

Zoning Commission
May 13, 2026 – Meeting Minutes

Commissioners Present:

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
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
Aleigh'Ja Love, Planning Assistant
Chris Austria, Assistant City Attorney II
Trey Qualls, Assistant City Attorney II

Commissioners Absent:

Rodney Mayo, Vice Chair, District 1

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 1:04 p.m. on Wednesday, May 13, 2026.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF APRIL 8, 2026.

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Wurman, to approve the minutes of the Zoning Commission meeting of April 8, 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

1. ZC-26-039

CD 2

- a. Site Location: 2801 NW Loop 820
- b. Acreage: 68.49
- c. Owner/Applicant: Marion Sansom Co. / Steve Riordan / Westwood Professional Services
- d. Request: **From:** "A-5" One-Family Residential & "AG" Agricultura
To: "I" Light Industrial

Motion: Commissioner Trujillo moved, seconded by Commissioner Wurman, to recommend **Approval as Amended, "PD/I with development standards for a minimum 35% open space for the total site area, increased setbacks of 90 feet along the southwest property line, 80 feet along the southeast property line, all others per current code, with excluded uses including correctional facility, sexually oriented business, massage parlor, data center, crematorium, tattoo parlor, probation or parole office, coal, coke or wood yard, taxidermist shop, bar / tavern / dance hall, towing yard with office, massage therapy and spa, machine shops, galvanizing, assaying, water treatment facility, and transient food vendor, site plan required** for ZC-26-039. Motion passed 9-0.

2. ZC-26-042

CD Future 3

- a. Site Location: 100 - 500 blocks Farmer Road (FM 3325) at I-20
- b. Acreage: 184.39
- c. Owner/Applicant: John Henry Dean & Shirley Lawson Foundation / Michael Trenary, Standridge Companies / Westwood, Professional Services
- d. Request: **From:** Unzoned (AX-25-006)
To: **Tract 1** (60.023 ac.) "G" Intensive Commercial; and **Tract 2** (124.365 ac.) "PD" Planned Development for all uses in "G" Intensive Commercial, "I" Light Industrial, "R1" Zero Lot Line/Cluster, "R2" Townhouse/Cluster, "UR" Urban Residential, "D" High Density Multifamily with a maximum of 2,000 multifamily dwelling units, excluding "A-5" One-Family Residential development,[CA1.1][DM1.2] permanent asphalt or concrete batch plant, and data center; plus development standards for multifamily uses to have a maximum height of 48-feet within 250-feet of one-family uses[CA2.1][DM2.2], light industrial fences[CA3.1][DM3.2], walls, screening fences and railings allowed on or near property line, chain link fencing not permitted; MFD site plan waiver requested, PD site plan required"

Motion: Commissioner Welch moved, seconded by Commissioner Edmonds, to recommend **Approval** for ZC-26-042. Motion passed 10-0.

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

D. NEW CASES

3. SP-26-006

CD 10

- a. Site Location: 15801 Championship Parkway
- b. Acreage: 17.12
- c. Owner/Applicant: Roanoke 35/114 Partners, LP, Bill Boecker / Cerco Development, Inc., Zach Johnston / KFM Engineering & Design, David Pitcher
- d. Request: **From:** Unzoned (AX-25-006)
To: Amend "PD1432" site plan to remove detached multifamily dwelling units

Motion: Commissioner Wurman moved, seconded by Commissioner Rodgers, to recommend **Approval** for SP-26-06. Motion passed 10-0.

4. ZC-26-013

CD 2

- a. Site Location: 1509 -1521 Circle Park Boulevard; 1506 -1520 Lincoln Avenue
- b. Acreage: 2.63
- c. Owner/Applicant: Primera Baptist Church / Irma Park, LLC / Megan Lasch and Abby Penner
- d. Request: **From:** "CF" Community Facilities
To: "PD/UR" Planned Development for all uses in "UR" Urban Residential excluding Government Office Facility, Museum, Library, or Fine Arts Center, Hospice, Country Club (private), Golf Course, One-Family[MR5.1][DM5.2] Detached Dwellings, One-Family Attached Dwellings, One-Family Zero Lot Line Attached Or Detached Dwellings, Two-Family Detached Dwellings And Duplex/Two-Family Attached Dwellings with development standards for no rear yard setback, no individual entries for street-level residential units, and 93 parking spaces[CA6.1][DM6.2]; site plan included.

Motion: Commissioner Trujillo moved, seconded by Commissioner Robinson, to recommend **Approval** for ZC-26-013. Motion passed 10-0.

5. ZC-26-043

CD 10

- a. Site Location: 18500 - 19300 blocks Old FM 156
- b. Acreage: 48.59
- c. Owner/Applicant: Omas Lewayne Peterson, Brad Judge, Jeff Judge, Erik Peterson, Kevin Peterson / Valley Industrial Partners / Kimley-Horn and Associates, Brandon Middleton
- d. Request: **From:** Unzoned (AX-26-002)
To: “**Tract 1**” (2.57 ac): “I/AO” Light Industrial/Airport Overlay
“**Tract 2A**” (8.66 ac): “I/AO” Light Industrial/Airport Overlay
“**Tract 2B**” (37.36 ac): “K/AO” Heavy Industrial/Airport Overlay

Motion: Commissioner Wurman moved, seconded by Commissioner Trujillo, to recommend **Approval** for ZC-26-043. Motion passed 10-0

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

6. ZC-26-044

CD Future 3

- a. Site Location: 16250 Old Weatherford Road
- b. Acreage: 31.40
- c. Owner/Applicant: Kevin W. Van, Bishop of the Catholic Diocese of Fort Worth / Masterplan Consultants, Wes Hoblit
- d. Request: **From:** Unzoned (AX-26-003)
To: “CF” Community Facilities

Motion: Commissioner Welch moved, seconded by Commissioner McCoy, to recommend **Approval** for ZC-26-044. Motion passed 10-0.

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

7. ZC-26-048

CD 8

- a. Site Location: 1800 Altamesa Boulevard
- b. Acreage: 1.79
- c. Owner/Applicant: Hillcrest, LLC / Matkin Hoover Engineering & Surveying / Dylan Marshall
- d. Request: **To:** Add Conditional Use Permit “CUP” for an automated carwash in “FR” General Commercial Restricted and “F” General Commercial; site plan included

First Motion: Commissioner Pierce moved, seconded by Commissioner Edmonds, to recommend **Approval** for ZC-26-048. Motion failed 5-5. Commissioners Raines, Trujillo, Robinson, McCoy and Castro in opposition.

Motion to Reconsider: Commissioner Trujillo moved, seconded by Commissioner Robinson, to recommend **Approval to reconsider motion** for ZC-26-048. Motion passed 9-1. Commissioner McCoy in opposition.

Second Motion: Commissioner Pierce moved, seconded by Commissioner Wurman, to recommend **Approval** for ZC-26-048. Motion passed 9-1. Commissioner McCoy in opposition.

8. ZC-26-049

CD 6

- a. Site Location: 5700 Lenore Street
- b. Acreage: 0.23
- c. Owner/Applicant: Summy Estate Holdings Corporation / Abby Sunmonu
- d. Request: **From:** "ER" Neighborhood Commercial Restricted
To: "B" Two-Family Residential

Motion: Commissioner Robinson moved, seconded by Commissioner Rodgers, to recommend **Approved** for ZC-26-049. Motion passed 10-0.

9. ZC-26-052

CD 10

- a. Site Location: 648 E. Bonds Ranch Road
- b. Acreage: 5.10
- c. Owner/Applicant: H-E-B LP / Baird Hampton & Brown, Inc., Joe LaCroix
- d. Request: **From:** "AG" Agricultural
To: "I" Light Industrial

Motion: Commissioner Wurman moved, seconded by Commissioner Trujillo, to recommend **Approved** of ZC-26-052. Motion passed 10-0.

10. ZC-26-053

CD 8

- a. Site Location: 1400 Block Marion Avenue
- b. Acreage: 1.14
- c. Owner/Applicant: Carmen Chavez / Kelly Hart & Hallman, LLP Ray Oujesky and Jeff Whitfield
- d. Request: **From:** "A-5" One-Family Residential
To: "I" Light Industrial

Motion: Commissioner Pierce moved, seconded by Commissioner Robinson, to recommend **Denial** for ZC-26-053. Motion passed 10-0.

11.ZC-26-054

CD 2

- a. Site Location: 115 NW 25th Street & 2458 Ellis Avenue
- b. Acreage: 0.54
- c. Owner/Applicant: Franklin Leddy Corp & W Real Estate Holdings, LLC
- d. Request:
 - To:** Add Conditional Use Permit (CUP) in “SY-TNX-55” Stockyards Transition: Neighborhood Mixed-Use-55 for a structured parking garage without time limit; site plan included

Motion: Commissioner Trujillo moved, seconded by Commissioner Wurman, to recommend **Approval** for ZC-26-054. Motion passed 10-0.

12.ZC-26-056

CD 8

- a. Site Location: 2100 & 2106 E. Richmond Avenue
- b. Acreage: 4.16
- c. Owner/Applicant: K5 Holdings Group, LLC / Dynamic Engineering Consultants, PC / Cassandra Huggins
- d. Request:
 - From:** “PD1114” and “I” Light Industrial
 - To:** “PD1114” Planned Development for all uses in “I” Light Industrial plus welding, batch powder coating and metal shearing; site plan included[

***This case was withdrawn. No action taken.**

13.ZC-25-206

CD 11

- a. Site Location: 3812 E. Loop 820 S.
- b. Acreage: 3.09
- c. Owner/Applicant: E Loop 820, LLC / Leslie Ford / Ofi Chito
- d. Request:
 - From:** “MU-1” Low Intensity Mixed-Use
 - To:** “PD/MU-1” Planned Development/Low Intensity Mixed-Use for neighborhood commercial drive through restaurants and retail with all uses in “MU-1” excluding liquor or package store, gasoline sales, and credit access business; development standards for 55’ maximum primary street setback, surface parking allowed between front building and the street, up to 70% parking lot

frontage allowed along a street, street trees and pedestrian lights allowed on private property frontage within 5 feet of the ROW, principal building entrances may not be from public sidewalk or plaza, primary entrances may be from parking lot, drive-through windows and stacking lanes allowed to be located along facades of buildings that face a street, driveways may be located within the front yard setback between the building front and the street, and passenger car parking allowed in the supplemental building setback at all times of day; site plan included

Motion: Commissioner Castro moved, seconded by Commissioner Rodgers, to recommend **Approval** for ZC-25-206. Motion passed 10-0.

14.ZC-26-057

CD All

- a. Site Location: Text Amendment
- b. Owner/Applicant: City of Fort Worth
- c. Request: **To:** An Ordinance amending the Comprehensive Zoning Ordinance, being Ordinance No. 21653, as amended, of the City of Fort Worth codified as Appendix "A" of the Code of the City of Fort Worth (2015), by Amending Chapter 4, "District Regulations", Article 8, "Non-Residential District Use Table" and Article 12 "Form-Based Code District Use Table, To Add "Mixed-use Residential (Chapter 218 of the Tex. Loc. Gov't Code)" and "Multifamily Residential (Chapter 218 of the Tex. Loc. Gov't Code)" as New Uses and Allow Such Uses in All Commercial Districts and Certain Form-Based Districts and Establish Development Standards Consistent with Chapter 218 of the Loc. Gov't Code Concerning Mixed-Use Residential, Multifamily Residential, and the Conversion of Buildings; Amending Chapter 5, "Supplemental Use Standards," Article I, "Standards for Selected Uses," to Add Section 5.159, titled "Mixed-Use Residential and Multifamily Residential Developments Pursuant to Chapter 218 of the Tex. Loc. Gov't Code" and Establish Regulations and Development Standards consistent with Chapter 218 of the Local Government Code concerning Mixed-Use and Multifamily Residential Developments, and Conversion of Buildings to Multifamily or Mixed-Use Residential; Amending Chapter 4, "District Regulations," Article 13, "Form-Based Districts," Sections 4.1304 through 4.1309, to Revise the "Panther Island Form Based Zoning District Zoning Standards and Guidelines," "The Near Southside Development Standards and Guidelines," "Camp Bowie District Boulevard Revitalization Code," "Trinity Lakes Development Code," "Berry/University Form Based Code," Adding an Appendix to each Form Based

Code Establishing Regulations and Development Standards consistent with Chapter 218 of the Local Government Code concerning Multifamily Residential, and Conversion of Buildings to Multifamily Residential or Mixed-Use Residential; Amending Article 4 “Overlay Districts,” Section 4.402 “Urban Design District-Downtown, Section 4.403 “Panther Island Peripheral Zone (“PIP”) Overlay District, and 4.404 “I-35 Corridor (“I-35W”) Design Overlay District, to Revise the “Downtown Urban Design Standards and Guidelines,” “The Panther Island Peripheral Zone Overlay Zoning Standards and Guidelines,” and “I-35 Development Standards and Guidelines” Adding an Appendix to those Overlay Districts Standards and Guidelines Establishing Regulations and Development Standards consistent with Chapter 218 of the Local Government Code concerning Multifamily Residential, Mixed-Use Residential, and conversion of Buildings to Multifamily Residential or Mixed-Use Residential

Motion: Commissioner Edmonds moved, seconded by Commissioner Robinson, to recommend **Approval** for ZC-26-057. Motion passed 10-0.

15.ZC-26-058

CD All

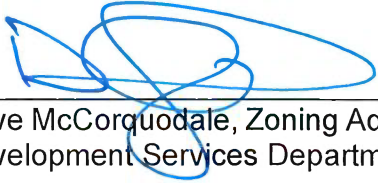
- a. Site Location: Text Amendment
- b. Owner/Applicant: City of Fort Worth
- c. Request:

To: An Ordinance Amending the Zoning Ordinance of the City of Fort Worth, Being Ordinance No. 21653, as Amended, Codified as Appendix “A” of the Code of the City of Fort Worth, Amending Chapter 4 “District Regulations,” Article 4 “Overlay Districts,” Section 4.401 “Historic Preservation Ordinance – Historic Overlays,” Subsection 4.401(c)(5) “Procedures for Designation and Removal,” and Amending Chapter 2 “Review Bodies,” Section 2.100 “Zoning Commission,” Subsection 2.100(h) “Powers and Duties,” to clarify that the Historic and Cultural Landmarks Commission is the exclusive authority for recommending Historic Designations, or removals thereof, to the City Council

Motion: Commissioner Edmonds moved, seconded by Commissioner Robinson, to recommend **Approval** for ZC-26-058. Motion passed 10-0.

Meeting adjourned: 4:06 p.m.

5/13/26



Dave McCorquodale, Zoning Administrator
Development Services Department



Jeremy Raines, Zoning Commission Chair