



Neighborhood Notification

Case Number: ZC-25-203

Council District: 11 – Jeanette Martinez

ZONING CHANGE REQUEST

Owner/Applicant: Vaquero Hemphill Partners LLP/ Bright Bay Investments/ Mary Nell Poole,
Townsite

Site Location: 2520 Hemphill Street

Request:

Current Zoning: "E" Neighborhood Commercial

Proposed: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial excluding Convenience Store, Gasoline Sales, and Liquor or Package Store plus Automotive Repair Shop with repairs conducted adjoining a residential district boundary, site plan included.

Proposed Use: Automotive Repair (All uses within "E" district are allowed)

For More Information please contact:

Case Manager Dave McCorquodale

817-392-8043

Public Hearing Dates

Zoning Commission	January 14, 2026
City Council	February 10, 2026

Public Notification

A zoning change is requested for the property shown on the attached maps. 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 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

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov



Neighborhood Notification

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

Organizations Notified

Organizations Notified	
Jennings May St Louis NA	South Hemphill Heights NA
Ryan Place Improvement Assn	Fairmount NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Berry Street Initiative
Hemphill Corridor Development Collaborative	



ZC-25-203

Aerial Photo Map



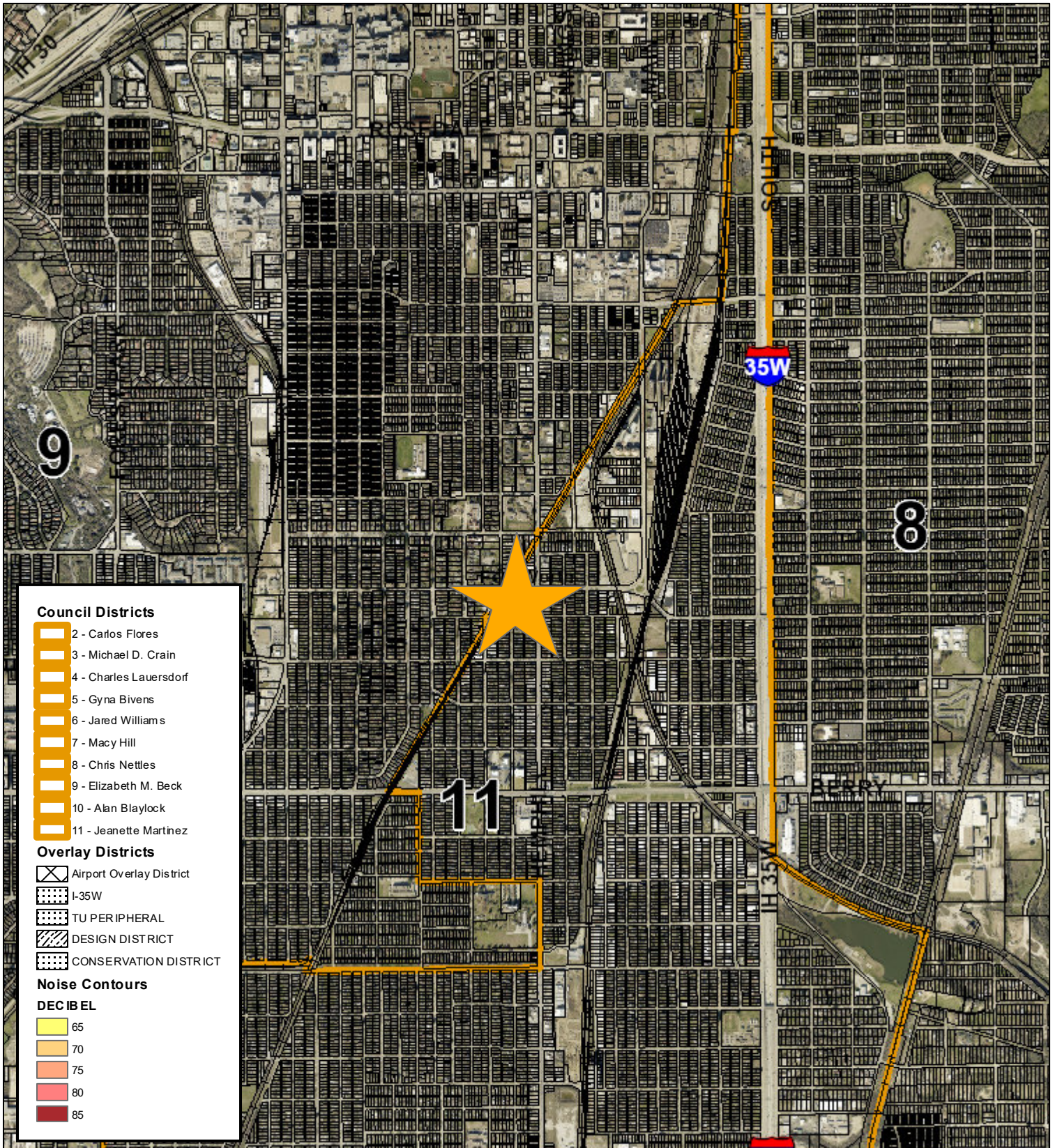
0 87.5 175 350 Feet





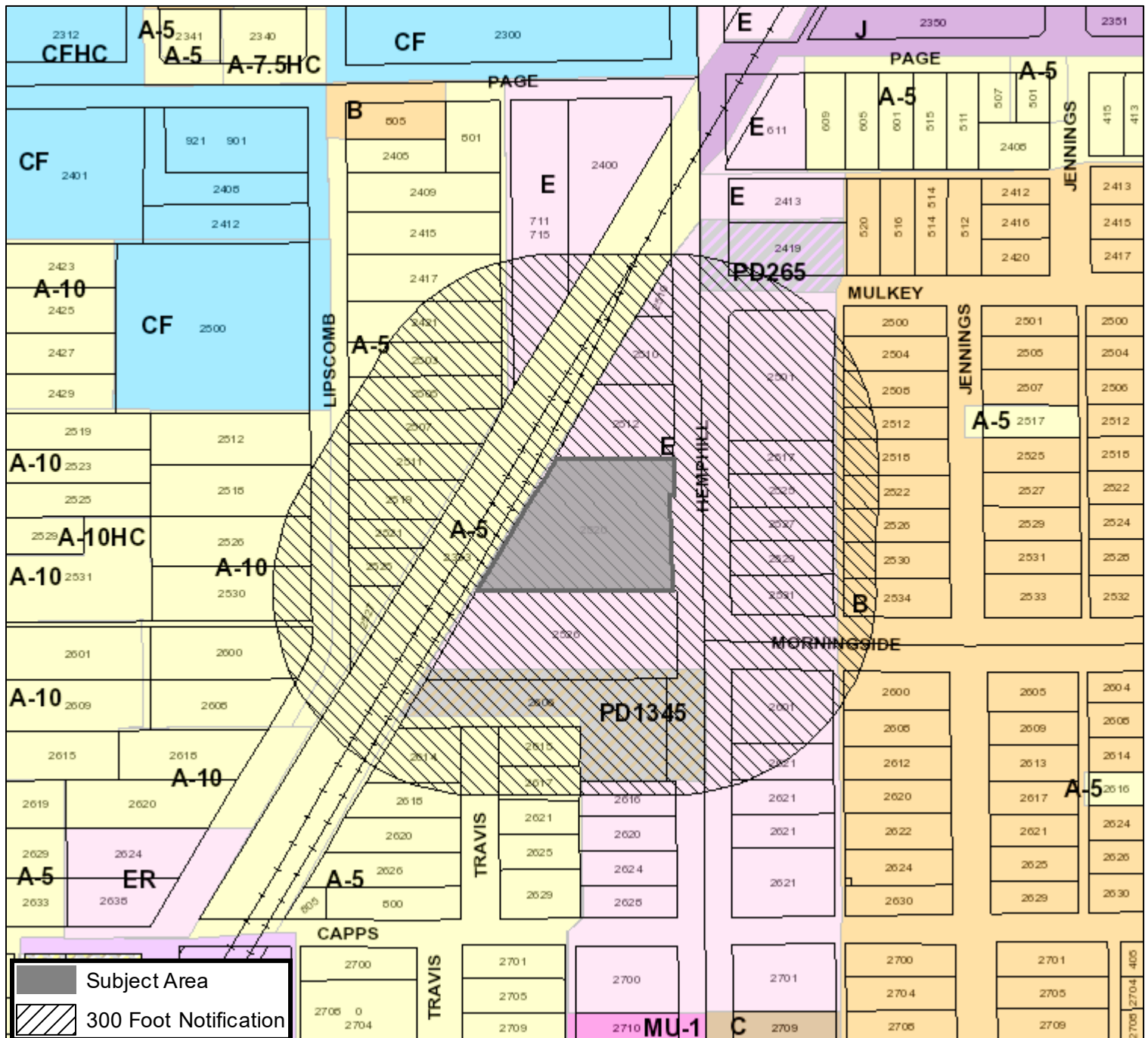

ZC-25-203

Area Map



0 1,000 2,000 4,000 Feet

Applicant: Vaquero Hemphill Partners/MaryNell Poole
Address: 2520 Hemphill Street
Zoning From: E
Zoning To: Planned Development for E uses plus auto repair and tire sales, excluding certain uses, de
Acres: 1.021
MapSCO: Text
Sector/District: Southside
Commission Date: 1/14/2026
Contact: 817-392-8043

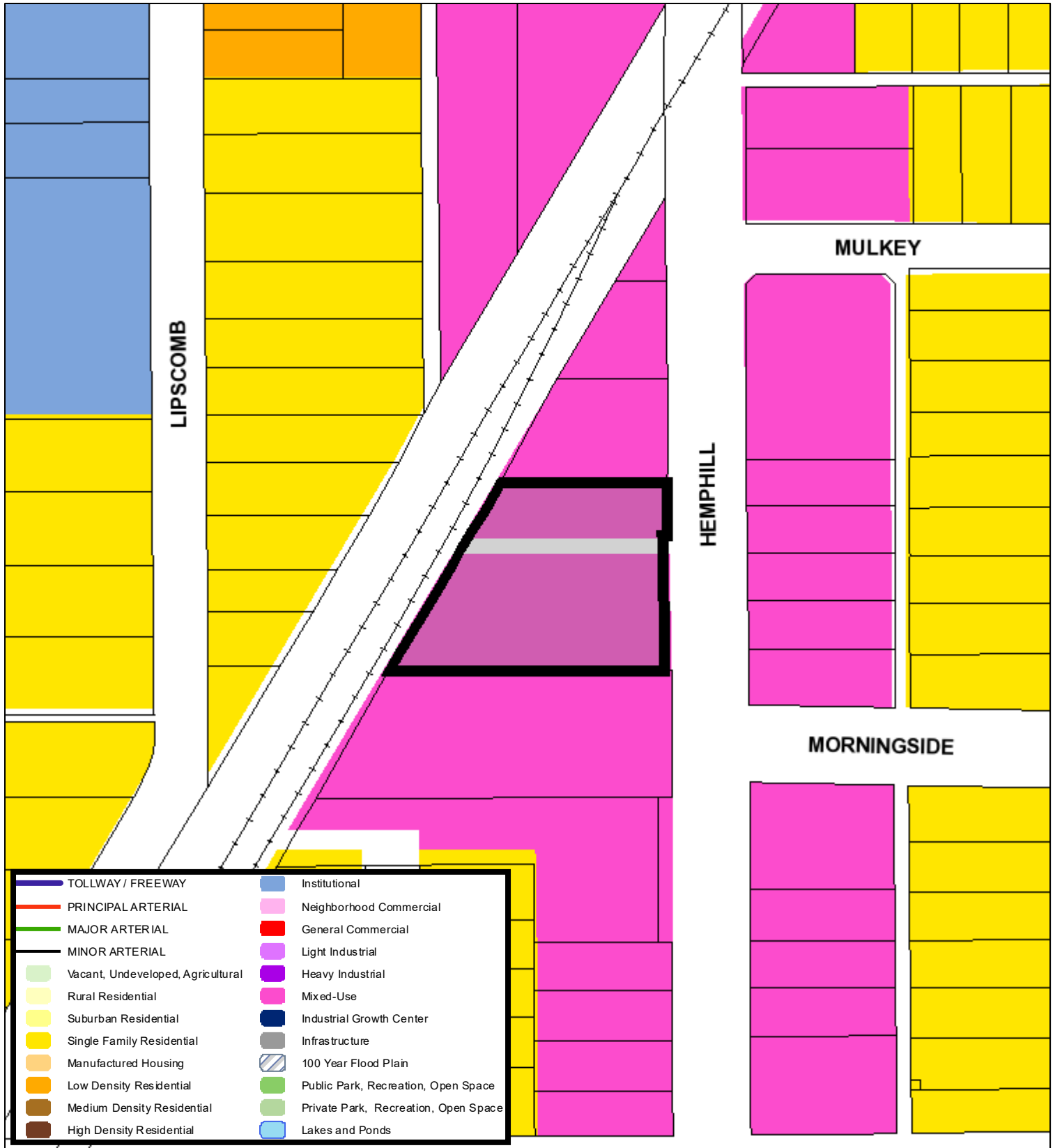


0 105 210 420 Feet



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Future Land Use



130 65 0 130 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.



Created: 12/23/2025 12:35:27 PM



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Vaquero Hemphill Partners LP

Mailing Address 2627 Tillar Street City, State, Zip Fort Worth, TX 76110

Phone 214-762-4528 Email sestes@vaqueroventures.com

APPLICANT Bright Bay Investments

Mailing Address 6925 Lomo Alto Drive City, State, Zip Fort Worth, TX 76132

Phone 817-771-6137 Email mahmoud1faz@gmail.com

AGENT / OTHER CONTACT Mary Nell Poole - Townsite

Mailing Address 2918 Wingate, Ste 100 City, State, Zip Fort Worth, TX 76107

Phone 817-850-9500 Email marynell@townsiteco.com

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

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 2520 Hemphill Street

Total Rezoning Acreage: 1.021 ☒ 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): Hunter Hemphill Addition, Block 1, Lot 1

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 1.021 acres

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

☐ **NO – NOT PLATTED**

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

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

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

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD (no change to development standards or waivers) <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): E Commercial
 Proposed Zoning District(s): Tire Store with Light Auto Repair

Current Use of Property: Vacant Retail

Proposed Use of Property: Tire Store with Light Automotive Service

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 E

Land Uses Being Added or Removed: Add Tire Serice with Light Automotive Repair

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: _____

Additional Use Proposed with CUP: _____

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

☐ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

The applicant proposes to operate a tire sales, service and light automotive repair facility within a former commercial structure. The existing 9,100 sf building will contain seven service bays positioned along the right side of the structure. The use will include tire replacement, mounting, balancing, alignment, rotation, oil changes, brake replacement, battery installation, suspension adjustments, A/C repair, state inspections and similar light mechanical services.

All activities will occur entirely indoors within designated service bays. There will be no outdoor storage. The building will be improved to meet City of Fort Worth Building, Fire and Environmental Codes.

No major engine, transmission or body work will be performed on the property. The site will remain clean, well-lit and visually compatible with neighboring properties.

The project will revitalize an existing commercial property, enhance the corridor's appearance, and provide valuable vehicle maintenance to residents and small businesses in the surrounding area.

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): X



Owner's Name (Printed): Vaquero Hemphill Partners, LP, by Vaquero Ventures Management, LLC, its General Partner, by W.A. Landreth, Manager.

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) Mary Nell Poole - Townsite 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:
Hunter Hemphill Addition, Block 1, Lot 1 - 2520 Hempill St. (CERTIFIED LEGAL DESCRIPTION)

X



Owner's Signature (of the above referenced property)

Vaquero Hemphill Partners, LP, by Vaquero Ventures Management, LLC, its General Partner, by W.A. Landreth, Manager.

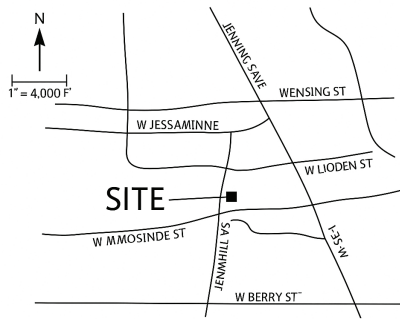
Owner's Name (Printed)



Applicant or Agent's Signature

Mary Nell Poole - Townsite

Applicant or Agent's Name (Printed):



VICINITY MAP

2520 Hemphill St. Fort Worth, TX 76110

Prepared by: Pro Storm Roofing LLC

General Notes:

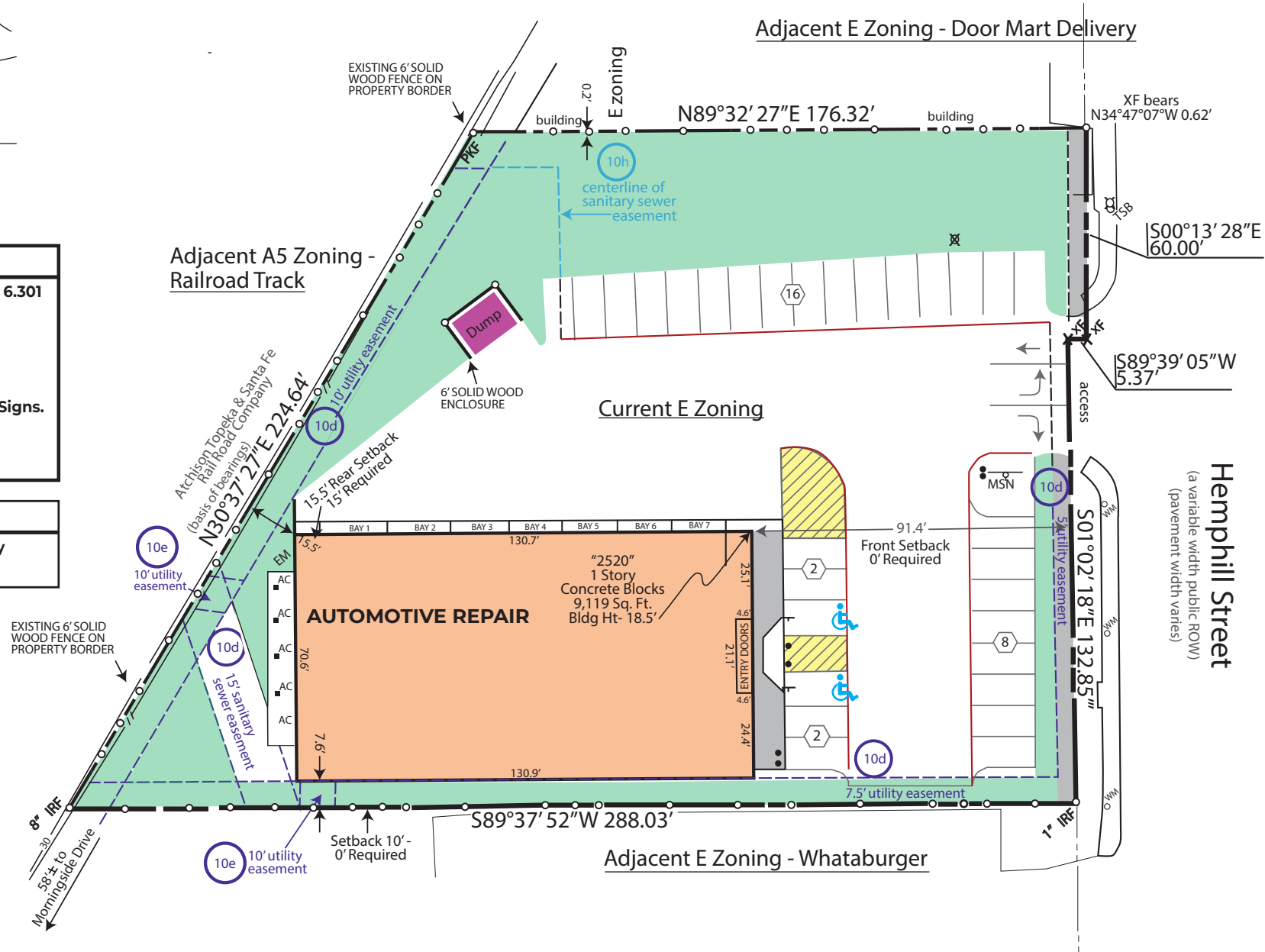
- This project will comply with section 6.301 landscaping.
- This project will comply with section 6.302 urban forestry.
- All signage will conform to Article A Signs.
- All provided lighting will conform to Lighting Code.

Waivers:

- Automotive repair with A5 Adjacency (Sec. 5.104(c))

Site Summary Table

Site Address:
2520 Hemphill st Fort Worth, Tx, 76110
Legal Description:
Hunter Hemphill Addition
Block 1 Lot-1
Current Zoning:
E
Parking Provided:
30 Spaces
Site:
1.02 Acres



Developer/Prepare:

Bright Bay Investments
6925 Lomo Alto, Ft Worth, Tx 76132
Date: 10/30/2025

Site Plan:

TCU Tire Service
2520 Hemphill st
Fort Worth, Tx, 76110
ZC-25-203

Director of Development

10/30/2025

Date