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.


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.

C. CONTINUED CASES

1. ZC-22-007

   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 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 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

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  
   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  
   a. Site Location: 6300 Shady Oaks Manor Drive  
   b. Acreage: 6.37  
   c. Applicant/Agent: James Schrader  
   d. Request: From: 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  
   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**  
   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**  
   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**  
   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.
<table>
<thead>
<tr>
<th></th>
<th>ZC-22-065</th>
<th>CD 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td>Site Location:</td>
<td>5100 - 5200 blocks Parker Henderson Road</td>
</tr>
<tr>
<td>b.</td>
<td>Acreage:</td>
<td>57.41</td>
</tr>
<tr>
<td>c.</td>
<td>Applicant/Agent:</td>
<td>James Parker McCulley</td>
</tr>
</tbody>
</table>
| 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.

<table>
<thead>
<tr>
<th></th>
<th>ZC-22-066</th>
<th>CD 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td>Site Location:</td>
<td>11300 block Trinity Boulevard</td>
</tr>
<tr>
<td>b.</td>
<td>Acreage:</td>
<td>9.19</td>
</tr>
<tr>
<td>c.</td>
<td>Applicant/Agent:</td>
<td>Harold &amp; Carolyn Pierce</td>
</tr>
</tbody>
</table>
| 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.

<table>
<thead>
<tr>
<th></th>
<th>ZC-22-068</th>
<th>CD 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td>Site Location:</td>
<td>5401 Benbrook Boulevard (5401 Benbrook Highway)</td>
</tr>
<tr>
<td>b.</td>
<td>Acreage:</td>
<td>13.85</td>
</tr>
<tr>
<td>c.</td>
<td>Applicant/Agent:</td>
<td>Allison Ann</td>
</tr>
</tbody>
</table>
| 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

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

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

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

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

a. Site Location: 6750 J.W. Delaney Road
b. Acreage: 5.17
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

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

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

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

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

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Willie Rankin, Chair