

12/19/2025

Fort Worth Star Telegram

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Purchase Order #PO FW006-0000001035

817-930-7522

Good morning:

Please publish the following notice in the Friday, December 19<sup>th</sup> edition.

Notice is hereby given that a Public Hearing will be held by the City Council on January 13, 2026, at 6:00 p.m. in the Council Chambers, 100 Fort Worth Trail, Fort Worth, 76102, Tarrant County, Texas.

ZC-25-181                      3419 E. Berry Street    0.42 ac

Zoning Change:

From: "ER" Neighborhood Commercial Restricted

To:    "E" Neighborhood Commercial and Add Conditional Use Permit (CUP)  
for mobile food court with development waivers for location less than  
500 feet from one-family zoning, dumpster within 20-foot through yard  
setback, parking past daylight hours in the supplemental setback, and  
fences in both front yards, three (3) year term, site plan included

Description:

Gaona Place Block 1 Lot 1

ZC-25-187                      800 and 804 Southway Circle    1.9 ac

Zoning Change:

From:

To:    Add a Conditional Use Permit (CUP) for outdoor storage in "K" Heavy  
Industrial five (5) year time limit; site plan included

**Description:**

**Southside Industrial Addition Lot 1A and Tract C1**

**ZC-25-183                      11661 Alta Vista Road    3.69 ac**

**Zoning Change:**

**From: "A-10" One-Family Residential**

**To:    "E" Neighborhood Commercial and add a Conditional Use Permit (CUP) for a stoneyard, building stone, cutting, sawing or storage with a development waiver for one (1) parking space; site plan included.**

**Description:**

BEING a tract of land situated in the F. Cuelia Survey, Abstract Number 266, City of Fort Worth, Tarrant County, Texas, and being all of that tract of land described in deed to Roamn and Felicitas Abundiz, as recorded in Document Number D217032268 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set for the northeast corner of the herein described tract, on the west right-of-way line of Alta Vista Road (a variable width right-of-way);

THENCE South 00 degrees 06 minutes 25 seconds West, along the east line of said Abundiz tract and said west right-of-way line, a distance of 52.42 feet to a 1/2-inch iron rod with cap set for the most easterly southeast corner of the herein described tract;

THENCE South 89 degrees 44 minutes 48 seconds West, departing said west right-of-way line and along the south line of said Abundiz tract, a distance of 351.21 feet to a 1/2-inch iron rod with cap set for El corner;

THENCE South 00 degrees 21 minutes 10 seconds West, continuing along said south line, a distance of 147.59 feet to a 1/2-inch iron rod with cap set for the most southerly southeast corner of said Abundiz tract;

THENCE South 89 degrees 44 minutes 46 seconds West, continuing along said south line, a distance of 707.32 feet to a 1/2-inch iron rod found for the southwest corner of said Abundiz tract, said point also being called the northwest corner of Lot 17, Block 1, of the Villas at Barber Creek Addition;

THENCE North 00 degrees 15 minutes 14 seconds West, along the west line of said Abundiz tract, a distance of 200.00 feet to a 1/2-inch iron rod with cap set for the northwest corner of said Abundiz tract;

THENCE North 89 degrees 44 minutes 46 seconds East, along the north line of said Abundiz tract, a distance of 1,060.42 feet to the POINT OF BEGINNING AND CONTAINING 160,081 square feet or 3.675 acres of land, more or less.

ZC-25-184            7200 – 7500 blocks (odds) Anglin Drive            42.06 ac

Zoning Change:

From: "AG" Agricultural

To:    "I" Light Industrial

#### Description:

Panagopoulos - ID 04155572, 04155521, 04155513 & 05973740

Being a 24.53 acre tract out of Block 44 & 45, Shelby County School Land Survey, being part of that called 26.72 acre tract out of Block 45 as recorded in Instrument No. D204073853 of the Official Public Records of Tarrant County Texas (OPRTC) and a 21.16 acre tract out of Block 44 as recorded in Instrument No. D220268165 of the OPRTC, said 23.53 acre tract being further described by metes and bounds as follows:

BEGINNING at a railroad spike found in the approximate intersection of Anglin Drive and Lon Stephenson Road and being the common West corner of said Block 44 & 45;

THENCE N.89°20'01"E. 23.01 feet to a point in the East line of said Anglin Drive and being the Southwest corner of said 21.16 acre tract;

THENCE N.0°21'52"W. 488.16 feet along the East line of said Anglin Dr to a point;

THENCE N.89°28'52"E. 283.45 feet to a point;

THENCE N.0°39'40"W. 185.97 feet to a point;

THENCE S.89°50'27"E. 1137.99 feet along the south line of a tract of land conveyed by deed to David Chavez recorded in Instrument Number D214220487 to a point in Village Creek and being in the West line of Lot 1, Block 1, Southeast Landfill Addition as recorded in Cabinet A, Slide 12622, Plat Records of Tarrant County, Texas;

THENCE S.07°38'01"E. 69.02 feet along the West line of said Lot 1 to a point;

THENCE S.08°40'52"E. 330.00 feet along the West line of said Lot 1 to a point in Village Creek;

THENCE S.14°16'52"E. 276.00 feet along the West line of said Lot 1, to a Point in Village Creek and being the Southeast corner of said 21.16 acre tract;

THENCE South 89°20'01" West 1348.01 feet with the South line of said 21.16 acre tract, and the North line of said 26.72 acre tract to a point;

THENCE South 0°32'00" East 732.78 feet to a point in the North line of a 5.13 acre tract conveyed by deed to Erasmo Olivas and Ma Gonzales recorded in Instrument Number D22512797;

THENCE South 89°20'00" West 200.00 feet with the North line of said 5.13 acre tract to a point in the West line of Block 45 and the approximate centerline of Anglin Drive;

THENCE North 0°32'00" West 732.79 feet, along the West line of Block 45 and approximate centerline of Anglin Drive to the POINT OF BEGINNING and containing 24.53 acres more or less.

Chavez - ID 04155572

Being a tract of land situated in the Shelby County School Land Survey, Block 44, Abstract 1375, Tarrant County, Texas and being all that certain tract of land described in Warranty Deed from Tarrant Savings Association to Howard L. Ingraham and wife, Barbara D. Ingraham, dated June 2, 1975 and recorded in in Volume 5831, Page 21, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

Commencing at a found railroad spike in Anglin Drive for the southwest corner of said Block 44 and being the approximate intersection of Anglin Drive and Lon Stephenson Road;

Thence North 0° 18' 25" West, for a distance of 780.01 feet to a point in the approximate centerline of Anglin Drive and the True POINT OF BEGINNING;

Thence North 0° 40' 58" West, for a distance of 112.22 feet to a point;

Thence North 88° 03' 03" East, for a distance of 308.77 feet to a point, said point being southeast corner of that certain tract of land described in Warranty Deed from O.E. Spradley and wife, Kathy Spradley to Lucy Farm, dated May 19, 1978 and recorded in Warranty Deed Volume 6486, Page 944, Deed Records, Tarrant County, Texas;

Thence North 0° 48' 47" West, for a distance of 412.49 feet to a point on the north boundary line of the aforementioned Ingraham Tract;

Thence North 89° 04' 33" East, for a distance of 722.29 feet to a point, said point being the southeast of corner of Lot 4, according to that Plat of Esco Industrial Park' an Addition to the

City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-168, Page 46, Plat Records, Tarrant County, Texas;

Thence North 89° 15' 24" East, for a distance of 255.16 feet to a point, same being the southeast corner of Lot 5, according to the aforementioned plat;

Thence North 89° 07' 23" East, for a distance of 226.85 feet to a point in Village Creek, same being in the west boundary line of that certain Lot 1, Block 1, Southeast Landfill, an Addition to the City of Fort Worth, Tarrant County Texas, according to the Plat recorded in Cabinet A, Slide 11546, Plat Records, Tarrant County, Texas;

Thence South 07° 31' 03" West, a distance of 659.19 feet to a point on the west boundary line of the aforementioned Plat of Lot 1, Block 1 Southeast Landfill and in Village Creek;

Thence North 89° 59' 57" West, for a distance of 1000.14 feet to a point on the south boundary line of aforementioned Ingraham Tract;

Thence South 88° 43' 39" West, for a distance of 158.80 feet, to a point, same being the southeast corner of that certain tract of land described in Warranty Deed from Roy E. Bean and wife, Kimberly D. Been to Everado Vega, dated December 7, 2007, and recorded under Instrument Number D207438906, Deed Records, Tarrant County, Texas;

Thence North 0° 43' 48" West, for a distance of 108.92 feet to a point, same being the northeast corner of said Vega tract;

Thence South 88° 43' 39" West, for a distance of 259.00 feet to a point in the approximate centerline of Anglin Drive and the POINT OF BEGINNING and containing 18.03 acres more or less.

ZC-25-186                      4601 Boat Club Rd    4.45 ac

Zoning Change:

From: "PD641" "PD/SU" all uses in "E" Neighborhood Commercial,  
plus fitness facility; site plan waived

To: "PD/E" Planned Development for all uses in "E" Neighborhood  
Commercial plus tattoo parlor for permanent make-up and hair  
restoration services only and retail smoke shop; site plan waiver  
requested

Description:

Jinkens Heights Addition Block 2B Lot C

ZC-25-189                      1317 Harrington Ave    0.16 ac

Zoning Change:

From: "A-5" One-Family Residential

To:    "PD/A-5" Planned Development for all uses in "A-5" One-Family Residential plus office, with a development waiver for one (1) parking space; site plan included.

Description:

North Fort Worth Block 69 Lot 9

ZC-25-191                      5736 Wilbarger Street    29.94 ac

Zoning Change:

From: "UR" Urban Residential

To:    "PD" Planned Development for all uses in "I" Light Industrial excluding boarding home facility, day care center (child or adult), school, elementary or secondary (public or private, animal shelter, correction facility, probation or parole office, assisted living facility, blood bank, care facility, hospice, hospital, massage therapy and spa, nursing home, golf driving range, wastewater (sewage) treatment facility, bar/tavern/cocktail lounge/club private or teen/dance hall, massage parlor, sexually oriented business, swimming pool/commercial, theater/drive-in, bed and breakfast inn, hotel/motel or inn, recreational vehicle park, short term home rental, kennel, liquor or package store, pawn shop, tattoo parlor, veterinary clinic with outdoor kennels, automotive repair/paint and body shop, car wash, gasoline sales, truck stop with fuel and accessory services, crematorium, paint mixing or spraying; site plan included

Description:

LEGAL DESCRIPTION

ZONING EXHIBIT

BEING a 29.8917 acre (1,302,081 square foot) tract of land situated in the James M. Daniel Survey, Abstract No. 395, City of Fort Worth, Tarrant County, Texas; said tract being all of a called 9.69 acre tract of land described in General Warranty Deed to Charles Lawhon

recorded in Instrument Number D216242120, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), all of a called 19.42 acre tract of land described in General Warranty Deed to Charles Lawhon recorded in Instrument Number D219053934, O.P.R.T.C.T., and all of a called 2.134 acre tract of land described in General Warranty Deed to Charles Lawhon recorded in Instrument Number D220080723, O.P.R.T.C.T.; said tract being more particularly described as follows:

BEGINNING at a point for corner in the south right-of-way line of Wilbarger Street, said point being the northwest corner of said 9.69 acre tract and the northeast corner of Lot 2, Block 1, Center of Metro Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 2390, Plat Records, Tarrant County, Texas;

THENCE North 89°43'03" East, along the said south right-of-way line of Wilbarger Street and the north line of said 9.69 acre tract, a distance of 599.93 feet to a point for corner in the west line of said 19.42 acre tract, said point being the northeast corner of said 9.69 acre tract;

THENCE North 00°00'00" East, along the said west line of 19.42 acre tract, a distance of 25.40 feet to a point for corner being the northwest corner of said 19.42 acre tract;

THENCE North 89°37'00" East, along the north line of said 19.42 acre tract, a distance of 1,288.08 feet to a point for corner being the northeast corner of said 19.42 acre tract;

THENCE South 00°49'00" East, along the east line of said 19.42 acre tract, a distance of 303.86 feet to a point for corner;

THENCE South 03°28'00" West, continuing along the said east line of 19.42 acre tract, a distance of 271.80 feet to a point for corner;

THENCE South 00°18'00" West, continuing along the said east line of 19.42 acre tract, a distance of 55.50 feet to a point for corner being the southeast corner of said 19.42 acre tract;

THENCE along the south line of said 19.42 acre tract the following seven (7) calls:

North 87°08'00" West, a distance of 12.20 feet to a point for corner;

South 11°47'00" West, a distance of 6.00 feet to a point for corner;

North 56°21'00" West, a distance of 9.90 feet to a point for corner;

South 77°45'00" West, a distance of 211.00 feet to a point for corner;

North 89°20'00" West, a distance of 274.90 feet to a point for corner;

South 83°15'00" West, a distance of 369.80 feet to a point for corner;

South 89°45'00" West, a distance of 405.70 feet to a point for corner being the southwest corner of said 19.42 acre tract;

THENCE South 00°00'00" East, along the east line of said 9.69 acre tract, a distance of 5.50 feet to a point for corner;

THENCE South 89°49'00" West, along the south line of said 9.69 acre tract, a distance of 258.90 feet to a point for corner;

THENCE South 81°26'00" West, continuing along the said south line of 9.69 acre tract, a distance of 250.00 feet to a point for corner;

THENCE South 89°43'00" West, continuing along the said south line of 9.69 acre tract, a distance of 97.40 feet to a point for corner being the southwest corner of said 9.69 acre tract;

THENCE North 00°17'00" East, along the west line of said 9.69 acre tract, a distance of 724.30 feet to the POINT OF BEGINNING and containing 1,302,081 square feet or 29.8917 acres of land, more or less.

ZC-25-192 1725 Pruitt Street and 1901 Pennsylvania Avenue

8.375 ac

Zoning Change:

From:

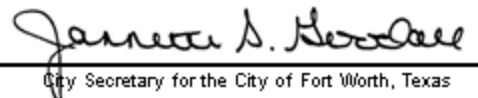
To: Add a Conditional Use Permit (CUP) for a helipad/landing area in "NS-T5I" Near Southside-T5 Urban Center-Institutional/Industrial; site plan included

Description:

Edwards Heirs Addition Block 7 Lot 3-R

Medical Centre Block 2 Lot 2-A-R

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 stamped on the following date and time Friday, December 19, 2025 at 1:35 P. M. and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.

  
City Secretary for the City of Fort Worth, Texas