

DRAFT
Zoning Commission
February 8, 2023 – Meeting Minutes

Commissioners Present:

Jarod Cox, District 1
Willie Rankin Jr., Chair, District 2
Beth Welch, District 3
Rafael McDonnell, District 5
Dr. Mia Hall, District 6
Jacob Wurman, District 7
Wanda Conlin, Vice-Chair, District 8
Kimberly Miller, District 9

Commissioners Absent:

Jesse Gober, District 4

Staff Members Present:

Stephen Murray, Planning Manager
Brett Mangum, Senior Planner
Beth Knight, Senior Planner
Alondra Salas, Planner
Sandra Cejas, Planning Assistant
Ariana Escobar, Planning Assistant
Melinda Ramos, Sr. Assistant City Attorney Chf
Rich McCracken, Sr. Assistant City Attorney
Armond Bryant, Senior Planner
Justin Newhart, Planning Manager
Jamie DeAngelo, 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, February 08, 2023.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF January 11, 2022.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Cox, that the minutes of the Zoning Commission meeting of January 11, 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-22-156

CD 3/3

- a. Site Location: 9400 Block Chapin Road
- b. Acreage: 57.54
- c. Applicant/Agent: Rowan Altgelt Laughlin Group, LTD / Zac Thompson, ONM Living
- d. Request: From: "AG" Agricultural
To: "PD-CR/R2" Planned Development-Low Density Multifamily and Townhouse/Cluster, with development standards for open space, building setbacks, parking, building orientation, fencing, perimeter fencing, and waiver to MFD submittal; site plan included

Zac Thompson appeared before the Commission in support of ZC-22-156.

Motion: Commissioner Welch made a motion, seconded by Commissioner Conlin, to recommend **60 days Continuance** of ZC-22-156. Motion passed 9-0.

2. ZC-22-170

CD 5/11

- a. Site Location: 5213 Mansfield Highway
- b. Acreage: 1.7
- c. Applicant/Agent: Idris Adeniseun
- d. Request: To: Add Conditional Use Permit (CUP) to allow vehicle junkyard in "K" Heavy Industrial for a maximum of 5 years; site plan included.

Idris Adeniseun appeared before the Commission in support of ZC-22-170.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Cox, to recommend **Approval** of ZC-22-170. Motion passed 8-0.

3. ZC-22-182

CD 5/5

- a. Site Location: 1601 T Square Street
- b. Acreage: 3.72
- c. Applicant/Agent: T Square Investments LLC/Darshwish Otrok
- d. Request: From: "G" Intensive Commercial
To: "A-5" One Family

This case will be heard by Council on February 14, 2023

Darwish Otrok appeared before the Commission in support of ZC-22-182.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Approval/Denial/Continuance** of ZC-22-000. Motion passed 8-0.

4. ZC-22-190

CD 5/5

- a. Site Location: 6801 Anderson Boulevard
- b. Acreage: 14.1
- c. Applicant/Agent: Amerco Real Estate
- d. Request: From: "E" Neighborhood Commercial; "I" Light Industrial
To: "PD/I" Planned Development for all uses in "I" Light Industrial, plus mini-warehouse, vehicle rental, storage or display of accessory use excluding blacksmithing and wagon shop; site plan waiver requested.

This case will be heard by Council on February 14, 2023

Jon Amesworth appeared before the Commission in support of ZC-22-190.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Cox, to recommend **Approval** of ZC-22-190. Motion passed 8-0.

5. ZC-22-223

CD 7/7

- a. Site Location: 8400 Wagley Robertson Road
- b. Acreage: 7.4
- c. Applicant/Agent: Hawkins Custom Homes, Peloton Land Solutions
- d. Request: From: PD 514 Planned Development for all uses in "F" General Commercial with additional uses listed, site plan waived
To: "R2" Townhouse/Cluster

Travis Clegg appeared before the Commission in support of ZC-22-223.

Motion: Commissioner Cox made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-22-223. Motion passed 8-0.

6. ZC-23-002

CD 8/11

- a. Site Location: 3629 Meadowbrook Drive
- b. Acreage: 0.40
- c. Applicant/Agent: City of Fort Worth/Development Services
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "A-5" One-Family

Beth Knight appeared before the Commission in support of ZC-23-002.

The following people spoke in opposition to this request: Royce Michener

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-23-002. Motion passed 8-0.

D. NEW CASES

7. ZC-22-219

CD 9/9

- a. Site Location: 151, 175 and 209 W. Magnolia Avenue
- b. Acreage: 1.14
- c. Applicant/Agent: Tarrant County Hospital District
- d. Request: From: "NS-T5" Near Southside District
To: "NS-TSI" Near Southside District

Mike Brennan appeared before the Commission in support of ZC-22-219.

Motion: Commissioner Miller made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-219. Motion passed 8-0.

8. ZC-22-227

CD 7/10

- a. Site Location: 500-800 blocks Blue Mound Road West
- b. Acreage: 64
- c. Applicant/Agent: TPHMI 4407 DFW, LLC/Bruce French
- d. Request: From: "PD 1313" Planned Development for "AG" Agricultural, "A-7.5" One-Family, "A-5" One-Family and "E" Neighborhood Commercial uses with increased lot coverage and development standard
To: "I" Light Industrial

Bruce French appeared before the Commission in support of ZC-22-227.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Cox, to recommend **Approval** of ZC-22-227. Motion passed 8-0.

9. ZC-23-004

CD 5/5

- a. Site Location: 6767 Brentwood Stair Road
- b. Acreage: 1.38
- c. Applicant/Agent: Tim Morton DVM PPLC / Q Wash Management LLC
- d. Request:
 - To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "E" Neighborhood Commercial; site plan included

Cecil Nutail appeared before the Commission in support of ZC-23-004.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-23-004. Motion passed 8-0.

10. ZC-23-005

CD 8/8

- a. Site Location: 1612 Logan Street
- b. Acreage: 0.16
- c. Applicant/Agent: Francisco and Feliciano Munoz / James Walker
- d. Request:
 - From: "A-5" One-Family
 - To: "I" Light Industrial

James Walker appeared before the Commission in support of ZC-22-005.

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-23-005. Motion passed 8-0.

11. ZC-23-006

CD 9/9

- a. Site Location: 4444 South Freeway
- b. Acreage: 0.69
- c. Applicant/Agent: Diaz Real Estate Holdings/Katie Car Wash
- d. Request:
 - To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "FR" General Commercial Restricted; with development waiver for vacuum canopies in front of the building, site plan included.

Robert Petrie appeared before the Commission in support of ZC-23-006.

Motion: Commissioner Miller made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-005. Motion passed 8-0.

12. ZC-23-007

CD 2/2

- a. Site Location: 950 University Drive/1221 Jacksboro Highway
- b. Acreage: 24.9

- c. Applicant/Agent: La Pulga Spirits/M2G Ventures
- d. Request: From: "MU-1" Low Intensity Mixed-use; "B" Two-Family; "F" General Commercial
To: Tract 1: "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use plus brewery/distillery; Tract 2: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel, site plan required

This case has been withdrawn. No Public Hearing will be held.

13. ZC-23-008

CD 3/7

- a. Site Location: 10100 West Freeway
- b. Acreage: 7.7
- c. Applicant/Agent: Clairmont MDC LLC
- d. Request: From: "C" Medium Density Multifamily and "G" Intensive Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial, plus miniwarehouse; site plan included

Kyle McCage appeared before the Commission in support of ZC-23-008.

Motion: Commissioner Welch made a motion, seconded by Commissioner Cox, to recommend **Approval** of ZC-23-008. Motion passed 8-0.

14. ZC-23-010

CD 5/11

- a. Site Location: 5024 Collett Little Road
- b. Acreage: 0.72
- c. Applicant/Agent: PBC83 Land 2 LLC/Matthew Mally
- d. Request: From: "E" Neighborhood Commercial
To: "I" Light Industrial

Matthew Maly appeared before the Commission in support of ZC-22-010

The following people spoke in opposition to this request: Vicki Weston

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Denial** of ZC-22-010 Motion passed 8-0.

15. ZC-23-017

CD 8/8

- a. Site Location: 6288 Salt Road
- b. Acreage: 297
- c. Applicant/Agent: City of Fort Worth/Southpointe
- d. Request: To: Amend PD 768 Planned Development/Specific Use for municipal solid waste landfill to add ancillary uses related to the landfill and a concrete recycling facility for TxDOT South East Connector Project; site plan included

This case will be heard by Council on February 14, 2023

Motion: Commissioner Conlin made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-23-017. Motion passed 8-0.

Meeting adjourned: 3:02 p.m.

2/08/23

Stephen Murray, Zoning Administrator
Development Services Department

Willie Rankin, Chair