

**Zoning Commission  
December 10, 2025 – Meeting Minutes**

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**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](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

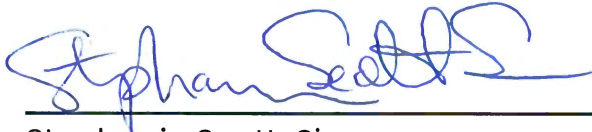
- a. Site Location: Proliferating Uses Text Amendment
- c. Owner/Applicant: City of Fort Worth
- d. Request: An Ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 21653, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, By Amending Chapter 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"

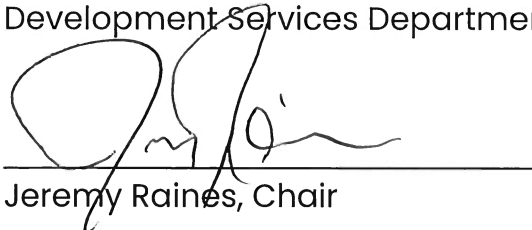
Motion: Commissioner Edmonds made a motion, seconded by Commissioner Robinson, to recommend **Approval of Continuance to the January Zoning Commission** of ZC-25-158. Motion passed 8-0.

**Meeting adjourned: 3:14 p.m.**

**12/10/25**



Stephanie Scott-Sims,  
Zoning Administrator  
Development Services Department



Jeremy Raines, Chair