

DRAFT
Zoning Commission
October 11, 2023 – Meeting Minutes

Commissioners Present:

Jarod Cox, District 1
Beth Welch, District 3
Rafael McDonnell, Vice Chair, District 5
Dr. Mia Hall, 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
Jesse Gober, District 4

Staff Members Present:

D.J Harrell, Development Director
LaShondra Stringfellow, Development Assistant Director
Stephen Murray, Planning Manager
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, Chair Rankin called the regular session of the Fort Worth Zoning Commission to order at 1:00 p.m. on Wednesday, October 11, 2023.

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

Motion: Commissioner Raines made a motion, seconded by Commissioner Wurman, that the minutes of the Zoning Commission meeting of September, 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-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

Motion: Commissioner Romero made a motion, seconded by Commissioner Hall, to recommend a **30-day Continuance** of ZC-23-069. Motion passed 7-0.

2. ZC-23-097

CD 11

- a. Site Location: 3235 Burton Avenue
- b. Acreage: 0.19
- c. Applicant/Agent: Marco and Sabrina Perez
- d. Request: From: "A-5" One-Family

To: "B" Two-Family
Reba Henry appeared before the commission in opposition to the item.

Motion: Commissioner Romero made a motion, seconded by Commissioner Hall, to recommend **Denial** of ZC-23-097. Motion passed 6-2(Commissioners Cox and Welch in opposition).

3. ZC-23-111

CD 3

- a. Site Location: 3225 Alameda
- b. Acreage: 2.65
- c. Applicant/Agent: Aradi Properties, LLC / Mohamed Sharaf
- d. Request: To: Add Conditional Use Permit (CUP) to allow a one lane automated carwash facility in "F" General Commercial; site plan included with development standard waivers for freeway sign height and sign area

Motion: Commissioner Welch made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-23-111. Motion passed 8-0.

D. NEW CASES

4. SP-23-010

CD 10

- a. Site Location: 2101 Avondale Haslet Road
- b. Acreage: 0.93
- c. Applicant/Agent: Hunter Crossroads LP / Jack Zanger
- d. Request: To: Add site plan for a 4,500 square foot building in PD 827 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial, excluding the following: pool halls and liquor stores, with development standards on file with the Development Services Department

Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend **Approval** of SP-23-010. Motion passed 7-0.

5. ZC-23-134

CD 2

- a. Site Location: 2714 and 2722 NW 20th Street
- b. Acreage: 0.3
- c. Applicant/Agent: Jose Avilez
- d. Request: From: "CF" Community Facilities
To: "A-5" One-Family

Motion: Commissioner Wurman made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of ZC-23-134. Motion passed 8-0.

6. ZC-23-136

CD 11

- a. Site Location: 1713 Arizona Avenue
- b. Acreage: 0.1147
- c. Applicant/Agent: Harrison Ulloa / Affirm Property Holdings LLC

- d. Request: From: "J" Medium Industrial
To: "A-5" One-Family

Motion: Commissioner Romero made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-23-136. Motion passed 8-0.

7. ZC-23-137

CD 10

- a. Site Location: 12650 Willow Springs Road
b. Acreage: 79.42
c. Applicant/Agent: Rick Farnoush / Dyer Engineering
d. Request: From: "I" Light Industrial
To: "PD/CR" Planned Development for all uses in "CR" Low-Density Multifamily plus detached dwelling units with development standards for perimeter fencing and driveway location in the front yard; site plan included

Callie Jones, Chelsea Jackson, and David Line appeared in opposition to the case.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Hall, to recommend a **60-day continuance** of ZC-23-137. Motion passed 7-0.

8. ZC-23-138

CD 4

- a. Site Location: 2752 Citadel Spring Drive
b. Acreage: 3.52
c. Applicant/Agent: Tharaldson Family, Inc. / Chetan Patel & Jignesh Patel
d. Request: From: "G" Intensive Commercial / I-35W Overlay District
To: "PD/G" Planned Development / I-35W Overlay District for all uses in "G" Intensive Commercial plus hotel within 1,000 feet of one- and two-family district with development standards for reduced parking; site plan included

Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-23-138. Motion passed 8-0.

9. ZC-23-141

CD 11

- a. Site Location: 2815 Sydney Street
b. Acreage: 0.11
c. Applicant/Agent: Joel Alvarado Garcia
d. Request: From: "A-10" One-Family
To: "A-5" One-Family

Reba Henry appeared before the commission in support of ZC-23-141.

Motion: Commissioner Romero made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of ZC-22-141. Motion passed 8-0

10. ZC-23-142

CD 5

- a. Site Location: 6750 JW Delaney Road
- b. Acreage: 5.34
- c. Applicant/Agent: State National Insurance Co, Inc (owner) / Bowie Holland (applicant)
Stephen Cook (rep)
- d. Request: From: "E" Neighborhood Commercial
To: "PD-I" Planned Development with a base of "I" Light Industrial, with development standard for reduced building height, and excluding the following land uses: Correctional facility, Bar/tavern/cocktail lounge/club/dance hall, Sexually oriented business, Convenience store, Game room, Pawn shop, Retail smoke shop, Tattoo parlor, Automotive repair/paint and body shop, Towing yard with office, Truck stop w/fuel and accessory services, Vehicle sales or rental including automobiles, motorcycles, boats or trailers, Terminal, truck, freight, rail or water; Site Plan included

Motion: Commissioner Hall made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of ZC-23-142. Motion passed 8-0.

11. ZC-23-143

CD 4

- a. Site Location: 3044 Clay Mountain trail
- b. Acreage: 2.2
- c. Applicant/Agent: Basswood Investments LLC
- d. Request: From: "I" Light Industrial
To: "PD/I" Planned Development for all uses in "I" Light Industrial plus hotel within 1,000 feet of a one-family zoning with development standards for reduced parking and increased building height; site plan included

Motion: Commissioner Raines made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of ZC-23-143. Motion passed 8-0.

This case will be heard by Council on October 17, 2023

12. ZC-23-147

CD 4

- a. Site Location: 5601 Basswood Boulevard
- b. Acreage: 8.4729
- c. Applicant/Agent: Jack Terrell / Woodcap Limited Partnership
- d. Request: To: Add Conditional Use Permit (CUP) for a tattoo parlor in the "E" Neighborhood Commercial District; site plan included

Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-23-147. Motion passed 8-0.

13. ZC-23-149

CD 3

- a. Site Location: 3800 Southwest Boulevard and 3825 Benbrook Highway

- b. Acreage: 6.27
- c. Applicant/Agent: Tsunami Investments LLC / Les Kreis, Steelhead Capital Management
- d. Request: From: "E" Neighborhood Commercial / NASJRB APZ II Overlay and "FR" Neighborhood Commercial Restricted / NASJRB APZ II Overlay
To: "I" Light Industrial / NASJRB APZ II Overlay

Motion: Commissioner Wurman made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-23-149. Motion passed 8-0

14. 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 Hall made a motion, seconded by Commissioner Raines, to recommend a **30-day continuance** of ZC-23-150. Motion passed 8-0.

15. ZC-23-151

CD 11

- a. Site Location: 1400 Wallace Street
- b. Acreage: 0.24
- c. Applicant/Agent: Development Corporation of Tarrant County (Charlie Price) / Sands Surveying Corp
- d. Request: From: "E" Neighborhood Commercial
To: "A-5" One-Family

Reba Henry appeared before the commission in support of the item.

Motion: Commissioner Romero made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of ZC-23-151. Motion passed 8-0.

16. ZC-23-153

All

- a. Site Location: City Wide
- b. Applicant/Agent: City of Fort Worth
- c. Request: An Ordinance amending the Zoning Ordinance of the City of Fort Worth by amending Section 6.101."Yards" to provide for administrative authority to approve a greater maximum setback for certain zoning districts

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-23-153. Motion passed 8-0.

Meeting adjourned: 2:27 p.m.

10/11/23

Stephen Murray, Zoning Administrator
Development Services Department

Willie Rankin, Chair