

DRAFT
Zoning Commission
March 9, 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
Wanda Conlin, Vice-Chair, District 8
Kimberly Miller, District 9

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
Armond Bryant, Senior Planner

Commissioners Absent:

None

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, March 9, 2022.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF FEBRUARY 9, 2022.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Miller, that the minutes of the Zoning Commission meeting of February 9, 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

C. CONTINUED CASES

1. ZC-21-175

CD 5

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|---------------------|--|
| 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: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus truck parking with development standards for setbacks and fencing, site plan included / Stop Six Overlay |

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

The following people spoke in support of this request: Hernan Quintero, Salahuddin Nasheed

The following people spoke in opposition to this request: Daniel Haase, Michael Moore

The following correspondence was submitted in opposition to this request: Stop Six NA, West Meadowbrook NA

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Hall, to recommend **Denial without Prejudice** of ZC-21-175. Motion passed 9-0.

2. 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: "PD" Planned Development for "E" Neighborhood Commercial uses plus mini-warehouse; with development standards for required for supplemental and landscaping setbacks, projected residential front yard, illuminated sign, solid screening fence, and bicycle parking; site plan included

John Cornelson appeared before the Commission in support of ZC-21-208 and requested a 30-day continuance.

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

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

Motion: Commissioner Gober made a motion, seconded by Commissioner Wurman, to recommend a **30-day Continuance** of ZC-21-208. Motion passed 9-0.

3. ZC-22-035

CD 9

- a. Site Location: 1701 Oakhurst Scenic Drive
- b. Acreage: 13.26
- c. Applicant/Agent: Mercy Culture Church Inc.
- d. Request: From: "PD-SU" for church related activities and signs that exceed the maximum height allowed in "CF", site plan required.
To: Amend PD 586 to allow transitional housing, site plan required

Cameron Ehn appeared before the Commission in support of ZC-22-035 and requested a 30-day continuance.

The following people spoke in opposition to this request: Janice Michel, Chanin Scanlon, Jesse Aguilera

The following correspondence was submitted in opposition to this request: Oakhurst NA, Friends of Oakhurst Park, Riverside Alliance, 37 letters

Motion: Commissioner Miller made a motion, seconded by Commissioner Wurman, to recommend a **30-day Continuance** of ZC-22-035. Motion passed 9-0.

4. 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.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Miller, to recommend a **30-day Continuance** of ZC-21-233. Motion passed 9-0.

5. ZC-22-005

CD 2

- a. Site Location: 1411 Maydell Street
- b. Acreage: 18.41
- 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 **Approval** of ZC-22-005. Motion passed 9-0.

D. NEW CASES

6. ZC-22-007

CD 7

- a. Site Location: 7350 Lake Country Drive, 9000 block Boat Club Road
- b. Acreage: 51.71
- c. Applicant/Agent: Paul Krause, Buffer LLC, Eagle Mt. Lake Farms LLC
- d. Request: From: "AG" Agricultural
To: "PD" Planned Development with a base of "CR" Low Density Multifamily, with development standards for open space, setbacks adjacent to one-family residential, front yard fencing, and a waiver to the MFD; Site Plan included.

Seth Carpenter appeared before the Commission in support of ZC-22-007 and requested a 30-day continuance.

The following people spoke in opposition to this request: Jarratt Watkins, Patrick Jacobs, Mark Bronson, Maria Salinas, Jason Madden, Stephen Compton

The following correspondence was submitted in opposition to this request: Lake Country POA, Save Eagle Mountain Lake, Inc, Lake Country Christian School, Northwest Fort Worth Alliance, 264 letters

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend a **60-day Continuance** of ZC-22-007. Motion passed 9-0.

7. ZC-21-214

CD 2

- a. Site Location: 1827 Grand Avenue & 1824 Jacksboro Highway
- b. Acreage: 0.14
- c. Applicant/Agent: Big Brother Holding Company, LLC
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "A-5" One-Family

Jason Binzer appeared before the Commission in support of ZC-22-214.

The following people spoke in opposition to this request: Omar Aguayo

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

Motion: Commissioner Miller made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-214. Motion passed 8-0.

8. ZC-22-010

CD 8

- a. Site Location: 10428 Almondtree Dr, 1801 McPherson Road
- b. Acreage: 3.01
- c. Applicant/Agent: Lee Scott
- d. Request: From: "E" Neighborhood Commercial
To: "A-5" One-Family

Adam Reeves appeared before the Commission in support of ZC-22-010.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-010. Motion passed 9-0.

9. ZC-22-012

CD 6

- a. Site Location: 10800-10900 blocks South Freeway (I-35W)
- b. Acreage: 0.26
- c. Applicant/Agent: Saade Brothers Development Corp.
- d. Request: From: "A-5" One-Family
To: "I" Light Industrial

Dmitriy Dubrovsky appeared before the Commission in support of ZC-22-012.

Motion: Commissioner Hall made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-22-012. Motion passed 9-0.

10. ZC-22-016

CD 6

- a. Site Location: 10350 South Freeway
- b. Acreage: 4.67
- c. Applicant/Agent: Abel Anzua Garcia
- d. Request: To: Add Conditional Use Permit (CUP) for truck and trailer parking in "I" Light Industrial with development standard for screening fence, site plan included

Christopher Bonilla appeared before the Commission in support of ZC-22-016.

Motion: Commissioner Hall made a motion, seconded by Commissioner McDonnell, to recommend a **30-day Continuance** of ZC-22-016. Motion passed 8-1, with Commissioner Gober voting in opposition.

11. ZC-22-017

CD 4

- a. Site Location: 8000-8100 blocks Monterra Boulevard
- b. Acreage: 9.21
- c. Applicant/Agent: Hillwood Multifamily Land LP & AIL Investment LP
- d. Request: From: "PD 710-A2" for certain "E" Neighborhood Commercial uses plus certain multifamily uses with development standards; site plan waived
To: Amend "PD 710-A2" to add development standards for building orientation; site plan waiver requested.

Jonathan Ragsdale appeared before the Commission in support of ZC-22-017.

Motion: Commissioner Gober made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-017. Motion passed 9-0.

12. ZC-22-018

CD 7

- a. Site Location: 110 & 112 Priddy Lane
- b. Acreage: 0.43
- c. Applicant/Agent: West Fork Capital, LLC / Mary Nell Poole, Townsite
- d. Request: From: "B" Two-Family
To: "UR" Urban Residential

Mary Nell Poole appeared before the Commission in support of ZC-22-018.

The following people spoke in opposition to this request: Virginia Marks

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

Motion: Commissioner Wurman made a motion, seconded by Commissioner Hall, to recommend a **30-day Continuance** of ZC-22-018. Motion passed 9-0.

13. ZC-22-019

CD 4

- a. Site Location: 3800 & 3820 Golden Triangle, 10650 Old Denton Rd, 10700 N. Riverside
- b. Acreage: 31.65
- c. Applicant/Agent: Hazel Ventures LP / Bryan Freel, Empire Group of Companies LLC
- d. Request: From: "FR" General Commercial Restricted & PD 426B for FR uses + grease recycling
To: "FR" General Commercial Restricted & "PD" Planned Development with a base of "C" Medium Density Multifamily, with development standards for front yard fencing, building orientation, and open space; Site Plan included

Bryan Freel appeared before the Commission in support of ZC-22-019.

The following people spoke in support of this request: Barry Hudson

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

Motion: Commissioner Gober made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-019. Motion passed 9-0.

14. ZC-22-020

CD 3

- a. Site Location: 5217 Wellesley Ave
- b. Acreage: 0.15
- c. Applicant/Agent: West Fork Capital, LLC
- d. Request: From: "CF" Community Facilities
To: "A-5" One-Family

Mary Nell Poole appeared before the Commission in support of ZC-22-020.

The following correspondence was submitted in opposition to this request: Lake Como NAC

Motion: Commissioner Welch made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-22-020. Motion passed 9-0.

15. ZC-22-021

CD 8

- a. Site Location: 3412 W. Risinger
- b. Acreage: 1.53
- c. Applicant/Agent: 1233 E Rosedale Trust / Mary Nell Poole, Townsite

- d. Request: From: "A-5" One-Family, "E" Neighborhood Commercial
To: "E" Neighborhood Commercial

Mary Nell Poole appeared before the Commission in support of ZC-22-021.

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-22-021. Motion passed 9-0.

16. ZC-22-022

CD 6

- a. Site Location: 10500 Forest Hill Everman
b. Acreage: 1.46
c. Applicant/Agent: Lennar Homes, Inc.
d. Request: From: "PD1310" Planned Development for all uses in "C" Medium Density Multifamily plus detached multifamily with development standards for open space and a waiver to the MFD submittal; site plan approved
To: "R2" Townhouse/Cluster

Quadri Akamo appeared before the Commission in support of ZC-22-022.

Motion: Commissioner Hall made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-22-022. Motion passed 9-0.

17. ZC-22-023

CD 7

- a. Site Location: 1100 - 1200 blocks Bold Ruler Road
b. Acreage: 186.52
c. Applicant/Agent: Fort Worth ISD
d. Request: From: Unzoned
To: "K" Heavy Industrial

Eddie Eckart appeared before the Commission in support of ZC-22-023.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-023. Motion passed 9-0.

18. ZC-22-024

CD 9

- a. Site Location: 2700 & 2704 Lipscomb Street
b. Acreage: 0.94
c. Applicant/Agent: James A. Davis & Laurie O. Brants / Mary Nell Poole, Townsite
d. Request: From: "I" Light Industrial
To: "UR" Urban Residential

Mary Nell Poole appeared before the Commission in support of ZC-22-024 and requested a 30-day continuance.

The following people spoke in opposition to this request: Brandon Allen

The following correspondence was submitted in opposition to this request: 2 letters, Ryan Place Improvement Association

Motion: Commissioner Miller made a motion, seconded by Commissioner Conlin, to recommend a **30-day Continuance** of ZC-22-024. Motion passed 9-0.

19. ZC-22-025

CD 4

- a. Site Location: 1025 W. Beach
- b. Acreage: 2.02
- c. Applicant/Agent: 5 B Corporation
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "E" Neighborhood Commercial; site plan included with development standards for setbacks, fencing location, and landscaping buffer

Kiew Kam appeared before the Commission in support of ZC-22-025 and requested a 30-day continuance.

The following correspondence was submitted regarding this request: South Hemphill Heights NA, Hemphill Corridor Development Collaborative, and Shaw-Clarke NA supporting 30-day continuance

Motion: Commissioner Gober made a motion, seconded by Commissioner McDonnell, to recommend **a 30-day Continuance** of ZC-22-025. Motion passed 9-0.

20. ZC-22-027

CD 3

- a. Site Location: 3225 Alemeda Street
- b. Acreage: 8.00
- c. Applicant/Agent: Dougherty Holdings Eleventh, LLC
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "F" General Commercial with 4 lanes and semi-truck stop; site plan included with development standards for building height, bicycle parking, and signs, site plan included.

Mohamed Sharaf appeared before the Commission in support of ZC-22-027 and requested a 30-day continuance.

Motion: Commissioner Welch made a motion, seconded by Commissioner McDonnell, to recommend **a 60-day Continuance** of ZC-22-027. Motion passed 9-0.

21. ZC-22-029

CD 9

- a. Site Location: 1701 S. University
- b. Acreage: 3.33
- c. Applicant/Agent: Westbend South LP
- d. Request: From: "G" Intensive Commercial
To: "PD/G" Planned Development for all uses in "G" Intensive Commercial, plus hotel and residential, with development standards for height, setbacks, urban forestry, landscaping, and parking; site plan included

Chad Colley appeared before the Commission in support of ZC-22-029.

Motion: Commissioner Miller made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-029. Motion passed 8-0.

22. ZC-22-031

CD 9

- a. Site Location: 2163 W Seminary Dr
- b. Acreage: 0.47
- c. Applicant/Agent: Iveline, LLC

