

DRAFT
Zoning Commission
June 8, 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

Commissioners Absent:

Jesse Gober, District 4

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
Armond Bryant, Senior Planner
Justin Newhart, Senior Planner
Jamie Deangelo, 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, **June 08, 2022**.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF May 11, 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

CD 9

- a. Site Location: 2700 & 2704 Lipscomb Street
- a. Acreage: 094
- b. Applicant/Agent: James A. Davis & Laurie O. Brants / Mary Nell Poole, Townsite
- c. 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

CD 8

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

CD 6

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

CD 3

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

CD 3

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**

CD 7

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**

CD 5

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**

CD 2

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**

CD 6

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

CD 3

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

CD 3

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

CD 6

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

CD 8

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

CD 9

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

CD 7

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

CD 9

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

CD 2

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

CD 2

Site Location: Generally bounded by NE 23rd, Packers, Stockyards Blvd, and SLSW Railroad
Acreage: 29.29
Applicant/Agent: City of Fort Worth-Development Services
Request: To: Adopt Ordinance Amending the Zoning Ordinance, Chapter 4, "District Regulations" Article 13, "Form Based Districts", Section 4.1309, "Stockyards ("SY") District" to amend the "Fort Worth Stockyards Form Based Code and Design Guidelines" and Section 4.1203 Form Based Districts Code use table to clarify where multifamily is allowed in the SY-TSA subdistricts and amend Appendix B "maps" Exhibit B.33 Stockyards District

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

CD 2

Site Location: Generally bounded by NE 23rd, Packers, Stockyards Blvd, and SLSW Railroad
Acreage: 29.29
Applicant/Agent: City of Fort Worth-Development Services
Request: From: "SY-TSA-55" Stockyards Transition Swift/Armour-55, "SY-TSA-105" Stockyards Transition Swift/Armour-105, and "SY-TSA-130" Stockyards Transition Swift/Armour-130
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