

DRAFT
Zoning Commission
December 8, 2021 – Meeting Minutes

Commissioners Present:

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

Staff Members Present:

Stephen Murray, Planning Manager
Sevanne Steiner, Planning Manager
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
Daniel Leal, Asst. Director of Development Services

Commissioners Absent:

Wanda Conlin, Vice-Chair, District 8

I. PUBLIC HEARING – 1:00 P.M.

Chairperson Rankin recognized former Commissioner Will Northern for his service on the Zoning Commission.

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, December 8, 2021.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF NOVEMBER 10, 2021.

Motion: Commissioner Miller made a motion, seconded by Commissioner Welch, that the minutes of the Zoning Commission meeting of November 10, 2021 be approved. Motion passed 7-0, with Commissioner Cox abstaining.

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-21-162

CD 7

a. Site Location: 3048 Bailey Dr
b. Acreage: 11.00
c. Applicant/Agent: 11120 North Freeway LLC
d. Request: From: "G" Intensive Commercial with I-35W Central Overlay
To: "D" High Density Multifamily with I-35W Central Overlay

This case was withdrawn by the applicant. No public hearing was held.

2. ZC-21-182

CD 8

a. Site Location: 1800 E Leuda Street
b. Acreage: 0.56
c. Applicant/Agent: DFW Investments Properties Enterprises
d. Request: From: "A-5" One-Family
To: "CR" Low Density Multifamily

Alfredo Goytia appeared before the Commission in support of ZC-21-182.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-21-182. Motion passed 8-0.

3. ZC-21-186

CD 5

- a. Site Location: 3117 Ada Avenue
- b. Acreage: 0.25
- c. Applicant/Agent: Omega Marketing / Alexis Ulloa
- d. Request: From: "A-5" One-Family
To: "CR" Low Density Multifamily

Alex Ulloa appeared before the Commission in support of ZC-21-186 and requested a 30-day continuance of this request.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Welch, that ZC-21-186 be **Continued for 60 days**. Motion passed 8-0.

4. ZC-21-111

CD 8

- a. Site Location: 1400 & 1410 E Berry St
- b. Acreage: 3.99
- c. Applicant/Agent: N & A Properties, Inc.
- d. Request: From: "MU-1" Low Intensity Mixed-Use
To: "E" Neighborhood Commercial

Susan Martinez appeared before the Commission in support of ZC-21-111.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Miller, to recommend **Denial** of ZC-21-111. Motion passed 8-0.

5. ZC-21-177

CD 8

- a. Site Location: 120 Riverside Drive & 3115 Chenault Street
- b. Acreage: 0.511
- c. Applicant/Agent: Victor Trotter, Trotter Enterprises, LLC
- d. Request: To: Add Conditional Use Permit (CUP) for retail sales and Hydraulic Shop in "ER" Neighborhood Commercial Restricted and "E" Neighborhood Commercial

Jeff Zimmer appeared before the Commission in support of ZC-21-177.

The following people spoke in support of this request: Nora Story

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-21-177. Motion passed 8-0.

D. NEW CASES

6. SP-21-025

CD 7

- a. Site Location: 8400-8600 blocks Tehama Ridge Parkway
- b. Acreage: 6.03
- c. Applicant/Agent: NTP35 LP
- d. Request: To: Add Site Plan to PD 1302 for "UR" Urban Residential uses

Reece Bierhalter appeared before the Commission in support of SP-21-025.

The following people spoke in support of this request: Spencer Morrison

The following people spoke in opposition to this request: Sam Housen

Motion: Commissioner Wurman made a motion, seconded by Commissioner Miller, to recommend **Approval** of SP-21-025. Motion passed 7-0.

7. SP-21-026

CD 8

- a. Site Location: 9325, 9329, 9333 Crowley Road, 9324, 9328, 9332 Parkview Drive
- b. Acreage: 1.14
- c. Applicant/Agent: Blue Lightning Holdings, Inc.
- d. Request: To: Amendment of Conditional Use Permit (CUP) for truck parking in "FR" General Commercial Restricted to add waivers to screening fencing and driveway placement; site plan included

No speakers appeared before the Commission regarding SP-21-026.

Motion: Commissioner Miller made a motion, seconded by Commissioner Welch, to recommend **Denial** of SP-21-026. Motion passed 8-0.

8. ZC-21-173

CD 3

- a. Site Location: 2900 block Chapel Creek Boulevard
- b. Acreage: 1.30
- c. Applicant/Agent: High Five Trust - BJA
- d. Request: From: "AG" Agricultural, "G" Intensive Commercial
To: "E" Neighborhood Commercial

Jonathan Schindler appeared before the Commission in support of ZC-21-173.

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

Motion: Commissioner Welch made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-21-173. Motion passed 8-0.

9. ZC-21-175

Translation Case

CD 5

- a. Site Location: 4309-4329 (odds) E. Rosedale Street
- b. Acreage: 1.19
- c. Applicant/Agent: Martir Quintero Vasquez
- d. Request: From: "A-5 One-Family, "ER" Neighborhood Commercial Restricted with Stop Six Overlay
To: "E" Neighborhood Commercial, "I" Light Industrial with Stop Six Overlay

Jairo Quintero appeared before the Commission in support of ZC-21-175.

The following people spoke in support of this request: Martir Quintero Vasquez

The following people spoke in opposition to this request: Dan Hayes

The following correspondence was submitted in opposition to this request: Handley NA, West Meadowbrook NA, 1 letter

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend a **60-day Continuance** of ZC-21-175. Motion passed 8-0.

10. ZC-21-179

CD 8

- a. Site Location: 2359 Cunningham Street
- b. Acreage: 3.66
- c. Applicant/Agent: 2359 Cunningham Trust
- d. Request To: Add Conditional Use Permit (CUP) to allow 33 semi-truck and trailer parking spaces, with development waiver requested for bicycle parking in "I" Light Industrial; site plan included

Ivan Escobar appeared before the Commission in support of ZC-21-179.

The following people spoke in support of this request: Theresa Nguyen

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Miller, to recommend **Approval of ZC-21-179 with a 3-year time limit, with the condition that the applicant decide whether to remove the shipping containers or anchor them on site prior to the City Council hearing.** Motion passed 8-0.

11. ZC-21-193

CD 9

- a. Site Location: 601 Currie Street
- b. Acreage: 0.14
- c. Applicant/Agent: Fort Worth Camera
- d. Request From: "C" Medium Density Multifamily
To: "MU-1" Low Intensity Mixed-Use

Tyler Peglow appeared before the Commission in support of ZC-21-193.

Motion: Commissioner Miller made a motion, seconded by Commissioner Welch, to recommend **Approval** of ZC-21-193. Motion passed 8-0.

12. ZC-21-200

CD 6

- a. Site Location: 800 block of E. Rendon Crowley Road
- b. Acreage: 1.12
- c. Applicant/Agent: Hollis Fund LLC
- d. Request From: "AG" Agricultural
To: "I" Light Industrial

Carlo Andreani appeared before the Commission in support of ZC-21-200.

Motion: Commissioner Hall made a motion, seconded by Commissioner Welch, to recommend **Approval** of ZC-21-200. Motion passed 8-0.

13. ZC-21-202

CD 3

- a. Site Location: 4100 Stonegate Boulevard
- b. Acreage: 2.89
- c. Applicant/Agent: FW Stonegate Partners LLC
- d. Request From: "D" High Density Multifamily, "G" Intensive Commercial
To: "R2" Townhouse/Cluster

Kyle Poulson appeared before the Commission in support of ZC-21-202.

The following people spoke in support of this request: Michael Dyke

Motion: Commissioner Welch made a motion, seconded by Commissioner Hall, to recommend **Approval** of ZC-21-202. Motion passed 8-0.

14. ZC-21-203

CD 3

- a. Site Location: 9750 Verna Trail N, 1300 Silver Creek Road
- b. Acreage: 201.3
- c. Applicant/Agent: Winwood Club Apartments
- d. Request: From: "A-10" One-Family
To: "I" Light Industrial

Kyle Valley appeared before the Commission in support of ZC-21-203.

The following people spoke in support of this request: Brandon Middleton

The following people spoke in opposition to this request: Kathy O'Leary

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

Motion: Commissioner Welch made a motion, seconded by Commissioner Miller, to recommend **Approval of ZC-21-203 as Amended for "PD/I" Planned Development for all uses in "I" Light Industrial with restrictions and development standards, site plan waiver requested.** Motion passed by a vote of 6-1, with Commissioner Wurman voting in opposition.

15. ZC-21-204

CD 3

- a. Site Location: 7950 Calmont Street
- b. Acreage: 4.08
- c. Applicant/Agent: Calmont Street Management LLC
- d. Request: From: "E" Neighborhood Commercial/NASJRB Overlay
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus hotel with waiver to 45 ft height requirement/NASJRB Overlay, site plan included

This case was withdrawn by the applicant. No public hearing was held.

16. 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: From: "E" Neighborhood Commercial
To: "F" General Commercial

Jessica appeared before the Commission in support of ZC-21-205 and requested a 30-day continuance of this request.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Welch, to recommend a **30-day Continuance** of ZC-21-205. Motion passed 8-0.

17. ZC-21-206

CD 6

- a. Site Location: 9705 Old Granbury Road
- b. Acreage: 38.77
- c. Applicant/Agent: Total E&P USA Barnett LLC
- d. Request: From: "A-5" One-Family
To: "R2" Townhouse/Cluster

Zac Thompson appeared before the Commission in support of ZC-21-206.

The following people spoke in support of this request: Lori Lusk

The following people spoke in opposition to this request: Patrick Rogers

The following correspondence was submitted in opposition to this request: 1 letter

Motion: Commissioner Hall made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-21-206. Motion passed 8-0.

18. ZC-21-207

CD 7

- a. Site Location: 9000 block Tehama Ridge Parkway
- b. Acreage: 1.87
- c. Applicant/Agent: UV Towne Crossing LP
- d. Request: From: "G" Intensive Commercial
To: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel, site plan included

Nick Keran appeared before the Commission in support of ZC-21-207.

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

The following people spoke in opposition to this request: Sam Housen, Felicia Housen

Motion: Commissioner Wurman made a motion, seconded by Commissioner Gober, to recommend **Denial with Prejudice** of ZC-21-207. Motion passed 8-0.

19. ZC-21-208

CD 4

- a. Site Location: 3417 & 3421 N. Beach Street, 3859 Carolea Drive
- b. Acreage: 3.74
- c. Applicant/Agent: JoDon Properties
- d. Request: From: "B" Two-Family
To: "J" Medium Industrial

John Cornelson appeared before the Commission in support of ZC-21-208 and requested a 60-day continuance of this request.

The following correspondence was submitted in opposition to this request Bonnie Brae NA, 1 letter

Motion: Commissioner Gober made a motion, seconded by Commissioner Welch, to recommend a **60-day Continuance** of ZC-21-208. Motion passed 7-0.

20. ZC-21-209

CD 5

- a. Site Location: 1819 Dillard St
- b. Acreage: 0.16
- c. Applicant/Agent: Todd Boone II
- d. Request: From: "A-5" One-Family with Stop Six Overlay
To: "B" Two-Family with Stop Six Overlay

Michael Sheetz appeared before the Commission in support of ZC-21-209.

The following people spoke in support of this request: Leslie Boone

Motion: Commissioner Cox made a motion, seconded by Commissioner Welch, to recommend **Approval** of ZC-21-209. Motion passed 8-0.

21. ZC-21-210

CD 2

- a. Site Location: 7700-8100 blocks North Freeway (I-35W)
- b. Acreage: 104.91
- c. Applicant/Agent: Blue Maple Group LLC
- d. Request: From: "G" Intensive Commercial/I-35 Central Overlay
To: "I" Light Industrial/I-35 Central Overlay

Angela Hunt appeared before the Commission in support of ZC-21-210.

The following people spoke in support of this request: Steve Meyer

The following correspondence was submitted in support of this request: Basswood Village, Chisholm Trail HOA, West Fork Ranch

Motion: Commissioner Wurman made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-21-210. Motion passed 7-0.

22. ZC-21-211

CD 9

- a. Site Location: 2100 & 2120 W. Rosedale Street, 1005 Jerome Street
- b. Acreage: 2.45
- c. Applicant/Agent: MTV Hospitality LLC
- d. Request: From: "G" Intensive Commercial
To: "NS-T5" Near Southside Urban Center

Matt Peterson appeared before the Commission in support of ZC-21-211.

Motion: Commissioner Miller made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-21-211. Motion passed 6-0.

23. ZC-21-212

CD 7

- a. Site Location: 8800-8900 blocks Lower Sonoma Lane
- b. Acreage: 10.25
- c. Applicant/Agent: Harmon 38 Investments LP
- d. Request: From: "G" Intensive Commercial
To: "D" High Density Multifamily

Noah Drever appeared before the Commission in support of ZC-21-212 and requested a 60-day continuance.

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

Motion: Commissioner Wurman made a motion, seconded by Commissioner Hall, to recommend a **60-day Continuance** of ZC-21-212. Motion passed 6-0.

24. ZC-21-215

(future) CD 7

- a. Site Location: 2100 block Avondale Haslet Road
- b. Acreage: 0.86
- c. Applicant/Agent: AutoZone, Inc.
- d. Request: From: Unzoned

To: "E" Neighborhood Commercial with Conditional Use Permit for auto parts sales; site plan included

Wesley Berlin appeared before the Commission in support of ZC-21-215.

The following people spoke in support of this request: Wade Day, Frank Baeza

Motion: Commissioner Wurman made a motion, seconded by Commissioner Welch, to recommend **Approval** of ZC-21-215. Motion passed 6-0.

25. ZC-21-217

CD 5

- a. Site Location: 1700 blocks E & T Square Streets
- b. Acreage: 11.76
- c. Applicant/Agent: Benedict & Trudy Termini
- d. Request: From: "E" Neighborhood Commercial, "G" Intensive Commercial
To: "A-5" One-Family

Jerry Barton appeared before the Commission in support of ZC-21-217.

The following people spoke in support of this request: Benedict Termini

The following people spoke in opposition to this request: Lonnie Jeffers, Jarratt Watkins, Matthew Bowdon, Daniella Yang, Darwish Otrok

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

The following correspondence was submitted in opposition to this request: East Fort Worth Business Association, 3 letters

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-21-217. **Motion failed by a vote of 3-3**, with Commissioners Rankin, Welch, and Wurman voting in opposition. Therefore, the request moves forward with a recommendation of **Denial**.

Meeting adjourned: 5:26 p.m.

12/8/21

Stephen Murray, Zoning Administrator
Development Services Department

Willie Rankin, Chair