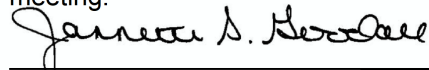


I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Wednesday, July 02, 2025 at 3:45 P.M.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary
City of Fort Worth, Texas



ZONING COMMISSION

AGENDA

Wednesday, July 9, 2025

Work Session 11:30 AM

Public Hearing 1:00 PM

Work Session

In-Person:

City Council Work Session Room

100 Fort Worth Trail

Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber

100 Fort Worth Trail

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=me9c198edf8c0acc6ffdc1c09b6fe0157>

Meeting/ Access Code: 2552 917 1008

Teleconference

469-210-7159 United States Toll (Dallas)

Meeting/ Access Code: 2552 917 1008

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: Watch Live Online

Staff Report Link

http://fortworthtexas.gov/files/assets/public/v/1/development-services/documents/zoning-cases/docket-agenda-minutes/07-09-2025-docket_1.pdf

This meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act.

Members of the Zoning Commission may be participating remotely by Videoconference in accordance with the Texas Open Meetings Act. The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting.

There are two ways that any member of the public may address the Zoning Commission regarding an item listed on the agenda.

1. **Virtual –By 5 pm the day prior to the meeting, register at the following link:**

<https://fortworthtexas.webex.com/weblink/register/r698abf07be0c3f77d41b582cc4b04bf0>

2. In Person –Prior to the start of the meeting, sign-up at the desk located at the entrance to the Council Chambers. Additionally, you may register to speak in person utilizing the link in the virtual instructions above. For questions or assistance with registration, please contact Laura Ruiz at Laura.Ruiz@fortworthtexas.gov or 817-392-8047.

Please note that the City of Fort Worth is using a third-party vendor to assist with City meetings. If there are service interruptions, including call-in number changes, we will provide alternative call-in numbers on our website whenever possible.

COMMISSION MEMBERS:

Rodney Mayo (V. Chair), CD 1	_____	Jeremy Raines (Chair), CD 7	_____
Brian Trujillo, CD 2	_____	Tammy Pierce, CD 8	_____
Beth Welch, CD 3	_____	Judge Danny Rodgers, CD 9	_____
Matt McCoy, CD 4	_____	Jacob Wurman, CD 10	_____
Charles Edmonds, CD 5	_____	Cathy Romero, CD 11	_____
Myra Mills, CD 6	_____		

I. WORK SESSION/Lunch 11:30 AM

A. Overview of Zoning Cases on Today’s Agenda Staff

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT TODAY’S PUBLIC HEARING ARE SCHEDULED TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, AUGUST 12, 2025, UNLESS OTHERWISE NOTED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of June 11, 2025 Chair

****See the “Staff Report” link on the first page for the cases below. ****

B. CONTINUED CASES

1. ZC-25-027	Case Manager: Stephen Murray	CD 11
	(Continued from June 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 uses in “D” High Density Multifamily excluding golf course, group home, and museum uses with development standard for reduced parking, site plan included	

2. ZC-25-028

Case Manager: Sandy Michel
(Continued from June Zoning Commission)

CD 2

- 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 1104 "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 Development Services Department.
To: "MU-1" Low Intensity Mixed-Use

This case has been withdrawn. No Public Hearing will be held

3. ZC-25-053

Case Manager: Beth Knight
(Continued from May Zoning Commission)

CD 11

- a. Site Location: 4215 & 4293 Chickasaw Ave
- b. Acreage: 3.71
- c. Applicant/Agent: Chickasaw Property Investments, LLC/ North Texas Flameproof & wood Specialties Corp. /Boothe Architects, Inc.
- d. Request: From: "I" Light Industrial; "PD/941" "PD/SU" Planned Development/Specific Use for lumber yard with outdoor storage and drying kiln; site plan approved
To: "PD/SU" Planned Development/Specific Use for lumber yard developed to "I" Light Industrial standards having 4 drying kilns and outdoor storage with development standards for front and rear setbacks, front yard requirements for paving and storage, metal panel fencing material, signage on fencing, urban forestry, location of landscaping, reduction of parking spaces and location in projected front yard setback (See Staff Report); site plan included

4. ZC-25-096

Case Manager: Sandy Michel
(Continued from June Zoning Commission)

CD 8

- a. Site Location: 200 Old Highway 1187
- b. Acreage: 9.44
- c. Applicant/Agent: Alterrian Capital, LLC / Chris Rapkoch / John Ainsworth
- d. Request: From: "MU-1" Low Intensity Mixed Use
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily excluding boarding home facility, group home I and group home II, with development standards to allow fences between the building façade and the property line, reduced front yard setback, and reduced parking and waiver to the Multifamily Design (MFD) submittal, site plan required

C. NEW CASES**5. ZC-25-090**

Case Manager: Beth Knight
(Remanded from City Council)

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

6. ZC-25-029

Case Manager: Sandy Michel

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: From: "FR" General Commercial Restricted; "J" Medium Industrial
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 a zero front yard setback, increase in height, ingress and egress along Clinton Avenue, site plan included.

7. SP-25-002

Case Manager: Lynn Jordan

CD 6

- a. Site Location: 10200 Block of Brewer Boulevard
b. Acreage: 13.5
c. Applicant/Agent: AMFP VI Chisholm Trail II, LLC / Bo Trainer, Westwood Professional Services
d. Request: To: Add Site Plan for "PD1090" Planned Development for "D" High Density Multifamily

8. ZC-25-073

Case Manager: Dave McCorquodale

CD 9

- a. Site Location: 4000 blocks of Lubbock Ave., Merida Ave., Sandage Ave., & McCart Avenue
b. Acreage: 15.61
c. Applicant/Agent: Fort Worth Community Land Trust / Place Strategies, Inc., Brad Lonberger / Housing Channel
d. Request: From: "FR" General Commercial Restricted
To: "UR" Urban Residential

9. ZC-25-085

Case Manager: Ana Alvarez

CD 5

- a. Site Location: Trinity Lakes Map Amendment
c. Applicant/Agent: City of Fort Worth
d. Request: To: An Ordinance Amending the Comprehensive Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as Amended, Codified as Appendix A of the Code of City of Fort Worth, to Amend Sections of the Trinity Lakes Development Code as Provided by Section 4.1307.D. "Other Development Standards" of Section 4.1307, Trinity Lakes ("TL") District of Article 13, "Form Based Code Districts", of Chapter 4, "District Regulations" To Add Regulating Plans; To Revise Appendix B "Maps" Exhibit B.25 "Trinity Lakes ("TL") District and Exhibit B.26 Trinity Lakes ("TL") District Character Zones.

- 10. ZC-25-091** **Case Manager: Sandy Michel** **CD 8**
- a. Site Location: 1224 Meriwether Ave
 - b. Acreage: 0.17
 - c. Applicant/Agent: Myrna Rios
 - d. Request: From: "A-5" One-Family Residential
To: "B" Two-Family Residential
- 11. ZC-25-092** **Case Manager: Sandy Michel** **CD 10**
- a. Site Location: Northwest Corner HWY 287 & Harmon Rd (1231 E HARMON RD)
 - b. Acreage: 0.89
 - c. Applicant/Agent: Harmon Squared SEI, LLC, Michael Schaffer / SWS Engineering, Inc., Adam Muszynski / Bowman Romon Design Group, Justen Cassidy
 - d. Request: From: "F" General Commercial; "C" Medium Density Multifamily
To: "F" General Commercial and Add Conditional Use Permit (CUP) for automatic car wash
- 12. ZC-25-101** **Case Manager: Lynn Jordan** **CD 10**
- a. Site Location: 15888 Championship Pkwy
 - b. Acreage: 6.74
 - c. Applicant/Agent: Roanoke 35/114 Partners LP & Roanoke 35/114 O&G Partners LP / Mike Clark, Winkelmann & Associates, Inc. / Doug Stratton, Gray Dove Investments
 - d. Request: From: "K" Heavy Industrial
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily excluding boarding home facility, fraternity or sorority house, group homes I and II with development standards for reduced open space, increase to 34 units per acre, reduced front yard setback 10 ft.; site plan included
- 13. ZC-25-102** **Case Manager: Dave McCorquodale** **CD 11**
- a. Site Location: 2521 Oakland Blvd
 - b. Acreage: 0.76
 - c. Applicant/Agent: SAI Reeds Properties Inc / JD Ouda
 - d. Request: From: "ER" Neighborhood Commercial Restricted
To: "E" Neighborhood Commercial
- 14. ZC-25-103** **Case Manager: Lynn Jordan** **CD 8**
- a. Site Location: 2900 Renaissance Square
 - b. Acreage: 19.11
 - c. Applicant/Agent: Wal-Mart Real Estate Business Trust, Joann Joy / Kimley-Horn, Juan Moreira
 - d. Request: To: Amend "PD720" Planned Development for "E" Neighborhood Commercial excluding certain uses with development standards to add drone delivery as a permitted use; site plan included

- 15. SP-25-008** **Case Manager: Lynn Jordan** **CD 5**
- a. Site Location: 7100 block (evens) John T. White Road, 1000 block (evens) Williams Road
 - b. Acreage: 12.32
 - c. Applicant/Agent: Primera Organizacion Internacional De Iglesias Evangelicas Apostoles Y Profetas Inc/ Nikki Moore. MMA
 - d. Request: To: Add site plan for church with accessory uses in "PD/CF" Planned Development/Community Facilities District
- 16. SP-25-009** **Case Manager: Beth Knight** **CD 5**
- a. Site Location: 4717 E Rosedale St
 - b. Acreage: 2.8
 - c. Applicant/Agent: Huong Dao Vipassana B Center / Bo Trainor, Westwood Professional Services
 - d. Request: To: Add site plan for "PD1417" Planned Development/Community Facilities District
- 17. ZC-25-104** **Case Manager: Dave McCorquodale** **CD 9**
- a. Site Location: 900 & 1001 E Felix St
 - b. Acreage: 0.40
 - c. Applicant/Agent: RC HOMES LLC/ Eric Arteaga
 - d. Request: From: "B" Two-Family Residential
To: "UR" Urban Residential
- 18. ZC-25-105** **Case Manager: Beth Knight** **CD 7**
- a. Site Location: 6716 Bob Hanger St
 - b. Acreage: 31.48
 - c. Applicant/Agent: Eagle Mountain-Saginaw ISD/ Hunter Lee/ Philip Varughese
 - d. Request: From: "R1" Zero Lot Line / Townhouse Cluster
To: "CF" Community Facilities
- 19. ZC-25-107** **Case Manager: Sandy Michel** **CD 7**
- a. Site Location: 4928 & 4932 Byers Ave
 - b. Acreage: 0.3
 - c. Applicant/Agent: Fitzco Investments, LP/ Steve Fitzgerald / Mary Nell Poole
 - d. Request: From: "C" Medium Density Multifamily
To: "E" Neighborhood Commercial
- 20. ZC-25-108** **Case Manager: Beth Knight** **CD 4**
- a. Site Location: 8420 Block Parkwood Hill Boulevard
 - b. Acreage: 2.69
 - c. Applicant/Agent: Punjab Investments LLC / Luxury Storage Condominiums c/o Crossroads Realty & Investments LLC / Michael Doggett

- d. Request: From: "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouse storage of private automobiles, boats, recreational vehicles with development standard waivers for no screening fence, dumpster location in setback, reduced landscaping, and no bike rack; site plan included

21. ZC-25-109

Case Manager: Beth Knight

CD 11

- a. Site Location: 6025 E Lancaster Ave
b. Acreage: 0.24
c. Applicant/Agent: PG INC/ Print World/ Jake Petrie
d. Request: From: "E" Neighborhood Commercial
To: "E" Neighborhood Commercial and add Conditional Use Permit (CUP) for industrial type printing of large volumes signs, books, and promotional items (mugs, shirts, bags, etc.) with development standard waivers for supplemental setback and dumpster screening; site plan included

22. ZC-25-114

Case Manager: Lorelei Willett

CD 2

- a. Site Location: 300, 301, 309 W Exchange Ave., and a portion of 307 W. Exchange Ave., 2414 Clinton Ave., portion of 660 Union Stockyard Boulevard, portion of 2394 Niles City Boulevard, portion of 601 and 701 E. Exchange Ave., portion of 2540 Swift Armour Boulevard, portion of 1001 and 1091 NE 23rd Street
c. Applicant/Agent: City of Fort Worth
d. Request: From: "TNX-55" Transition Neighborhood Mixed-Use, "ENX-40" Edge Neighborhood Mixed-Use, "TSA-130" Transition Swift/Armour
To: "HSH-55" Historic Shopfront, "HCO-130" Historic Core

D. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.