

**Zoning Commission  
February 12, 2025 – Meeting Minutes**

**Commissioners Present:**

Rodney Mayo, District 1  
Beth Welch, District 3 (Virtual)  
Matt McCoy, District 4  
Rafael McDonnell, Chair, District 5  
Jeremy Raines, District 7  
Tammy Pierce, District 8  
Wes Hoblit, District 9  
Jacob Wurman, District 10  
Cathy Romero, District 11 (Virtual)

**Staff Members Present:**

LaShondra Stringfellow, Development Assistant Director  
Stephen Murray, Planning Manager  
Beth Knight, Senior Planner  
Lynn Jordan, Senior Planner  
Laura Ruiz, Planning Assistant  
Aleigh'Ja Love, Planning Assistant  
Chris Austria, Assistant City Attorney II  
Sandy Michel, Senior Planner  
Dave McCorquodale, Senior Planner

**Commissioners Absent:**

Brian Trujillo, District 2  
Kelicia Stevenson, District 6

**I. PUBLIC HEARING – 1:00 P.M.**

Mr. Murray explained the procedure to be followed for the Zoning Commission meeting.

**A. CALL TO ORDER**

With a quorum of the Zoning Commission members present, Chair McDonnell called the regular session of the Fort Worth Zoning Commission to order at 1:05 p.m. on Wednesday, February 12, 2025.

**B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF JANUARY 8, 2025.**

Motion: Commissioner Raines made a motion, seconded by Commissioner Mayo, that the minutes of the Zoning Commission meeting of January 8, 2025 be approved. Motion passed 8-0.

Video on individual cases can be viewed at the following website.  
[http://fortworthgov.granicus.com/ViewPublisher.php?view\\_id=2](http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2)

**C. CONTINUED CASES**

**1. ZC-24-135**

**CD 10**

- a. Site Location: 1101 Highway 114
- b. Acreage: 2.49
- c. Applicant/Agent: Traditions Investors LLC / Ray Oujesky & Teddy Boschini with Kelly Hart & Hallman LLP
- d. Request: From: "A-5" One-Family  
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily for detached multifamily with development standards for reduced front yard setback, reduction in open space, fencing located between buildings and ROW; unit locations; MFD waiver requested; site plan required.

***This case will be continued to the March 12, Zoning Commission. No Public Hearing will be held.***

**2. ZC-24-158**

**CD 7**

- a. Site Location: 2498 Silver Creek Road
- b. Acreage: 0.96
- c. Applicant/Agent: City of Fort Worth Water Department / Joshua Kercho
- d. Request: From: "A-5" One-Family residential  
To: "CF" Community Facilities; Add Conditional Use Permit (CUP) to allow a wastewater lift station in "CF" Community Facilities, site plan included.

Motion: Commissioner Raines made a motion, seconded by Commissioner Mayo, to recommend **Approval** of ZC-24-158. Motion passed 8-0.

**3. ZC-24-159**

**CD 11**

- a. Site Location: 1000 Wallace Street
- b. Acreage: 1.02
- c. Applicant/Agent: Oncor Electric Company/Travis Yanker
- d. Request: To: Add Conditional Use Permit (CUP) to allow an electrical power substation in "FR" General Commercial Restricted with waivers to allow structures in the projected front yards and fencing materials, site plan included.

Motion: Commissioner Raines made a motion, seconded by Commissioner Mayo, to recommend **Approval** of ZC-24-159. Motion passed 8-0.

**4. ZC-24-161**

**CD 2**

- a. Site Location: 3001, 3002, & 3004 N Crump Street
- b. Acreage: 0.504
- c. Applicant/Agent: Letz Re Holdings LLC / Willbanks Metals / Cheyenne Haddad with Pope, Hardwicke, Christie, Schell & Taplett LLC
- d. Request: To: Add Conditional Use Permit (CUP) for auxiliary parking lot in "A-5" One-Family district with waivers to allow within the front yard setback: parking, gate pad, light poles and fencing; site plan included.

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Raines, to recommend **Approval of 5-year Conditional Use Permit (CUP)** of ZC-24-161. Motion passed 8-0.

**E: NEW CASES**

**5. ZC-24-063**

**CD 5**

- a. Site Location: 519-521 (odds) and 601 Paradise St & 518, 519, 520, Baurline St
- b. Acreage: 0.90
- c. Applicant/Agent: Trinity Phoenix LLC / Felix Wong
- d. Request: From: "A-5" One-Family Residential  
To: "PD-CR" Planned Development for detached multifamily on one lot developed to "CR" Low Density Multifamily, with development standards for decrease front yard setback, setback adjacent to one- or two-family residential district, reduced open space, Site Plan included

Motion: Commissioner Wurman made a motion, seconded by Commissioner Mayo to recommend **Approval with a request to exclude houses 1, 6, and 10 from the Site Plan** of ZC-24-063. Motion passed 8-0.

**6. ZC-25-013**

**CD 11**

- a. Site Location: 3626 Meadowbrook Drive
- b. Acreage: 0.58
- c. Applicant/Agent: Stephen Rivers / Brian Milligan
- d. Request: To: "Amend PD1397 Planned Development for "ER" Neighborhood Commercial restricted plus coffee shop, to allow dumpster and enclosure within the 20 ft. supplemental setback; site plan included (SP-24-016).

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Mayo, to recommend **Approval of ZC-25-013**. Motion passed 8-0.

**7. ZC-24-132 (AX-24-014)**

**(Future) CD 10**

- a. Site Location: Generally bounded by Seventeen Lakes Blvd., Round Valley Ln., Endeavor and Litsey Rd.
- b. Acreage: 35.86
- c. Applicant/Agent: Gunner Chi / Whigham Family Ltd Partnership & Nolin W. Ragsdale, I AM ONE, INC., & Rob Betancur-Zena Land Development, LP
- d. Request: From: Unzoned  
To: "A-5" One-Family Residential

Motion: Commissioner Wurman made a motion, seconded by Commissioner Mayo, to recommend **Approval of continuance to the April Zoning Commission meeting for ZC-24-132 (AX-24-014)**. Motion passed 9-0.

**8. ZC-24-166**

**CD 9**

- a. Site Location: 1309 E Peach Street
- b. Acreage: 0.115
- c. Applicant/Agent: Elizabeth Padilla / PDuran Properties LLC
- d. Request: From: "D" High Density Multifamily/ Historic Samuels Design District Overlay  
To: "MU-1" Low Intensity Mixed-Use/ Historic Samuels Design District Overlay

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Welch, to recommend **Approval** of ZC-24-166. Motion passed 6-3. (Commissioners McCoy, Romero, and Mayo in opposition.)

**9. ZC-24-171**

**CD 2**

- a. Site Location: 3060 Hardy Street
- b. Acreage: 0.16

- c. Applicant/Agent: Josue Cardenas / Mark Salgado
- d. Request: From: "I" Light Industrial  
To: "A-5" One-Family Residential

Motion: Commissioner Raines made a motion, seconded by Commissioner Mayo, to recommend **Approval** for ZC-24-171. Motion passed 8-0.

**10. ZC-24-172**

**CD 3**

- a. Site Location: 5105 & 5201 Benbrook Highway & 7615, 7625, 7599 Mary's Creek
- b. Acreage: 7.015
- c. Applicant/Agent: Darin McReynolds Norman, Urbanworth, LLC / Robert Etal Pulido Sr
- d. Request: From: "E" Neighborhood Commercial & "C" Medium Density Multifamily  
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus terminal, truck and freight, storage or display outside; trailer, portable; sales, construction or storage; automotive repair; vehicle sales or rental; outdoor sales and storage, garage repair, truck driving school; site plan waiver requested.

Motion: Commissioner Welch made a motion, seconded by Commissioner Wurman, to recommend **Approval for "PD/E" Planned Development for all uses in the "E" Neighborhood Commercial plus Truck Driving School with the Site Plan requirement** of ZC-24-172. Motion passed 8-0.

**11. ZC-24-173**

**CD 3**

- a. Site Location: 8100 W Elizabeth Lane
- b. Acreage: 0.386
- c. Applicant/Agent: Darunee Moore / Rodney Matthew
- d. Request: To: Add Conditional Use Permit (CUP) for halfway house in "CF" Community Facilities.

Motion: Commissioner Welch made a motion, seconded by Commissioner Hoblit, to recommend **Approval of continuance to the April Zoning Commission meeting** for ZC-24-173. Motion passed 8-0.

**12. ZC-25-001**

**CD 2**

- a. Site Location: 4501 Angle Avenue & 2851 NW Loop 820
- b. Acreage: 31.34
- c. Applicant/Agent: Marine Landings, LLC / Jeff Landon / Taylor Mitcham
- d. Request: From: "C" Medium Density Multifamily  
To: "PD/J" Planned Development for all uses in "J" Medium Industrial excluding waste related, agricultural and accessory uses with development standards to reduce landscape buffers and 75% landscaping in front of the building, site plan included

Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-25-001. Motion passed 8-0.

**13. ZC-25-002**

**CD 10**

- a. Site Location: 644 E Bond Ranch Road
- b. Acreage: 0.81
- c. Applicant/Agent: Tony Winchester / Jorge Garay
- d. Request: From: "AG" Agricultural  
To: "I" Light Industrial

Motion: Commissioner Wurman made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of ZC-25-002. Motion passed 8-0.

**14. ZC-25-004**

**CD 11**

- a. Site Location: 521 & 2109 Beach Street and 4021, 4025 E. 4th Street
- b. Acreage: 31.33
- c. Applicant/Agent: Josh Eadie / Amanda Matas / Bo Trainor
- d. Request: From: "I" Light Industrial & "B" Two-Family Residential  
To: "PD/D" Planned Development for "D" High-Density Multifamily plus detached multifamily with development standards for: less than the 30' minimum setback along one-family district, no bufferyard plantings, and to allow fencing along in front of building and along the ROW, no tree canopy preservation requirement; site plan included.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend **Approval of continuance to the March Zoning Commission meeting** of ZC-25-004. Motion passed 8-0.

***To Be Heard by City Council March 25, 2025.***

**15. ZC-25-006**

**CD 2**

- a. Site Location: 5331 Old Handley Road
- b. Acreage: 0.22
- c. Applicant/Agent: Samuel Martinez / Marcelo Barron
- d. Request: From: "A-7.5" One-Family Residential  
To: "A-5" One-Family Residential

Motion: Commissioner Raines made a motion, seconded by Commissioner Mayo, to recommend **Approval** of ZC-25-006. Motion passed 7-0.

**16. ZC-25-007**

**CD 2**

- a. Site Location: 9705 Block of Old Granbury Road (E. of Chisolm Trail Pkwy, S. of W Risinger Road and W. of Summer Creek Drive)
- b. Acreage: 38.77
- c. Applicant/Agent: HMH VSC Land LLC / Preston Pittman, ONM Living / Lori Lusk, Kimley-Horn Associates
- d. Request: From: "R2" Townhouse/Cluster  
To: "C" Medium Density Multifamily

Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend the **Denial** of ZC-25-007. Motion passed 9-0.

**17. ZC-25-009**

**CD 7**

- a. Site Location: 2501 and 2601 Montgomery Street
- b. Acreage: 7.404
- c. Applicant/Agent: Montgomery Corner, LLC / Mack Pogue, PPC Land Ventures Inc. / Landon King, LJA Engineering, Inc.
- d. Request: From: "J" Medium Industrial  
To: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel, multifamily, brewery, distillery & winery and excluding automotive uses and industrial uses with development guidelines attached as (exhibit A); site plan waiver requested.

Motion: Commissioner Raines made a motion, seconded by Commissioner Hoblit, to recommend **Approval with Site Plan requirement** of ZC-25-009. Motion passed 9-0.

**18. ZC-25-010**

**CD 2**

- a. Site Location: 5001 Dexter Avenue
- b. Acreage: 0.14
- c. Applicant/Agent: Larry L. Fowler, Jr. / Chad Bates
- d. Request: From: PD 322 "PD/SU Planned Development/Specific Use for a church education building with living area. Site plan required  
To: "A-5" One-Family Residential

Motion: Commissioner Raines made a motion, seconded by Commissioner Mayo, to recommend **Approval** of ZC-25-010. Motion passed 9-0.

**19. ZC-25-012**

**CD 9**

- a. Site Location: 3225 South University Drive
- b. Acreage: 0.16
- c. Applicant/Agent: Alex Veigel
- d. Request: From: PD 95 "PD-SU" for an insurance office; maintaining existing architecture; providing for parking in rear yard only/TCU Residential Overlay.  
To: "C" Medium Density Multifamily/TCU residential Overlay

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-25-012. Motion passed 9-0.

**20. ZC-25-035 (Text Amendment)**

**CD All**

- a. Site Location: City Wide
- c. Applicant/Agent: City of Fort Worth
- c. Request: To: An Ordinance Amending The Zoning Ordinance of The City of Fort Worth, By Amending Chapter 9, "Definitions", Section 9.101, "Defined Terms" To Remove "Unified Residential Development" And Amend "Commercial/Institutional Use", "Floor Area", "Open Space", "Net Land Area", And "Open Space"; Amending Chapter 6 "Development Standards," Article 1, "General" Section 6.100, "Height" To Add "I" Light Industrial To Where The Height of A Building May Be Increased; And To Amend Various Sections of The Zoning Ordinance To Remove References To Section 6.506 of The Zoning Ordinance And "Unified Residential Development" And Replace Such References With Appropriate Sections.

Motion: Commissioner Mayo made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-25-035. Motion passed 9-0.

**Meeting adjourned: 3:48 p.m.**

**2/13/25**



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Stephen Murray, Zoning Administrator  
Development Services Department



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Rafael McDonnell, Chair