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, July 13, 2022.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF June 08, 2022.

Motion: Commissioner Cox made a motion, seconded by Commissioner Colin, that the minutes of the Zoning Commission meeting of June 8, 2022 be approved. Motion passed 6-0.

Video on individual cases can be viewed at the following website.

C. CONTINUED CASES

1. SP-22-005

   a. Site Location: 7601 Summer Creek Drive
   b. Acreage: 0.75
   c. Applicant/Agent: Revenue Avenue LLC
   d. Request: To: Submit required site plan for “PD 246” Planned Development for all uses in “E” Neighborhood Commercial excluding tattoo parlor and massage parlor for a drive-thru restaurant

Motion: Commissioner Hall made a motion, seconded by Commissioner Conlin, to recommend 60 days Continuance of SP-22-005. Motion passed 6-0.
2. ZC-22-065
   a. Site Location: 5100 - 5200 blocks Parker Henderson Road
   b. Acreage: 57.41
   c. Applicant/Agent: James Parker McCulley
   d. Request: From: “AG” Agricultural
                   To: “I” Light Industrial

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

The following people spoke in support of this request: Ray Abraham, Lucretia Powell

The following people spoke in opposition to this request: Letitia Wilbourn, Jackee Cox, Sherly Dukes, John MacFarlane, Teena James

The following correspondence was submitted in opposition to this request: Echo Heights Association

Motion: Commissioner Cox with prejudice made a motion, seconded by Commissioner Hall, to recommend **Denial with prejudice** of ZC-22-065. Motion passed 4 -2 with Commissioner Cox and Gober voting opposition.

3. ZC-22-091
   a. Site Location: 2716 & 2722 Wingate Street
   b. Acreage: 0.37
   c. Applicant/Agent: KBPFive, Inc.
   d. Request: From: “A-5” One-Family
                   a. To: “UR” Urban Residential

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

Motion: Commissioner Cox made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-091. Motion passed 6-0.

D. NEW CASES

4. SP-22-009
   a. Site Location: 600 N. Meacham Boulevard
   b. Acreage: 18.22
   c. Applicant/Agent: Musket Corp
   d. Request: To: Amend Site Plan for PD 1106 Planned Development for all uses in “K” Heavy Industrial plus biodiesel processing and storage; site plan included.

Robert Griffin appeared before the Commission in support of SP-22-009.

Motion: Commissioner Cox made a motion, seconded by Commissioner Wurman, to recommend **Approval** of SP-22-009. Motion passed 6-0.
5. **SP-22-010**  
   a. Site Location: 300-400 blocks Carroll Street  
   b. Acreage: 17.81  
   c. Applicant/Agent: Riokim Montgomery LP  
   d. Request: To: Amend Site Plan for PD 574 Planned development for all uses in "MU-2" Mixed-use with demolition delay  

Suzan Kedron appeared before the Commission in support of SP-22-010.

The following people spoke in opposition to this request: Margaret DeMoss and Robert Schartz

Motion: Commissioner Cox made a motion, seconded by Commissioner Wurman, to recommend **60-day Continuance** of SP-22-010. Motion passed 9-0.

6. **SP-22-011**  
   a. Site Location: 1701 S. University Drive  
   b. Acreage: 3.33  
   c. Applicant/Agent: Oncor Electric Delivery  
   d. Request: To: Amend Site Plan for "PD/G" Planned development for 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-22-011.

Motion: Commissioner Cox made a motion, seconded by Commissioner Wurman, to recommend **Approval** of SP-22-011. Motion passed 6-0.

7. **ZC-22-098**  
   a. Site Location: 4520 Sycamore School Road  
   b. Acreage: 4.72  
   c. Applicant/Agent: Jaimin Patel  
   d. Request: From: "F" General Commercial  
      a. To: “PD/D” Planned development for “D” high Density Multifamily removing community Home, group home 1 & 2 and Country Club uses with development standards for setbacks, parking, and building height, site plan included

Motion: Commissioner Hall made a motion, seconded by Commissioner Conlin, to recommend **60 days Continuance** of ZC-22-098. Motion passed 6-0.
8. **ZC-22-099**
   a. Site Location: 5235 Bryant Irvin Road
   b. Acreage: 1.70
   c. Applicant/Agent: 5235 Bryant Irvin LLC
   d. Request: To: Add Conditional use permit (CUP) to allow an automated carwash facility in “G” Intensive commercial; site plan included with development waivers for vacuum canopies placement, screening fence, and accessory structures placement, site plan included.

Jake Petrie appeared before the Commission in support of ZC-22-099

Motion: Commissioner Hall made a motion denial with prejudice, seconded by Commissioner Colin to recommend **Denial with prejudice** of ZC-22-099. Motion passed 6-0.

9. **ZC-22-100**
   a. Site Location: 516 W Bonds Ranch LLC
   b. Acreage: 2.04
   c. Applicant/Agent: 516 W Bonds Ranch Road
   d. Request: From: “E” Neighborhood Commercial; “PD 911” for “E” Neighborhood Commercial uses plus one family residence & farmers’ marker To: “E” Neighborhood Commercial

Daniel Franklin appeared before the Commission in support of ZC-22-100.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-100. Motion passed 6-0.

10. **ZC-22-101**
    a. Site Location: 5201 & 5199 McCart Avenue
    b. Acreage: 8.42
    c. Applicant/Agent: SVP MDO LLC

Mary Nelle Poole appeared before the Commission in support of ZC-22-101.

The following people spoke in support of this request: Drew Brown

The following correspondence was submitted in opposition to this request: Luisa Masters

Motion: Commissioner Hall made a motion, seconded by Commissioner Conlin, to recommend **30-day Continuance** of ZC-22-101. Motion failed by a vote of 3-3 with Commissioner Cox, Gober and Wurman voting in opposition

Motion: Commissioner Cox made a motion, seconded by Commissioner Gober to recommend Approval of ZC-22-101 with PDF a site plan waiver and use waivers excluding. Motion failed 4-2 with Commissioner Hall and Conlin voting in opposition.

**Therefore, this case moves forward to City Council with a recommendation of denial.**
11. ZC-22-102
   a. Site Location: 4401 Enon Road
   b. Acreage: 77.47
   c. Applicant/Agent: George Moore
   d. Request: From: “AG” Agricultural
       To: “F” General Commercial

   Suzan Kedron appeared before the Commission in support of ZC-22-102.

   The following people spoke in opposition to this request: Ivonne Booth

   Motion: Commissioner Conlin made a motion, seconded by Commissioner Hall, to recommend 30-day Continuance of ZC-22-102. Motion passed 6-0.

12. ZC-22-103
   a. Site Location: 4437 & 4441 Wayside Avenue
   b. Acreage: 0.29
   c. Applicant/Agent: Up DFW Properties LLC
   d. Request: From: “A-5” One-Family
       a. To: “B” Two-Family

   Jose Juarez appeared before the Commission in support of ZC-22-103.

   Motion: Commissioner Cox made a motion, seconded by Commissioner Wurman, to recommend Approval of ZC-22-103 Motion passed 6-0.

13. ZC-22-104
   a. Site Location: 10300 block Chapin Road
   b. Acreage: 2.96
   c. Applicant/Agent: HighFive Trust-BJA Mark
   d. Request: From: “AG” Agricultural
       To: “PD/G” Planned development for all uses in “G” Intensive Commercial, plus min warehouse; site plan included

   This case was withdrawn by the applicant. No public hearing was held.

14. ZC-22-105
   a. Site Location: 1330 block Sendera Ranch Road
   b. Acreage: 13.79
   c. Applicant/Agent: JGB Investments, LP
       To: “D” High Density Multifamily

   This case was withdrawn by the applicant. No public hearing was held.
15. ZC-22-106  
a. Site Location: 5700 block Altamesa Boulevard  
b. Acreage: 7.4  
c. Applicant/Agent: Dirk Branch LP  
d. Request:  From: “I" Light Industrial  
   To: “PD/D” Planned development for all uses in “D” High Density Multifamily with specific development standards for open spaces, parking orientation, and density; site plan included.  

David Godvin appeared before the Commission in support of ZC-22-106.  

Motion: Commissioner Hall made a motion, seconded by Commissioner Conlin to recommend 30 Continuance of ZC-22-106. Motion passed 6-0.  

16. ZC-22-108  
a. Site Location: 700-800 blocks S. Sylvania  
b. Acreage: 2.56  
c. Applicant/Agent: Robert McKenzie-Smith Trust, 5217 Asset LLC  
d. Request:  From: “ER” Neighborhood Commercial Restricted, “I” Light Industrial  
   To: “R2” Townhouse/cluster  

Barry Hudson appeared before the Commission in support of ZC-22-108.  

The following people spoke in opposition to this request: Kathleen Saddler  

Motion: Commissioner Conlin made a motion, seconded by Commissioner Wurman, to recommend 30-day Continuance of ZC-22-108. Motion passed 6-0.  

17. ZC-22-109  
e. Site Location: 5440 W. Bailey Boswell Road  
f. Acreage: 1.47  
g. Applicant/Agent: Eagle’s View Church, Inc  
h. Request:  From: “C” Medium Density Multifamily  
   To: “E” Neighborhood Commercial  

Matt Bodsy appeared before the Commission in support of ZC-22-109.  

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend Approval of ZC-22-109. Motion passed 6-0.
18. ZC-22-110
   a. Site Location: 117 Roberts Cutoff
   b. Acreage: 0.94
   c. Applicant/Agent: 117 Roberts Cutoff LLC
   d. Request: From: “I” Light Industrial
                  To: “PD/I” Planned development for all uses in “I” Light Industrial
                  Except massage parlor and sexually oriented business, adding distillery/brewery/winery use, with a development standard to allow the dumpster enclosure to be placed in front of the building; site plan

Kent Kenlar appeared before the Commission in support of ZC-22-110.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend Approval of ZC-22-110. Motion passed 6-0.

19. ZC-22-111
   a. Site Location: 9700-9900 blocks Verna Trail North
   b. Acreage: 257.02
   c. Applicant/Agent: 4B Resources LP
   d. Request: From: “AG” Agricultural

Bates Arnot appeared before the Commission in support of ZC-22-111.

Motion: Commissioner Cox made a motion, seconded by Commissioner Conlin, to recommend Approval of ZC-22-111. Motion passed 6-0.

20. ZC-22-113
   a. Site Location: 7400-8500 blocks North Freeway
   b. Acreage: 297.2
   c. Applicant/Agent: Basswoods35 Land LLC
   Request: From: “A-5” One-Family; “CR” Low Density Multifamily; “E” Neighborhood Commercial; “PD 996” PD/SU Planned Development/Specific Use for electronic data storage center; site plan required

Travis Clegg appeared before the Commission in support of ZC-22-113.

Motion: Commissioner Gober made a motion, seconded by Commissioner Cox, to recommend Approval of ZC-22-113. Motion passed 6-0.

21. ZC-22-115
Motion: Commissioner Conlin made a motion, seconded by Commissioner Hall, to recommend Approval of ZC-22-115. Motion passed 6-0.

Meeting adjourned: 3:54 p.m.

7/13/22

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Stephen Murray, Zoning Administrator
Development Services Department

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Willie Rankin, Chair