



# Zoning Staff Report

**Date:** January 27, 2026

**Case Number:** ZC-25-158

**Council District:** ALL

## Zoning Ordinance Amendment

**Case Manager:** [Stephanie Scott-Sims, AICP](#)

**Owner:** N/A

**Applicant:** City of Fort Worth

**Site Location:** Citywide

### Request

**Request:** Address Council's Concerns Regarding the Over-Concentration of Liquor Stores, Payday Lenders, Smoke Shops, and Pawn Shops near Residential Neighborhoods

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, by Amending Chapter 4, "District Regulations," Article 8, "Nonresidential District Use Table," Section 4.803, "Nonresidential District Use Table" and Article 12, "Form Based Code District Use Table", Section 4.1203 "District Use Table", to Add "Credit Access Business" as a New Use and Allow Such Use in Certain Industrial, Commercial, and Form-Based Districts, to Remove "Liquor or Package Stores" as a Permitted Use in Certain Commercial and Form-Based Districts; Amending Chapter 5, "Supplemental Use Standards," Article I, "Standards for Selected Uses," to Amend Section 5.152 "Retail Smoke Shop" to Add a Distance Requirement For Retail Smoke Shops From Like Uses and Increase Existing Distance Requirement From Certain Sensitive Uses and Add Additional Sensitive Uses; Adding New Supplemental Use Sections To Chapter 5, "Supplemental Use Standards," Article I, "Standards for Selected Uses," Titled "Liquor or Package Stores" and "Credit Access Business" to Provide for Distance Requirements Between Like Uses; Amending Chapter 9 "Definitions", Section 9.101 "Defined Terms" to Amend Definitions of "Retail Smoke Shop" and "Restaurant" and Add Definitions for "Credit Access Business", "Bar", and "Liquor or Package Stores"

## Recommendation

<b>Land Use Compatibility:</b>	<b>N/A</b>
<b>Comprehensive Plan Map Consistency:</b>	<b>N/A</b>
<b>Comprehensive Plan Policy Consistency:</b>	<b>N/A</b>
<b>Staff Recommendation:</b>	<b>Approval</b>
<b>Zoning Commission Recommendation:</b>	<b>Denial by a vote of 11-0</b>

## Background

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At the Zoning Commission meeting on December 10, 2025, staff presented proposed zoning ordinance amendments related to certain business land uses that tend to proliferate in areas. The proposed amendments are intended to promote balanced land use and protect neighborhood vitality.

Staff requested to continue the public hearing to January 14, 2026, to allow additional time for public input on the proposed ordinance amendments. Following the Zoning Commission public hearing, the City Council will consider adopting the amendments on January 27, 2026. The proposed changes are summarized as follows:

### **Change to Staff Recommendation on Pawn Shop Distance**

Staff received feedback from pawn shop businesses and conducted additional research. Based on this additional information, staff proposes to remove the change previously proposed for pawn shops that would have increased the distance separation between pawn shops from 500 feet to 1,000 feet. The Texas Pawnshop Act provides that in counties greater than 250,000 in population, the state will not approve a new pawn shop license where the proposed facility is within two miles of an existing licensed pawn shop. The state's provision is effectively more restrictive than the proposed 1,000-foot distance requirement.

### **Summary on Proposed Amendments and Timeline for Consideration**

In accordance with state law, staff mailed a notice to all property owners and tenants of the uses that could be impacted by the proposed changes informing them of the proposed amendments and public hearing dates. Additionally, staff emailed all registered neighborhood associations.

### Liquor or Package Stores

- Add a definition of **LIQUOR OR PACKAGE STORES** as "An establishment principally for the retail sale of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for off-premise consumption."
- Remove "Liquor or Package Stores" as a permitted use in the "E" Neighborhood Commercial zoning district and the "MU-1" Mixed Use form-based code district. "Liquor or Package Stores" would continue to be allowed by right in the following zoning districts: "F" General Commercial, "G" Intensive Commercial, "H" Central Business District, "I" Light Industrial, "J" Medium Industrial, "K" Heavy Industrial zoning districts, "MU-2" Mixed-Use-2, "NS/T4R" Near Southside, "NS-T4" Near Southside, "NS-T4N" Near Southside, "NS/T5" Near Southside, "PI" Panther Island, "CB/HC" Camp Bowie, "CB/RG" Camp Bowie, "CB/RU V C-North" Camp Bowie, "CB/RU V C-South" Camp Bowie, "CB/GC-MU" Camp Bowie, "CB/IA" Camp Bowie, "CB/WB" Camp Bowie, "BU-CX" Berry/University, "BU-SH" Berry/University, and "BU-IX" Berry/University.
- Establish a 1,000-foot distance separation requirement between liquor stores.

### Credit Access Businesses ("Payday Lenders")

- Add a definition consistent with the Texas Finance Code.
- Add "Credit Access Business" as a new land use in the Zoning Ordinance Uses Tables.
- Allow as a permitted use by right in the following zoning districts: "G" Intensive Commercial, "I" Light Industrial, "J" Medium Industrial and "K" Heavy Industrial.
- Allow as a permitted use in all form-based code districts except "TL-NB" Trinity Lakes, "BU-RA" Berry/University, "BU-RX" Berry/University, and "BU-CIV" Berry/University.
- Establish a 1,000-foot separation distance between credit access businesses.

### Retail Smoke Shops

- Amend the definition of **RETAIL SMOKE SHOP** to mean: "Stores that derive 51% [currently 90%] or more of its gross annual sales from the sale of tobacco, cigarettes, smoking and electronic smoking devices, or related products and accessories and does not sell alcoholic beverages for onsite consumption."
- Establish a 1,000-foot separation distance requirement between retail smoke shops.
- Increase the distance requirement from "sensitive uses" from 300 feet to 500 feet.
- Expand the list of sensitive uses to include public parks, places of worship, daycare centers. Current sensitive uses are schools, universities, and hospitals.

### Bars

- Add a definition of **BAR** to mean: "An establishment that is principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue on a quarterly (three-month) basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code for on-premise consumption."

### Restaurants

Amend the current definition of **RESTAURANT** to mean: “A place which is regularly open to the public, has suitable seating for guests, and which operates as a permanent food service facility through the preparation and service of multiple entrees in a kitchen as defined in this Subchapter with commercial cooking equipment, for consumption on or off premises. Accessory uses may include an outdoor dining area, a sidewalk café and/or space for dancing.”

## Schedule for Ordinance Adoption

**October 8, 2025:** Zoning Commission Workshop

**October 16, 2025:** Presentation to the Development Advisory Committee (DAC)

**October 21, 2025:** Presentation to the Infrastructure and Growth Council committee (IGC)

**November 11, 2025:** Second Presentation to the Infrastructure and Growth Council committee (IGC)

**November 20, 2025:** Staff Meeting with Form-Based District Organization Directors

**December 2, 2025:** City Council Work Session

**December 10, 2025:** Zoning Commission Public Hearing and Recommendation (continued)

**January 14, 2026:** Zoning Commission Public Hearing and Recommendation

**January 27, 2026:** City Council Hearing and Action

## Public Notification

### Written Notice

Written notice of the potential to become a non-conforming use due to the proposed Zoning Ordinance amendments and of the Zoning Commission public hearing was mailed to both property owners and tenants of all liquor or package store state license holders, credit access business state license holders, electronic-cigarette state license holders and pawn shop state license holders as required by state law on **November 26, 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.