

**Zoning Commission  
April 9, 2025 – Meeting Minutes**

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**Commissioners Present:**

Rodney Mayo, District 1  
Brian Trujillo, District 2  
Beth Welch, District 3 (Virtual)  
Matt McCoy, District 4  
Rafael McDonnell, Chair, District 5  
Jeremy Raines, District 7  
Tammy Pierce, District 8  
Judge Danny Rodgers, District 9  
Jacob Wurman, District 10  
Cathy Romero, District 11 (Virtual)

**Commissioners Absent:**

Kelicia Stevenson, District 6

**Staff Members Present:**

LaShondra Stringfellow, Development Assistant Director  
Stephen Murray, Planning Manager  
Brandon Utterback, Planning Manager  
Ana Alvarez, Senior Planner  
Beth Knight, Senior Planner  
Lynn Jordan, Senior Planner  
Laura Ruiz, Planning Assistant (Virtual)  
Aleigh'Ja Love, Planning Assistant  
Chris Austria, Assistant City Attorney II  
Sandy Michel, Senior Planner  
Dave McCorquodale, Senior Planner

**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 McDonnell called the regular session of the Fort Worth Zoning Commission to order at 1:01 p.m. on Wednesday, April 9, 2025.

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

Motion: Commissioner Raines made a motion, seconded by Commissioner Mayo, that the minutes of the Zoning Commission meeting of March 12, 2025 be approved. Motion passed 10-0.

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-24-132 (AX-24-014)**

**(Future) CD 10**

- |                     |   |
|---------------------|---|
| a. Site Location:   | Generally bounded by Seventeen Lakes Blvd., Round Valley Ln., Endeavor and Litsey Rd.                                     |
| b. Acreage:         | 35.86   |
| c. Applicant/Agent: | Gunner Chi / Whigham Family Ltd Partnership & Nolin W. Ragsdale, I AM ONE, INC., & Rob Betancur-Zena Land Development, LP |
| d. Request:         | From: Unzoned<br>To: "A-5" One-Family Residential   |

Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-24-132 (AX-24-014). Motion passed 10-0.

**2. ZC-24-173****CD 3**

- a. Site Location: 8100 W Elizabeth Lane
- b. Acreage: 35.86
- c. Applicant/Agent: Darunee Moore / Rodney Matthew
- d. Request: To: Add Conditional Use Permit (CUP) for halfway house in "CF" Community Facilities.

Motion: Commissioner Welch made a motion, seconded by Commissioner Raines, to recommend **Denial** of ZC-24-173. Motion passed 8-2. (Commissioner Pierce and Mayo in opposition.)

**3. ZC-24-135****CD 10**

- a. Site Location: 1101 Block Highway 114
- b. Acreage: 19.56
- c. Applicant/Agent: Traditions Investors LLC / Tyler Wallach with Jackson Walker LLP
- d. Request: From: "A-5" One-Family Residential and to amend certain development standards for; "PD 1363" Planned Development for all uses in "D" High Density Multifamily for detached multifamily with development standards for setbacks, fencing, open space, signage and waiver to the MFD submittal, site plan required  
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily for detached multifamily with development standards for reduced front yard setback, reduction in open space, fencing located between buildings and ROW; unit locations; MFD waiver requested; site plan required.

**This case will be continued to May. No Public Hearing will be held.**

**4. ZC-25-008****CD 5**

- a. Site Location: 7900 Trinity Blvd.
- b. Acreage: 39.35
- c. Applicant/Agent: Kenneth B. Newell / David Gregory
- d. Request: From: "PD 224"PD/SU" Planned Development/Specific Use for all existing zoning categories plus sand and gravel mining  
To: "TL-N" Trinity Lakes Neighborhood Zone

Motion: Commissioner Raines made a motion, seconded by Commissioner Trujillo, to recommend **Approval** of ZC-25-008. Motion passed 10-0.

**5. ZC-25-022 ( AX-25-001)****(Future) CD 6**

- a. Site Location: 9625 Old Granbury Road
- b. Acreage: 4.54
- c. Applicant/Agent: Old Granbury Holdings, LLC / Bo Trainor, Westwood PS
- d. Request: From: Unzoned  
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus auto parts & supply and auto repair adjoining a residential district; removing alcohol, liquor, bar, club, massage parlors, tobacco, smoke and vape shops, site plan waiver requested.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Rogers, to recommend **Approval** of ZC-25-022 (AX-25-001). Motion passed 10-0.

**E: NEW CASES**

**6. ZC-24-138 (UDC-2024-190)**

**CD 9**

- a. Site Location: 400 W Terrell Avenue
- b. Acreage: 0.40
- c. Applicant/Agent: Stephen Rivers
- d. Request: From: "NS-T4N" Near Southside, Transect Zone T4: General Urban, Neighborhood Zone  
To: "NS-T4" Near Southside, Transect Zone T4: General Urban

**This case will be heard by Council on April 22nd.**

Motion: Commissioner Roger made a motion, seconded by Commissioner Raines to recommend **Approval** of ZC-24-138 (UDC-2024-190). Motion passed 10-0.

**7. ZC-25-021**

**CD 11**

- a. Site Location: 3220 Ennis Avenue
- b. Acreage: 11.95
- c. Applicant/Agent: Glenn Woodard, Westwood PS / Aaron Buckner, 3220 Ennis Ave, LLC / Ray Oujesky, Kelly & Hart
- d. Request: To: Add Conditional Use Permit (CUP) for rock crushing facility in "K" Heavy Industrial; site plan included

Motion: Commissioner Romero made a motion, seconded by Commissioner Wurman, to recommend **Approval of continuance to the May Zoning Commission** of ZC-25-021. Motion passed 10-0.

**8. ZC-25-023**

**CD 11**

- a. Site Location: 5114 Norma Street
- b. Acreage: 0.48
- c. Applicant/Agent: Suman Atteti / S&K Asset Developers LLC
- d. Request: From: "A-7.5" One-Family Residential  
To: "A-5" One-Family Residential

Motion: Commissioner Romero made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-25-023. Motion passed 10-0.

**9. ZC-25-044**

**CD 11**

- a. Site Location: 621 South Retta Street
- b. Acreage: 0.17
- c. Applicant/Agent: Rocky Garcia / Ohad BenShushan
- d. Request: From: "A-5" One-Family Residential  
To: "PD/B" Planned Development for "B" Two-Family excluding community home, boarding home facility, government office facility, museum, waiver to the front yard parking; site plan included

Motion: Commissioner Romero made a motion, seconded by Commissioner Rogers, to recommend **Approval** of ZC-25-044. Motion passed 9-0.

**10. ZC-25-046**

**CD 2**

- a. Site Location: 3623 & 3621 Decatur Ave
- b. Acreage: 0.26
- c. Applicant/Agent: Jason Morgan & Adam Comer / Stolen Shakespeare Guild
- d. Request: From: "A-5" One-Family Residential  
To: "E" Neighborhood Commercial

Motion: Commissioner Trujillo made a motion, seconded by Commissioner McCoy, to recommend **Approval** for ZC-25-046. Motion passed 9-0.

**11. ZC-25-048**

**CD 7**

- a. Site Location: 9700 Oxenfree Blvd
- b. Acreage: 1.28
- c. Applicant/Agent: SP Capstone Group, LLC / Halle Properties LLC, Jonathan Strawther / Vasquez Engineering LLC, Juan J. Vasquez
- d. Request: To: Add Conditional Use Permit (CUP) for Auto Repair Facility in "E" Neighborhood Commercial; site plan included

Motion: Commissioner Raines made a motion, seconded by Commissioner Welch, to recommend **Approval as amended for CUP for tire repair, sales, and installation in** of ZC-25-048. Motion passed 10-0.

**12. ZC-25-049**

**CD 8**

- a. Site Location: 4400 Ellis Ranch Trail
- b. Acreage: 5.67
- c. Applicant/Agent: Nathan Klemm, AANI Design Build, LLC / Pinnacle Properties of Texas, LLC
- d. Request: From: "A-10" One-Family Residential  
To: "A-5" One-Family Residential

Motion: Commissioner Peirce made a motion, seconded by Commissioner Wurman, to recommend **Approval** for ZC-25-049. Motion passed 9-0.

**13. ZC-25-052**

**CD 4**

- a. Site Location: 3350 & 3401 Amador Dr, 920 & 930 N FWY, 10221, 10301, 10477, 10481 N Riverside Dr, and 3317 Prestige Rd
- b. Acreage: 111.4
- c. Applicant/Agent: Eric Elrod / Alliance Town Center- Phase II Association, Bluestem Village LP, AIL Investment LP, Hillwood Multifamily Land LP, DSL Landlord II LLC, ATC MF NO. 3 LP / Kole Weber, Westwood PS
- d. Request: To: Amend "PD961" Planned Development for all uses in "D" High Density Multifamily with assisted living and nursing home, to add 110' Stealth Telecommunication Towers and Telecommunication Antenna (on structures), and a development standard for no minimum setback adjacent to residential structure; site plan waiver requested

Motion: Commissioner McCoy made a motion, seconded by Commissioner Wurman, to recommend **Approval with the following amendments: remove request of "110' Stealth Telecommunication**

**Towers” and change “Telecommunication Antenna (on residential structures)” of ZC-25-052.**  
Motion passed 8-0.

**14. ZC-25-056**

**CD 11**

- a. Site Location: 3809 Radford Road
- b. Acreage: 0.23
- c. Applicant/Agent: Shelia Johnson & Ralph Adams
- d. Request: From: “MU-1” Low Intensity Mixed-Use  
To: “A-5” One Family Residential

Motion: Commissioner Raines made a motion, seconded by Commissioner Rogers, to recommend **Approval** of ZC-25-056. Motion passed 9-0.

**This case will be heard by Council on April 22nd.**

**15. ZC-25-059**

**CD 5**

- a. Site Location: 900-1100 blocks S. Edgewood Terrace and 4627- 4811 (odds) E. Rosedale Street
- b. Acreage: 28.59
- c. Applicant/Agent: Lam Nguyen /Huong Dao Vipassana B Center
- d. Request: To: Amend “PD1417” to add Outdoor Events, site plan required

**This case has been withdrawn and no public hearing is needed.**

**16. ZC-25-062**

**CD All**

- a. Site Location: Text Amendment
- b. Applicant/Agent: City of Fort Worth
- c. Request: To: 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, By Amending Chapter 6, “Development Standards” Of Article 3, “Landscaping, Buffers, And Urban Forestry” To Revise Section 6.302 “Urban Forestry” Regulations Relating To Tree Coverage, Preservation, Planting And Maintenance; Amend Chapter 9, “Definitions,” Section 9.101, “Defined Terms” To Revise And Add Definitions Related To Urban Forestry

Motion: Commissioner Mayo made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-25-062. Motion passed 9-0.

**This case will be heard by Council on April 22nd.**

**Meeting adjourned: 2:43 p.m.**

**4/9/25**



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Stephen Murray, Zoning Administrator  
Development Services Department



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Rafael McDonnell, Chair