



ZONING COMMISSION

AGENDA

Wednesday, June 11, 2025

Work Session 11:30 AM

Public Hearing 1:00 PM

Work Session

In-Person:

City Council Work Session Room

100 Fort Worth Trail

Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber

100 Fort Worth Trail

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=me42416fc6304d710b9c3aa317473cfbf>

Meeting/ Access Code: 2559 665 5891

Teleconference

469-210-7159 United States Toll (Dallas)

Meeting/ Access Code: 2559 665 5891

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/1/development-services/documents/zoning-cases/docket-agenda-minutes/20250611-docket_final.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 the day prior to the meeting, register at the following link:**

<https://fortworthtexas.webex.com/weblink/register/redb752660ef47a1bcf5b5a3a444237eb>

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 (Vice Chair), 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	_____
Charles Edmonds, CD 5	_____	Cathy Romero, CD 11	_____
Myra Mills, CD 6	_____		

I. WORK SESSION/Lunch 11:30 AM

A. Chair/Vice Chair Elections

B. 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 24, 2025, UNLESS OTHERWISE NOTED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of May 14, 2025

Chair

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

B. CONTINUED CASES

1. **ZC-25-021** **Case Manager: Stephen Murray** **CD 11**
(Continued from May 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: From: “K” Heavy Industrial
To: “J” Medium Industrial plus a Conditional Use Permit (CUP)
for rock crushing facility for 5 years, site plan included
2. **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: "PD/D" Planned Development for all uses in "D" High
Density Multifamily removing golf course, group home, and
museum uses with development standard for reduced
parking, site plan included

3. ZC-25-028

Case Manager: Sandy Michel
(Continued from May Zoning Commission)

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

4. ZC-25-072

Case Manager: Dave McCorquodale
(Continued from May Zoning Commission)

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

C. NEW CASES

5. ZC-25-029

Case Manager: Sandy Michel

CD 2

- a. Site Location: 312 NW 28TH ST & 2810, 2812, 2814 Clinton Avenue
- b. Acreage: 1.24
- c. Applicant/Agent: Piyush Patel/ Roger Sotelo/ Marshall Strawn, Bennett Partners
- d. Request: From: "FR" General Commercial Restricted; "J" Medium Industrial
To: "PD/FR" Planned Development for all uses in "FR" General
Commercial Restricted plus hotel within 1000 ft on a One or
Two-Family district with development standards for increase
in height, ingress and egress along Clinton Avenue, site
plan included.

6. ZC-25-055

Case Manager: Beth Knight

CD 11

- a. Site Location: 5200 & 5204 Saunders Rd
- b. Acreage: 0.5
- c. Applicant/Agent: Carlos Landeros / Almy Prefontaine
- d. Request: From: "B" Two-Family Residential
To: "I" Light Industrial

- 7. ZC-25-057** **Case Manager: Sandy Michel** **CD 5**
- a. Site Location: 8661 & 8689 John T White Rd
 - b. Acreage: 2.69
 - c. Applicant/Agent: AL-HEDAYAH ACADEMY INC / Darwish Otrok
 - d. Request: From: "E" Neighborhood Commercial
To: "MU-1" Low-Intensity Mixed Use
- 8. ZC-25-061** **Case Manager: Dave McCorquodale** **CD 5**
- a. Site Location: 5425 Cottey Street
 - b. Acreage: 0.16
 - c. Applicant/Agent: Ana Vasquez / Luis Hernandez
 - d. Request: From: "E" Neighborhood Commercial/Stop Six Overlay
To: "A-5" One-Family Residential/Stop Six Overlay
- 9. ZC-25-065** **Case Manager: Lynn Jordan** **CD 2**
- a. Site Location: 1234 NW 28TH ST & 2722 Chestnut Ave
 - b. Acreage: 0.8
 - c. Applicant/Agent: Joel Gutierrez/ GTZ 1234 LLC
 - d. Request: From: "PD 1331" Planned Development for all uses in "ER"
Neighborhood Commercial restricted for a restaurant with
drive through, no alcohol permitted; site plan waived.
To: "E" Neighborhood Commercial
- 10. ZC-25-068** **Case Manager: Stephen Murray** **CD 2**
- a. Site Location: 4801 Marine Creek Pkwy
 - b. Acreage: 2.04
 - c. Applicant/Agent: Tarrant County College District/ Tyson Thompson, Baird, Hampton,
& Brown (BHB)
 - d. Request: From: "AG" Agriculture
To: "CF" Community Facilities
- 11. ZC-25-069** **Case Manager: Stephen Murray** **CD 5**
- a. Site Location: 3601 S Highway 157 Highway
 - b. Acreage: 1.33
 - c. Applicant/Agent: RCI Holdings, Inc./ James Watkins / Casey Wallace
 - d. Request: From: "AG" Agriculture
To: "I" Light Industrial
- 12. ZC-25-071** **Case Manager: Beth Knight** **CD 3**
- a. Site Location: 3732 (3726 -3730) Benbrook Highway
 - b. Acreage: 0.22
 - c. Applicant/Agent: Larraine & Edward Courtney/ Courtney Trust
 - d. Request: From: "E" Neighborhood Commercial/APZ II NASJRB Overlay
To: "I" Light Industrial/APZ II NASJRB Overlay

- 13. ZC-25-075** **Case Manager: Lynn Jordan** **CD 7**
- a. Site Location: 2901 -2913 (odds) Chapel Creek Blvd, 10116 Scharf Rd, 10121 Westland Rd
 - b. Acreage: 0.99
 - c. Applicant/Agent: Bourke Harvey / Tyson Thompson, Baird, Hampton, & Brown (BHB)
 - d. Request: From: "A-5" One-Family Residential
To: "F" General Commercial
- 14. ZC-25-082** **Case Manager: Sandy Michel** **CD All**
- a. Site Location: MU Mixed Use Table Text Amendment
 - c. Applicant/Agent: City of Fort Worth
 - d. Request: To: An Ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 21563, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, By Amending Article 13 "Form Based Districts", Of Chapter 4, "District Regulations" To Amend Section 4.1203 "Form Based Districts Code Use Table" To Remove One-Family Detached Dwelling As a Uses Allowed By Right in MU-1 And MU-2
- 15. ZC-25-083 (AX-24-016)** **Case Manager: Dave McCorquodale** **Future CD 10**
- a. Site Location: 2185 Golden Heights Road
 - b. Acreage: 14
 - c. Applicant/Agent: Alliance Community Fellowship/ Al & Lindsay Burtin
 - d. Request: From: Unzoned
To: "CF" Community Facilities
- 16. ZC-25-086** **Case Manager: Dave McCorquodale** **CD 7**
- a. Site Location: 9500 NW Jacksboro Hwy
 - b. Acreage: 0.7
 - c. Applicant/Agent: Olatunji Oladipupo
 - d. Request: From: "AG" Agricultural
To: "FR General Commercial Restricted
- 17. ZC-25-089** **Case Manager: Dave McCorquodale** **CD 3**
- a. Site Location: 3636 Alameda Street
 - b. Acreage: 0.4
 - c. Applicant/Agent: Catfish Properties, LLC / Theo Thompson
 - d. Request: From: "AG" Agricultural
To: "I" Light Industrial
- 18. ZC-25-090** **Case Manager: Beth Knight** **CD 10**
- a. Site Location: 13001 Old Denton Rd
 - b. Acreage: 7.79

- c. Applicant/Agent: TOR Holdings, LLC / Tim Sansone
d. Request: To: Add Conditional Use Permit (CUP) for wood recycling and composting facility in "K" Heavy Industrial, site plan included

19. ZC-25-093

Case Manager: Lynn Jordan

CD 11

- a. Site Location: 2000 W Seminary Dr; North of W Seminary Dr., West of 8th Avenue., and South of Bolt Street
b. Acreage: 40.55
c. Applicant/Agent: Southwestern Baptist Theological Seminary / Landon Geary
d. Request: From: "PD 885" "PD/CF" Planned Development for all uses in "CF" Community Facilities with a maximum height of 75 feet; site plan waived.
To: "C" Medium Density Multifamily

20. ZC-25-094

Case Manager: Dave McCorquodale

CD 11

- a. Site Location: 3715 & 3721 E Belknap Street
b. Acreage: 0.4
c. Applicant/Agent: Abdul Samim & Abdul Waris
d. Request: From: "E" Neighborhood Commercial
To: "FR" General Commercial Restricted

21. ZC-25-096

Case Manager: Sandy Michel

CD 8

- a. Site Location: 200 Old Highway 1187
b. Acreage: 9.44
c. Applicant/Agent: Alterrian Capital, LLC / Chris Rapkoch / John Ainsworth
d. Request: From: "MU-1" Low Intensity Mixed Use
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily, with development standards to allow fences in area between the building façade and the property line, reduced front yard setback, reduced open space and reduced parking and waiver to the Multifamily Design (MFD) submittal, site plan required

22. ZC-25-097

Case Manager: Beth Knight

CD 5

- a. Site Location: 6101, 6109, 6117 and 6125 Willard Rd
b. Acreage: 2.08
c. Applicant/Agent: FS Willard LLC / Shivam Shah
d. Request: To: Renew Conditional Use Permit (CUP) for Auto Repair in "E" Neighborhood Commercial for 5 years, site plan included

23. ZC-25-098

Case Manager: Lynn Jordan

CD 3

- a. Site Location: North, South, West of N Normandale, between Loop 820 and Las Vegas Trail
b. Acreage: 180
c. Applicant/Agent: City of Fort Worth

d. Request: From: "A-43" One-Family; "CR" Low Density Multifamily; "C" Medium Density Multifamily; "D" High Density Multifamily; "E" Neighborhood Commercial
To: "MU-1" Low Intensity Mixed Use

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.

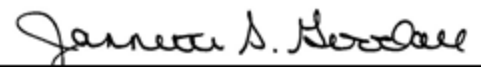
ASISTENCIA A REUNIONES PUBLICAS:

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, June 06, 2025 at 4:00 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