

DRAFT
Zoning Commission
June 14, 2023 – Meeting Minutes

Commissioners Present:

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

Commissioners Absent:

Jesse Gober, District 4

Staff Members Present:

D.J Harrell, Development Director
Stephen Murray, Planning Manager
Sevanne Steiner, Planning Manager
Shad Rhoten, Senior Planner
Brett Mangum, Senior Planner
Beth Knight, Senior Planner
Alondra Salas-Beltre, Planner
Sandy Cejas, Planning Assistant
Alex Johnson, Planning Assistant
Melinda Ramos, Sr. Assistant City Attorney Chf
Rich McCracken, Sr. Assistant City Attorney
Armond Bryant, Senior Planner
Mirian Spencer, Senior Projects Control Specialist
Justin Newhart, 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, June 14, 2023.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF MAY 10, 2023.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Hall, that the minutes of the Zoning Commission meeting of May 10, 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

C. CONTINUED CASES

1. ZC-22-226

CD 5

- | | |
|---------------------|--|
| a. Site Location: | 1809 Miller Avenue |
| b. Acreage: | 0.15 |
| c. Applicant/Agent: | Mary Helen Johnson / Alpha Family Group |
| d. Request: | From: "A-5/SS" One-Family/Stop Six Overlay |
| | To: "B/SS" Two-Family/Stop Six Overlay |

Mary Helen Johnson appeared before the Commission in support of ZC-22-226.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Hall, to recommend a 30 day **Continuance** of ZC-22-226. Motion passed 8-0.

2. ZC-23-015

CD 8

- a. Site Location: 2201 Annabelle Lane
- b. Acreage: 6.18
- c. Applicant/Agent: R3 Realty Group LLC / Ray Oujesky, Kelly Hart & Hallman LLP for DASH Network
- d. Request: From: "A-10" One Family Residential
To: "PD-CR" Planned Development-Low Density Multifamily, as amended, with development standards for reduced supplemental

building setbacks, building orientation, fencing, and waiver to the MFD submittal, Site Plan included.

Ray Oujesky appeared before the Commission in support of ZC-23-015.

The following people spoke in support of this request: Munatsi Manyade

The following people spoke in opposition to this request: Anthony Labrec, Alyssa Banta

Motion: Commissioner Leggett made a motion, seconded by Commissioner McDonnell, to recommend **Denial with Commissioners Rankin, Wurman, Cox, and Miller voting in opposition** of ZC-23-015. Motion Denied 4-4.

3. ZC-23-022

CD 7

- a. Site Location: 5819 Bowman Roberts
- b. Acreage: 5.6
- c. Applicant/Agent: C4 Lease/Mary Nell Poole
- d. Request: From: "AG" Agricultural
To: "PD-D" Planned Development-High Density Multifamily, with development standards for parking, supplemental building setbacks, building orientation, perimeter fencing, open space, and waiver to the MFD submittal; site plan included.

Mary Nell Poole appeared before the Commission in support of ZC-23-022.

The following people spoke in opposition to this request: Sarah Davis, Ray Oujesky, David Mendes, Jeff O'Quinn, Ryan Smith, Kimberly Easton, Kevin Easton, and Beatrice Rodriguez

Motion: Commissioner Wurman made a motion, seconded by Commissioner Hall, to recommend **Denial with Commissioner Cox in opposition** of ZC-23-022. Motion passed 7-1.

4. ZC-23-042

CD 11

- a. Site Location: 1100 Haltom Road
- b. Acreage: 34.0
- c. Applicant/Agent: AMZA OJGH LLC/ Westwood Professional Services
- d. Request: To: Add Conditional Use Permit (CUP) to allow outdoor storage of and parking of semi-trucks, trailers, and passenger vehicles; outside storage of construction, bulk materials, and wooden pallets in "K" Heavy Industrial for a maximum of 5 years with development standard waivers for screening fence materials, landscaping reduction, and screening fence location, site plan included

Preston Bartley appeared before the Commission in support of ZC-23-022.

The following people spoke in opposition to this request: Rick Herring

Motion: Commissioner Wurman made a motion, seconded by Commissioner Cox, to recommend **Approval as amended with a CUP with Commissioners Hall, Leggett, and Miller in opposition** of ZC-23-022. Motion passed 5-3.

5. ZC-23-046

CD 10

- a. Site Location: 11200 Timberland Boulevard
- b. Acreage: 1.53
- c. Applicant/Agent: CVS Corporation / Club Carwash
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "G" Intensive Commercial; development standard waivers for location of accessory structures; site plan included.

Clay Cristy appeared before the Commission in support of ZC-23-046.

Motion: Commissioner Wurman made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-23-046. Motion passed 8-0.

6. ZC-23-059

CD 7

- a. Site Location: 6900 Bowman Robert Road
- b. Acreage: 0.33
- c. Applicant/Agent: Farid Farooqi & Noor Ahmed Shah/Jibreel A. Shah/Christina Reid
- d. Request: From: "A-5" One Family Residential
To: "E" Neighborhood Commercial

This case was withdrawn by applicant. No Public Hearing will be held.

7. ZC-23-067

CD 2

- a. Site Location: 4570 White Settlement Road
- b. Acreage: 2.95
- c. Applicant/Agent: Angelina Tate / Anastasia and Theodore Phiripes
- d. Request: From: "E" Neighborhood Commercial
To: "UR" Neighborhood Commercial

Mary Nell Poole appeared before the Commission in support of ZC-23-067.

The following people spoke in opposition to this request: Jimmy Jenkins, Brandon Bledsoe, Renee Smith-Faulkner, Jeff Whitfield, and David King

The following correspondence was submitted in opposition to this request: **A petition from 700 members of the community**

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Hall, to recommend **Denial with opposition from Commissioner Cox** of ZC-23-067. Motion passed 6-1.

D. NEW CASES

8. ZC-23-020

CD 8

- a. Site Location: 7500 Crowley Rd
- b. Acreage: 7.221
- c. Applicant/Agent: Generation Housing Partners, LLC / Hitek Investment Group LLC
- d. Request: From: "FR" General Commercial Restricted
To: "PD/C Planned Development for all uses in C Medium Density Multifamily plus day care/kindergarten with development standards for open space, parking in front of the building, fencing in front of the building, and building orientation; site plan included

Ashton Miller appeared before the Commission in support of **ZC-22-000**.

The following people spoke in support of this request: Sabrina Watkins, Chris Applequist

Motion: Commissioner Leggett made a motion, seconded by Commissioner Cox, to recommend **Approval** of ZC-23-020. Motion passed 7-0.

9. ZC-23-049

CD 9

- a. Site Location: 6260 Old Hemphill Road
- b. Acreage: 2.69
- c. Applicant/Agent: Juval Enterprises/Gerry Curtis of G. Curtis Surveyors LLC.
- d. Request: From: "A-5" One-Family
To: "K" Heavy Industrial

Gerry Curtis appeared before the Commission in support of ZC-23-049.

Motion: Commissioner Miller made a motion, seconded by Commissioner McDonnell, to recommend **a 60-day Continuance** of ZC-23-049. Motion passed 7-0.

10. ZC-23-060

CD 7

- a. Site Location: Southeast corner of Academy Blvd. and Westpoint Blvd
- b. Acreage: 1.07
- c. Applicant/Agent: Kartavya (Kevin) Patel / Shops at Academy LLC
- d. Request: To: Add Conditional Use Permit (CUP) for auto repair in "E" Neighborhood Commercial; site plan included.

This case was withdrawn by applicant. No Public Hearing will be held.

11. ZC-23-062

CD 9

- a. Site Location: 6301 Walraven Circle
- b. Acreage: 0.29
- c. Applicant/Agent: Zablon Mogaka / Saram Holdings – Series D
- d. Request: From: "B" Two-Family
To: "PD-B" Planned Development for all uses in "B" plus triplex with development standards for interior side yard setback; site plan included.

Zablon Magaka appeared before the Commission in support of ZC-23-062.

Motion: Commissioner Miller made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-23-062. Motion passed 7-0.

12. ZC-23-064

CD 2

- a. Site Location: 2302 N Houston Street
- b. Acreage: 0.1033
- c. Applicant/Agent: Ivan Rodriguez / Elia Estrada
- d. Request: From: "UR" Urban Residential
To: "PD-UR" Planned Development Urban Residential for all uses in UR plus short-term rental; site plan included.

Ivan Rodriguez appeared before the Commission in support of ZC-23-064.

The following people spoke in support of this request: Cassie Warren

The following people spoke in opposition to this request: Melissa Hunter

Motion: Commissioner Welch made a motion, seconded by Commissioner Cox, to recommend **Approval with opposition from Commissioner Hall** of ZC-23-064. Motion passed 6-1.

13. ZC-23-065

CD 9

- a. Site Location: 1021 Oak Grove Road
- b. Acreage: 14.538
- c. Applicant/Agent: QT South, LLC / Russell Fox
- d. Request: From: "PD815" Planned Development Neighborhood Commercial for all uses in "E" prohibiting alcohol sales for on or of premises and site plan waived.
To: "G" Intensive Commercial.

Corey Vaughan appeared before the Commission in support of ZC-23-065.

Motion: Commissioner Miller made a motion, seconded by Commissioner Welch, to recommend **Approval** of ZC-23-065. Motion passed 6-0.

14. ZC-23-073

CD 3

- a. Site Location: 2040 Ridgmar Blvd
- b. Acreage: 0.227
- c. Applicant/Agent: John H. Maddux / Madelin, Inc. Madelon L. Bradshaw, President
- d. Request: From: "PD 1211" PD/E Planned Development for all uses in E Neighborhood Commercial plus bar/lounge with no outside activity where adjacent to single-family zoning, no expansion to bar use only/"AO" NASJRB Overlay; sight plan waived
To: Amend "PD 1211" Planned Development for all uses in "E" Neighborhood commercial plus bar/lounge with no outside activity where adjacent to single family zoning to remove the limitation on the expansion of bar use/ "AO" NASJRB Overlay; site plan waiver requested.

John Maddux appeared before the Commission in support of ZC-23-073.

The following people spoke in opposition to this request: Richard Shaheen

Motion: Commissioner Welch made a motion, seconded by Commissioner Miller, to recommend **Approval with submittal of a site plan to CC** of ZC-23-073. Motion passed 7-0.

15. ZC-23-076

CD 2

- a. Site Location: 4504 Boat Club Road
- b. Acreage: 2.24
- c. Applicant/Agent: Raheem Ali / Cardarelli Properties LP
- d. Request: To: Add Conditional Use Permit (CUP) to allow a tattoo parlor in "E" Neighborhood Commercial; site plan included.

Raheem Ali appeared before the Commission in support of ZC-23-076.

The following people spoke in opposition to this request: Robin Shipp and Ryan Smith

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Welch, to recommend a **30-day Continuance with opposition from Commissioner Cox** of ZC-23-076. Motion passed 5-1.

16. ZC-23-077

CD 3

- a. Site Location: 2800 Cherry Lane
- b. Acreage: 3.716
- c. Applicant/Agent: Cook Children's Health Care System
- d. Request: From: "PD 57" Planned Development / Specific Uses for any uses in "E-R" through "H" districts, except: apartments, bath, turkish or similar, liquor or pkg. store, and amusement enterprises / NASJRB Overlay
To: "E" Neighborhood Commercial / NASJRB Overlay

Steven Cook appeared before the Commission in support of ZC-23-077.

Motion: Commissioner Welch made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-23-077. Motion passed 7-0.

17. ZC-23-078

CD 8

- a. Site Location: 3670 Wichita Street
- b. Acreage: 27.941
- c. Applicant/Agent: Ivan Gonzalez / Matt Trieb
- d. Request: From: "PD 913" PD-A-5 Planned Development for One Family Residential uses with development standards on file in the Planning & Development Department, site plan waived, and "PD 914" PD/R2 Planned Development for Townhouse/ Cluster uses with development standards on file in the Planning & Development Department, site plan waived.
To: "PD-R2" Planned Development for one-family detached, one-family attached (townhouse) and Cluster housing with development standards; Site plan required.

Brad Lonberger appeared before the Commission in support of ZC-23-078.

Motion: Commissioner Leggett made a motion, seconded by Commissioner Cox, to recommend **Approval** of ZC-23-078. Motion passed 6-0.

18. ZC-23-079

CD 6

- a. Site Location: 5200-5232 (evens) Carver Drive
- b. Acreage: 1.509
- c. Applicant/Agent: Steven Halliday / JCO Properties, L.P.
- d. Request: From: "CF" Community Facilities District
To: "UR" Urban Residential

Christine Panagopolous appeared before the Commission in support of ZC-23-079.

Motion: Commissioner Hall made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-23-079. Motion passed 6-0.

19. ZC-23-080

CD 9

- a. Site Location: 2700 and 2704 Lipscomb Street
- b. Acreage: 0.8126
- c. Applicant/Agent: Cowtown Properties, LLC
- d. Request: From: "I" Industrial
To: "PD-UR" Planned Development Urban Residential for all uses in "UR", excluding Two-Family Attached (Duplex), Cluster Housing and Apartments, with development standards to allow one parking space in the front yard setback and to not provide a 5-foot landscape buffer along the railroad; site plan included.

Mary Nell Poole appeared before the Commission in support of ZC-23-080.

Motion: Commissioner Miller made a motion, seconded by Commissioner Cox, to recommend **Approval** of ZC-23-080. Motion passed 6-0.

20. ZC-23-081

CD 3

- a. Site Location: 3005 Merrick Street
- b. Acreage: 0.45
- c. Applicant/Agent: Paulette Byar / Katim Endeavors, Inc.
- d. Request: From: "A-5" One-Family
To: "CF" Community Facilities

Paulette Byars appeared before the Commission in support of ZC-23-081.

Motion: Commissioner Welch made a motion, seconded by Commissioner Cox, to recommend **Approval** of ZC-23-081. Motion passed 6-0.

21. ZC-23-083

CD 11

- a. Site Location: 2424-2500 (evens) Race Street
- b. Acreage: 0.60
- c. Applicant/Agent: Witherspoon Properties, Inc
- d. Request: From: "B" Two-Family
To: "MU-1" Low Intensity Mixed-Use

Debra Witherspoon appeared before the Commission in support of ZC-23-083.

The following people spoke in support of this request: Rick Herring

Motion: Commissioner Cox made a motion, seconded by Commissioner Welch, to recommend **Approval** of ZC-23-083. Motion passed 6-0.

22. ZC-23-084

CD 3

- a. Site Location: 3221 Joyce Drive
- b. Acreage: 0.24
- b. Applicant/Agent: Walter B. Welborn
- c. Request: From: "FR" General Commercial Restricted NASJRB Overlay
To: "I" Light Industrial NASJRB Overlay

Walter Welborn appeared before the Commission in support of ZC-23-084.

Motion: Commissioner Welch made a motion, seconded by Commissioner Cox, to recommend **Approval** of ZC-23-084. Motion passed 6-0.

23. ZC-23-086

CD 3

- a. Site Location: 3420-3440 (evens) Clayton Road 3421-3437 (odds) Indale Road
- a. Acreage: 3.5
- b. Applicant/Agent: P & A Properties LLC; 3408 Clayton LLC; Radio Flyer LLC; Amy Henderson
- c. Request: From: "F" General Commercial, "A-5" One-Family and "CF" Community Facilities
To: "PD-CF" Planned Development Community Facilities excluding uses as indicated in staff report; site plan waiver requested.

Byron Henderson appeared before the Commission in support of ZC-23-086.

Motion: Commissioner Welch made a motion, seconded by Commissioner Cox, to recommend **Approval** of ZC-23-086. Motion passed 6-0.

Meeting adjourned: 5:00 p.m.

6/14/23

Stephen Murray, Zoning Administrator
Development Services Department

Willie Rankin, Chair