

Zoning Commission
June 10, 2026 – Meeting Minutes

Commissioners Present:

Brian Trujillo, District 2
Beth Welch, District 3
Charles Edmonds, District 5
Fredrick Robinson, District 6
Jeremy Raines, Chair, District 7
Tammy Pierce, District 8
Judge Danny Rodgers, District 9
Jacob Wurman, District 10
Carmen Castro, District 11

Staff Members Present:

D.J. Harrell, Director
Dave McCorquodale, Acting Planning Manager
Beth Knight, Senior Planner
Enrique Alvarez, Planner II
Laura Ruiz, Planning Assistant
Chris Austria, Assistant City Attorney II
Trey Qualls, Assistant City Attorney II

Commissioners Absent:

Rodney Mayo, Vice Chair, Mayor's
Appointee
Matt McCoy, District 4

I. PUBLIC HEARING – 1:00 P.M.

Mr. Dave McCorquodale 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 1:08 p.m. on Wednesday, June 10, 2026.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF MAY 13, 2026.

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Robinson, to approve the minutes of the Zoning Commission meeting of May 10, 2026. Motion passed 9-0.

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

https://fortworthgov.granicus.com/player/clip/6068?view_id=10&redirect=true

C. CONTINUED CASES

None.

D. NEW CASES

1. ZC-25-183R

CD 10

- a. Site Location: 11661 Alta Vista Road
- b. Acreage: 3.69
- c. Owner/Applicant: Roman Abundiz / City of Fort Worth
- d. Request: **From:** "E" Neighborhood Commercial and add a Conditional Use Permit for a stone yard, building stone, cutting, sawing or storage with a development waiver for 5 parking spaces; site plan approved
To: "E" Neighborhood Commercial and add a Conditional Use Permit for a stone yard, building stone, cutting, sawing or storage with a development waiver for 29 parking spaces; site plan included

Motion: David McCorquodale, explained a new site plan indicating 34 parking spaces depicted has been submitted and previous waivers are no longer needed. Requested the Board to accept the **Withdraw** of the case. Board Approved Withdraw of case.

This case will be heard by City Council on June 23, 2026.

2. SP-26-008

CD 11

- a. Site Location: 4213 Miller Avenue
- b. Acreage: 0.89
- c. Owner/Applicant: Zone Group, Inc. / Jake Petrie
- d. Request: **To:** Amend the site plan for "PD311" Planned Development for "E" Neighborhood Commercial uses plus car wash and auto repair to add a new 6,435 square foot primary structure and associated parking lot

Motion: Commissioner Castro moved, seconded by Commissioner Trujillo, to recommend **Approval** for SP-26-008. Motion passed 9-0.

This case will be heard by City Council on June 23, 2026.

3. ZC-26-022

CD 7

- a. Site Location: 7640 Jacksboro Highway
- b. Acreage: 1.88
- c. Owner/Applicant: The Hidon Living Trust / TOR Texas, LLC
- d. Request: **From:** "A-5" One-Family Residential, "E" Neighborhood Commercial
To: "E" Neighborhood Commercial and add a Conditional Use Permit (CUP) for retail landscape supply with outdoor sales and a recycling center/transfer station for organic material with outdoor processing and stockpiling with development waivers for outdoor storage between the building and the street, existing 6-foot tall chain link fencing in the front yard, no screening fence adjacent to a residential district and less than 75% of the required landscaping within the front yard as depicted on the site plan; site plan included

Motion: Commissioner Edmonds moved, seconded by Commissioner Robinson, to recommend **Deny** for ZC-26-022. Commissioner Raines Abstained. Motion passed 7-2

This case will be heard by City Council on June 23, 2026.

4. ZC-26-055

CD 7

- a. Site Location: 8715 & 8801 Wagley Robertson Road
- b. Acreage: 4.56
- c. Owner/Applicant: Mike Windham & Donnie Kirk / Townsite, Mary Nell Poole
- d. Request: **From:** "AG" Agricultural, "A-21" One-Family Residential
To: "A-5" One-Family Residential

Motion: Commissioner Edmonds moved, seconded by Commissioner Wurman, to recommend **Approval** for ZC-26-055. Motion passed 9-0.

This case will be heard by City Council on June 23, 2026.

5. ZC-26-061

CD 8

- a. Site Location: 151 Huguley Boulevard
- b. Acreage: 2.15
- c. Owner/Applicant: Texas Health Huguley, Inc. / Teague, Nall, & Perkins, Inc., Anthony Millbitz
- d. Request: **From:** "AG" Agricultural

To: “CF” Community Facilities

Motion: Commissioner Pierce moved, seconded by Commissioner Rodgers, to recommend **Approval** for ZC-26-061. Motion passed 9-0.

This case will be heard by City Council on June 23, 2026.

6. ZC-26-062

CD 2

- a. Site Location: 2204 - 2400 (evens) Cantrell Sansom Road
- b. Acreage: 61.77
- c. Owner/Applicant: Lumbermiller, LP, Marie-Luise Holzmuller-Radulescu Peggy's Folly, L.P., MMSG Limited Partnership & Madison Decker, Ltd., The Charles Gappa and Ann Gappa 2022 Family Trust / Ray Oujesky, Kelly Hart & Hallman, LLP/ James Melody, Hanover Company
- d. Request: **From:** “AG” Agricultural, “C” Medium Density Multifamily, “G” Intensive Commercial
To: “I” Light Industrial

Motion: Commissioner Trujillo moved, seconded by Commissioner Wurman, to recommend **Approval** for ZC-26-062. Motion passed 9-0.

This case will be heard by City Council on June 23, 2026.

7. ZC-26-063

CD 7

- a. Site Location: 9700 Oxenfree Drive
- b. Acreage: 0.71
- c. Owner/Applicant: SP Capstone Group, LLC / Guggenheim Development Services, Kurt Overmyer / JM Civil Engineering, Andre Sutiono
- d. Request: **To:** Add a Conditional Use Permit (CUP) in “E” Neighborhood Commercial for automotive repair (oil change facility) with a development waiver for bay doors facing a one-family residential district; site plan included

Motion: Commissioner Edmonds moved, seconded by Commissioner Wurman, to recommend **Approved** of ZC-26-063. Commissioner Raines Abstained. Motion passed 9-0

This case will be heard by City Council on June 23, 2026.

8. ZC-26-065

CD 9

- a. Site Location: 1419 College Avenue
- b. Acreage: 3.57
- c. Owner/Applicant: Fort Worth Independent School District / Masterplan Consultants, Karl Crawley & Crystal Lemus
- d. Request: **From:** "C/HC District" Medium Density Multifamily/ Historic and Cultural District
To: "CF/HC District" Community Facilities/ Historic and Cultural District

Motion: Commissioner Rodgers moved, seconded by Commissioner Trujillo, to recommend **Approve** for ZC-26-065. Motion passed 9-0.

This case will be heard by City Council on June 23, 2026.

9. ZC-26-067

CD 9

- a. Site Location: 1405 Alston Avenue
- b. Acreage: 0.23
- c. Owner/Applicant: Fort Worth Independent School District / Masterplan Consultants, Karl Crawley & Crystal Lemus
- d. Request: **From:** "A-5/HC District" One-Family Residential/ Historic and Cultural District
To: "CF/HC District" Community Facilities/ Historic and Cultural District

Motion: Commissioner Rodgers moved, seconded by Commissioner Wurman, to recommend **Approval** for ZC-26-067. Motion passed 9-0.

This case will be heard by City Council on June 23, 2026.

10. ZC-26-070

CD 2

- a. Site Location: 2115 Belle Avenue
- b. Acreage: 2.07
- c. Owner/Applicant: Carebridge Health Services LLC, Uzoeshi & Eleanor Anukam
- d. Request: **From:** "CF" Community Facilities
To: "E" Neighborhood Commercial

Motion: Commissioner Trujillo moved, seconded by Commissioner Welch, to recommend **Continuance to the July 8th hearing** for ZC-26-070. Motion passed 8-1.

This case will be heard by City Council on June 23, 2026.

11.ZC-26-071

CD 2

- a. Site Location: 1297-1309 (odds) Cantrell Sansom Road
- b. Acreage: 12.45
- c. Owner/Applicant: MC & Janet Brister / Hopewell Development II, LP / Kimley-Horn and Associates, Inc., Brandon Middleton
- d. Request: **From:** "F" General Commercial, "K" Heavy Industrial
To: "I" Light Industrial

Motion: Commissioner Trujillo moved, seconded by Commissioner Wurman, to recommend **Continuance to the July 8th hearing as requested by Applicant** for ZC-26-071. Motion passed 9-0.

This case will be heard by City Council on June 23, 2026.

Meeting adjourned: 2:17 p.m.

6/10/26



Dave McCorquodale, Zoning Administrator
Development Services Department



Jeremy Raines, Zoning Commission Chair