

DRAFT
Zoning Commission
April 13, 2022 – Meeting Minutes

Commissioners Present:

Willie Rankin Jr., Chair, District 2
Beth Welch, District 3
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
Sandra Barraza, Planning Assistant
Andre Duncan, Planning Assistant
Melinda Ramos, Sr. Assistant City Attorney Chf
Rich McCracken, Sr. Assistant City Attorney

Commissioners Absent:

Jarod Cox, District 1
Jesse Gober, District 4

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, May 11, 2022.

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

Motion: Commissioner Gober made a motion, seconded by Commissioner Cox, that the minutes of the Zoning Commission meeting of April 13, 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-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 waivers 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

The following people spoke in support of this request Donald Sanderson

The following people spoke in opposition to this request Stephen Compton, Amy Compton, Mary Whigham, Patrick Jacob, George, Karen, Ron, Jason Manon

Motion: Commissioner Wurman made a motion, seconded by Commissioner Colin, to recommend **Continuance for 90 days**. Motion passed 7-0

2. ZC-22-027

CD 3

- a. Site Location: 3225 Alameda 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 waivers for building height, bicycle parking, and signs, site plan included.

Mohammed Sharaf appeared before the Commission in support of ZC-22-027

The following people spoke in opposition to this request Barry Hudson

Motion: Commissioner Welch made a motion, seconded by Commissioner Wurman, to recommend **Approval of ZC-22-072 as Amended same limitation of 20 spaces on the 820 frontage not neighborhood side with a no idling policy**. Motion fails 5-2, with Commissioners Rankin, McDonnell, Hall, Conlin and Miller voting in opposition. Therefore, the request moves forward with a recommendation of Denial

3. ZC-22-041

CD 9

- a. Site Location: 715, 717, 721, 725 Clear Lake Avenue; 515 N Hampton Street; 1301, 1404, 1402, 1101 E Peach Street; 1315 & 1403 Bluff St; 415, 519 N Nichols Street; 409, 415, 504, 508, 514, 518 Wall Street;
- b. Acreage: 2.15
- c. Applicant/Agent: Brewer & Hale, Testudo Residential & Holdings
- d. Request: From: "D" High-Density Multi-Family, "G" High Intensive Commercial, "J" Medium Industrial, & PD 1226 for "H" uses with Downtown Urban Design District Overlay
To: "PD/H/DUDD" Planned Development for all uses in "H" Central Business District plus single-family detached, brewery, and distillery; site plan waived; within the Downtown Urban Design District Overlay; with a max height of ten (10) stories

Darin Norman appeared before the Commission in support of ZC-22-041

The following correspondence was submitted in support of this request Anthony Renda

Motion: Commissioner Miller made a motion, seconded by Commissioner McDonnell, to recommend **Approval**. Motion passed 7-0

4. ZC-22-081

CD 6

- a. Site Location: 900-1000 blocks of E. Rendon Crowley Rd
- b. Acreage: 2.07
- c. Applicant/Agent: Landmark at Rendon Fort Worth, LLC
- d. Request: From: "CR" Low-Density Multifamily
To: "PD/CR" Planned Development for all uses in "CR" Low Density Multifamily with development regulation for 45% open space; site plan waiver requested

This case will be heard by Council, May 24, 2022, 10:00 am

Motion: Commissioner Hall made a motion, seconded by Commissioner McDonnell, to recommend **Approval**. Motion passed 7-0

5. SP-22-008

CD 7

- a. Site Location: 6300 Shady Oaks Manor Drive
- b. Acreage: 6.37
- c. Applicant/Agent: James Schrader
- d. Request: To: Amend site plan for PD 780 and PD 1311 Planned Development for all uses in "G" General Commercial and mini-warehouses to include auto repair; site plan included

Brad Sicard appeared before the Commission in support of SP-22-008

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Approval**. Motion passed 7-0

6. ZC-22-042

CD 2

- a. Site Location: 2424 Chestnut Avenue
- b. Acreage: 0.31
- c. Applicant/Agent: Blas & Rita Rodriguez
- d. Request: From: "A-5" One-Family
To: "FR" General Commercial Restricted

Orlando Fernandez appeared before the Commission in support of ZC-22-042

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

Motion: Commissioner Conlin, made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-042. Motion passed 7-0.

7. ZC-22-056

CD 2

- a. Site Location: 4400 block Huffines Blvd
- b. Acreage: 5.85
- c. Applicant/Agent: Crossing at Marine Creek Et al
- e. Request: From: "F" General Commercial, "G" Intensive Commercial
To: "PD/F" Planned Development for all uses in "F" General Commercial uses plus mini-warehouse, site plan required

Andrew Ruegg appeared before the Commission in support of ZC-22-056

Motion: Commissioner McDonnell, made a motion, seconded by Commissioner Colin, to recommend **Approval** of ZC-22-056. Motion passed 7-0.

8. ZC-22-063

CD 9

- a. Site Location: 2837 & 2841 8th Avenue
- b. Acreage: 0.28
- c. Applicant/Agent: Judy Boley, George C. Boley Enterprises
- d. Request: From: "PD 212" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial, site plan required
To: "A-5" One-Family

Jose Alvarez appeared before the Commission in support of ZC-22-063

Motion: Commissioner Miller made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-063. Motion passed of 7-0

9. ZC-22-064

CD 7

- a. Site Location: 113 Roberts Cutoff Road
- b. Acreage: 0.58
- c. Applicant/Agent: FWC Realty
- d. Request: From: "I" Light Industrial
To: "MU-2" High-Intensity Mixed-Use

Brandon Allen appeared before the Commission in support of ZC-22-064

The following people spoke in opposition to this request Margot Johnson

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **30-day Continuance** of ZC-22-064 Motion passed 7-0.

10. ZC-22-065

CD 5

- a. Site Location: 5100 - 5200 blocks Parker Henderson Road
- b. Acreage: 57.41
- c. Applicant/Agent: James Parker McCulley
- e. Request: From: "AG" Agricultural
To: "I" Light Industrial

Ray Abraham appeared before the Commission in support of ZC-22-065

The following people spoke in support of this request Ray Oujesky

The following people spoke in opposition to this request Lucretia Powell, Tina James

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Miller, to recommend 60-day Continuance with addition of a traffic study of ZC-22-065 Motion passed 5-2 with Commissioners Wurman and Conlin voting in opposition.

11. ZC-22-066

CD 5

- a. Site Location: 11300 block Trinity Boulevard
- b. Acreage: 9.19
- c. Applicant/Agent: Harold & Carolyn Pierce
- d. Request: From: "AG" Agricultural
To: "J" Medium Industrial

Ray Oujesky appeared before the Commission in support of ZC-22-066

Motion: Commissioner McDonnell, made a motion, seconded by Commissioner Colin, to recommend **30 Day Continuance** of ZC-22-066. Motion passed 6-1 with Commissioner Wurman voting in opposition.

12. ZC-22-068

CD 3

- a. Site Location: 5401 Benbrook Boulevard (5401 Benbrook Highway)
- b. Acreage: 13.85
- c. Applicant/Agent: Allison Ann
- d. Request: From: "AG" Agriculture
To: "C" Medium-Density Multifamily

Jennifer Burns appeared before the Commission in support of ZC-22-068

The following people spoke in support of this request Amanda Mata, Brad Sicard

Motion: Commissioner Welch made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-22-068. Motion passed 7-0

13. ZC-22-069

CD 7

- a. Site Location: 2500-2700 blocks State Highway 114
- b. Acreage: 19.61
- c. Applicant/Agent: Roanoke 35/114 Partners, LP & Roanoke 35/114 O & G Partners, LP
- d. Request: From: "K" Heavy Industrial
To: "PD/C" Planned Development with a base of "C" Medium Density

Multifamily, with specific development standards for building orientation and parking in front of primary building, and a waiver to the MFD; Site Plan included.

Charlie Fowler appeared before the Commission in support of ZC-22-069

The following people spoke in support of this request Bill Baker

The following people spoke in opposition to this request David Hanna

Motion: Commissioner Wurman, made a motion, seconded by Commissioner McDonnell, to recommend **Denial for eastern parcel to the east double eagle directly south of 114; Approval for the west of double eagle of 114** of ZC-22-069. Motion passed 6-1 with Commissioner Conlin voting in opposition.

14. ZC-22-070

CD 7

- a. Site Location: 700-900 blocks Avondale Haslet Road
- b. Acreage: 84.20
- c. Applicant/Agent: Hall-Nance Ranches Ltd.
- d. Request: From: "E" Neighborhood Commercial, "I" Light Industrial
To: "A-5" One-Family

John Pitstick appeared before the Commission in support of ZC-22-070

Motion: Commissioner Wurman made a motion, seconded by Commissioner Colin, to recommend **Approval** of ZC-22-070. Motion passed 7-0.

15. ZC-22-072

CD 9

- a. Site Location: 2100 & 2120 W. Rosedale Street, 1005 Jerome Street
- b. Acreage: 2.45
- c. Applicant/Agent: MTV LLC
- d. Request: From: "G" Intensive Commercial
To: "PD/G" Planned Development for "G" Intensive Commercial uses plus hotel with development standards for parking, site plan included

Barry Hudson appeared before the Commission in support of ZC-22-072

Motion: Commissioner Miller made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-22-072. Motion passed 7-0.

16. ZC-22-073

CD 3

- a. Site Location: 5129 Donnelly Avenue
- b. Acreage: 0.21
- c. Applicant/Agent: Simurgh Investments LLC
- d. Request: To: Add Conditional Use Permit for community center in "C" Medium Density Multifamily with development waivers for parking, site plan included

Juliet George appeared before the Commission in support of ZC-22-073

The following people spoke in support of this request Brett Hyder, Alexis Brooks

Motion: Commissioner Welch made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-073. Motion passed 7-0.

17. ZC-22-074

CD 4

- a. Site Location: 6750 J.W. Delaney Road
- b. Acreage: 5.17
- c. Applicant/Agent: State National Insurance Company, Inc.
- d. Request: From: "E" Neighborhood Commercial
To: "PD" Planned Development with a base of "CR" Low Density Multifamily, with specific development standards for open space, fencing location, and a waiver to the MFD submittal; Site Plan included.

Jeff Linder appeared before the Commission in support of ZC-22-074

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Denial** of ZC-22-074. Motion passed 7-0

18. ZC-22-075

CD 3

- a. Site Location: 9258 N. Normandale Street
- b. Acreage: 1.73
- c. Applicant/Agent: Birchman Baptist Church
- d. Request: From: "C" Medium-Density Multifamily, "F" General Commercial
To: "F" General Commercial

No speakers appeared before the Commission in support of ZC-22-075

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Approval** it was motion of ZC-22-075. Motion fails 2-5 with Commissioner Rankin, Welch, McDonnell, Hall and Miller voting in opposition. Therefore, the request moves forward with a recommendation of **Denial without prejudice**

19. ZC-22-077

CD 8

- a. Site Location: 1200-1300 blocks Limerick Dr. & 1100 – 1300 blocks Oak Grove Road, 1012 & 1208 SE Loop 820
- b. Acreage: 15.35
- c. Applicant/Agent: City of Fort Worth - Development Services
- d. Request: From: "C" Medium-Density Multifamily, "E" Neighborhood Commercial
To: "A-5" One-Family, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted

Jerome Johnson appeared before the Commission in support of ZC-22-077

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, to recommend **Approval** ZC-22-077. Motion passed 7-0

20. ZC-22-078

CD 7

- a. Site Location: Generally bounded by White Settlement Rd, Bailey Ave, Arch Adams Ln, W. 7th St, & a tributary of the West Fork of the Trinity River
- b. Acreage: 279.32
- c. Applicant/Agent: City of Fort Worth - Development Services
- d. Request: From: "A-5" One-Family, "A-5/DD" One-Family Demolition Delay, "B" Two-Family, "C" Medium-Density Multifamily, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "G" Intensive Commercial, PD 44, PD 430, PD 733
To: "A-10" One-Family, "A-10/DD" One-Family Demolition Delay, "A-7.5" One-Family, A-5 "One-Family", "B" Two-Family, "R2" Townhouse Cluster, "ER" Neighborhood Commercial Restricted. "E" Neighborhood Commercial, "PD 430" Planned Development for professional offices

James Attaberry appeared before the Commission in support of ZC-22-078

The following people spoke in support of this request Kit Ulrich

The following people spoke in opposition to this request Zulima Ward

Motion: Commissioner Wurman made a motion, seconded by Commissioner Colin, to recommend **Approval** of ZC-22-078. Motion passed 7-0.

Meeting adjourned: 4:56 p.m.

5/11/22

Stephen Murray, Zoning Administrator
Development Services Department

Willie Rankin, Chair