



**ZONING COMMISSION  
AGENDA**

Wednesday, February 12, 2025  
Work Session 12:00 PM  
Public Hearing 1:00 PM

**Work Session**

In-Person:  
City Council Conference Room 2020  
200 Texas Street  
2<sup>nd</sup> Floor  
Fort Worth, Texas 76102

**Public Hearing**

In-Person:  
City Council Chamber  
200 Texas Street  
2<sup>nd</sup> Floor  
Fort Worth, Texas 76102

**Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=mf351fcb8883ddeb38057d544ffc0588b>

Meeting/ Access Code: 2555 226 6894

**Teleconference**

817-392-1111 or 469-210-7159 United States Toll (Dallas)  
Meeting/ Access Code: 2555 226 6894

**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**

[www.fortworthtexas.gov/files/assets/public/v/1/development-services/documents/zoning-cases/docket-agenda-minutes/2-12-25-docket.pdf](http://www.fortworthtexas.gov/files/assets/public/v/1/development-services/documents/zoning-cases/docket-agenda-minutes/2-12-25-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/rbd9c8c821e1f7e269d65bc65defdbbd6>

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. Free parking vouchers are available for anyone attending the Zoning Commission meetings. Zoning staff will be available before and after the meeting to hand them out and will be located at the desk where the agendas and sign-up to speak forms are located. Parking is available at the Fort Worth Convention Center Garage located at 1200 Houston St., directly across the street from the Convention Center. The free parking voucher is only available for this parking garage. Upon entering the garage, attendees will need to pull a ticket from the dispenser in the entry lane and they will need to present this ticket in order to obtain a voucher to park without cost. The voucher will be good until 6:00 p.m.**

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	_____	Wes Hoblit, Vice Chair CD 9	_____
Matt McCoy, CD 4	_____	Jacob Wurman, CD 10	_____
Rafael McDonnell, Chair, CD 5	_____	Cathy Romero, CD 11	_____
Kelicia Stevenson, CD 6	_____		

**I. WORK SESSION/Lunch 12:00 PM City Council Conference Room 2020**

**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, MARCH 11, 2025, AT 6 P.M., UNLESS OTHERWISE NOTED.

**CALL TO ORDER**

**A. APPROVAL OF MEETING MINUTES of January 8, 2025** Chair

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

**B. CONTINUED CASES**

**1. ZC-24-135** **Case Manager: Sandy Michel** **CD 10**

a. Site Location: 1101 Highway 114

- b. Acreage: 2.49
- c. Applicant/Agent: Traditions Investors LLC / Ray Oujesky & Teddy Boschini with Kelly Hart & Hallman LLP
- d. Request: From: "A-5" One-Family  
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 will be continued to the March 12, Zoning Commission. No Public Hearing will be held.***

**2. ZC-24-158 Case Manager: Sandy Michel CD 7**

- a. Site Location: 2498 Silver Creek Road
- b. Acreage: 0.96
- c. Applicant/Agent: City of Fort Worth Water Department / Joshua Kercho
- d. Request: From: "A-21" One-Family Residential  
To: "CF" Community Facilities; Add Conditional Use Permit (CUP) to allow a wastewater lift station in "CF" Community Facilities, site plan included.

**3. ZC-24-159 Case Manager: Beth Knight CD 11**

- a. Site Location: 1000 Wallace Street
- b. Acreage: 1.02
- c. Applicant/Agent: Oncor Electric Company/Travis Yanker
- d. Request: To: Add Conditional Use Permit (CUP) to allow an electrical power substation in "FR" General Commercial Restricted with waivers to allow structures in the projected front yards and fencing materials, site plan included.

**4. ZC-24-161 Case Manager: Lynn Jordan CD 2**

- a. Site Location: 3001, 3002, & 3004 N Crump Street
- b. Acreage: 0.504
- c. Applicant/Agent: Letz Re Holdings LLC / Willbanks Metals / Cheyenne Haddad with Pope, Hardwicke, Christie, Schell & Taplett LLC
- d. Request: To: Add Conditional Use Permit (CUP) for auxiliary parking lot in "A-5" One-Family district with waivers to allow within the front yard setback: parking, gate pad, light poles and fencing; site plan included.

**C. NEW CASES**

**5. ZC-24-063 Case Manager: Stephen Murray CD 11**

- a. Site Location: 519-521 (odds) and 601 Paradise St & 518, 519, 520, Baurline St
- b. Acreage: 0.90
- c. Applicant/Agent: Trinity Phoenix LLC / Felix Wong
- d. Request: From: "A-5" One-Family Residential

To: "PD-CR" Planned Development for detached multifamily on one lot developed to "CR" Low Density Multifamily, with development standards for decrease front yard setback, setback adjacent to one- or two-family residential district, reduced open space, Site Plan included

**6. ZC-25-013 Case Manager: Lynn Jordan CD 11**

- a. Site Location: 3626 Meadowbrook Drive
- b. Acreage: 0.58
- c. Applicant/Agent: Stephen Rivers / Brian Milligan
- d. Request: To: Amend PD1397 Planned Development for "ER" Neighborhood Commercial restricted plus coffee shop, to allow dumpster and enclosure within the 20 ft. supplemental setback; site plan included (SP-24-016).

**7. ZC-24-132 (AX-24-014) Case Manager: Lynn Jordan (Future) CD 10**

- a. Site Location: Generally bounded by Seventeen Lakes Blvd., Round Valley Ln., Endeavor and Litsey Rd.
- b. Acreage: 35.86
- c. Applicant/Agent: Gunner Chi / Whigham Family Ltd Partnership & Nolin W. Ragsdale, I AM ONE, INC., & Rob Betancur-Zena Land Development, LP
- d. Request: From: Unzoned  
To: "A-5" One-Family Residential

**8. ZC-24-166 Case Manager: Beth Knight CD 9**

- a. Site Location: 1309 E Peach Street
- b. Acreage: 0.115
- c. Applicant/Agent: Elizabeth Padilla / PDuran Properties LLC
- d. Request: From: "D" High Density Multifamily/ Historic Samuels Design District Overlay  
To: "MU-1" Low Intensity Mixed-Use/ Historic Samuels Design District Overlay

**9. ZC-24-171 Case Manager: Christine Ross CD 2**

- a. Site Location: 3060 Hardy Street
- b. Acreage: 0.16
- c. Applicant/Agent: Josue Cardenas / Mark Salgado
- d. Request: From: "I" Light Industrial  
To: "A-5" One-Family Residential

**10. ZC-24-172 Case Manager: Stephen Murray CD 3**

- a. Site Location: 5105 & 5201 Benbrook Highway & 7615, 7625, 7599 Mary's Creek
- b. Acreage: 7.015
- c. Applicant/Agent: Darin McReynolds Norman, Urbanworth, LLC / Robert Etal Pulido Sr

- d. Request: From: "E" Neighborhood Commercial & "C" Medium Density Multifamily  
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus terminal, truck and freight, storage or display outside; trailer, portable; sales, construction or storage; automotive repair; vehicle sales or rental; outdoor sales and storage, garage repair, truck driving school; site plan waiver requested

**11. ZC-24-173** **Case Manager: Stephen Murray** **CD 3**

a. Site Location: 8100 W Elizabeth Lane  
b. Acreage: 0.386  
c. Applicant/Agent: Darunee Moore / Rodney Matthew  
d. Request: To: Add Conditional Use Permit (CUP) for halfway house in "CF" Community Facilities.

**12. ZC-25-001** **Case Manager: Beth Knight** **CD 2**

a. Site Location: 4501 Angle Avenue & 2851 NW Loop 820  
b. Acreage: 31.34  
c. Applicant/Agent: Marine Landings, LLC / Jeff Landon / Taylor Mitchamd.  
Request: From: "C" Medium Density Multifamily  
To: "PD/J" Planned Development for all uses in "J" Medium Industrial excluding waste related, agricultural and accessory uses with development standards to reduce landscape buffers and 75% landscaping in front of the building, site plan included

**13. ZC-25-002** **Case Manager: Sandy Michel** **CD 10**

a. Site Location: 644 E Bond Ranch Road  
b. Acreage: 0.81  
c. Applicant/Agent: Tony Winchester / Jorge Garay  
d. Request: From: "AG" Agricultural  
To: "I" Light Industrial

**14. ZC-25-004** **Case Manager: Sandy Michel** **CD 11**

a. Site Location: 521 & 2109 Beach Street and 4021, 4025 E. 4<sup>th</sup> Street  
b. Acreage: 31.33  
c. Applicant/Agent: Josh Eadie / Amanda Matas / Bo Trainor  
d. Request: From: "I" Light Industrial & "B" Two-Family Residential  
To: "PD/D" Planned Development for "D" High-Density Multifamily plus detached multifamily with development standards for: less than the 30' minimum setback along one-family district, no bufferyard plantings, and to allow fencing along in front of building and along the ROW, no tree canopy preservation requirement; site plan included.

**15. ZC-25-006** **Case Manager: Beth Knight** **CD 11**

- a. Site Location: 5331 Old Handley Road
- b. Acreage: 0.22
- c. Applicant/Agent: Samuel Martinez / Marcelo Barron
- d. Request: From: "A-7.5" One-Family Residential  
To: "A-5" One-Family Residential

**16. ZC-25-007 Case Manager: Christine Ross CD 6**

- a. Site Location: 9705 Block of Old Granbury Road (E. of Chisolm Trail Pkwy, S. of W Risinger Road and W. of Summer Creek Drive)
- b. Acreage: 38.77
- c. Applicant/Agent: HMH VSC Land LLC / Preston Pittman, ONM Living / Lori Lusk, Kimley-Horn Associates
- d. Request: From: "R2" Townhouse/Cluster  
To: "C" Medium Density Multifamily

**17. ZC-25-009 Case Manager: Lynn Jordan CD 7**

- a. Site Location: 2501 and 2601 Montgomery Street
- b. Acreage: 7.404
- c. Applicant/Agent: Montgomery Corner, LLC / Mack Pogue, PPC Land Ventures Inc. / Landon King, LJA Engineering, Inc.
- d. Request: From: "J" Medium Industrial  
To: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel, multifamily, brewery, distillery & winery and excluding automotive uses and industrial uses with development guidelines attached as (exhibit A); site plan waiver requested.

**18. ZC-25-010 Case Manager: Christine Ross CD 7**

- a. Site Location: 5001 Dexter Avenue
- b. Acreage: 0.14
- c. Applicant/Agent: Larry L. Fowler, Jr. / Chad Bates
- d. Request: From: PD 322 "PD/SU Planned Development/Specific Use for a church education building with living area. Site plan required  
To: "A-5" One-Family Residential

**19. ZC-25-012 Case Manager: Lynn Jordan CD 9**

- a. Site Location: 3225 South University Drive
- b. Acreage: 0.16
- c. Applicant/Agent: Alex Veigel
- d. Request: From: PD 95 "PD-SU" for an insurance office; maintaining existing architecture; providing for parking in rear yard only/TCU Residential Overlay.  
To: "C" Medium Density Multifamily/TCU residential Overlay

**20. ZC-25-035(Text Amendment) Case Manager: Stephen Murray All Districts**

- a. Site Location: City Wide
- b. Applicant/Agent: City of Fort Worth
- c. Request: To: An Ordinance Amending The Zoning Ordinance of The City of Fort Worth, By Amending Chapter 9, "Definitions", Section 9.101, "Defined Terms" To Remove "Unified Residential Development" And Amend "Commercial/Institutional Use", "Floor Area", "Open Space", "Net Land Area", And "Open Space"; Amending Chapter 6 "Development Standards," Article 1, "General" Section 6.100, "Height" To Add "I" Light Industrial To Where The Height of A Building May Be Increased; And To Amend Various Sections of The Zoning Ordinance To Remove References To Section 6.506 of The Zoning Ordinance And "Unified Residential Development" And Replace Such References With Appropriate Sections.

**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](mailto: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.

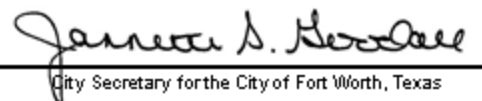
**ASISTENCIA A REUNIONES PUBLICAS:**

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](mailto: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, February 07, 2025 at 3:30 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