

**Zoning Commission**  
**February 11, 2026 – Meeting Minutes**

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**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  
Carmen Castro, District 11

**Staff Members Present:**

Stephanie Scott-Sims, Planning Manager  
Beth Knight, Senior Planner  
Lynn Jordan, Senior Planner  
Dave McCorquodale, Senior Planner  
Enrique Alvarez, Senior Planner  
Laura Ruiz, Planning Assistant  
Aleigh'Ja Love, Planning Assistant  
Chris Austria, Assistant City Attorney II

**Commissioners Absent:**

Jacob Wurman, District 10

**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 1:06 p.m. on Wednesday, February 11, 2026.

**B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF January 14, 2026.**

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Rodgers, that the minutes of the Zoning Commission meeting of January 14, 2026 be approved. Motion passed 10-0.

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

[https://fortworthgov.granicus.com/player/clip/6068?view\\_id=10&redirect=true](https://fortworthgov.granicus.com/player/clip/6068?view_id=10&redirect=true)

### **C. CONTINUED CASES**

None

### **D. NEW CASES**

#### **1. ZC-25-185**

**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.

Motion: Commissioner Trujillo made a motion, seconded by Commissioner Mayo, to recommend **approval "subject to enhanced landscaping and solid screening on Deen Road and the southern boundary" with 5 year limit** of ZC-25-185. Motion passed

#### **2. ZC-25-208**

**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

Motion: Commissioner Rodger made a motion, seconded by Commissioner Trujillo, to recommend **Approval** of ZC-25-208. Motion passed 10-0

**3. ZC-25-210**

**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

Motion: Commissioner Edmonds made a motion, seconded by Commissioner McCoy, to recommend **Approval** of ZC-25-210. Motion passed 10-0.

**4. ZC-25-211**

**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

Motion: Commissioner Castro made a motion, seconded by Commissioner Robinson, to recommend **Denial** of ZC-25-211. Motion passed 10-0.

**5. ZC-25-212**

**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

Motion: Commissioner Rodgers made a motion, seconded by Commissioner Trujillo, to recommend **Approval** of ZC-25-212. Motion passed 10-0.

**\*This case will be heard by City Council on February 24th.**

**6. ZC-25-213**

**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.

Motion: Commissioner Castro made a motion, seconded by Commissioner McCoy, to recommend **Approval with 3-year limit** of ZC-25-213. Motion passed 10-0.

## 7. ZC-26-002

**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.

Motion: Commissioner Castro made a motion, seconded by Commissioner Edmonds, to recommend **Approval** of ZC-26-002. Motion passed 6-4. Commissioners Mayo, Robinson, Pierce, Rodgers in opposition.

## 8. ZC-26-004

**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.

Motion: Commissioner Pierce made a motion, seconded by Commissioner Mayo, to recommend **Approval** of ZC-26-004. Motion passed 10-0.

**9. ZC-26-005**

**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.

Motion: Commissioner Trujillo made a motion, seconded by Commissioner Welch, to recommend **Approval for Continuance to March Zoning Commission** of ZC-26-005. Motion passed 10-0.

**10. ZC-26-006**

**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. No motion was made.**

**11. ZC-26-007**

**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

Motion: Commissioner Pierce made a motion, seconded by Commissioner Rodgers, to recommend **Approval** of ZC-26-007. Motion passed 10-0.

**Meeting adjourned: 3:12 p.m.**

**2/11/26**



Stephanie Scott-Sims,  
Zoning Administrator  
Development Services Department



Jeremy Raines, Chair