



ZONING COMMISSION

AGENDA

Wednesday, September 9, 2026

Meeting Information

Work Session: 11:30 AM in the City Council Work Session Room

Public Hearing: 1:00 PM in the City Council Chamber

Location: City Hall, 100 Fort Worth Trail, Fort Worth, Texas 76102

View Live or On Demand:

www.fortworthtexas.gov/departments/communications/fwtv

Public Participation

The Work Session is open to the public, however, there is no public or applicant participation. Members of the public may speak at the Public Hearing on items listed on this agenda.

To speak at the meeting: - Attendance must be in-person - complete a speaker sign-up card located at the entrance to the Council Chamber before the meeting begins.

Questions or assistance:

Zoning & Land Use Division – 817-392-8028 or Zoninglanduse@fortworthtexas.gov

What Happens Next:

Cases heard today are generally scheduled for City Council consideration on **Tuesday, October 13, 2026**, unless otherwise noted.

ZONING COMMISSION MEMBERS:

Jeremy Raines, Chair – CD 7	Fredrick Robinson – CD 6
Rodney Mayo, Vice Chair – Mayor's appointee	Tammy Pierce – CD 8
Brian Trujillo – CD 2	Judge Danny Rodgers – CD 9
Beth Welch – CD 3	Jacob Wurman – CD 10
Matt McCoy – CD 4	Carmen Castro – CD 11
Charles Edmonds – CD 5	

I. WORK SESSION: 11:30 AM

A. Overview of Zoning Cases on Today's Agenda

Staff

II. PUBLIC HEARING: 1:00 PM

A. CALL TO ORDER

Roll Call

B. APPROVAL OF MEETING MINUTES

Consider and act on the Regular Meeting minutes of August 12, 2026.

C. CONTINUED CASES

- | | | |
|---------------------|---|-------------|
| 1. ZC-26-064 | Case Manager: Beth Knight | CD 7 |
| a. Site Location: | 1401 Alameda Street | |
| b. Acreage: | 24.02 | |
| c. Owner/Applicant: | Tako, LLC / Ray Oujesky, Kelly Hart & Hallman, LLP / Zach Rakusin, Rak Equities | |
| d. Request: | From: "A-5" One-Family Residential, "F" General Commercial
To: "PD/I" Planned Development for all uses in "I" Light Industrial uses excluding Massage Parlor & Tattoo Parlor; site plan included | |

Continued from the July 8, 2026 Zoning Commission meeting

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|---------------------|--|-------------|
| 2. ZC-26-071 | Case Manager: Enrique Alvarez | CD 2 |
| a. Site Location: | 1297-1309 (odds) Cantrell Sansom Road | |
| b. Acreage: | 12.45 | |
| c. Owner/Applicant: | M.C. & Janet Brister / Hopewell Development II, LP / Kimley-Horn and Associates, Inc., Brandon Middleton | |
| d. Request: | From: "F" General Commercial, "K" Heavy Industrial
To: "PD/F" Planned Development for all uses in "F" General Commercial plus assembly of pre-manufactured parts (except for vehicles, trailers, airplanes or mobile homes), bottling works, milk or soft drinks, food processing (no slaughtering), furniture or cabinet repair or construction, machine shops, monument/marble works, finishing and carving only, monument works (stone), sheet metal shop, | |

warehouse or bulk storage, and wholesale office or sample room; site plan included

Continued from the August 12, 2026 Zoning Commission meeting

- 3. ZC-26-084** **Case Manager: Beth Knight** **CD 9**
- a. Site Location: 2800 Cleburne Road / 1600 block W. Cantey Street
b. Acreage: 1.0
c. Owner/Applicant: FW Triple Net #2 8th Ave, LLC / Quiktrip, Ben Williams / Westwood Professional Services, Jonathan Schindler
d. Request: **To:** Add a Conditional Use Permit (CUP) in "E" Neighborhood Commercial for an automated car wash; site plan included

Continued from the August 12, 2026 Zoning Commission meeting

D. NEW CASES

- 4. ZC-26-119** **Case Manager: Enrique Alvarez** **CD 6**
- a. Site Location: 6345 Altamesa Boulevard
b. Acreage: 1.77
c. Owner/Applicant: Cattlemen's Bank / 4C Engineers, John Hamilton
d. Request: **To:** Amend "PD1063" (PD/G) with a development standard to allow an accessory structure in front of the building; site plan included
- 5. ZC-26-091** **Case Manager: Beth Knight** **CD 2**
- a. Site Location: 5100 Azle Avenue
b. Acreage: 10.90
c. Owner/Applicant: 5050 Azle Ave. Storage, LLC / Brian Sullivan / Karen Tellez
d. Request: **From:** "E" Neighborhood Commercial
To: Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouses, warehouses and outdoor storage; site plan included
- 6. ZC-26-101** **Case Manager: Beth Knight** **CD 10**
- a. Site Location: 2101 – 2200 (evens) Avondale Haslet Road
b. Acreage: 6.86
c. Owner/Applicant: Hunter Crossroads, LP / Kelly Hart & Hallman, LLP, Ray Oujesky
d. Request: **To:** Amend "PD829" (PD/F) to add outdoor storage as a permitted use with a development standard to allow

outdoor storage less than 200 feet from the northern & eastern property lines; site plan included

- 7. ZC-26-103** **Case Manager: Enrique Alvarez** **CD 5**
- a. Site Location: 3416 S. Raider Drive, 11099 Trinity Boulevard
 - b. Acreage: 16.39
 - c. Owner/Applicant: Trinity River Authority of Texas / Quiddity Engineering, LLC, Jennifer Franklin
 - d. Request: **From:** "AG" Agricultural, "PD1234" (PD/I) for all uses in "I" Light Industrial plus outdoor storage with no primary use and reduced landscaping requirements
To: "J" Medium Industrial
- 8. ZC-26-105** **Case Manager: Enrique Alvarez** **CD 10**
- a. Site Location: 9201 NW US Highway 287
 - b. Acreage: 22.55
 - c. Owner/Applicant: Dickies FW DC Holdings, LLC / Kelly Hart & Hallman, Ray Oujesky
 - d. Request: **From:** "G" Intensive Commercial, "I" Light Industrial
To: "I" Light Industrial
- 9. ZC-26-106** **Case Manager: Lynn Jordan** **CD 5**
- a. Site Location: 7911 Meadowbrook Drive
 - b. Acreage: 50.93
 - c. Owner/Applicant: Elbaz Family Foundation / Forestar, Landry Stewart / Shield Engineering, Landon Geary
 - d. Request: **From:** "A-7.5" One-Family, "C" Medium Density Multifamily, "E" Neighborhood Commercial
To: Tract 1: (33.116 ac) "A-5" One-Family
Tract 2: (17.815 ac) "R1" Zero Lot Line/Cluster
- 10.ZC-26-107** **Case Manager: Enrique Alvarez** **CD 8**
- a. Site Location: 1125 E. Broadway Avenue
 - b. Acreage: 0.24
 - c. Owner/Applicant: NewPad Building Company / Cooper Conger, Kasie Dudley
 - d. Request: **From:** "A-5/HC District" One-Family / Historic & Cultural Overlay District
To: "B/HC District" Two-Family / Historic & Cultural Overlay District

11.ZC-26-110	Case Manager: Lynn Jordan	CD 7
a. Site Location:	2300 Merrick Street, 5201 & 5209 Collinwood Avenue	
b. Acreage:	0.48	
c. Owner/Applicant:	RPFW Properties, LLC / Jackson Walker, LLP, Tyler Wallach	
d. Request:	To: Amend “PD1226” (PD/SU for a grocery store) to add restaurant, café, cafeteria as a permitted use with a development standard for reduction in required parking; site plan included	
12.ZC-26-112	Case Manager: Lynn Jordan	CD 7
a. Site Location:	3608 & 3612 Dexter Avenue	
b. Acreage:	0.28	
c. Owner/Applicant:	Leslie K, Doris J & Arlynn Purvis, Jr. / Texas Surveying & Engineering, Teresa McGee	
d. Request:	To: Amend “PD1468” to add development standards for reductions in required parking, projected front yard setback and rear yard supplemental setback; site plan included	
13.ZC-26-113	Case Manager: Lynn Jordan	CD 7
a. Site Location:	2801 Shoshoni Drive	
b. Acreage:	16.43	
c. Owner/Applicant:	Eagle Mountain-Saginaw ISD, Dwayne Jones / TNP, Inc., Philip Varughese	
d. Request:	From: “A-5” One-Family Residential and “R1” Zero Lot Line/Cluster To: “PD/CF” Planned Development for all uses in “CF” Community Facilities excluding golf course and country club and to allow an electronic changeable copy sign with development standards to be located across the street from “A-5” or “B” zoning district, with an area of 20 square feet (37% of the total sign area); site plan waiver requested	
14.ZC-26-114	Case Manager: Tony Herhold	CD 2
a. Site Location:	Generally bounded by or along the Union Pacific Railroad, 29th Street, Hampton Street, 32nd Street, Glendora Street, Strohl Street, Schwartz Avenue, 31st Street, Schadt Street, Dewey Street, Weber Street, 28th Street, Hutchinson Street, Ohio Street, Glendale Avenue, Brennan Avenue, and Peak Street	
b. Acreage:	204.43	
c. Owner/Applicant:	Multiple owners; City of Fort Worth	

- d. Request: **From:** “CUP-29”, “I” Light Industrial, “J” Medium Industrial, “K” Heavy Industrial, “B” Two-Family, “A-5” One-Family, “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial
To: “MU-2” High Intensity Mixed-Use, “UR” Urban Residential, “B” Two-Family, “A-5” One-Family, “E” Neighborhood Commercial, “O1” Floodplain,

15.ZC-26-121

Case Manager: Francisco Vega

CD 2

- a. Site Location: Text Amendment
 b. Acreage:
 c. Owner/Applicant: 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 the City of Fort Worth (2015), to Amend Chapter 4, “District Regulations,” Article 13, “Form-Based Districts,” Section 4.1304, Panther Island (“PI”) District, to Consolidate Existing Subdistricts From Nine to Two Primary Districts: “PI-Core” Panther Island Core And “PI-Edge” Panther Island Edge; To Remove the Metes and Bounds Descriptions For Core Zones and to Revise in its Entirety the Development Standards and Guidelines; To Add Guiding Principles and Development Objectives Based On Panther Island Vision 2.0; To Provide For Revised Administrative and Urban Design Commission Review and Approval of Certificate of Appropriateness; Amending Appendix B “Maps”, Exhibit B.17 Panther Island District To Update the District’s Boundary

16.ZC-26-117

Case Manager: Francisco Vega

CD 2

- e. Site Location: Generally bounded by the Trinity River from N. Main Street, the Clear Fork of the Trinity River, Arthur and Kansas Streets, and the Fort Worth & Western Railroad
 f. Acreage: 448.96
 g. Owner/Applicant: Multiple owners; City of Fort Worth Development Services
 h. Request: **From:** “PD488”, “PD931”, “PD1097”, PI-LF, PI-N-1, PI-N-2, PI-N-3, PI-NM, PT-TCCD, PI-UL-1, PI-UL-2, PI-UL-3
To: “PI-Core” Panther Island Core & “PI-Edge” Panther Island Edge

E. 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 stamped on the following date and time Wednesday, September 02, 2026 at 10:20 A.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