



ZONING COMMISSION

AGENDA

Wednesday, May 14, 2025

Work Session 11:30 AM

Public Hearing 1:00 PM

Work Session

In-Person:

City Council Chamber

100 Fort Worth Trail

Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber

100 Fort Worth Trail

2nd Floor

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m4f1be377d63b9f1d829e12aa92b3b33d>

Meeting/ Access Code: 2552 086 4530

Teleconference

469-210-7159 United States Toll (Dallas)

Meeting/ Access Code: 2552 086 4530

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: Watch Live Online

Staff Report Link

<http://fortworthtexas.gov/files/assets/public/v/2/development-services/documents/zoning-cases/docket-agenda-minutes/may-14-2025-docket.pdf>

This meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act.

Members of the Zoning Commission may be participating remotely by Videoconference in accordance with the Texas Open Meetings Act. The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting.

There are two ways that any member of the public may address the Zoning Commission regarding an item listed on the agenda.

1. Virtual –By 5 pm prior to the day of the meeting, register at the following link:

<https://fortworthtexas.webex.com/weblink/register/ra29cac19a63d3d2813eeaa533394d9ba>

2. **In Person** –Prior to the start of the meeting, sign-up at the desk located at the entrance to the Council Chambers. Additionally, you may register to speak in person utilizing the link in the virtual instructions above. For questions or assistance with registration, please contact Laura Ruiz at Laura.Ruiz@fortworthtexas.gov or 817-392-8047.

Please note that the City of Fort Worth is using a third-party vendor to assist with City meetings. If there are service interruptions, including call-in number changes, we will provide alternative call-in numbers on our website whenever possible.

COMMISSION MEMBERS:

Rodney Mayo, CD 1	_____	Jeremy Raines, CD 7	_____
Brian Trujillo, CD 2	_____	Tammy Pierce, CD 8	_____
Beth Welch, CD 3	_____	Judge Danny Rodgers, CD 9	_____
Matt McCoy, CD 4	_____	Jacob Wurman, CD 10	_____
Rafael McDonnell, Chair, CD 5	_____	Cathy Romero, CD 11	_____
Myra Mills Tschirhart, CD 6	_____		

I. WORK SESSION/Lunch 11:30 AM

- A. Overview of Zoning Cases on Today’s Agenda** Staff

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT TODAY’S PUBLIC HEARING ARE SCHEDULED TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, JUNE 10, 2025, AT 6 P.M., UNLESS OTHERWISE NOTED.

CALL TO ORDER

- A. APPROVAL OF MEETING MINUTES of April 9, 2025** Chair

****See the “Staff Report” link on the first page for the cases below. ****

B. CONTINUED CASES

- | | | |
|---------------------|---|--------------|
| 1. ZC-24-135 | Case Manager: Stephen Murray | CD 10 |
| | (Continued from April Zoning Commission) | |
| a. Site Location: | 1101 Block Highway 114 | |
| b. Acreage: | 19.56 | |
| c. Applicant/Agent: | Traditions Investors LLC / Tyler Wallach with Jackson Walker LLP | |
| d. Request: | From: “A-5” One-Family Residential; “PD 1363” Planned Development for all uses in “D” High Density Multifamily for detached multifamily with development standards for setbacks, fencing, open space, signage and waiver to the MFD submittal, site plan required | |
| | 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 has been withdrawn. No public hearing will be held.

- 2. ZC-25-036** **Case Manager: Lynn Jordan** **CD 7**
(Continued from March Zoning Commission)
- a. Site Location: Generally, 1700-2500 Blocks of University Drive., 1900-2500 Blocks of Montgomery St., and 3220 Botanic Garden Blvd.
 - b. Acreage: 83.77
 - c. Applicant/Agent: City of Fort Worth
 - c. Request: From: "J" Medium Industrial; "A-5" One-Family
To: Properties West of Montgomery Street:
"PD/G" Planned Development for all uses in "G" Intensive Commercial excluding auto uses, max height five (5) story;
"E" Neighborhood Commercial;
"CUP" Conditional Use Permit for bar in "E" Neighborhood Commercial;
"CUP" Conditional Use Permit for warehouse in "E" Neighborhood Commercial; and
"CUP" Conditional Use Permit for warehouse/food processing in "E" Neighborhood Commercial

Properties East of Montgomery Street:
"PD/G" Planned Development for all uses in "G" Intensive Commercial excluding auto uses; site plan waiver requested; and
"CF" Community Facilities

- 3. ZC-25-027** **Case Manager: Stephen Murray** **CD 11**
(Continued from March Zoning Commission)
- a. Site Location: 5733 Craig Street
 - b. Acreage: 3.0
 - c. Applicant/Agent: Michael Parmerlee, GFC Leasing Corporation / Russ Michaels, CSH Avenue at Lancaster, Ltd./ Jason Knotowicz
 - d. Request: From: "B" Two-Family Residential & "E" Neighborhood Commercial
To: "D" High Density Multifamily

This case will be continued until June. No public hearing will be held.

- 4. ZC-25-021** **Case Manager: Stephen Murray** **CD 11**
(Continued from April Zoning Commission)
- a. Site Location: 3220 Ennis Avenue
 - b. Acreage: 10.84
 - c. Applicant/Agent: Glenn Woodard, Westwood PS / Aaron Buckner, 3220 Ennis Ave, LLC
 - d. Request: To: Add Conditional Use Permit (CUP) for rock crushing facility in "K" Heavy Industrial

C. NEW CASES

- 5. ZC-25-028** **Case Manager: Sandy Michel** **CD 2**
- a. Site Location: 504 NW 25th Street
 - b. Acreage: 0.32
 - c. Applicant/Agent: Napoleon Canizales, 25th & Ross Manifest Abundance LLC / Briana Baugh, Perla Realty Group
 - d. Request: From: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus four residential units on one lot; site plan Approved and on file in the Development Services Department.
To: "MU-1" Low Intensity Mixed-Use
- 6. ZC-25-032** **Case Manager: Beth Knight** **CD 11**
- a. Site Location: 4700 Martin Street
 - b. Acreage: 9.4
 - c. Applicant/Agent: FedEx Corporation
 - d. Request: To: Add Conditional Use Permit (CUP) to allow parking of semi-trucks and trailers, in "K" Heavy Industrial for a maximum of 5 years with no development standard waivers, site plan included
- 7. ZC-25-050** **Case Manager: Sandy Michel** **CD 2**
- a. Site Location: 2900 - 3000 (evens) N. Commerce Street
 - b. Acreage: 9.4
 - c. Applicant/Agent: John Ainsworth & Chris Rapkoch with Kimley-Horn/ OGC SN Multifamily, LP
 - d. Request: From: "D" High Density Multifamily
To: "PD/D" Planned Development for "D" High-Density Multifamily plus detached multifamily with waiver to the MFD, maximum density at 33 dwelling units per acre, with development standards for front yard along NE 30th Street, reduction of parking to 1.4 parking spaces per unit, carports and parking shall be allowed between a building and a public or private street, and fences shall be allowed in-between the building and property line, site plan required.
- 8. ZC-25-053** **Case Manager: Beth Knight** **CD 11**
- a. Site Location: 4215 & 4293 Chickasaw Ave
 - b. Acreage: 3.71
 - c. Applicant/Agent: Chickasaw Property Investments, LLC/ North Texas Flameproof & wood Specialties Corp. /Boothe Architects, Inc.
 - d. Request: From: "I" Light Industrial; "PD/941" "PD/SU" Planned Development/Specific Use for lumber yard with outdoor storage and drying kiln; site plan approved
To: Planned Development/Specific Use for lumber yard developed to "I" Light Industrial standards having 4 drying

kilns and outdoor storage with development standards for front and rear setbacks, front yard requirements for paving and storage, metal panel fencing material, signage on fencing, urban forestry, location of landscaping, number of parking space and location (See Staff Report); site plan included

- 9. ZC-25-054** **Case Manager: Lynn Jordan** **CD 10**
- a. Site Location: 12588 Timberland Blvd
 - b. Acreage: 1.69
 - c. Applicant/Agent: Mavis Tire Supply / Andrew Ruegg, Masterplan/ Timberland Boulevard Development Partners LLC
 - d. Request: To: Add Conditional Use Permit "CUP" for auto repair in "E" Neighborhood Commercial
- 10. ZC-25-064** **Case Manager: Lynn Jordan** **CD 2**
- a. Site Location: 5260 Blue Mound Rd
 - b. Acreage: 7.3
 - c. Applicant/Agent: Landmark Nurseries, Inc./ Box Investment Group, Alex Camunez/ Bo Trainor, Westwood PS
 - d. Request: From: "AG" Neighborhood Commercial
To: "K" Heavy Industrial
- 11. ZC-25-067** **Case Manager: Sandy Michel** **CD 5**
- a. Site Location: 3121 Lumber Street
 - b. Acreage: 0.95
 - c. Applicant/Agent: Options Equities & Investments LLC/ Texas4 Land LLC, Cooper Conger
 - d. Request: From: "I" Light Industrial
To: "B" Two-Family
- 12. ZC-25-070** **Case Manager: Stephen Murray** **CD 8**
- a. Site Location: 8101 Forest Hill Dr; 4401 Enon Rd; 7808, 8004, 7801 - 8000 (odds) Hartman Lane
 - b. Acreage: 171.91
 - c. Applicant/Agent: SFW 90 LLC & SFW 75, LLC, David Zulejkic/ Rhett Bennett, Black Mountain/ Bob Riley, Half
 - d. Request: From: "MH" Manufactured Housing; "E" Neighborhood Commercial; "A-5" One-Family; "CR" Low Density Residential
To: "PD/I" Planned Development for all uses in "I" Light Industrial with uses limited to a data center, educational uses, governmental uses (excluding correction facility and probation or parole office), health care facilities, recreational, religious uses, utilities, grocery store, office or retail sales general with development standards for increased setback adjacent one or two-family districts; to

increase the maximum building height to 70 feet for data center use; primary entrance from Forest Hill Drive; site plan waiver requested

- 13. ZC-25-072** **Case Manager: Dave McCorquodale** **CD 9**
- a. Site Location: 2728 Lubbock Avenue
 - b. Acreage: 0.43
 - c. Applicant/Agent: Bill Newsome, CLPL Houses, LLC / Rachael Owens
 - d. Request: From: "C" Medium Density Multifamily/TCU Overlay
To: "UR" Urban Residential/TCU Overlay
- 14. ZC-25-074** **Case Manager: Lynn Jordan** **CD 5**
- a. Site Location: 7100 block (evens) John T. White Road, 1000 block (evens) Williams Road
 - b. Acreage: 12.32
 - c. Applicant/Agent: Primera Organizacion Internacional De Iglesias Evangelicas Apostoles Y Profetas Inc/ Nikki Moore. MMA
 - d. Request: From: "ER" Neighborhood Commercial Restricted
To: "CF" Community Facilities
- 15. ZC-25-077** **Case Manager: Dave McCorquodale** **CD 10**
- a. Site Location: 12800 Timberland Dr., 12860 Timberland Dr, & 12541 N Caylor Rd
 - b. Acreage: 12.25
 - c. Applicant/Agent: Reginald & Julie Young / Priceless Real Estate IMP INC/ Drew Chilcoat, D.R. Horton -Texas LTD/ Michelle Tilotta, LJA Engineering
 - d. Request: From: "A-21" One-Family Residential
To: "R-1" Zero Lot Line/Cluster
- 16. ZC-25-078** **Case Manager: Dave McCorquodale** **CD 6**
- a. Site Location: 7200 Block of Bryant Irvin Road
 - b. Acreage: 12.59
 - c. Applicant/Agent: Enclave Tavolo Park - 368 (MFD) Pate Ranch Commercial LP
 - d. Request: From: "PD/G" Planned Development for all uses in "G" Intensive Commercial excluding certain uses, site plan required.
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily with development standards for reduction in open space, and limiting the number of dwelling units to 368, site plan required
- 17. ZC-25-080** **Case Manager: Stephen Murray** **CD 6**
- a. Site Location: 7300 & 7350 Granbury Road; 5591 Mesa Springs Dr.
 - b. Acreage: 33.08
 - c. Applicant/Agent: Crowley ISD/Matrix-Equities/Jackson Walker
 - d. Request: From: "R2" Townhouse/Cluster; "PD 655" PD/SU for all uses in "F" excluding SOB, tattoo parlor, pool hall, bar, tavern, cocktail lounge unless w a restaurant. No detached pole sign. No

wooden wall or fence to be constructed adjacent to residential property 2014 constructed as treatment center "PD 656" "PD-SU" for all uses in "I" excluding uses listed in case file "PD 662" "PD-SU" for all uses in "E" excluding: tattoo parlor, pool hall; no detached pole signs
To: Tract 1: "E" Neighborhood Commercial
Tract 2: "PD/R2" Planned Development for all uses in R2 Townhouse/Cluster, site plan required
Tract 3: "PD/CR" Planned Development for all uses "CR" Low Density Residential with development standard for reduction in open space, site plan required

This case will be heard by Council on May 20th.

18. SP-25-006

Case Manager: Dave McCorquodale

CD 5

- a. Site Location: 5033-5105 (odds) Ramey Ave
- b. Acreage: 2.82
- c. Applicant/Agent: Child Care Associates Foundation, Willie Rankin; Mary Nell Poole, Townsite
- d. Request: To: Add required site plan to "CUP 80" Conditional Use Permit for child care in "A-5" One-Family / Stop Six Overlay

D. 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 posted on the following date and time Friday, May 09, 2025 at 3:15 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas