



**ZONING COMMISSION
AGENDA**

Wednesday, September 14th, 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=e241027c966f146a084e9f524dd700bda>

Meeting/ Access Code: 2559 159 0730

Registration Required

Teleconference

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

Meeting/ Access Code: 2559 159 0730

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 Zoning Commission regarding an item on a listed agenda must sign up to speak no later than 5 p.m. on the day before the scheduled meeting. 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. Overview of Zoning Cases**
 - B. 2022 Transportation Impact Fee Study Overview**
- Staff
Mirian Spencer**

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, OCTOBER 11, 2022 AT 6:00 P.M. UNLESS OTHERWISE STATED.

A. CALL TO ORDER

- B. APPROVAL OF MEETING MINUTES OF AUGUST 10TH, 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-22-001** **CD 6**

- a. Site Location: 1984, 2000, 2004 Cleburne Crowley Rd, 1950, 3200 Longhorn Trail, 1101 W. Cleburne Rd.
- b. Acreage: 297
- c. Applicant/Agent: D.R. Horton – Texas LTD
- d. Request: From: Unzoned
To: “A-5” One-Family and “E” Neighborhood Commercial

2. ZC-22-066

CD 5

- a. Site Location: 11300 block Trinity Boulevard & 11250 S. Pipeline Rd
- b. Acreage: 14.85
- c. Applicant/Agent: Harold & Carolyn Pierce/ Drennan Commercial Group 5 LLC
- d. Request: From: "AG" Agricultural; "K" Heavy Industrial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus certain light industrial uses attached in exhibit A and a development standard to allow parking for warehouse and industrial uses to be calculated at one (1) space per four (4) employees (four (4) spaces minimum); site plan required

3. ZC-22-098

CD 6

- a. Site Location: 4520 Sycamore School Road
- b. Acreage: 4.7
- c. Applicant/Agent: Dirk Branch LP
- d. Request: From: "F" General Commercial
To: "PD/D" Planned Development for "D" High Density Multifamily excluding Community Home, Group Home 1 &2, and Country Club uses with development standard for parking, site plan included.

4. SP-22-010

CD 9

- a. Site Location: 300-400 blocks Carroll Street
- b. Acreage: 17.81
- c. Applicant/Agent: Riokim Montgomery LP
- d. Request: To: Amend Site Plan for PD 574 Planned Development for all uses in "MU-2" Mixed-Use with "DD" Demolition Delay

5. ZC-22-124

CD 6

- a. Site Location: 500 W. Rendon Crowley Rd
- b. Acreage: 5.0
- c. Applicant/Agent: Logan Land Development LP
- d. Request: From: "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial, plus mini-warehouse; site plan included.

D. NEW CASES

6. SP-22-016

CD 3

- a. Site Location: 3001 Alameda Street, 3000 West Loop 820 S
- b. Acreage: 2.78
- c. Applicant/Agent: The Fricks Company/Phillip Varughese (TNP)
- d. Request: To: Amend Site plan for PD 435 Planned Development for all uses in "F" General Commercial plus office, shop, vehicle maintenance and repair (inside only), vehicle washing, material testing, and inside storage (all associated with a general contractor business) and PD 1225 Planned Development for all uses in "G" Intensive Commercial plus car storage facility; site plan included.

7. ZC-22-114

CD 8

- a. Site Location: 2212 E. 4th Street
- b. Acreage: 21.2
- c. Applicant/Agent: Stonehawk Capital Partners
- d. Request: From: "PD 310R" Planned Development/Specific Use for multi-family and commercial subject to 37 acres of multi-family residential at a density of 30 to 36 units per acre, 7 acres of multi-family residential at a density of 30 to 50 units per acre, 12.5 acres of retail restaurant and commercial.
To: Amend "PD 310" to remove the multifamily density per acre restriction to allow 44 acres with a maximum unit count of 1,682 and 12.5 acres of retail, restaurant and commercial.

This case will be heard next month due to a notification error.

8. ZC-22-045

CD 4

- a. Site Location: 5900-5915 (Evens) Elliott Reeder Road
- b. Acreage: 0.66
- c. Applicant/Agent: Adriana Ortiz
- d. Request: To: Add Conditional Use Permit (CUP) for outdoor storage of construction vehicles in "I" Light Industrial, site plan included

9. ZC-22-134

CD 8

- a. Site Location: 2925 E. Berry Street; 2914-2928 Burton Avenue
- b. Acreage: 1.16
- c. Applicant/Agent: Vaquero Binkley Partners, LP
- d. Request: From: "A-5" One-Family
To: "E" Neighborhood Commercial

10. ZC-22-136

CD 5

- a. Site Location: 3700 Ada Avenue
- b. Acreage: 0.35
- c. Applicant/Agent: SAI E & E Properties Inc.
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "E" Neighborhood Commercial

11. ZC-22-137

CD 5

- a. Site Location: 6101-6125 (odds) Willard Road
- b. Acreage: 2.07
- c. Applicant/Agent: Bassam Ramadam
- d. Request: To: Add Conditional Use Permit for auto repair and sales in "E" Neighborhood Commercial, site plan included

12. ZC-22-138

CD 2

- a. Site Location: 3700 N Grove Street
- b. Acreage: 8.08
- c. Applicant/Agent: 3700 N. Grove LLC
- d. Request: To: Add Conditional Use Permit (CUP) to allow semi-truck and trailer parking in "I" Light Industrial; site plan included with development waiver for hard surface parking requirement, site plan included.

13. ZC-22-139

CD 3

- a. Site Location: 3824 Benbrook Highway
- b. Acreage: 6.19
- c. Applicant/Agent: Jammy Incorporated
- d. Request: From: "E" Neighborhood Commercial with NASJRB Airport APZ II Overlay
To: "I" Light Industrial with NASJRB Airport APZ II Overlay

14. ZC-22-140

CD 3

- a. Site Location: 10300 block Chapin Road
- b. Acreage: 13.62
- c. Applicant/Agent: HighFive Trust- BJA
- d. Request: From: "AG" Agricultural
To: "G" Intensive Commercial; "PD/G" Planned Development for all uses in "G" Intensive Commercial, plus mini-warehouse; site plan included.

15. ZC-22-141

CD 9

- a. Site Location: 731 Samuels Avenue
- b. Acreage: 1.02
- c. Applicant/Agent: Bruce & David Morris
- d. Request: From: "D" High Density Multifamily with Downtown Samuels Overlay and HC Overlay
To: "PD/H" Planned Development for all uses in the "H" Central Business District plus one-family detached, brewpub, and distillery uses with a development standard for maximum height of ten (10) stories with Downtown Samuels Overlay and HC Overlay, Site Plan Waiver Requested

16. ZC-22-142

CD 8

- a. Site Location: 1108 Riverside Drive
- b. Acreage: 0.21
- c. Applicant/Agent: Richard Gasca
- d. Request: From: "A-5" One-Family
To: "E" Neighborhood Commercial

17. ZC-22-143

CD 9

- a. Site Location: 2606 Hemphill Street
- b. Acreage: 0.83
- c. Applicant/Agent: Southside City Church
- d. Request: From: "E" Neighborhood Commercial
To: PD/CR Planned Development for all uses in "CR" Low Density Multifamily, with specific development standards for open space, setbacks adjacent to one-family residential, fencing location, building orientation, and a waiver to the MFD submittal; Site Plan included.

18. ZC-22-145

CD 5

- a. Site Location: 13455 Ferris Street
- b. Acreage: 13.44
- c. Applicant/Agent: LCG21 Trinity LLC
- d. Request: From: "PD 247" Planned Development- Specific Use to allow Contractor's Storage Yard
To: "I" Light Industrial

19. ZC-22-148

CD 5

- a. Site Location: 2104 R.W. Bivens Lane
- b. Acreage: 0.18
- c. Applicant/Agent: City of Fort Worth – Development Services
- d. Request: From: "A-5/SS" One-Family with Stop Six Overlay
To: "UR/SS" Urban Residential with Stop Six Overlay

20. ZC-22-149

CD 8

- a. Site Location: 3626 Meadowbrook Drive
- b. Acreage: 0.61
- c. Applicant/Agent: City of Fort Worth – Development Services
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "A-5" One-Family

E. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

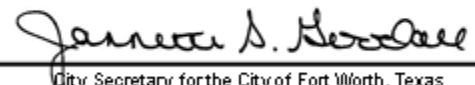
This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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, September 09, 2022 at 3:40 p.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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