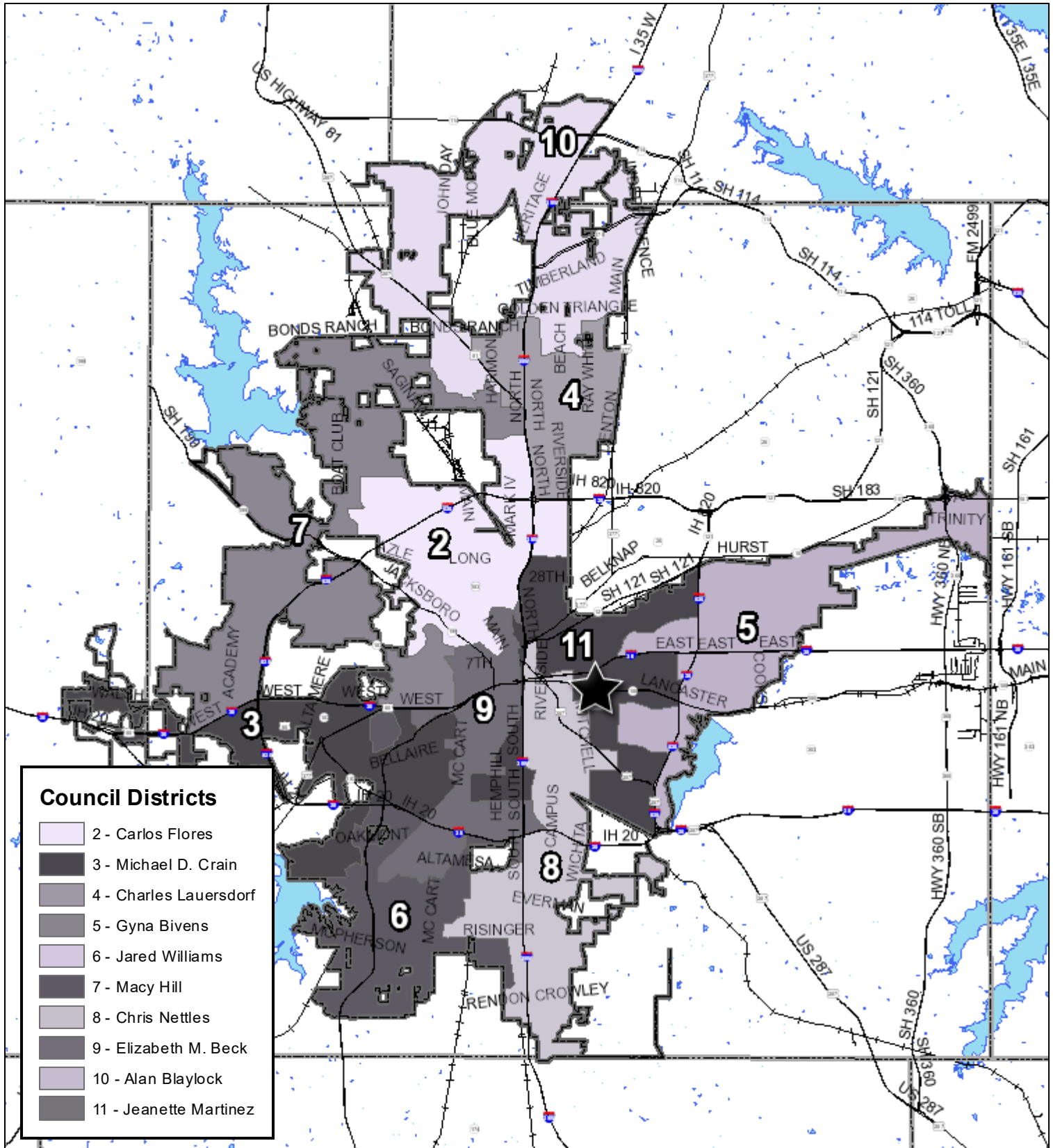
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-25-149

## Location Map



0 2.5 5 10 Miles



# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** 2601 Tandy ABL I Holdings LLC

Mailing Address 8350 North Central Expy, Suite 1900 City, State, Zip Dallas, TX 75206

Phone (918) 801-6810 Email nash.thomas@maverickdevpartners.com

**APPLICANT** Maverick Development Partners

Mailing Address 8350 North Central Expy, Suite 1900 City, State, Zip Dallas, TX 75206

Phone (918) 801-6810 Email nash.thomas@maverickdevpartners.com

**AGENT / OTHER CONTACT** Wes Hoblit, Masterplan Consultants

Mailing Address 3333 Welborn Suite 400 City, State, Zip Dallas, TX 75219

Phone (469) 559-4872 Email wes@masterplanconsultants.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): 2601 Tandy Avenue

Total Rezoning Acreage: 3.44 ☒ 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): Tandy Addition, Block 9, Lot 1R

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 3.44 acres

*Any partial or non-platted tract will require a certified metes and bounds description as described below.*

☐ **NO – NOT PLATTED**

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: \_\_\_\_\_ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" 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 (no change to development standards or waivers) <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): "CF"
 Proposed Zoning District(s): "PD/C"

Current Use of Property: Vacant

Proposed Use of Property: Multifamily

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: "C"

Land Uses Being Added or Removed: Museum, Library or fine arts center, government operated or controlled, Country Club (private), Golf Course, Hospice

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

Waivers for 6.506 and 4.711(c), specifically parking of one parking space per bedroom and for 45% open space requirement. Providing 128 parking spaces (160 required) and providing 37.9% open space (45% required).

☒ 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.

See attached Detailed Project Description

### **Detailed Project Description – 2601 Tandy Avenue (Fort Worth, TX)**

*Maverick Development Partners* are seeking a rezone for **2601 Tandy Avenue** to allow for a 64-unit multifamily complex on the 3.44-acre site. The current zoning on the property, “CF”, allowed the previous use, an assisted living facility (Tandy Village Assisted Living) that went bankrupt and vacated the site. *Maverick Development Partners* purchased the property in 2024. Tandy Village Assisted Living had three buildings on site with two one-story buildings reserved for housing and the former Tandy School which stood at three-stories, used for administrative functions. Days after meeting with West Meadowbrook Neighborhood Association in late December 2024, the property had a fire necessitating the demolition of all buildings on the property due to safety of the surrounding neighborhood and to inhibit future vandalism of the property and deter vagrancy. Today the site is vacant.

*Maverick Development Partners* aims to rezone the property to “PD/C” to allow multifamily housing on the site and to restrict future uses on the site that are not compatible within the existing neighborhood in addition to supplying a uniquely styled residential development. While akin to townhome in style, the development would be for multifamily.

The proposed development would have 64 units with 32 units being 3-bedrooms and 2-bathrooms and the remaining 32 units being 2-bedrooms and 2-bathrooms. Floor plans for both unit layouts are part of the application materials. The four proposed buildings would have 8 units per building at 2-stories with the height of each building being 35-feet in height.

The proposed parking on the site is less than required per code. With the requirement of one parking space per bedroom, the total parking provided is 129 spaces in lieu of the 160 required parking spaces, creating a deficit of 31 parking spaces. As most three-bedroom occupied units do not typically have three cars, we believe there will not be problems with parking on the property. During the leasing process, a strict two-car per unit clause will be enforced for the enclosed parking. This is to ensure no spillover into the West Meadowbrook neighborhood.

With the required open space at 45%, the development is proposing 36% open space falling short of the requirements set forth in the zoning ordinance. By maintaining existing perimeter trees on the property, we are maximizing the property’s existing landscaping to meet the intent of the open space and keeping the streetscape attractive for future residents and existing neighbors.

The proposed development meets many strategies and goals set forth in the 2023 Comprehensive Plan, specifically in Chapter 4: Land Use, Chapter 5: Housing, and the Eastside Area Plan. Adding additional density at the site is also in conformance with future population growth trends noted in the Comprehensive Plan. These are specifically noted below.

#### ***Chapter 4: Land Use***

*Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services...*



## **Chapter 5: Housing**

### *Goals & Objectives*

1. *Increase the number of quality affordable rental units for low-income renters*

### **Policies**

1. *Housing Development (Affordable and Market Rate Housing)*
  - a. *Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value*
  - b. *Enhance capacity to address affordable housing needs by partnering with the private sector and neighborhoods*
  - c. *Integrate and disperse affordable housing and low-income housing into neighborhoods throughout the city*
  - d. *Continue programs to develop affordable housing through partnerships with Fort Worth Housing Solutions and other developers and organizations*

### ***Eastside Sector Future Land Use***

11. *Encourage demolition of buildings that cannot be economically rehabilitated*

## ADDITIONAL QUESTIONS

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

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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.

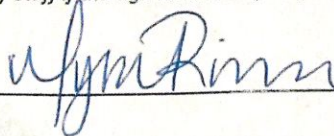
I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public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

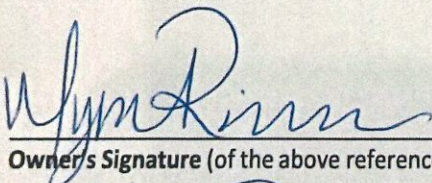
Myra Rivera

**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) Wes Hobbit, Masterplan Consultants 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:

TANDY ADDITION, BLOCK 9, LOT 12

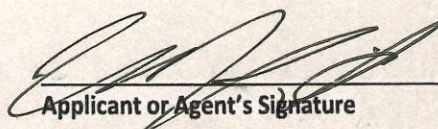
(CERTIFIED LEGAL DESCRIPTION)



Owner's Signature (of the above referenced property)

Myra Rivera

Owner's Name (Printed)



Applicant or Agent's Signature

Wes Hobbit, Masterplan Consultants

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.**





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5.00 W D  
1 01/10/83

THE STATE OF TEXAS

COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS

TO THE PUBLIC:

THAT WE, COLONIAL SOUTHWEST, INC., being the owner of all of Block 9, TANDY ADDITION, according to Plat recorded in Volume 388, Page 31, Plat Records of Tarrant County, Texas, and a 16.0 foot alley through said Block Closed by City Ordinance No. do hereby adopt the hereon Plat as correctly representing our plan of Revision of same to be known as

LOT 1-R, BLOCK 9, TANDY ADDITION  
TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

We hereby dedicate or adopt all streets and easements as shown thereon for public use.

WITNESS MY HAND as the act of Colonial Southwest, Inc.,  
This 22 day of NOVEMBER 1982AD

*Johnnie M. Benson*  
Johnnie M. Benson, President

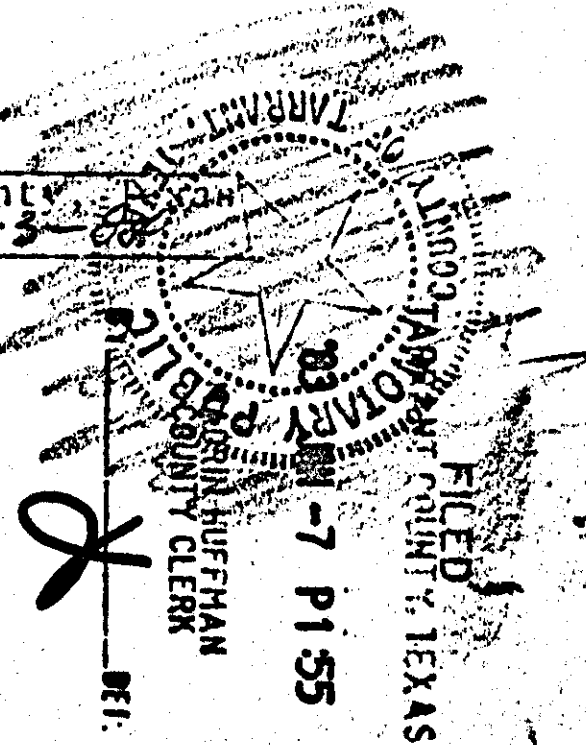
THE STATE OF TEXAS  
COUNTY OF TARRANT

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

Johnnie M. Benson known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Colonial Southwest Inc., a corporation and that she executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 22 day  
of NOVEMBER 1982AD.

*W. S. Henry*  
Notary Public, Tarrant County  
My Commission expires 11-3-88



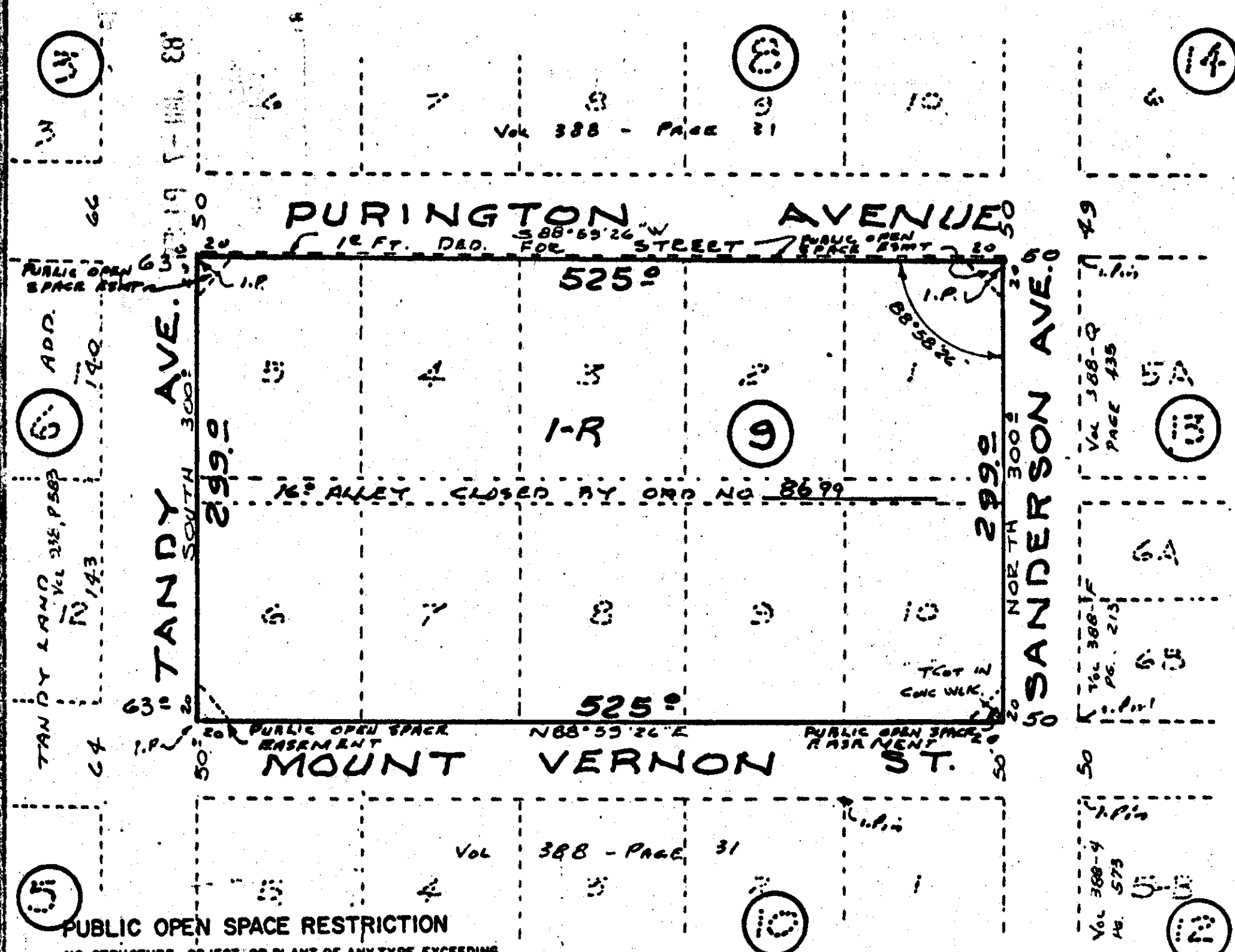


W. R. BOB HARVEY, INC. Registered Public Surveyor

3804 E. Lancaster Ave. • Fort Worth, Texas 76103 • 531-2883

CITY LOTS • ACREAGE • SUBDIVISIONS & LAND PLANNING  
TITLE & LOAN SURVEYS

Return

PLAT OF LOT 1-R, BLOCK 9  
BEING A REVISION OF LOTS 1 THRU 10, BLOCK 9  
AND A 16' FT ALLEY CLOSED BY ORD NO. 2679TANDY ADDITION  
TO THE CITY OF FORT WORTH, TEXAS  
TARRANT COUNTY  
VOL 388, PAGE 31

CHECKED

BY

CITY OF FORT WORTH TEXAS  
CITY PLAN COMMISSION

## NOTE:

THIS PLAT IS VALID ONLY IF RECORDED WITHIN  
SIX (6) MONTHS AFTER DATE OF APPROVAL.  
FS-82-106

PLAT APPROVED DATE: 12-23-82

BY:

CHAIRMAN

BY:

SECRETARY

## NOTE:

NO BUILDING PERMITS SHALL BE ISSUED  
FOR ANY LOT IN THIS PLAT UNTIL PROVISION  
IS MADE FOR THE CONSTRUCTION OF THE  
WATER, SEWER, STORM DRAIN, STREET LIGHTS  
AND PAVING IMPROVEMENTS AND APPROVAL IS  
OBTAINED FROM THE CITY OF FORT WORTH.

CORNEERS MARKED AS

COMPILED

DATE JUNE 3 19 82

W. R. Bob Harvey

COLONIAL SOUTHWEST, INC. 535-2125  
400 SOUTH BERN ST. 76103

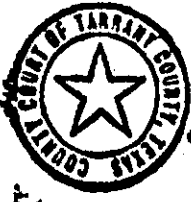
80594



COUNTY OF TARRANT  
STATE OF TEXAS

I hereby certify that this instrument was FILED on this  
date and at the time stamped hereon by me and was duly  
RECORDED in the Volume and Page of the Named Records  
of Tarrant County, Texas, as stamped hereon by me.

JAN 7 1983



*Madrin Huffman*  
COUNTY CLERK  
TARRANT COUNTY, TEXAS

BY *[Signature]*  
MADRIN HUFFMAN  
COUNTY CLERK  
DET.

83 JAN -7 P1:55

FILED  
TARRANT COUNTY TEXAS

KP

Elect's Deduction  
Colonial Spent on the  
to the public  
\$ 5.00  
Return to:  
Mr. Bob Henry  
3804 S. Hancock  
Arlington TX  
76103  
F-82-106

Vol 388-114  
PAGE 718

Exhibit Map

