



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

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

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

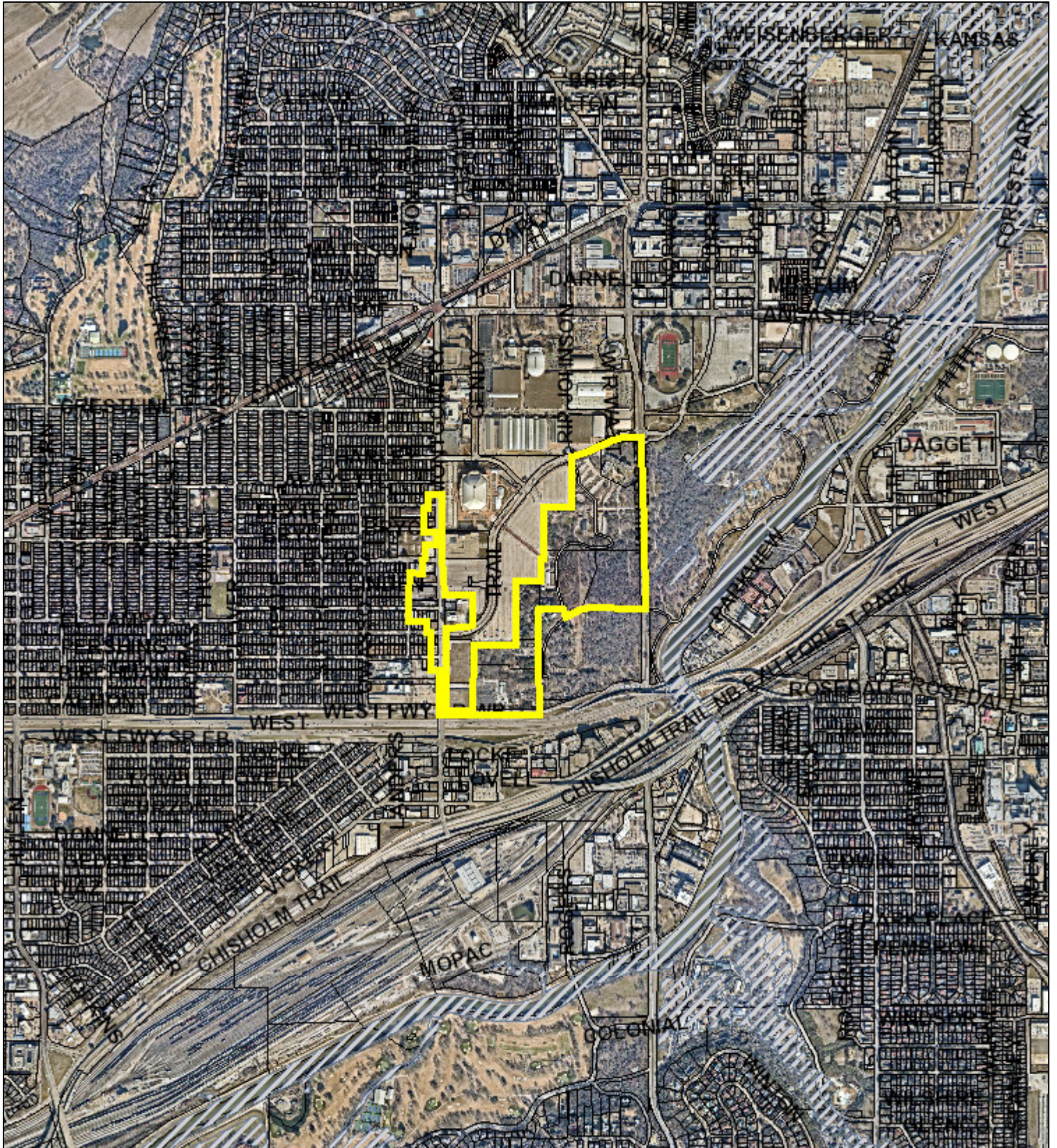
PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St Council Chambers, Second Floor	
LOCATION MAP	

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:	

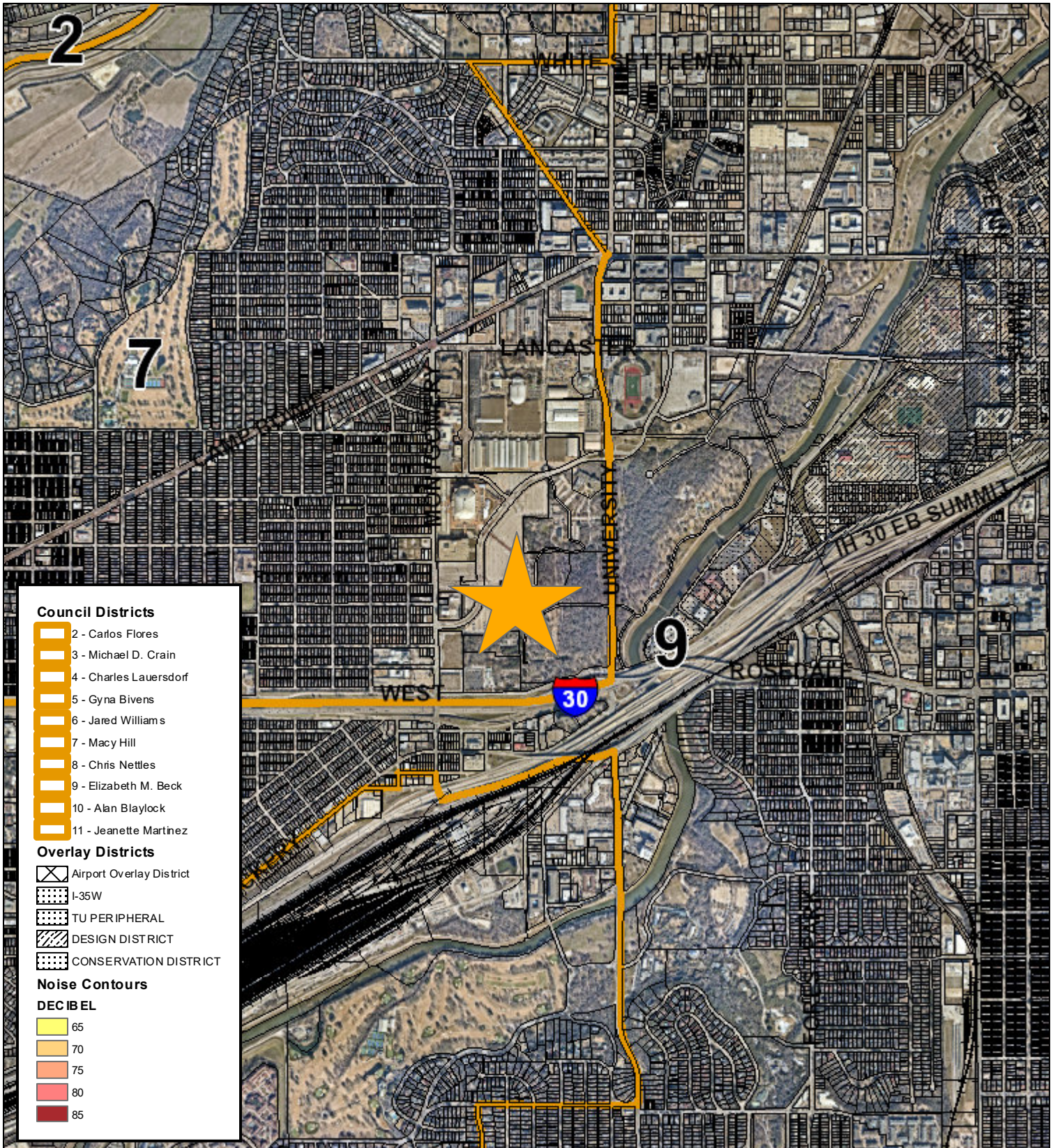
Aerial Photo Map



0 1,050 2,100 4,200 Feet



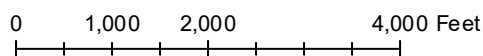
Area Map



Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85

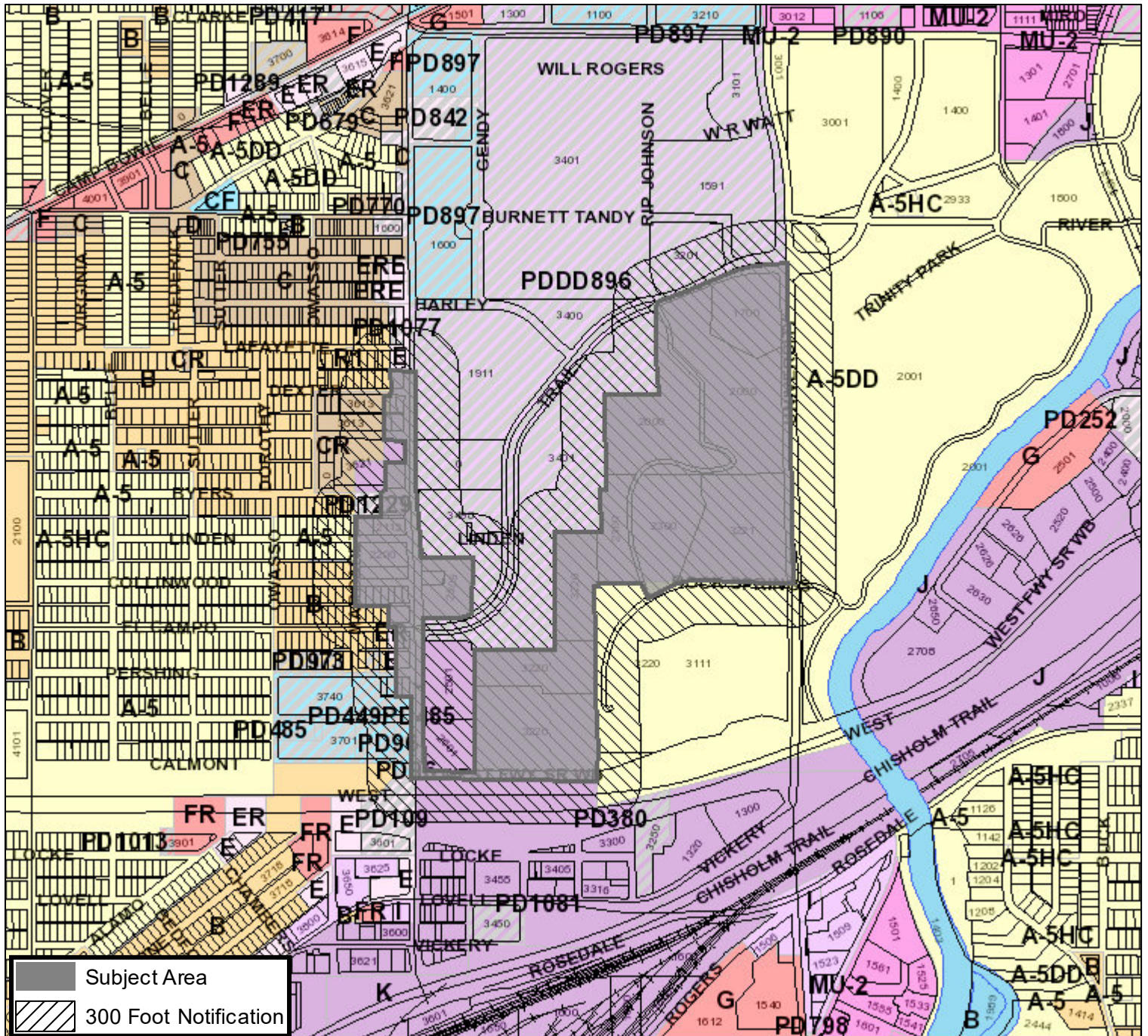




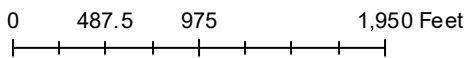
ZC-25-036

Area Zoning Map

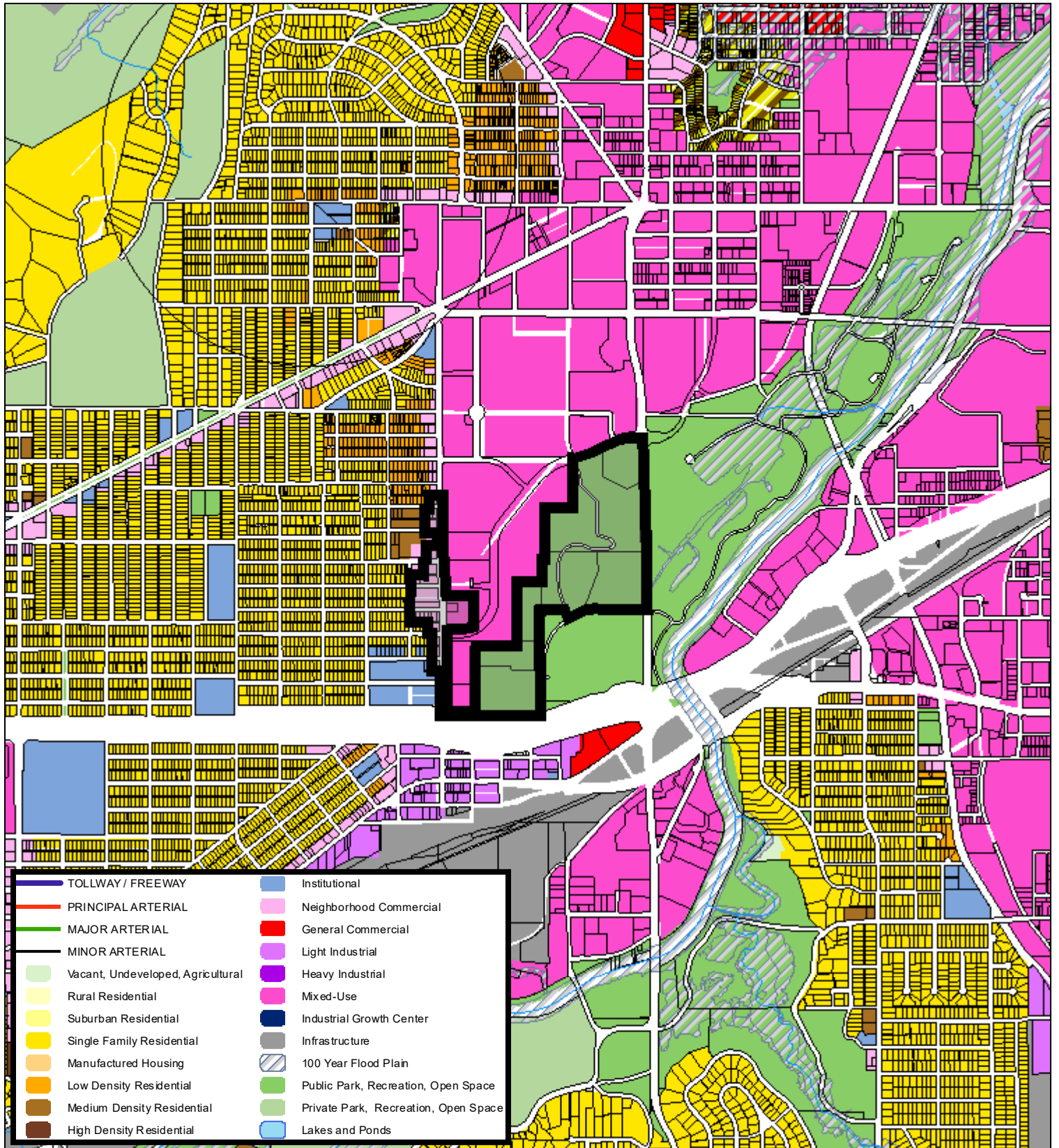
Applicant: City of Fort Worth - Development Services
 Address: Generally, 1700-2500 blks University Dr, 1900-2500 blks Montgomery St, 3220 Botanic Gd
 Zoning From: J
 Zoning To: CF, E, E/CUP-3 specific uses, West-PD/G excl. auto uses, 5-story; East-PD/G excl. auto uses
 Acres: 83.77524105
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 3/12/2025
 Contact: 817-392-7869



Subject Area
 300 Foot Notification



Future Land Use



1,600 800 0 1,600 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.





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Various Property Owners

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

APPLICANT City of Fort Worth

Mailing Address 100 Fort Worth Trail City, State, Zip Fort Worth, Texas 76102

Phone 817-392-7869 Email lynn.jordan@fortworthtexas.gov

AGENT / OTHER CONTACT _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): Westside of Montgomery, South of Lafayette, North of Birchman, Northeast Corner Trail Drive, Eastside of Montgomery

Total Rezoning Acreage: 85.76 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): _____

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: _____ 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 checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" type="checkbox"/> Rezoning to Planned Development (PD) District <input checked="" 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 <i>(no change to development standards or waivers)</i> <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): CR and J Proposed Zoning District(s): E plus CUP, PD/G excluding uses
 Current Use of Property: Commercial, Retail, Warehouse, Bar, Food Processing and adding uses with Development Standards
 Proposed Use of Property: Same

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: PD/G

Land Uses Being Added or Removed: Auto related; Site plan waiver

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

- Site Plan Included (completed site plan is attached to this application)
- Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
- Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: J

Additional Use Proposed with CUP: Bar, Warehouse, Food Processing

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.

No waivers are being requested for the PD or CUP.
CUPs being requested to make existing uses legal conforming.

ADDITIONAL QUESTIONS

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

2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?** Yes No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. **Have you contacted the relevant Council Member to discuss your proposal?** Yes No [Click to find your Council District.](#)

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?** Yes No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing?** (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) Sí No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - Site Plan meeting requirements of attached checklist (pages 7-8)
 - A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

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

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner’s Signature (of the above referenced property): _____

Owner’s Name (Printed): _____

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) _____ ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

_____ (CERTIFIED LEGAL DESCRIPTION)

Owner’s Signature (of the above referenced property)

Applicant or Agent’s Signature

Owner’s Name (Printed)

Applicant or Agent’s Name (Printed):



ATTACHMENT "B" MONTGOMERY & UNIVERSITY STREETS PROPERTY OWNER LIST

From: "A-5" & "J" To: "CF"

NUM-BER	STREET	PARCEL LEGAL	OWNER NAME	OWNER ADDR	OWNER CITY	OWNER ZIP	Acres	AREA (SF)
2300	UNIVERSITY DR	WHITE, THOMAS SURVEY Abstract 1636 Tract 2	FORT WORTH CITY OF	200 TEXAS ST	FT WORTH, TX	76102-6311	11.10	483,310

From: "CR" To: "PD/G with 5-story height limit, excluding auto-related uses, site plan waived"

NUM-BER	STREET	PARCEL LEGAL	OWNER NAME	OWNER ADDR	OWNER CITY	OWNER ZIP	Acres	AREA (SF)
3609	DEXTER AVE	QUEENSBOROUGH HTS ADDN Block 13 Lot 3	PURVIS, DORIS J ETAL	2020 MONTGOMERY ST	FORT WORTH, TX	76107-4013	0.14	6,019

From: "J" To: "CF"

NUM-BER	STREET	PARCEL LEGAL	OWNER NAME	OWNER ADDR	OWNER CITY	OWNER ZIP	Acres	AREA (SF)
3220	BOTANIC GARDEN BLVD	WHITE, THOMAS SURVEY Abstract 1636 Tract 3F	FORT WORTH CITY OF	200 TEXAS ST	FT WORTH, TX	76102-6311	5.78	251,660
3220	BOTANIC GARDEN BLVD	WHITE, THOMAS SURVEY Abstract 1636 Tract 3G	FORT WORTH CITY OF	200 TEXAS ST	FT WORTH, TX	76102-6311	11.03	480,504
3220	BOTANIC GARDEN BLVD	WHITE, THOMAS SURVEY Abstract 1636 Tract 3M	FORT WORTH CITY OF	200 TEXAS ST	FT WORTH, TX	76102-6311	5.14	223,747
3221	BOTANIC GARDEN BLVD	WHITE, THOMAS SURVEY Abstract 1636 Tract 2C	FORT WORTH CITY OF	200 TEXAS ST	FT WORTH, TX	76102-6311	10.73	467,344
1700	UNIVERSITY DR	BOTANIC GARDEN Block 1 Lot 3A	FORT WORTH CITY OF	200 TEXAS ST	FT WORTH, TX	76102-6311	5.56	242,232
2000	UNIVERSITY DR	BOTANIC GARDEN Block 1 Lot 1A	FORT WORTH CITY OF	200 TEXAS ST	FT WORTH, TX	76102-6311	23.88	1,040,305

From: "J" To: "E"

NUM-BER	STREET	PARCEL LEGAL	OWNER NAME	OWNER ADDR	OWNER CITY	OWNER ZIP	Acres	AREA (SF)
3613	COLLINWOOD AVE	QUEENSBOROUGH ADD'N Block 5 Lot 11	FORT WORTH BILLIARD SUPPLY CO	3970 W VICKERY BLVD	FORT WORTH, TX	76107	0.15	6,567

3617	COLLINWOOD AVE	QUEENSBOROUGH ADD'N Block 5 Lot 9	SHAFER MANAGEMENT LLC	PO BOX 1404	MINERAL WELLS, TX	76068	0.15	6,413
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From: "J" To: "E"

NUM-BER	STREET	PARCEL LEGAL	OWNER NAME	OWNER ADDR	OWNER CITY	OWNER ZIP	Acres	AREA (SF)
3617	COLLINWOOD AVE	QUEENSBOROUGH ADD'N Block 5 Lot 10	SHAFER MANAGEMENT LLC	PO BOX 1404	MINERAL WELLS, TX	76068	0.15	6,540
3621	COLLINWOOD AVE	QUEENSBOROUGH ADD'N Block 5 Lot 8	SHAFER MANAGEMENT LLC	PO BOX 1404	MINERAL WELLS, TX	76068	0.13	5,466
3600	DEXTER AVE	QUEENSBOROUGH HTS ADDN Block 12 Lot 23R	TJW GENERATION-SKIPPING TRUST	9033 SIROCKA DR	BENBROOK, TX	76116	0.27	11,674
3605	EL CAMPO AVE	FACTORY PLACE ADD'N Block 65 Lot 13	CLARITY HOMES MANAGEMENT INC	3605 EL CAMPO AVE # B	FORT WORTH, TX	76107-4510	0.15	6,422
3624	LINDEN AVE	QUEENSBOROUGH ADD'N Block 15 Lot 1 & 2	CHANGA LLC	PO BOX 123169	FORT WORTH, TX	76121	0.29	12,758
2100	MONTGOMERY ST	QUEENSBOROUGH ADD'N Block 15 Lots 11 THRU 14	FLOYD ROSE LLC	4725 WASHBURN AVE	FORT WORTH, TX	76107	0.48	21,046
2112	MONTGOMERY ST	QUEENSBOROUGH ADD'N Block 15 Lot 3 - 6 & W PT 7	MORRIS FAMILY LTD PRTSHP	725 BROAD ST	AUGUSTA, GA	30901-1336	0.62	26,908
2312	MONTGOMERY ST	QUEENSBOROUGH ADD'N Block 5 Lot 5A	ALLEGRO CWH FORT WORTH INVMTS	2306 PARK PLACE AVE APT 11B	FORT WORTH, TX	76110-6626	0.41	17,663
2400	MONTGOMERY ST	FACTORY PLACE ADD'N Block 65 Lot 14	WORTH OIL CO	PO BOX 121292	ARLINGTON, TX	76012-1292	0.12	5,203
2408	MONTGOMERY ST	FACTORY PLACE ADD'N Block 65 Lots 6 & 7	TERICK RESOURCES LLC	6225 GENOA RD	FORT WORTH, TX	76116	0.30	12,946
2504	MONTGOMERY ST	FACTORY PLACE ADD'N Block 60 Lot 14	NHK SERIES LLC	2504 MONTGOMERY ST	FORT WORTH, TX	76107	0.15	6,505
3605	PERSHING AVE	FACTORY PLACE ADD'N Block 60 Lot 13	KITHAS, MARIA	3605 PERSHING AVE	FORT WORTH, TX	76107-4526	0.13	5,619

From: "J" To: "E add CUP for bar; site plan waived"

NUM-BER	STREET	PARCEL LEGAL	OWNER NAME	OWNER ADDR	OWNER CITY	OWNER ZIP	Acres	AREA (SF)
2300	MONTGOMERY ST	QUEENSBOROUGH ADD'N Block 5 Lot 14	COLLECTION ON MONTGOMERY ST	1870 EDERVILLE RD	FORT WORTH, TX	76103	0.12	5,189

From: "J" To: "E add CUP for Warehouse for plumbing supply business; site plan waived"

NUM-BER	STREET	PARCEL LEGAL	OWNER NAME	OWNER ADDR	OWNER CITY	OWNER ZIP	Acres	AREA (SF)
2200	MONTGOMERY ST	QUEENSBOROUGH ADD'N Block 10 Lots 1A TO 7A & LTS 8 TO 14	JLK LTD	3831 TURTLE CREEK BLVD STE 23C	DALLAS, TX	75219	1.32	57,417

From: "J" To: "E add CUP for Warehouse for vending nut supply business; site plan waived"

NUM-BER	STREET	PARCEL LEGAL	OWNER NAME	OWNER ADDR	OWNER CITY	OWNER ZIP	Acres	AREA (SF)
3600	COLLINWOOD AVE	QUEENSBOROUGH ADD'N Block 10 Lot 1R	VENDING NUT COMPANY INC	2222 MONTGOMERY ST	FORT WORTH, TX	76107- 4519	0.65	28,181
3605	COLLINWOOD AVE	QUEENSBOROUGH ADD'N Block 5 Lot 13	VENDING NUT CO INC	2222 MONTGOMERY ST	FORT WORTH, TX	76107- 4519	0.16	7,077
3609	COLLINWOOD AVE	QUEENSBOROUGH ADD'N Block 5 Lot 12	VENDING NUT CO INC	2222 MONTGOMERY ST	FORT WORTH, TX	76107- 4519	0.13	5,852

From: "J" To: "PD/G with 5-story height limit, excluding auto-related uses, site plan waived"

NUM-BER	STREET	PARCEL LEGAL	OWNER NAME	OWNER ADDR	OWNER CITY	OWNER ZIP	Acres	AREA (SF)
3605	DEXTER AVE	QUEENSBOROUGH HTS ADDN Block 13 Lot 2	PURVIS, DORIS J ETAL	2020 MONTGOMERY ST	FORT WORTH, TX	76107- 4013	0.13	5,864
2000	MONTGOMERY ST	QUEENSBOROUGH HTS ADDN Block 13 Lot 1	PURVIS, DORIS J ETAL	2020 MONTGOMERY ST	FORT WORTH, TX	76107- 4013	0.14	6,220
2020	MONTGOMERY ST	QUEENSBOROUGH HTS ADDN Block 13 Lot 22	PURVIS, DORIS J ETAL	2020 MONTGOMERY ST	FORT WORTH, TX	76107- 4013	0.14	5,962
2020	MONTGOMERY ST	QUEENSBOROUGH HTS ADDN Block 13 Lots 23	PURVIS, DORIS J ETAL	2020 MONTGOMERY ST	FORT WORTH, TX	76107- 4013	0.24	10,612
2058	MONTGOMERY ST	QUEENSBOROUGH HTS ADDN Block 16 Lot 22R - 24R	ANPECA CORPORATION	5311 QUAIL RUN ST	FORT WORTH, TX	76107	0.59	25,702

From: "J" To: "PD/G excluding auto-related uses, site plan waived"

NUM-BER	STREET	PARCEL LEGAL	OWNER NAME	OWNER ADDR	OWNER CITY	OWNER ZIP	Acres	AREA (SF)
2301	MONTGOMERY ST	WHITE, THOMAS SURVEY Abstract 1636 Tract 3J01	FAB OFFICE LLC	PO BOX 510	FORT WORTH, TX	76101-510	0.35	15,095
2309	MONTGOMERY ST	CREDIT UNION ADD'N Block 1 Lot 1R1	FORT WORTH CITY CREDIT UNION	PO BOX 100099	FORT WORTH, TX	76185-99	2.88	125,265

Proposed Zoning Districts

From: "CR" Low Density Multifamily, "J" Medium Industrial To: "CF" Community Facilities, "E" Neighborhood Commercial, & "PD/G" Planned Development for certain "G" Intensive Commercial uses with restrictions, plus Conditional Use Permit Overlays

