

DRAFT  
**Zoning Commission**  
**August 9, 2023 – Meeting Minutes**

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**Commissioners Present:**

Willie Rankin Jr., Chair, District 2  
Beth Welch, District 3  
Jesse Gober, District 4  
Rafael McDonnell, Vice Chair, District 5  
Dr. Mia Hall, District 6  
Jacob Wurman, District 7  
Tiesa Leggett, District 8

**Commissioners Absent:**

Jarod Cox, District 1  
Kimberly Miller, District 9

**Staff Members Present:**

D.J Harrell, Development Director  
Stephen Murray, Planning Manager  
Shad Rhoten, Senior Planner  
Brett Mangum, Senior Planner  
Beth Knight, Senior Planner  
Alondra Salas-Beltre, Planner  
Alex Johnson, Planning Assistant  
Melinda Ramos, Deputy City Attorney  
Chris Austria, Assistant City Attorney II  
Armond Bryant, 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 1:00 p.m. on Wednesday, August 9, 2023.

**B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF JULY 12, 2023.**

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, that the minutes of the Zoning Commission meeting of July 12, 2023 be approved. Motion passed 7-0.

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. SP-23-004**

**CD 8**

- a. Site Location: 3117 Grayson Street
- b. Acreage: 3.338
- c. Applicant/Agent: ACH Landowner II
- d. Request: To: Revise site plan for PD 915 "PD/ER" Planned Development for Neighborhood Commercial Restricted uses plus assisted living facility, nursing home with full medical services, and massage therapy and spa with development standards to add 6,000 square foot building; site plan included

Motion: Commissioner Leggett made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of SP-23-004. Motion passed 7-0.

**2. ZC-23-092**

**CD 9**

- a. Site Location: 2401 S University Drive
- b. Acreage: 1.98
- c. Applicant/Agent: Bennett Partners

- d. Request: From: "A-5" One Family Residential/TCU Residential Overlay  
To: "PD/E" Planned Development Neighborhood Commercial/TCU Residential Overlay following all "E" standards and excluding uses (see docket); site plan included.

***Continued to September 13, 2023 Zoning Commission meeting***

**3. ZC-23-099**

**CD 5**

- a. Site Location: 14000 Block Centre Station Drive  
b. Acreage: 24.099  
c. Applicant/Agent: Trenton Robertson / Masterplan  
d. Request: To: Amend PD 758 Planned Development/Specific Use for all uses in "D" with a maximum front yard setback of 20 feet to add an additional four (4) apartment buildings containing 132 dwelling units; site plan included

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Welch, to recommend **Approval** of ZC-23-099. Motion passed 7-0.

**4. ZC-23-101**

**CD 4**

- a. Site Location: 8347 Harmon Road  
b. Acreage: 8.18  
c. Applicant/Agent: NTP35 LP / Ojala Partners, LP  
d. Request: From: "PD1270" Planned Development for all uses in G Intensive Commercial to include a 60 ft setback adjacent to residential, 40 ft, landscape buffer, masonry screening wall; site plan waived  
To: "PD-D" Planned Development High Density Multifamily with development standards for building orientation, fencing location, parking location, and height; site plan included

Motion: Commissioner Gober made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-23-101. Motion passed 7-0.

***Case will be heard by City Council on August 22, 2023***

**D. NEW CASES**

**5. SP-23-005**

**CD 6**

- a. Site Location: SE Corner of Summer Creek Drive & Sycamore School Road  
b. Acreage: 1.925  
c. Applicant/Agent: United Global Development Group / Logan McWhorter  
d. Request: To: Add site plan to PD 246 "PD/E" Planned Development all uses in "E" Neighborhood Commercial excluding tattoo parlor and massage parlor; site plan included

Logan McWhorter appeared before the Commission in support of SP-23-005.

Motion: Commissioner Hall made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of SP-23-005. Motion passed 7-0.

**6. SP-23-006**

**CD 5**

- a. Site Location: 4400, 4408, 4416 & 4424 Ramey Ave
- b. Acreage: 4.48
- c. Applicant/Agent: FW Barbers Manor, LP
- d. Request: To: Add site plan for PD 1258 Planned Development for all uses in "C" Medium Density Multifamily with development standards for open spaces, front yard, corner lot setbacks, residential adjacency district setback, minimum parking requirement, waiver to the MFD submission; site plan included

Dustin Higgins appeared before the Commission in support of SP-23-006

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Welch, to recommend **Approval** of SP-23-006. Motion passed 7-0.

**7. ZC-22-194**

**CD 11**

- a. Site Location: 3621 Meadowbrook Drive
- b. Acreage: 0.45
- c. Applicant/Agent: Texas Capital Investing of North Texas Holding LLC / Ryan Larcon
- d. Request: From: "A-7.5" One-Family  
To: "PD-A-7.5" Planned Development for all uses in "A-7.5" One-Family plus triplex; site plan included

*Continued to September 13, 2023 Zoning Commission meeting*

**8. ZC-23-104**

**CD 10**

- a. Site Location: 12452 and 12500 Willow Springs Road
- b. Acreage: 28.942
- c. Applicant/Agent: North Fort Worth Storage / Jack Dyer
- d. Request: From: "I" Light Industrial  
To: "J" Medium Industrial

Motion: Commissioner Wurman made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-23-104. Motion passed 7-0.

**9. ZC-23-105**

**CD 11**

- a. Site Location: 3800 Radford Road
- b. Acreage: 0.25
- c. Applicant/Agent: German Muñoz / Alpha Family Group, James Walker
- d. Request: From: "MU-1/SS" Low Intensity Mixed-Use / Stop Six Overlay  
To: "A-10/SS" One-Family / Stop Six Overlay

*Continued to September 13, 2023 Zoning Commission meeting*

**10. ZC-23-106**

**CD 5**

- a. Site Location: 3766 Waldorf St
- b. Acreage: 0.2364
- c. Applicant/Agent: Gabriel Martinez
- d. Request: From: "MU-1/SS" Low Intensity Mixed-Use / Stop Six Overlay  
To: "A-5/SS" One-Family / Stop Six Overlay

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-23-106. Motion passed 7-0.

**11. ZC-23-109**

**CD 11**

- a. Site Location: 4421 Martin Street
- b. Acreage: 0.64
- c. Applicant/Agent: Vanessa E. Villa
- d. Request: From: "A-10" One-Family  
To: "A-5" One-Family

***Continued to September 13, 2023 Zoning Commission meeting***

**12. ZC-23-110**

**CD 11**

- a. Site Location: 2517-2531 Hemphill Street
- b. Acreage: 0.864
- c. Applicant/Agent: Martin Quezada Vela & Juana Valdez Guzman
- d. Request: From: "E" Neighborhood Commercial  
To: "F" General Commercial

***Continued to September 13, 2023 Zoning Commission meeting***

**13. ZC-23-111**

**CD 3**

- a. Site Location: 3225 Alemeda
- b. Acreage: 7.985
- c. Applicant/Agent: Aradi Properties, LLC / Mohamed Sharaf
- d. Request: To: Add Conditional Use Permit (CUP) to allow a 1 lane automated carwash facility in "F" General Commercial; site plan included with development standards for freeway sign height and sign area

Mohamed Sharaf appeared before Commission in support of ZC-23-111.

Motion: Commissioner Welch made a motion, seconded by Commissioner Gober, to recommend a **30-day Continuance** of ZC-23-111. Motion passed 7-0.

**14. ZC-23-112**

**CD 8**

- a. Site Location: 2841 Avenue H
- b. Acreage: 0.144
- c. Applicant/Agent: Julio Romero / Marisol Romero
- d. Request: From: "A-5" One-Family  
To: "UR" Urban Residential

Marisol Romero appeared before Commission in support of ZC-23-112.

Reba Henry appeared before Commission in opposition to ZC-23-112.

Motion: Commissioner Leggett made a motion, seconded by Commissioner Hall, to recommend **Denial** of ZC-23-111(Commissioners Welch and Gober in opposition). Motion passed 5-2.

**15. ZC-23-113**

**CD 8**

- a. Site Location: 1832 and 1833 Stella Street
- b. Acreage: 0.468
- c. Applicant/Agent: CPIV – 1833 Stella LLC / Crescent Partners, Mitchell Cook
- d. Request: From: “A-5” One-Family  
To: “I” Light Industrial

Mitchell Cook appeared before Commission in support of ZC-23-113.

Motion: Commissioner Leggett made a motion, seconded by Commissioner McDonnell, to recommend **Denial** of ZC-23-113. Motion passed 7-0.

**16. ZC-23-114**

**CD 11**

- a. Site Location: 2937 N Beach St
- b. Acreage: 2.19
- c. Applicant/Agent: Amr Elborai of Elborai Group, LLC
- d. Request: From: “E” Neighborhood Commercial  
To: “I” Light Industrial

***Continued to September 13, 2023 Zoning Commission meeting***

**17. ZC-23-117**

**CD 5**

- a. Site Location: 3300 Raider Drive
- b. Acreage: 10.15
- c. Applicant/Agent: Amtex Multi-Housing LLC / Joe Paniagua
- d. Request: From: “AG” Agricultural  
To: “C” Medium Density Multifamily

Joe Paniagua appeared before Commission in support of ZC-23-117.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Welch, to recommend **a 30-day Continuance** of ZC-23-097. Motion passed 7-0.

**18. ZC-23-118**

**CD 9**

- a. Site Location: Generally bounded by Jessamine St, BNSF railroad, Berry St & 8th Avenue
- b. Acreage: 111.4
- c. Applicant/Agent: City of Fort Worth Development Services Department
- d. Request: From: “A-5” One-Family; “A-5/HC” One-Family/Historic and Cultural Overlay; “A-5/DD” One-Family/Demolition Delay Overlay; “B” Two-Family; “B/HC” Two-Family/Historic and Cultural Overlay; “C” Medium Density Multifamily; “E” Neighborhood Commercial; “I” Light Industrial and “PD305” Planned Development/Specific Use for all uses in “E” Neighborhood Commercial plus car wash

To: "A-10" One-Family; "A-10/HC" One-Family/Historical and Cultural Overlay; "A-10/DD" One-Family/Demolition Delay Overlay; "A-7.5" One-Family; "A-7.5/HC" One-Family/Historical and Cultural Overlay; "A-7.5/DD" One-Family/Demolition Delay Overlay; "A-5" One-Family; "A-5/HC" One-Family/Historical and Cultural Overlay; "B" Two-Family; "CF" Community Facilities; "CF/HC" Community Facilities/ Historical and Cultural Overlay; "ER" Neighborhood Commercial Restricted and "E" Neighborhood Commercial

Chris Gee and Peter Sach appeared before Commission in support of ZC-23-118.

Motion: Commissioner Welch made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-23-118. Motion passed 6-0.

**19. ZC-23-121**

**CD 9**

- a. Site Location: 515 – 521 Samuels Avenue
- b. Acreage: 0.28
- c. Applicant/Agent: Brewer & Hale LLC / Philip Stewart
- d. Request: From: "D" High Density Multifamily, PD 489/ "H" Central Business District/Downtown Urban Design District Overlay  
To: "PD/H" Planned Development for "H" Central Business District uses and the Downtown Urban Design District overlay with a ten (10) story height limit; site plan waiver requested

Taylor Hale appeared before the Commission in support of ZC-23-121.

Tom Rutledge, Van Shaw, David Welch, Frank Star, Jill Markwood, and Steve Markwood appeared before the Commission in opposition to ZC-23-121.

Motion: Commissioner Gober made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-23-121(Commissioners McDonnell, Hall, and Leggett in opposition). Motion passed 4-3.

***Case will be heard by City Council on August 22, 2023***

**Meeting adjourned: 2:36 p.m.**

**8/9/23**

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Stephen Murray, Zoning Administrator  
Development Services Department

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Willie Rankin, Chair