

**Zoning Commission  
November 13, 2024 – Meeting Minutes**

**Commissioners Present:**

Rodney Mayo, District 1  
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

**Staff Members Present:**

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

**Commissioners Absent:**

Vacant, District 2

**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 1:11 p.m. on Wednesday, November 13, 2024.

**B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF OCTOBER 09, 2024.**

Motion: Commissioner Raines made a motion, seconded by Commissioner Wurman, that the minutes of the Zoning Commission meeting of October 9, 2024 be approved. Motion passed 10-0.

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-24-117**

**CD 6**

- a. Site Location: 6077 McPherson Blvd.
- b. Acreage: 1.05
- c. Applicant/Agent: Brakes Plus / Mathias Haubert, Bohler Engineering TX, LLC
- d. Request: To: Add Conditional Use Permit "CUP" for auto repair in "E" Neighborhood Commercial

Motion: Commissioner Stevenson made a motion, seconded by Commissioner Leggett, to recommend **Denial for ZC-24-117**. Motion passed 10-0.

**2. ZC-24-118**

**CD 6**

- a. Site Location: McPherson Blvd and Vista Grande Blvd
- b. Acreage: 1.18

- c. Applicant/Agent: Mavis Tire Supply, LLC / Mathias Haubert, Bohler Engineering
- d. Request: To: Add Conditional Use Permit "CUP" for auto repair in "E" Neighborhood Commercial, site plan required

Motion: Commissioner Stevenson made a motion, seconded by Commissioner Leggett, to recommend **Denial** for ZC-24-118. Motion passed 10-0.

**3. 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 Romero made a motion, seconded by Commissioner Wurman, to recommend **Approval for Commission requested continuance to the December Zoning Commission meeting** ZC-24-121. Motion passed 9-0.

**E: NEW CASES**

**4. SP-24-013**

**CD 11**

- a. Site Location: 1401, 1701, & 2001 Oakhurst Scenic Drive
- b. Acreage: 12.46
- c. Applicant/Agent: Mercy Culture Church, Inc. / Joshua Barnes
- d. Request: To: Site Plan Amendment to add a building on property zoned "PD 586" PD/SU Planned Development/Specific Use for church related activities and signs that exceed maximum height allowed in the "CF" Community Facilities District

Motion: Commissioner Romero made a motion, seconded by Commissioner Wurman, to recommend **Denied** of SP-24-013. Motion passed 6-4. (Commissioner McDonnell, McCoy, Stevenson, and Welsh in opposition).

**5. ZC-23-202**

**CD 5**

- a. Site Location: 900-1100 blocks S. Edgewood Terrace and 4627- 4811 (odds) E. Rosedale Street
- b. Acreage: 28.6
- c. Applicant/Agent: Huong Dao Vipassana B Center/ Westwood
- d. Request: From: "E" Neighborhood Commercial / "B" Two-Family  
To: Site Plan Amendment to add a building on property zoned "PD 586" PD/SU Planned Development/Specific Use for church related activities and signs that exceed maximum height allowed in the "CF" Community Facilities District

Motion: Commissioner Leggett made a motion, seconded by Commissioner Raines, to recommend **Approval with added tree standards** of ZC-24-202. Motion passed 10-0.

**6. 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 Welch, to recommend **Approval for Commissioners requested continuance to the December Zoning Commission meeting** of ZC-24-076. Motion passed 10-0.

**7. ZC-24-120**

**CD 6**

- a. Site Location: 5801 W. Risinger Road
- b. Acreage: 5.594
- c. Applicant/Agent: Zion Townhomes / Mary Nell Poole, Townsite
- d. Request: From: "G" Intensive Commercial  
To: "R2" Townhouse/Cluster

Motion: Commissioner Stevenson made a motion, seconded by Commissioner McCoy, to recommend **Approval for Applicant requested continuance to the December Zoning Commission meeting** for ZC-24-120. Motion passed 10-0.

**8. ZC-24-125**

**CD 2**

- a. Site Location: 3058 Hardy Street
- b. Acreage: 0.15
- c. Applicant/Agent: Josue Cardenas/Mark Salgado
- d. Request: From: "I" Light Industrial  
To: "A-5" One-Family

Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend **Approval** for ZC-24-125. Motion passed 8-1. (Commissioner Hoblit in opposition).

**9. ZC-24-127**

**CD 6**

- a. Site Location: 4901 Bourine Street, 5436 & 5432 Vickery Blvd, 5401 & 5428 Chariot Drive
- b. Acreage: 0.78
- c. Applicant/Agent: West Vickery Church of Christ / Teddy Brigham
- d. Request: From: "A-5" One-Family  
To: "CF" Community Facilities

Motion: Commissioner Stevenson made a motion, seconded by Commissioner McCoy, to recommend **Approval** of ZC-24-127. Motion passed 10-0.

**10. ZC-24-129**

**CD 2**

- a. Site Location: 3900 Ohio Garden Road
- b. Acreage: 0.35
- c. Applicant/Agent: Robert Petrie
- d. Request: From: "B" Two Family Residential  
To: "ER" Neighborhood Commercial Restricted

Motion: Commissioner Wurman made a motion, seconded by Commissioner Leggett, to recommend **Denial** of ZC-24-129. Motion passed 8-2. (Commissioner Hoblit and Raines in opposition).

**11. ZC-24-130**

**CD 3**

- a. Site Location: 2520 Halloran Street
- b. Acreage: 0.54
- c. Applicant/Agent: Paula Rae Conaway, Cathy Sue Frederick, & Pamela Kay Frederick/ Kelly Hart & Hallman LLP
- d. Request: From: "UR" Urban Residential  
To: "E" Neighborhood Commercial

Motion: Commissioner Welch made a motion, seconded by Commissioner Mayo, to recommend **Denial with allowance to work with staff to add restrictions** of ZC-24.-130. Motion passed 10-0.

**12. ZC-24-133**

**CD 9**

- a. Site Location: 5225 Thelin Street
- b. Acreage: 18.9
- c. Applicant/Agent: Thelin Land Holdings LLC / Skye Thibodeaux
- d. Request: From: PD 204 "PD-SU" for recycling of roofing materials comprised of wood, composite asphalt, shingles, and commercial built-up roofing material including composting of organic materials (excluding malodorous material including manure) together with the wholesale and retail sales of recycled materials including including composting of organic materials, (excluding malodorous material including manure) together with the wholesale and retail sales of recycled materials including landscaping rock & wood derived products. Operation will comply with Texas Admin. Code Title 30, Part I, Chapter 332; composting as an operation that composts "Source separated yard trimmings, clean wood material, vegetative material and paper" and is prohibited from accepting or recycling manure. Site Plan required  
To: "PD/I" Planned Development for all uses in "I" Light Industrial plus machinery, heavy equipment, or truck sales, leasing and service; non-accessory outdoor sales and storage including yards, contractors, lumber or storage, storage yards building materials; truck transport storage; storage of materials and equipment without an associated structure; vehicle sales or rental and service, including automobiles, boats or trailers; excluding towing yard and truck stop with fuel and accessory structures; site plan waiver requested.

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Raines, to recommend **Approval for ZC-24-133**. Motion passed 10-0.

**13. ZC-24-134**

**(future) CD 6**

- a. Site Location: 6600 Oakmont Blvd
- b. Acreage: 101.743
- c. Applicant/Agent: Southwest Pasture LTD / Paxton Motherall / Bo Trainor, Westwood PS
- d. Request: From: Unzoned (AX-24-013)  
To: "G" Intensive Commercial

Motion: Commissioner Stevenson made a motion, seconded by Commissioner Hoblit, to recommend **Approval for ZC-24-134**. Motion passed 9-0.

***This case will be heard by Council on January 14, 2025***

**14. 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; unit locations; MFD waiver requested; site plan required.

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

**15. SP-24-015**

**CD 6**

- a. Site Location: 10440 Chisholm Trail Pkwy
- b. Acreage: 36.45
- c. Applicant/Agent: Walton Texas LP, et al / Ray Oujesky & Teddy Boschini with Kelly Hart & Hallman LLP
- d. Request: To: Add Site plan on property zoned PD 1090 Planned Development "PD/D" Planned Development for all uses in "D" High Density Multifamily.

Motion: Commissioner Stevenson made a motion, seconded by Commissioner Raines, to recommend **Approval for Applicant requested continuance to the December Zoning Commission meeting for SP-24-015**. Motion passed 9-0.

16. ZC-24-136

CD 10

- a. Site Location: 2101 - 2200 Avondale Haslet Road
- b. Acreage: 37.5
- c. Applicant/Agent: Hunter Crossroads LP/Taylor Morrison & JBI Partners
- d. Request: From: "PD 830" Planned Development for "I" Light Industrial uses excluding certain uses. Outside storage is not allowed within 200 ft of the perimeter of the eastern property line. The maximum height for buildings within 50 ft of the eastern property line is 30 ft. Landscaping shall be provided along the eastern boundary as required by the Zoning Ordinance, Section 6.300. bufferyard and supplemental setback and with development standards, site plan waived.  
  
To: "PD/CR" Planned Development for all uses in "CR" Low Density Multifamily for detached multifamily with development standards for fences, parking, and driveways allowed in the front yard, reduced open space, reduced landscaping, and waiver to the MFD requirement; Site Plan included.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend **Approval for Applicant requested continuance to the January Zoning Commission meeting for ZC-24-136.** Motion passed 9-0.

17. ZC-24-137

CD 6

- a. Site Location: 9300 & 9321 W Cleburne Road
- b. Acreage: 5.0
- c. Applicant/Agent: Arlington Harris Road Minis, Ltd / Kimley Horn Associates
- d. Request: From: "AG" Agriculture  
To: Tract 1: "E" Neighborhood Commercial  
Tract 2: "PD / E" Planned Development for all uses in "E" Neighborhood Commercial plus mini warehouse; Site Plan included

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Raines, to recommend **Approval of Tract 1 and Denial of Tract 2 for ZC-24-137.** Motion passed 9-1. (Commissioner Hoblit in opposition).

18. ZC-24-139

CD 9

- a. Site Location: 14 Chase Court
- b. Acreage: 0.29
- c. Applicant/Agent: Leonel Lozano / John Escobedo Landmark Construction Group LLC
- d. Request: From: "E/HC" Neighborhood Commercial/Historic and Cultural Overlay  
To: "B/HC" Two Family Residential/Historic and Cultural Overlay

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Raines, to recommend **Approval for ZC-24-139.** Motion passed 10-0.

19. ZC-24-149

CD All

- a. Text Amendment: Game Room Ordinance
- b. Applicant/Agent: City of Fort Worth
- c. Request: To: 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" to amend Article 3 "Planned Development ("PD") District" to repeal game room development standards in Section 4.305.c and reserve subsection; to amend section 4.803 "Nonresidential District Use Table" to amend game rooms to revise districts where use is not permitted and revise reference to supplemental use standard; to amend Section 4.1203, "Form Based Districts Use Table" to add "Game room" to the use table add where use is not allowed and add reference to supplemental use standard; to amend Chapter 9, "Definitions", Section 9.101, "Defined Terms" to remove the definitions of "amusement redemption machine," "gambling device" and "game room"

Motion: Commissioner Leggett made a motion, seconded by Commissioner Stevenson, to recommend Approval for ZC-24-149. Motion passed 10-0.

Meeting adjourned: 4:07 p.m.

11/13/24



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Stephen Murray, Zoning Administrator  
Development Services Department



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Rafael McDonnell, Chair