

Zoning Commission
December 10, 2025 – Meeting Minutes

Commissioners Present:

Rodney Mayo, Vice Chair, District 1
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
Jacob Wurman, District 10

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:

Brian Trujillo, District 2
Judge Danny Rodgers, District 9
Carmen Castro, District 11

I. PUBLIC HEARING – 1:00 P.M.

Mrs. Scott-Sims 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 1:10 p.m. on Wednesday, December 10, 2025.

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

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Robinson, that the minutes of the Zoning Commission meeting of November 12, 2025 be approved. Motion passed 8-0.

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

https://fortworthgov.granicus.com/player/clip/6051?view_id=5&redirect=true

C. CONTINUED CASES

1. 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: From: "ER" Neighborhood Commercial Restricted
To: "E" Neighborhood Commercial and Add
Conditional Use Permit (CUP) for mobile food court
with development waivers for location less than
500 feet from one-family zoning, dumpster within
20-foot through yard setback, parking past
daylight hours in the supplemental setback, and
fences in both front yards, three (3) year term, site
plan included

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Pierce, to recommend **Denial** of ZC-25-181. Motion passed 7-

1. Commissioners Wurman in opposition.

2. 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 a Conditional Use Permit (CUP) for outdoor storage in "K" Heavy Industrial five (5) year time limit; site plan included.

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Mayo, to recommend **Approval** of ZC-25-187. Motion passed 6-2. **Commissioners McCoy and Wurman in opposition.**

D. NEW CASES

3. ZC-25-183

CD 10

- a. Site Location: 11661 Alta Vista Road
- b. Acreage: 3.69
- c. Owner/Applicant: Louis Gonzales / Roman Abundiz
- d. Request: From: "A-10" One-Family Residential
To: "E" Neighborhood Commercial and add a Conditional Use Permit (CUP) for a stoneyard, building stone, cutting, sawing or storage with a development waiver for one (1) parking space; site plan included.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Robinson, to recommend **Approval** of ZC-25-183. Motion passed 8-0.

4. ZC-25-184

CD 8

- a. Site Location: 7200 – 7500 blocks (odds) Anglin Drive
- b. Acreage: 42.06
- c. Owner/Applicant: Christine Panagopoulos and David Chavez / Rhett Bennett, Black Mountain / Bob Riley, Halff

d. Request: From: "AG" Agricultural
To: "I" Light Industrial

Motion: Commissioner Pierce made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-25-184. Motion passed 8-0.

5. ZC-25-186

CD 7

a. Site Location: 4601 Boat Club Rd
b. Acreage: 4.45
c. Owner/Applicant: Abby Mors / H&M BC Plaza LLC
d. Request: From: "PD641" "PD/SU" all uses in "E" Neighborhood
Commercial, plus fitness facility; site plan waived
To: "PD/E" Planned Development for all uses in "E"
Neighborhood Commercial plus tattoo parlor for
permanent make-up and hair restoration services
only and retail smoke shop; site plan waiver
requested

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Robinson, to recommend **Approval with the exclusion of the retail smoke shop use** of ZC-25-186. **Motion failed 5-3; so ZC-25-186 was denied.**

6. ZC-25-189

CD 2

a. Site Location: 1317 Harrington Ave
b. Acreage: 0.16
c. Owner/Applicant: Fernandez Land Company, LLC / Orlando Fernandez
d. Request: From: "A-5" One-Family Residential
To: "PD/A-5" Planned Development for all uses in "A-5"
One-Family Residential plus office, with a
development waiver for one (1) parking space; site
plan included.

Motion: Commissioner Welch made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-25-189. Motion passed 8-0.

7. ZC-25-191

CD 5

- a. Site Location: 5736 Wilbarger Street
- b. Acreage: 29.94
- c. Owner/Applicant: Charles Lawhorn / Ray Oujesky, Kelly Hart & Hallman LLP / Russell Bormann, Outrigger Industrial
- d. Request:
 - From: "UR" Urban Residential
 - To: "PD" Planned Development for all uses in "I" Light Industrial excluding boarding home facility, day care center (child or adult), school, elementary or secondary (public or private, animal shelter, correction facility, probation or parole office, assisted living facility, blood bank, care facility, hospice, hospital, massage therapy and spa, nursing home, golf driving range, wastewater (sewage) treatment facility, bar/tavern/cocktail lounge/club private or teen/dance hall, massage parlor, sexually oriented business, swimming pool/commercial, theater/drive-in, bed and breakfast inn, hotel/motel or inn, recreational vehicle park, short term home rental, kennel, liquor or package store, pawn shop, tattoo parlor, veterinary clinic with outdoor kennels, automotive repair/paint and body shop, car wash, gasoline sales, truck stop with fuel and accessory services, crematorium, paint mixing or spraying; site plan included

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Robinson, to recommend **Denial** of ZC-25-191. Motion passed 8-0.

8. ZC-25-192**CD 9**

- a. Site Location: 1725 Pruitt Street and 1901 Pennsylvania Avenue
- b. Acreage: 8.375
- c. Owner/Applicant: Columbia Plaza Medical Center of Fort Worth Subsidiary, L.P. / Bryan Seely / John Ainsworth, PE Kimley-Horn
- d. Request: To: Add a Conditional Use Permit (CUP) for a helipad/landing area in "NS-T5I" Near Southside-T5 Urban Center-Institutional/Industrial; site plan included

Motion: Commissioner Welch made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-25-192. Motion passed 8-0.

9. ZC-25-158**CD All**

- a. Site Location: Proliferating Uses Text Amendment
- c. Owner/Applicant: City of Fort Worth
- d. Request: 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 An 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 To Retail Smoke Shops And Increase Existing Distance Requirement From Certain Sensitive Uses And Add Additional Sensitive Uses , To Amend Section 5.125 "Pawnshop" To Increase Distance Requirement From Pawnshop To Pawnshop; To Add New Sections Titled "Liquor Or Package Stores" And "Credit Access

Business" To Provide For Distance Requirements Between Like Uses; To Amend 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"

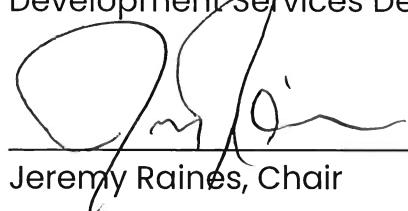
Motion: Commissioner Edmonds made a motion, seconded by Commissioner Robinson, to recommend **Approval of Continuance to the January Zoning Commission** of ZC-25-158. Motion passed 8-0.

Meeting adjourned: 3:14 p.m.

12/10/25



Stephanie Scott-Sims,
Zoning Administrator
Development Services Department



Jeremy Raines, Chair