



## **ZONING COMMISSION**

### **AGENDA**

Wednesday, January 14, 2026

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](mailto: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. Ethics Training**

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

**City Attorney Office**

**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, FEBRUARY 10, 2026, UNLESS OTHERWISE NOTED.

#### **CALL TO ORDER**

**A. APPROVAL OF MEETING MINUTES of December 10, 2025**

**Chair**

**B. APPROVAL OF REVISED RULES OF PROCEDURE**

**Stephanie Scott-Sims**

**C. CONTINUED CASES**

**1. 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 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 For Retail Smoke Shops From Like Uses and Increase Existing Distance Requirement From Certain Sensitive Uses and Add Additional Sensitive Uses; Adding New Supplemental Use Sections To Chapter 5, "Supplemental Use Standards," Article I, "Standards for Selected Uses," Titled "Liquor or Package Stores" and "Credit Access Business" to Provide for Distance Requirements Between Like Uses; Amending 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. NEW CASES**

**1. ZC-25-111**

**Case Manager: Lynn Jordan**

**CD 8**

- a. Site Location: 3168 Glen Garden Drive N
- b. Acreage: 1.18
- c. Owner/Applicant: Glen Garden Baptist Church / Roger Battle
- d. Request: From: "B" Two-Family Residential & "E" Neighborhood Commercial  
To: "CF" Community Facilities and add a Conditional Use Permit (CUP) for a Lodging House up to seven (7) rooms with a (2) two-year time limit and development waivers to allow an existing structure within the 20 ft. supplemental setback and allow fencing in the front yard setback; site plan included.

- 2. ZC-25-144** **Case Manager: Beth Knight** **CD 5**
- a. Site Location: 9000 Trinity Boulevard
  - b. Acreage: 4.98
  - c. Owner/Applicant: Gyant V, LLC / Sweeping Corporation of America / Kimley-Horn & Associates, Inc.
  - d. Request: From: "I" Light Industrial  
To: "PD/I" Planned Development for all uses in "I" Light Industrial plus waste transfer station with development standards to exceed front yard landscaping and require all debris to be contained; site plan included
- 3. ZC-25-178** **Case Manager: Dave McCorquodale** **CD 11**
- a. Site Location: 1020 – 1030 (evens) N. Sylvania Avenue
  - b. Acreage: 0.645
  - c. Owner/Applicant: ALLR Investments, LLC / Antonio Linares
  - d. Request: From: "ER" Neighborhood Commercial Restricted  
To: "E" Neighborhood Commercial and add Conditional Use Permit (CUP) for Mobile Food Vendor, Potentially Hazardous
- 4. ZC-25-193** **Case Manager: Lynn Jordan** **CD 11**
- a. Site Location: 4000-4016 (evens) E. Berry Street, 3208 Freddie Street
  - b. Acreage: 3.12
  - c. Owner/Applicant: Samaria Baptist Church / Micah Middlebrooks / 3 Rivers CDL
  - d. Request: To: Add a Conditional Use Permit (CUP) in "CF" Community Facilities for a Semi-Truck Driving School with an office with development standards for one truck to remain on-premise during the daylight hours only and allow existing structures within the projected and front yard setback; site plan included.
- 5. ZC-25-196** **Case Manager: Dave McCorquodale** **CD 3**
- a. Site Location: 7250 W. Vickery Boulevard
  - b. Acreage: 0.82
  - c. Owner/Applicant: Blue Eyes Properties, LLC / Theresa Greig, Teal Assets
  - d. Request: From: "PD 357" Planned Development/Specific Use for all uses in "FR" General Commercial Restricted plus a contractor's storage yard, site plan approved.  
To: "PD/E/NASJRB" Planned Development for all uses in "E" Neighborhood Commercial excluding indoor amusement, convenience store, and liquor or package store, with a development standard for a reduction in parking, site plan included.

- 6. ZC-25-197** **Case Manager: Dave McCorquodale** **CD 2**
- a. Site Location: 504 NW 25th Street
  - b. Acreage: 0.32
  - c. Owner/Applicant: 25th & Ross Manifest Abundance / Briana Baugh
  - 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.  
To: "E" Neighborhood Commercial
- 7. ZC-25-198** **Case Manager: Beth Knight** **CD 11**
- a. Site Location: 2517 – 2531 (odds) Hemphill Street
  - b. Acreage: 0.86
  - c. Owner/Applicant: Martin Quezada Vela & Juana Valdez Guzman/Angela Blochowicz
  - d. Request: To: Add a Conditional Use Permit (CUP) in "E" Neighborhood Commercial for a three-year term for five (5) Mobile Food Vendors, Potentially Hazardous, with development waivers for a location less than 50 feet from single family residential and without the consent of the adjacent owners; 32 Merchandise Vendors, Outdoor Amusement; and development waivers for 54 fewer parking spaces than required, two (2) detached signs less than 100 feet apart, an approximately 45% reduction in landscaping than required, gates located in the supplemental building setback, and an office use located in the supplemental building setback; site plan included
- 8. ZC-25-200** **Case Manager: Lynn Jordan** **CD 10**
- a. Site Location: 541 & 693 Avondale Haslet Road
  - b. Acreage: 36.924
  - c. Owner/Applicant: Beaten Path Development Nance Ranch LLC / Benjamin Materne
  - d. Request: From: "MU-1" Low-Intensity Mixed Use and "UR" Urban Residential  
To: "A-5" One-Family Residential
- 9. ZC-25-201** **Case Manager: Beth Knight** **CD 10**
- a. Site Location: 14271 Old Denton Road
  - b. Acreage: 6.1
  - c. Owner/Applicant: BDM2022 LLC/Ban Alali
  - d. Request: From: "A-43" One-Family Residential  
To: "I" Light Industrial
- 10. ZC-25-202** **Case Manager: Dave McCorquodale** **CD 11**
- a. Site Location: 2521 Race Street
  - b. Acreage: 0.40
  - c. Owner/Applicant: Strategic Capital Investment LLC/ Gregory Dominguez
  - d. Request: From: "D" High Density Multifamily

To: "E" Neighborhood Commercial

**11. ZC-25-203**

**Case Manager: Dave McCorquodale**

**CD 11**

- a. Site Location: 2520 Hemphill Street
- b. Acreage: 1.02
- c. Owner/Applicant: Vaquero Hemphill Partners LLP/ Bright Bay Investments/ Mary Nell Poole, Townsite
- d. Request: From: "E" Neighborhood Commercial  
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial excluding Convenience Store, Gasoline Sales, and Liquor or Package Store plus Automotive Repair Shop with repairs conducted adjoining a residential district boundary; site plan included.

**12. ZC-25-204**

**Case Manager: Beth Knight**

**CD 11**

- a. Site Location: 519 E Butler Street /600 block E. Ripy Street
- b. Acreage: 7.197
- c. Owner/Applicant: Fort Worth ISD /Warren Ellis, JSA Development Group, LLC
- d. Request: From: "A-5" One-Family Residential  
To: "PD/CF" Planned Development for all uses in "CF" Community Facilities excluding government maintenance facility, ambulance dispatch station, blood bank, hospice, hospital, nursing home with full medical services, medical supplies/equipment sales or rental, golf course, golf driving range, water supply treatment or storage facility, and parking area or garage storage commercial or auxiliary, with development standards for parking, fencing, retaining walls, and a monument sign in the required setbacks; site plan included.

**13. ZC-25-205**

**Case Manager: Lynn Jordan**

**CD 8**

- a. Site Location: 4500 & 8212 Anglin Circle
- b. Acreage: 38.38
- c. Owner/Applicant: Beau Galyean Inc. & Gayla Karanges/ Rhett Bennett, Black Mountain / Bob Riley, Halff
- d. Request: From: "B" Two-Family Residential and "AG" Agricultural  
To: "PD/I" Planned Development for all uses in "I" Light Industrial limited to data center, educational uses, governmental uses (excluding correctional facility and probation or parole office), health care facilities, recreational, religious uses, utilities, grocery store, office or retail sales general, with development standards to increase setback to 75 ft. adjacent to residential districts, increase the maximum building height to 70 feet for data center, building setback minimum of 300 feet from (8100 Anglin Drive); site plan waiver requested.

## 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](mailto: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.

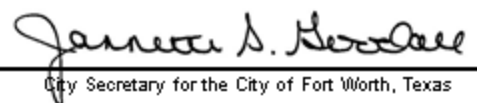
### ASISTENCIA A REUNIONES PUBLICAS:

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](mailto: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 stamped on the following date and time Thursday, January 08, 2026 at 3:30 P. M. and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.

  
City Secretary for the City of Fort Worth, Texas