



**ZONING COMMISSION**

**AGENDA**

**Wednesday, March 11, 2026**

**Meeting Information**

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

**Public Hearing:** 1:00 PM in the City Council Work Session Room

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

**View Live or On Demand:**

[www.fortworthtexas.gov/departments/communications/fwtv](http://www.fortworthtexas.gov/departments/communications/fwtv)

**Public Participation**

Members of the public are welcome to attend the Public Hearing and speak 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](mailto:Zoninglanduse@fortworthtexas.gov)

**What Happens Next:**

Cases heard today are generally scheduled for City Council consideration on **Tuesday, April 14, 2026**, unless otherwise noted.

**ZONING COMMISSION MEMBERS:**

Jeremy Raines, Chair – CD 7	Fredrick Robinson – CD 6
Rodney Mayo, Vice Chair – CD 1	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





Conversion of Buildings, To Remove the Use Titled “Governmental Office Facility” as a Use Allowed in “CF” Community Facilities District and in “CB/T” Camp Bowie Transition Zone; Amending Chapter 4 “District Regulations”, Article 13 “Form-Based Districts”, Sections 4.1304 Through 4.1309, to Revise Certain Form-Based Codes by Adding an Appendix To Each Code Establishing Regulations and Development Standards Consistent with Chapter 218 of the Loc. Gov’t Code Concerning Mixed-Use and Multifamily Residential, and the Conversion of Buildings; Amending Chapter 4 “District Regulations”, Article 4 “Overlay Districts”, Sections 4.402 Through 4.404, to Revise Certain Overlay Districts Standards and Guidelines by Adding an Appendix Establishing Regulations and Development Standards Consistent with Chapter 218 of the Loc. Gov’t Code Concerning Mixed-Use and Multifamily Residential, and the Conversion of Buildings; To Amend Appendix A, Chapter 9 Definitions, Section 9.101, to Add the Definition of “Mixed-Use Residential” And Amend the Definition of “Multifamily Dwelling” to Include “Multifamily Residential”

**\*This case will be heard by City Council on March 31<sup>st</sup>.**

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|---------------------|--|---------------|
| <b>4. ZC-25-172</b> | <b>Case Manager: Stephanie Scott-Sims</b>  | <b>CD All</b> |
| a. Site Location:   | Text Amendment   |               |
| c. Owner/Applicant: | City of Fort Worth   |               |
| d. Request:         | <b>To:</b> 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 2, “Special Purpose Districts,” Section 4.203, “Floodplain (“O-1”) District,” To Amend the Purpose Of The District and the Uses Allowed Therein |               |

**\*This case will be heard by City Council on March 31<sup>st</sup>.**

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|---------------------|--|-------------|
| <b>5. ZC-25-199</b> | <b>Case Manager: Enrique Alvarez</b>                                       | <b>CD 8</b> |
| a. Site Location:   | 1904 Mc Curdy St   |             |
| b. Acreage:         | 0.16   |             |
| c. Owner/Applicant: | Jose Ortez-Redondo   |             |
| d. Request:         | <b>From:</b> “I” Light Industrial<br><b>To:</b> “B” Two-Family Residential |             |

**6. ZC-26-001**

**Case Manager: Lynn Jordan**

**CD 10**

- a. Site Location: 3553 Loddick Lane
- b. Acreage: 2.15
- c. Owner/Applicant: BB House LLC / Fifth Gear Automotive, Ricky Jordan & Jacob Morris / Wes Hoblit, Masterplan Consultants
- d. Request: **From:** "PD894" PD/SU Planned Development/Specific Use for warehouse, outdoor storage, greenhouse, showroom, retail sales, office, and up to 15 temporary portable storage containers not to exceed six months use in a 12-month period; site plan waived  
**To:** "PD/SU" Planned Development/Specific Use for warehouse, outdoor storage incidental to the primary use, greenhouse, showroom, retail sales, office, and automotive repair excluding paint and body shop developed to "E" Neighborhood Commercial standards with development standards for automotive repairs conducted on premises that adjoin a residential district boundary, automotive repair adjacent to a one- or two-family district, automotive repair with bay doors facing a one- or two-family district; site plan included.

**\*This case will be heard by City Council on March 31<sup>st</sup>.**

**7. ZC-26-009**

**Case Manager: Dave McCorquodale**

**CD 8**

- a. Site Location: 4826 Wichita St
- b. Acreage: 0.872
- c. Owner/Applicant: Vernon L. McCoy/Beatriz Ordorica
- d. Request: **From:** "PD1354" Planned Development for all uses in "E" Neighborhood Commercial excluding ambulance dispatch station, massage therapy and spa, golf course, gas lift compressor station, stealth telecommunications tower, telecommunications antenna (on structure), utility transmission or distribution line, indoor amusement, event center or rental hall, commercial swimming pool, movie theater or auditorium, short term home rental, feed store (no processing/milling), liquor or package store, parking area or garage, storage commercial or auxiliary, daycare center, plus waiver to supplemental setback; site plan approved.  
**To:** Amend "PD1354" to add massage therapy and spa, indoor amusement, event center or rental hall, short term home rental, feed store (no processing/milling), liquor or package store as permitted uses and exclude ambulance dispatch station, golf course, gas lift compressor station, stealth telecommunications tower, telecommunications antenna (on structure), utility transmission or distribution line, commercial swimming pool, movie

theater or auditorium, parking area or garage, storage commercial or auxiliary, daycare center, and a development standard for supplemental setback and bufferyard; site plan included.

**8. ZC-26-011 Case Manager: Enrique Alvarez CD 8**

- a. Site Location: 1205 Blodgett Ave
- b. Acreage: 0.14
- c. Owner/Applicant: Jose Bernal
- d. Request: **From:** "E" Neighborhood Commercial  
**To:** "B" Two-Family Residential

**9. ZC-26-014 Case Manager: Lynn Jordan CD 7**

- a. Site Location: 8640 Bryson Lane
- b. Acreage: 2.50
- c. Owner/Applicant: Richard D Outman / CR Fitness Holdings LLC / Tyler Wallach, Jackson Walker LLP
- d. Request: **From:** "A-43" One-Family Residential  
**To:** "E" Neighborhood Commercial

**\*This case will be heard by City Council on March 31<sup>st</sup>.**

**10.ZC-26-015 Case Manager: Beth Knight CD 5**

- a. Site Location: 3524 & 3528 Frazier Court
- b. Acreage: 0.32
- c. Owner/Applicant: CG SUPERB HOMES LLC/ Ceasar Gonzalez
- d. Request: **From:** "A-5" One-Family Residential  
**To:** "R1" Zero Lot Line/Cluster Residential

**11.ZC-26-016 Case Manager: Enrique Alvarez CD 5**

- a. Site Location: 5002 Pollard-Smith Ave
- b. Acreage: 0.26
- c. Owner/Applicant: Texas4 Land LLC/ Cooper Conger
- d. Request: **From:** "A-5/SSO" One-Family/Stop Six Overlay  
**To:** "UR/SSO" Urban Residential/Stop Six Overlay

**12.ZC-26-017 Case Manager: Lynn Jordan CD 6**

- a. Site Location: 5332 Sycamore School Road
- b. Acreage: 0.87

- c. Owner/Applicant: Polished Dimes Real Estate, LLC Series 2011 Carl Helton, AutoZone Parts Inc. / Wesley R Berlin, Spartan Engineering Solutions, LLC
- d. Request: **From:** "PD823A" Planned Development for all uses in "E" Neighborhood Commercial excluding alcohol sales; site plan approved.  
**To:** Amend "PD823A" Planned Development for all uses in "E" Neighborhood Commercial to include auto parts supply, retail; site plan included.

**13.ZC-26-019 Case Manager: Beth Knight CD 9**

- a. Site Location: 2837 & 2841 8th Ave
- b. Acreage: 0.29
- c. Owner/Applicant: Tarrant Properties Inc./ Texas4 Land LLC
- d. Request: **From:** "E" Neighborhood Commercial  
**To:** "B" Two-Family Residential

**14.ZC-26-020 Case Manager: Dave McCorquodale CD 11**

- a. Site Location: 5329 & 5355 1st Street
- b. Acreage: 268.85
- c. Owner/Applicant: West Fork Properties/City of Fort Worth
- d. Request: **From:** "C" Medium Density Multifamily, "D-HR1" Multifamily High-Rise, "E" Neighborhood Commercial, and "G" Intensive Commercial, "I" Light Industrial, "K" Heavy Industrial  
**To:** "O-1" Floodplain

**15.ZC-26-028 Case Manager: Beth Knight CD 11**

- a. Site Location: 3717, 3721, 3725 McCart Avenue
- b. Acreage: 0.85
- c. Owner/Applicant: Igor Ozegovic, Glen Paul Lemon/City of Fort Worth
- d. Request: **From:** "E" Neighborhood Commercial with Conditional Use Permit (CUP) for Auto Sales and Repair; site plan waived  
**To:** "E" Neighborhood Commercial

**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](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.

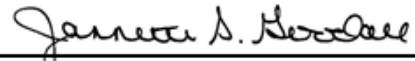
**ASISTENCIA A REUNIONES PUBLICAS:**

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, March 05, 2026 at 10:10 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