

**Zoning Commission  
June 11, 2025 – Meeting Minutes**

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**Commissioners Present:**

Rodney Mayo, District 1  
Brian Trujillo, District 2  
Charles Edmonds, District 5  
Myra Mills Tschirhart, District 6 (Virtual)  
Jeremy Raines, Chair, District 7  
Tammy Pierce, District 8  
Judge Danny Rodgers, District 9  
Jacob Wurman, District 10  
Cathy Romero, District 11 (Virtual)

**Commissioners Absent:**

Beth Welch, District 3  
Matt McCoy, District 4

**Staff Members Present:**

D.J. Harrell, Development Services 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 1:11 p.m. on Wednesday, June 11, 2025.

**B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF MAY 14, 2025.**

Motion: Commissioner Rogers made a motion, seconded by Commissioner Mayo, that the minutes of the Zoning Commission meeting of May 14, 2025 be approved. Motion passed 9-0.

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

[http://fortworthgov.granicus.com/ViewPublisher.php?view\\_id=2](http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2)

**C. CONTINUED CASES****1. ZC-25-021****CD 11**

**(Continued from May Zoning Commission)**

- |                     |  |
|---------------------|--|
| a. Site Location:   | 3220 Ennis Avenue  |
| b. Acreage:         | 10.84  |
| c. Applicant/Agent: | Glenn Woodard, Westwood PS / Aaron Buckner, 3220 Ennis Ave, LLC  |
| d. Request:         | From: "K" Heavy Industrial   |
|                     | To: "J" Medium Industrial plus a Conditional Use Permit (CUP) for rock crushing facility for 5 years, site plan included |

Motion: Commissioner Romero made a motion, seconded by Commissioner Mayo, to recommend **Approval for temporary rock crushing facility for 5 years** of ZC-25-021. Motion passed 9-0.

**2. ZC-25-027****CD 11**

**(Continued from March 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 for Continuance to July Zoning Commission** of ZC-25-027. Motion passed 9-0.

**3. ZC-25-028**

**CD 2**

**(Continued from May 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

Motion: Commissioner Trujillo made a motion, seconded by Commissioner Rodgers, to recommend **Approval of continuance to the July Zoning Commission** of ZC-25-028. Motion passed 9-0.

**4. ZC-25-072**

**CD 9**

**(Continued from May Zoning Commission)**

- a. Site Location: 2728 Lubbock Avenue
- b. Acreage: 0.43
- c. Applicant/Agent: Bill Newsome, CLPL Houses, LLC / Rachael Owens
- d. Request: From: "C" Medium Density Multifamily/TCU Overlay  
To: "UR" Urban Residential/TCU Overlay

Motion: Commissioner Rodgers made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-25-072. Motion passed 9-0.

**E: NEW CASES**

**5. 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: 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 increase in height, ingress and egress along Clinton Avenue, site plan included.

***This case will continued until July. No public hearing will be held.***

***No vote needed, only re-notice required.***

**6. ZC-25-055**

**CD 11**

- a. Site Location: 5200 & 5204 Saunders Rd
- b. Acreage: 0.5
- c. Applicant/Agent: Carlos Landeros / Almy Prefontaine
- d. Request: From: "B" Two-Family Residential  
To: "I" Light Industrial

Motion: Commissioner Romero made a motion, seconded by Commissioner Trujillo, to recommend **Approval** of ZC-25-055. Motion passed 8-1. Commissioner Pierce in opposition.

**7. 7ZC-25-057**

**CD 5**

- a. Site Location: 8661 & 8689 John T White Rd
- b. Acreage: 2.69
- c. Applicant/Agent: AL-HEDAYAH ACADEMY INC / Darwish Otrok
- d. Request: From: "E" Neighborhood Commercial  
To: "MU-1" Low-Intensity Mixed Use

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Wurman, to recommend **Approval of continuance to the August Zoning Commission** of ZC-25-057. Motion passed 8-0.

**8. ZC-25-061**

**CD 5**

- a. Site Location: 5425 Cottey Street
- b. Acreage: 0.16
- c. Applicant/Agent: Ana Vasquez / Luis Hernandez
- d. Request: From: "E" Neighborhood Commercial/Stop Six Overlay  
To: "A-5" One-Family Residential/Stop Six Overlay

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-25-061. Motion passed 9-0.

**9. ZC-25-065**

**CD 2**

- a. Site Location: 1234 NW 28TH ST & 2722 Chestnut Ave
- b. Acreage: 7.3
- c. Applicant/Agent: Joel Gutierrez/ GTZ 1234 LLC
- d. Request: From: "PD 1331" Planned Development for all uses in "ER" Neighborhood Commercial restricted for a restaurant with drive through, no alcohol permitted; site plan waived.  
To: "E" Neighborhood Commercial

Motion: Commissioner Trujillo made a motion, seconded by Commissioner Rodgers, to recommend **Approval** of ZC-25-065. Motion passed 9-0.

**10. ZC-25-068**

**CD 2**

- a. Site Location: 4801 Marine Creek Pkwy

- b. Acreage: 2.04
- c. Applicant/Agent: Tarrant County College District/ Tyson Thompson, Baird, Hampton, & Brown (BHB)
- d. Request: From: "AG" Agriculture  
To: "CF" Community Facilities

Motion: Commissioner Trujillo made a motion, seconded by Commissioner Wurman, to recommend **Approval** for ZC-25-068. Motion passed 9-0.

#### 11. ZC-25-069

**CD 5**

- a. Site Location: 3601 S Highway 157 Highway
- b. Acreage: 1.33
- c. Applicant/Agent: SFW 90 LLC & SFW 75, LLC, David Zulejkic/ Rhett Bennett, Black Mountain/ Bob Riley, Half
- d. Request: From: "AG" Agriculture  
To: "I" Light Industrial

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Trujillo, to recommend **Denial** of ZC-25-069. Motion passed 9-0.

#### 12. ZC-25-071

**CD 3**

- a. Site Location: 3732 (3726 -3730) Benbrook Highway
- b. Acreage: 0.22
- c. Applicant/Agent: Larraine & Edward Courtney/ Courtney Trust
- d. Request: From: "E" Neighborhood Commercial/APZ II NASJRB Overlay  
To: "I" Light Industrial/APZ II NASJRB Overlay

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-25-071. Motion passed 8-1. Commissioner Mills-Tschirhart in opposition.

#### 13. ZC-25-075

**CD 7**

- a. Site Location: 2901 -2913 (odds) Chapel Creek Blvd, 10116 Scharf Rd, 10121 Westland Rd
- b. Acreage: 0.99
- c. Applicant/Agent: Bourke Harvey / Tyson Thompson, Baird, Hampton, & Brown (BHB)
- d. Request: From: "A-5" One-Family Residential  
To: "F" General Commercial

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Rodgers, to recommend **Approval** of ZC-25-075. Motion passed 9-0.

#### 14. ZC-25-082

**CD All**

- a. Site Location: MU Mixed Use Table Text Amendment
- c. Applicant/Agent: City of Fort Worth
- d. Request: To: An Ordinance Amending The Zoning Ordinance Of The City Of Fort

Worth, Being Ordinance No. 21563, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, By Amending Article 13 "Form Based Districts", Of Chapter 4, "District Regulations" To Amend Section 4.1203 "Form Based Districts Code Use Table" To Remove One-Family Detached Dwelling As a Uses Allowed By Right in MU-1 And MU-2

Motion: Commissioner Trujillo made a motion, seconded by Commissioner Rogers, to recommend **Approval** of ZC-25-082. Motion passed 8-0.

**15. ZC-25-083 (AX-24-016)**

**Future CD 10**

- a. Site Location: 2185 Golden Heights Road
- b. Acreage: 14
- c. Applicant/Agent: Alliance Community Fellowship/ Al & Lindsay Burtin
- d. Request: From: Unzoned  
To: "CF" Community Facilities

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Mayo, to recommend **Approval** of ZC-25-083. Motion passed 8-0.

**16. ZC-25-086**

**CD 7**

- a. Site Location: 7300 & 7350 Granbury Road; 5591 Mesa Springs Dr.
- b. Acreage: 33.08
- c. Applicant/Agent: Crowley ISD/Matrix-Equities/Jackson Walker
- d. Request: From: "AG" Agricultural  
To: "FR General Commercial Restricted

Motion: Commissioner Rodgers made a motion, seconded by Commissioner Trujillo, to recommend **Denial** of ZC-25-086. Motion passed 6-3. Commissioner Romero, Pierce, and Wurman in opposition.

**17. ZC-25-089**

**CD 3**

- a. Site Location: 3636 Alameda Street
- b. Acreage: 0.4
- c. Applicant/Agent: Catfish Properties, LLC / Theo Thompson
- d. Request: From: "AG" Agricultural  
To: "I" Light Industrial

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Trujillo, to recommend **Approval** of ZC-25-089. Motion passed 8-0.'

**18. ZC-25-090**

**CD 10**

- 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 Trujillo, to recommend **Denial with Prejudice** of ZC-25-090. Motion passed 7-0-1.

**19. ZC-25-093**

**CD 11**

- a. Site Location: 2000 W Seminary Dr; North of W Seminary Dr., West of 8th Avenue., and South of Bolt Street
- b. Acreage: 40.55
- c. Applicant/Agent: Southwestern Baptist Theological Seminary / Landon Geary
- d. Request: From: "PD 885" "PD/CF" Planned Development for all uses in "CF" Community Facilities with a maximum height of 75 feet; site plan waived.  
To: "C" Medium Density Multifamily

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Mayo, to recommend **Approval for Continuance to August Zoning Commission** of ZC-25-093. Motion passed 8-0.

**20. ZC-25-094**

**CD 11**

- a. Site Location: 3715 & 3721 E Belknap Street
- b. Acreage: 0.4
- c. Applicant/Agent: Abdul Samim & Abdul Waris
- d. Request: From: "E" Neighborhood Commercial  
To: "FR" General Commercial Restricted

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Mills-Tschirhart, to recommend **Denial** of ZC-25-094. Motion passed 7-1. Commissioner Wurman in opposition.

**21. ZC-25-096**

**CD 8**

- a. Site Location: 200 Old Highway 1187
- b. Acreage: 9.44
- c. Applicant/Agent: Catfish Properties, LLC / Theo Thompson
- d. Request: From: "MU-1" Low Intensity Mixed Use  
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily, with development standards to allow fences in area between the building façade and the property line, reduced front yard setback, reduced open space and reduced parking and waiver to the Multifamily Design (MFD) submittal, site plan required

Motion: Commissioner Pierce made a motion, seconded by Commissioner Wurman, to recommend **Approval for Continuance to July Zoning Commission** of ZC-25-096. Motion passed 8-0.

**22. ZC-25-097**

**CD 5**

- a. Site Location: 6101, 6109, 6117 and 6125 Willard Rd
- b. Acreage: 2.08
- c. Applicant/Agent: FS Willard LLC / Shivam Shah
- d. Request: To: Renew Conditional Use Permit (CUP) for Auto Repair in "E" Neighborhood Commercial for 5 years, site plan included

- d. Request: To: Renew Conditional Use Permit (CUP) for Auto Repair in "E" Neighborhood Commercial for 5 years, site plan included

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Mayo, to recommend **Approval of renewal for (5) years with no development waivers** of ZC-25-097. Motion passed 7-1. Commissioner Trujillo in opposition.

**23. ZC-25-098**

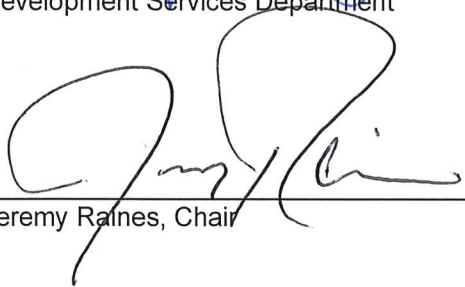
**CD 3**

- a. Site Location: North, South, West of N Normandale, between Loop 820 and Las Vegas Trail  
b. Acreage: 180  
c. Applicant/Agent: City of Fort Worth  
d. Request: From: "A-43" One-Family; "CR" Low Density Multifamily; "C" Medium Density Multifamily; "D" High Density Multifamily; "E" Neighborhood Commercial  
To: "MU-1" Low Intensity Mixed Use

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-25-098. Motion passed 8-0.

**Meeting adjourned: 4:22 p.m.**

**6/11/25**

  
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Stephen Murray, Zoning Administrator  
Development Services Department  
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Jeremy Raines, Chair