



ZONING COMMISSION

AGENDA

Wednesday, November 12, 2025

Work Session 11:30 AM

Public Hearing 1:00 PM

Work Session

City Council Work Session Room

100 Fort Worth Trail

Fort Worth, Texas 76102

Public Hearing

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

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

Carmen Castro, CD 11

I. WORK SESSION/Lunch 11:30 AM

A. Vote for Chairperson/Vice Chair

B. Overview of Zoning Cases on Today's Agenda

C. Roles and Responsibility Training

Staff

Staff

City Attorney's Office

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, DECEMBER 9, 2025, UNLESS OTHERWISE NOTED.

CALL TO ORDER

Zoning Commission
November 12, 2025

B. CONTINUED CASES

1. ZC-25-165

Case Manager: Lynn Jordan
(Continued from September Zoning Commission)

CD 6

- a. Site Location: 3701 Garden Springs Drive
- b. Acreage: 24.6
- c. Owner/Applicant: Crowley ISD/ Cassandra Doss
- d. Request: From: "A-5" One-Family Residential and "B" Two-Family Residential
To: "PD/CF" Planned Development for all uses in "CF" Community Facilities excluding golf course and country club for an electronic changeable copy sign across the street from "A-5" or "B" zoning district with development standards for 120-square-feet of sign area, 15-square-feet of changeable copy area; site plan waiver requested

2. ZC-25-168

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

CD 9 & 11

- a. Site Location: Generally bounded by Berry Street / BNSF Railroad Right of Way/Biddison Street/Hemphill Street/Seminary Drive/Lubbock Avenue/Pafford Street/McCart Avenue/Cleburne Road (Certain properties located in the Rosemont Neighborhood-Phase I)
- b. Acreage: 386.12
- c. Owner/Applicant: 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: To: "A-7.5", "A-5" One-Family, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "BU-SH-3" Berry-University Shopfront; 3620, 3624, 3714, 3728 Hemphill Street to Add Conditional Use Permit (CUP) for auto sales in "E" Neighborhood Commercial; 3575, 3707, 3759 McCart Avenue to Add Conditional Use Permit (CUP) for auto sales in "E" Neighborhood Commercial; 3610, 3762, 3850 Hemphill Street to Add Conditional Use Permit (CUP) for auto sales and repair in "E" Neighborhood Commercial; 3616, 3701-3771 (odds) McCart Avenue to Add Conditional Use Permit (CUP) for auto sales and repair in "E" Neighborhood Commercial; 3625 McCart Avenue to Add Conditional Use Permit (CUP) for door/window manufacturing in "E" Neighborhood Commercial; 3605, 3609 McCart Avenue to Add Conditional Use Permit (CUP) for Screen Printing in "E" Neighborhood Commercial

3. ZC-25-169

Case Manager: Dave McCorquodale
(Continued from September Zoning Commission)

CD 7

- a. Site Location: 6716 Bob Hanger Street
- b. Acreage: 31.48
- c. Owner/Applicant: 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 for an electronic changeable copy sign across the street from "A-5" or "B" zoning district with development standards for 125-square-foot of sign area, 20 square-feet of changeable copy area, maximum height of 9-feet, a 5-foot encroachment into the required 20-foot front yard; site plan waiver requested

C. NEW CASES**1. ZC-25-139****Case Manager: Dave McCorquodale****CD 11**

- a. Site Location: 516 and 520 W. Mulkey Street
- b. Acreage: 0.32
- c. Owner/Applicant: Kayla DeAnda and Leticia Garcia
- d. Request: To: Add Conditional Use Permit (CUP) for a parking lot in "B" Two-Family District; site plan included.

2. ZC-25-174**Case Manager: Sandy Michel****CD 5**

- a. Site Location: 13500 Trinity Boulevard
- b. Acreage: 2.41
- c. Owner/Applicant: Trinity Legacy Investment, LLC / RR Consulting Engineers, LLC / Ram Thapa
- d. Request: From: "F" General Commercial
To: "MU-1" Low-Intensity Mixed Use

3. ZC-25-176**Case Manager: Sandy Michel****CD 7**

- a. Site Location: 7100 Golf Club Drive
- b. Acreage: 1.07
- c. Owner/Applicant: Byard Living Trust/Polo Club Builders, Inc./Michael Costanza
- d. Request: From: "CF" Community Facilities
To: "E" Neighborhood Commercial

4. ZC-25-177**Case Manager: Dave McCorquodale****CD 9**

- a. Site Location: 4609 McCart Avenue
- b. Acreage: 0.17
- c. Owner/Applicant: Claudia Chavolla/ UP DFW Properties LLC / Jose Juarez
- d. Request: From: "A-5" One-Family Residential
To: "B" Two-Family Residential

5. ZC-25-179**Case Manager: Lynn Jordan****CD 3**

- a. Site Location: Intersection of Legacy Park Boulevard & Quail Meadow Drive (nearest mapping address: 14549 Cedar Bark Place)
- b. Acreage: 4.15
- c. Owner/Applicant: Quail Valley Devco V, LLC / Huitt-Zollars, Inc / Jordan Marlia
- d. Request: From: "PD522" "PD/LDR" for single family uses in "A-43" thru "R-2" as listed in exhibit A, with a maximum of 14,785 dwelling units is permitted in districts 1, 4, 11 & 12
To: "PD569" "PD/CC" Planned Development for community center for uses listed in the Walsh Development District Use Table plus retail sales accessory to community recreation center, country club, amphitheater, amusement outdoor, swimming pool HOA, hotel, motel, cottage or inn, business college or commercial school, greenhouse or plant nursery, recording studio, community garden, urban farming, electronic signs, amusement outdoor (temporary) temporary residences for attendees of educational, technical or artistic gatherings and amend the development standards to allow a maximum height of 65 feet for hotels, motels, cottages or inns and to allow electronic signs per 6.411 of the Zoning Ordinance, development standards should be in accordance with "F" General Commercial District Standards; site plan waiver requested

6. ZC-25-180**Case Manager: Beth Knight****CD 8**

- a. Site Location: 3300 and 3100 Mitchell Boulevard
- b. Acreage: 0.86
- c. Owner/Applicant: J/P Delgadillo Mit Tierra, Inc / Victor Castro/ BTR Construction Group
- d. Request: From: "CF" Community Facilities
To: "E" Neighborhood Commercial

7. ZC-25-181**Case Manager: Beth Knight****CD 11**

- a. Site Location: 3419 E. Berry Street
- b. Acreage: 0.42
- c. Owner/Applicant: Filiberto and Manuel Gaona
- d. Request: To: Add Conditional Use Permit (CUP) for mobile food court with development waivers for location less than 500 feet from one-family zoning, dumpster visible from a residential district and within 20-foot through yard setback, and fences in both front yards in "E" Neighborhood Commercial, three (3) year term, site plan included

8. ZC-25-182**Case Manager: Sandy Michel****CD 7**

- a. Site Location: 8715, 8735, and 8751 Wagley Robertson Road
- b. Acreage: 50
- c. Owner/Applicant: HSH Enterprises, Inc. / Elcor R Vasquez / Mary Nell Poole - Townsite / Mandeep Rindani
- d. Request: From: "AG" Agricultural

To: "A-5" One-Family

9. ZC-25-187

Case Manager: Beth Knight

CD 9

- a. Site Location: 800 and 804 Southway Circle
- b. Acreage: 1.9
- c. Owner/Applicant: BVD Southway LLC / Josh Oerke
- d. Request: To: Add Conditional Use Permit (CUP) to allow parking of semi-trucks and trailers, in "K" Heavy Industrial for a maximum of 5 years with development waivers to be less than 500 feet from one-family zoning, fencing in the front yard, a dumpster/dumpster enclosure/fence in the through yard setback; site plan included

10. ZC-25-190

Case Manager: Joseph Laws

CD 9, 8, 11

- a. Site Location: Near Southside Text Amendment
- c. Owner/Applicant: City of Fort Worth
- d. Request: 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 The City Of Fort Worth (2015), By Amending Chapter 4, "District Regulations" Article 13, "Form Based Districts", Section 4.1305, "Near Southside ("Ns") District To Amend Section 4.1305(D)(1) "Other Development Standards" By Amending The "Near Southside Development Standards And Guidelines" To Define General Hospital, Allow Greater Building Height And Setback For General Hospitals, Adopt A General Hospital Residential Buffer Requirement, Adopt Development Standards For Skybridges For General Hospitals; To Allow Administrative Approval For General Hospitals Concerning Skybridges, Placement of Pedestrian Entrances, Fencing, Fenestration, Transparency, and Architectural Requirements; To Amend Guidelines And Standards For Parking Structures And Garages, And Establish Design Standards And Guidelines For Helipads; To Amend Section 4.1305(B) By Moving The "Near Southside ("NS") District Table From 4.1305(B) To 4.1305(C), And Amend The "Near Southside ("Ns") District Table To Illustrate The Changes In The Minimum And Maximum Height.

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:

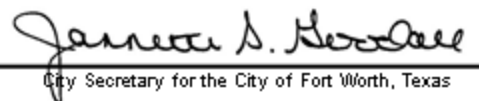
Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de 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, November 06, 2025 at 3:25 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