

**Zoning Commission  
September 11, 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 (Virtual)  
Wes Hoblit, District 9  
Jacob Wurman, District 10

**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  
Cathy Romero, District 11

**I. PUBLIC HEARING – 1:13 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 1:13 p.m. on Wednesday, September 11, 2024.

**B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF AUGUST 14, 2024.**

Motion: Commissioner Raines made a motion, seconded by Commissioner Hoblit, that the minutes of the Zoning Commission meeting of August 14, 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: Billy Thomas
- d. Request: From: "I" Light Industrial / Stop Six Overlay  
To: "PD/CR" Planned Development for Low-Density Multifamily with development standard for open space density, parking, height and front yard setback site plan included / Stop Six Overlay

Motion: Commissioner Raines made a motion, seconded by Commissioner Leggett, to recommend **A continuance to the October Zoning Commission meeting** for ZC-24-070. Motion passed 9-0.

**2. ZC-24-072 (AX-24-007)**

**CD 6**

- a. Site Location: 9710, 9720 & 9740 N. Crowley Rd.
- b. Acreage: 2.2
- c. Applicant/Agent: Judy Baumgardner/QT South LLC
- d. Request: From: Unzoned/ETJ  
To: "E" Neighborhood Commercial

Motion: Commissioner Williams made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of ZC-24-072. Motion passed 9-0.

**3. ZC-24-081**

**CD 3**

- a. Site Location: 11711 Blue Creek Dr; 4101 Lost Creek Blvd
- b. Acreage: 4.07
- c. Applicant/Agent: Trinity Habitat for Humanity
- c. Applicant/Agent: Uncommon Sense 8 LLC/ Westwood Professional Svcs.
- d. Request: Amend "PD 1182" to allow office and accessory buildings, located on clubhouse lot only, developed to "E" Neighborhood Commercial standards with the following development standards: parking, no dumpster enclosure, 8 ft wrought iron fence in front yard, site plan included

Motion: Commissioner Welch made a motion, seconded by Commissioner Raines, to recommend **Approval** for ZC-24-081. Motion passed 9-0

**E: NEW CASES**

**4. ZC-24-026**

**CD 11**

- a. Site Location: 1405 Weiler Blvd
- b. Acreage: 0.38
- c. Applicant/Agent: Shamim Mohammad Naem / NMS Investments Inc
- d. Request: From: "ER" Neighborhood Commercial Restricted  
To: "FR" General Commercial Restricted

Motion: Commissioner Raines made a motion, seconded by Commissioner Leggett, to recommend **Denial** for ZC-24-026. Motion passed 9-0

**5. ZC-24-063**

**CD 11**

- a. Site Location: 521 & 601 Paradise St., 518, 519, & 520, Baurline St.
- b. Acreage: 0.905
- c. Applicant/Agent: Trinity Phoenix LLC / Felix Wong
- d. Request: From: "A-5" Single Family  
To: "PD-CR" Planned Development for all uses in "CR" Low Density Multifamily, excluding government office, museum, and country club; development standards for a reduced projected front yard setback, a reduced setback adjacent to one- or two-family residential district, and a reduced open space requirement; site plan included.

Motion: Commissioner Raines made a motion, seconded by Commissioner Leggett, to recommend **Denial** of ZC-24-063. Motion failed 5-4. (Commissioner Welch, McCoy, Hoblit, and Wurmen in opposition).

**6. ZC-24-073**

**CD 2**

- a. Site Location: 2000 Belle Ave.
- b. Acreage: 4.39
- c. Applicant/Agent: 2 SP Family, LLC / Kyle Poulson
- d. Request: From: "A-5" Single Family  
To: "PD-E" Planned Development for all uses in "E" Neighborhood  
Commercial plus warehouse, site plan included

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Welch, to recommend **Approval** for ZC-24-073. Motion passed 7-0.

**7. ZC-24-074**

**CD 9**

- a. Site Location: 601,607,609,615, & 616 10th Ave; 1708, 1712, & 1716 Pruitt St; 700, 708, 716, & 750 9th Ave; 750, 751, & 757 9th Ave; 702 &, 750 8th Ave; 1700 Cooper St; 1700 W. Cannon St
- b. Acreage: 5.77
- c. Applicant/Agent: Cooks Children's Health Care System/ Spencer Seals, Dunaway Assoc.
- d. Request: From: NS-T4 / NS-T5I / Near Southside Overlay  
To: "G" Intensive Commercial

***This case will be heard by Council on September 17th***

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Raines, to recommend **Approval** for ZC-24-074. Motion failed 5-3. The vote fails to get approval. This case will proceed to City Council for determination. (Commissioner Welch, McDonnell, and Williams in opposition).

**8. ZC-24-075**

**CD 9**

- a. Site Location: 2901 Weisenberger St.
- b. Acreage: 0.09
- c. Applicant/Agent: Logan Ellis
- d. Request: From: "B" Two-Family  
To: "UR" Urban Residential

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-24-075. Motion passed 8-0.

**9. ZC-24-079**

**CD 9**

- a. Site Location: 3200 McKinley Ave.
- b. Acreage: 0.64
- c. Applicant/Agent: Zion Christian Church/Alicia Watson
- d. Request: From: "A-5" One-Family  
To: "CF" Community Facilities

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-24-079. Motion passed 8-0.

**10. ZC-24-084**

**CD 8**

- a. Site Location: 1024 E Daggett Ave
- b. Acreage: 0.08
- c. Applicant/Agent: Cooper Conger / NewPad Building Company LLC
- d. Request: From: "J" Medium Industrial  
To: "R1" Zero Lot Line/Cluster

Motion: Commissioner Williams made a motion, seconded by Commissioner Welch, to recommend **Denial** of ZC-24.-084. Motion passed 8-0.

**11. 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 Hoblit made a motion, seconded by Commissioner Raines, to recommend **A continuance to the September Zoning Commission meeting for ZC-24-085**. Motion passed 8-0.

**12. ZC-24-088**

**CD 10**

- a. Site Location: NW of Intersection of Blue Mound Rd and Double Eagle Blvd
- b. Acreage: 4.039
- c. Applicant/Agent: Kofi Addo/ Church of Jesus Christ of Latter-Day Saints
- d. Request: From: ETJ  
To: "CF" Community Facilities / FW Alliance Airport Overlay Zone

***This case will be heard by Council on September 17th***

Motion: Commissioner Wurman made a motion, seconded by Commissioner Welch, to recommend **Approval for ZC-24-088**. Motion passed 7-0.

**13. ZC-24-090**

**CD 9**

- a. Site Location: 4600 Altamesa Blvd
- b. Acreage: 1.8
- c. Applicant/Agent: Rob Foster, Topographic / Altamesa Church of Christ Inc.
- d. Request: From: "A-5" Single Family  
To: "CF" Community Facilities

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Welch, to recommend **Denial for ZC-24-090**. Motion failed 3-5. (Commissioner Williams, Wurman, McDonnell, Raines, and McCoy in opposition).

2<sup>nd</sup> Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend **Approval for ZC-24-090**. Motion failed 3-4. (Commissioner Hoblit, Mayo, Welch, and McCoy in opposition).

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

**14. ZC-24-095**

**CD 8**

- a. Site Location: 2013 Renner Ave
- b. Acreage: 0.16
- c. Applicant/Agent: Cooper Conger / NewPad Building Company LLC
- d. Request: From: "I" Light Industrial  
To: "B" Two-Family

Motion: Commissioner Raines made a motion, seconded by Commissioner Hoblit, to recommend **Approval for ZC-24-095**. Motion passed 8-0.

**15. ZC-24-097**

**CD 8**

- a. Site Location: 11800, 12204, 12212, 12220, 12230, & 12236 South Freeway
- b. Acreage: 21.4
- c. Applicant/Agent: TFG Burleson LP / Brandon Middleton. Kimley-Horn
- d. Request: From: "I" Light Industrial: "K" Heavy Industrial  
To: "G" Intensive Commercial

Motion: Commissioner Williams made a motion, seconded by Commissioner Welch, to recommend **Approval for ZC-24-097**. Motion passed 8-0.

**16. ZC-24-101**

**CD 11**

- a. Site Location: 3506 & 3510 E Lancaster Avenue
- b. Acreage: 0.69
- c. Applicant/Agent: Jose Rojero / Darryl Brewer
- d. Request: From: "E" Neighborhood Commercial  
To: "FR" General Commercial Restricted

Motion: Commissioner Raines made a motion, seconded by Commissioner Wurman, to recommend **Denial for ZC-24-101**. Motion passed 8-0.

**17. ZC-24-106**

**CD 3**

- a. Site Location: 3408, 3420, 3428, 3436, & 3440 Clayton Rd.; 3415, 3412, 3429, & 3437 Indale Rd.
- b. Acreage: 4.2
- c. Applicant/Agent: MSFW / Byron Henderson
- d. Request: Amend PD 1375 "PD-CF" Planned Development Community Facilities excluding Community Homes, Group Home I & Group Home II with

development standards to allow parking in the front yard and to reduce the setbacks and to allow parking across campus; site plan waiver requested.

Motion: Commissioner Welch made a motion, seconded by Commissioner Hoblit, to recommend **Approval for ZC-24-106**. Motion passed 8-0.

**18. SP-24-014**

**CD 4**

- a. Site Location: 8650 Harmon Rd
- b. Acreage: 4.81
- c. Applicant/Agent: NTP 35, LP / QTR Corp / Kimley-Horn
- d. Request: To: Add required Site Plan for PD 1275 Planned Development for all uses in "I" Light Industrial to include a 60 ft. setback adjacent to residential, 40 ft. landscape buffer, masonry screening wall/I-35 overlay, site plan required

Motion: Commissioner McCoy made a motion, seconded by Commissioner Welch, to recommend **Approval for SP-24-014**. Motion passed 8-0.

**19. ZC-23-168**

**CD 6**

- a. Site Location: 5136 Bonnell Avenue
- b. Acreage: 0.14
- c. Applicant/Agent: St. Maurice Construction / Athan Attia
- d. Request: From: "A-5" Single Family  
To: "B" Two Family

**Withdrawn by Applicant. This case was not heard by Zoning Commission.**

**20. ZC-24-104**

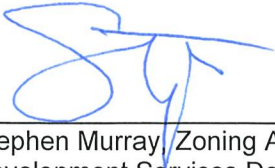
**CD 4**

- a. Site Location: Generally bounded by North Freeway to the west, Basswood Boulevard to the north, Sandshell Boulevard to the west and Corrine Drive to the south
- b. Acreage: 40.3
- c. Applicant/Agent: City of Fort Worth Council Initiated Rezoning
- d. Request: From: "I" Light Industrial; PD 1390 Planned development for all uses in I Light Industrial plus hotel  
To: "G" Intensive Commercial; "CF" Community Facilities; CUP for automated car washes in "G" Intensive Commercial, site plan included

Motion: Commissioner McCoy made a motion, seconded by Commissioner Williams, to recommend **Approval for SP-24-104**. Motion passed 8-0.

**Meeting adjourned: 4:02 p.m.**

9/11/24



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Stephen Murray, Zoning Administrator  
Development Services Department



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Rafael McDonnell, Chair