

**Zoning Commission
November 12, 2025 – Meeting Minutes**

Commissioners Present:

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

Staff Members Present:

LaShondra Stringfellow, Assistant Director
Stephen Murray, Planning Manager
Stephanie Scott-Sims, Planning Manager
Brandon Utterback, Planning Manager
Joseph Laws, Senior Planner
Beth Knight, Senior Planner
Lynn Jordan, Senior Planner
Dave McCorquodale, Senior Planner
Laura Ruiz, Planning Assistant
Aleigh'Ja Love, Planning Assistant
Chris Austria, Assistant City Attorney II

Commissioners Absent:

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 Raines called the regular session of the Fort Worth Zoning Commission to order at 1:05 p.m. on Wednesday, November 12, 2025.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF OCTOBER 8, 2025.

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Wurman, that the minutes of the Zoning Commission meeting of October 8, 2025 be approved. Motion passed 11-0.

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

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

C. CONTINUED CASES

1. ZC-25-165

CD 6

- a. Site Location: 3701 Garden Springs Drive
- b. Acreage: 24.6
- c. Owner/Applicant: Crowley ISD/ Cassandra Doss
- d. Request: From: "A-5" One-Family Residential and "B" Two-Family Residential
To: "PD/CF" Planned Development for all uses in "CF" Community
Facilities excluding golf course and country club for an electronic changeable copy sign across the street from "A-5" or "B" zoning district with development standards for 120-square-feet of sign area, 15-square-feet of changeable copy area; site plan waiver requested

Motion: Commissioner Robinson made a motion, seconded by Commissioner Mayo, to recommend **Approval** of ZC-25-088. Motion passed 11-0.

2. ZC-25-168

CD 9 & 11

- a. Site Location: Generally bounded by Berry Street / BNSF Railroad Right of Way/Biddison Street/Hemphill Street/Seminary Drive/Lubbock Avenue/Pafford Street/McCart Avenue/Cleburne Road (Certain properties located in the Rosemont Neighborhood-Phase I)

- b. Acreage: 386.12
- c. Owner/Applicant: City of Fort Worth
- d. Request: From: "B" Two-Family Residential, "D" High Density Multifamily, "CF" Community Facilities, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "I" Light Industrial and "PD" Planned Developments 206, 211, 892, 1002 and 1160
- To: "A-7.5", "A-5" One-Family, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "BU-SH-3" Berry-University Shopfront; 3620, 3624, 3714, 3728 Hemphill Street to Add Conditional Use Permit (CUP) for auto sales in "E" Neighborhood Commercial; 3575, 3707, 3759 McCart Avenue to Add Conditional Use Permit (CUP) for auto sales in "E" Neighborhood Commercial; 3610, 3762, 3850 Hemphill Street to Add Conditional Use Permit (CUP) for auto sales and repair in "E" Neighborhood Commercial; 3616, 3701-3771 (odds) McCart Avenue to Add Conditional Use Permit (CUP) for auto sales and repair in "E" Neighborhood Commercial; 3625 McCart Avenue to Add Conditional Use Permit (CUP) for door/window manufacturing in "E" Neighborhood Commercial; 3605, 3609 McCart Avenue to Add Conditional Use Permit (CUP) for Screen Printing in "E" Neighborhood Commercial included

Motion: Commissioner Rodgers made a motion, seconded by Commissioner Castro, to recommend **Approval** of ZC-25-168. Motion passed 11-0.

3. ZC-25-169

CD 7

- a. Site Location: 6716 Bob Hanger Street
- b. Acreage: 31.48
- c. Owner/Applicant: Eagle Mountain Saginaw ISD/Phillip Varughese
- d. Request: From: "CF" Community Facilities
To: "PD/CF" Planned Development for all uses in "CF" Community Facilities excluding golf course and country club for an electronic changeable copy sign across the street from "A-5" or "B" zoning district with development standards for 125-square-foot of sign area, 20 square-feet of changeable copy area, maximum height of 9-feet, a 5-foot encroachment into the required 20-foot front yard; site plan waiver requested

Motion: Commissioner Trujillo made a motion, seconded by Commissioner Robinson, to recommend **Approval** of ZC-25-169. Motion passed 11-0.

D. NEW CASES

4. ZC-25-139

CD 11

- a. Site Location: 516 and 520 W. Mulkey Street
- b. Acreage: 0.32
- c. Owner/Applicant: Kayla DeAnda and Leticia Garcia
- d. Request: To: Add Conditional Use Permit (CUP) for a parking lot in "B" Two-Family District; site plan included.

Motion: Commissioner Castro made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-25-139. Motion passed 11-0.

5. ZC-25-174

CD 5

- a. Site Location: 13500 Trinity Boulevard
- b. Acreage: 2.41
- c. Owner/Applicant: Trinity Legacy Investment, LLC / RR Consulting Engineers, LLC / Ram Thapa
- d. Request: From: "F" General Commercial
To: "MU-1" Low-Intensity Mixed Use

No Public Hearing was held. This case was withdrawn.

6. ZC-25-176

CD 7

- a. Site Location: 7100 Golf Club Drive
- b. Acreage: 1.07
- c. Owner/Applicant: Byard Living Trust/Polo Club Builders, Inc./Michael Costanza
- d. Request: From: "CF" Community Facilities
To: "E" Neighborhood Commercial

Motion: Commissioner Mayo made a motion, seconded by Commissioner Trujillo, to recommend **Approval** of ZC-25-176. Motion passed 11-0.

7. ZC-25-177

CD 9

- a. Site Location: 4609 McCart Avenue
- b. Acreage: 0.17
- c. Owner/Applicant: Claudia Chavolla/ UP DFW Properties LLC / Jose Juarez
- d. Request: From: "A-5" One-Family Residential
To: "B" Two-Family Residential

Motion: Commissioner Rodgers made a motion, seconded by Commissioner Welch, to recommend **Denial** of ZC-25-177. Motion passed 11-0.

8. ZC-25-179

CD 3

- a. Site Location: Intersection of Legacy Park Boulevard & Quail Meadow Drive (nearest mapping address: 14549 Cedar Bark Place)
- b. Acreage: 4.15
- c. Owner/Applicant: Quail Valley Devco V, LLC / Huitt-Zollars, Inc / Jordan Marlia
- d. Request:
 - From: "PD522" "PD/LDR" for single family uses in "A-43" thru "R-2" as listed in exhibit A, with a maximum of 14,785 dwelling units is permitted in districts 1, 4, 11 & 12
 - To: "PD569" "PD/CC" Planned Development for community center for uses listed in the Walsh Development District Use Table plus retail sales accessory to community recreation center, country club, amphitheater, amusement outdoor, swimming pool HOA, hotel, motel, cottage or inn, business college or commercial school, greenhouse or plant nursery, recording studio, community garden, urban farming, electronic signs, amusement outdoor (temporary) temporary residences for attendees of educational, technical or artistic gatherings and amend the development standards to allow a maximum height of 65 feet for hotels, motels, cottages or inns and to allow electronic signs per 6.411 of the Zoning Ordinance, development standards should be in accordance with "F" General Commercial District Standards; site plan waiver requested

Motion: Commissioner Welch made a motion, seconded by Commissioner Rodgers, to recommend **Approval** of ZC-25-179. Motion passed 11-0.

9. ZC-25-180

CD 8

- a. Site Location: 3300 and 3100 Mitchell Boulevard
- b. Acreage: 0.86
- c. Owner/Applicant: J/P Delgadillo Mit Tierra, Inc / Victor Castro/ BTR Construction Group
- d. Request: From: "CF" Community Facilities
To: "E" Neighborhood Commercial

Motion: Commissioner Wurman made a motion, seconded by Commissioner Trujillo, to recommend **Approval** of ZC-25-180. Motion passed 8-3. Commissioners Robinson, Pierce, and Rodgers in opposition.

10. ZC-25-181

CD 11

- a. Site Location: 3419 E. Berry Street
- b. Acreage: 0.42
- c. Owner/Applicant: Filiberto and Manuel Gaona
- d. Request: To: Add Conditional Use Permit (CUP) for mobile food court with development waivers for location less than 500 feet from one-family zoning, dumpster visible from a residential district and within 20-foot through yard setback, and fences in both front yards in "E" Neighborhood Commercial, three (3) year term, site plan included

Motion: Commissioner Castro made a motion, seconded by Commissioner Wurman, to recommend **Approval of Continuance to the December Zoning Commission** of ZC-25-181. Motion passed 11-0.

11. ZC-25-182

CD 7

- a. Site Location: 8715, 8735, and 8751 Wagley Robertson Road

- b. Acreage: 50
- c. Owner/Applicant: HSH Enterprises, Inc. / Elcor R Vasquez / Mary Nell Poole - Townsite / Mandeep Rindani
- d. Request: From: "AG" Agricultural

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-25-182. Motion passed 10-1. Commissioner Pierce in opposition.

12. ZC-25-187

CD 9

- a. Site Location: 800 and 804 Southway Circle
- b. Acreage: 1.9
- c. Owner/Applicant: BVD Southway LLC / Josh Oerke
- d. Request: To: Add Conditional Use Permit (CUP) to allow parking of semi-trucks and trailers, in "K" Heavy Industrial for a maximum of 5 years with development waivers to be less than 500 feet from one-family zoning, fencing in the front yard, a dumpster/dumpster enclosure/fence in the through yard setback; site plan included

Motion: Commissioner Rodgers made a motion, seconded by Commissioner Wurman, to recommend **Approval of Continuance to the December Zoning Commission** of ZC-25-181. Motion passed 11-0

13. ZC-25-190

CD 9, 8, 11

- a. Site Location: Near Southside Text Amendment
- c. Owner/Applicant: City of Fort Worth
- d. Request: An Ordinance Amending The Comprehensive 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 (2015), By Amending

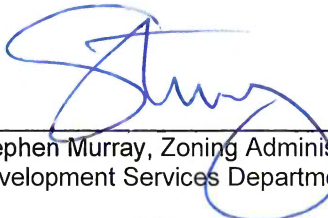
Chapter 4, "District Regulations" Article 13, "Form Based Districts", Section 4.1305, "Near Southside ("Ns") District To Amend Section 4.1305(D)(1) "Other Development Standards" By Amending The "Near Southside Development Standards And Guidelines" To Define General Hospital, Allow Greater Building Height And Setback For General Hospitals, Adopt A General Hospital Residential Buffer Requirement, Adopt Development Standards For Skybridges For General Hospitals; To Allow Administrative Approval For General Hospitals Concerning Skybridges, Placement of Pedestrian Entrances, Fencing, Fenestration, Transparency, and Architectural Requirements; To Amend Guidelines And Standards For Parking Structures And Garages, And Establish Design Standards And Guidelines For Helipads; To Amend Section 4.1305(B) By Moving The "Near Southside ("NS") District Table From 4.1305(B) To 4.1305(C), And Amend The "Near Southside ("Ns") District Table To Illustrate The Changes In The Minimum And Maximum Height.

Motion: Commissioner Pierce made a motion, seconded by Commissioner Rodgers, to recommend **Approval** of ZC-25-190. Motion passed 11-0.

This case will be heard by Council on December 9th.

Meeting adjourned: 2:56 p.m.

11/14/25



Stephen Murray, Zoning Administrator
Development Services Department



Jeremy Raines, Chair