

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 stamped on the following date and time **Thursday, December 04, 2025 at 3:35 P.M.** and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.

Janice D. Woodard
City Secretary
City of Fort Worth, Texas



ZONING COMMISSION AGENDA

Wednesday, December 10, 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

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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. Overview of Zoning Cases on Today's Agenda**
- B. Ethics Training**

Staff
City Attorney

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, JANUARY 13, 2026, UNLESS OTHERWISE NOTED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of November 12, 2025

Zoning Commission
December 10, 2025

Chair

B. CONTINUED CASES

1. ZC-25-181 Case Manager: Beth Knight CD 11
(Continued from November Zoning Commission)

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

2. ZC-25-187 Case Manager: Beth Knight CD 9
(Continued from November Zoning Commission)

- a. Site Location: 800 and 804 Southway Circle
- b. Acreage: 1.9
- c. Owner/Applicant: BVD Southway LLC / Josh Oerke
- d. Request: To: Add a Conditional Use Permit (CUP) for outdoor storage in "K" Heavy Industrial five (5) year time limit; site plan included

C. NEW CASES

1. ZC-25-183 Case Manager: Beth Knight CD 10

- a. Site Location: 11661 Alta Vista Road
- b. Acreage: 3.69
- c. Owner/Applicant: Louis Gonzales / Roman Abundiz
- d. Request: From: "A-10" One-Family Residential
To: "E" Neighborhood Commercial and add a Conditional Use Permit (CUP) for a stoneyard, building stone, cutting, sawing or storage with a development waiver for one (1) parking space; site plan included.

2. ZC-25-184 Case Manager: Lynn Jordan CD 8

- a. Site Location: 7200 – 7500 blocks (odds) Anglin Drive
- b. Acreage: 42.06
- c. Owner/Applicant: Christine Panagopoulos and David Chavez / Rhett Bennett, Black Mountain / Bob Riley, Halff
- d. Request: From: "AG" Agricultural
To: "I" Light Industrial

- 3. ZC-25-186** **Case Manager: Dave McCorquodale** **CD 7**
- a. Site Location: 4601 Boat Club Rd
 - b. Acreage: 4.45
 - c. Owner/Applicant: Abby Mors / H&M BC Plaza LLC
 - d. Request: From: "PD641" "PD/SU" all uses in "E" Neighborhood Commercial, plus fitness facility; site plan waived
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus tattoo parlor for permanent make-up and hair restoration services only and retail smoke shop; site plan waiver requested
- 4. ZC-25-189** **Case Manager: Beth Knight** **CD 2**
- a. Site Location: 1317 Harrington Ave
 - b. Acreage: 0.16
 - c. Owner/Applicant: Fernandez Land Company, LLC / Orlando Fernandez
 - d. Request: From: "A-5" One-Family Residential
To: "PD/A-5" Planned Development for all uses in "A-5" One-Family Residential plus office, with a development waiver for one (1) parking space; site plan included.
- 5. ZC-25-191** **Case Manager: Beth Knight** **CD 5**
- a. Site Location: 5736 Wilbarger Street
 - b. Acreage: 29.94
 - c. Owner/Applicant: Charles Lawhorn / Ray Oujesky, Kelly Hart & Hallman LLP / Russell Bormann, Outrigger Industrial
 - d. Request: From: "UR" Urban Residential
To: "PD" Planned Development for all uses in "I" Light Industrial excluding boarding home facility, day care center (child or adult), school, elementary or secondary (public or private), animal shelter, correction facility, probation or parole office, assisted living facility, blood bank, care facility, hospice, hospital, massage therapy and spa, nursing home, golf driving range, wastewater (sewage) treatment facility, bar/tavern/cocktail lounge/club private or teen/dance hall, massage parlor, sexually oriented business, swimming pool/commercial, theater/drive-in, bed and breakfast inn, hotel/motel or inn, recreational vehicle park, short term home rental, kennel, liquor or package store, pawn shop, tattoo parlor, veterinary clinic with outdoor kennels, automotive repair/paint and body shop, car wash, gasoline sales, truck stop with fuel and accessory services, crematorium, paint mixing or spraying; site plan included
- 6. ZC-25-192** **Case Manager: Joe Laws** **CD 9**
- a. Site Location: 1725 Pruitt Street and 1901 Pennsylvania Avenue
 - b. Acreage: 8.375
 - c. Owner/Applicant: Columbia Plaza Medical Center of Fort Worth Subsidiary, L.P. / Bryan Seely / John Ainsworth, PE Kimley-Horn

- d. Request: To: Add a Conditional Use Permit (CUP) for a helipad/landing area in "NS-T5I" Near Southside-T5 Urban Center-Institutional/Industrial; site plan included

7. ZC-25-158

Case Manager: Stephanie Scott-Sims

CD All

- a. Site Location: Proliferating Uses Text Amendment
c. Owner/Applicant: 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, By Amending Chapter 4, "District Regulations," Article 8, "Nonresidential District Use Table," Section 4.803, "Nonresidential District Use Table" And Article 12, "Form Based Code District Use Table", Section 4.1203 "District Use Table", To Add "Credit Access Business" As A New Use And Allow Such Use In Certain Industrial, Commercial, And Form-Based Districts, To Remove "Liquor Or Package Stores" As An A Permitted Use In Certain Commercial And Form-Based Districts; Amending Chapter 5, "Supplemental Use Standards," Article I, "Standards For Selected Uses," To Amend Section 5.152 "Retail Smoke Shop" To Add A Distance Requirement To Retail Smoke Shops And Increase Existing Distance Requirement From Certain Sensitive Uses And Add Additional Sensitive Uses , To Amend Section 5.125 "Pawnshop" To Increase Distance Requirement From Pawnshop To Pawnshop; To Add New Sections Titled "Liquor Or Package Stores" And "Credit Access Business" To Provide For Distance Requirements Between Like Uses; To Amend Chapter 9 "Definitions", Section 9.101 "Defined Terms" To Amend Definitions Of "Retail Smoke Shop" And "Restaurant" And Add Definitions For "Credit Access Business", "Bar", And "Liquor Or Package Stores"

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.