Zoning Commission
October 14, 2026 – Meeting Minutes

Commissioners Present:
Rodney Mayo, Vice-Chair, Mayor's Appointee
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:
Jesica McEachern, Assistant City Manager
D.J. Harrell, Director
Dave McCorquodale, Planning Manager
Lynn Jordan, Senior Planner
Beth Knight, Senior Planner
Enrique Alvarez, Planner II
Laura Ruiz, Planning Assistant
Chris Austria, Senior Assistant City Attorney
Trey Qualls, Senior Assistant City Attorney

Commissioners Absent:

I. PUBLIC HEARING – 1:06 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 1:06 p.m. on Wednesday, October 14, 2026.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF September 9, 2026.

Motion: Commissioner Edmonds made a motion, seconded by Commissioner Robinson, to approve the minutes of the Zoning Commission meeting of September 9, 2026. Motion passed 11-0.

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-26-091 **Case Manager: Beth Knight** **CD 2**

a. Site Location:	5100 Azle Avenue
b. Acreage:	10.90
c. Owner/Applicant:	5050 Azle Ave. Storage, LLC / Brian Sullivan / Karen Tellez
d. Request:	**From**: "E" Neighborhood Commercial **To**: Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouses, warehouses and outdoor storage; site plan included

Motion: Commissioner Trujillo, seconded by Commissioner Wurman, to recommend **Denial** for ZC-26-091. Motion **Passed 11-0**.

Continued from the September 9, 2026 Zoning Commission meeting

2. ZC-26-096 **Case Manager: Lynn Jordan** **CD 10**

a. Site Location:	2766 and 2840 Keller Hicks Road, 3600 - 4100 (odd) blocks Golden Triangle Boulevard
b. Acreage:	113.81
c. Owner/Applicant:	Keller ISD / Transwestern Development, Denton Walker / GMcivil, Ryan Spears
d. Request:	**From:** "CF" Community Facilities **To**: "PD/I" Planned Development for all uses in "I" Light Industrial excluding data center, correctional facility, probation or parole office, gas lift compressor stations, gas line compressor stations, wastewater (sewage) treatment facility, water supply, treatment or storage facility, massage or tattoo parlor, sexually oriented business, liquor or package store, and retail smoke shop; with development standards for a 75-foot building setback and 8-foot screening fence adjacent to one- or two-family districts, required landscaped bufferyard trees allowed to be located outside the 20-foot landscaped bufferyard but shall be located between any building and adjacent one- or two-family districts; site plan included

Motion: Commissioner Wurman, seconded by Commissioner Rodgers, to recommend **Denial** for ZC-26-096. Motion **Passed 10-1**.

Continued from the August 12, 2026 Zoning Commission meeting

A. NEW CASES

3. ZC-26-114A — Case Manager: Tony Herhold — CD 2

a. Site Location:	2335-2429 (odds) and 2500-2700 blocks Decatur Avenue
b. Acreage:	19.87
c. Owner/Applicant:	Multiple owners; City of Fort Worth
d. Request:	**From**: "PD775" and "CUP-29" **To: Tract 1** (3.86 ac): "MU-2" High Intensity Mixed-Use **Tract 2** (16.01 ac): "CUP-29" and "MU-2" High Intensity Mixed-Use

Motion: Commissioner Trujillo, seconded by Commissioner Mayo, to recommend **Continuance to November 11th meeting** for ZC-26-114A. Motion **Passed 11-0**.

4. ZC-26-046 — Case Manager: Beth Knight — CD 11

a. Site Location:	112 - 212 (evens) W. Jessamine Street
b. Acreage:	2.54
c. Owner/Applicant:	Southwest Paper Stock, Inc. / Pedro Garcia / Westwood Professional Services, Ross Melton
d. Request:	**To**: Add a Conditional Use Permit (CUP) in "K" Heavy Industrial for a recycling center with outdoor processing and stockpiling within 1,000-ft of a residential district; site plan included

Motion: Commissioner Castro, seconded by Commissioner Wurman, to recommend **Approval** for ZC-26-046. Motion **Passed 11-0**.

5. ZC-26-109 — Case Manager: Lynn Jordan — CD 11

a. Site Location:	206, 212, 300 and 306 W. Ramsey Avenue
b. Acreage:	1.96
c. Owner/Applicant:	Ocean Star Management Inc. / Masterplan Consultants, Crystal Lemus & Wes Hoblit
d. Request:	**From**: "K" Heavy Industrial **To**: "PD/K" Planned Development excluding certain uses in "K" Heavy Industrial plus recycling center with outdoor processing and stockpiling within 1,000-ft of a residential district with development standards for required landscaping and screening fence material; site plan included

Motion: Commissioner Castro, seconded by Commissioner Trujillo, to recommend **Approval** for ZC-26-109. Motion **Passed 11-0**.

6. ZC-26-072 **Case Manager: Lynn Jordan** **CD 2**

a. Site Location:	3710 Deen Road
b. Acreage:	42.34
c. Owner/Applicant:	Fort Worth Independent School District, Mike Naughton & Heliana Medina
d. Request:	**From:** "K" Heavy Industrial **To**: "CF" Community Facilities

Motion: Commissioner Trujillo, seconded by Commissioner McCoy, to recommend **Approval** for ZC-26-072. Motion **Passed 10-0**. Commissioner Welch was not present for voting.

7. ZC-26-100 **Case Manager: Beth Knight** **CD 10**

a. Site Location:	13951 Sendera Ranch Boulevard
b. Acreage:	1.45
c. Owner/Applicant:	CH HP Sendera Property Owner, LP / Club Car Wash / Claymoore Engineering, Clay Christy
d. Request:	**To**: Add a Conditional Use Permit (CUP) in "E" Neighborhood Commercial for an automated car wash; site plan included

Motion: Commissioner Wurman, seconded by Commissioner Rodgers, to recommend **Approval** for ZC-26-100. Motion **Passed 10-0**. Commissioner Welch Abstained.

8. ZC-26-111 **Case Manager: Enrique Alvarez** **CD 8**

a. Site Location:	8405 McCart & 3400 Charleston Avenue
b. Acreage:	6.76
c. Owner/Applicant:	Meadowridge Community Baptist Church, Steven Lentz / Swaim Engineering & Surveying, Wade Brown
d. Request:	**From**: "CR" Low Density Multifamily, "E" Neighborhood Commercial **To**: "CF" Community Facilities

Motion: Commissioner Pierce, seconded by Commissioner Robinson, to recommend **Approval** for ZC-26-111. Motion **Passed 11-0**.

9. ZC-26-115 Case Manager: Enrique Alvarez CD 9

a. Site Location: 1712 6th Avenue
b. Acreage: 0.34
c. Owner/Applicant: Kennie Garlington & Jacqueline Bender / Ben Hipps
d. Request: **From**: "A-5/HC District" One-Family, "C" Medium Density Multifamily / Historic & Cultural Overlay District
To: "B/HC District" Two-Family / Historic & Cultural Overlay District

Motion: Commissioner Rodgers, seconded by Commissioner Robinson, to recommend **Approval** for ZC-26-115. Motion **Passed 11-0**.

10. ZC-26-116 Case Manager: Enrique Alvarez CD 9

a. Site Location: 4232 McCart Avenue
b. Acreage: 0.18
c. Owner/Applicant: LTTA Enterprises, LLC / Natalia Lopez
d. Request: **From**: "A-5" One-Family
To: "E" Neighborhood Commercial

Motion: Commissioner Rodgers, seconded by Commissioner Wurman, to recommend **Approval** for ZC-26-116. Motion **Passed 11-0**.

11. ZC-26-118 Case Manager: Enrique Alvarez CD 5

a. Site Location: 3635 Peach Street
b. Acreage: 0.95
c. Owner/Applicant: First American Family Investment, LLC / Blue Frog Design Group, Ernesto Miranda
d. Request: **From:** "AG" Agricultural
To: "A-5" One-Family

Motion: Commissioner Edmonds, seconded by Commissioner Mayo, to recommend **Approval** for ZC-26-118. Motion **Passed 11-0**.

12. ZC-26-120 **Case Manager: Enrique Alvarez** **CD 2**

a. Site Location: 3737 Northern Cross Boulevard
b. Acreage: 3.23
c. Owner/Applicant: City of Fort Worth - Water Department
d. Request: **To**: Add a Conditional Use Permit (CUP) in "G" Intensive Commercial for a water pumping station with development waivers for front yard fencing; site plan included

Motion: Commissioner Trujillo, seconded by Commissioner Robinson, to recommend **Approval** for ZC-26-120. Motion **Passed 11-0**.

13. ZC-26-122 **Case Manager: Lynn Jordan** **CD 2**

a. Site Location: 4883 Blue Mound Road
b. Acreage: 3.08
c. Owner/Applicant: Ft. Worth Pylon St, LLC / Tyrin McCoy
d. Request: **To**: Add Conditional Use Permit (CUP) in "K" Heavy Industrial for outdoor storage and parking of tractor trailers; site plan included

Motion: Commissioner Trujillo, seconded by Commissioner Rodgers, to recommend **Approval** for ZC-26-122. Motion **Passed 11-0**.

14. ZC-26-124 **Case Manager: Sandy Michel** **CD 9**

e. Site Location: 1000 N. Henderson Street
f. Acreage: 11.45
g. Owner/Applicant: SGB Bailey, LLC / JGM McMahon, LLC / Boykin Land Company
h. Request: **From**: "PI-N-3"
To: "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with development standards for a maximum 75-foot front yard setback, maximum building height of 20 stories, minimum building height of 1-story provided that no 1-story building is larger than 10,000 square feet and the total area for all 1-story buildings shall not exceed 45,000 square feet, building primary entrance locations permitted from a parking lot and surface parking with a maximum depth of 60-feet permitted between buildings and Henderson street with no limitation on the percentage of parking lot frontage along Henderson Street; site plan waiver requested

Motion: Commissioner Rodgers, seconded by Commissioner Robinson, to recommend **Approval as Amended** for ZC-26-124 with the exclusion of Taxidermist Shop use. Motion **Passed 11-0**.

15. ZC-26-128 **Case Manager: Enrique Alvarez** **CD 5**

a. Site Location: 11228 & 11300 S. Pipeline Road
b. Acreage: 3.33
c. Owner/Applicant: Carpenter Investment Properties, LLC / Masterplan Consultants, Wes Hoblit
d. Request: **From**: "AG" Agricultural
To: "J" Medium Industrial

Motion: Commissioner Edmonds, seconded by Commissioner Mayo, to recommend **Continuance to November 11th meeting** for ZC-26-128. Motion **Passed 9-2**.

16. ZC-26-129 **Case Manager: Lynn Jordan** **CD 3**

a. Site Location: 12100 - 12300 blocks Bear Creek Parkway
b. Acreage: 443.45
c. Owner/Applicant: PMB FW Land, LP / FW Club, LP
d. Request: **From**: Unzoned
To: (Tract 3) "PD/A-5/R2/CR" Planned Development for all uses in "A-5" One-Family, "R2 Townhouse/Cluster and "CR" Low Density Multifamily with "CR" development standards for a maximum of 40 units, 45-foot maximum building height for multifamily and golf course amenity buildings, no requirements for building materials, open space, multifamily parking or multifamily building setbacks; site plan waiver requested

This case will be heard at the November 17, 2026 City Council meeting

Motion: Commissioner Welch, seconded by Commissioner Trujillo, to recommend **Approval** for ZC-26-129. Motion **Passed 11-0**.

17. ZC-26-131 **Case Manager: Lynn Jordan** **CD 3**

a. Site Location: 12400 block Maverick Ranch Road
b. Acreage: 88.18
c. Owner/Applicant: PMB FW Land, LP / FW Club, LP
d. Request: **To**: (Tract 1b) Amend "PD1392" (PD/R2, PD/D, PD/G) to add "PD/CR" Planned Development for Low Density Multifamily uses with "CR" development standards for a

maximum of 36 units, 45-foot maximum building height for multifamily and golf course amenity buildings, no requirements for building materials, open space, multifamily parking or multifamily building setbacks; site plan waiver requested

This case will be heard at the November 17, 2026 City Council meeting

Motion: Commissioner Welch, seconded by Commissioner Trujillo, to recommend **Approval** for ZC-26-131. Motion **Passed 11-0**.

18. ZC-26-132 Case Manager: Beth Knight CD 7

a. Site Location: 2509 Merrick Street
b. Acreage: 0.31
c. Owner/Applicant: AQ FW Real Estate 2, LLC / Tyler Wallach, Jackson Walker, LLP
d. Request: **To**: Amend “PD816” Planned Development for certain “E” Neighborhood Commercial uses to include restaurant/cafe/cafeteria and allow dumpsters behind front building wall with development standards for front yard fencing no greater than 4-feet tall and no greater than 50% in density, and 19 parking spaces; site plan included

This case will be heard at the October 27, 2026 City Council meeting

Motion: Commissioner Mayo, seconded by Commissioner Robinson, to recommend **Approval** for ZC-26-132. Motion **Passed 11-0**.

19. ZC-26-133 Case Manager: Dave McCorquodale CD All

a. Site Location: Text Amendment
b. Acreage:
c. Owner/Applicant: City of Fort Worth – Development Services Department
d. 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, By Amending Chapter 4, “District Regulations,” Article 8, “Nonresidential District Use Table,” Section 4.803, “Nonresidential District Use Table,” To Remove the Conditional Use Overlay Requirement for Batch Plant, Asphalt Or Concrete (Permanent) in Light and Medium Industrial Districts; Amending Chapter 5, “Supplemental Use Standards,” Article I, “Standards For

Selected Uses," Section 5.156 "Batch Plant, Asphalt or Concrete (Permanent)" to Add a Distance Requirement

Motion: Commissioner Welch, seconded by Commissioner Mayo, to recommend **Continuance to January 13th, meeting** for ZC-26-133. Motion **Passed 11-0**.

Meeting adjourned: 4:11 p.m.

10/14/26

Dave McCorquodale, Executive Secretary
Development Services Department

Jeremy Raines, Zoning Commission Chair