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, June 08, 2022.


Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, that the minutes of the Zoning Commission meeting of May 11, 2022 edit for correction on commissioner McDonnell name. Motion passed 7-0.

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-22-024

   a. Site Location: 2700 & 2704 Lipscomb Street
      b. Acreage: 094
      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

Motion: Commissioner Miller made a motion, seconded by Commissioner Wurman, to recommend 60 days Continuance of ZC-22-024. Motion passed 8-0.
D. NEW CASES

2. ZC-22-028

Site Location: 3001 & 3015 Fisher Avenue
Acreage: 4.8
Applicant/Agent: Boral Roofing LLC
Request: From: "ER" Neighborhood Commercial Restricted
To: "I" Light Industrial

Jonathan Saldana appeared before the Commission in support of ZC-22-028.

Motion: Commissioner Colin made a motion, seconded by Commissioner Wurman, to recommend 60 days Continuance of ZC-22-028. Motion passed 8-0.

3. ZC-22-046

Site Location: 4301 W Risinger Road & 8701 S Hulen Street
Acreage: 6.8
Applicant/Agent: R Zeligson & I. Frank Trusts / GCRE Investment Fund LLC, Jordan Snyder
Request: From: "E" Neighborhood Commercial
To: "D" High-Density Multi-family

Jordan Snyder appeared before the Commission in support of ZC-22-046.

Motion: Commissioner Hall made a motion, seconded by Commissioner McDonnell, to recommend Denial of ZC-22-046. Motion passed 7-1. With Commissioner Cox voting in opposition

4. ZC-22-050

Site Location: 9400 block of Chapin Road
Acreage: 57.53
Applicant/Agent: Rowan Altgelt Laughlin Group, LTD
Request: From: "AG" Agricultural
To: "I" Light Industrial

This Case has been Withdrawn. No public hearing will be held

5. ZC-22-054

Site Location: 9580 Westpoint Boulevard
Acreage: 10.28
Applicant/Agent: 820/30 Interchange Ltd / AHS Residential LLC, Mariana Mesquita Paes
Request: From: "C" Medium Density Multifamily
To: "D" High-Density Multi-family

Brandon Middleton appeared before the Commission in support of ZC-22-054.

Motion: Commissioner Welch made a motion, seconded by Commissioner Miller, to recommend Approval of ZC-22-054. Motion passed 8-0.
6. **ZC-22-064**

   Site Location: 113 Roberts Cutoff Road  
   Acreage: 0.58  
   Applicant/Agent: FWC Realty  
   Request:  
   From: “I” Light Industrial  
   To: “MU-2” Mixed Use High Intensity  

   This Case has been Withdrawn. No public hearing will be held

7. **ZC-22-066**

   Site Location: 11300 block Trinity Boulevard  
   Acreage: 9.19  
   Applicant/Agent: Harold & Carolyn Pierce  
   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 Conlin, to recommend 90 days Continuance of ZC-22-066. Motion passed 8-0.

8. **ZC-22-079**

   Site Location: 1234 NW 28th Street, 2722 Chestnut Avenue  
   Acreage: 0.33  
   Applicant/Agent: Landmark at Rendon Fort Worth, LLC  
   Request:  
   From: “ER” Neighborhood Commercial Restricted  
   To: “E” Neighborhood Commercial  

   Joel Gutierrez appeared before the Commission in support of ZC-22-079.  

   The following correspondence was submitted in support of this request: Northside organization  

   Motion: Commissioner McDonnell made a motion, seconded by Commissioner Cox, to recommend Approval of ZC-22-079. Motion passed 8-0.

9. **ZC-22-082**

   Site Location: 521 Ashdale Drive  
   Acreage: 12.23  
   Applicant/Agent: Crowley Independent School District  
   Request:  
   From: “A-5” One-Family  
   To: “CF” Community Facilities  

   Philip Varughese appeared before the Commission in support of ZC-22-082.  

   Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend Approval of ZC-22-082. Motion passed 8-0.
10. ZC-22-083

Site Location: 7400-7800 blocks Calmont Avenue
Acreage: 50.58
Applicant/Agent: Oncor Electric Delivery
Request: From: "CF" Community Facilities, "F" General Commercial, PD 407 for certain G uses in the NASJRB Overlay
To: PD 407 and adding electrical substation in the NASJRB Overlay; site plan waiver requested

Travis Yanker appeared before the Commission in support of ZC-22-083.

Motion: Commissioner Welch made a motion, seconded by Commissioner Approval, to recommend Approval of ZC-22-083. Motion passed 8-0.

11. ZC-22-084

Site Location: 4400 block Huffines Blvd
Acreage: 65.72
Applicant/Agent: Fortress Properties & Rep’s International, Inc
Request: From: "OM" Office Midrise
To: "A-5" One-Family, "E" Neighborhood Commercial, PD/C Planned Development for "C" Medium Density Multifamily uses with development standards

Ray Oujesky appeared before the Commission in support of ZC-22-084.

The following people spoke in support of this request: Matt Pagoria, Gary Hogan,

The following people spoke in opposition to this request: Kristi Hosfelt, Bud Simrin, Jerry McCollough

The following correspondence was submitted in support of this request: Chapel Creek Neighborhood Association

Motion: Commissioner Welch made a motion, seconded by Commissioner Wurman, to recommend Approval of ZC-22-084. Motion passed 8-0.

12. ZC-22-086

Site Location: 5833 Oakbend Trail
Acreage: 1.96
Applicant/Agent: HSRE-RCP Oakmont LP
Request: To: Add Conditional Use Permit for automated car wash in “G” Intensive Commercial, site plan included

Leslie Ford appeared before the Commission in support of ZC-22-086

Motion: Commissioner Cox made a motion, seconded by Commissioner Wurman, to recommend of withdrawal of the application for ZC-22-086. Motion passed 8-0.
13. ZC-22-088

Site Location: 2201 Watson
Acreage: 4.86
Applicant/Agent: Brett and Jennifer Starr
Request: From: "A-10" One-Family
To: PD/A-10" Planned Development for "A-10" uses plus Accessory Dwelling Unit with kitchen

Gannon Gries appeared before the Commission in support of ZC-22-088.

The following people spoke in support of this request: Cindy Boling, Daniel Haase

Motion: Commissioner Conlin made a motion, seconded by Commissioner Miller, to recommend Approval with Motion change of “A-43” with waivers of ZC-22-088. Motion passed 8-0.

14. ZC-22-089

Site Location: 1500 block Merrimac Circle
Acreage: 0.16
Applicant/Agent: Carriage House Development, LLC
Request: From: "G" Intensive Commercial
To: "MU-2" High-Intensity Mixed-use

Motion: Commissioner Miller made a motion, seconded by Commissioner Conlin, to recommend Approval of ZC-22-089. Motion passed 8-0.

15. ZC-22-090

Site Location: 4100-4200 blocks Haslet Roanoke Road
Acreage: 13.70
Applicant/Agent: ADL Development LP
Request: From: "G" Intensive Commercial
To: "K" Heavy Industrial

Jonathan Ragsdale appeared before the Commission in support of ZC-22-090.

The following people spoke in opposition to this request: Tessie Holloway

Motion: Commissioner Wurman made a motion, seconded by Commissioner Hall, to recommend Continuance of ZC-22-090. Motion passed 8-0.
16. ZC-22-091

Site Location: 2716 & 2722 Wingate Street
Acreage: 0.37
Applicant/Agent: KBPFive, Inc.
Request: From: “A-5” One-Family
To: “UR” Urban Residential

Lindsay appeared before the Commission in support of ZC-22-091

Motion: Commissioner Miller made a motion, seconded by Commissioner Hall, to recommend 30 days Continuance of ZC-22-091. Motion passed 8-0.

17. ZC-22-094

Site Location: 9873 NW Highway 287
Acreage: 1.78
Applicant/Agent: HPC Revelstoke Commercial, LTD
Request: From: “F” General Commercial, PD 1080 for “F” uses plus mini-warehouses
To: Amend PD 1080 to include automated car wash

David Gregory appeared before the Commission in support of ZC-22-094.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Cox, to recommend Approval of ZC-22-094. Motion passed 7-0.

18. ZC-22-061

Site Location: Generally bounded by NE 23rd, Packers, Stockyards Blvd, and SLSW Railroad
Acreage: 29.29
Applicant/Agent: City of Fort Worth-Development Services
To: Boundary change between SY-TSA-55, SY-TSA-105, and SY-TSA-130 to accommodate the street relocation of Niles City Blvd

Motion: Commissioner Wurman made a motion, seconded by Commissioner Cox, to recommend 30 days Continuance of ZC-22-061. Motion passed 9-0.

19. ZC-22-085

Site Location: Generally bounded by NE 23rd, Packers, Stockyards Blvd, and SLSW Railroad
Acreage: 29.29
Applicant/Agent: City of Fort Worth-Development Services
To: Boundary change between SY-TSA-55, SY-TSA-105, and SY-TSA-130 to accommodate the street relocation of Niles City Blvd

Motion: Commissioner Cox made a motion, seconded by Commissioner Cox, to recommend 30 days Continuance of ZC-22-061. Motion passed 9-0.
Meeting adjourned: 3:40 p.m.

6/08/22

Stephen Murray, Zoning Administrator
Development Services Department

Willie Rankin, Chair