



Zoning Staff Report

Date: April 28, 2026

Case Number: ZC-26-009

Council District: 8

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner: Vernon L. McCoy

Applicant: Beatriz Ordorica

Site Location: 4826 Wichita Street

Acreage: 0.872 ac

Request

Proposed Use: Commercial development containing uses in the PD Amendment request

Request: 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.

| | Recommendation |
|---|---|
| Land Use Compatibility: | Requested change is not compatible . |
| Comprehensive Plan Map Consistency: | Requested change is not consistent . |
| Comprehensive Plan Policy Consistency: | Requested change is not consistent . |
| Staff Recommendation: | Denial |
| Zoning Commission Recommendation: | Denial by a vote of 9-0 |

Project Description and Background

The site is located on the west side of Wichita Street, north of Rodeo Street and south of Gardenia Drive. Historic aerial imagery indicates the site has been vacant since the 1980's and previously contained a structure similar in size and form to a residential dwelling. 2001 aerial imagery shows no structures on the site.

The current "PD1354" zoning was a 2023 owner-requested zoning change with a base zoning of "E" Neighborhood Commercial and excludes certain uses that, according to the staff report (excerpt below), were agreed upon between the owner and the Neighborhood Association.

- **Update – after the November 14 Zoning Commission, the zoning change request was updated to PD-E, excluding certain uses per an agreement between Glencrest Civil League Neighborhood Association and the applicant.**

Here is a list of the uses excluded:

'E' Neighborhood Commercial Uses Not Permitted at 4826 Wichita Street

- | | |
|--|---|
| 1. Ambulance Dispatch Center | 10. Commercial Swimming Pool |
| 2. Massage Therapy or Spa | 11. Movie Theater or Auditorium |
| 3. Golf Course | 12. Short Term Rental |
| 4. Gas Lift Compressor Station | 13. Feed Store / No Processing or Milling |
| 5. Stealth Communication Tower | 14. Liquor or Package Store |
| 6. Telecommunications Antenna or Structure | 15. Gasoline Sales |
| 7. Utility Transmission or Distribution Line | 16. Parking Area or Commercial Garage Storage |
| 8. Indoor Amusement Center | 17. Day Care Facility |
| 9. Event Center or Rental Hall | |

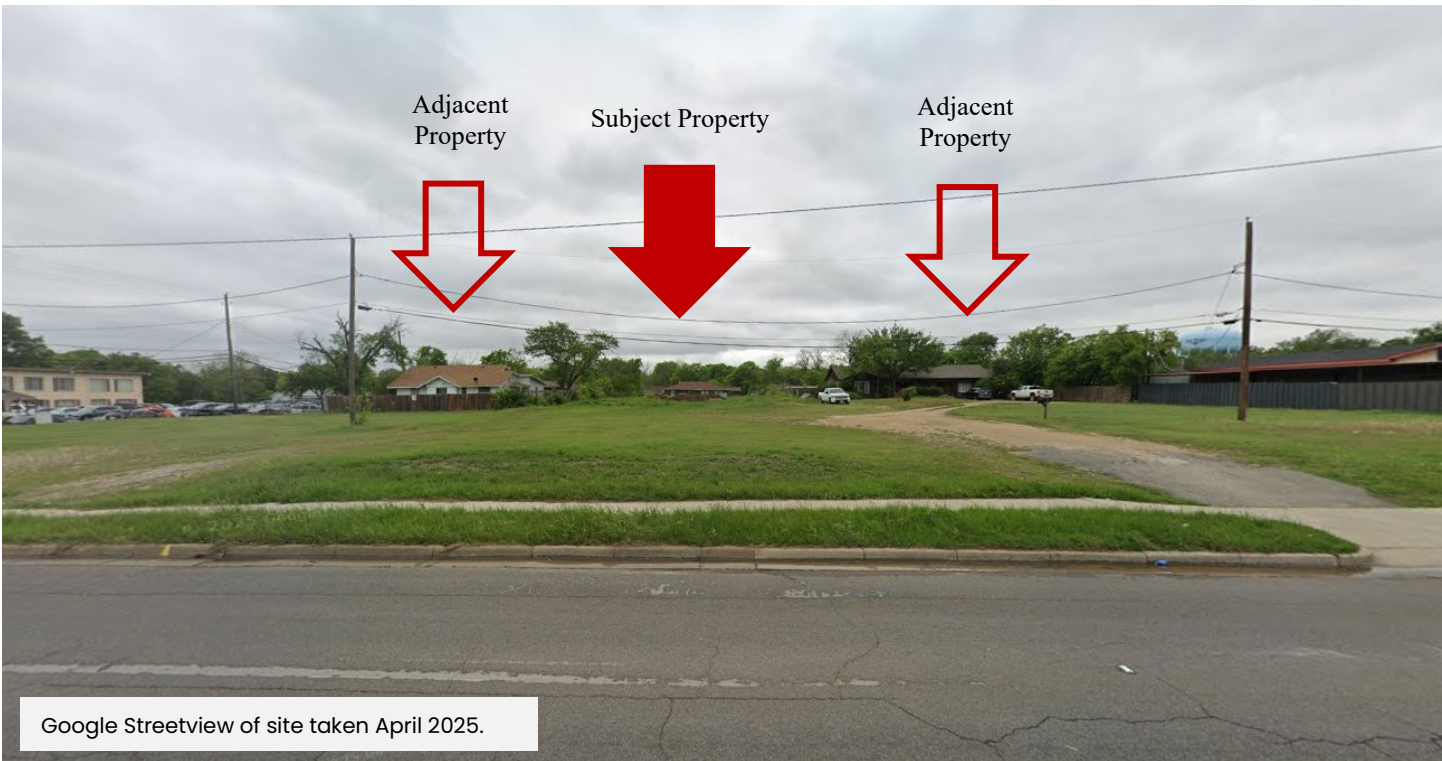
The applicant is also requested a waiver from the projected front yard requirement.

***Image above excerpted from the 2023 zoning change staff report

The current zoning change request seeks to amend the "PD1354" zoning by adding the following uses as permitted uses with the "PD":

- massage therapy and spa
- indoor amusement
- event center or rental hall
- short term home rental
- feed store (no processing/milling)
- liquor or package (*Staff note: this use is no longer allowed by right in "E" Neighborhood Commercial after adoption of the Proliferation Ordinance in January 2026*)

The property has frontage along Wichita Street, which is designated as an arterial in the city's Master Thoroughfare Plan. Zoning along the corridor contains both residential and commercial uses. Neighborhood Commercial is located directly across the street from the property and nearby to the north. The property is surrounded by single-family residential uses on the north, south and western boundaries. The aerial image below shows the site's location relative to major transportation corridors in the area.



Surrounding Zoning and Land Uses

North: “A-5” One-Family / single-family residential use

East: “E” Neighborhood Commercial / automotive repair; crematorium/mortuary

South: “A-5” One-Family / single-family residential use

West: “A-5” One-Family / single-family residential use

Recent Zoning History

- ZC-10-117: City Council-initiated rezoning of 1,125 total acres; property was rezoned from “B” Two-Family to “A-7.5” One-Family; Ord. No. 19344 effective 10/1/10
- ZC-22-161: Owner (Vernon L. McCoy) requested zoning change from “A-7.5” One-Family to 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. Ord. No. 26007-02-2023 effective 5/2/23

Development Impact Analysis

Land Use Compatibility

The existing “PD/E” zoning designation was granted a waiver to projected front yard regulations found in [Section 6.101](#) and a waiver to supplemental setback and bufferyard requirements found in [Section 6.300](#) of the Zoning Ordinance. These two regulations help ensure compatibility when commercial uses are near or adjacent to residential uses.

The requested uses to be added as allowed uses within “PD1354” are intensive uses and have the potential to increase noise, traffic, and other characteristics that could have negative impacts on the surrounding residential properties. The current excluded uses were proposed by the applicant at the request of the Glencrest Civic League Neighborhood Association and reflect a purposeful exclusion of certain uses that would be incompatible with surrounding properties and neighborhood.

The requested zoning change to allow massage therapy and spa, indoor amusement, event center or rental hall, short term home rental, feed store (no processing/milling) and liquor or package as permitted uses is **not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast Planning Sector

Future Land Use Map

The property is designated as **Single-Family Residential** in the adopted 2023 Comprehensive Plan’s Future Land Use Map. Both the current zoning and the proposed zoning are **not consistent** with the Future Land Use Map.

Comprehensive Plan Policies

The current zoning of the property allows commercial uses, although the site shares a common boundary with a total of five single-family residences zoned “A-7.5” One-Family Residential. The “E” Neighborhood Commercial zoning district across Wichita Street to the east adjoins the more intensive “C” Medium Density Multifamily zoning. Liquor or package stores are no longer allowed by right in “E” Neighborhood Commercial after the adoption of the Proliferating Use ordinance. Locating a commercial development on a residentially-sized lot surrounded by single-family residential is not a scenario that the Comprehensive Plan contemplates or supports. The requested “PD/E” and associated site plan is **not consistent** with the adopted Comprehensive Plan policies.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **February 27, 2026**.

Posted Notice

A sign was erected on the property on **February 27, 2026**.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **February 27, 2026**:

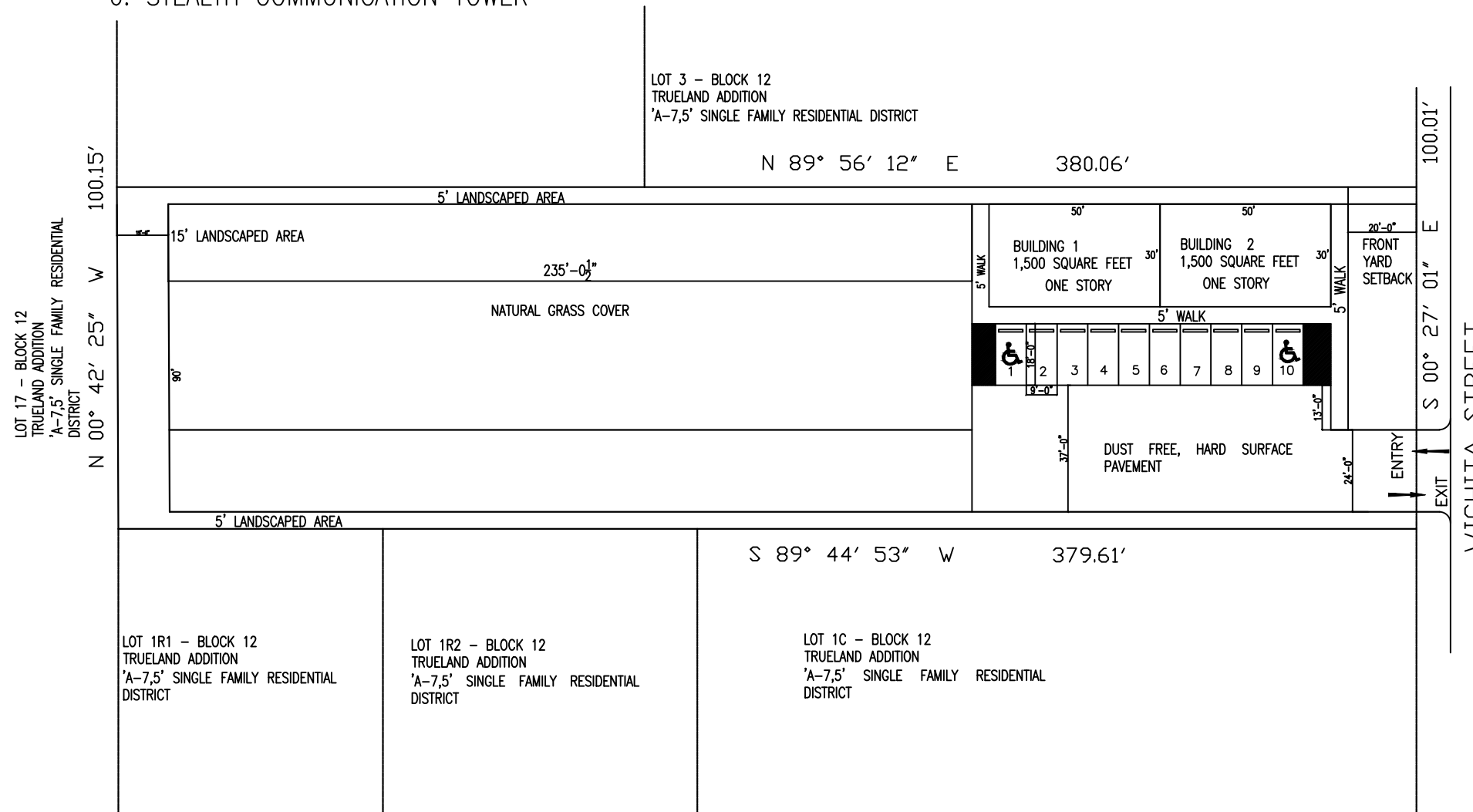
| Organizations Notified | |
|--|------------------------------|
| Glen Park NA | Southeast Fort Worth Inc |
| Glencrest Civic League NA * | Trinity Habitat for Humanity |
| Streams and Valleys, Inc. | Fort Worth ISD |
| United Communities Association of South Fort Worth | |

**Located within this registered Neighborhood Association*



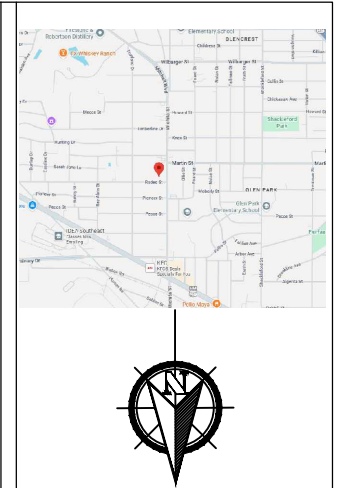
*E" NEIGHBORHOOD COMMERCIAL USES NOT PERMITTED AT 4826 WICHITA STREET

- | | |
|--------------------------------|---|
| 1. AMBULANCE DISPATCH CENTER | 7. TELECOMMUNICATIONS ANTENNA OR STRUCTURE |
| 2. COMMERCIAL SWIMMING POOL | 8. GASOLINE SALES |
| 3. MOVIE THEATER OR AUDITORIUM | 9. UTILITY TRANSMISSION OR DISTRIBUTION LINE |
| 4. GOLF COURSE | 10. PARKING AREA OR COMMERCIAL GARAGE STORAGE |
| 5. GAS LIFT COMPRESSOR STATION | 11. DAY CARE FACILITY |
| 6. STEALTH COMMUNICATION TOWER | |



SITE SPECIFIC FACTS

- WICHITA STREET
1. PROPOSED UP TO 3,000 SQFT. ONE STORY BUILDING
 2. SITE = 0.87 ACRES TOTAL
 3. - 0.51 ACRES TO REMAIN UNDEVELOPED WITH NATURAL GRASS COVERING
 4. TWO LEASE SPACES AVAILABLE FOR "E" COMMERCIAL USES
 5. LIGHTING WILL CONFORM TO. LIGHTING CODE
 6. SIGNAGE WILL CONFORM TO. ARTICLE 4 SIGNS
 7. PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING
 8. PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY



TITLE: ZC-22-161
PD-AMENDMENT
FOR
PLANNED DEVELOPMENT
SCALE: 3/16"=1'
"E" NEIGHBORHOOD COMMERCIAL
DATE: 1/26
LOCATION: 4826 WICHITA STREET
FORT WORTH, TEXAS
LOT 2 AND PART CLOSED STREET, BLOCK 12

OWNER: OWNER / DEVELOPER
Vernon I McCoy
2317 Fairway Drive
Fort Worth, TX. 76119-4513
(817) 706-0976
DRAFTER: Beatriz Dradorica
TEL: 682-287-1694

SITE PLAN

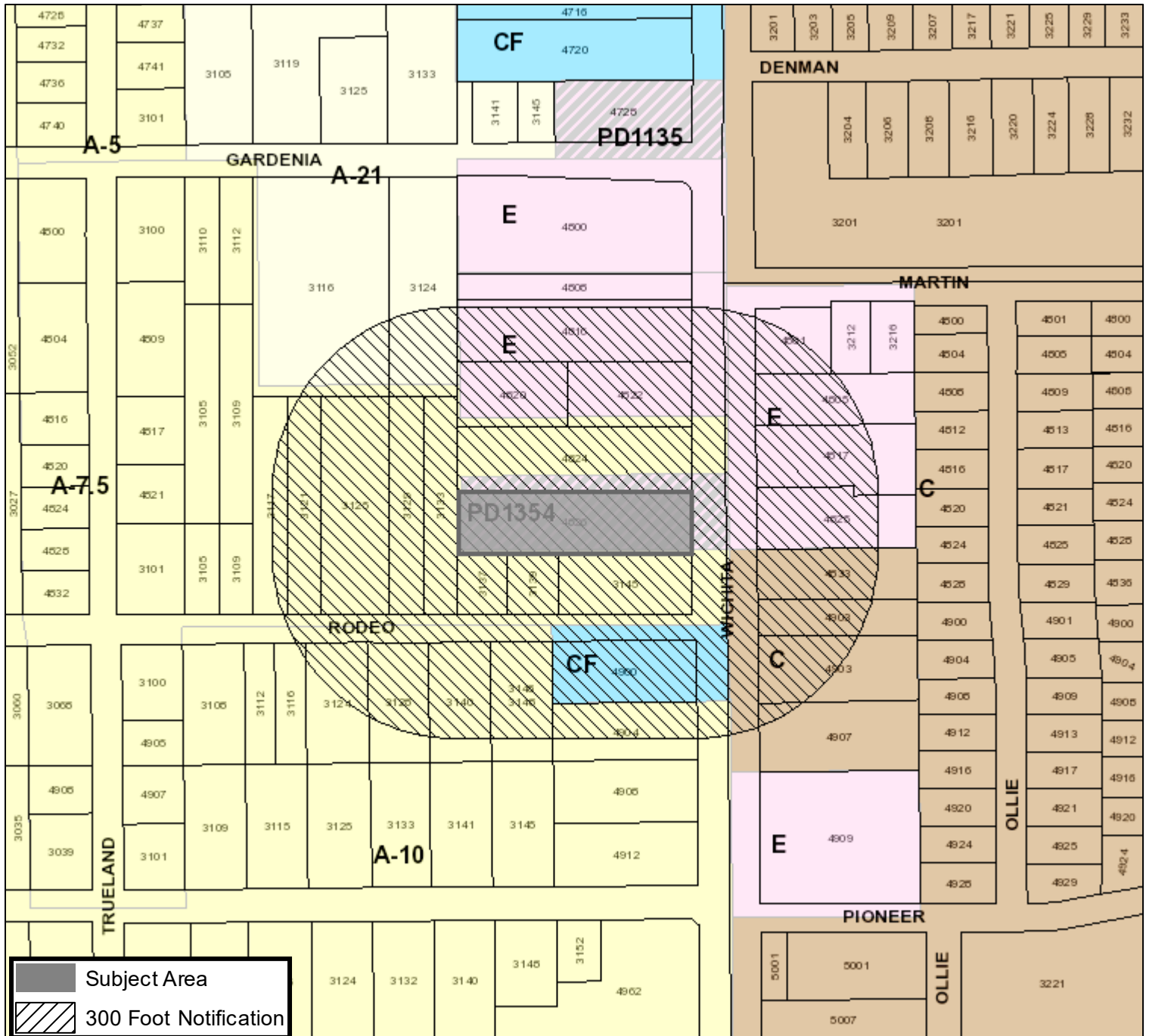
SHEET
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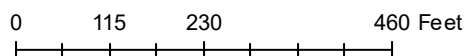
ZC-26-009

Area Zoning Map

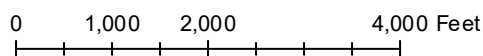
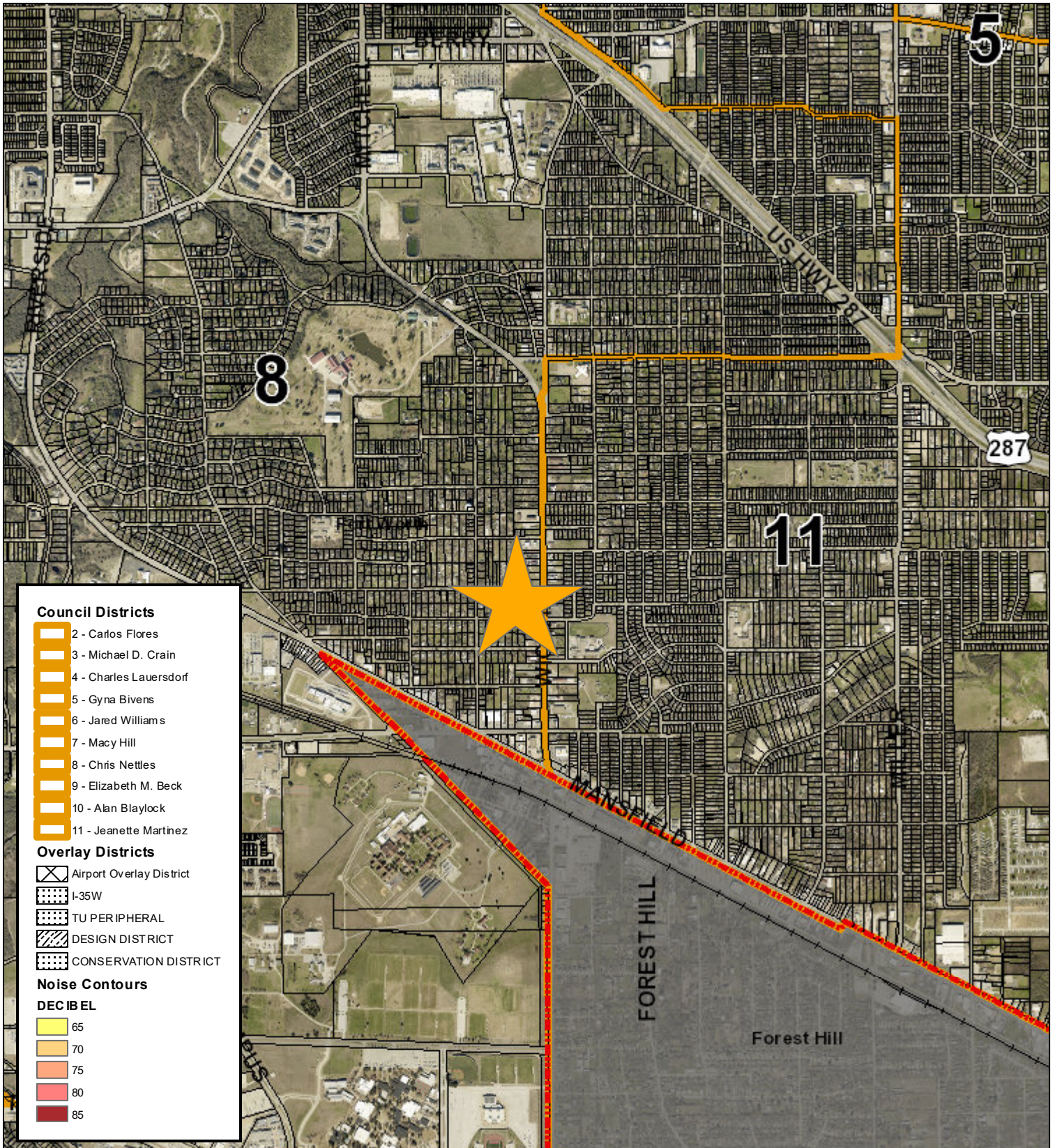
Applicant: Vernon L. McCoy Trust/Beatriz Ordorica
 Address: 4826 Wichita Street
 Zoning From: PD 1354 for certain E uses, excluding spa, indoor amusement, rental hall, short term rental
 Zoning To: Revise PD 1354 for certain E uses as amended, to add spa, indoor amusement, rental hall, short term rental
 Acres: 0.872
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 3/11/2026
 Contact: 817-392-8043



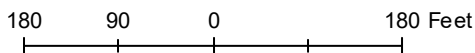
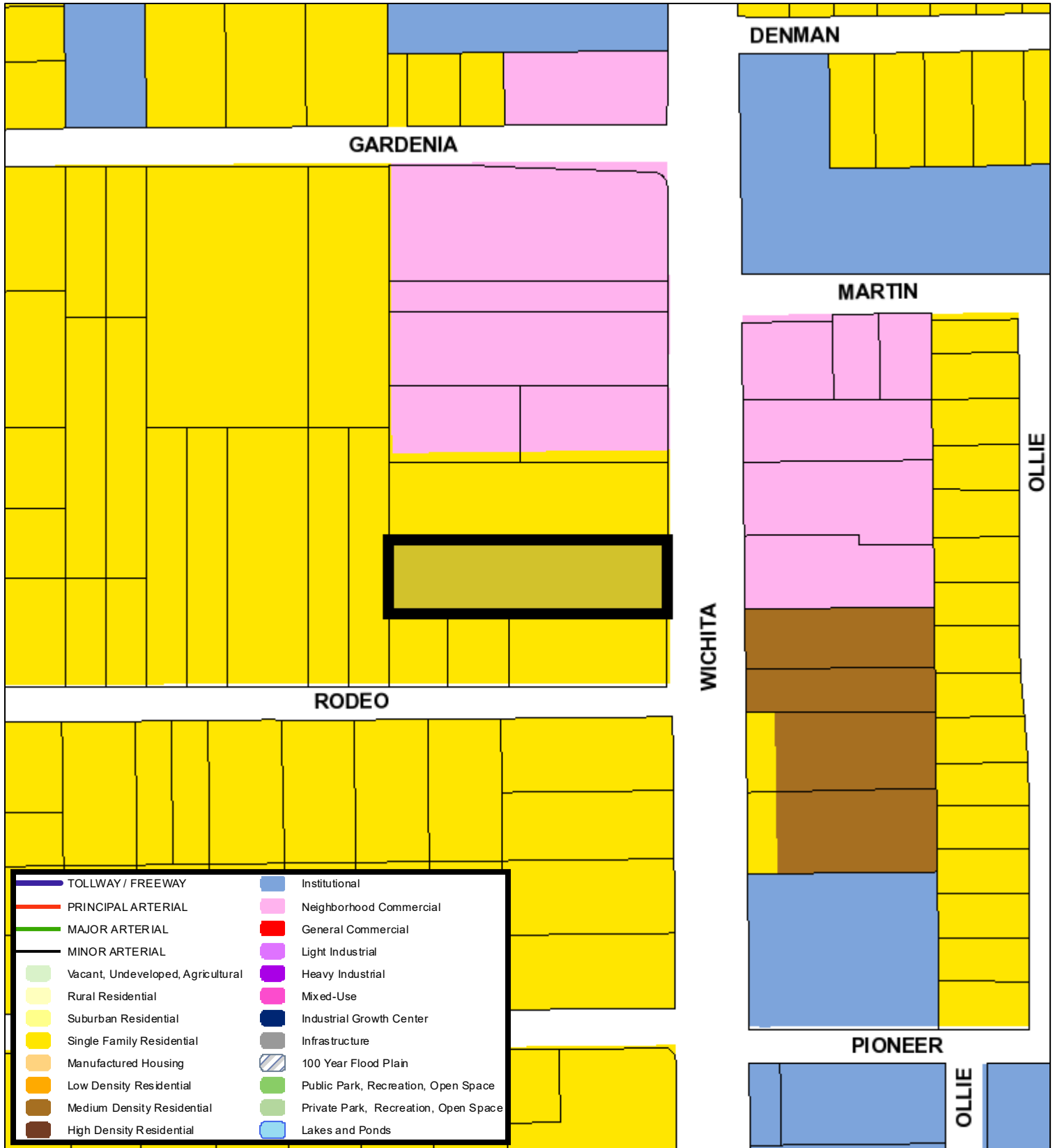
Subject Area
 300 Foot Notification



Area Map



Future Land Use



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.



Aerial Photo Map



0 115 230 460 Feet

