



ZONING COMMISSION

AGENDA

Wednesday, February 11, 2026

Meeting Information

Work Session: 11:30 AM in the City Council Work Session Room

Public Hearing: 1:00 PM in the City Council Chamber

Meeting Address: City Hall, 100 Fort Worth Trail, Fort Worth, Texas 76102

View Live or On Demand:

www.fortworthtexas.gov/departments/communications/fwtv

Public Participation

Members of the public are welcome to attend the Public Hearing and speak on items listed on this agenda.

To speak at the meeting: - Attendance must be **in person** - Complete a speaker sign-up card located at the entrance to the Council Chamber - Sign up before the meeting begins

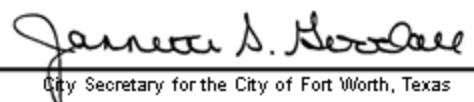
Questions or assistance:

Zoning Division – 817-392-8047 or Zoninglanduse@fortworthtexas.gov

ZONING COMMISSION MEMBERS:

Jeremy Raines, Chair – CD 7	Fredrick Robinson – CD 6
Rodney Mayo, Vice Chair – CD 1	Tammy Pierce – CD 8
Brian Trujillo – CD 2	Judge Danny Rodgers – CD 9
Beth Welch – CD 3	Jacob Wurman – CD 10
Matt McCoy – CD 4	Carmen Castro – CD 11
Charles Edmonds – CD 5	

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was stamped on the following date and time Thursday, February 05, 2026 at 11:20 A. M. and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.


City Secretary for the City of Fort Worth, Texas

I. WORK SESSION: 11:30 AM

A. Ethics Training

City Attorney

B. Overview of Zoning Cases on Today's Agenda

Staff

II. PUBLIC HEARING: 1:00 PM

A. CALL TO ORDER

1. Roll Call

B. APPROVAL OF MEETING MINUTES

1. Consider and act on the minutes of January 14, 2026, Regular Meeting

C. CONTINUED CASES

None

D. NEW CASES

The following zoning cases will be heard by the Zoning Commission. Each case includes the case number, location, applicant, and a summary of the requested zoning change.

What Happens Next:

Cases heard today are generally scheduled for City Council consideration on **Tuesday, March 10, 2026**, unless otherwise noted.

1. ZC-25-185

Case Manager: Lynn Jordan

CD 2

- a. Site Location: 3800 Deen Road
- b. Acreage: 4.0
- c. Owner/Applicant: MM 28 Deen/ Joe Passanisi
- d. Request: **From: "K" Heavy Industrial**
To: "K" Heavy Industrial with a Conditional Use Permit (CUP) for a Concrete Batch Plant; site plan included.

2. ZC-25-208

Case Manager: Lynn Jordan

CD 9

- a. Site Location: 5051 South Fwy

- b. Acreage: 8.47
c. Owner/Applicant: Series C LLC, A Series of Diamond Creek Investments LLC / FC Designs
d. Request: **From:** "E" Neighborhood Commercial, "I" Light Industrial, and "J" Medium Industrial
To: "I" Light Industrial
- 3. ZC-25-210 Case Manager: Sandy Michel CD 5**
- a. Site Location: 2104 R.W. Bivens Lane
b. Acreage: 0.18
c. Owner/Applicant: VS Builders, Inc / Vanessa Solis
d. Request: **From:** "UR/SSO" Urban Residential/Stop Six Overlay
To: "A-5/SSO" One-Family/Stop Six Overlay
- 4. ZC-25-211 Case Manager: Beth Knight CD 11**
- a. Site Location: 5904 & 5908 Etsie Street
b. Acreage: 0.3
c. Owner/Applicant: Azabache Rocinante LLC/ Baird Hampton & Brown/ Diego Piceno
d. Request: **From:** "AG" Agricultural
To: "FR" General Commercial Restricted
- 5. ZC-25-212 Case Manager: Enrique Alvarez CD 9**
- a. Site Location: 6605 Dan Danciger Road
b. Acreage: 0.97
c. Owner/Applicant: LOHALIVA, LLC/ Gary Sargent
d. Request: **From:** "CF" Community Facilities
To: "ER" Neighborhood Commercial Restricted
- *This case will be heard by City Council on February 24th.**
- 6. ZC-25-213 Case Manager: Lynn Jordan CD 11**
- a. Site Location: 120 Riverside Drive & 3115 Chenault Street
b. Acreage: 0.21
c. Owner/Applicant: Trotter Enterprises LLC
d. Request: **From:** "E" Neighborhood Commercial/CUP-44 (expired) and "ER" Neighborhood Commercial Restricted
To: "E" Neighborhood Commercial and "ER" Neighborhood Commercial Restricted with a Conditional Use Permit for retail sales and a Hydraulic Shop for three (3) years with development waivers for an existing building and parking within the projected front yard setback, required parking within the supplemental setback, required screening fence

adjacent to residential district, automotive repair adjacent to a one-or two-family zoning district, auto repairs conducted on a premise that adjoins a residential district boundary, two bay doors facing a one-or two-family district, 10% landscaping requirement; site plan included.

7. ZC-26-002

Case Manager: Dave McCorquodale

CD 11

- a. Site Location: 5621 Parker Henderson Road
- b. Acreage: 5.27
- c. Owner/Applicant: Oncor Electric Delivery Co LLC / Kimley-Horn
- d. Request: **From:** "B" Two-Family Residential and "I" Light Industrial
To: "I" Light Industrial and add a Conditional Use Permit for an Electrical Substation; site plan included.

8. ZC-26-004

Case Manager: Beth Knight

CD 8

- a. Site Location: 5810 Oak Grove Road
- b. Acreage: 39.6
- c. Owner/Applicant: Amon Carter Jr Estate Et Al/ Carter Trusts, et al/ Frost Bank / Westwood Professional Services
- d. Request: **From:** "A-5" One-Family
To: "AR" One-Family Restricted and "PD/I" Planned Development for all uses in "I" Light Industrial excluding boarding home facility, correctional facility, probation or parole office, massage parlor, sexually oriented business, stable (riding, rodeo, boarding), recreation vehicle park, coal/ coke/ wood yard, batch plant, bowling alley, bar/tavern/lounge/dance hall, club (commercial or business); site plan waiver requested.

9. ZC-26-005

Case Manager: Dave McCorquodale

CD 2

- a. Site Location: 4001 Ohio Garden Road
- b. Acreage: 7.12
- c. Owner/Applicant: Stockyards North, LLC/ Sean Shanklin, P.E. & Chris Rapkoch, Kimley-Horn
- d. Request: **From:** "PD69/PD-SU" for a temporary vehicle storage facility as amended; site plan approved.
To: "PD/I" Planned Development for all uses in "I" Light Industrial excluding gas and drilling production, correction facility, massage parlor, sexually oriented business, data center, and permanent asphalt or concrete batch plants with development standards for front yard landscaping, outdoor storage within the 50-foot supplemental building setback, not providing the 20-foot landscape bufferyard and use of an existing

metal screening fence in place of required masonry screening wall or wood fence; site plan included.

10. ZC-26-006

Case Manager: Beth Knight

CD 7

- a. Site Location: 5139 Camp Bowie Road
- b. Acreage: 0.73
- c. Owner/Applicant: 5139 Camp Bowie, LLC/ Acqoulina FW, LLC / Tyler Wallach, Jackson Walker LLP
- d. Request: **From:** "F" General Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial excluding boarding home, hospital, ambulance dispatch station, gas lift compressor station, stealth telecommunications tower, utility transmission or distribution line; with development standards for approximately 45% less landscaping than required along Camp Bowie Boulevard, and 59 fewer parking spaces than required; site plan included.

***This case will be continued to the March 11, 2026, Zoning Commission Meeting**

11. ZC-26-007

Case Manager: Enrique Alvarez

CD 8

- a. Site Location: 2928 Burton Ave
- b. Acreage: 0.16
- c. Owner/Applicant: Vaquero Binkley Partners, LP/ Vaquero Ventures / Patrick Noonan
- d. Request: **From:** "PD1342" Planned Development for all uses in "E" Neighborhood Commercial excluding liquor or package store and gasoline sales; site plan waived.
To: "A-5" One-Family

E. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no

recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.