

DRAFT  
**Zoning Commission**  
**August 10, 2022 – Meeting Minutes**

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**Commissioners Present:**

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:**

Jarod Cox, District 1

**Staff Members Present:**

Stephen Murray, Planning Manager  
Sevanne Steiner, Planning Manager  
Monica Lafitte, Senior Planner  
Brett Mangum, Senior Planner  
Beth Knight, Senior Planner  
Alondra Salas-Beltre, Planner  
Sandra Cejas, Planning Assistant  
Andre Duncan, Planning Assistant  
Melinda Ramos, Sr. Assistant City Attorney Chf  
Rich McCracken, Sr. Assistant City Attorney  
Armond Bryant, 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, August 10, 2022.

**B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF JULY 13, 2022.**

Motion: Commissioner Gober made a motion, seconded by Commissioner Conlin, that the minutes of the Zoning Commission meeting of July 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](http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2)

**C. CONTINUED CASES**

**1. ZC-22-061**

**CD 2**

- a. Site Location: Generally bounded by NE 23rd, Packers, Stockyards Blvd, and SLSW Railroad
- b. Acreage: 29.29
- c. Applicant/Agent: City of Fort Worth - Development Services
- d. Request: 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

Jamie DeAngelo appeared before the Commission in support of ZC-22-061

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **60 days Continuance** of ZC-22-061. Motion passed 8-0

**2. ZC-22-085**

**CD 2**

- a. Site Location: Generally bounded by NE 23rd, Packers, Stockyards Blvd, and SLSW Railroad
- b. Acreage: 29.29
- c. Applicant/Agent: City of Fort Worth - Development Services
- d. 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

Jamie DeAngelo appeared before the Commission in support of ZC-22-085.

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, to recommend **60 days Continuance** of ZC-22-085. Motion passed 8-0

**3. ZC-22-028**

**CD 8**

- a. Site Location: 3001 & 3015 Fisher Avenue
- b. Acreage: 4.82
- c. Applicant/Agent: Boral Roofing LLC / Huber Mendoza & Maritza Valle
- d. Request: From: "ER" Neighborhood Commercial Restricted  
To: "I" Light Industrial

Maritza Valle appeared before the Commission in support of ZC-22-028.

The following correspondence was submitted in opposition to this request: United Carter Riverside President Phyllis Allen

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, to recommend **Denial with prejudice** of ZC-22-028. Motion passed 7-1 with Commissioner Gober voting in opposition.

**4. ZC-22-007**

**CD 7**

- a. Site Location: 8997 Boat Club Road (FM 1220)
- 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 specific development standards for setbacks adjacent to one-family residential, front yard fencing, and a waiver to the MFD; Site Plan included.

***This case has been withdrawn. No public hearing will be held***

**5. ZC-22-102**

**CD 8**

- a. Site Location: 4401 Enon Rd
- b. Acreage: 77.47
- c. Applicant/Agent: George Moore
- d. Request: From: "AG" Agricultural  
To: "MH" Manufactured Housing

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

The following people spoke in support of this request: William Beck

The following people spoke in opposition to this request: Carolyn Renfro, Landon Whatley

Motion: Commissioner Conlin made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-102. Motion passed 8-0.

**6. ZC-22-106**

**CD 6**

- 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 space, 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 **Approval** of ZC-22-106. Motion passed 8-0.

**7. ZC-22-108**

**CD 8**

- 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 correspondence was submitted in opposition to this request: United Cater Riverside president Phyllis Allen

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell to recommend **Denial** of ZC-22-108. Motion passed 5-3 with Commissioner Gober, Wurman, Miller voting in opposition.

**D. NEW CASES**

**8. ZC-22-001**

**CD 6**

- a. Site Location: 1984, 2000, 2004 Cleburne Crowley Rd, 1950, 3200 Longhorn Trail, 1101 W. Cleburne Rd.
- b. Acreage: 297
- c. Applicant/Agent: D.R. Horton – Texas LTD
- d. Request: From: Unzoned  
To: “A-5” One-Family and “E” Neighborhood Commercial

Justin Bosworth appeared before the Commission in support of ZC-22-000.

The following correspondence was submitted in opposition to this request: Kevin Albers, Walter Haydon and Ryan Ray

Motion: Commissioner Hall made a motion, seconded by Commissioner Conlin, to recommend **30 Days Continuance** of ZC-22-001. Motion passed 8-0.

**9. SP-22-013**

**CD 6**

- a. Site Location: 7800-8000 block Chisholm Trail Parkway
- b. Acreage: 41.44
- c. Applicant/Agent: Denton Texas Venture LTD
- d. Request: To: Add Site Plan to PD 1247 for “C” Medium Density Multifamily and Cottage Community

Christopher Hitch appeared before the Commission in support of SP-22-013.

Motion: Commissioner Hall made a motion, seconded by Commissioner Conlin, to recommend **Approval** of SP-22-013. Motion passed 7-0.

**10. SP-22-015**

**CD 6**

- a. Site Location: 6429 Altamesa Drive
- b. Acreage: 1.14
- c. Applicant/Agent: Siddhipriya Tavolo Park, LLC
- d. Request: To: Site Plan for PD 1063 and PD 1065 Planned Development for all uses in “G” Intensive Commercial excluding certain uses with height restriction, site plan included

Ron Ramirez appeared before the Commission in support of SP-22-015.

Motion: Commissioner Hall made a motion, seconded by Commissioner Conlin, to recommend **Approval** of SP-22-015. Motion passed 8-0.

**11. ZC-22-067**

**CD 9**

- a. Site Location: 1108-1112 Amspoker Avenue
- b. Acreage: 0.29
- c. Applicant/Agent: Adriana Ortiz
- d. Request: To: Add Conditional Use Permit for outdoor storage and overnight commercial vehicle parking in "B" Two-Family with waiver for shed within 5 side yard setback, site plan included.

***This case has been withdrawn. No public hearing will be held***

**12. ZC-22-118**

**CD 8**

- a. Site Location: 1609 E. Bluff Street
- b. Acreage: 0.08
- c. Applicant/Agent: Affluency homes, LLC/ Vusumuzi Ngwenya
- d. Request: From: "J" Medium Industrial / Samuels Avenue/Rock Island Character Zone in the Downtown Urban Design District Overlay  
To: "R1" Zero Lot Line/Cluster / Samuels Avenue/Rock Island Character Zone in the Downtown Urban Design District Overlay

Vusumuzi Ngwenya appeared before the Commission in support of ZC-22-118.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-118. Motion passed 7-0.

**13. ZC-22-119**

**CD 7**

- a. Site Location: 1325 Belle Place
- b. Acreage: 0.16
- c. Applicant/Agent: Patrick Maslanka
- d. Request: From: "A-5" One- Family  
To: "B" Two-Family

***This case has been withdrawn. No public hearing will be held***

**14. ZC-22-120**

**CD 3**

- a. Site Location: 1401 Alemeda Street
- b. Acreage: 23.0
- c. Applicant/Agent: 820/30 Interchange Ltd. / Ray Oujesky, Kelly Hart & Hallman LLP
- d. Request: To: Add Conditional Use Permit for wholesale office in "F" General Commercial, site plan included

**Request by staff to continue to September 14, 2022**

**15. ZC-22-121**

**CD 4**

- a. Site Location: 440 - 460 (evens) Haltom Road
- b. Acreage: 19.87
- c. Applicant/Agent: Valentin Torres / George Muckleroy
- d. Request: From: "I" Light Industrial  
To: Add Conditional Use Permit (CUP) to allow semi truck and trailer parking; site plan included with development waiver for screening fence materials and height, site plan included.

Motion: Commissioner Gober made a motion, seconded by Commissioner Miller, to recommend **Denial without prejudice** of ZC-22-121. Motion passed 7-0

**16. ZC-22-122**

**CD 6**

- a. Site Location: 7424 Granbury Road
- b. Acreage: 22.34
- c. Applicant/Agent: Archco RCM Dylan Land Manager, LLC
- d. Request: From: "PD 823" Planned Development with base of Mixed Use Low Intensity (MU-1)  
To: "PD" Planned Development with a base of "C" Medium Density Multifamily, adding Office (commercial shared workspace) and restricting Gas drilling & production, Golf course, Country club (Private), Museum, library, fine arts center (Govt.); with specific development standards for open space, front yard building setback, building setback adjacent to one-family residential zoning, and a waiver to the MFD submittal; Site Plan included.

Douglas Hoy appeared before the Commission in support of ZC-22-122.

Motion: Commissioner Hall made a motion, seconded by Commissioner Wurman, to recommend **60-days Continuance** of ZC-22-122. Motion passed 7-0.

**17. ZC-22-123**

**CD 4**

- a. Site Location: 3417 & 3421 N. Beach Street
- b. Acreage: 1.39
- c. Applicant/Agent: JoDon Properties / Evolving Texas
- d. Request: From: "B" Two-Family  
To: "E" Neighborhood Commercial

John Cornelsen appeared before the Commission in support of ZC-22-123.

The following correspondence was submitted in opposition to this request: George Felan

Motion: Commissioner Gober made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-22-123. Motion passed 8-0

**18. ZC-22-124**

- a. Site Location: 500 W. Rendon Crowley Rd
  - b. Acreage: 5.0
  - c. Applicant/Agent: Logan Land Development LP
  - d. Request: From: "E" Neighborhood Commercial  
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial, plus miniwarehouse; site plan waiver requested.
- CD 6**

Travis Clegg appeared before the Commission in support of ZC-22-124.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Wurman, to recommend **30-Days Continuance** of ZC-22-124. Motion passed 8-0.

**19. ZC-22-125**

**CD 9**

- a. Site Location: 4200-4228 Townsend Dr
- b. Acreage: 1.3
- c. Applicant/Agent: Jango Construction Inc./ Shamim M. Naem
- d. Request: From: "A-5" One-Family  
To: "B" Two-Family

Raja Khanzada appeared before the Commission in support of ZC-22-125.

Motion: Commissioner Miller made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-125. Motion passed 8-0.

**20. ZC-22-128**

**CD 3,9**

- a. Site Location: 3071 Wabash Avenue & 2945 Lubbock Avenue
- b. Acreage: 0.29
- c. Applicant/Agent: Texas Christian University
- d. Request: 3071 Wabash Avenue  
From: "BU-IX-6" Berry/University / TCU Residential Overlay  
To: Amend "PD1190" Planned Development for all uses in "CF" Community Facilities to include 3071 Wabash to include waiver to 100 ft. setback to residential uses; site plan waived / TCU Residential Overlay  
2945 Lubbock Avenue  
From: "B" Two-Family / TCU Residential Overlay  
To: "CF" Community Facilities/ TCU Residential Overlay

Barry Hudson appeared before the Commission in support of ZC-22-128.

Motion: Commissioner Welch made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-22-128. Motion passed 8-0.

**21. ZC-22-129**

**CD 6**

- a. Site Location: 11501 & 11801 S. Freeway
- b. Acreage: 88.75
- c. Applicant/Agent: Adventist Health System/Sunbelt Inc.
- d. Request: From: "CF" Community Facilities  
To: "PD/J" Planned Development for uses in "J" Medium Industrial with development standards included in Exhibit A, site plan included.

David Martin, appeared before the Commission in support of ZC-22-129.

The following people spoke in support of this request: Tommy Mann, Taylor Mitcham, Mark Cone, Brad Sicard

The following correspondence was submitted in opposition to this request: Jane Davis-Nevaquaya

Motion: Commissioner Miller made a motion, seconded by Commissioner Wurman, to recommend **Approval with recommendation to speak to the neighborhood** of ZC-22-129. Motion passed 6-2 with Commissioner Hall and McDonnell voting in Opposition.



**Meeting adjourned: 4:22 p.m.**

**8/10/22**

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Stephen Murray, Zoning Administrator  
Development Services Department

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Willie Rankin, Chair