

DRAFT  
**Zoning Commission**  
**September 13, 2023 – Meeting Minutes**

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**Commissioners Present:**

Jarod Cox, District 1  
Willie Rankin Jr., Chair, District 2  
Rafael McDonnell, Vice Chair, District 5  
Dr. Mia Hall, District 6  
Jeremy Raines, District 7  
Tiesa Leggett, District 8  
Kimberly Miller, District 9  
Jacob Wurman, District 10  
Cathy Romero, District 11

**Staff Members Present:**

D.J Harrell, Development Director  
Stephen Murray, Planning Manager  
Shad Rhoten, Senior Planner  
Brett Mangum, Senior Planner  
Beth Knight, Senior Planner  
Alondra Salas-Beltre, Planner  
Alex Johnson, Planning Assistant  
Melinda Ramos, Deputy City Attorney  
Chris Austria, Assistant City Attorney II  
Armond Bryant, Senior Planner

**Commissioners Absent:**

Beth Welch, District 3  
Jesse Gober, District 4

**I. PUBLIC HEARING – 1:00 P.M.**

Mr. Murray explained the procedure to be followed for the Zoning Commission meeting.

**A. CALL TO ORDER**

With a quorum of the Zoning Commission members present, Chair Rankin called the regular session of the Fort Worth Zoning Commission to order at 1:00 p.m. on Wednesday, September 13, 2023.

**B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF AUGUST 9, 2023.**

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Miller, that the minutes of the Zoning Commission meeting of August 9, 2023 be approved. Motion passed 6-0.

Video on individual cases can be viewed at the following website.

[http://fortworthgov.granicus.com/ViewPublisher.php?view\\_id=2](http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2)

**C. CONTINUED CASES**

**1. ZC-22-186**

**CD 2**

- a. Site Location: 3602 N. Grove Street
- b. Acreage: 0.29
- c. Applicant/Agent: Victor Lopez/ Ana Vasquez
- d. Request: To: Add Conditional Use Permit (CUP) to allow storage of materials and equipment for building wooden pallets in “K” Heavy Industrial for a maximum of 5 years; development standard waivers requested for screening fence materials, buffer yard/setback /supplemental screening adjacent to a residential district, bicycle rack, parking spaces, vehicle maneuvering, and landscaping, site plan included.

Motion: Commissioner Wurman made a motion, seconded by Commissioner McDonnell, to recommend **Denial** of ZC-22-186. Motion passed 7-0.

**2. ZC-22-194**

**CD 11**

- a. Site Location: 3621 Meadowbrook Drive

- b. Acreage: 0.45
- c. Applicant/Agent: Texas Capital Investing of North Texas Holding LLC / Ryan Larcon
- d. Request: From: "A-7.5" One-Family  
To: "PD-A-7.5" Planned Development for all uses in "A-7.5" One-Family plus triplex; site plan included

Motion: Commissioner Romero made a motion, seconded by Commissioner Miller, to recommend **Denial** of ZC-22-194. Motion passed 6-0.

**3. ZC-23-049**

**CD 9**

- a. Site Location: 6260 Old Hemphill Road
- b. Acreage: 2.69
- c. Applicant/Agent: Juval Enterprises LLC. / Gerry Curtis of G. Curtis Surveyors LLC
- d. Request: From: "A-5" One Family Residential  
To: "I" Light Industrial

Steve Epstein appeared before the commission in opposition to ZC-23-049.

Motion: Commissioner Miller made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-23-049. Motion failed 5-2(Denial Recommendation) (McDonnell and Leggett in opposition).

***This case will be heard by Council on September 26, 2023***

**4. ZC-23-092**

**CD 9**

- e. Site Location: 2401 S University Drive
- f. Acreage: 1.98
- g. Applicant/Agent: Bennett Partners
- h. Request: From: "A-5" One Family Residential/TCU Residential Overlay  
To: "PD/SU" Planned Development Specific Use/TCU Residential Overlay for general office in "E" Neighborhood Commercial; site plan included.  
fencing location, parking location, and height; site plan included

Bill Hall and Kyle Poulsen appeared before the commission in support of ZC-23-092.

Delyn Crawford, Bryan Dunaway, and Marybeth Ashley appeared before the commission in opposition to ZC-23-092.

Motion: Commissioner Miller made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-23-092. Motion passed 7-0.

***This case will be heard by Council on September 26, 2023***

**5. ZC-23-105**

**CD 11**

- a. Site Location: 3800 Radford Road
- b. Acreage: 0.25
- c. Applicant/Agent: German Muñoz / Alpha Family Group, James Walker
- d. Request: From: "MU-1/SS" Low Intensity Mixed-Use / Stop Six Overlay  
To: "A-10/SS" One-Family / Stop Six Overlay

Motion: Commissioner Romero made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-23-105. Motion passed 5-4(Denial Recommendation) (Raines, Leggett, Wurman, and Hall in opposition).

**6. ZC-23-109**

**CD 11**

- a. Site Location: 4421 Martin Street
- b. Acreage: 0.64
- c. Applicant/Agent: Vanessa E. Villa
- d. Request: From: "A-10" One-Family  
To: "A-5" One-Family

Motion: Commissioner Romero made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-23-109. Motion passed 7-0.

**7. ZC-23-110**

**CD 11**

- a. Site Location: 2517-2531 Hemphill Street
- b. Acreage: 0.864
- c. Applicant/Agent: Martin Quezada Vela & Juana Valdez Guzman
- d. Request: From: "E" Neighborhood Commercial  
To: "FR" General Commercial Restricted

**Angie** appeared before the commission in support of ZC-23-092.

Motion: Commissioner Romero made a motion to recommend **Denial** of ZC-23-110, there was no second.

Motion: Commissioner Cox made a secondary motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-23-110. Motion passed 7-1(Romero in opposition).

**8. ZC-23-111**

**CD 3**

- a. Site Location: 3225 Alameda
- b. Acreage: 7.985
- c. Applicant/Agent: Aradi Properties, LLC / Mohamed Sharaf
- a. Request: To: Add Conditional Use Permit (CUP) to allow a one lane automated carwash facility in "F" General Commercial; site plan included with development standard waivers for freeway sign height and sign area

Motion: Commissioner Wurman made a motion, seconded by Commissioner McDonnell, to recommend **a 30-day Continuance** of ZC-23-111. Motion passed 8-0.

**9. ZC-23-114**

**CD 11**

- a. Site Location: 2937 N Beach Street
- b. Acreage: 2.19
- c. Applicant/Agent: Amr Elborai of Elborai Group, LLC
- d. Request: From: "E" Neighborhood Commercial

To: "PD/E" Planned Development for Neighborhood Commercial for all uses in "E" Neighborhood Commercial plus warehouse with site plan included

George Flynn appeared before the commission in support of ZC-23-114.

Motion: Commissioner Wurman made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-22-114. Motion passed 8-0.

***This case will be heard by Council on September 26, 2023***

**10. ZC-23-117**

**CD 5**

- a. Site Location: 3300 Raider Drive
- b. Acreage: 10.15
- c. Applicant/Agent: Amtex Multi-Housing LLC / Joe Paniagua
- d. Request: From: "AG" Agricultural  
To: "C" Medium Density Multifamily

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-117. Motion passed 8-0.

**D. NEW CASES**

**11. SP-23-007**

**CD 5**

- a. Site Location: 11200-11350 Block Trinity Boulevard
- b. Acreage: 8.649
- c. Applicant/Agent: Harold & Carol Pierce/ Ray Abraham, Leon Capital Group
- d. Request: To: Add site plan for a 123,750 square foot building in PD 1339 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus certain light industrial uses (see docket) and a development standard to allow parking for warehouse and industrial uses to be calculated at one space per four employees

Motion (In unison with SP-23-008): Commissioner McDonnell made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of SP-23-005. Motion passed 7-0.

**12. SP-23-008**

**CD 5**

- a. Site Location: 11200-11350 Block Trinity Boulevard
- b. Acreage: 8.561
- c. Applicant/Agent: Harold & Carol Pierce/ Ray Abraham, Leon Capital Group
- d. Request: To: Add site plan for a 137,250 square foot building in PD 1339 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus certain light industrial uses (see docket) and a development standard to allow parking for warehouse and industrial uses to be calculated at one space per four employees

Dustin Higgins appeared before the Commission in support of SP-23-006

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Welch, to recommend **Approval** of SP-23-006. Motion passed 7-0.

**13. ZC-23-103**

**CD 11**

- a. Site Location: 2309 Dalford & 2320 Westbrook
- b. Acreage: 1.07
- c. Applicant/Agent: Kelvin T. Robertson
- d. Request: From: "A-5" One-Family  
To: "B" Two-Family

***This case was Withdrawn by the applicant***

**14. ZC-23-122**

**CD 9**

- a. Site Location: 5212 James Avenue
- b. Acreage: 0.172
- c. Applicant/Agent: Jesus Luna
- d. Request: From: "E" Neighborhood Commercial  
To: "A-5" One-Family

Motion: Commissioner Miller made a motion, seconded by Commissioner Raines, to recommend **Denial** of ZC-23-122. Motion passed 8-0.

**15. ZC-23-123**

**CD 2**

- a. Site Location: 321 E Central Avenue
- b. Acreage: 0.2181
- c. Applicant/Agent: Grant Engineering, Inc
- d. Request: From: "PD 130 PD/SU" Planned Development / Specific Use for meeting/reception hall for social functions of members and their guests and/or private parties, including serving and selling alcoholic beverages to such persons; including bingo games, wedding receptions, dances, and other similar activities; no bar, cocktail lounge, nightclub, or tavern for the purpose of selling alcoholic beverages to the general public shall be permitted; site plan waived  
To: Amend PD 130 to allow uses in "CF" Community Facilities zoning and development waivers for utilizing on-street parking, maneuvering into the right-of-way, and installing a 5-foot open-design front yard fence are requested; site plan included

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-23-123. Motion passed 8-0.

**16. ZC-23-124**

**CD 9**

- a. Site Location: 2900 8th Avenue
- b. Acreage: 0.1492

- c. Applicant/Agent: Po Chu Lu / Randy Free
- d. Request: From: "PD 1061 PD/ER" Planned Development for medical clinic and professional offices only with "ER" Neighborhood Commercial Restricted development standards and to include art gallery and studio; site plan approved  
To: "A-5" One-Family

Motion: Commissioner Miller made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-23-124. Motion passed 8-0.

**17. ZC-23-125**

**CD 11**

- a. Site Location: 2709 Hemphill Street
- b. Acreage: 0.17
- c. Applicant/Agent: Pierre Joudy & Shadi Mansour / George Muckleroy
- d. Request: From: "E" Neighborhood Commercial  
To: "C" Medium Density Multifamily

Motion: Commissioner Romero made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-23-125. Motion passed 8-0.

**18. ZC-23-126**

**CD 9**

- a. Site Location: 4518 and 4520 Hemphill Street
- b. Acreage: 0.253
- c. Applicant/Agent: Alfonso Duran
- d. Request: From: "PD 273 PD/SU" Planned Development / Specific Use for used car sales and office in the "F" General Commercial District  
To: "E" Neighborhood Commercial

Motion: Commissioner Miller made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-23-126. Motion passed 8-0.

**19. ZC-23-127**

**CD 10**

- a. Site Location: N of Rancho Canyon Way, W of John Day Road, and S of Eagle Mountain Parkway
- b. Acreage: 573.897
- c. Applicant/Agent: GRBK Edgewood LLC / LJA Engineering, Inc
- d. Request: From: "AG" Agricultural District  
To: "A-5" One-Family and "K" Heavy Industrial

Motion: Commissioner Wurman made a motion, seconded by Commissioner Miller, to recommend a **60-day Continuance** of ZC-23-127. Motion passed 7-1(Cox in opposition).

**20. ZC-23-128**

**CD 7**

- a. Site Location: 4921 Parkview Hills Lane
- b. Acreage: 0.15

- c. Applicant/Agent: Jakayla Boyd
- d. Request: To: Add Conditional Use Permit (CUP) to allow a daycare in a private residence in "A-5" One-Family Residential for a maximum of 5 years; site plan included

Motion: Commissioner Raines made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-23-128. Motion passed 8-0.

**21. ZC-23-129**

**CD 7**

- a. Site Location: 9391 Boat Club Road
- b. Acreage: 5.92
- c. Applicant/Agent: Holt Hickman Etal / Mary Nell Poole, Townsite
- d. Request: From: "PD 350" Planned Development for all uses permitted in "F" General Commercial including assisted living facilities, except: sexually oriented businesses, night clubs, bars, cocktail lounges, taverns, dance halls, billiard halls, electronic amusement arcades, shooting gallery; site plan waived  
To: "C" Medium Density Multifamily

Motion: Commissioner Raines made a motion, seconded by Commissioner Miller, to recommend **Denial** of ZC-23-129. Motion passed 8-0.

**22. ZC-23-130**

**CD 7**

- a. Site Location: 220 Roberts Cut Off Road
- b. Acreage: 15.49
- c. Applicant/Agent: Stratoflex/Parker Hannifin Corporation
- d. Request: From: "I" Light Industrial, "K" Heavy Industrial & "B" Two-Family  
To: "PD/I" Planned Development for all uses in "I" Light Industrial plus aerospace manufacturing with development standards for bufferyard and screening fence; site plan included

Carl Crowley appeared before the commission in support of ZC-23-130.

Motion: Commissioner Raines made a motion, seconded by Commissioner Wurman, to recommend **Denial** of ZC-23-130. Motion passed 7-0.

**23. ZC-23-131**

**CD 9**

- a. Site Location: 2940 James Avenue
- b. Acreage: 0.14
- c. Applicant/Agent: Joyce Davidson / Chris Chavez
- d. Request: From: "E" Neighborhood Commercial  
To: "A-5" One-Family

Motion: Commissioner Miller made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-23-131. Motion passed 8-0.

**24. ZC-23-139**

**CD 11**

- a. Site Location: 2415 Gillis Street
- b. Acreage: 0.1262
- c. Applicant/Agent: City of Fort Worth Development Services Department
- d. Request: From: "A-5 One-Family  
To: "MU-2" High Intensity Mixed-Use

Motion: Commissioner Romero made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-23-139. Motion passed 8-0.

**25. ZC-23-140**

**CD 2**

- a. Site Location: 1118 Jacksboro Highway & 1121 Terrace Avenue
- b. Acreage: 0.37
- c. Applicant/Agent: Fort Worth Living, LT
- d. Request: From: "A-5" One-Family  
To: "PD/SU" Planned Development/Specific Use for a single-family home along Terrace Ave and warehouse, office and retail use facing Jacksboro Highway, with waivers to lot coverage, setbacks, landscaping and parking; site plan waived

Motion: Commissioner Miller made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-23-140. Motion passed 8-0.

**Meeting adjourned: 3:57 p.m.**

**9/13/23**

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Stephen Murray, Zoning Administrator  
Development Services Department

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Willie Rankin, Chair