



ZONING COMMISSION
AGENDA
Wednesday, June 10, 2026

Meeting Information

Work Session: 11:15 AM in the City Council Work Session Room

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

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

View Live or On Demand:

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

What Happens Next:

Cases heard today are generally scheduled for City Council consideration on **Tuesday, June 23, 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: 11:15 AM

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| A. Update and Presentation on the 2050 Comprehensive Plan | Staff |
| B. Overview of Zoning Cases on Today's Agenda | Staff |

II. PUBLIC HEARING: 1:00 PM

A. CALL TO ORDER

1. Roll Call

B. APPROVAL OF MEETING MINUTES

1. Consider and act on the minutes of May 13, 2026 Regular Meeting

C. NEW CASES

The following zoning cases will be heard by the Zoning Commission. Each case includes the case number, location, applicant, and a summary of the requested zoning change.

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| 1. ZC-25-183R | Case Manager: Beth Knight | CD 10 |
| a. Site Location: | 11661 Alta Vista Road | |
| b. Acreage: | 3.69 | |
| c. Owner/Applicant: | Roman Abundiz / City of Fort Worth | |
| d. Request: | From: "E" Neighborhood Commercial and add a Conditional Use Permit for a stone yard, building stone, cutting, sawing or storage with a development waiver for 5 parking spaces; site plan approved
To: "E" Neighborhood Commercial and add a Conditional Use Permit for a stone yard, building stone, cutting, sawing or storage with a development waiver for 29 parking spaces; site plan included | |
| 2. SP-26-008 | Case Manager: Beth Knight | CD 11 |
| a. Site Location: | 4213 Miller Avenue | |
| b. Acreage: | 0.89 | |
| c. Owner/Applicant: | Zone Group, Inc. / Jake Petrie | |
| d. Request: | To: Amend the site plan for "PD311" Planned Development for "E" Neighborhood Commercial uses plus car wash and auto repair to add a new auto repair facility in the Stop Six Residential Overlay | |

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| 3. ZC-26-022 | Case Manager: Beth Knight | CD 7 |
| <ul style="list-style-type: none"> a. Site Location: b. Acreage: c. Owner/Applicant: d. Request: | <p>7640 Jacksboro Highway
1.88
TOR Texas, LLC / Tim Sansome</p> <p>From: "A-5" One-Family Residential, "E" Neighborhood Commercial
To: "E" Neighborhood Commercial and add a Conditional Use Permit (CUP) for retail landscape supply with outdoor sales and a recycling center/transfer station for organic material with outdoor processing and stockpiling with development waivers for outdoor storage between the building and the street, existing 6-foot tall chain link fencing in the front yard, no screening fence adjacent to a residential district and less than 75% of the required landscaping within the front yard as depicted on the site plan; site plan included</p> | |
| 4. ZC-26-055 | Case Manager: Enrique Alvarez | CD 7 |
| <ul style="list-style-type: none"> a. Site Location: b. Acreage: c. Owner/Applicant: d. Request: | <p>8715 & 8801 Wagley Robertson Road
4.56
Mike Windham & Donnie Kirk / Townsite, Mary Nell Poole</p> <p>From: "AG" Agricultural, "A-21" One-Family Residential
To: "A-5" One-Family Residential</p> | |
| 5. ZC-26-061 | Case Manager: Enrique Alvarez | CD 8 |
| <ul style="list-style-type: none"> a. Site Location: b. Acreage: c. Owner/Applicant: d. Request: | <p>151 Huguley Boulevard
2.15
Texas Health Huguley, Inc. / Teague, Nall, & Perkins, Inc., Anthony Millbitz</p> <p>From: "AG" Agricultural
To: "CF" Community Facilities</p> | |
| 6. ZC-26-062 | Case Manager: Enrique Alvarez | CD 2 |
| <ul style="list-style-type: none"> a. Site Location: b. Acreage: c. Owner/Applicant: | <p>2204 - 2400 (evens) Cantrell Sansom Road
61.77
Lumbermiller, LP, Marie-Luise Holzmuller-Radulescu Peggy's Folly, L.P., MMSG Limited Partnership & Madison Decker, Ltd., The Charles Gappa and Ann Gappa 2022 Family Trust / Ray Oujesky, Kelly Hart & Hallman, LLP/ James Melody, Hanover Company</p> | |

- d. Request: **From:** “AG” Agricultural, “C” Medium Density Multifamily, “G” Intensive Commercial
To: “I” Light Industrial
- 7. ZC-26-063 Case Manager: Lynn Jordan CD 7**
- a. Site Location: 9700 Oxenfree Drive
b. Acreage: 0.71
c. Owner/Applicant: SP Capstone Group, LLC / Guggenheim Development Services, Kurt Overmyer / JM Civil Engineering, Andre Sutiono
d. Request: **To:** Add a Conditional Use Permit (CUP) in “E” Neighborhood Commercial for automotive repair (oil change facility) with a development waiver for bay doors facing a one-family residential district; site plan included
- 8. ZC-26-065 Case Manager: Lynn Jordan CD 9**
- a. Site Location: 1419 College Avenue
b. Acreage: 3.57
c. Owner/Applicant: Fort Worth Independent School District / Masterplan Consultants, Karl Crawley & Crystal Lemus
d. Request: **From:** “C/HC District” Medium Density Multifamily/ Historic and Cultural District
To: “CF/HC District” Community Facilities/ Historic and Cultural District
- 9. ZC-26-067 Case Manager: Lynn Jordan CD 9**
- a. Site Location: 1405 Alston Avenue
b. Acreage: 0.23
c. Owner/Applicant: Fort Worth Independent School District / Masterplan Consultants, Karl Crawley & Crystal Lemus
d. Request: **From:** “A-5/HC District” One-Family Residential/ Historic and Cultural District
To: “CF/HC District” Community Facilities/ Historic and Cultural District
- 10. ZC-26-070 Case Manager: Lynn Jordan CD 2**
- a. Site Location: 2115 Belle Avenue
b. Acreage: 2.07
c. Owner/Applicant: Carebridge Health Services LLC, Uzoeshi & Eleanor Anukam
d. Request: **From:** “CF” Community Facilities
To: “E” Neighborhood Commercial

- a. Site Location: 1297-1309 (odds) Cantrell Sansom Road
- b. Acreage: 12.45
- c. Owner/Applicant: MC & Janet Brister / Hopewell Development II, LP / Kimley-Horn and Associates, Inc., Brandon Middleton
- d. Request: **From:** "F" General Commercial, "K" Heavy Industrial
To: "I" Light Industrial

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.

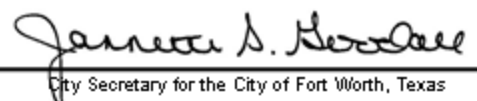
ASISTENCIA A REUNIONES PUBLICAS:

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, June 03, 2026 at 3:50 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