



Newspaper Notification

**Public Hearing; November 11, 2025; 6:00 pm; City Council
Chambers; 100 Fort Worth Trail, Fort Worth, 76102**

Notice is hereby given that a Public Hearing will be held by the City Council on **November 11, 2025**, at 6:00 p.m. in the Council Chambers, 100 Fort Worth Trail, Fort Worth, 76102, Tarrant County, Texas.

ZC-25-088 1812 & 1820 W Lowden Street 0.18 ac

Zoning Change:

From: "A-5" One-Family/TCU Overlay

To: Add Conditional Use Permit (CUP) for auxiliary parking lot in "A-5" One-Family/TCU Overlay plus development standard waivers for parking & fencing in the projected front yard, fencing in the front yard, fencing materials, no screening fence, no landscaping, fence not to be chained & locked at night, site plan included

Description:

Commencing at a ½" capped iron rod stamped "RPLS 4277" found (N:6, 943,601.62 E:2,323,130.71) for the northwest corner of Lot 12, Block 22 of said Frisco Heights Addition and in the south right of way line of West Cantey Street and the East right of way line of Livingston Avenue, a variable width right of way, thence South 00°21'35" East, with the said right of way line of Livingston Avenue, a distance of 400 feet to a 1/2 " rod stamped "Grant ENG 4151" found for the North West corner of said Lot 10, the Southwest of lot 11, block 22 of said Frisco Heights Addition and for the point of beginning;

Thence North 89°38'25" East, departing the east right of way line of said Livingston Ave. and with the common line of said lot 10 and 11, a distance of 120' to a 1/2" capped iron rod stamped "Grant ENG 4151" found for the NE corner of said lot 10, the SE corner of said lot 11 and in the West line of called 15' wide alley as shown on said Frisco Heights Addition Plat;

Thence south 00°13'57" East, with the common line of said lot 10 and said alley, passing the SE corner of said lot 10 and the North right of way and said Hagler Ave. at a distance of 50' and continue for a distance of 63' to a 5/8" capped iron rod stamped "MMA" set;

Thence South 00°05'07" East, with the common line of said 10' x 125' strip of land, the West line of said 16" wide alley, passing the SE corner of said 10'x125' strip of land and the NE corner of said lot 1, Prospect Heights Addition, at a distance of 10' and continue for a total distance of 60.13' to a 5/8'

capped iron rod stamped "MMA" set for the SE corner of said lot 1 and in the North right of way line of W Lowden St., a 60' wide right of way;

Thence South 89°38'09" West, with the said line of said lot 1 and the north right of way line of said West Lowden St., a distance of 125' to 5/8" capped iron rod stamped "MMA" set for the SW corner of said lot 1 and in the East right of way line of Livingston Ave., a 60' wide right of way as shown on said Prospect Heights Addition Plat;

Thence in a North direction with the East right of way line of said Livingston Ave. the following bearings and distances:

North 00°05'07" West, passing the NW corner of said lot 1 and the SW corner of said 10'x125' strip of land, at a distance of 50', and passing the NW corner of said 10'x125' strip of land and the South right of way line of said Hagler Ave, at a distance of 60' and continue for a total distance of 74.88' to a 5/8" capped iron rod stamped "MMA" set for the corner;

South 89°38'25" West, a distance of 16.33' to a 1/2" capped iron rod stamped "Grant ENG 4151" found for corner, from which a 1/2" iron rod found bears south 12°26'44" East, a distance of .41'.

North 00°12'57" West, passing SW corner of said lot 10 and the North right of way line of said Hagler Ave. at a distance of 13' and continue for a total distance of 63' to the point of beginning and containing 17,111 square feet or 0.393 acre of land, more or less.

ZC-25-155 13401 Trinity Blvd

1.02 ac

Zoning Change:

From: "AG" Agricultural & "PD 922" "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus warehouse, inside/outside storage of materials & equipment as related to the pavement services business with fuel storage, site plan waived.

To: "I" Light Industrial

Description:

BEING a tract of land situated in the J W. Couch Survey, Abstract number 279, City of Fort Worth, Tarrant County, Texas, and being all of that tract described in a deed to Dreamland Joint Coalition LLC, as recorded in Instrument Number D225030516 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod with a cap stamped "Burns", being the south corner of said Dreamland tract, and being on the northeast intersection of the north line of Trinity Boulevard (a Variable Right-of-Way) and the east line of Tarrant Main Street (a Variable Right-of-Way);

THENCE North 59 degrees 08 minutes 04 seconds West, along the northwest intersection of said Trinity Boulevard and Tarrant Main Street, a distance of 21.51 feet to a found 1/2-inch iron rod with cap stamped "Burns";

THENCE North 01 degrees 38 minutes 34 seconds West, along the northwest intersection of said Trinity Boulevard and Tarrant Main Street, a distance of 47.50 feet to a found X-Cut in the concrete;

THENCE South 87 degrees 59 minutes 12 seconds West, along the northwest intersection of said Trinity Boulevard and Tarrant Main Street, a distance of 41.86 feet to a found magnetic nail;

THENCE North 00 degrees 36 minutes 58 seconds East, along the east line of said Tarrant Main Street, a distance of 139.31 feet to a set 1/2-inch iron rod with cap stamped "GEONAV";

THENCE North 89 degrees 57 minutes 41 seconds East, along the north line of said Dreamland tract, a distance of 325.89 feet to a found 1/2-inch iron rod with cap stamped "Burns";

THENCE South 00 degrees 09 minutes 51 seconds West, along the east line of said Dreamland tract, a distance of 66.38 feet to a found 5/8-inch iron rod for the southeast corner of said Dreamland tract and being the north line of said Trinity Boulevard;

THENCE South 63 degrees 22 minutes 54 seconds West, along the north line of said Trinity Boulevard, a distance of 297.00 feet to the POINT OF BEGINNING AND CONTAINING 44,414 square feet or 1.02 acres of land, more or less.

Bearing system for this survey based on the Texas Coordinate System of 1983, North Central Zone (4202).

ZC-25-160 5424 & 5428 Rickenbacker Place 0.3 ac

Zoning Change:

From: "A-5/SSO" One-Family Residential/Stop Six Overlay

To: "E/SSO" Neighborhood Commercial/Stop Six Overlay

Description:

Woods Addition Lot 17 and Lot 18

ZC-25-161 2817 Braswell Drive 8.56
ac

Zoning Change:

From: "J" Medium Industrial

To: "K" Heavy Industrial

Description:

Being a total of 8.5645 acres of land situated in the S. Gilmore Survey, Abstract No. 590, in the City of Fort Worth, Tarrant County, Texas, being all of Lot 4A, Stewart Industrial Addition, an addition to the City of Fort Worth as recorded in Volume 388-57, Page 990, Plat Records, Tarrant County, Texas, together with a portion of Lot 1R, Stewart Industrial Addition as recorded in Volume 388-114, Page 659

of said Plat Records, and a portion of the tracts of land conveyed to the State of Texas by deeds re...

BEGINNING at a 5/8" iron rod with cap stamped "Shield Engineering" set for the northeast corner of said Lot 4A, said point also being in the west right-of-way line of Braswell Street;

THENCE S 00°15'20" E, a distance of 722.31 feet along said west right-of-way line to an "X" cut set in concrete;

THENCE S 00°09'49" W, a distance of 77.23 feet continuing along said right-of-way to a concrete TxDOT monument in the easterly right-of-way line of Interstate Highway 35;

THENCE S 51°18'28" W, a distance of 58.76 feet along said easterly right-of-way line to a TxDOT monument;

THENCE N 68°12'33" W, a distance of 45.49 feet continuing along said right-of-way line to a TxDOT monument;

THENCE N 45°17'20" W, a distance of 125.02 feet along said right-of-way line to a 5/8" iron rod with cap stamped "Shield Engineering" set;

THENCE N 28°26'49" W, a distance of 7.46 feet along said right-of-way to a 5/8" iron rod with cap stamped "Shield Engineering";

THENCE N 89°54'53" E, a distance of 5.14 feet to a MAG nail set;

THENCE N 00°02'49" W, a distance of 56.00 feet to a MAG nail set;

THENCE S 89°54'52" W, a distance of 35.98 feet to a TxDOT monument;

THENCE N 28°20'52" W, a distance of 494.25 feet to a TxDOT monument;

THENCE N 18°58'19" W, a distance of 70.87 feet to a TxDOT monument;

THENCE N 00°26'52" W, a distance of 70.38 feet to a TxDOT monument;

THENCE N 10°25'50" E, a distance of 100.10 feet to a point;

THENCE N 73°19'08" E, a distance of 33.77 feet leaving said right-of-way line and along the northerly boundary of Lot 1R to a "Y" cut found;

THENCE N 89°38'56" E, a distance of 116.21 feet along said line to a "Y" cut found;

THENCE S 00°11'04" E, a distance of 12.50 feet along said boundary to an "X" cut set in concrete;

THENCE N 89°58'05" E, a distance of 299.94 feet along the north boundary of Lot 4A to the POINT OF BEGINNING, and containing 6.306 acres, more or less;

TOGETHER WITH 2.2585 acres of land situated in the S. Gilmore Survey, Abstract No. 590, City of Fort Worth, Tarrant County, Texas, being more particularly described as follows:

COMMENCING at a TxDOT monument found at the southeast corner of Lot 1R, Stewart Industrial Addition, recorded in Volume 388-114, Page 659, Plat Records, Tarrant County, Texas, said point being at the intersection of the east right-of-way line of Interstate Highway 35W and the north right-of-way line of State Highway 183;

THENCE S 51°27'51" W, a distance of 59.03 feet along the south boundary of said Lot 1R to the POINT OF BEGINNING;

THENCE N 89°46'16" W, a distance of 267.38 feet along the new east right-of-way line of Interstate Highway 35W;

THENCE N 25°56'13" W, a distance of 424.84 feet along said right-of-way line;

THENCE N 00°36'09" E, a distance of 209.13 feet;

THENCE N 08°12'11" E, a distance of 21.82 feet to the end of said denial of access;

THENCE N 86°51'18" E, a distance of 42.90 feet to a point in the west boundary of said Lot 1R;

THENCE S 18°58'29" E, a distance of 14.50 feet;

THENCE S 28°22'07" E, a distance of 494.24 feet;
THENCE S 89°57'59" E, a distance of 35.86 feet;
THENCE S 00°02'23" E, a distance of 56.07 feet;
THENCE N 89°21'36" W, a distance of 5.14 feet;
THENCE S 30°54'41" E, a distance of 6.85 feet;
THENCE S 45°04'04" E, a distance of 125.67 feet;
THENCE S 68°11'33" E, a distance of 45.51 feet to the POINT OF BEGINNING, and containing 2.2585 acres of land, more or less.

Together these two tracts form a single unified tract of 8.5645 acres.

ZC-25-162 4313 S Segura Court 3.3 ac

Zoning Change:

From: "A-5" One-Family Residential & "B" Two-Family Residential

To: "PD/A-5" Planned Development for all uses in "A-5" One-Family Residential for Oncor Electrical Substation with development standard waivers for height of 65 ft., masonry screening wall with height of 8 ft. in setbacks and a reduction in required landscaping and urban forestry; site plan included

Description:

BEING a 3.273 acre tract of land situated in the James Shields Survey, Abstract No. 1388, Tarrant County, Texas, and being all of the tract of land described in deed to Texas Electric Service Co. as recorded in Volume 3063, Page 375, Deed Records, of Tarrant County, Texas (D.R.T.C.T.), also being all of Lot A, Block 111, Westcliff Addition, an Addition to the City of Fort worth, as recorded in Volume 388-49, Page 85, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said 3.272 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/4-inch iron rod on the northwesterly right-of-way line of Fort Worth & Western Railroad Company as recorded in Document Number 215033427, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and for the southeast corner of Lot 9, Block 7, Westwood Addition, an Addition to the City of Fort worth, as recorded in Volume 388-8, Page 75, of the P.R.T.C.T., said POINT OF BEGINNING being locatable by NAD83 Grid Coordinate N: 6,927,807.82', E: 2,310,105.10';

THENCE North 00 degrees 24 minutes 02 seconds West, along the east line of said Block 7, Westwood Addition, a distance of 621.05 feet to a set mag nail with shiner stamped "DUNAWAY ASSOC" for the west corner of Lot 26, Block 111, said Westcliff Addition;

THENCE South 69 degrees 12 minutes 02 seconds East, along the south line of said Block 111, Westcliff Addition, a distance of 302.63 feet to a set 5/8- inch iron rod with cap stamped "DUNAWAY ASSOC" for the southeast corner of Lot 24 said Block 111, Westcliff Addition, same being the southwest corner of Lot A, said Block 111, Westcliff Addition;

THENCE North 27 degrees 06 minutes 26 seconds East, along the common line of Lot 24, and Lot A, Block 111, Westcliff Addition, a distance of 122.22 feet to a set 5/8- inch iron rod with cap stamped

THENCE South 44 degrees 56 minutes 20 seconds West, along the northwesterly right-of-way line of said Fort Worth & Western Railroad Company, a distance of 634.51 feet to the POINT OF BEGINNING, and containing 3.273 acres (or 142,565 square feet) of land, more or less.

Description, of a 5.078 acre (221,176 square foot) tract of land situated in the Evan H Burke Survey, Abstract No. 160.

City of Fort Worth, Tarrant County, Texas; said tract being the remainder of that tract of land described as Phase 1,
Tract 2 in Special Warranty Deed to FW Waterside Land LLC. Recorded in instrument No. D214224895 of The Official Public
Records of Tarrant County, Texas; said 5.078 acre (221,176 square foot) tract being more particularly described as
follows (bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North
Central Zone 4204, based on observations made on October 15, 2020 with a combined scale factor of 1.00012);

BEGINNING, at a " + " cut in concrete set for the northeast corner of Lot 1, Block I, Waterside Addition, an addition to The City of Fort Worth according to the plat recorded in Instrument No. D217101002 of said Official Public Records; said point being in the west right of way line of Watercourse Drive (a variable width right-of-way);

THENCE, along the north line of said lot 1 the following (4) calls:

North 80 degrees, 39 minutes, 00 seconds West a distance of 60.86 feet to an angle point;

North 64 degrees, 41 minutes 19 seconds West, a distance of 190.94 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;

North 45 degrees, 42 minutes, 13 seconds West, a distance of 151.03 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;

North 00 degrees, 02 minutes, 50 seconds West, a distance of 34.55 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the most northerly corner of said Lot 1; said point being in the southeast line of that tract of

Land described in Warranty Deed to Tarrant County Water Control and Improvement District Number One recorded in

Volume 4509, Page 987 of the Deed Records of Tarrant County, Texas;

THENCE, along said southeast line of Tarrant County Water Control Tract the following five (5) Calls:

North 43 degrees, 21 minutes, 10 seconds East, a distance of 0.71 feet to a 1/2-inch iron rod with "PACHECO
KOCH" cap set;

North 43 degrees, 24 minutes, 20 seconds East, a distance of 492.20 feet to a 1/2-inch iron rod with "PECHECO
KOCH" cap set;

North 43 degrees, 33 minutes, 20 seconds East, a distance of 355.00 feet to a 1/2-inch iron rod with "PECHECO
KOCH" cap set;

North 30 degrees, 26 minutes, 20 seconds East, a distance of 344.00 feet to a 1/2-inch iron rod with "PECHECO
KOCH" cap set;

North 25 degrees, 08 minutes, 21 seconds East, a distance of 198.78 feet to a 1/2-inch iron rod with red "KIM"

Cap found for corner in the said west line of Watercourse Drive;

THENCE, along said West line of Watercourse Drive the following eight (8) calls:

South 18 degrees, 47 minutes, 29 seconds West, departing said East line of Tarrant County Water Control Tract, a distance of 353.45 feet to a " + " cut in concrete set;

South 30 degrees, 26 minutes, 20 seconds West, a distance of 145.24 feet to a PK-nail with "KHA" washer found

at the beginning of a tangent curve to the left;

In a southerly direction along said curve, having a central angle of 11 degrees, 38 minutes, 50 seconds, a radius of

518.50 feet, a chord bearing and distance of South 24 degrees, 36 minutes, 54 seconds West, 105.22 feet, an arc

Distance of 105.40 feet to a " + " cut in concrete set at the end of said curve;

South 18 degrees, 47 minutes, 29 seconds West, a distance of 2.78 feet to a pk-nail with "KHA" washer found for an angle point;

South 63 degrees, 47 minutes, 29 seconds West, a distance of 11.31 feet to a " + " cut in concrete set;

South 18 degrees, 47 minutes, 29 seconds West, a distance of 382.56 feet to a 1/2-inch iron rod with "PECHECO KOCH" cap set;

South 26 degrees, 12 minutes, 31 seconds East, a distance of 11.31 feet to a PK-nail with "KHA" washer found for an angle point;

South 18 degrees, 47 minutes, 29 seconds East, a distance of 176.55 feet to a " + " cut in concrete set for the

Northeast corner of Lot 3, Block D, of said Waterside Addition;

THENCE, North 71 degrees, 12 minutes, 31 seconds West, departing said west line of Watercourse drive and along the North line of said Lot 4, a distance of 18.32 feet to a point for corner;

THENCE, South 63 degrees, 47 minutes, 29 seconds West, continuing along said north line of Lot 4, a distance of 16.52 Feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;

THENCE, South 18 degrees, 47 minutes, 29 seconds West, along the west line of said Lot 4, a distance of 48.32 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;

THENCE, South 71 degrees, 12 minutes, 31 seconds East, along the south line of said Lot 4, a distance of 30.00 feet to a " + " cut in concrete set in the said west line of Watercourse Drive;

THENCE, along said west line of Watercourse Drive the following three (3) calls:

South 18 degrees, 47 minutes, 29 seconds West, a distance of 14.11 feet to a " + " cut in concrete set at the

beginning of a non-tangent curve to the left;

In a southerly direction along said curve, having a central angle of 193 degrees, 49 minutes, 40 seconds, a radius

of 50.00 feet, a chord bearing and distance of South 23 degrees, 24 minutes, 52 seconds West, 99.27 feet, an arc

distance of 169.15 feet to a " + " cut in concrete set at the end of said curve;

South 18 degrees, 47 minutes, 29 seconds West, a distance of 61.07 feet to the POINT OF BEGINNING;

CONTAINING: 221,176 square feet or 5.078 acres of land, more or less.

ZC-25-170 Text Amendment

CD All

Zoning Change:

From:

To: An ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 21653, As Amended, Codified As Appendix "A" Of The Code Of The City of Fort Worth, To Amend Chapter 2, "Review Bodies," Section 2.101, "Board of Adjustment" To Decrease The Membership Of The Board Of Adjustment To Eleven Members And Four Alternate Members; To Revise Minimum Qualification Of Members; Providing That A Quorum Consists Of Nine Members; Requiring An Affirmative Vote Of Nine Members For Any Action Of The Board To Approve A Variance, Special Exception Or Overturn The Zoning Administrator; To Amend Section 3.403, "Board Of Adjustment Action" To Amend The Variance Criteria Used To Determine Hardship

ZC-25-156 8448 Heron Drive

0.434 ac

Zoning Change:

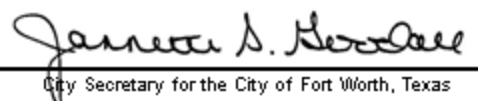
From: "A-5" One-Family Residential

To: "A-5/HC" One-Family Residential /Historic and Cultural Overlay

Description:

LAKE WORTH LEASES ADDITION Block 29 Lot 43

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, October 24, 2025 at 10:30 A. M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas