

**5/22/2026**

**Fort Worth Star Telegram  
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Purchase Order #PO1197 FW006-0000001035  
817-930-7522**

**Good morning:**

**Please publish the following notice in the Sunday, **May 24th edition.****

**Notice is hereby given that a Public Hearing will be held by the City Council on June 9th, 2026, at **6:00 p.m.** in the Council Chambers, 100 Fort Worth Trail, Fort Worth, Fort Worth, 76102, Tarrant County, Texas.**

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

**Zoning Change:**

**From:** "AG" Agricultural

**To:** "I" Light Industrial

**Description:**

**Tract 1: 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.

**Tract 2: 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-25-185; 3800 Deen Road; 4.00 ac**

**Zoning Change:**

**From:** "" Heavy Industrial

**To:** "K" Heavy Industrial with a Conditional Use Permit (CUP) for a Concrete Batch Plant; site plan included

**Description:**

Being a tract of land out of the William Baker Survey, Abstract No. 145, and being a part of called 28.94 acre tract of land described in the deed to MM Deen 28, LLC, recorded in Instrument No. D224196417, Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described by meted and bounds as follow:

Beginning at a calculated point in the east line of said 28.94 feet, same being the west right-of-way line of the F.M. & D.C. Railway Company Right-of-Way;

Thence South 45°35'16" East, with the east line of said 28.94 acre tract, same being the west right-of-way line of said F.M. & D.C. Railway Company, a distance of 834.85 feet to a

calculated point, from which a 1/2-inch iron rod found with orange plastic cap stamped “Tuckers Surveyors” at the southeast corner of said 28.94 acre tract, same being the northeast corner of Lot 1, Block 1, F.W.I.S.D. Elementary School No. 5, a subdivision of record in Document No. D201034039, O.P.R.T.C.T.;

THENCE crossing through said 28.94 acre tract, the following courses and distances:

1. South 89°14’40” West, a distance of 588.60 feet to a calculated point;
2. North 00°45’20” West, a distance of 592.05 feet to the Point of Beginning and containing 4.00 acres of land more or less.

**ZC-25-205; 4500 and 8212 Anglin Circle; 38.38 ac**

**Zoning Change:**

**From:** “B” Two-Family Residential and “AG” Agricultural

**To:** “PD/I” Planned Development for all uses in “I” Light Industrial limited to data center, educational uses, governmental offices (excluding correctional facility and probation or parole office), health care facilities, recreational, religious uses, utilities, grocery store, office or retail sales general, with development standards to increase setback to 75 ft. adjacent to residential districts, increase the maximum building height to 70 feet for data center, building setback minimum of 300 feet from (8100 Anglin Drive); site plan waiver requested

**Description:**

**Tract 1:** Karanges Tract – ID 07642652, Galyean Tracts – ID 00122513, 06986021, 07693184, 06986048, 07032455

BEING a 1.33 acre tract, and being all of Lot 1, Block 1, Bartolowits Subdivision, an Addition to the City of Fort Worth, as shown on the Map or Plat thereof recorded in Volume 388-93, Page 265, Deed Records of Tarrant County Texas, situated in Abstract 1375, Block 39, Shelby County School Land Survey, Tarrant County, Texas, and said 1.33 acre tract being further described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron Rod found for the Northeast corner, same being the Northeast corner of said Lot 1, Block 1;

THENCE S. 9°44’33” W. 92.22 feet with the West Right-of-Way line of Anglin Circle to a 1/2 Inch Iron Rod with Cap marked “CEC 10194378” set for a corner;

THENCE S. 0°00’01” W. 50.00 feet continuing with said Right-of-Way line to a 1/2 Inch Iron Rod found for the Southeast corner, same being the Southeast corner of said Lot 1, Block 1;

THENCE S. 87°12’07” W. 409.98 feet departing said Right-of-Way line to a 1/2 Inch Iron Pipe found for the Southwest corner;

THENCE N. 0°10’50” W. 139.95 feet to a 1/2 Inch Iron Rod with Cap found for the Northwest corner;

THENCE S. 87°10’50” E. 426.05 feet with the North line of said Lot 1, Block 1 to the POINT OF BEGINNING and containing 1.33 acres of land, more or less.

## **Tract 2**

BEING a 37.05 acre tract, and being all of Lots 1 and 2, Block 1, Karanges Addition, an Addition to the City of Fort Worth, as shown on the map or plat thereof recorded in Cabinet A, Slide 2368, Plat Records of Tarrant County, Texas, situated in Abstract 1375, Block 39, Shelby County School Land Survey, Tarrant County, Texas, and said 37.05 acre tract being further described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron Rod found at the intersection of Anglin Circle and Anglin Drive for the Northeast corner, same being the Northeast corner of said Lot 1, Block 1;

THENCE S. 0°33'38" E. 1238.86 feet with the West Right-of-Way line of said Anglin Drive to a 1/2 Inch Iron Rod found for the Eastern most Southeast corner, same being the beginning of a curve to the right with a Chord Bearing and Distance of S. 68°31'34" W. 68.73 feet, and a Radius of 231.82 feet;

THENCE continuing with said curve to the right with a Chord Bearing and Distance of S. 68°31'34" W. 68.73 feet, a Radius of 231.82 feet, and an Arc Length of 68.99 feet to a 1/2 Inch Iron Pipe found for the Southern most Southeast corner;

THENCE S. 89°16'17" W. 1206.53 feet with the North Right-of-Way line of said Anglin Drive to a 1/2 Inch Iron Rod found in the East Right-of-Way line of Anglin Circle for the Southwest corner, same being the Southwest corner of said Lot 1;

THENCE N. 1°17'59" W. at 462.89 feet passed a 1/2 Inch Iron Rod found for the Southwest corner of said Lot 2, Block 1, and at 857.86 feet passed a 1/2 Inch Iron Rod found for the Northwest corner of said Lot 2, Block 1, in all a total distance of 1016.60 feet with the West Right-of-Way line of said Anglin Circle to a 1/2 Inch Iron Rod found for the Southern most Northwest corner, same being the beginning of a curve to the right with a Chord Bearing and Distance of N. 39°35'20" E. 331.52 feet, and a Radius of 193.30 feet;

THENCE with said curve to the right with a Chord Bearing and Distance of N. 39°35'20" E. 331.52 feet, a Radius of 193.30 feet, and an Arc Length of 398.37 feet to a 1/2 Inch Iron Rod found for the Northern most Northwest corner;

THENCE N. 89°35'59" E. 1070.08 feet with the South Right-of-Way line of said Anglin Circle and the North line of said Lot 1 to the POINT OF BEGINNING and containing 37.05 acres of land, more or less.

## **Tract 3**

BEING a 0.058 acre tract, being part of that certain tract, as described in Instrument No. D195114065, Official Public Records of Tarrant County, Texas, situated in Abstract 1375, Block 39, Shelby County School Land Survey, Tarrant County, Texas, and said 0.58 acre tract being further described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron Rod with Cap set in the West Right-of-Way line of Anglin Circle for the South corner of this tract, from which a 1/2 Inch Iron Rod found for the Northeast corner of Lot 1, Block 1, Bartolowits Subdivision, an Addition to the City of Fort Worth, as

shown on the Map or Plat thereof recorded in Volume 388-93, Page 265, Deed Records of Tarrant County Texas, bears S. 26°38'12" W. 50.40 feet;

THENCE N. 0°02'24" E. 75.79 feet to a 1/2 Inch Iron Rod with Cap set for the Northwest corner, same being the Southwest corner of a 1.78 acre tract, as described in Volume 13893, Page 404, Deed Records of Tarrant County, Texas;

THENCE N. 89°52'46" E 79.98 feet with the South line of said 1.78 acre tract to a 1/2 Inch Iron Rod with Cap set in the North Right-of-Way line of said Anglin Circle for the Northeast corner, from which the Southeast corner of said 1.78 acre tract bears N. 89°52'46" W. 96.93 feet;

THENCE with a curve to the left and the Northwest Right-of-Way line of said Anglin Circle with a Chord Bearing and Distance of S. 46°29'49" W. 110.34 feet, a Radius of 233.53 feet, and an Arc Length of 111.39 feet to the POINT OF BEGINNING and containing 0.058 acres of land, more or less.

**ZC-26-009; 4826 Wichita Street; .872 ac**

**Zoning Change:**

**From:** "PD1354" Planned Development for all uses in "E" Neighborhood Commercial excluding ambulance dispatch station, massage therapy and spa, golf course, gas lift compressor station, stealth telecommunications tower, telecommunications antenna (on structure), utility transmission or distribution line, indoor amusement, event center or rental hall, commercial swimming pool, movie theater or auditorium, short term home rental, feed store (no processing/milling), liquor or package store, parking area or garage, storage commercial or auxiliary, daycare center, plus waiver to supplemental setback; site plan approved.

**To:** Amend "PD1354" to add massage therapy and spa, indoor amusement, event center or rental hall, short term home rental, feed store (no processing/milling), liquor or package store as permitted uses and exclude ambulance dispatch station, golf course, gas lift compressor station, stealth telecommunications tower, telecommunications antenna (on structure), utility transmission or distribution line, commercial swimming pool, movie theater or auditorium, parking area or garage, storage commercial or auxiliary, daycare center, and a development standard for supplemental setback; site plan included.

**Description:**

Trueland Addition Block 12 Lot 2R

**ZC-26-015; 3524 & 3528 Frazier Court; 0.32 ac**

**Zoning Change:**

**From:** "A-5" One-Family

**To:** "R1" Zero-Lot Line/Cluster Residential

**Description:**

Mosier Valley Addition Block 3 Lots 12R1 & 12R2 / Mainali Addition Block 1 Lot 3R

**ZC-26-017; 5332 Sycamore School Road; 0.87 ac**

**Zoning Change:**

**From:** "PD823A" Planned Development with for all uses in "E" Neighborhood Commercial excluding alcohol sales; site plan approved

**To:** Amend "PD823A" for all uses in "E" Neighborhood Commercial to include auto parts supply, retail; site plan included

**Description:**

Summer Creek Station Block 9 Lot 2R1

**ZC-26-040; 5773 W Risinger Rd; 5.26 ac**

**Zoning Change:** Amend "PD 1236" to include attached signage, site plan included

**Description:**

Lot 1, Block1, Primrose Crossing

**SP-26-006; 15801 Championship Parkway; 17.12 ac**

**Zoning Change:**

**To:** Amend "PD1432" site plan to remove detached multifamily dwelling units

**Description:**

Lot 1, Block A

Whereas Cerco Development, Inc., a Texas Corporation, is the Owner of that certain tract of land situated in the R. Daniel Survey, Abstract No. 362, and the A. Feltas Survey, Abstract No. 1464, Denton County, Texas, and being a portion of a called remainder of 67.33 Acre tract of land described as (Tract 1-Parcel 1) in the deed to Roanoke 35/114 Partners, L.P., Roanoke 35/114 O & G, L.P., recorded in Instrument No. 2007-21421, Official Records Denton County (O.R.D.C.T.), Texas, and being more particularly described as follows:

**Beginning** at a 5/8-Inch iron rod with cap stamped "Huitt Zollar" found in the West Line of said 67.33 Acre tract, same being the East Line of a called 216.476 Acre tract of land described in the deed to O'Reilly Hotel Partners-Champions, recorded in Instrument No. 2017-153615, Plat Records Denton County, Texas (P.R.D.C.T.), and being the southwest corner of Lot 13 Block 1, Champions Circle Addition, according to the plat thereof, recorded in Instrument No.2022-181, P.R.D.C.T.;

**Thence** North 90°00'00" East, with the West Line of said 67.33 Acre tract, same being the South line of said Champions Circle Addition, a distance of 427.66 Feet to a 1/2-Inch iron rod with plastic cap found stamped "RPLS 6677" at the Southeast Corner of said Champions Circle Addition;

**Thence** North 00°05'31" East, with the West Line of said 67.33 Acre tract, same being the East Line of said Champions Circle Addition, a distance of 514.81 feet to a cut "X" set in the approximate center of Collection Boulevard (a variable width public Right-Of-Way), from which a 5/8-Inch iron rod with plastic cap stamped "Huitt Zollar" found for the Northwest Corner of said 67.33 Acre tract, same being the Northeast Corner of said Champions Circle Addition, and being in the South Line of a called 19.215 Acre tract of land described in the deed to Ladera FW, L.P., recorded in Instrument No. 20996, O.R.D.C.T. bears, North 00°05'32" East, a distance of 495.57 Feet;

**Thence** North 90°00'00" East, crossing said 67.33 Acre tract, and being with the approximate center of said Collection Boulevard a distance of 485.50 feet to a Cut "X" set in the East Line of said 67.33 Acre tract, same being in the West Right-Of-Way of Championship Parkway (120' public Right-Of-Way), recorded in Cabinet R, Page 152, P.R.D.C.T., from which a 5/8-inch iron rod with plastic cap stamped "Huitt Zollar" found for a point of curvature in the East Line of said 67.33 Acre tract bears, North 00°00'10" West, a distance of 59.36 feet;

**Thence** with the East Line of said 67.33 Acre tract, same being the West Right-Of-Way of said Championship Parkway, the following courses and distances:

1. South 00°00'00" East, a distance of 41.24 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt Zollar" found for a point of curvature;
2. Southeasterly along a non-tangential curve to the right, having a radius of 20.00 feet, an arc length of 31.27 feet , a delta angle of 89°34'23", and a chord which bears, South 44°19'46" East, a distance of 28.18 feet to a 5/8-inch iron rod with plastic cap stamped "Stantec" found for a point of tangency;
3. South 00°00'12" West, a distance of 933.35 feet to a 1/2-inch iron rod found for a point of curvature;
4. Southwesterly along a tangential curve to the right, having a radius of 20.00 feet, an arc length of 20.68 feet , a delta angle of 59°14'45", and a chord which bears, South 27°57'18" West, a distance of 19.77 feet to a 1/2-inch iron rod with plastic cap found (Unreadable) for a point of reverse curvature;
5. Southwesterly along a tangential curve to the left, having a radius of 135.00 feet, an arc length of 138.92 feet , a delta angle of 58°57'40", and a chord which bears, South 29°26'38" West, a distance of 132.87 feet to a 1/2-inch iron rod found for a point of curvature at the southeast corner of said 67.33 Acre tract, same being in the North Line of a called 14.34 Acre tract described in the deed to O' Reilly Hotel Partners-Champions Circle, LLC, recorded in Instrument No. 2017-153615, O.R.D.C.T.;

**Thence** South 90°00'00" West, with the South Line of said 67.33 Acre tract, same being the North Line of said 14.34 Acre tract, a distance of 600.41 feet to a 1/2-inch iron rod with plastic cap stamped "Halff & Assoc." found for the Southwest Corner of said 67.33 Acre tract, same being the Northwest Corner of said 14.34 Acre tract, and being in the East Line of said 216.476 Acre tract;

**Thence** North 22°52'18" West, with the West Line of Said 67.33 Acre tract, same being the East Line of said 216.476 Acre tract, a distance of 665.43 feet to the **Point of Beginning** and containing 17.121 Acres (745,770 Square Feet) of land, more or less.

**ZC-25-206; 3812 E. Loop 820 S.; 3.09 ac**

**Zoning Change:**

**From:** "MU-1" Low Intensity Mixed-Use

**To:** "PD/MU-1" Planned Development/Low Intensity Mixed-Use for neighborhood commercial drive through restaurants and retail with all uses in "MU-1" excluding liquor or package store, gasoline sales, and credit access business; development standards for 55' maximum primary street setback, surface parking allowed between front building and the street, up to 70% parking lot frontage allowed along a street, street trees and pedestrian lights allowed on private property frontage within 5 feet of the ROW, principal building entrances may not be from public sidewalk or plaza, primary entrances may be from parking lot, drive-through windows and stacking lanes allowed to be located along facades of buildings that face a street, driveways may be located within the front yard setback between the building front and the street, and passenger car parking allowed in the supplemental building setback at all times of day; site plan included

**Description:**

WHEREAS 2901 S Walkton Walker, LLC, 2711 Investments, LLC and E Loop 820, LLC are the owners of a 3.089 acre tract of land within the Ulrich Wuthrick Survey, Abstract Number 1693, Tarrant County, Texas, being a portion of Lot B-1, Block B of Cashion Heirs Subdivision, an addition to the City of Fort Worth, as recorded in Volume 388-194, Page 7, Plat Records, Tarrant County, Texas, same being all of a tract of land described to E Loop 820, LLC by deed recorded in Instrument Number D225003922, Official Public Records, Tarrant County, Texas, also being all of a deed described to 2901 S Walton Walker, LLC and 2711 Investments, LLC by deed recorded in Instrument Number D225001425, Official Public Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the southeast corner of the remainder of Lot A, Block B of Cashion Heirs Subdivision, an addition to the City of Fort Worth, as recorded in Volume 388-67, Page 35, Plat Records, Tarrant County, Texas same being the northwest line of E Loop 820 S (Variable Width right-of-way);

THENCE South 24 degrees 25 minutes 38 seconds West, with the northwest right-of-way line of said E Loop 820 S, a distance of 290.32 feet to a mag nail set for the northeast corner of Lot B-2, Block B of said first referenced Cashion Heirs Subdivision;

THENCE North 79 degrees 38 minutes 22 seconds West, departing the west right-of-way line of said E Loop 820 S, with the north line of said Lot B-2, a distance of 232.25 feet to a 1/2 inch rebar found for the northwest corner of said Lot B-2, also being a point on the east line of Block 2 of Sandy Acres Addition, an addition to the City of Fort Worth, as recorded in Volume 388-L, Page 22, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 29 minutes 22 seconds West, with the east line of said Block 2, a distance of 509.78 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the

northeast corner of Lot 1, Block 2 of said Sandy Acres Addition, same being a point on the south right-of-way line of E Berry Street (Variable Width right-of-way);

THENCE South 87 degrees 02 minutes 45 seconds East, with the south right-of-way line of said E Berry Street, a distance of 13.12 feet to a mag nail found for corner;

THENCE South 69 degrees 00 minutes 51 seconds East, with the south right-of-way line of said E Berry Street, a distance of 55.93 feet to a mag nail set for corner and being the beginning of a curve to the right with a radius of 1146.23 feet, a central angle of 10 degrees 08 minutes 26 seconds and a chord bearing and distance of South 79 degrees 25 minutes 57 seconds East, a distance of 202.60 feet;

THENCE with said curve to the right, with the south right-of-way line of said E Berry Street, an arc length of 202.86 feet to a 5/8 inch rebar with a cap stamped "SAM" found for corner;

THENCE South 24 degrees 13 minutes 08 seconds West, departing the south right-of-way line of said E Berry Street, with the west line of said Lot A, a distance of 172.90 feet to a 1/2 inch rebar capped "GEONAV" found for the southwest corner of said Lot A;

THENCE South 65 degrees 46 minutes 52 seconds East, with the south line of said Lot A, a distance of 174.69 feet to THE POINT OF BEGINNING and containing 134,559 square feet or 3.089 acres, more or less.

**ZC-26-013; 1509 -1521 Circle Park Boulevard; 1506 -1520 Lincoln Avenue; 2.63 ac**

**Zoning Change:**

**From:** "CF" Community Facilities

**To:** "PD/UR" Planned Development for all uses in "UR" Urban Residential excluding Government Office Facility, Museum, Library, or Fine Arts Center, Hospice, Country Club (private), Golf Course, One-Family Detached Dwellings, One-Family Attached Dwellings, One-Family Zero Lot Line Attached Or Detached Dwellings, Two-Family Detached Dwellings And Duplex/Two-Family Attached Dwellings with development standards for no rear yard setback, no individual entries for street-level residential units, and 93 parking spaces; site plan included

**Description:**

North Fort Worth Addition, Block 97 Lots 4 thru 19

**ZC-26-039; 2801 NW Loop 820; 68.49 ac**

**Zoning Change:**

**From:** "A-5" One-Family Residential & "AG" Agricultural

**To:** "I" Light Industrial

**Description:**

BEING A 68.493 ACRE TRACT OF LAND SITUATED IN THE LEWIS H. BROWN SURVEY, ABSTRACT NO. 213, THE B.B.B. & C. RR. CO. SURVEY, ABSTRACT NO. 232, THE JOSEPH KIRBY SURVEY, ABSTRACT NO. 907, AND THE G.M. & D. SURVEY, ABSTRACT

NO. 627, TARRANT COUNTY, TEXAS, AND BEING PART OF A CALLED 81.50 ACRE TRACT OF LAND CONVEYED TO MARION SANSOM CO., AS RECORDED IN VOLUME 5019, PAGE 804, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS. SAID 68.493 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1" IRON ROD FOUND FOR THE SOUTH CORNER OF SAID MARION SANSOM TRACT, ALSO BEING THE SOUTH CORNER OF SAID 68.493 ACRE TRACT. SAID SET 1" IRON ROD BEING CALLED THE POINT OF BEGINNING AND HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), STATE PLANE COORDINATE OF N: 6981601.59, E: 2308960.59 FEET, FOR REFERENCE.

THENCE N 55°59'33" W, A DISTANCE OF 2450.00 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICE" SET FOR THE WEST CORNER OF SAID 68.493 ACRE TRACT, FROM WHICH A FOUND 5/8" IRON ROD BEARS S 71°01'10" W, A DISTANCE OF 9.73 FEET (TIE);

THENCE N 61°56'22" E, A DISTANCE OF 271.37 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICE" SET FOR A CORNER OF SAID 68.493 ACRE TRACT, FROM WHICH A FOUND 1/2" IRON ROD BEARS N 59°45'11" E, A DISTANCE OF 29.30 FEET (TIE), AND BEING THE START OF CURVE TO THE RIGHT WITH A RADIUS OF 2834.79 FEET, A DELTA ANGLE OF 05°45'13", AND A CHORD BEARING AND DISTANCE OF N 62°28'20" E, 284.55 FEET;

THENCE, ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 284.67 FEET TO 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICE" SET FOR A CORNER OF SAID 68.493 ACRE TRACT; THENCE N 66°04'01" E, A DISTANCE OF 417.72 FEET TO A CONCRETE MONUMENT FOUND FOR A CORNER OF SAID 68.493 ACRE TRACT, AND BEING THE START OF CURVE TO THE LEFT WITH A RADIUS OF 2894.79 FEET, A DELTA ANGLE OF 05°41'48", AND A CHORD BEARING AND DISTANCE OF N 63°28'53" E, 287.70 FEET;

THENCE, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 287.82 FEET TO A CONCRETE MONUMENT FOUND FOR A CORNER OF SAID 68.493 ACRE TRACT;

THENCE N 60°49'23" E, A DISTANCE OF 211.21 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICE" SET FOR A CORNER OF SAID 68.493 ACRE TRACT, FROM WHICH A FOUND T RAIL BEARS S 59°47'48" W, A DISTANCE OF 41.99

FEET (TIE);

THENCE S 87°58'53" E, A DISTANCE OF 58.31 FEET TO A CONCRETE MONUMENT FOUND FOR A CORNER OF SAID 68.493 ACRE TRACT;

THENCE N 60°39'04" E, A DISTANCE OF 200.36 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICE" SET FOR THE NORTH CORNER OF SAID 68.493 ACRE TRACT, FROM WHICH A FOUND 2" BRASS CAP "CITY OF FORT WORTH 7508" BEARS N 04°39'17" E, A DISTANCE OF 51.94 FEET (TIE), ALSO FROM WHICH A FOUND 6" BRASS CAP "TEXAS HIGHWAY DEPARTMENT" BEARS N 60°39'04" E, A DISTANCE OF 98.88 FEET (TIE);

THENCE WITH AND ALONG THE WEST BANK OF MARINE CREEK AS FOLLOWS:

S 03°02'49" W, A DISTANCE OF 25.45 FEET TO A POINT;  
S 27°37'07" W, A DISTANCE OF 113.64 FEET TO A POINT;  
S 17°13'10" W, A DISTANCE OF 68.43 FEET TO A POINT;  
S 00°25'07" E, A DISTANCE OF 17.79 FEET TO A POINT;  
S 41°34'31" E, A DISTANCE OF 16.75 FEET TO A POINT;  
S 59°53'08" E, A DISTANCE OF 24.03 FEET TO A POINT;  
S 75°16'36" E, A DISTANCE OF 36.07 FEET TO A POINT;  
S 27°48'22" E, A DISTANCE OF 93.04 FEET TO A POINT;  
S 18°48'30" W, A DISTANCE OF 27.12 FEET TO A POINT;  
S 56°08'03" E, A DISTANCE OF 69.47 FEET TO A POINT;  
S 68°28'50" E, A DISTANCE OF 145.60 FEET TO A POINT;  
S 69°28'37" E, A DISTANCE OF 93.64 FEET TO A POINT;  
S 65°39'42" E, A DISTANCE OF 78.69 FEET TO A POINT;  
S 61°14'03" E, A DISTANCE OF 155.74 FEET TO A POINT;  
S 44°29'18" E, A DISTANCE OF 83.30 FEET TO A POINT;  
S 58°18'10" E, A DISTANCE OF 47.70 FEET TO A POINT;  
S 85°29'24" E, A DISTANCE OF 37.52 FEET TO A POINT;  
N 69°43'37" E, A DISTANCE OF 108.74 FEET TO A POINT;  
N 71°42'50" E, A DISTANCE OF 98.67 FEET TO A POINT;  
N 65°47'00" E, A DISTANCE OF 14.06 FEET TO A POINT;  
N 57°01'32" E, A DISTANCE OF 42.04 FEET TO A POINT;  
N 53°15'23" E, A DISTANCE OF 23.59 FEET TO A POINT;  
N 46°49'19" E, A DISTANCE OF 18.08 FEET TO A POINT;  
N 47°55'39" E, A DISTANCE OF 79.27 FEET TO A POINT;  
N 39°04'18" E, A DISTANCE OF 30.81 FEET TO A POINT;  
N 50°39'47" E, A DISTANCE OF 97.41 FEET TO A POINT;  
N 42°16'18" E, A DISTANCE OF 57.25 FEET TO A POINT;  
N 26°20'11" E, A DISTANCE OF 31.05 FEET TO A POINT;  
N 59°41'03" E, A DISTANCE OF 37.88 FEET TO A POINT;  
N 75°57'14" E, A DISTANCE OF 25.46 FEET TO A POINT;

S 72°08'29" E, A DISTANCE OF 57.12 FEET TO A POINT;  
S 67°58'36" E, A DISTANCE OF 33.68 FEET TO A POINT;  
S 33°53'39" E, A DISTANCE OF 48.63 FEET TO A POINT;  
S 23°11'32" E, A DISTANCE OF 80.63 FEET TO A POINT;  
S 08°40'56" E, A DISTANCE OF 48.39 FEET TO A POINT;  
S 38°52'10" E, A DISTANCE OF 46.30 FEET TO A POINT;  
S 46°23'24" E, A DISTANCE OF 95.50 FEET TO A POINT;  
S 67°49'60" E, A DISTANCE OF 47.73 FEET TO A POINT;

THENCE S 50°36'44" E, A DISTANCE OF 2.23 FEET TO A 1/2" CAPPED IRON ROD  
STAMPED "TRANSGLOBAL SERVICE" SET FOR  
THE EAST CORNER OF SAID 68.493 ACRE TRACT;

THENCE S 33°49'34" W, A DISTANCE OF 1805.59 FEET TO THE POINT OF BEGINNING,  
CONTAINING 68.493 ACRES OR 2,983,557  
SQUARE FEET OF LAND, MORE OR LESS.

**ZC-26-048; 1800 Altamesa Boulevard; 1.79 ac**

**Zoning Change:**

**To:** Add Conditional Use Permit "CUP" for an automated carwash in "FR" General Commercial Restricted and "F" General Commercial; site plan included

**Description:**

Hillcrest Retail Addition Block 1, Lot 1

**ZC-26-049; 5700 Lenore Street; 0.23 ac**

**Zoning Change:**

**From:** "ER" Neighborhood Commercial Restricted

**To:** "B" Two-Family Residential

**Description:**

Greenbriar Addition, Block 27, Lot 15

**ZC-26-052; 648 E. Bonds Ranch Road; 5.10 ac**

**Zoning Change:**

**From:** "AG" Agricultural

**To:** "I" Light Industrial

**Description:**

BEING a tract of land situated within the William Redfield Survey Abstract No. 1348, City of Fort Worth, Tarrant County, Texas, and being all of a tract of land as described by deed to H-E-B, LP as recorded in Document Number D225237746, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found 1/2-inch capped iron rod “illegible” (CIRF(I) for the southeast corner of the said H-E-B tract, same being the southwest corner of Lot 2, Block 1, Blue Mound Addition, and addition to the City of Fort Worth, Tarrant County, Texas as shown on plat recorded in Document Number D219002707, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being in the north line of a tract of land as described deed to CLC Texas Properties, LLC as recorded in Document Number D222045843, D.R.T.C.T.;

THENCE South 89°45'25” West, with the common line between the said H-E-B tract and the said CLC Texas Properties tract, a distance of 264.84 feet to a found 1/2-inch capped iron rod marked “KAZ” (CIRF(K)) for the southwest corner of the said H-E-B tract, same being the northwest corner of the said CLC Texas Properties tract, and being the northeast corner of a tract of land as described by deed to GLJ Properties, LLC (TRACT I) as recorded in Document Number D219270687, D.R.T.C.T, and also being the southeast corner of a tract of land as described by deed to HEB Grocery, LP as recorded in Document Number D215273645, D.R.T.C.T., from which a found CIRF(I) bears North 73°31'21” West, a distance of 0.27 feet;

THENCE North 00°06'12” West, with the common line between the said H-E-B tract and the said HEB Grocery tract, passing at a distance of 923.76 feet a found 5/8-inch capped iron rod marked “GORRONDONA ASSOC. FORT WORTH TEXAS”, and now continuing with the said common line, in all for a total distance of 936.92 feet a found 5/8-inch capped iron rod marked “ANA” (CIRF(A)) for the northwest corner of the said H-E-B tract, same being the northeast corner of the said HEB Grocery tract and being in the south right-of-way line of East Bonds Ranch Road (a 100-foot right-of-way);

THENCE North 89°38'03” East, with the common line between the said H-E-B tract and the said south right-of-way line, a distance of 152.65 feet to a set 5/8-inch capped iron rod marked “BHB INC” (IRS) for the most northern northeast corner of the said H-E-B tract, same being the northwest corner of a tract of land as described by deed to Driven Brands, Inc as recorded in Document Number D225226020 D.R.T.C.T.;

THENCE South 00°16'12” East, with the common line between the said H-E-B tract and the said Driven Brands tract, a distance of 234.56 feet to a found 1/2-inch iron rod marked “LBS 8946” (CIRF(L)) for a reentrant corner of the said H-E-B tract, same being the southwest corner of the said Driven Brands tract;

THENCE North 89°53'48” East, continuing with the said common line, a distance of 111.65 feet to a CIRF(L) for the most easterly northeast corner of the said H-E-B tract, same being an ell corner of the aforementioned Lot 2;

THENCE South 00° 05'30” East, with the common line between the said H-E-B tract and said Lot 2, a distance of 702.41 feet to the POINT OF BEGINNING and CONTAINING 221,992 Square Feet and 5.096 acres of land more or less.

**ZC-26-053; 1400 Block Marion Avenue; 1.14 ac**

**Zoning Change:**

**From:** “A-5” One-Family Residential

**To:** “I” Light Industrial

**Description:**

Ryan’s Southeast Addition Block 6, Lots 26 - 33

**ZC-26-054; 115 NW 25th Street & 2458 Ellis Avenue; 0.54 ac**

**Zoning Change:**

**From:**

**To:** Add Conditional Use Permit (CUP) in “SY-TNX-55” Stockyards Transition: Neighborhood Mixed-Use-55 for a structured parking garage without a time limit; site plan included

**Description:**

Ellis, M G Addition Block 20, Lost 13 - 16

**ZC-26-057; Text Amendment; City Wide**

**Zoning Change:**

**To:** An Ordinance amending the Comprehensive Zoning Ordinance, being Ordinance No. 21653, as amended, of the City of Fort Worth codified as Appendix “A” of the Code of the City of Fort Worth (2015), by Amending Chapter 4, “District Regulations”, Article 8, “Non-Residential District Use Table” and Article 12 “Form-Based Code District Use Table, To Add “Mixed-use Residential (Chapter 218 of the Tex. Loc. Gov’t Code)” and “Multifamily Residential (Chapter 218 of the Tex. Loc. Gov’t Code)” as New Uses and Allow Such Uses in All Commercial Districts and Certain Form-Based Districts and Establish Development Standards Consistent with Chapter 218 of the Loc. Gov’t Code Concerning Mixed-Use Residential, Multifamily Residential, and the Conversion of Buildings; Amending Chapter 5, “Supplemental Use Standards,” Article I, “Standards for Selected Uses,” to Add Section 5.159, titled “Mixed-Use Residential and Multifamily Residential Developments Pursuant to Chapter 218 of the Tex. Loc. Gov’t Code” and Establish Regulations and Development Standards consistent with Chapter 218 of the Local Government Code concerning Mixed-Use and Multifamily Residential Developments, and Conversion of Buildings to Multifamily or Mixed-Use Residential; Amending Chapter 4, “District Regulations,” Article 13, “Form-Based Districts,” Sections 4.1304 through 4.1309, to Revise the “Panther Island Form Based Zoning District Zoning Standards and Guidelines,” “The Near Southside Development Standards and Guidelines,” “Camp Bowie District Boulevard Revitalization Code,” “Trinity Lakes Development Code,” “Berry/University Form Based Code,” Adding an Appendix to each Form Based Code Establishing Regulations and Development Standards consistent with Chapter 218 of the Local Government Code concerning Multifamily Residential, and Conversion of Buildings to Multifamily Residential or Mixed-Use Residential; Amending Article 4 “Overlay Districts,” Section 4.402 “Urban Design District-Downtown, Section 4.403 “Panther Island Peripheral Zone (“PIP”) Overlay District, and 4.404 “I-35 Corridor (“I-35W”) Design Overlay District, to Revise the “Downtown Urban Design Standards and Guidelines,” “The Panther Island Peripheral Zone Overlay Zoning Standards and Guidelines,” and “I-35 Development Standards and Guidelines” Adding an Appendix to those Overlay Districts Standards and Guidelines Establishing Regulations and Development Standards consistent with Chapter 218 of the Local Government Code concerning Multifamily Residential, Mixed-Use Residential, and conversion of Buildings to Multifamily Residential or Mixed-Use Residential

**ZC-26-058; Text Amendment; City Wide**

**Zoning Change:**

**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, Amending Chapter 4 “District Regulations,” Article 4 “Overlay Districts,” Section 4.401 “Historic Preservation Ordinance – Historic Overlays,” Subsection 4.401(c)(5) “Procedures for Designation and Removal,” and Amending Chapter 2 “Review Bodies,” Section 2.100 “Zoning Commission,” Subsection 2.100(h) “Powers and Duties,” to clarify that the Historic and Cultural Landmarks Commission is the exclusive authority for recommending Historic Designations, or removals thereof, to the City Council

Received on Wednesday, May 27, 2026, at 4:20 p.m.

5/27/2026 CSO