

DRAFT  
**Zoning Commission**  
**February 8, 2022 – Meeting Minutes**

---

**Commissioners Present:**

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, Vice-Chair, District 8  
Kimberly Miller, District 9

**Commissioners Absent:**

Jarod Cox, District 1

**Staff Members Present:**

Stephen Murray, Planning Manager  
Sevanne Steiner, 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

**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, February 9, 2022.

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

Motion: Commissioner Conlin made a motion, seconded by Commissioner Wurman, that the minutes of the Zoning Commission meeting of January 12, 2022 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-21-152**

**CD 9**

- a. Site Location: 209 E. Bolt Street
- b. Acreage: 0.14
- c. Applicant/Agent: Boxer Property Management
- d. Request: From: "A-5" One-Family  
To: "UR" Urban Residential

***This case was withdrawn by the applicant.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

**2. ZC-21-186**

**CD 5**

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

***This case was withdrawn by the applicant.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

**3. ZC-21-175**

**CD 5**

- a. Site Location: 4309 - 4325 (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: "I" Light Industrial with Stop Six Overlay

Martir Quintero appeared before the Commission in support of ZC-21-175 and requested a 30-day continuance of this request.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Miller, to recommend **a 30-day Continuance** of ZC-21-175. Motion passed 8-0.

**4. 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

Cody Woodruff appeared before the Commission in support of ZC-21-208 and requested a 30-day continuance of this request.

The following people spoke in opposition to this request: George Felan

The following correspondence was submitted in opposition to this request: Bonnie Brae NA

Motion: Commissioner Gober made a motion, seconded by Commissioner McDonnell, to recommend **a 30-day Continuance** of ZC-21-208. Motion passed 8-0.

**5. 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.

The following people spoke in support of this request: Matthew Maly

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

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

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Denial** of ZC-22-212. Motion passed 7-0.

**6. 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 excluding Boarding/Lodging House and Government Office Facility, with development standards for open space, front yard setback, building orientation, and landscaping revision; Site plan included.

Mary Nell Poole appeared before the Commission in support of ZC-21-148.

The following people spoke in support of this request: Dan Haase

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-21-148. Motion passed 8-0.

## 7. 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: "PD/I" Planned Development for "I" Light Industrial removing certain uses with development standards, site plan included.

Bill Dahlstrom appeared before the Commission in support of ZC-21-172.

The following people spoke in support of this request: Charles Knowlton, Kris Arviso

The following people spoke in opposition to this request: Chanin Scanlon, Stacey Pierce, Rick Herring

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

The following correspondence was submitted in opposition to this request: 60 letters, Central Meadowbrook NA, West Meadowbrook NA, Bonnie Brae NA, Oakhurst NA, Riverside Alliance, and Carter-Riverside NA

Motion: Commissioner Gober made a motion, seconded by Commissioner Conlin, to recommend **Denial** of ZC-21-172. Motion passed 5-2 with Commissioners Rankin and Gober voting in opposition.

## 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 setback, supplemental side building setbacks, supplemental buffer yard, buffer yard landscaping requirements, screening fence requirements, dumpster screening requirements; site plan included

No speakers appeared before the Commission in support of ZC-21-118.

The following people spoke in opposition to this request: Louisa Masters

The following correspondence was submitted in opposition to this request: South Hills-South NA

Motion: Commissioner Hall made a motion, seconded by Commissioner McDonnell, to recommend **Denial with Prejudice** of ZC-21-118. Motion passed 7-0.

**9. 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

No speakers appeared before the Commission in support of ZC-21-220.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-21-220. Motion passed 7-0.

**10. 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: To: Add Conditional Use Permit to allow for a self-service car wash in "G"  
Intensive Commercial; site plan included

Matthew Gilbert appeared before the Commission in support of ZC-21-224.

The following people spoke in support of this request: Kyle Flaming

Motion: Commissioner Hall made a motion, seconded by Commissioner Conlin, to recommend **Denial** of ZC-21-224. Motion passed 6-2, with Commissioners Gober and Wurman voting in opposition.

**11. 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

Jeff Davis appeared before the Commission in support of ZC-21-231 and stated that this request has been revised to a request for "E" Neighborhood Commercial on the entire site.

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

The following people spoke in opposition to this request: Thiru Peram, Enrique Eligio, David Hanna

The following correspondence was submitted regarding this request: 6 letters requesting modifications to the concept plan and "E" Neighborhood Commercial zoning on the entire site

Motion: Commissioner Wurman made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-21-231. Motion passed 8-0.

**D. NEW CASES**

**12. SP-21-029**

**CD 5**

- a. Site Location: 1251 Little Cina Lane
- b. Acreage: 2.85
- c. Applicant/Agent: Eastchase Hospitality, LLC

- d. Request: From: "PD1134" Planned Development for all uses in "G" Intensive Commercial plus hotel; site plan approved  
To: Amend hotel site plan to modify building orientation, increase building area and number of guest rooms, and modify parking layout for PD1134

Dhaval Patel appeared before the Commission in support of SP-21-029.

The following people spoke in support of this request: Paul Cragun

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Approval** of SP-21-029. Motion passed 8-0.

**13. SP-22-001**

**CD 9**

- a. Site Location: 1701 Oakhurst Scenic Drive  
b. Acreage: 13.26  
c. Applicant/Agent: Mercy Culture Church Inc.  
d. Request: From: PD 586 for church related activities with sign waivers  
To: Amend site plan for PD 586 for church home for survivors of human trafficking

Cameron Ehn appeared before the Commission in support of SP-22-001 and requested a 30-day continuance.

The following people spoke in opposition to this request: Chanin Scanlon, David Mayfield

The following correspondence was submitted in opposition to this request: 5 letters, Oakhurst NA, Riverside Alliance

Motion: Commissioner Miller made a motion, seconded by Commissioner Wurman, to recommend a **30-day Continuance** of SP-22-001. Motion passed 8-0.

**14. ZC-21-232**

**CD 8**

- a. Site Location: 708-714 (evens) Parkdale Avenue  
b. Acreage: 0.37  
c. Applicant/Agent: Housing Channel  
d. Request: From: "PD 437" PD/SU Planned Development Specific Use for apartments for transitional housing for women and children  
To: "UR" Urban Residential

Brad Lonberger appeared before the Commission in support of ZC-21-232.

The following people spoke in support of this request: Donna VanNess

The following correspondence was submitted in support of this request: Southeast Fort Worth, Inc

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-21-232. Motion passed 8-0.

**15. ZC-21-233**

**CD 7**

- a. Site Location: 13700-13900 blocks Old Denton Road  
b. Acreage: 77.92  
c. Applicant/Agent: Wiggins GST Exempt Family Trust  
d. Request: From: Unzoned  
To: "I" Light Industrial

Joe Podge appeared before the Commission in support of ZC-21-233 and requested a 30-day continuance of this request.

The following people spoke in support of this request: James Wiggins

The following people spoke regarding this request: Arlie Davenport

The following correspondence was submitted in support of this request: 1 letter; North Fort Worth Alliance

Motion: Commissioner Wurman made a motion, seconded by Commissioner Hall, to **recommend a 30-day Continuance** of ZC-21-233. Motion passed 8-0.

**16. ZC-21-234**

**CD 9**

- a. Site Location: 2100 blks Wenneca Ave. & West (I-30) Freeway, 2100-2200 blks W. Petersmith St.
- b. Acreage: 1.79
- c. Applicant/Agent: Dalal 1000 LLC, Sameer Dalad
- d. Request: From: "J/DUDD" Medium Industrial/Downtown Urban Design District  
To: "PD/H/DUDD" Central Business District/DUDD overlay with Brewery and Distillery with 10 story height limit, site plan waived

Ken Schaumberg appeared before the Commission in support of ZC-21-234.

Motion: Commissioner Miller made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-21-234. Motion passed 7-0.

**17. ZC-21-236**

**CD 7**

- a. Site Location: 9800-10400 blks Morris Dido Newark RD, 3600-4900 Bonds Ranch RD
- b. Acreage: 702.50
- c. Applicant/Agent: Bonds Ranch LP
- d. Request: From: Unzoned; "AG" Agricultural; "A-21" One-Family; "A-10" One-Family; "A-7.5" One-Family  
To: "A-5" One-Family; "G" Intensive Commercial; "PD/CR" Planned Development for all uses in "CR" Low-Density Multifamily for detached multifamily with development standards for setbacks, building orientation, fencing, open space, landscaping and a waiver to the MFD submittal, site plan required.

Matt Mildren appeared before the Commission in support of ZC-21-236.

The following people spoke in support of this request: Travis Clegg

The following people spoke in opposition to this request: Ray Oujesky, Justin Johnson, Daniel Queen, Ryan Smith, Kevin Engel

The following correspondence was submitted in opposition to this request: 4 letters, Harbour View Estates HOA, Northwest Fort Worth Alliance (requesting continuance)

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend a **60-day Continuance** of ZC-21-236. Motion passed 7-0.

**18. ZC-22-002**

**CD 5**

- a. Site Location: 6308 Willard Road

- b. Acreage: 5.27
- c. Applicant/Agent: James Wilborn
- d. Request: From: "UR" Urban Residential  
To: "A-21" One-Family

James Wilborn appeared before the Commission in support of ZC-22-002.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-002. Motion passed 6-0.

**19. ZC-22-003**

**CD 2**

- a. Site Location: 2501 Northwest Loop 820 Freeway
- b. Acreage: 2.12
- c. Applicant/Agent: MCP18, LLC
- d. Request: To: Add Conditional Use Permit (CUP) to allow a self-serve carwash facility in "E" Neighborhood Commercial with waiver to the location of accessory uses in the front yard, site plan included

Mickey Thomas appeared before the Commission in support of ZC-22-003.

Motion: Commissioner Miller made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-203. Motion passed 6-0.

**20. ZC-22-004**

**CD 9**

- a. Site Location: 4501 West Freeway (I-30)
- b. Acreage: 29.04
- c. Applicant/Agent: Forth Worth ISD
- d. Request: From: "A-5" One-Family  
To: "CF" Community Facilities

Brad Sicard appeared before the Commission in support of ZC-22-204.

Motion: Commissioner Miller made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-204. Motion passed 5-0.

**21. ZC-22-005**

**CD 2**

- a. Site Location: 1411 Maydell Street
- b. Acreage: 16.17
- c. Applicant/Agent: Fort Worth ISD
- d. Request: From: "A-5" One-Family  
To: "CF" Community Facilities

Brad Sicard appeared before the Commission in support of ZC-22-005.

Motion: Commissioner Miller made a motion, seconded by Commissioner Conlin, to recommend **a 30-day Continuance** of ZC-22-005. Motion passed 5-0.

**22. ZC-22-006**

**CD 4**

- a. Site Location: 5917 Shelton Street
- b. Acreage: 49.01
- c. Applicant/Agent: Fort Worth ISD
- d. Request: From: "A-21" One-Family  
To: "CF" Community Facilities

Brad Sicard appeared before the Commission in support of ZC-22-006.

Motion: Commissioner Miller made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-006. Motion passed 5-0.

**23. ZC-22-009**

**CD 5**

- a. Site Location: 4329 E Rosedale Street
- b. Acreage: 0.16
- c. Applicant/Agent: Martir Quintero Vasquez
- d. Request: From: "A-5/SS" One-Family/ Stop Six Overlay  
To: "E/SS" Neighborhood Commercial / Stop Six Overlay

Martir Quintero appeared before the Commission in support of ZC-22-009.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-009. Motion passed 6-0.

**24. ZC-22-014**

**All**

- a. Applicant/Agent: City of Fort Worth
- b. Request: To: Adopt an ordinance amending the Zoning Ordinance, Chapter 2, "Review Bodies" to amend Chapter 5, "Supplemental Use Standards," Article I, "Standards for Selected Uses," section 5.116a "Home Occupation" to allow outdoor activities as a home occupation and add regulations for outdoor activities

No speakers appeared before the Commission in support of ZC-22-014.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Hall, to recommend **Approval** of ZC-22-014. Motion passed 6-0.

**Meeting adjourned: 5:13 p.m.**

**2/9/22**

---

Stephen Murray, Zoning Administrator  
Development Services Department

---

Willie Rankin, Chair