



Date: February 10, 2026

Case Number: ZC-25-203

Council District: 11

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner: Vaquero Hemphill Partners, LLP

Applicant: Bright Bay Investments / Townsite, Mary Nell Poole

Site Location: 2520 Hemphill Street

Acreage: 1.021 ac

Request

Proposed Use: Automotive Repair

Request: From: "E" Neighborhood Commercial

To: "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.

Recommendation

Land Use Compatibility: Requested change **is compatible**.

Comprehensive Plan Map Consistency: Requested change **is consistent**.

Comprehensive Plan Policy Consistency: Requested change **is consistent**.

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 11-0**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Development Impact Analysis](#)
5. [Public Notification](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map

- a. [Land Use Compatibility](#)
- b. [Comprehensive Plan Consistency](#)

9. Aerial Photograph

Project Description and Background

This rezoning request is to facilitate the redevelopment of a former Dollar General store into an automotive repair shop. Since automotive repair is not allowed by right in “E” Neighborhood Commercial, the applicant is requesting to create a Planned Development that adds automotive repair as a permitted use on the property and excludes other commercial uses.

A development waiver is requested to allow auto repair on a property adjoining a residential district boundary. The property directly behind the site is zoned “A-5” One-Family Residential, however, the land is an active railroad owned by BNSF with approximately 20 trains per day along the line.

The railroad and other neighborhood features can be seen in the aerial image below.



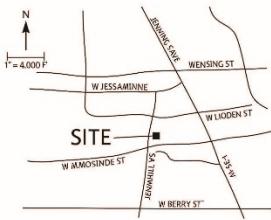
The applicant provided the following project description:

"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."

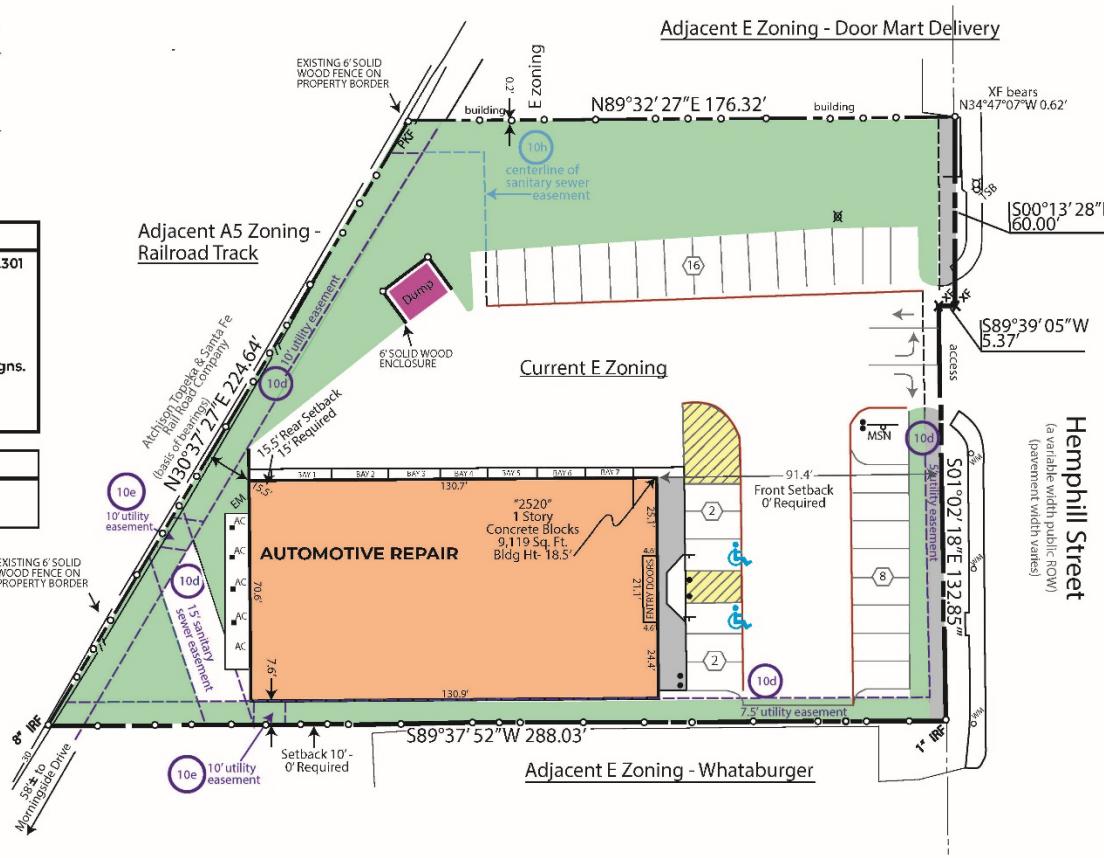
The applicant is not proposing any new site improvements to the property except for adding the bay doors to allow for indoor automotive repair. The applicant provided the site plan below as part of the rezoning request.



VICINITY MAP
2520 Hemphill St. Fort Worth, TX 76110
Prepared by: Pro Storm Roofing LLC

General Notes:
<ul style="list-style-type: none">• 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:
<ul style="list-style-type: none">• Automotive repair with A5 Adjacency (Sec. 5.104(c))

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



Director of Development

10/30/2025
Date

**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**



Surrounding Zoning and Land Uses

North: "E" Neighborhood Commercial (local market / C-store)

East: "E" Neighborhood Commercial (vacant auto sales lot)

South: "E" Neighborhood Commercial (fast food restaurant)

West: "A-5" One-Family Residential (railroad)

Recent Zoning History

- No recent zoning cases were noted.

Development Impact Analysis

Land Use Compatibility

Commercial land uses surrounding the site include a 24-hour fast food restaurant, a local market/C-store, and a vacant property that was formerly a used car dealership. The property immediately behind the subject site is a railroad line (industrial use) that sees roughly 20 trains per day pass along the tracks. The proposed automotive repair **is compatible** with surrounding land uses.

4.803 Uses		4.803 Nonresidential District Use Table														
Nonresidential Uses		Commercial						Industrial			Special Districts				In Res. Table	Supplemental Standards
		ER	E	FR	F	G	H	I	J	K	AG	Cf	O-1	O-2	PD/CUP	
Vehicle Sales and Service	Automotive repair, paint and body shop				P*	P*	P*	P*	P*	P*						5.104
	Car wash															
	Self-service							P*	P*	P*						5.108
	Automated-service		CUP*	CUP*	CUP*	CUP*	CUP*	P*	P*	P*						5.108
	Full-service		CUP*	CUP*	CUP*	CUP*	CUP*	P*	P*	P*						5.108
	Gasoline sales		P	P	P	P	P	P	P	P						
	Mobile home or manufactured housing sales							P	P	P						
	Parking area or garage, storage commercial or auxiliary	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		CUP*		<<	6.202
	Recreational vehicle (RV) sales/service							P	P	P						
	Service station			P*	P*	P*	P*	P	P	P						
Trucking	Towing yard with office							P	P	P						
	Truck stop w fuel and accessory services							P	P	P						

Comprehensive Plan Consistency – Southside Planning Sector

The Future Land Use Map designates this property as Neighborhood Commercial. The proposed Planned Development with a base zoning of "E" Neighborhood Commercial **is consistent** with the Future Land Use Map designation.

The rezoning request **is consistent** with the following policies of the adopted 2023 Comprehensive Plan:

- Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.
- Encourage the reuse of vacant buildings.

Site Plan Review Staff Notes

Zoning & Land Use

- Add label "Automotive Repair" within building footprint
- Show all doors to building (drawing only shows bay doors)

- Note if there is a customer waiting area/"main entry" into the building.
- Add label for materials and height of dumpster screening enclosure
- Add height of existing wood fence along property line and where fences starts/stops
- Add and label all building setbacks for "E" district: 0' front yard (fronting arterial street)/**15' rear setback (not 10' as shown)**/0' side yard setback
- Label the land use and zoning classifications of both the site area and the immediately adjacent properties
- List requested waivers on site plan:
 - Automotive repair with residential adjacency (Sec. 5.104(c))

FWFD

(Lt. Donna York, donna.york@fortworthtexas.gov or fireplatting@fortworthtexas.gov

Existing public hydrants provide compliant hose lay. Adequate access is provided from existing public street.

Sections 507.5.1 (2) and (3) Hydrants

Section 503.1.6 Secondary Access One and Two Family Residential Developments

The building hose lay is a maximum of 150' measured from the edge of a public street or marked fire lane, around the exterior walls, along a 5' wide unobstructed path. A marked fire lane is required if the building hose lay exceeds 150' and the existing marked fire lanes are compliant.

Section 503.1.1 Buildings and Facilities

DS Transportation

TDS (Stu Burzette, 817-392-2593, stuart.burzette@fortworthtexas.gov)

1. Site will need to conform to the standards of the Access Management Policy, Transportation Engineering Manual, Master Thoroughfare Plan, and other applicable transportation-related manuals and guides in use and adopted by the City of Fort Worth.

2. Sidewalks on Hemphill may need to be upgraded with a more significant redevelopment to meet MTP standards

DS Water Engineering

FYI - Existing 6-inch Cast Iron water main in Hemphill Rd.

FYI- Existing 8-inch Ductile Iron sewer main along the west property line

FYI - Southside 2 pressure plan, water main is in the southside 2 pressure plane.

FYI - Water/ Sewer loading/study may be required. Please reach out to WPD@fortworthtexas.gov

The looping requirement can be found at §3.3.3.7

FYI-- Existing water and sewer services are available for this lot.

FYI-- If the project is developing along existing water and sewer lines (C.I., V.C., Concrete, or Unknown Mat'l); needs new or increased services, OR completing street paving improvement; then all line(s) may need to be replaced along the property frontage between valves or manholes.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **December 30, 2025**.

Posted Notice

A sign was erected on the property on **December 23, 2025**.

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 **December 30, 2025**:

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

**Located closest to this registered Neighborhood Association*





VICINITY MAP

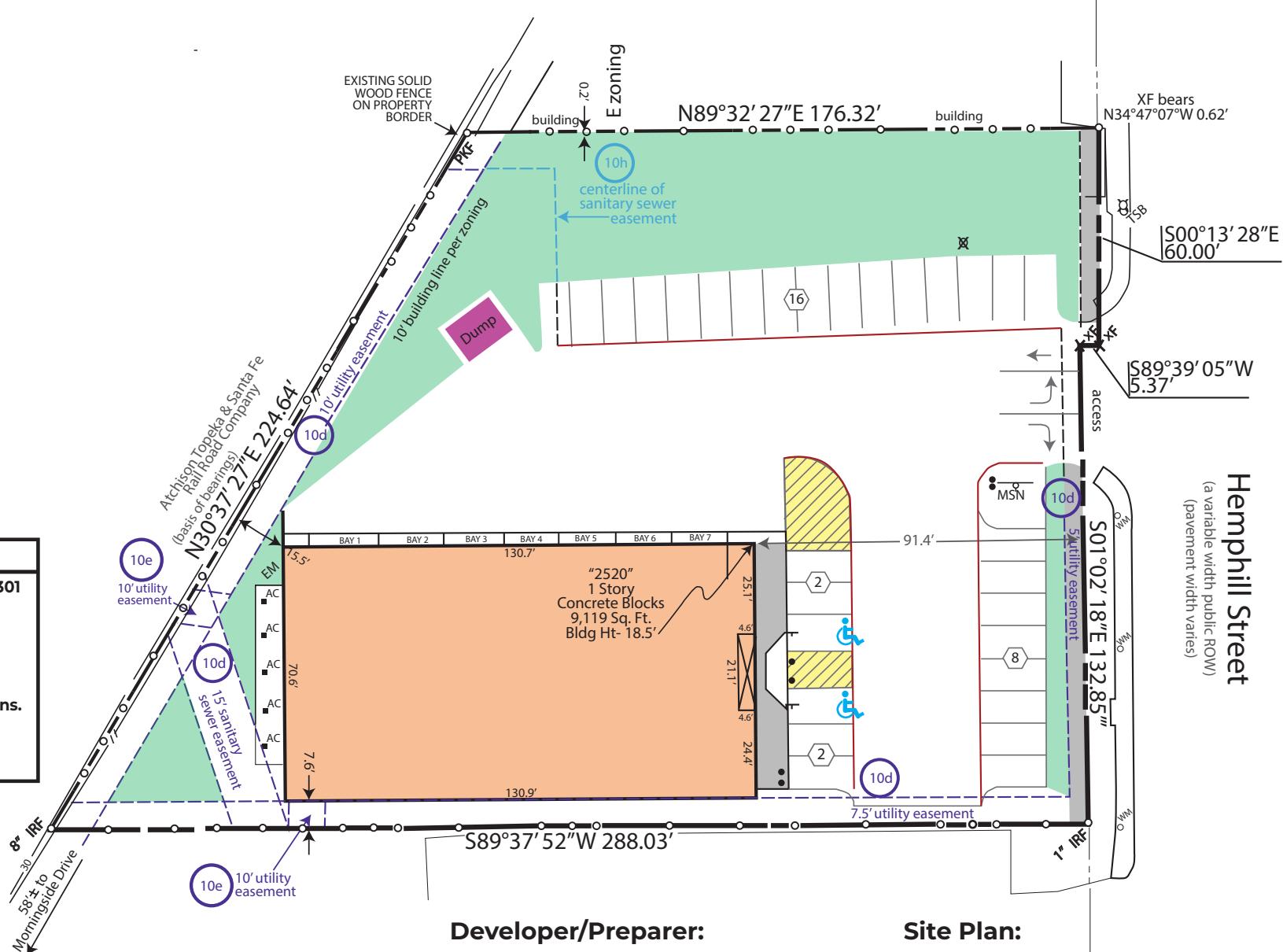
2520 Hemphill St. Fort Worth, TX 76110

Prepared by: Pro Storm Roofing LLC

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

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 4 Signs.
- All provided lighting will conform to Lighting Code.



Director of Development

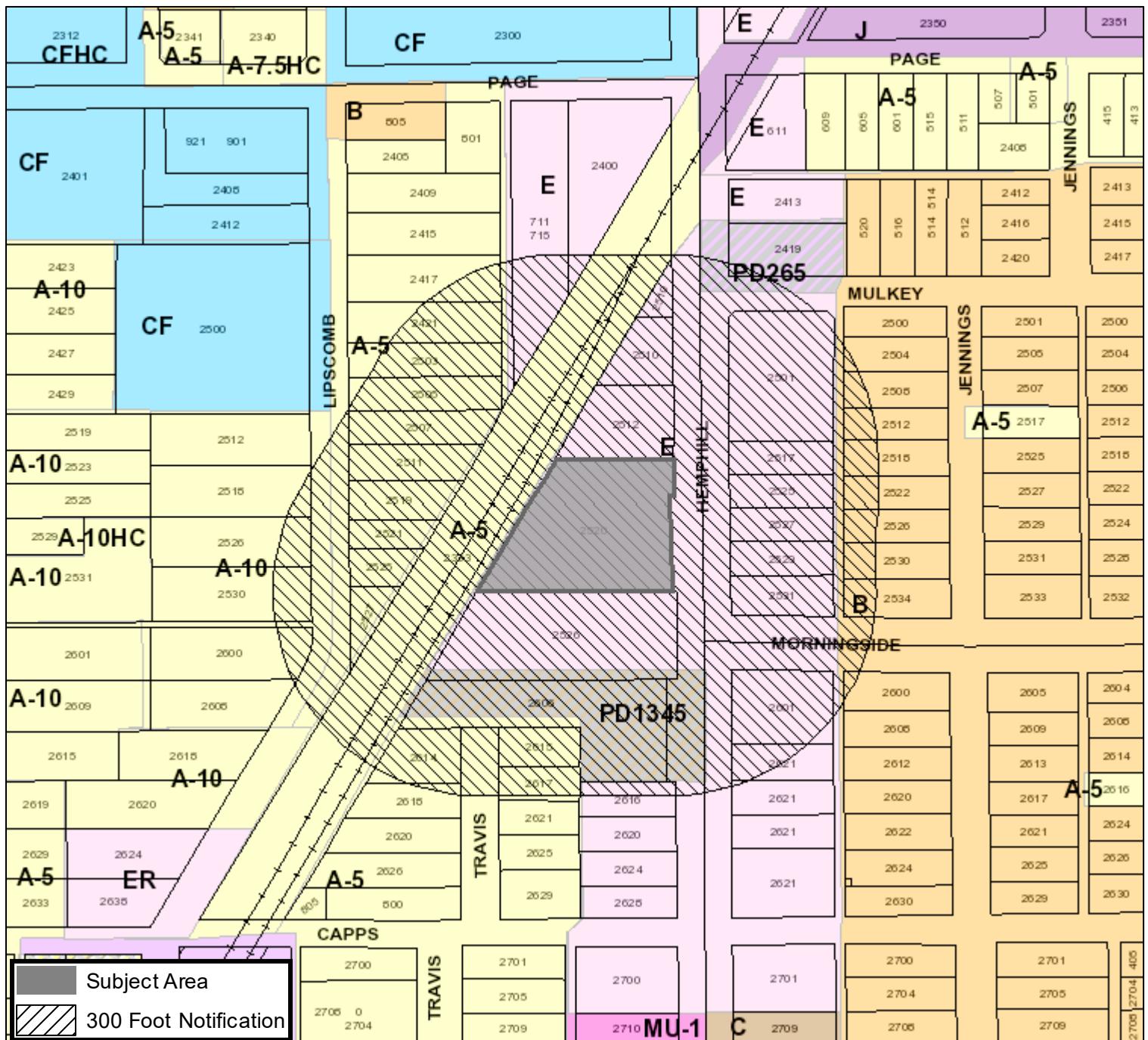
Date



ZC-25-203

Area Zoning Map

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



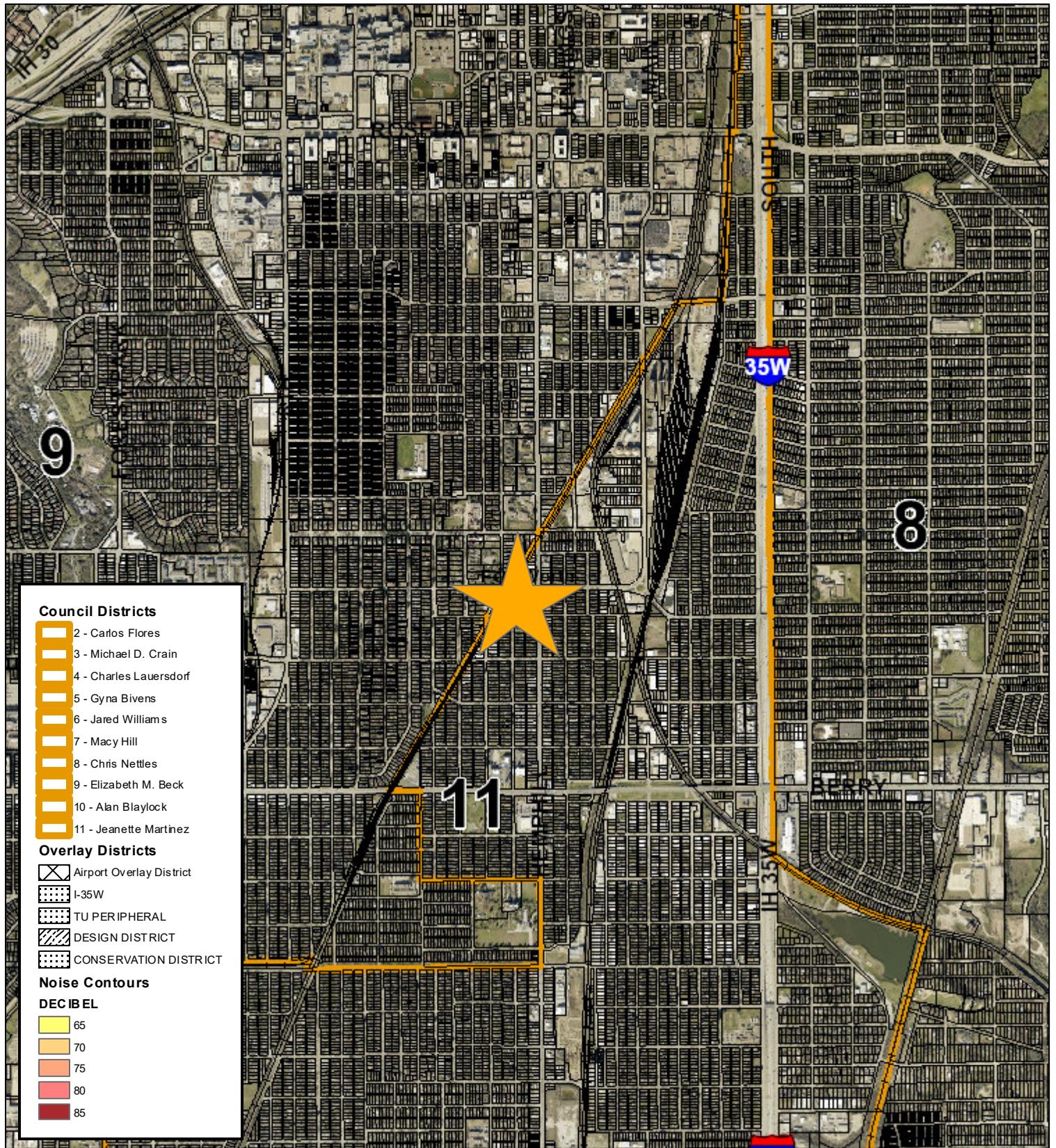
0 105 210 420 Feet

Created: 12/23/2025 12:35:00 PM



ZC-25-203

Area Map



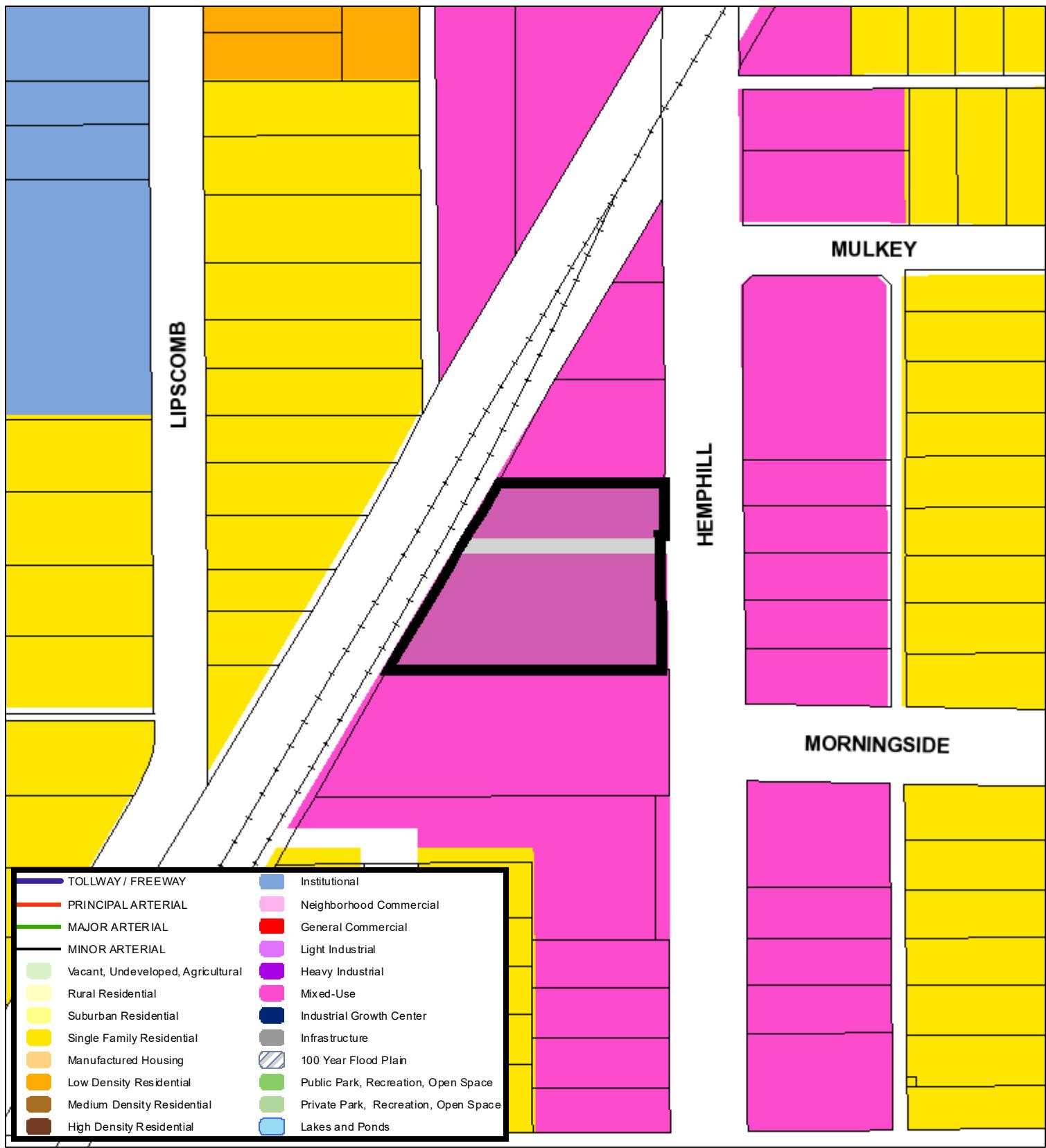
0 1,000 2,000 4,000 Feet

Created: 12/23/2025 12:33:07 PM



ZC-25-203

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





ZC-25-203

Aerial Photo Map



0 87.5 175 350 Feet

