

DRAFT
Zoning Commission
November 09, 2022 – Meeting Minutes

Commissioners Present:

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

Commissioners Absent:

Wanda Conlin, Vice-Chair, District 8

Staff Members Present:

Stephen Murray, Planning Manager
Sevanne Steiner, Planning Manager
Monica Lafitte, Senior Planner
Brett Mangum, Senior Planner
Beth Knight, Senior Planner
Alondra Salas-Beltre, 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
Justin Newhart, 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 Rankin called the regular session of the Fort Worth Zoning Commission to order at 1:00 p.m. on Wednesday, **November 09, 2022**.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF **October 12, 2022**

Motion: Commissioner [redacted] made a motion, seconded by Commissioner [redacted], that the minutes of the Zoning Commission meeting of **July 14, 2022** be approved. **Motion passed 9-0.**

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-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) |

Jamie DeAngelo appeared before the Commission in support of ZC-22-061.

The following people spoke in opposition to this request: Tyler Sibley, Tommy Mann, David Konen and Hunt Neurohr

Motion: Commissioner Miller made a motion, seconded by Commissioner McDonnell with Cox, Wurman and Gober voting in opposition, to recommend **Approval** of ZC-22-061. Motion passed 5-3.

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

Jamie Saucedo appeared before the Commission in support of ZC-22-151.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-22-151. Motion passed 8-0.

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

Nikki Moore appeared before the Commission in support of ZC-22-.157

The following people spoke in support of this request: JR Thulin

The following people spoke in opposition to this request: Kathy Hamilton, Ray Oujesky, Ryan Smith

Motion: Commissioner Wurman made a motion, seconded by Commissioner Miller, to recommend **Approval** with Commissioner Miller voting in opposition of ZC-22-157. Motion passed 9-0.

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

Christopher Bonilla appeared before the Commission in support of ZC-22-161.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Miller, to recommend **30 day- Continuance** of ZC-22-161. Motion passed 8-0.

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.

Amy Seeling appeared before the Commission in support of ZC-22-162.

Motion: Commissioner Welch made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-22-162. Motion passed 8-0.

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.

Zagros Bigvand appeared before the Commission in support of ZC-22-116.

Motion: Commissioner Miller made a motion, seconded by Commissioner Hall, to recommend **Denial** of ZC-22-116. Motion passed 8-0.

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

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend **Denial** of ZC-22-097. Motion passed 8-0.

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

Xiomara Rios appeared before the Commission in support of ZC-22-117

The following people spoke in opposition to this request: Marianna Armstrong, Greg Muchow and Larry Frazier

Motion: Commissioner Wurman made a motion, seconded by Commissioner McDonnell, to recommend **Denial** of ZC-22-117. Motion passed 8-0.

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.

Roberto Nunez appeared before the Commission in support of ZC-22-132.

The following people spoke in support of this request: Phu Vo

The following correspondence was submitted in opposition to this request: Sonya Williams, Judy Taylor

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Hall, to recommend **Denial** of ZC-22-132 with Commissioner Cox voting in opposition. Motion passed 8-0.

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

Jack Dyer appeared before the Commission in support of ZC-22-147.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Cox, to recommend **30 days- Continuance** of ZC-22-147. Motion passed 8-0.

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

Zac Thompson appeared before the Commission in support of ZC-22-156.

Motion: Commissioner Welch made a motion, seconded by Commissioner Cox, to recommend **30 days Continuance** of ZC-22-156. Motion passed 8-0.

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

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

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

John Drennan appeared before the Commission in support of ZC-22-174.

Motion: Commissioner Hall made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-171. Motion passed 8-0.

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

Jagdish Patel appeared before the Commission in support of ZC-22-173

Motion: Commissioner Gober made a motion, seconded by Commissioner McDonnell, to recommend **Denial** of ZC-22-173. Motion passed 8-0.

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

Alan Magee appeared before the Commission in support of ZC-22-175.

Motion: Commissioner Miller made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-22-175. Motion passed 8-0.

17. ZC-22-176

CD 4

- a. Site Location: 5315 Bridge Street
- b. Acreage: 4.32
- c. Applicant/Agent: Jamary 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.

Beverly Davis appeared before the Commission in support of ZC-22-176.

Motion: Commissioner Gober made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-176. Motion passed 8-0.

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

Jeff Crannell appeared before the Commission in support of ZC-22-177. Jeff Crannell express he want it to stay with zoning of "MU-1" Low-Intensity Mixed-use

Motion: Commissioner Hall made a motion, seconded by Commissioner Cox, to recommend **Approval** of ZC-22-177. Motion passed 8-0.

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

Silvia Silva appeared before the Commission in support of ZC-22-179.

Motion: Commissioner Miller made a motion, seconded by Commissioner Cox, to recommend **Approval** of ZC-22-179. Motion passed 8-0.

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

Motion: Commissioner Welch made a motion, seconded by Commissioner Gober, to recommend **60 days Continuance** of ZC-22-180. Motion passed 8-0.

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

Motion: Commissioner Hall made a motion, seconded by Commissioner Wurman, to recommend **60 days- Continuance** of ZC-22-181. Motion passed 8-0.

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

Jacob Asay appeared before the Commission in support of ZC-22-183.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Gober, to recommend **Approval** of ZC-22-183. Motion passed 8-0.

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.

Toby Owen appeared before the Commission in support of ZC-22-184.

The following people spoke in opposition to this request: Ben Hamrick, Gerald Cumby

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Miller, to recommend **30 days Continuance** of ZC-22-184. Motion passed 7-0.

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

Jamye Rye appeared before the Commission in support of ZC-22-185.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Gober, to recommend **Approval** of ZC-22-185. Motion passed 8-0.

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.

David Hildreth appeared before the Commission in support of ZC-22-187.

The following people spoke in support of this request: Adam Hart, Kohl Sasich and Charles Smith

The following people spoke in opposition to this request: Toby Hampton, William Petersen and Mark Wright.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend **Denial** of ZC-22-187 Motion passed 7-0.

Meeting adjourned: 5:05 p.m.

11/09/22

Stephen Murray, Zoning Administrator
Development Services Department

Willie Rankin, Chair