



ZONING COMMISSION
AGENDA
Wednesday, October 14, 2026

Meeting Information

Work Session: 11:30 AM in the City Council Work Session Room

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

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

View Live or On Demand:

www.fortworthtexas.gov/departments/communications/fwtv

Public Participation

The Work Session is open to the public, however, there is no public or applicant participation. Members of the public may speak at the Public Hearing 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, November 10, 2026**, unless otherwise noted.

ZONING COMMISSION MEMBERS:

Jeremy Raines, Chair – CD 7	Fredrick Robinson – CD 6
Rodney Mayo, Vice Chair – Mayor's appointee	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: 11:30 AM

- A.** Overview of Zoning Cases on Today's Agenda
- B.** Camp Bowie Form Based Code Update Review

Staff
Staff

II. PUBLIC HEARING: 1:00 PM

A. CALL TO ORDER

Roll Call

B. APPROVAL OF MEETING MINUTES

Consider and act on the Regular Meeting minutes of September 9, 2026.

C. CONTINUED CASES

1. ZC-26-091 Case Manager: Beth Knight CD 2

- a. Site Location: 5100 Azle Avenue
- b. Acreage: 10.90
- c. Owner/Applicant: 5050 Azle Ave. Storage, LLC / Brian Sullivan / Karen Tellez
- d. Request: **From:** "E" Neighborhood Commercial
To: Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouses, warehouses and outdoor storage; site plan included

Continued from the September 9, 2026 Zoning Commission meeting

2. ZC-26-096 Case Manager: Lynn Jordan CD 10

- a. Site Location: 2766 and 2840 Keller Hicks Road, 3600 - 4100 (odd) blocks Golden Triangle Boulevard
- b. Acreage: 113.81
- c. Owner/Applicant: Keller ISD / Transwestern Development, Denton Walker / GMcivil, Ryan Spears
- d. Request: **From:** "CF" Community Facilities
To: "PD/I" Planned Development for all uses in "I" Light Industrial excluding data center, correctional facility, probation or parole office, gas lift compressor stations, gas line compressor stations, wastewater (sewage) treatment facility, water supply, treatment or storage facility, massage or tattoo parlor, sexually oriented business, liquor or package store, and retail smoke

shop; with development standards for a 75-foot building setback and 8-foot screening fence adjacent to one- or two-family districts, required landscaped bufferyard trees allowed to be located outside the 20-foot landscaped bufferyard but shall be located between any building and adjacent one- or two-family districts; site plan included

Continued from the August 12, 2026 Zoning Commission meeting

D. NEW CASES

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| 3. ZC-26-114A | Case Manager: Tony Herhold | CD 2 |
| a. Site Location: | 2335-2429 (odds) and 2500-2700 blocks Decatur Avenue | |
| b. Acreage: | 19.87 | |
| c. Owner/Applicant: | Multiple owners; City of Fort Worth | |
| d. Request: | From: "PD775" and "CUP-29"
To: Tract 1 (3.86 ac): "MU-2" High Intensity Mixed-Use
Tract 2 (16.01 ac): "CUP-29" and "MU-2" High Intensity Mixed-Use | |
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| 4. ZC-26-046 | Case Manager: Beth Knight | CD 11 |
| a. Site Location: | 112 - 212 (evens) W. Jessamine Street | |
| b. Acreage: | 2.54 | |
| c. Owner/Applicant: | Southwest Paper Stock, Inc. / Pedro Garcia / Westwood Professional Services, Ross Melton | |
| d. Request: | To: Add a Conditional Use Permit (CUP) in "K" Heavy Industrial for a recycling center with outdoor processing and stockpiling within 1,000-ft of a residential district; site plan included | |
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| 5. ZC-26-109 | Case Manager: Lynn Jordan | CD 11 |
| a. Site Location: | 206, 212, 300 and 306 W. Ramsey Avenue | |
| b. Acreage: | 1.96 | |
| c. Owner/Applicant: | Ocean Star Management Inc. / Masterplan Consultants, Crystal Lemus & Wes Hoblit | |
| d. Request: | From: "K" Heavy Industrial
To: "PD/K" Planned Development excluding certain uses in "K" Heavy Industrial plus recycling center with outdoor processing and stockpiling within 1,000-ft of a residential district with development standards for required landscaping and screening fence material; site plan included | |

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| 6. ZC-26-072 | Case Manager: Lynn Jordan | CD 2 |
| a. Site Location: | 3710 Deen Road | |
| b. Acreage: | 42.34 | |
| c. Owner/Applicant: | Fort Worth Independent School District, Mike Naughton & Heliana Medina | |
| d. Request: | From: "K" Heavy Industrial
To: "CF" Community Facilities | |
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| 7. ZC-26-100 | Case Manager: Beth Knight | CD 10 |
| a. Site Location: | 13951 Sendera Ranch Boulevard | |
| b. Acreage: | 1.45 | |
| c. Owner/Applicant: | CH HP Sendera Property Owner, LP / Club Car Wash / Claymoore Engineering, Clay Christy | |
| d. Request: | To: Add a Conditional Use Permit (CUP) in "E" Neighborhood Commercial for an automated car wash; site plan included | |
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| 8. ZC-26-111 | Case Manager: Enrique Alvarez | CD 8 |
| a. Site Location: | 8405 McCart & 3400 Charleston Avenue | |
| b. Acreage: | 6.76 | |
| c. Owner/Applicant: | Meadowridge Community Baptist Church, Steven Lentz / Swaim Engineering & Surveying, Wade Brown | |
| d. Request: | From: "CR" Low Density Multifamily, "E" Neighborhood Commercial
To: "CF" Community Facilities | |
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| 9. ZC-26-115 | Case Manager: Enrique Alvarez | CD 9 |
| a. Site Location: | 1712 6th Avenue | |
| b. Acreage: | 0.34 | |
| c. Owner/Applicant: | Kennie Garlington & Jacqueline Bender / Ben Hipps | |
| d. Request: | From: "A-5/HC District" One-Family, "C" Medium Density Multifamily / Historic & Cultural Overlay District
To: "B/HC District" Two-Family / Historic & Cultural Overlay District | |
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| 10. ZC-26-116 | Case Manager: Enrique Alvarez | CD 9 |
| a. Site Location: | 4232 McCart Avenue | |
| b. Acreage: | 0.18 | |
| c. Owner/Applicant: | LTTA Enterprises, LLC / Natalia Lopez | |
| d. Request: | From: "A-5" One-Family
To: "E" Neighborhood Commercial | |

11.ZC-26-118	Case Manager: Enrique Alvarez	CD 5
a. Site Location:	3635 Peach Street	
b. Acreage:	0.95	
c. Owner/Applicant:	First American Family Investment, LLC / Blue Frog Design Group, Ernesto Miranda	
d. Request:	From: "AG" Agricultural To: "A-5" One-Family	
12.ZC-26-120	Case Manager: Enrique Alvarez	CD 2
a. Site Location:	3737 Northern Cross Boulevard	
b. Acreage:	3.23	
c. Owner/Applicant:	City of Fort Worth - Water Department	
d. Request:	To: Add a Conditional Use Permit (CUP) in "G" Intensive Commercial for a water pumping station with development waivers for front yard fencing; site plan included	
13.ZC-26-122	Case Manager: Lynn Jordan	CD 2
a. Site Location:	4883 Blue Mound Road	
b. Acreage:	3.08	
c. Owner/Applicant:	Ft. Worth Pylon St, LLC / Tyrin McCoy	
d. Request:	To: Add Conditional Use Permit (CUP) in "K" Heavy Industrial for outdoor storage and parking of tractor trailers; site plan included	
14.ZC-26-124	Case Manager: Sandy Michel	CD 9
e. Site Location:	1000 N. Henderson Street	
f. Acreage:	11.45	
g. Owner/Applicant:	SGB Bailey, LLC / JGM McMahon, LLC / Boykin Land Company	
h. Request:	From: "PI-N-3" To: "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with development standards for a maximum 75-foot front yard setback, maximum building height of 20 stories, minimum building height of 1-story provided that no 1-story building is larger than 10,000 square feet and the total area for all 1-story buildings shall not exceed 45,000 square feet, building primary entrance locations permitted from a parking lot and surface parking with a maximum depth of 60-feet permitted between buildings and Henderson street with no limitation on the percentage of parking lot frontage along Henderson Street; site plan waiver requested	

15.ZC-26-128**Case Manager: Enrique Alvarez****CD 5**

- a. Site Location: 11228 & 11300 S. Pipeline Road
- b. Acreage: 3.33
- c. Owner/Applicant: Carpenter Investment Properties, LLC / Masterplan Consultants, Wes Hoblit
- d. Request: **From:** "AG" Agricultural
To: "J" Medium Industrial

16.ZC-26-129**Case Manager: Lynn Jordan****CD 3**

- a. Site Location: 12100 - 12300 blocks Bear Creek Parkway
- b. Acreage: 443.45
- c. Owner/Applicant: PMB FW Land, LP / FW Club, LP
- d. Request: **From:** Unzoned
To: (Tract 3) "PD/A-5/R2/CR" Planned Development for all uses in "A-5" One-Family, "R2" Townhouse/Cluster and "CR" Low Density Multifamily with "CR" development standards for a maximum of 40 units, 45-foot maximum building height for multifamily and golf course amenity buildings, no requirements for building materials, open space, multifamily parking or multifamily building setbacks; site plan waiver requested

This case will be heard at the November 17, 2026 City Council meeting

17.ZC-26-131**Case Manager: Lynn Jordan****CD 3**

- a. Site Location: 12400 block Maverick Ranch Road
- b. Acreage: 88.18
- c. Owner/Applicant: PMB FW Land, LP / FW Club, LP
- d. Request: **To:** (Tract 1b) Amend "PD1392" (PD/R2, PD/D, PD/G) to add "PD/CR" Planned Development for Low Density Multifamily uses with "CR" development standards for a maximum of 36 units, 45-foot maximum building height for multifamily and golf course amenity buildings, no requirements for building materials, open space, multifamily parking or multifamily building setbacks; site plan waiver requested

This case will be heard at the November 17, 2026 City Council meeting

18.ZC-26-132**Case Manager: Beth Knight****CD 7**

- a. Site Location: 2509 Merrick Street
- b. Acreage: 0.31
- c. Owner/Applicant: AQ FW Real Estate 2, LLC / Tyler Wallach, Jackson Walker, LLP
- d. Request: **To:** Amend "PD816" Planned Development for certain "E" Neighborhood Commercial uses to include restaurant/cafe/cafeteria and allow dumpsters behind front building wall with development standards for front yard fencing no greater than 4-feet tall and no greater than 50% in density, and 19 parking spaces; site plan included

This case will be heard at the October 27, 2026 City Council meeting

19.ZC-26-133**Case Manager: Dave McCorquodale****CD All**

- a. Site Location: Text Amendment
- b. Acreage:
- c. Owner/Applicant: City of Fort Worth – Development Services Department
- d. Request: **To:** An Ordinance Amending the Zoning Ordinance of the City of Fort Worth, Being Ordinance No. 21653, as Amended, Codified as Appendix "A" of the Code of the City of Fort Worth, By Amending Chapter 4, "District Regulations," Article 8, "Nonresidential District Use Table," Section 4.803, "Nonresidential District Use Table," To Remove the Conditional Use Overlay Requirement for Batch Plant, Asphalt Or Concrete (Permanent) in Light and Medium Industrial Districts; Amending Chapter 5, "Supplemental Use Standards," Article I, "Standards For Selected Uses," Section 5.156 "Batch Plant, Asphalt or Concrete (Permanent)" to Add a Distance Requirement

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, October 07, 2026 at 4:25 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