

DRAFT
Zoning Commission
November 8, 2023 – Meeting Minutes

Commissioners Present:

Jarod Cox, District 1
Beth Welch, District 3
Rafael McDonnell, Vice Chair, District 5
Broderick Williams, District 6
Jeremy Raines, District 7
Tiesa Leggett, District 8
Wes Hoblit, District 9
Jacob Wurman, District 10
Cathy Romero, District 11

Commissioners Absent:

Willie Rankin Jr., Chair, District 2
Vacant, District 4

Staff Members Present:

D.J Harrell, Development Director
LaShondra Stringfellow, Development Assistant Director
Stephen Murray, Planning Manager
Lynn Goforth, Plans Examiner Supervisor
Shad Rhoten, Senior Planner
Brett Mangum, Senior Planner
Beth Knight, Senior Planner
Alondra Salas-Beltre, Planner
Laura Ruiz, Planning Assistant
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, Vice Chair McDonnell called the regular session of the Fort Worth Zoning Commission to order at 1:00 p.m. on Wednesday, November 8, 2023.

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

Motion: Commissioner Wurman made a motion, seconded by Commissioner Hoblit, that the minutes of the Zoning Commission meeting of October 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-23-069

CD 11

- a. Site Location: 5418 Brentwood Stair Road
- b. Acreage: 0.069
- c. Applicant/Agent: Scott Mills (Corporate Image) / Kaleab F Berhe
- d. Request: To: "E" Neighborhood Commercial
To: "F" General Commercial

This case was withdrawn by the applicant

2. ZC-23-127

CD 10

- a. Site Location: N of Rancho Canyon Way, W of John Day Road, and S of Eagle Mountain Parkway
- b. Acreage: 573.897

- c. Applicant/Agent: GRBK Edgewood LLC / LJA Engineering, Inc
- d. Request: From: Unzoned
To: "A-5" One-Family and "K" Heavy Industrial

Motion: Commissioner Wurman made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of ZC-23-127. Motion passed 9-0.

3. ZC-23-150

CD 8

- a. Site Location: 3105 Mitchell Boulevard
- b. Acreage: 0.16
- c. Applicant/Agent: Shanetta D. Caldwell
- d. Request: To: Add Conditional Use Permit (CUP) to allow a daycare in "A-5" One-Family Residential for a maximum of five (5) years with development standards for supplemental setbacks, number of parking spaces behind the front building wall, front yard parking, front yard paving, and reduction of supplemental setbacks from 20 feet to 10 feet on the north and south portion of the property; site plan included

Motion: Commissioner Leggett made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of ZC-23-150. Motion passed 8-0.

D. NEW CASES

4. SP-23-009

CD 8

- a. Site Location: 3670 Wichita Street
- b. Acreage: 27.94
- c. Applicant/Agent: Mark Trieb / Ivan Gonzalez
- d. Request: To: Add site plan for "PD/R2" Planned Development Townhome Cluster for one-family detached, one-family attached (townhouse) and Cluster housing with development standards on file with the Development Services Department

Motion: Commissioner Leggett made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of SP-23-009. Motion passed 9-0.

5. SP-23-011

CD 6

- a. Site Location: 7350 Canyon Park Drive
- b. Acreage: 1.29
- c. Applicant/Agent: Andrew Yeoh / Kevin Afkami
- d. Request: To: Add site plan for 3 medical office buildings in "PD 246" Planned Development for all uses in "E" Neighborhood Commercial excluding tattoo parlor and massage parlor with development standards on file with the Development Services Department

Motion: Commissioner Williams made a motion, seconded by Commissioner Wurman, to recommend **Approval** of SP-23-011. Motion passed 9-0.

6. ZC-23-145

CD 10

- a. Site Location: 13201 and 13301 Alta Vista Road
- b. Acreage: 21.14
- c. Applicant/Agent: Jesse Carrasco, AIL Investment LP / Kole Weber, Peloton
- d. Request: From: "G" Intensive Commercial
To: "D" High Density Multifamily

Motion: Commissioner Wurman made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of ZC-23-145. Motion passed 9-0.

7. ZC-23-146

CD 10

- a. Site Location: 3300 and 3480 Keller Haslet Road
- b. Acreage: 23.54
- c. Applicant/Agent: Jesse Carrasco, AIL Investment LP / Kole Weber, Peloton
- d. Request: From: "G" Intensive Commercial
To: "D" High Density Multifamily

Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-23-146. Motion passed 8-0.

8. ZC-23-152

CD 8

- a. Site Location: 2105-2123 (odds) Renner Avenue
- b. Acreage: 0.98
- c. Applicant/Agent: Nomad Syndicate LLC, Kashif Riaz
- d. Request: From: "I" Light Industrial
To: "B" Two-Family

Motion: Commissioner Leggett made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-23-152. Motion passed 9-0.

9. ZC-23-154

CD 10

- a. Site Location: 14809 Bolo Street
- b. Acreage: 1.55
- c. Applicant/Agent: Bobby Samuel, GBTM Sendera LLC / Daniel Betton, LJA Engineering
- d. Request: From: "AG" Agricultural District
To: "A-7.5" One-Family

This case will be heard by Council on November 28, 2023

Motion: Commissioner Wurman made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of ZC-22-154. Motion passed 9-0

10. ZC-23-156

CD 11

- a. Site Location: 4701 S Edgewood Terrace

- b. Acreage: 2.15
- c. Applicant/Agent: Terra-Vaults Inc
- d. Request: To: Add Conditional Use Permit (CUP) to allow for the manufacture and processing/production of hazardous chemicals in "I" Light Industrial; site plan included

Latitia Wilburn spoke in opposition to case ZC-23-156.

Motion: Commissioner Romero made a motion, seconded by Commissioner Leggett, to recommend **Denial with prejudice** of ZC-23-156. Motion passed 8-1 (Commissioner Hoblit in opposition).

11. ZC-23-157

CD 11

- a. Site Location: 500 Oakhurst Scenic Drive
- b. Acreage: 0.52
- c. Applicant/Agent: Philip Newburn and Dan Kilkenny
- d. Request: From: "CR" Low Density Multifamily
To: "MU-2" High Intensity Mixed-Use

Motion: Commissioner Romero made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of ZC-23-157. Motion passed 9-0.

12. ZC-23-159

CD 9

- a. Site Location: 2017 May Street
- b. Acreage: 0.12
- c. Applicant/Agent: Ruth & Randall LLC. / Jay McKiever
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-23-159. Motion passed 9-0.

13. ZC-23-160

CD 5

- a. Site Location: 3120 Vine Street
- b. Acreage: 1.01
- c. Applicant/Agent: Moises Hernandez
- d. Request: From: "AG" Agricultural District
To: "A-5" One-Family

Motion: Commissioner Cox made a motion, seconded by Commissioner Leggett, to recommend **Approval** of ZC-23-160. Motion passed 9-0

14. ZC-23-166

CD 3

- a. Site Location: 3904 Claridge Court
- b. Acreage: 0.24
- c. Applicant/Agent: Victoria Rubinson
- d. Request: From: "A-10" One Family/TCU Overlay
To: "PD/A-10" One-Family for all uses in "A-10" excluding government office, museum, and country club with a development standard for decorative wall/fence to exceed 8ft in height; site plan included/TCU Overlay

Nancy Bonilla spoke in opposition to case ZC-23-166

Motion: Commissioner Welch made a motion, seconded by Commissioner Cox, to recommend a **Approval** of ZC-23-166. Motion passed 9-0.

15. ZC-23-170

ZONING TEXT AMENDMENT

All Districts

- a. Site Location: City Wide
- b. Applicant/Agent: City of Fort Worth
- c. Request: Adoption of an ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth to amend Chapter 5, Supplemental Use Standards," Article I, "Standards for Selected Uses," to add Section 5.154 "Shelter" to restrict where Shelters are allowed and amend Section 4.603 "Residential District Use Table" and Section 4.803 "Non-Residential District Use Table" to add a reference to Supplemental Use Standard Section 5.154.

Motion: Commissioner Raines made a motion, seconded by Commissioner Leggett, to recommend **Approval** of ZC-23-170. Motion passed 9-0.

Meeting adjourned: 2:59 p.m.

11/8/23

Stephen Murray, Zoning Administrator
Development Services Department

Willie Rankin, Chair