

**Zoning Commission  
March 12, 2025 – Meeting Minutes**

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**Commissioners Present:**

Rodney Mayo, District 1  
Brian Trujillo, District 2  
Beth Welch, District 3 (Virtual)  
Matt McCoy, District 4  
Rafael McDonnell, Chair, District 5  
Kelicia Stevenson, District 6 (Virtual)  
Jeremy Raines, District 7  
Tammy Pierce, District 8  
Judge Danny Rodgers, District 9  
Jacob Wurman, District 10  
Cathy Romero, District 11 (Virtual)

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

**Commissioners Absent:****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 McDonnell called the regular session of the Fort Worth Zoning Commission to order at 1:07 p.m. on Wednesday, March 12, 2025.

**B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF FEBRUARY 12, 2025.**

Motion: Commissioner Raines made a motion, seconded by Commissioner Wurman, that the minutes of the Zoning Commission meeting of February 12, 2025 be approved. Motion passed 11-0.

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-25-004**

**CD 11**

- |                     |  |
|---------------------|--|
| a. Site Location:   | 521 & 2109 Beach Street and 4021, 4025 E. 4th Street   |
| b. Acreage:         | 31.33  |
| c. Applicant/Agent: | Josh Eadie / Amanda Matas / Bo Trainor   |
| d. Request:         | From: "I" Light Industrial & "B" Two-Family Residential<br>To: "PD/D" Planned Development for "D" High-Density Multifamily plus detached multifamily with development standards for: less than the 30' minimum setback along one-family district, no bufferyard plantings, and to allow fencing along in front of building and along the ROW, no tree canopy preservation requirement; site plan included. |

Motion: Commissioner Romero made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-25-004. Motion passed 11-0.

**E: NEW CASES**

**2. ZC-24-135**

**CD 10**

- a. Site Location: 1101 Block Highway 114
- b. Acreage: 19.56
- c. Applicant/Agent: Traditions Investors LLC / Tyler Wallach with Jackson Walker LLP
- d. Request: From: "A-5" One-Family Residential; "PD 1363" Planned Development for all uses in "D" High Density Multifamily for detached multifamily with development standards for setbacks, fencing, open space, signage and waiver to the MFD submittal, site plan required  
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily for detached multifamily with development standards for reduced front yard setback, reduction in open space, fencing located between buildings and ROW; unit locations; MFD waiver requested; site plan required.

**This case will be continued to the April Zoning Commission Meeting.  
No Public Hearing will be held.**

**3. ZC-24-157**

**CD 7**

- a. Site Location: 3621 Bryce Ave (2050 Montgomery St)
- b. Acreage: 3.08
- c. Applicant/Agent: Darin McReynolds Norman, Urbanworth, LLC / 2050 Montgomery LLC
- d. Request: From: "J" Medium Industrial; "CR" Low-Density Multifamily  
To: "PD/MU-2" Planned Development for all uses in "MU-2" High Density Mixed-Use excluding short-term rental, event center, rental hall, service station, pawn shop, height of 85', site plan waiver requested.

**This case will be heard by Council on March 25th.**

Motion: Commissioner Raines made a motion, seconded by Commissioner Mayo to recommend **Denial without Prejudice** of ZC-24-157. Motion passed 11-0.

**4. ZC-24-162 (AX-24-017)**

**(Future) CD 3**

- a. Site Location: SE Corner of I-20 & Chapin School Rd
- b. Acreage: 186.09
- c. Applicant/Agent: PMB I20 Land LP, K. Taylor Baird / LJA Engineering, Mickey Garner
- d. Request: From: Unzoned  
To: "PD/G & J" Planned Development for all uses in "G" Intensive Commercial and "J" Medium Industrial with development standards for increased setbacks, parking, and fences allowed along property lines; site plan waiver requested.

Motion: Commissioner Welch made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-24-162 (AX-24-017) . Motion passed 11-0.

**5. ZC-25-005**

**CD 8**

- a. Site Location: 6620 & 6700 Village Pkwy; 1601 Altamesa Blvd, and 6625 Camelot Rd
- b. Acreage: 16.67
- c. Applicant/Agent: Josh Eadie / Bo Trainor
- d. Request: From: Unzoned  
To: "PD/D" Planned Development for "D" High-Density Multifamily plus detached multifamily with development standards for: less than the 30' minimum setback along one-family district, no bufferyard plantings, and to allow fencing along in front of building and along the ROW; site plan included.

Motion: Commissioner Pierce made a motion, seconded by Commissioner Stevenson, to recommend **Approval for** ZC-25-005. Motion passed 7-4. (Commissioner Raines, Wurman, Romero, and Trujillo in opposition.)

## 6. ZC-25-008

**CD 5**

- a. Site Location: 7900 Trinity Blvd.
- b. Acreage: 39.35
- c. Applicant/Agent: Kenneth B. Newell / David Gregory
- d. Request: From: "PD 224"PD/SU" Planned Development/Specific Use for all existing zoning categories plus sand and gravel mining  
To: "TL-N" Trinity Lakes Neighborhood Zone

Motion: Commissioner Raines made a motion, seconded by Commissioner Wurman, to recommend **Approval of continuance to the April Zoning Commission** of ZC-25-008. Motion passed 10-1. (Commissioner Pierce in opposition.)

## 7. SP-25-003

**CD 6**

- a. Site Location: 7601 Summer Creek Drive
- b. Acreage: 0.76
- c. Applicant/Agent: Kevin Afkami, Make SM, Inc. / Andrew Yeoh, Triangle Engineering
- d. Request: To: Add site plan in "PD 246" Planned Development for all uses in "E" Neighborhood Commercial excluding tattoo parlor and massage parlor with development standards on file with Development Services Department for a restaurant.

Motion: Commissioner Stevenson made a motion, seconded by Commissioner Raines, to recommend **Approval** for SP-25-003. Motion passed 11-0.

## 8. SP-25-004

**CD 9**

- a. Site Location: 549 Carroll Street
- b. Acreage: 1.31
- c. Applicant/Agent: Riokim Montgomery, LP/ Felipe Rocha, Atwell, LLC/ Bassam Abusad, JLL
- d. Request: To: Amend restaurant site plan in PD 574 Planned Development for all uses in "MU-2" Mixed-Use with "DD" Demolition Delay to demo concrete parking, drive areas, create dual drive thru lanes and add 212 sf.

Motion: Commissioner Rodgers made a motion, seconded by Commissioner Wurman, to recommend **Approval** of SP-25-004. Motion passed 10-0.

**9. ZC-25-014**

**CD 9**

- a. Site Location: 222 N University Drive & Sec. of 100 N University Drive
- b. Acreage: 1.38
- c. Applicant/Agent: FW Westside RE Investors, LLC / Ray Oujesky, Kelly Hart & Hallman, LLP
- d. Request: From: "J" Medium Industrial  
To: "MU-2" High-Density Mixed Use

Motion: Commissioner Rodgers made a motion, seconded by Commissioner Wurman, to recommend **Approval** for ZC-25-014. Motion passed 11-0.

**10. ZC-25-018**

**CD 5**

- a. Site Location: 3207 & 3211 House Anderson Road
- b. Acreage: 0.83
- c. Applicant/Agent: Miguel Valdez / Jonathan Saldana & Alejandra Diaz, DDS Group
- d. Request: From: "AG" Agricultural  
To: "A-21" One-Family Residential

Motion: Commissioner Raines made a motion, seconded by Commissioner Trujillo, to recommend **Approval** of ZC-25-018. Motion passed 11-0.

**11. ZC-25-022 ( AX-25-001)**

**(Future) CD 6**

- a. Site Location: 9625 Old Granbury Road
- b. Acreage: 4.54
- c. Applicant/Agent: Old Granbury Holdings, LLC / Bo Trainor, Westwood PS
- d. Request: From: Unzoned  
To: "G" Intensive Commercial

Motion: Commissioner Stevenson made a motion, seconded by Commissioner Raines, to recommend **Approval of continuance to the April Zoning Commission meeting** of ZC-25-022 (AX-25-001). Motion passed 11-0.

**12. ZC-25-025**

**CD 11**

- a. Site Location: 3001 and 3015 Fisher Avenue
- b. Acreage: 4.80
- c. Applicant/Agent: Fort Worth Badminton LLC by Kimley-Horn
- d. Request: From: "ER" Neighborhood Commercial Restricted  
To: "E" Neighborhood Commercial

Motion: Commissioner Romero made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-25-025. Motion passed 11-0.

**13. ZC-25-026**

**CD 10**

- a. Site Location: 15800 - 15900 blocks Championship Parkway
- b. Acreage: 17.2
- c. Applicant/Agent: Hannah Haber, McAdams / Bo Jones, LIV Development, LLC /  
Roanoke 35/114 Partners LP & Roanoke 35/114 O&G Partners LP
- d. Request: From: "K" Heavy Industrial  
To: "PD/C" Planned Development for all uses in "C" Medium Density  
Multifamily plus detached multifamily with development standards for  
reduction in open space, reduction in parking, increase in height, no  
Urban Forestry requirements, MFD site plan waiver; site plan  
required

Motion: Commissioner Wurman made a motion, seconded by Commissioner Trujillo, to recommend **Approval** of ZC-25-026. Motion passed 11-0.

#### 14. ZC-25-027

**CD 11**

- 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: "D" High Density Multifamily

Motion: Commissioner Romero made a motion, seconded by Commissioner Raines, to recommend the **Approval of continuance to the May Zoning Commission** of ZC-25-027. Motion passed 10-0.

#### 15. ZC-25-030

**CD 10**

- a. Site Location: 10620 N Riverside Drive
- b. Acreage: 7.68
- c. Applicant/Agent: Amir Namakforoosh
- d. Request: From: "FR" General Commercial Restricted  
To: "MU-1" Low-Intensity Mixed Use

Motion: Commissioner Wurman made a motion, seconded by Commissioner Rodgers to recommend **Approval** of ZC-25-030. Motion passed 11-0.

#### 16. ZC-25-031

**CD 2**

- a. Site Location: 4900 Blue Mound Road
- b. Acreage: 21.90
- c. Applicant/Agent: Cody Brewer, Kimley-Horn / ART Mortgage Borrower Propco 2010-5 LLC
- d. Request: From: "K" Heavy Industrial  
To: "PD/K" Planned Development for all uses in "K" Heavy Industrial  
removing certain uses (see exhibit A) with development standards for  
increase in height to 130-foot, site plan waiver requested

Motion: Commissioner Trujillo made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-25-031. Motion passed 11-0.

**This case will be heard by Council on March 25th.**

**17. ZC-25-033****CD 6**

- a. Site Location: 5410 & 5420 Geddes Avenue
- b. Acreage: 0.29
- c. Applicant/Agent: David Gregory, DCG Engineering / QJ Development LLC
- d. Request: From: "A-5" One-Family Residential  
To: "B" Two-Family Residential

Motion: Commissioner Stevenson made a motion, seconded by Commissioner Wurman, to recommend **Denial with prejudice** of ZC-25-033. Motion passed 11-0.

**18. ZC-25-034****CD 8**

- a. Site Location: 12195 South Fwy
- b. Acreage: 7.30
- c. Applicant/Agent: Scott Gibson
- d. Request: From: "AG" Agricultural and "E" Neighborhood Commercial  
To: "CF" Community Facilities

Motion: Commissioner Pierce made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-25-034. Motion passed 11-0.

**19. ZC-25-036****CD 7**

- a. Site Location: Generally, 1700-2500 blks University DR., 1900-2500 blks Montgomery St., 3220 Botanic Garden Blvd.
- b. Acreage: 83.77
- c. Applicant/Agent: City of Fort Worth
- d. Request: From: "J" Medium Industrial; "A-5" One-Family  
To: Properties West of Montgomery Street:  
"PD/G" Planned Development for all uses in "G" Intensive Commercial excluding auto uses, max height five (5) story; "E" Neighborhood Commercial;  
"CUP" Conditional Use Permit for bar in "E" Neighborhood Commercial;  
"CUP" Conditional Use Permit for warehouse in "E" Neighborhood Commercial; and  
"CUP" Conditional Use Permit for warehouse/food processing in "E" Neighborhood Commercial  
  
Properties East of Montgomery Street:  
"PD/G" Planned Development for all uses in "G" Intensive Commercial excluding auto uses; site plan waiver requested; and  
"CF" Community Facilities

Motion: Commissioner Raines made a motion, seconded by Commissioner Wurman, to recommend **Approval of continuance to the May Zoning Commission** of ZC-25-036. Motion passed 11-0.

**20. ZC-25-037****CD 4, 7, 10**

- a. Site Location: 3340 High School Drive; 8250 Parkwood Hill Blvd.; 7900 N. Riverside Dr.; 5401 Wall Price Keller Rd.; 12120 Woodland Springs Dr.; 3901 Summerfields Blvd.; 4647 & 5400 Shiver Rd.; 6900 Bayberry Dr.; 4101 Twin Creeks Dr.; 3821 Staghorn Circle S.; 8201 Parkwood Hills Blvd.; 9345 General Worth Dr.; 5100 Glen Canyon Rd.; 2770 & 2780 Keller Hicks Rd.; 4001 Thompson Rd.;

b. Applicant/Agent:

c. Request:

2032 Canchim St.; 4600 Alta Vista; 9450 Ray White Rd.; 3201 Thompson Rd.; 3056 Clay Mountain Trl.

City of Fort Worth

From: "AG" Agricultural, "A-7.5" One-Family Residential, "A-5" One-Family Residential, "AR" One-Family Restricted, "B" Two-Family Residential, "CR" Low-Density Multifamily, "E" Neighborhood Commercial, "G" Intensive Commercial, "I" Light Industrial

To: "CF" Community Facilities

Motion: Commissioner Mayo made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-25-037. Motion passed 9-0.

**This case will be heard by Council on March 25th.**

**Meeting adjourned: 4:16 p.m.**

**3/13/25**

  
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Stephen Murray, Zoning Administrator  
Development Services Department  
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Rafael McDonnell, Chair