



**ZONING COMMISSION
AGENDA**

Wednesday, November 09th, 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=ebf92ac61063116ec68fd53d527c579e>

Meeting/ Access Code: 2551 740 7986

Registration Required

Teleconference

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

Meeting/ Access Code: 2551 740 7986

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. However, you can also sign-up to speak prior to the Public Hearing if attending in-person. 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. Election of Chair and Vice Chair** **Staff**
 - 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, DECEMBER 13, 2022 AT 6:00 P.M. UNLESS OTHERWISE STATED.

A. CALL TO ORDER

- B. APPROVAL OF MEETING MINUTES of October 12, 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-22-061** **CD 2**

- a. Site Location: Generally bounded by NE/NW 22nd St, Clinton Ave, NE 29th St, and SLSW Railroad
- b. Acreage: 130.01
- c. Applicant/Agent: City of Fort Worth
- d. Request To: To amend the land use table in the Fort Worth Stockyards Form-Based Code and Design Guidelines to remove multifamily from certain Stockyard districts. Multifamily will no longer be an allowed use in the following districts: Edge Commercial Corridor District “SY-ECC-68”; Transition Northern Edge District “SY-TNE-105”; Transition Neighborhood Mixed-Use District “SY-TNX-55”; Transition Neighborhood Mixed-Use District “SY-TNX-80”; Transition Swift/Armour District “SY-TSA-80”; Transition

Swift/Armour District "SY-TSA-105"(north); Transition
Swift/Armour District "SY-TSA-105"(south); Transition
Swift/Armour District "SY-TSA-55"(north)

2. ZC-22-151

CD 8

- a. Site Location: 305 S. Chandler Dr. / 3100 E. 4th St.
- b. Acreage: 0.17
- c. Applicant/Agent: Jaime Saucedo
- d. Request: From: "A-5" One-Family
To: "PD/E" Planned Development for a professional office, barbershop and duplex, site plan waiver requested

3. ZC-22-157

CD 2

- a. Site Location: 4800 & 4900 Old Decatur Road
- b. Acreage: 83.074
- c. Applicant/Agent: Fort Worth Quarry Company LLC / JR Thulin, Greystar Development Central & Nikki Moore, A.N. Moore Consulting
- d. Request: From: "E" Neighborhood Commercial, "F" General Commercial & PD-1184, Planned Development Low-Intensity Mixed Use & PD-1185, Planned Development High Density Multifamily
To: "PD/C" Planned Development with a base of "C" Medium Density Multifamily, with development standards for open space, supplemental screening & buffer yard, signage, and building orientation; site plan included; and "E" Neighborhood Commercial

4. ZC-22-161

CD 8

- a. Site Location: 4826 Wichita Street
- b. Acreage: 0.87
- c. Applicant/Agent: Vernon L. McCoy / Christopher Bonilla, Bonilla Group
- d. Request: From: "A-7.5" One Family Residential
To: "E" Neighborhood Commercial

5. ZC-22-162

CD 3

- a. Site Location: 3632 Longvue Avenue
- b. Acreage: 0.72
- c. Applicant/Agent: Amy Seeling
- d. Request: From: "PD 1132" PD/CF Planned Development for all uses in "CF" Community Facilities plus event center; site plan waived
To: Amend "PD 1132" PD/CF Planned Development for all uses in "CF" Community Facilities to add the martial arts studio and remove the events center, including a 6 ft screening fence adjacent residential, site plan waiver requested.

D. NEW CASES

6. SP-22-019

CD 2

- a. Site Location: 4500 Old Decatur Road
- b. Acreage: 28.37
- c. Applicant/Agent: Don Schwab / Damon Stone
- d. Request: To: Amend site plan for PD 917 Planned Development for all uses in "K" Heavy Industrial plus rolling mills, rock and cement crusher with development standards to include warehouse storage building, site plan included.

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

7. ZC-22-116

CD 9

- a. Site Location: 1908 May Street
- b. Acreage: 0.11
- c. Applicant/Agent: Mari Real Estate Holdings LLC
- d. Request: To: Add Conditional Use Permit for auxiliary parking lot in "B" Two-family Residential, site plan included.

8. ZC-22-097

CD 8

- a. Site Location: 3506 E Lancaster Ave
- b. Acreage: 0.65
- c. Applicant/Agent: Jose Rojero
- d. Request: From: "E" Neighborhood Commercial
To: "FR" General Commercial Restricted

9. ZC-22-117

CD 7

- a. Site Location: 9433 Heron Dr
- b. Acreage: 0.38
- c. Applicant/Agent: Luis Pardo / Xiomara Roa
- d. Request: From: "A-10" One-Family
To: "A-5" One-Family

10. ZC-22-132

CD 5

- a. Site Location: 6705 Meadowbrook Drive
- b. Acreage: 0.48
- c. Applicant/Agent: Vo Dan / Roberto Nuñez
- d. Request: To: Remove alcohol restriction for PD 612 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus automotive repair and sales, no outside storage of vehicles for repair after business hours, site plan included.

11. ZC-22-147

CD 7

- a. Site Location: 12650 Willow Springs Road
- b. Acreage: 79.38
- c. Applicant/Agent: Haslet Investment Group LLC
- d. Request: From: "I" Light Industrial
To: "A-43" One-Family

12. ZC-22-156

CD 3

- a. Site Location: 9400 block Chapin Road
- b. Acreage: 57.53
- c. Applicant/Agent: Rowan Altgelt Laughlin Group, LTD
- d. Request: From: "AG" Agricultural
To: "PD/CR" Planned Development for all uses in "CR" Low Density Multifamily, plus cottage community, with development standards for open space, building setbacks, parking, building orientation, fencing, perimeter fencing, and waiver to MFD submittal; site plan included

13. ZC-22-167

CD 7

- a. Site Location: 9765 Tehama Ridge Parkway
- b. Acreage: 0.74
- c. Applicant/Agent: 9773 Heritage, LLC
- d. Request: From: "E" Neighborhood Commercial
To: "C" Medium Density Multifamily

14. ZC-22-171

CD 6

- a. Site Location: 312 Old Highway 1187
- b. Acreage: 5.37
- c. Applicant/Agent: JMP Diversified Enterprises LLC/Oakcrest Management
- d. Request: From: "E" Neighborhood Commercial
To: "I" Light Industrial

15. ZC-22-173

CD 4

- a. Site Location: 5251 N. Beach Street
- b. Acreage: 0.577
- c. Applicant/Agent: Vijani Inc.
- d. Request: From: "G" Intensive Commercial
To: "I" Light Industrial

16. ZC-22-175

CD 9

- a. Site Location: 2824 W. 7th Street
- b. Acreage: 0.29
- c. Applicant/Agent: 2824 7th St LP/Alan R. Magee
- d. Request: From: "MU-2" High Intensity Mixed Use and "C" Medium Density Multifamily
To: "MU-2" High Intensity Mixed Use

17. ZC-22-176

CD 4

- a. Site Location: 5315 Bridge Street
- b. Acreage: 4.32
- c. Applicant/Agent: Jamarly Properties LLC
- d. Request: From: "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouses, site plan included.

18. ZC-22-177

CD 6

- a. Site Location: 200 Old Highway 1187
- b. Acreage: 9.44
- c. Applicant/Agent: J. Thompson, Jimmy Thompson Billy Joe Russell Trust
- d. Request: From: "E" Neighborhood Commercial
To: "MU-2" High Intensity Mixed Use

19. ZC-22-179

CD 9

- a. Site Location: 2340 N. Chandler Drive E.
- b. Acreage: 0.13
- c. Applicant/Agent: Silvia Silva
- d. Request: From: "E" Neighborhood Commercial
To: "A-5" One-Family

20. ZC-22-180

CD 3

- a. Site Location: 11707 Highway 377 / 11707 Benbrook Highway
- b. Acreage: 166
- c. Applicant/Agent: SJ Bryant Irvin Commercial Development
- d. Request: From: "C" Medium Density Multifamily, "CR" Low Density Multifamily,
"G" Intensive Commercial
To: "A-5" One-Family

21. ZC-22-181

CD 6

- a. Site Location: 6881 Harris Parkway and 7101 Dutch Branch Road
- b. Acreage: 14.82
- c. Applicant/Agent: Rall Properties LP
- d. Request: From: "F" General Commercial; "PD 545" PD/SU for "G" Intensive
Commercial development standards and all uses in "E"
Neighborhood Commercial, with additional uses and development
standards, site plan required
To: "R2" Townhouse/Cluster

22. ZC-22-183

CD 2

- a. Site Location: 2601 and 2603 Prairie Ave
- b. Acreage: 0.36
- c. Applicant/Agent: Avocet Ventures LP
- d. Request: From: "CF" Community Facilities
To: "A-5" One-Family

23. ZC-22-184

CD 8

- a. Site Location: 7550 Crowley Road
- b. Acreage: 8.8
- c. Applicant/Agent: Journey Home Housing
- d. Request: From: "FR" General Commercial Restricted
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.

24. ZC-22-185

CD 5

- a. Site Location: 10879 and 10899 Mosier Valley Road
- b. Acreage: 2.81
- c. Applicant/Agent: Jamye Rue
- d. Request: From: "AG" Agricultural
To: "FR" General Commercial

25. ZC-22-187

CD 8

- a. Site Location: 6288 Salt Road
- b. Acreage: 294.89
- c. Applicant/Agent: City of Fort Worth
- d. Request: To: Amend PD 768 Planned Development/Specific Use for municipal solid waste landfill to add ancillary uses related to the landfill and concrete recycling facility; site plan included.

E. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

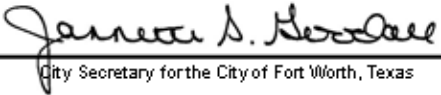
This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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, November 04, 2022 at 3:35 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
--	---