



ZONING COMMISSION

AGENDA

Wednesday, October 08, 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

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

<https://www.fortworthtexas.gov/files/assets/public/v/1/development-services/documents/zoning-cases/docket-agenda-minutes/10-8-2025-docket.pdf>

Members of the public must attend in person to address the Zoning Commission regarding an item listed on the agenda. Sign-up sheets are located at the entrance to the Council Chambers and can be filled out prior to the start of the meeting. For questions or assistance with registration, please contact Laura Ruiz at Laura.Ruiz@fortworthtexas.gov or 817-392-8047.

COMMISSION MEMBERS:

Rodney Mayo (V. Chair), CD 1

Brian Trujillo, CD 2

Beth Welch, CD 3

Matt McCoy, CD 4

Charles Edmonds, CD 5

Fredrick Robinson, CD 6

Jeremy Raines (Chair), CD 7

Tammy Pierce, CD 8

Judge Danny Rodgers, CD 9

Jacob Wurman, CD 10

Cathy Romero, CD 11

I. WORK SESSION/Lunch 11:30 AM

A. Overview of Zoning Cases on Today's Agenda

Staff

B. Overview of Text Amendment's

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, NOVEMBER 11, 2025, UNLESS OTHERWISE NOTED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of September 10, 2025

Chair

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

B. NEW CASES

1. ZC-25-088

Case Manager: Beth Knight

CD 9

- a. Site Location: 1812 & 1820 W Lowden Street
- b. Acreage: 0.18
- c. Applicant/Agent: Drew Boatman
- d. Request: From: "A-5" One-Family/TCU Overlay
To: Add Conditional Use Permit (CUP) for auxiliary parking lot in "A-5" One-Family/TCU Overlay plus development standard waivers for parking & fencing in the projected front yard, fencing in the front yard, fencing materials, no screening fence, no landscaping, fence not to be chained & locked at night, site plan included

2. ZC-25-151

Case Manager: Beth Knight

CD 6

- a. Site Location: 9605 Old Granbury Road (East corner of McPherson Blvd & Brewer Blvd)
- b. Acreage: 1.60
- c. Applicant/Agent: Chisholm Trail Center, LP/ Super Star Car Wash / Masterplan
- d. Request: To: Add Conditional Use Permit (CUP) for automated car wash in "G" Intensive Commercial with development standard waivers for dryer facing residential uses or district, vacuums stalls in front of building, no screening wall adjacent to residential, durable materials, site plan included

This case will be heard by Council on October 21

3. ZC-25-155

Case Manager: Sandy Michel

CD 5

- a. Site Location: 13401 Trinity Blvd
- b. Acreage: 1.02
- c. Applicant/Agent: Dreamland Joint Coalition LLC / RR Consulting Engineers, LLC
- d. Request: From: "AG" Agricultural & "PD 922" "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus warehouse, inside/outside storage of materials & equipment as related to the pavement services business with fuel storage, site plan waived.
To: "I" Light Industrial

- | | | |
|--|---|--------------|
| 4. ZC-25-160 | Case Manager: Lynn Jordan | CD 5 |
| <ul style="list-style-type: none"> a. Site Location: b. Acreage: c. Applicant/Agent: d. Request: | 5424 & 5428 Rickenbacker Place
0.3
Jaber Abutrabi / Elliott Stovall
From: "A-5/SSO" One-Family Residential/Stop Six Overlay
To: "E/SSO" Neighborhood Commercial/Stop Six Overlay | |
| 5. ZC-25-161 | Case Manager: Sandy Michel | CD 11 |
| <ul style="list-style-type: none"> a. Site Location: b. Acreage: c. Applicant/Agent: d. Request: | 2817 Braswell Drive
8.56
Cidema II LTD Partnership / American Infrastructure and Metal Works, LLC / Todd Hawpe
From: "J" Medium Industrial
To: "K" Heavy Industrial | |
| 6. ZC-25-162 | Case Manager: Beth Knight | CD 6 |
| <ul style="list-style-type: none"> a. Site Location: b. Acreage: c. Applicant/Agent: d. Request: | 4313 S Segura Court
3.3
Oncor Electric Delivery Co LLC / Kimley-Horn, Rob Myers/ Kyle Hall
From: "A-5" One-Family Residential & "B" Two-Family Residential
To: "PD/A-5" Planned Development for all uses in "A-5" One-Family Residential for Oncor Electrical Substation with development standard waivers for height of 65 ft., masonry screening wall with height of 8 ft. in setbacks and a reduction in required landscaping and urban forestry; site plan included | |
| 7. ZC-25-163 | Case Manager: Sandy Michel | CD 9 |
| <ul style="list-style-type: none"> a. Site Location: b. Acreage: c. Applicant/Agent: d. Request: | 201 Adrian Dr
0.18
David Garcia / Mary Nell Poole - Townsite
From: "B" Two-Family Residential
To: "UR" Urban Residential | |
| 8. ZC-25-164 | Case Manager: Dave McCorquodale | CD 3 |
| <ul style="list-style-type: none"> a. Site Location: b. Acreage: c. Applicant/Agent: d. Request: | West of Watercourse Drive & NW Arborlawn Dr (Trinity River Levee)
5.08
HFO Waterside, LLC / Bennett Partners, Patrick Young
From: ""PD999E" Planned Development for all uses in "MU-2" High Intensity Mixed Use excluding certain uses; site plan approved.
To: "PD/E" Planned Development for all uses in Neighborhood Commercial, excluding certain uses attached as Exhibit "A" with development standard for fencing in front yard setback; site plan included. | |

9. ZC-25-165**Case Manager: Lynn Jordan****CD 6**

- a. Site Location: 3701 Garden Springs Dr
- b. Acreage: 24.6
- c. Applicant/Agent: Crowley ISD/ Cassandra Doss
- d. Request: From: "A-5" One-Family Residential & "B" Two-Family Residential
To: "PD/CF" Planned Development for all uses in "CF" Community Facilities excluding golf course and country club with a development standard to allow 120 sf illuminated sign across the street from an "A-5" or "B" zoning district, use of electronic changeable copy sign; site plan waiver

10. ZC-25-167**Case Manager: Ana Alvarez****CD 2**

- a. Site Location: Panther Island Text Amendment and Panther Island Map Amendment for 200 NE 5th Street, 207, 223, 250 NE 4th Street, 360 N Main Street, 500, 502 N Commerce Street
- b. Acreage: 15.35
- c. Applicant/Agent: City of Fort Worth
- d. Request:
 - a. Text Amendment
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 Fort Worth (2015), To Amend Chapter 4 "District Regulations," Article 13, "Form Based Districts", By Amending Section 4.1304, Panther Island ("PI") District, To Revise The "Panther Island Form Based Zoning District Zoning Standards and Guidelines" To Create Canal-C Phase 1 ("CC-1") Core Zone; To Establish Development Standards for the CC-1 Core Zone; To Establish the Minimum Height of 5 Stories For The CC-1 Core Zone, Establish The Minimum Height of 180 feet and 15 Stories, And Allow For An Administrative Approval of Certain Exceptions To Minimum Building Height Requirements; To Update Illustration Graphics; To Amend Appendix B "Maps", Exhibit B.17 Panther Island District To Update The District's Boundary and Core Zones
 - b. Map Amendment
From: "PI-N-2" Panther Island-Neighborhood Zone 2, and "PD-931" "PD/PI-N-2" Planned Development for drive-in movie theater
To: "PI-CC-1" Panther Island-Canal C- Phase 1

This case will be heard by Council on October 21st

11. ZC-25-168**Case Manager: Beth Knight****CD 9 & 11**

- a. Site Location: Generally bounded by Berry St/RR/Biddison/Hemphill/Seminary/Lubbock/Pafford/McCart/Cleburne (Certain properties located in the Rosemont Neighborhood-Phase I)
- b. Acreage: 386.12
- c. Applicant/Agent: City of Fort Worth
- d. Request: From: "B" Two-Family Residential, "D" High Density Multifamily, "CF" Community Facilities, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General

Commercial, "I" Light Industrial and "PD" Planned Developments 206, 211, 892, 1002 and 1160
To: "A-7.5" One-Family Residential, "A-5" One-Family Residential, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial and "BU-SH-3" Berry University district

- 12. ZC-25-169** **Case Manager: Stephen Murray** **CD 7**
- a. Site Location: 6716 Bob Hanger Street
 - b. Acreage: 31.48
 - c. Applicant/Agent: Eagle Mountain Saginaw ISD/Phillip Varughese
 - d. Request: From: "CF" Community Facilities
To: "PD/CF" Planned Development for all uses in "CF" Community Facilities excluding golf course and country club with development standards to allow 125 sf sign, max height 9 feet, an illuminated sign across the street from an "A-5" district, use of an electronic change copy sign, and 20 sf of electronic changeable copy area; site plan waiver requested

This case will be heard by Council on October 21st

- 13. ZC-25-170** **Case Manager: Stephen Murray** **CD All**
- a. Site Location: Text Amendment
 - c. Applicant/Agent: City of Fort Worth
 - d. Request: 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, To Amend Chapter 2, "Review Bodies," Section 2.101, "Board of Adjustment" To Decrease The Membership Of The Board Of Adjustment To Eleven Members And Four Alternate Members; To Revise Minimum Qualification Of Members; Providing That A Quorum Consists Of Nine Members; Requiring An Affirmative Vote Of Nine Members For Any Action Of The Board To Approve A Variance, Special Exception Or Overturn The Zoning Administrator; To Amend Section 3.403, "Board Of Adjustment Action" To Amend The Variance Criteria Used To Determine Hardship

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:

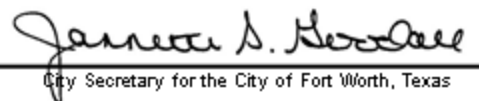
Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de 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.

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 Thursday, October 02, 2025 at 3:15 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas