



**ZONING COMMISSION
AGENDA**

Wednesday, June 8th, 2022

Work Session 12:00 PM

Public Hearing 1:00 PM

Work Session

In-Person:

City Hall Conference Room 2020

200 Texas Street

2nd Floor-City Hall

Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber

200 Texas Street

2nd Floor-City Hall

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e8b6ba9a3361dbb7713e411e4d30be6f9>

Meeting/ Access Code: 2558 172 3398

Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208

Meeting/ Access Code: 2558 172 3398

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: [Watch Live Online](#)

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website:

<https://www.fortworthtexas.gov/government/boards/list-boards-commissions/virtual-meetings>

To view the docket for this meeting visit: <https://www.fortworthtexas.gov/calendar/boards-commission>

This meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act.

Members of the Zoning Commission may be participating remotely in accordance with the Texas Open Meetings Act. The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting.

****Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on Monday, June 6th. To sign up, please register through WebEx in accordance with the directions on the City’s website above. This link should be used to register whether you plan to participate in-person or virtually. For questions or assistance with registration, please contact Sandra Cejas at sandra.cejas@fortworthtexas.gov or (817)392-8047.**

Please note that the City of Fort Worth is using a third party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible.

COMMISSION MEMBERS:

Jarod Cox, CD 1	_____	Dr. Mia Hall, CD 6	_____
Willie Rankin, Chair, CD 2	_____	Jacob Wurman, CD 7	_____
Beth Welch, CD 3	_____	Wanda Conlin, Vice Chair, CD 8	_____
Jesse Gober, CD 4	_____	Kimberly Miller, CD 9	_____
Rafael McDonnell, CD 5	_____		

- I. WORK SESSION/Lunch 12:00 pm City Council Conference Room 2020**
 - A. Changes to Comprehensive Plan – Multifamily** **Assistant Director Daniel Leal**
 - B. Overview of Zoning Cases** **Staff**

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, AUGUST 9TH, 2022 AT 6:00 P.M. UNLESS OTHERWISE STATED.

A. CALL TO ORDER

B. APPROVAL OF MEETING MINUTES OF MAY 11TH, 2022 _____ **Chair**

To view the docket please visit the City Calendar (Boards and Commissions) or visit <http://fortworthtexas.gov/zoning/cases/>

C. CONTINUED CASES

1. ZC-22-024 **CD 9**

- a. Site Location: 2700 & 2704 Lipscomb Street
- b. Acreage: 0.94
- c. Applicant/Agent: James A. Davis & Laurie O. Brants / Mary Nell Poole, Townsite
- d. Request: From: “I” Light Industrial
To: “UR” Urban Residential

2. ZC-22-028 **CD 8**

- a. Site Location: 3001 & 3015 Fisher Avenue
- b. Acreage: 4.8
- c. Applicant/Agent: Boral Roofing LLC
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "I" Light Industrial

3. ZC-22-046 **CD 6**

- a. Site Location: 4301 W Risinger Road & 8701 S Hulen Street
- b. Acreage: 6.83
- c. Applicant/Agent: R Zeligson & I. Frank Trusts / GCRE Investment Fund LLC, Jordan Snyder
- d. Request: From: "E" Neighborhood Commercial
To: "D" High-Density Multi-Family

4. ZC-22-050 **CD 3**

- a. Site Location: 9400 block of Chapin Road
- b. Acreage: 57.53
- c. Applicant/Agent: Rowan Altgelt Laughlin Group, LTD
- d. Request: From: "AG" Agricultural
To: "I" Light Industrial

This case has been withdrawn. No public hearing will be held

5. ZC-22-054 **CD 3**

- a. Site Location: 9580 Westpoint Boulevard
- b. Acreage: 10.28
- c. Applicant/Agent: 820/30 Interchange Ltd / AHS Residential LLC, Mariana Mesquita Paes
- d. Request: From: "C" Medium Density Multifamily
To: "D" High Density Multifamily

6. ZC-22-064 **CD 7**

- a. Site Location: 113 Roberts Cutoff Road
- b. Acreage: 0.58
- c. Applicant/Agent: FWC Realty
- d. Request: From: "I" Light Industrial
To: "MU-2" Mixed Use High Intensity

This case has been withdrawn. No public hearing will be held

7. ZC-22-066 **CD 5**

- a. Site Location: 11300 block Trinity Boulevard
- b. Acreage: 9.19
- c. Applicant/Agent: Harold & Carolyn Pierce
- d. Request: From: "AG" Agricultural
To: "J" Medium Industrial

D. NEW CASES

8. ZC-22-079 **CD 2**

- a. Site Location: 1234 NW 28th Street, 2722 Chestnut Avenue
- b. Acreage: 0.33
- c. Applicant/Agent: Landmark at Rendon Fort Worth, LLC
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "E" Neighborhood Commercial

9. ZC-22-082 **CD 6**

- a. Site Location: 521 Ashdale Drive
- b. Acreage: 12.23
- c. Applicant/Agent: Crowley Independent School District
- d. Request: From: "A-5" One-Family
To: "CF" Community Facilities

10. ZC-22-083 **CD 3**

- a. Site Location: 7400 - 7800 blocks Calmont Avenue
- b. Acreage: 50.58
- c. Applicant/Agent: Oncor Electric Delivery
- d. Request: From: "CF" Community Facilities, "F" General Commercial, PD 407 for certain G uses in the NASJRB Overlay
To: PD 407 and adding electrical substation in the NASJRB Overlay; site plan waiver requested

11. ZC-22-084 **CD 3**

- a. Site Location: 4400 block Huffines Blvd
- b. Acreage: 65.72
- c. Applicant/Agent: Fortress Properties & Rep's International, Inc.
- d. Request: From: "OM" Office Midrise
To: "A-5" One-Family, "E" Neighborhood Commercial, PD/C Planned Development for "C" Medium Density Multifamily uses with development standards

12. ZC-22-086 **CD 6**

- a. Site Location: 5833 Oakbend Trail
- b. Acreage: 1.96
- c. Applicant/Agent: HSRE-RCP Oakmont LP
- d. Request: To: Add Conditional Use Permit for automated car wash in "G" Intensive Commercial, site plan included

13. ZC-22-088 **CD 8**

- a. Site Location: 2201 Watson
- b. Acreage: 4.86
- c. Applicant/Agent: Brett and Jennifer Starr
- d. Request: From: "A-10" One-Family
To: "PD/A-10" Planned Development for "A-10" uses plus Accessory Dwelling Unit with kitchen

14. ZC-22-089

CD 9

- a. Site Location: 1500 block Merrimac Circle
- b. Acreage: 0.16
- c. Applicant/Agent: Carriage House Development, LLC
- d. Request: From: "G" Intensive Commercial
To: "MU-2" High-Intensity Mixed-Use

15. ZC-22-090

CD 7

- a. Site Location: 4100-4200 blocks Haslet Roanoke Road
- b. Acreage: 13.70
- c. Applicant/Agent: ADL Development LP
- d. Request: From: "G" Intensive Commercial
To: "K" Heavy Industrial

16. ZC-22-091

CD 9

- a. Site Location: 2716 & 2722 Wingate Street
- b. Acreage: 0.37
- c. Applicant/Agent: KBPFive, Inc.
- d. Request: From: "A-5" One-Family
To: "UR" Urban Residential

17. ZC-22-094

CD 2

- a. Site Location: 9873 NW Highway 287
- b. Acreage: 1.78
- c. Applicant/Agent: HPC Revelstoke Commercial, Ltd.
- d. Request: From: "F" General Commercial, PD 1080 for "F" uses plus mini-warehouses
To: Amend PD 1080 to include automated car wash

18. ZC-22-061

CD 2

- a. Site Location: Generally bounded by NE 23rd, Packers, Stockyards Blvd, and SLSW Railroad
- b. Acreage: 29.29
- c. Applicant/Agent: City of Fort Worth - Development Services
- d. Request: Adopt Ordinance Amending the Zoning Ordinance, Chapter 4, "District Regulations" Article 13, "Form Based Districts", Section 4.1309, "Stockyards ("SY") District" to amend the "Fort Worth Stockyards Form Based Code and Design Guidelines" and Section 4.1203 Form Based Districts Code use table to clarify where multifamily is allowed in the SY-TSA subdistricts and amend Appendix B "maps" Exhibit B.33 Stockyards District

- a. Site Location: Generally bounded by NE 23rd, Packers, Stockyards Blvd, and SLSW Railroad
- b. Acreage: 29.29
- c. Applicant/Agent: City of Fort Worth - Development Services
- d. Request: From: "SY-TSA-55" Stockyards Transition Swift/Armour-55, "SY-TSA-105" Stockyards Transition Swift/Armour-105, and "SY-TSA-130" Stockyards Transition Swift/Armour-130
To: Boundary change between SY-TSA-55, SY-TSA-105, and SY-TSA-130 to accommodate the street relocation of Niles City Blvd

E. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

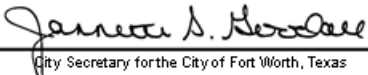
This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

<p>I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time <u>Friday, June 03, 2022 at 10:40 a.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p>	 City Secretary for the City of Fort Worth, Texas
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