

**Zoning Commission
July 09, 2025 – Meeting Minutes**

Commissioners Present:

Brian Trujillo, District 2
Matt McCoy, District 4
Charles Edmonds, District 5
Myra Mills Tschirhart, District 6
Jeremy Raines, Chair, District 7
Tammy Pierce, District 8
Jacob Wurman, District 10
Cathy Romero, District 11 (Virtual)

Commissioners Absent:

Rodney Mayo, Vice Chair, District 1
Judge Danny Rodgers, District 9
Beth Welch, District 3

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
Sandy Michel, Senior Planner
Dave McCorquodale, Senior Planner
Laura Ruiz, Planning Assistant
Aleigh'Ja Love, Planning Assistant
Chris Austria, Assistant City Attorney II

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 1:10 p.m. on Wednesday, July 9, 2025.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF JUNE 11, 2025.

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

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-25-027****CD 11**

(Continued from June Zoning Commission)

- a. Site Location: 5733 Craig Street
- b. Acreage: 3.0
- c. Applicant/Agent: Michael Parmerlee, GFC Leasing Corporation / Russ Michaels, CSH Avenue at Lancaster, Ltd./ Jason Knotowicz
- d. Request: From: "B" Two-Family Residential & "E" Neighborhood Commercial
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily removing golf course, group home, and museum uses with development standard for reduced parking, site plan included

Motion: Commissioner Romero made a motion, seconded by Commissioner Trujillo, to recommend **Approval** of ZC-25-027. Motion passed 8-0.

2. ZC-25-028

CD 2

(Continued from June Zoning Commission)

- a. Site Location: 504 NW 25th Street
- b. Acreage: 0.32
- c. Applicant/Agent: Napoleon Canizales, 25th & Ross Manifest Abundance LLC / Briana Baugh, Perla Realty Group
- d. Request: From: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus four residential units on one lot; site plan Approved and on file in the Planning & Development Department.
To: "MU-1" Low Intensity Mixed-Use

This case has been withdrawn. No public hearing will be held.

3. ZC-25-053

CD 11

(Continued from May Zoning Commission)

- a. Site Location: 4215 & 4293 Chickasaw Ave
- b. Acreage: 3.71
- c. Applicant/Agent: Chickasaw Property Investments, LLC/ North Texas Flameproof & wood Specialties Corp. /Boothe Architects, Inc.
- d. Request: From: "I" Light Industrial; "PD/941" "PD/SU" Planned Development/Specific Use for lumber yard with outdoor storage and drying kiln; site plan approved
To: "PD/SU" Planned Development/Specific Use for lumber yard developed to "I" Light Industrial standards having 4 drying kilns and outdoor storage with development standards for front and rear setbacks, front yard requirements for paving and storage, metal panel fencing material, signage on fencing, urban forestry, location of landscaping, reduction of parking spaces and location in projected front yard setback (See Staff Report); site plan included

Motion: Commissioner Romero made a motion, seconded by Commissioner Wurman, to recommend **Approval for Continuance to August Zoning Commission** of ZC-25-053. Motion passed 8-0.

4. ZC-25-096

CD 8

(Continued from June Zoning Commission)

- a. Site Location: 200 Old Highway 1187
- b. Acreage: 9.44
- c. Applicant/Agent: Alterrian Capital, LLC / Chris Rapkoch / John Ainsworth
- d. Request: From: "MU-1" Low Intensity Mixed Use
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily excluding boarding home facility, group home I and group home II, with development standards to allow fences between the building façade and the property line, reduced front yard setback, and reduced parking and waiver to the Multifamily Design (MFD) submittal, site plan required

Motion: Commissioner Pierce made a motion, seconded by Commissioner Romero, to recommend Approval of ZC-25-096. Motion failed 5-3. Commissioners Raines, Trujillo, and Mayo in opposition.

The motion to approve the Zoning Commission's recommendation for ZC-24-096 failed; therefore, **the recommendation is Denied.**

E: NEW CASES

5. ZC-25-090

CD 10

(Remanded from City Council)

- a. Site Location: 13001 Old Denton Rd
b. Acreage: 7.79
c. Applicant/Agent: TOR Holdings, LLC / Tim Sansone
d. Request: To: Add Conditional Use Permit (CUP) for wood recycling and composting facility in "K" Heavy Industrial, site plan included.

Motion: Commissioner Wurman made a motion, seconded by Commissioner McCoy, to recommend **Approval for a 3-year Conditional Use Permit (CUP)** of ZC-25-090. Motion passed 7-1. Commissioner Pierce in opposition.

6. ZC-25-029

CD 2

- | | |
|---------------------|--|
| a. Site Location: | 312 NW 28TH ST & 2810, 2812, 2814 Clinton Avenue |
| b. Acreage: | 1.24 |
| c. Applicant/Agent: | Piyush Patel/ Roger Sotelo/ Marshall Strawn, Bennett Partners |
| d. Request: | From: "FR" General Commercial Restricted; "J" Medium Industrial
To: "PD/FR" Planned Development for all uses in "FR" General Commercial Restricted plus hotel within 1000 ft on a One or Two-Family district with development standards for a zero front yard setback, increase in height, ingress and egress along Clinton Avenue, site plan included. |

Motion: Commissioner Trujillo made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-25-029. Motion passed 8-0.

7. SP-25-002

CD 6

- a. Site Location: 10200 Block of Brewer Boulevard
b. Acreage: 13.5
c. Applicant/Agent: AMFP VI Chisholm Trail II, LLC / Bo Trainer, Westwood Professional Services
d. Request: To: Add Site Plan for "PD1090" Planned Development for "D" High Density Multifamily

Motion: Commissioner Mills made a motion, seconded by Commissioner McCoy, to recommend **Approval** of SP-25-002. Motion passed 8-0.

8. ZC-25-073

CD 9

- a. Site Location: 4000 blocks of Lubbock Ave., Merida Ave., Sandage Ave., & McCart Avenue
- b. Acreage: 15.61
- c. Applicant/Agent: Fort Worth Community Land Trust / Place Strategies, Inc., Brad Lonberger / Housing Channel
- d. Request: From: "FR" General Commercial Restricted
To: "UR" Urban Residential

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-25-073. Motion passed 8-0.

9. ZC-25-085

CD 5

- a. Site Location: Trinity Lakes Map Amendment
c. Applicant/Agent: City of Fort Worth
d. 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 City of Fort Worth, to Amend Sections of the Trinity Lakes Development Code as Provided by Section 4.1307.D. "Other Development Standards" of Section 4.1307, Trinity Lakes ("TL") District of Article 13, "Form Based Code Districts", of Chapter 4, "District Regulations" To Add Regulating Plans; To Revise Appendix B "Maps" Exhibit B.25 "Trinity Lakes ("TL") District and Exhibit B.26 Trinity Lakes ("TL") District Character Zones.

Motion: Commissioner Edmonds made a motion, seconded by Commissioner McCoy, to recommend **Approval** of ZC-25-085. Motion passed 8-0.

10. ZC-25-091

CD 8

- a. Site Location: 1224 Meriwether Ave
b. Acreage: 0.17
c. Applicant/Agent: Myrna Rios
d. Request: From: "A-5" One-Family Residential
To: "B" Two-Family Residential

Motion: Commissioner Pierce made a motion, seconded by Commissioner Wurman, to recommend **Approval** for ZC-25-091. Motion passed 7-0.

11. ZC-25-092

CD 10

- a. Site Location: Northwest Corner HWY 287 & Harmon Rd (1231 E HARMON RD)
b. Acreage: 0.89
c. Applicant/Agent: Harmon Squared SEI, LLC, Michael Schaffer / SWS Engineering, Inc., Adam Muszynski / Bowman Romon Design Group, Justen Cassidy
d. Request: From: "F" General Commercial; "C" Medium Density Multifamily
To: "F" General Commercial and Add Conditional Use Permit (CUP) for automatic car wash

Motion: Commissioner Wurman made a motion, seconded by Commissioner Trujillo, to recommend **Approval** of ZC-25-069. Motion passed 7-0.

12. ZC-25-101

CD 10

- a. Site Location: 15888 Championship Pkwy
b. Acreage: 6.74
c. Applicant/Agent: Roanoke 35/114 Partners LP & Roanoke 35/114 O&G Partners LP / Mike Clark, Winkelmann & Associates, Inc. / Doug Stratton, Gray Dove Investments
d. Request: From: "K" Heavy Industrial
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily excluding boarding home facility, fraternity or sorority house, group homes I and II with development standards for reduced

open space, increase to 34 units per acre, reduced front yard setback 10 ft.; site plan included

Motion: Commissioner Wurman made a motion, seconded by Commissioner Mills, to recommend **Approval** of ZC-25-101. Motion passed 7-0.

13. ZC-25-102

CD 11

- a. Site Location: 2521 Oakland Blvd
- b. Acreage: 0.76
- c. Applicant/Agent: SAI Reeds Properties Inc / JD Ouda
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "E" Neighborhood Commercial

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Trujillo, to recommend **Denial** of ZC-25-102. Motion passed 7-0.

14. ZC-25-103

CD 8

- a. Site Location: 2900 Renaissance Square
- b. Acreage: 19.11
- c. Applicant/Agent: Wal-Mart Real Estate Business Trust, Joann Joy / Kimley-Horn, Juan Moreira
- d. Request: To: Amend "PD720" Planned Development for "E" Neighborhood Commercial excluding certain uses with development standards to add drone delivery as a permitted use; site plan included.

Motion: Commissioner Pierce made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-25-103. Motion passed 7-0.

15. SP-25-008

CD 5

- a. Site Location: 7100 block (evens) John T. White Road, 1000 block (evens) Williams Road
- b. Acreage: 12.32
- c. Applicant/Agent: Primera Organizacion Internacional De Iglesias Evangelicas Apostoles Y Profetas Inc/ Nikki Moore. MMA
- d. Request: To: Add site plan for church with accessory uses in "PD/CF" Planned Development/Community Facilities District

Motion: Commissioner Edmonds made a motion, seconded by Commissioner McCoy, to recommend **Approval** of SP-25-008. Motion passed 7-0.

16. SP-25-009

CD 5

- a. Site Location: 4717 E Rosedale Street
- b. Acreage: 2.8
- c. Applicant/Agent: Huong Dao Vipassana B Center / Bo Trainor, Westwood Professional Services

- d. Request: To: Add site plan for "PD1417" Planned Development/Community Facilities District "AG" Agricultural

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Trujillo, to recommend **Approval** of SP-25-009. Motion passed 7-0.

17. ZC-25-104

CD 9

- a. Site Location: 900 & 1001 E Felix St
b. Acreage: 0.40
c. Applicant/Agent: RC HOMES LLC/ Eric Arteaga
d. Request: From: "B" Two-Family Residential
To: "UR" Urban Residential

Motion: Commissioner Mills made a motion, seconded by Commissioner Edmonds, to recommend **Approval** of ZC-25-104. Motion passed 7-0.

18. ZC-25-105

CD 7

- a. Site Location: 6716 Bob Hanger St
b. Acreage: 31.48
c. Applicant/Agent: Eagle Mountain-Saginaw ISD/ Hunter Lee/ Philip Varughese
d. Request: From: "R1" Zero Lot Line / Townhouse Cluster
To: "CF" Community Facilities

Motion: Commissioner Edmonds made a motion, seconded by Commissioner McCoy, to recommend **Approval** of ZC-25-105. Motion passed 7-0.

19. ZC-25-107

CD 7

- a. Site Location: 4928 & 4932 Byers Ave
b. Acreage: 0.3
c. Applicant/Agent: Fitzco Investments, LP/ Steve Fitzgerald / Mary Nell Poole
d. Request: From: "C" Medium Density Multifamily
To: "E" Neighborhood Commercial

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Mills, to recommend **Approval** of ZC-25-107. Motion passed 6-1. Commissioner Trujillo in opposition.

20. ZC-25-108

CD 4

- a. Site Location: 8420 Block Parkwood Hill Boulevard
b. Acreage: 2.69
c. Applicant/Agent: Punjab Investments LLC / Luxury Storage Condominiums c/o Crossroads Realty & Investments LLC / Michael Doggett
d. Request: From: "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouse storage of private automobiles, boats, recreational vehicles with development standard waivers for no screening fence, dumpster location in setback, reduced landscaping, and no bike rack; site plan included

Motion: Commissioner McCoy made a motion, seconded by Commissioner Mills, to recommend **Approval for Continuance to August Zoning Commission** of ZC-25-108. Motion passed 7-0.

21. ZC-25-109

CD 11

- a. Site Location: 6025 E Lancaster Ave
- b. Acreage: 0.24
- c. Applicant/Agent: PG INC/ Print World/ Jake Petrie
- d. Request: From: "E" Neighborhood Commercial
To: "E" Neighborhood Commercial and add Conditional Use Permit (CUP) for industrial type printing of large volumes signs, books, and promotional items (mugs, shirts, bags, etc.) with development standard waivers for supplemental setback and dumpster screening; site plan included.

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Trujillo, to recommend **Approval for "ER" Neighborhood Commercial Restricted and add Conditional Use Permit (CUP) for industrial type printing of large volumes signs, books, and promotional items (mugs, shirts, bags, etc.) with development standard waivers for supplemental setback and dumpster screening; site plan included** of ZC-25-109. Motion passed 7-0.

22. ZC-25-114

CD 2

- a. Site Location: 300, 301, 309 W Exchange Ave., and a portion of 307 W. Exchange Ave., 2414 Clinton Ave., portion of 660 Union Stockyard Boulevard, portion of 2394 Niles City Boulevard, portion of 601 and 701 E. Exchange Ave., portion of 2540 Swift Armour Boulevard, portion of 1001 and 1091 NE 23rd Street
- c. Applicant/Agent: City of Fort Worth
- d. Request: From: "TNX-55" Transition Neighborhood Mixed-Use, "ENX-40" Edge Neighborhood Mixed-Use, "TSA-130" Transition Swift/Armour
To: "HSH-55" Historic Shopfront, "HCO-130" Historic Core

Motion: Commissioner Wurman made a motion, seconded by Commissioner McCoy, to recommend **Approval** of ZC-25-114. Motion passed 6-1. Commissioner Trujillo in opposition.

Meeting adjourned: 4:28 p.m.

7/9/25



Stephen Murray, Zoning Administrator
Development Services Department

Jeremy Raines, Chair

ZC minutes

July 9, 2025