

**Zoning Commission  
October 09, 2024 – Meeting Minutes**

**Commissioners Present:**

Rodney Mayo, District 1  
Beth Welch, District 3  
Matt McCoy, District 4  
Rafael McDonnell, Chair, District 5  
Broderick Williams, District 6  
Jeremy Raines, District 7  
Tiesa Leggett, District 8  
Wes Hoblit, District 9  
Jacob Wurman, District 10  
Cathy Romero, District 11

**Staff Members Present:**

LaShondra Stringfellow, Development Assistant Director  
Stephen Murray, Planning Manager  
Brett Mangum, Senior Planner  
Beth Knight, Senior Planner  
Tom Simerly, Senior Professional Engineer  
Laura Ruiz, Planning Assistant  
Aleigh'Ja Love, Planning Assistant  
Chris Austria, Assistant City Attorney II  
Armond Bryant, Senior Planner  
Sandy Michel, Senior Planner

**Commissioners Absent:**

Vacant, District 2

**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 1:04 p.m. on Wednesday, October 9, 2024.

**B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF SEPTEMBER 11, 2024.**

Motion: Commissioner Raines made a motion, seconded by Commissioner Hoblit, that the minutes of the Zoning Commission meeting of September 11, 2024 be approved. Motion passed 9-0.

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-24-070**

**CD 11**

- a. Site Location: 4224 Nelms Dr
- b. Acreage: 0.22
- c. Applicant/Agent: JST Rentals / Billy Thomas
- d. Request: From: "I" Light Industrial / Stop Six Overlay  
To: "CR" Low-Density Multifamily / Stop Six Overlay

Motion: Commissioner Romero made a motion, seconded by Commissioner Leggett, to recommend **Approval** for ZC-24-070. Motion passed 8-1. (Commissioner Hoblit in opposition)

**2. ZC-24-085**

**CD 11**

- a. Site Location: 1436 South Fwy
- b. Acreage: 0.11
- c. Applicant/Agent: United Investments Family LP / Ollin Collins

- d. Request: From: "A-5" Single Family  
To: "B" Two-Family

Motion: Commissioner Romero made a motion, seconded by Commissioner Leggett, to recommend **Denial** of ZC-24-085. Motion passed 8-1. (Commissioner Wurman in opposition).

**E: NEW CASES**

**3. ZC-23-202**

**CD 5**

- a. Site Location: 900-1100 blocks S. Edgewood Terrace and 4627- 4811 (odds) E. Rosedale Street  
b. Acreage: 28.6  
c. Applicant/Agent: Huong Dao Vipassana B Center/ Westwood

***This case is being continued to a future zoning commission meeting for notice purposes.***

**4. ZC-24-023**

**CD 11**

- a. Site Location: 4521 Miller Ave, 4215 Chickasaw Ave  
b. Acreage: 0.34  
c. Applicant/Agent: Elizabeth Alvarez  
d. Request: From: "E" Neighborhood Commercial  
To: "FR" General Commercial Restricted

Motion: Commissioner Romero made a motion, seconded by Commissioner Wurman, to recommend **Denied with Prejudice** of ZC-24-023. Motion passed 9-0.

**5. ZC-24-065**

**CD 8**

- a. Site Location: 2117 & 2121 E Maddox Avenue  
b. Acreage: 0.321  
c. Applicant/Agent: Hazel Prophete / William K Turner, PTAH Group  
d. Request: From: "FR" General Commercial Restricted  
To: "E" Neighborhood Commercial

Motion: Commissioner Leggett made a motion, seconded by Commissioner Williams, to recommend **Denial** for ZC-24-065. Motion passed 7-2. (Commissioner Hoblit, and Wurman in opposition).

**6. ZC-24-098**

**CD 5**

- a. Site Location: 3500, 3508 & 3518 State Hwy 360
- b. Acreage: 56.9
- c. Applicant/Agent: Ken Schaumburg
- d. Request: From: "AG" Agriculture  
To: "MU-2" High Intensity Mixed-Use

Motion: Commissioner Leggett made a motion, seconded by Commissioner Raines, to recommend **Approval** for ZC-24-098. Motion passed 9-0.

**7. ZC-24-103**

**CD 2**

- a. Site Location: 2503 & 2521 Roosevelt Ave.
- b. Acreage: 0.40
- c. Applicant/Agent: Revive Coffee LLC/Cassie Warren
- d. Request: From: "E/HC" Neighborhood Commercial / Historic and Cultural Overlay  
To: "MU-1/HC" Low Intensity Mixed-Use /Historic and Cultural Overlay

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-24-103. Motion passed 9-0.

**8. ZC-24-105**

**CD 9**

- a. Site Location: 1598 W Terrell Ave; 815 & 895 8TH Ave, 908 & 1000 Southland Ave
- b. Acreage: 5.77
- c. Applicant/Agent: Cooks Children's Health Care System/ Spencer Seals, Dunaway Assoc.
- d. Request: From: NS-T5I / Near Southside Overlay  
To: "G" Intensive Commercial

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Leggett, to recommend **Approval** of ZC-24-105. Motion passed 9-0.

**9. ZC-24-109**

**CD 6**

- a. Site Location: 2900 Hervie St.; 5337 & 5333 Lovell Ave
- b. Acreage: 1.60
- c. Applicant/Agent: Mark Nastri
- d. Request: From: "C" Medium Density Multifamily  
To: "UR" Urban Residential

Motion: Commissioner Williams made a motion, seconded by Commissioner Mayo, to recommend **Denied with Prejudice** of ZC-24.-109. Motion passed 8-1. (Commissioner Hoblit in opposition).

**10. ZC-24-111**

**CD 9**

- a. Site Location: 2901, 2905, 2909, 2913, 2917, 2919, 2921, 2925, 2929, 2933, 2937, & 2941 Merida Ave., 2950 Sandage Ave
- b. Acreage: 4.49
- c. Applicant/Agent: Texas Christian University/Philip Varughese
- d. Request: From: "CF" Community Facilities / TCU Residential Overlay  
To: "MU-2" High Intensity Mixed-Use / TCU Residential Overlay

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Leggett, to recommend **Approval for ZC-24-111**. Motion passed 9-0.

**11. ZC-24-112**

**CD 3**

- a. Site Location: Southwest corner of Pond Dr. & W. Berry Street
- b. Acreage: 3.658
- c. Applicant/Agent: Texas Christian University/Philip Varughese
- d. Request: From: "CF" Community Facilities / TCU Residential Overlay  
To: "MU-2" High Intensity Mixed-Use / TCU Residential Overlay

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Raines, to recommend **Approval for ZC-24-112**. Motion passed 9-0.

**12. ZC-24-113**

**CD 9**

- a. Site Location: 2700 W Lowden Street, 2801, 2809, 2811, 2817, 2821, 8825, 2829, 2833 Merida Ave and a portion of Merida Ave
- b. Acreage: 5.10
- c. Applicant/Agent: Texas Christian University/Philip Varughese
- d. Request: From: "CF" Community Facilities  
To: "MU-2" High Intensity Mixed-Use / TCU Residential Overlay

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Leggett, to recommend **Approval for ZC-24-113**. Motion passed 9-0.

**13. ZC-24-114**

**CD 9**

- a. Site Location: 2829, 2832, 2833 & 2839 Sandage Ave; 2800, 2816 2824 & 2826 McCart Ave; 2600 W Lowden
- b. Acreage: 2.17
- c. Applicant/Agent: Texas Christian University/Philip Varughese
- d. Request: From: "CF" Community Facilities  
To: "MU-2" High Intensity Mixed-Use / TCU Residential Overlay

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Raines, to recommend **Approval for ZC-24-114**. Motion passed 9-0.

**14. ZC-24-115**

**CD 9**

- a. Site Location: 3100 and 3200 Hamilton Ave

- b. Acreage: 21.4
- c. Applicant/Agent: Fort Worth Affordability Inc / Daniel Smith-Ojala Partners, LP
- d. Request: From: "C" Medium Density Multi-Family; "ER" Neighborhood Commercial Restricted  
To: "MU-2" High Intensity Mixed-Use

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Raines, to recommend **Approval for ZC-24-115**. Motion failed 4-5. The vote fails to get approval. This case will proceed to City Council for determination. (Commissioner McCoy, Leggett, Romero, Mayo and Wurman in opposition).

**The case was denied following the failure of the motion, as a consensus could not be reached.**

**15. ZC-24-116**

**CD 9**

- a. Site Location: 3200 Sondra Dr; 140 & 158 Saint Donovan St.; 3200 Saint Juliet St
- b. Acreage: 6.91
- c. Applicant/Agent: Fort Worth Affordability Inc./ Ojala Partners, LP
- d. Request: From: "C" Medium Density Multifamily  
To: "MU-2" High Intensity Mixed-Use

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Raines, to recommend **Approval for ZC-24-116**. Motion passed 7-2.

**16. ZC-24-117**

**CD 6**

- a. Site Location: 6077 McPherson Blvd.
- b. Acreage: 1.05
- c. Applicant/Agent: Brakes Plus / Mathias Haubert, Bohler Engineering TX, LLC
- d. Request: To: Add Conditional Use Permit "CUP" for auto repair in "E" Neighborhood Commercial

Motion: Commissioner Williams made a motion, seconded by Commissioner Wurman, to recommend **Approval for Applicant requested continuance to the November Zoning Commission meeting ZC-24-117**. Motion passed 9-0.

**17. ZC-24-118**

**CD 6**

- a. Site Location: McPherson Blvd and Vista Grande Blvd
- b. Acreage: 1.18
- c. Applicant/Agent: Mavis Tire Supply, LLC / Mathias Haubert, Bohler Engineering
- d. Request: To: Add Conditional Use Permit "CUP" for auto repair in "E" Neighborhood Commercial, site plan required

Motion: Commissioner Williams made a motion, seconded by Commissioner McCoy, to recommend **Approval for Applicant requested continuance to the November Zoning Commission meeting ZC-24-118**. Motion passed 9-0.

**18. ZC-23-119**

**CD 2**

- a. Site Location: 4499 & 4401 Cromwell Marine Creek Rd.; 6191 Old Decatur Rd
- b. Acreage: 21.64
- c. Applicant/Agent: Justin Henry / Margaux Fur Corners, Ltd.
- d. Request: From: "F" General Commercial; "G" Intensive Commercial  
To: "C" Medium Density Multifamily

Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend **Denial for ZC-24-119**. Motion passed 9-0.

**19. ZC-24-121**

**CD 5**

- a. Site Location: 11468 Mosier Valley Rd
- b. Acreage: 9.01
- c. Applicant/Agent: Trenton Robertson
- d. Request: From: "AG" Agriculture  
To: "PD/I" Planned Development for all uses in "I" Light Industrial plus outside storage of materials and equipment without an associated structure, site plan required

Motion: Commissioner Raines made a motion, seconded by Commissioner Leggett, to recommend **Approval for Applicant requested continuance to the November Zoning Commission meeting ZC-24-121**. Motion passed 8-0.

**20. ZC-24-122**

**CD 8**

- a. Site Location: 3005 Mansfield Highway
- b. Acreage: 0.34
- c. Applicant/Agent: Holiday Market Inc./Abdul Wafayee
- d. Request: From: "E" Neighborhood Commercial  
To: "F" General Commercial

Motion: Commissioner Leggett made a motion, seconded by Commissioner Raines, to recommend **Denial for ZC-24-122**. Motion passed 8-0.

**21. ZC-24-123**

**CD 8**

- a. Site Location: 203 E. Leuda Street
- b. Acreage: 0.115
- c. Applicant/Agent: Allen Tucker/Danielle Tucker
- d. Request: From: "A-5/ HC" One-Family/ Historic and Cultural  
To: "ER/HC" Neighborhood Commercial Restricted/ Historic and Cultural

Motion: Commissioner Leggett made a motion, seconded by Commissioner Williams, to recommend **Approval for ZC-24-123**. Motion passed 8-0.

**22. ZC-24-124**

**CD 5**

- a. Site Location: 5033 Ramey Ave and 5105 Ramey Ave

- b. Acreage: 2.82
- c. Applicant/Agent: Fort Worth Housing/Child care associates/ Mary Nell Poole
- d. Request: To: Add Conditional Use Permit "CUP" for child care in "A-5" One-Family, site plan required / Stop Six Overlay

***This case will be heard by Council on October 15<sup>th</sup>***

Motion: Commissioner Leggett made a motion, seconded by Commissioner Hoblit, to recommend **Approval for ZC-24-124**. Motion passed 8-0.

**23. ZC-24-128**

**CD 8**

- a. Site Location: South of Grayson Street and west of Wichita Street
- b. Acreage: 1.215
- c. Applicant/Agent: Donna VanNess, The Housing Channel/Ivan Gonzalez
- d. Request: From: "PD1374/R2" Planned Development for one-family detached, one-family attached (townhouse) and cluster housing with development standards; site plan approved  
To: "PD-R2" Planned Development for Cluster housing on a single lot, excluding the following uses: community home, country club (private), and golf course with development standards for parking, no minimum lot size and more than one dwelling unit per lot; site plan included.

Motion: Commissioner Leggett made a motion, seconded by Commissioner Raines, to recommend **Approval for ZC-24-128**. Motion passed 8-0.

**Meeting adjourned: 4:11 p.m.**

**10/9/24**



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Stephen Murray, Zoning Administrator  
Development Services Department



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Rafael McDonnell, Chair