

DRAFT  
**Zoning Commission**  
**January 12, 2022 – Meeting Minutes**

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**Commissioners Present:**

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

**Commissioners Absent:**

None

**Staff Members Present:**

Stephen Murray, Planning Manager  
Monica Lafitte, Senior Planner  
Brett Mangum, Senior Planner  
Beth Knight, Senior Planner  
Sarah Bergman, Planner  
Sandra Barraza, Planning Assistant  
Andre Duncan, Planning Assistant  
Melinda Ramos, Sr. Assistant City Attorney Chf  
Rich McCracken, Sr. Assistant City Attorney  
Armond Bryant, Senior Planner  
Jamie DeAngelo, 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 Northern called the regular session of the Fort Worth Zoning Commission to order at 1:00 p.m. on Wednesday, January 12, 2022.

**B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF DECEMBER 8, 2021.**

Motion: Commissioner Rankin made a motion, seconded by Commissioner Miller, that the minutes of the Zoning Commission meeting of December 8, 2021 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](http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2)

**C. CONTINUED CASES**

**1. ZC-21-131**

**CD 5**

- |                     |   |
|---------------------|---|
| a. Site Location:   | 8661 & 8689 John T White Road   |
| b. Acreage:         | 5.10  |
| c. Applicant/Agent: | Mmarooful Choudhury   |
| d. Request:         | From: "A-5" One-Family, "E" Neighborhood Commercial<br>To: "PD/R2" Planned Development for all uses in "R2" Cluster/Townhome excluding two-family dwellings (attached or detached), industrialized housing, school (elementary or secondary), government office facility, neighborhood recreation center, and gas drilling and production and with development standards attached in Exhibit A and with specific development standards for open space; site plan included |

Peter Kavanaugh appeared before the Commission in support of ZC-21-131.

The following people spoke in support of this request: Angela Auld, Patricia Torres

The following people spoke in opposition to this request: Dave Fulson, James Hook

The following correspondence was submitted in support of this request: Randol Mill Villas HOA, Bentley-Village Waterchase Estates NA, 1 letter

The following correspondence was submitted in opposition to this request: West Meadowbrook NA; John T White NA; 21 letters

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Denial with Prejudice** of ZC-21-131. Motion passed 7-2, with Commissioners Gober and Wurman voting in opposition.

**2. ZC-21-148**

**CD 5**

- a. Site Location: 5220 E Lancaster Avenue
- b. Acreage: 1.12
- c. Applicant/Agent: Espire Enterprises, LLC
- d. Request: From: "E" Neighborhood Commercial  
To: "PD" Planned Development with a base of "C" Medium Density Multifamily, site plan included.

Mary Nell Poole appeared before the Commission in support of ZC-21-148 and requested a 30-day continuance of this request.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **a 30-day Continuance** of ZC-21-148. Motion passed 9-0.

**3. ZC-21-172**

**CD 4**

- a. Site Location: 100-500 blocks Beach Street
- b. Acreage: 29.87
- c. Applicant/Agent: Robert H. Frost
- d. Request: From: "B" Two-Family  
To: "J" Medium Industrial

Bill Dahlstrom appeared before the Commission in support of ZC-21-172 and requested a 30-day continuance of this request.

The following people spoke in opposition to this request: Rick Herring

The following correspondence was submitted in opposition to this request: Riverside Alliance, Scenic Fort Worth

Motion: Commissioner Gober made a motion, seconded by Commissioner Wurman, to recommend **a 30-day Continuance** of ZC-21-172. Motion passed 7-0.

**4. ZC-21-197**

**CD 8**

- a. Site Location: 1550 Everman Parkway & 8801 Oak Grove
- b. Acreage: 6.93
- c. Applicant/Agent: Dallas Monroe
- d. Request: From: "E" Neighborhood Commercial  
To: "D" High Density Multifamily

Audra Buckley appeared before the Commission in support of ZC-21-197.

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-21-197. Motion passed 9-0.

**5. ZC-21-205**

**CD 2**

- a. Site Location: 1600 & 1602 NW 21st Street
- b. Acreage: 0.17
- c. Applicant/Agent: Martha C. Munoz / Jessica Baez
- d. Request: To: Add Conditional Use Permit for mobile food vendor in "E" Neighborhood Commercial District with specific development standards for parking, setbacks, and distance requirements for mobile food vendors on property adjacent to residential districts; site plan included

Jessica Baez appeared before the Commission in support of ZC-21-205.

The following people spoke in support of this request: Cindy Munoz

The following correspondence was submitted in support of this request: support petition with 15 signatures

Motion: Commissioner Wurman made a motion, seconded by Commissioner Welch, to recommend **Approval with a 2-year time limit** of ZC-21-205. Motion passed 9-0.

**6. ZC-21-140**

**CD 9**

- a. Site Location: 3201 White Settlement Road
- b. Acreage: 0.50
- c. Applicant/Agent: DD White Settlement Property, LLC
- d. Request: To: Add Conditional Use Permit (CUP) to allow a self-serve carwash facility in "E" Neighborhood Commercial; site plan included, with specific regulations for setbacks, fencing location, parking, and landscaping, site plan included

No speakers appeared before the Commission in regarding ZC-21-140.

The following correspondence was submitted in opposition to this request: Casa Blanca HOA

Motion: Commissioner Miller made a motion, seconded by Commissioner Conlin, to recommend **Denial** of ZC-21-140. Motion passed 9-0.

**D. NEW CASES**

**7. SP-21-028**

**CD 6**

- a. Site Location: 7633 Harris Parkway
- b. Acreage: 12.65
- c. Applicant/Agent: Great Hearts America - Texas
- d. Request: To: Amend the Site Plan for PD 1064, to add new building of school

No speakers appeared before the Commission regarding SP-21-028.

Motion: Commissioner Hall made a motion, seconded by Commissioner Conlin to recommend **Denial without Prejudice** of SP-21-028. Motion passed 8-0.

**8. ZC-21-118**

**CD 6**

- a. Site Location: 5653 Westcreek Drive
- b. Acreage: 0.47
- c. Applicant/Agent: Mohamad Alwan

- d. Request: From: "E" Neighborhood Commercial  
To: "PD" Planned Development with a base of "E" Neighborhood Commercial for Auto Repair & Outside Storage (Automobiles), with specific development standards for projected front yard building setback, supplemental side building setbacks, supplemental buffer yard, buffer yard landscaping requirements, screening fence requirements, dumpster screening requirements; site plan included

Mohamad Alwan and Mo Hindawi appeared before the Commission in support of ZC-21-118 and requested a 30-day continuance of this request.

The following correspondence was submitted in opposition to this request: 4 letters

Motion: Commissioner Hall made a motion, seconded by Commissioner Conlin, to recommend a **30-day Continuance** of ZC-21-118. Motion passed 9-0.

**9. ZC-21-218**

**CD 8**

- a. Site Location: 1616 & 1620 E Rosedale  
b. Acreage: 0.32  
c. Applicant/Agent: ANF Investments, LLC  
d. Request: From: "A-5" One-Family, "E" Neighborhood Commercial  
To: "E" Neighborhood Commercial

No speakers appeared before the Commission in support of ZC-21-218.

The following people spoke in opposition to this request: Barry Harper

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, to recommend **Denial with Prejudice** of ZC-21-218. Motion passed 9-0.

**10. ZC-21-219**

**CD 8**

- a. Site Location: 2416 Louisiana Avenue  
b. Acreage: 0.14  
c. Applicant/Agent: Paulette & Jacquelyn Byars  
d. Request: From: "A-5 One-Family  
To: "CF" Community Facilities

Darrell Pace appeared before the Commission in support of ZC-21-219.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-21-219. Motion passed 9-0.

**11. ZC-21-220**

**CD 8**

- a. Site Location: 4108 Moberly & 4900 Miller Avenues  
b. Acreage: 0.80  
c. Applicant/Agent: Davi Group Inc.  
d. Request: From: "E" Neighborhood Commercial  
To: "CR" Low Density Multifamily

Chris Burdick appeared before the Commission in support of ZC-21-220 and requested a 30-day continuance of this request.

The following correspondence was submitted in opposition to this request: 1 letter, Echo Heights NA

Motion: Commissioner Conlin made a motion, seconded by Commissioner Hall, to recommend a **30-day Continuance** of ZC-21-220. Motion passed 8-0.

**12. ZC-21-222**

**CD 9**

- a. Site Location: 1500 block Merrimac Circle
- b. Acreage: 9.47
- c. Applicant/Agent: Carriage House Development, LLC
- d. Request: From: "G" Intensive Commercial, "I" Light Industrial  
To: "MU-2" High Intensity Mixed-Use

Chris Nash appeared before the Commission in support of ZC-21-222.

Motion: Commissioner Miller made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-21-222. Motion passed 9-0.

**13. ZC-21-223**

**CD 7**

- a. Site Location: 108 Priddy Lane
- b. Acreage: 0.25
- c. Applicant/Agent: Adrian & Dina Delgadillo
- d. Request: From: "B" Two-Family, "E" Neighborhood Commercial  
To: "B" Two-Family

Adrian Delgadillo appeared before the Commission in support of ZC-21-223.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-21-223. Motion passed 8-0.

**14. ZC-21-224**

**CD 6**

- a. Site Location: 9300 block Summer Creek Drive
- b. Acreage: 1.28
- c. Applicant/Agent: NEC CTR & McP LP
- d. Request: From: "G" Intensive Commercial  
To: Add Conditional Use Permit to allow for a self-service car wash in "G" Intensive Commercial; site plan included

Kyle Flaming appeared before the Commission in support of ZC-21-224.

Motion: Commissioner Hall made a motion, seconded by Commissioner Conlin, to recommend a **30-day Continuance** of ZC-21-224. Motion passed 9-0.

**15. ZC-21-225**

**CD 7**

- a. Site Location: 4600-4700 blocks Golden Triangle Boulevard
- b. Acreage: 5.41
- c. Applicant/Agent: Fort Worth I Love You LLC
- d. Request: From: "G" Intensive Commercial, PD 1108 "PD/G" Planned Development for all uses in "G" Intensive Commercial plus mini-warehouse with a maximum of three stories and lighting directed downward; site plan waived  
To: PD 1108 "PD/G" Planned Development for all uses in "G" Intensive Commercial plus mini-warehouse with a maximum of three stories and lighting directed downward; site plan waiver requested

Travis Clegg appeared before the Commission in support of ZC-21-225.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-21-225. Motion passed 9-0.

**16. ZC-21-226**

**CD 3**

- a. Site Location: 4100-4500 blocks Longvue Avenue, 100-200 blocks RM 2871
- b. Acreage: 106.22
- c. Applicant/Agent: Montserrat Hills LLC, et al
- d. Request: From: "A-43" One-Family  
To: "A-21" One-Family

Mary Nell Poole appeared before the Commission in support of ZC-21-226.

Motion: Commissioner Welch made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-21-226. Motion passed 8-0.

**17. ZC-21-227**

**CD 6**

- a. Site Location: 9500-9700 blocks Brewer Boulevard
- b. Acreage: 19.53
- c. Applicant/Agent: Gabriel Southwest
- d. Request: From: "C" Medium Density Multifamily  
To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily including detached multifamily with specific development standards for open space, building orientation, fencing within front yard setback, and MFD submittal; site plan included

David West appeared before the Commission in support of ZC-21-227.

The following people spoke in support of this request: John Ainsworth

The following correspondence was submitted in support of this request: 1 letter

Motion: Commissioner Hall made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-21-227. Motion passed 9-0.

**18. ZC-21-228**

**CD 9**

- a. Site Location: 3319 Hulen, LLC
- b. Acreage: 0.17
- c. Applicant/Agent: 3319 Hulen Street
- d. Request: To: Add Conditional Use Permit (CUP) for automotive oil change in "E" Neighborhood Commercial with waiver to dumpster within setback; site plan included

Ray Oujesky appeared before the Commission in support of ZC-21-228.

The following people spoke in support of this request: Derek Williams, Glenn Garoon

The following correspondence was submitted in support of this request: 2 letters

The following correspondence was submitted in opposition to this request: 2 letters

Motion: Commissioner Miller made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-21-228. Motion passed 7-2, with Commissioners Welch and Hall voting in opposition.

19. ZC-21-229

CD 7

- a. Site Location: 10100-10300 blocks Blue Mound Road
- b. Acreage: 55.08
- c. Applicant/Agent: W. Chang Family LP & C. Chang
- d. Request: From: "AG" Agricultural  
To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily including detached multifamily, with specific development standards for parking, setbacks, fencing, open space, building orientation, and MFD submittal; site plan included

Tim Shaughnessy appeared before the Commission in support of ZC-21-229.

The following people spoke in support of this request: Bill Dahlstrom

The following people spoke in opposition to this request: David Hanna

The following correspondence was submitted in support of this request: 1 letter

The following correspondence was submitted in opposition to this request: 12 letters

Motion: Commissioner Wurman made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-21-229. Motion passed 7-2, with Commissioners Gober and Conlin voting in opposition.

20. ZC-21-230

CD 7

- a. Site Location: 1300-1500 blocks E. Bonds Ranch Road
- b. Acreage: 29.385
- c. Applicant/Agent: Fortune 88, LLC
- d. Request: From: "I" Light Industrial  
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily with specific development standards for front yard setbacks, front yard fencing, open space, building orientation, and a waiver to the MFD submittal, site plan included.

Brad Dinerstein appeared before the Commission in support of ZC-21-230.

The following people spoke in support of this request: John Ainsworth

The following people spoke in opposition to this request: David Hanna

The following correspondence was submitted in support of this request: 16 letters, North Fort Worth Alliance

The following correspondence was submitted in opposition to this request: 18 letters

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-21-230. Motion passed 5-3 with Commissioners Gober, Conlin, and Miller voting in opposition.

21. ZC-21-231

CD 7

- a. Site Location: 9301 Harmon Road
- b. Acreage: 9.71
- c. Applicant/Agent: Presidio Village LLC
- d. Request: From: "AG" Agricultural  
To: "E" Neighborhood Commercial, "G" Intensive Commercial

Jeff Davis appeared before the Commission in support of ZC-21-231.

The following people spoke in support of this request: Nick Ibarra

The following people spoke in opposition to this request: David Hanna

The following correspondence was submitted in opposition to this request: 1 letter, Quail Grove HOA

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend a **30-day Continuance** of ZC-21-231. Motion passed 8-0.

**22. ZC-21-237**

**CD 9**

- a. Site Location: Near Southside
- b. Acreage: 1.167
- c. Applicant/Agent: City of Fort Worth
- d. Request: To: Amend Section 4.1305.d. the Near Southside Development Standards and Guidelines Text Amendments to provide clarification for building height, setbacks, ground floor transparency, mobile vending units and landscaping standards

Jamie DeAngelo appeared before the Commission in support of ZC-21-237.

Motion: Commissioner Miller made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-21-237. Motion passed 8-0.

**23. ZC-21-239**

**CD 8**

- a. Site Location: 1711, 1713 Logan St and 1712 McCurdy
- b. Acreage: 0.37
- c. Applicant/Agent: James Walker
- d. Request: From: "B" Two-Family  
To: "UR" Urban Residential

No speakers appeared before the Commission in support of ZC-21-239.

The following correspondence was submitted in opposition to this request: The New Mitchell Blvd NA

Motion: Commissioner Conlin made a motion, seconded by Commissioner Welch, to recommend **Approval** of ZC-21-239. Motion passed 8-0.

**Meeting adjourned: 4:47 p.m.**

**1/12/22**

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Stephen Murray, Zoning Administrator  
Development Services Department

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Willie Rankin, Chair