

DRAFT
Zoning Commission
January 10, 2024 – Meeting Minutes

Commissioners Present:

Willie Rankin Jr., Chair, District 2
Beth Welch, District 3
Matt McCoy, District 4
Rafael McDonnell, Vice Chair, District 5
Tiesa Leggett, District 8
Wes Hoblit, District 9
Jacob Wurman, District 10
Cathy Romero, District 11

Commissioners Absent:

Jarod Cox, District 1
Broderick Williams, District 6
Jeremy Raines, District 7

Staff Members Present:

LaShondra Stringfellow, Development Assistant Director
Stephen Murray, Planning Manager
Lynn Goforth, Plans Examiner Supervisor
Brett Mangum, Senior Planner
Beth Knight, Senior Planner
Tom Simerly, Senior Professional Engineer
Alondra Salas-Beltre, Planner
Laura Ruiz, Planning Assistant
Alex Johnson, Planning Assistant
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 Rankin called the regular session of the Fort Worth Zoning Commission to order at 1:06 p.m. on Wednesday, January 10, 2024.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF DECEMBER 13, 2023.

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Wurman, that the minutes of the Zoning Commission meeting of December 13, 2023 be approved. Motion passed 8-0.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

C. CONTINUED CASES

1. ZC-23-197

CD 5

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|---------------------|--|
| a. Site Location: | 4903 Pollard-Smith Avenue and 5012 - 5016 (evens) Rosedale Avenue |
| b. Acreage: | 2.47 |
| c. Applicant/Agent: | Mary-Margaret Lemons, Fort Worth Housing Solutions |
| d. Request: | To: Amend "PD 1259" Planned Development for all uses in "MU-1" Low Intensity Mixed Use with waiver to maximum building height and minimum parking requirements to allow for permanent food trucks, site plan included. |

This case will be heard by Council on January 23rd.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of ZC-23-197. Motion passed 8-0.

2. ZC-23-173

CD 11

- a. Site Location: 5000 South Hampshire Boulevard
- b. Acreage: 0.31
- c. Applicant/Agent: Marcos Torrado / Hank Bounkhong
- d. Request: From: "A-7.5" One-Family
To: "B" Two-Family

Motion: Commissioner Romero made a motion, seconded by Commissioner Leggett, to recommend **Denial** for ZC-23-173. Motion passed 7-1(Chair Wurman in opposition).

3. ZC-23-176

CD 8

- a. Site Location: 361 South Riverside Drive
- b. Acreage: 0.49
- c. Applicant/Agent: Brian Cotter and Jim Maibach, Peyco Southwest Reality / Travis Niles
- d. Request: From: "J" Medium Industrial and "B" Two-Family
To: "PD-FR" for all FR uses plus the following Permitted uses; Warehouse or Bulk Storage Wholesale Office or Sample Room, Wholesale Bakery, or produce market, wholesale warehouse, Furniture or Cabinet Repair or Construction, Assembly of Pre-manufactured Parts, Except for Vehicles, Trailers, Airplanes or Mobile Homes, Bottling Works, Milk or soft drinks, Printing, Lithographing, book binding, newspapers or publishing, Sheet Metal Shop, Machine Shop, Welding Shop Custom Work (not structural), Automotive Repair Paint and Body Shop (no cars for this use shall be stored overnight outside the building), and Auto Parts Supply Retail, site plan waiver requested

This case will be heard by Council on January 23rd.

Motion: Commissioner Leggett made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-23-176. Motion passed 8-0.

C: NEW CASES

4. ZC-23-161

CD 3

- a. Site Location: 11701 US Hwy 377 S
- b. Acreage: 710.37
- c. Applicant/Agent: PMB Rolling V South Land LP / Taylor Baird
- d. Request: From: "A-5" One-Family, "R1" Zero lot line/cluster, "CR" Low Density Multifamily, "C" Medium Density Multifamily and "G" Intensive Commercial
To: Tract 1: PD/A-5 One-Family and PD/R-2 Townhouse Cluster; Tract 2: PD/R2 Townhouse Cluster, PD/D High Density Multifamily, and PD/G Intensive commercial, with development standards including but not limited to open space and multifamily design standards (see exhibit A in docket); site plan waiver requested

This case will be heard by Council on January 23rd.

Motion: Commissioner Welch made a motion, seconded by Commissioner McDonnell, to recommend **Approval with a site plan required for ZC-23-161**. Motion passed 8-0.

5. ZC-23-180

CD 10

- a. Site Location: 5501 Alliance Gateway Freeway
- b. Acreage: 3.60
- c. Applicant/Agent: Kole Weber and Timothy Lucas/Trinity Broadcasting Inc.
- d. Request: From: "K" Heavy Industrial
To: "PD/K" Planned Development with a base of "K" Heavy Industrial, plus helipad site plan included

This case will be heard by Council on January 23rd.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Romero, to recommend **Approval** of ZC-23-180. Motion passed 8-0.

6. SP-23-014

CD 10

- a. Site Location: 11055 N Riverside Drive
- b. Acreage: 9.75
- c. Applicant/Agent: Brandon Middleton (Kimley-horn)
- d. Request: To: Amend site plan for "PD 968" Planned Development for all uses in "G" Intensive Commercial plus miniwarehouse to add new miniwarehouse structure

Motion: Commissioner Wurman made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of SP-23-014. Motion passed 8-0.

7. SP-23-015

CD 8

- a. Site Location: 7601 S. Crowley Rd
- b. Acreage: 13.22
- c. Applicant/Agent: Brandon Middleton (Kimley-horn)
- d. Request: To: Amend site plan for "PD 723" PD-SU" for all uses in "E" plus mini-warehouses; following uses are excluded: tattoo and massage parlors, retail liquor stores, stand-alone bar or lounge, hours of operation for the office are 8:00 a.m. to 7:00 p.m.; electronically controlled security gate 7:00 a.m. to 11:00 p.m. daily to add new miniwarehouse structure

Motion: Commissioner Leggett made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of SP-23-015. Motion passed 8-0.

8. ZC-23-184

CD 8

- a. Site Location: 2601 Joel East Rd
- b. Acreage: 16.15

- c. Applicant/Agent: D. Tyler Baucom
- d. Request: From: "I" Light Industrial
To: "J" Medium Industrial

Motion: Commissioner Leggett made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-23-184. Motion passed 8-0.

9. ZC-23-185

CD 11

- a. Site Location: 621 S Retta Street
- b. Acreage: 0.16
- c. Applicant/Agent: FL Logic LLC/Ohad Ben Shushan
- d. Request: From: "A-5" One-Family
To: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus duplex, site plan included

Phyllis Allen appeared before the commission in opposition to ZC-23-185

Motion: Commissioner Romero made a motion, seconded by Commissioner Leggett, to recommend **Denial for ZC-22-185**. Motion passed 5-3(Welch, Hoblit, and Wurman in opposition)

10. ZC-23-186

CD 3

- a. Site Location: 4408 Southwest Blvd
- b. Acreage: 4.4
- c. Applicant/Agent: Ray Oujesky, Kelly Hart & Hallman
- d. Request: From: "PD 678" and "IP" Industrial Park
To: "PD/FR" Planned Development for all uses in "FR" General Commercial Restricted plus miniwarehouse, warehouse and development standards for automotive repair adjacent a one or two-family district, site plan included

Lisa Riker and Diana Adebac spoke in opposition to case ZC-23-186

Motion: Commissioner Welch made a motion, seconded by Commissioner Hoblit, to recommend **a Continuance to the February Zoning Commission meeting for ZC-22-186**. Motion passed 8-0

11. ZC-23-187

CD 3

- a. Site Location: 7950 Calmont
- b. Acreage: 5.06
- c. Applicant/Agent: Kyle K. Poulson
- d. Request: From: "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus warehouse, site plan included

Motion: Commissioner Welch made a motion, seconded by Commissioner Hoblit, to recommend **a Continuance to the March 13th Zoning Commission meeting for ZC-23-187**. Motion passed 8-0.

12. ZC-23-190

CD 3

- a. Site Location: 3201 River Park Drive
- b. Acreage: 9.59
- c. Applicant/Agent: Ray Oujesky, Kelly Hart & Hallmann, LLP
- d. Request: To: Amend "PD 849" PD/D Planned Development for High Density Multifamily plus Assisted Living to add development standards for density, open space, setback, and fencing; site plan included

Motion: Commissioner Welch made a motion, seconded by Commissioner Hoblit , to recommend **Approval as written in the agenda** of ZC-23-190. Motion passed 8-0.

Meeting adjourned: 2:47 p.m.

1/10/23

Stephen Murray, Zoning Administrator
Development Services Department

Willie Rankin, Chair