

**Zoning Commission  
December 11, 2024 – Meeting Minutes**

---

**Commissioners Present:**

Beth Welch, District 3  
Matt McCoy, District 4  
Rafael McDonnell, Chair, District 5  
Kelicia Stevenson, District 6  
Jeremy Raines, District 7  
Tiesa Leggett, District 8  
Wes Hoblit, District 9  
Jacob Wurman, District 10  
Cathy Romero, District 11

**Commissioners Absent:**

Rodney Mayo, District 1  
Vacant, District 2

**Staff Members Present:**

LaShondra Stringfellow, Development Assistant Director  
Stephen Murray, Planning Manager  
Beth Knight, Senior Planner  
Lynn Jordan, Senior Planner  
Tom Simerly, Senior Professional Engineer  
Laura Ruiz, Planning Assistant  
Aleigh'Ja Love, Planning Assistant  
Trey Qualls, Assistant City Attorney II  
Chris Austria, Assistant City Attorney II  
Armond Bryant, Senior Planner  
Sandy Michel, Senior Planner

**I. PUBLIC HEARING – 1:00 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 1:07 p.m. on Wednesday, December 11, 2024.

**B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF NOVEMBER 13, 2024.**

Motion: Commissioner Raines made a motion, seconded by Commissioner Wurman, that the minutes of the Zoning Commission meeting of November 13, 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-24-076**

**CD 8**

- a. Site Location: 1108 S Riverside Drive
- b. Acreage: 0.21
- c. Applicant/Agent: Richard Gasca / Alicia Rangel Villalobos
- d. Request: From: "E" Neighborhood Commercial  
To: "F" General Commercial Restricted

Motion: Commissioner Leggett made a motion, seconded by Commissioner Hoblit, to recommend **Denial** of ZC-24-076. Motion passed 9-0.

**2. ZC-24-121**

**CD 5**

- a. Site Location: 11468 Mosier Valley Rd
- b. Acreage: 9.01

- c. Applicant/Agent: Trenton Robertson
- d. Request: From: "AG" Agriculture  
To: "PD/I" Planned Development for all uses in "I" Light Industrial plus outside storage of materials and equipment without an associated structure, site plan required

Motion: Commissioner Raines made a motion, seconded by Commissioner Leggett, to recommend **Approval** for ZC-24-121. Motion passed 8-0.

**3. ZC-24-135**

**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; parking in front of units (See staff report); MFD waiver requested; site plan required.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Leggett, to recommend **Approval for continuance to the February Zoning Commission meeting** for ZC-24-135. Motion passed 9-0.

**E: NEW CASES**

**4. ZC-24-126**

**CD 11**

- a. Site Location: 809 N Chandler Drive
- b. Acreage: 0.418
- c. Applicant/Agent: Andres Rodriguez/ Chris Chavez
- d. Request: From: "A-5" One-Family Residential  
To: "B" Two-Family Residential

Motion: Commissioner Romero made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-24-126. Motion passed 9-0.

**5. ZC-24-140**

**CD 11**

- a. Site Location: 2816 Bird Street
- b. Acreage: 0.492
- c. Applicant/Agent: Bryan Ramirez/ Dilcia Ramirez
- d. Request: From: "A-5" One-Family Residential  
To: "B" Two-Family Residential

Motion: Commissioner Romero made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-24-140. Motion passed 9-0.

**6. ZC-24-141**

**CD 8**

- a. Site Location: 2903 & 2909 Avenue B
- b. Acreage: 0.15
- c. Applicant/Agent: Richard Gasca / Alicia Rangel Villalobos
- d. Request: From: "E" Neighborhood Commercial  
To: "F" General Commercial Restricted

**This case was withdrawn by applicant prior to Zoning Commission meeting.**

**7. ZC-24-143**

**CD 9**

- a. Site Location: 2600 W Pafford St
- b. Acreage: 0.341
- c. Applicant/Agent: Angelair LLC / David Dowling, Cadlib
- d. Request: To: Add "CUP" Conditional Use Permit for mini warehouse in "I" Light Industrial, Site Plan included

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Romero, to recommend **Approval** for ZC-24-143. Motion passed 9-0.

**8. ZC-24-144**

**CD 11**

- a. Site Location: 4800 & 4900 Parker Henderson Road
- b. Acreage: 3.72
- c. Applicant/Agent: JV and PH LLC / Joshua Galbreath
- d. Request: From: "A-5" One-Family Residential  
To: "B" Two Family Residential

Motion: Commissioner Romero made a motion, seconded by Commissioner Wurman, to recommend **Approval** for ZC-24-144. Motion passed 8-0.

**9. ZC-24-145**

**CD 3**

- a. Site Location: 7716 Norman Ave & 7709 Camp Bowie West Blvd
- b. Acreage: 0.5
- c. Applicant/Agent: CCA & CWB LLC / Joshua Galbreath
- d. Request: From: "I" Light Industrial / NASJRB Overlay  
To: "CR" Low Density Multifamily / NAS JRB Overlay

Motion: Commissioner Welch made a motion, seconded by Commissioner McCoy, to recommend **Approval** of ZC-24-145. Motion passed 8-0.

**10. ZC-24-146**

**CD 2**

- a. Site Location: 1300-1306 Gould Ave (evens)
- b. Acreage: 0.67
- c. Applicant/Agent: Trinity Kitchens LLC / Gibson Duwe
- d. Request: To: Add Conditional use Permit for a restaurant and rental hall in "CF" Community Facilities District; site plan included.

Motion: Commissioner Raines made a motion, seconded by Commissioner Leggett, to recommend **Approval** of ZC-24-146. Motion passed 9-0.

**11. ZC-24-148**

**CD 8**

- a. Site Location: 2500 McCurdy St & 1701 E Robert St
- b. Acreage: 2.805
- c. Applicant/Agent: Cooper Conger/ Pilgram Valley Missionary Baptist Church/  
Mary Nell Poole – Townsite
- d. Request: From: "I" Light Industrial  
To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily with development standards for parking location between building and street, orientation of buildings fronting the street, building separation, open space reduction, and MFD submittal waiver (See staff report), Site Plan included

Motion: Commissioner Leggett made a motion, seconded by Commissioner Stevenson, to recommend **Approval** of ZC-24.-148. Motion passed 9-0.

**12. ZC-24-150**

**CD 10**

- a. Site Location: 10620 N Riverside Dr
- b. Acreage: 7.682
- c. Applicant/Agent: The Village at Golden Triangle LLC./ Amir Namakforoosh /  
Southtown Engineering & Consulting, LLC
- d. Request: From: "FR" General Commercial Restricted  
To: "D" High Density Multifamily

Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend **Denial for** ZC-24-150. Motion passed 9-0.

**13. ZC-24-151**

**CD 2**

- a. Site Location: 2122 NE 28th St
- b. Acreage: 0.332
- c. Applicant/Agent: Eleuterio Amador / Nancy Ramirez
- d. Request: From: "E" Neighborhood Commercial  
To: "FR" General Commercial Restricted

Motion: Commissioner Raines made a motion, seconded by Commissioner Leggett, to recommend **Approval for Applicant requested continuance to the January Zoning Commission meeting for** ZC-24-151. Motion passed 9-0.

14. ZC-24-153

CD 8

- a. Site Location: SE corner of Lon Stephenson Road & Forest Hill Drive
- b. Acreage: 141.7
- c. Applicant/Agent: William G. Hornick / Rhett Bennett & Jennifer Holley, Black Mountain & Bob Riley, Halff
- d. Request: From: "AG" Agriculture; "A-5" One Family Residential; "CR" Low Density Multifamily; "F" General Commercial  
To: "I" Light Industrial

Motion: Commissioner Leggett made a motion, seconded by Commissioner Romero, to recommend **Approval for Applicant requested continuance to the January Zoning Commission meeting for ZC-24-153.** Motion passed 8-1. (Commissioner Wurman in opposition).

**This case will be heard at January City Council meeting.**

15. ZC-24-154 (SP-24-015)

CD 6

- a. Site Location: North of Chisholm Trail Parkway & South of Brewer Boulevard
- b. Acreage: 36.45
- c. Applicant/Agent: Walton Texas LP, et al / Ray Oujesky & Teddy Boschini with Kelly Hart & Hallman LLP
- d. Request: To: Amend "PD 1090" Planned Development for all uses in "D" High Density Multifamily to waive development standards for parking between building and street and carports between building face and street; site plan required (SP-24-015)

Motion: Commissioner Stevenson made a motion, seconded by Commissioner Leggett, to recommend **Approval for ZC-24-154 (SP-24-015).** Motion passed 8-1. (Commissioner Hoblit in opposition).

**Meeting adjourned: 3:37 p.m.**

12/11/24



Stephen Murray, Zoning Administrator  
Development Services Department



Rafael McDonnell, Chair