

DRAFT
Zoning Commission
September 14, 2022 – Meeting Minutes

Commissioners Present:

Willie Rankin Jr., 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, Temporary Chair, District 8
Kimberly Miller, District 9

Commissioners Absent:

Jarod Cox, District 1

Staff Members Present:

Stephen Murray, Planning Manager
Brett Mangum, Senior Planner
Beth Knight, Senior Planner
Alondra Salas-Beltre, Planner
Sandra Cejas, Planning Assistant
Andre Duncan, Planning Assistant
Melinda Ramos, Sr. City Attorney
Rich McCracken, Sr. Assistant City Attorney
Tom Simerly, Senior Professional Engineer
Tyson Thompson, Assistant Director
Daniel Leal, Assistant Director

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 Conlin called the regular session of the Fort Worth Zoning Commission to order at 1:00 p.m. on Wednesday, September 14, 2022.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF August 9, 2022.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Gober, that the minutes of the Zoning Commission meeting of August 10, 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

C. CONTINUED CASES

1. 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-22-001.

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

Motion: Commissioner Wurman made a motion to approve as amended, seconded by Commissioner Gober to recommend **Approval amended application** of ZC-22-001. Motion passed 5-3 with Commissioner Conlin, Hall and McDonnell voting in opposition.

2. ZC-22-066

CD 5

- a. Site Location: 11300 block Trinity Boulevard & 11250 S. Pipeline Rd
- b. Acreage: 14.85
- c. Applicant/Agent: Harold & Carolyn Pierce/ Drennan Commercial Group 5 LLC
- d. Request: From: "AG" Agricultural; "K" Heavy Industrial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus certain light industrial uses attached in exhibit A and a development standard to allow parking for warehouse and industrial uses to be calculated at one (1) space per four (4) employees (four (4) spaces minimum); site plan required

Ray Oujesky appeared before the Commission in support of ZC-22-066.

The following correspondence was submitted in opposition to this request:

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Hall, to recommend **Denial** of ZC-22-066. Motion passed 5-3 Commissioner Gober, Rankin and Welch voting in opposition.

3. ZC-22-098

CD 6

- a. Site Location: 4520 Sycamore School Road
- b. Acreage: 4.7
- c. Applicant/Agent: Dirk Branch LP
- d. Request: From: "F" General Commercial
To: "PD/D" Planned Development for "D" High Density Multifamily excluding Community Home, Group Home 1 &2, and Country Club uses with development standard for parking, site plan included.

Wes Hoblit appeared before the Commission in support of ZC-22-098.

Motion: Commissioner Hall made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-098. Motion passed 8-0.

4. SP-22-010

CD 9

- 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 "DD" Demolition Delay

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

The following people spoke in support of this request: Chris Hermon

The following people spoke in opposition to this request: Ray Oujesky, Brain Sinkiewiez and Margaret Demoss

Motion: Commissioner Miller made a motion, seconded by Commissioner McDonnell, to recommend **30-day Continuance** of SP-22-010. Motion passed 8-0.

5. ZC-22-124

CD 6

- 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 mini-warehouse; site plan included.

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

Motion: Commissioner Hall made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-22-124. Motion passed 8-0.

6. SP-22-016

CD 3

- a. Site Location: 3001 Alameda Street, 3000 West Loop 820 S
- b. Acreage: 2.78
- c. Applicant/Agent: The Fricks Company/Phillip Varughese (TNP)
- d. Request: To: Amend Site plan for PD 435 Planned Development for all uses in "F" General Commercial plus office, shop, vehicle maintenance and repair (inside only), vehicle washing, material testing, and inside storage (all associated with a general contractor business) and PD 1225 Planned Development for all uses in "G" Intensive Commercial plus car storage facility; site plan included.

Case has been withdrawn no public hearing.

7. ZC-22-114

CD 8

- a. Site Location: 2212 E. 4th Street
- b. Acreage: 21.2
- c. Applicant/Agent: Stonehawk Capital Partners
- d. Request: From: "PD 310R" Planned Development/Specific Use for multi-family and commercial subject to 37 acres of multi-family residential at a density of 30 to 36 units per acre, 7 acres of multi-family residential at a density of 30 to 50 units per acre, 12.5 acres of retail restaurant and commercial.
To: Amend "PD 310" to remove the multifamily density per acre restriction to allow 44 acres with a maximum unit count of 1,682 and 12.5 acres of retail, restaurant and commercial.

This case will be heard next month due to a notification error.

D. NEW CASES

8. ZC-22-045

CD 4

- a. Site Location: 5900-5915 (Evens) Elliott Reeder Road
- b. Acreage: 0.66
- c. Applicant/Agent: Adriana Ortiz
- d. Request: To: Add Conditional Use Permit (CUP) for outdoor storage of construction vehicles in "I" Light Industrial, site plan included

Raymond Arriaga appeared before the Commission in support of ZC-22-045.

The following people spoke in support of this request: Gary Mcklary

The following people spoke in opposition to this request: Trina Sanders

Motion: Commissioner Gober made a motion, seconded by Commissioner Wurman, to recommend **Approval with three-year time frame** of ZC-22-045. Motion passed 7-1 with Commissioner Rankin voting in opposition

9. ZC-22-134

CD 8

- a. Site Location: 2925 E. Berry Street; 2914-2928 Burton Avenue
- b. Acreage: 1.16
- c. Applicant/Agent: Vaquero Binkley Partners, LP
- d. Request: From: "A-5" One-Family
To: "E" Neighborhood Commercial

John Keffler appeared before the Commission in support of ZC-22-134.

Motion: Commissioner Wurman made a motion, seconded by Commissioner McDonnell, to recommend **Denial** of ZC-22-134. Motion passed 8-0.

10. ZC-22-136

CD 5

- a. Site Location: 3700 Ada Avenue
- b. Acreage: 0.35
- c. Applicant/Agent: SAI E & E Properties Inc.
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "E" Neighborhood Commercial

Motion: Commissioner McDonnell made a motion, seconded by Commissioner hall, to recommend **Denial** of ZC-22-136. Motion passed 8-0.

11. ZC-22-137

CD 5

- a. Site Location: 6101-6125 (odds) Willard Road
- b. Acreage: 2.07
- c. Applicant/Agent: Bassam Ramadam
- d. Request: To: Add Conditional Use Permit for auto repair and sales in "E" Neighborhood Commercial, site plan included

Bassin Ramadan appeared before the Commission in support of ZC-22-137.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Rankin, to recommend **Approval for three time period** of ZC-22-137. Motion passed 8-0.

12. ZC-22-138

CD 2

- a. Site Location: 3700 N Grove Street
- b. Acreage: 8.08
- c. Applicant/Agent: 3700 N. Grove LLC
- d. Request: To: Add Conditional Use Permit (CUP) to allow semi-truck and trailer parking in "I" Light Industrial; site plan included with development waiver for hard surface parking requirement, site plan included.

Krista Blanton-Gurkey appeared before the Commission in support of ZC-22-138.

Motion: Commissioner Rankin made a motion, seconded by Commissioner McDonnell, to recommend **Approval for three time period** of ZC-22-138. Motion passed 8-0.

13. ZC-22-139

CD 3

- a. Site Location: 3824 Benbrook Highway
- b. Acreage: 6.19
- c. Applicant/Agent: Jammy Incorporated
- d. Request: From: "E" Neighborhood Commercial with NASJRB Airport APZ II Overlay
To: "I" Light Industrial with NASJRB Airport APZ II Overlay

Mickey Thomas appeared before the Commission in support of ZC-22-139.

Motion: Commissioner Welch made a motion, seconded by Commissioner Gober, to recommend **Approval** of ZC-22-139. Motion passed 8-0.

14. ZC-22-140

CD 3

- a. Site Location: 10300 block Chapin Road
- b. Acreage: 13.62
- c. Applicant/Agent: HighFive Trust- BJA
- d. Request: From: "AG" Agricultural
To: "G" Intensive Commercial; "PD/G" Planned Development for all uses in "G" Intensive Commercial, plus mini-warehouse; site plan included.

Anna Carrillo appeared before the Commission in support of ZC-22-140.

The following people spoke in support of this request: Robert Horton

Motion: Commissioner Welch made a motion, seconded by Commissioner Gober, to recommend **Approval** of ZC-22-140. Motion passed 8-0.

15. ZC-22-141

CD 9

- a. Site Location: 731 Samuels Avenue
- b. Acreage: 1.02
- c. Applicant/Agent: Bruce & David Morris
- d. Request: From: "D" High Density Multifamily with Downtown Samuels Overlay and HC Overlay
To: "PD/H" Planned Development for all uses in the "H" Central Business District plus one-family detached, brewpub, and distillery uses with a development standard for maximum height of ten (10) stories with Downtown Samuels Overlay and HC Overlay, Site Plan Waiver Requested

Mary Nell Poole appeared before the Commission in support of ZC-22-141.

Motion: Commissioner Miller made a motion, seconded by Commissioner Gober, to recommend **Approval** of ZC-22-141. Motion passed 8-0.

16. ZC-22-142

CD 8

- a. Site Location: 1108 Riverside Drive
- b. Acreage: 0.21
- c. Applicant/Agent: Richard Gasca
- d. Request: From: "A-5" One-Family
To: "E" Neighborhood Commercial

Motion: Commissioner Wurman made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-22-142. Motion passed 8-0.

17. ZC-22-143

CD 9

- a. Site Location: 2606 Hemphill Street
- b. Acreage: 0.83
- c. Applicant/Agent: Southside City Church
- d. Request: From: "E" Neighborhood Commercial
To: PD/CR Planned Development for all uses in "CR" Low Density Multifamily, with specific development standards for open space, setbacks adjacent to one-family residential, fencing location, building orientation, and a waiver to the MFD submittal; Site Plan included.

Michael Thomas appeared before the Commission in support of ZC-22-000.

The following people spoke in support of this request: Darrel Auvenshine, Paul Millender

The following correspondence was submitted in opposition to this request: Ricardo Avitia and Stephen Chacko

Motion: Commissioner Miller made a motion, seconded by Commissioner Rankin, to recommend **Approval** of ZC-22-143. Motion passed 7-0.

18. ZC-22-145

CD 5

- a. Site Location: 13455 Ferris Street
- b. Acreage: 13.44
- c. Applicant/Agent: LCG21 Trinity LLC
- d. Request: From: "PD 247" Planned Development- Specific Use to allow Contractor's Storage Yard
To: "I" Light Industrial

Daniel Morsicano appeared before the Commission in support of ZC-22-145

The following people spoke in opposition to this request: Donna Woodard

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Gober, to recommend **Approval** of ZC-22-145. Motion passed 7-0.

19. ZC-22-148

CD 5

- a. Site Location: 2104 R.W. Bivens Lane
- b. Acreage: 0.18
- c. Applicant/Agent: City of Fort Worth – Development Services
- d. Request: From: "A-5/SS" One-Family with Stop Six Overlay
To: "UR/SS" Urban Residential with Stop Six Overlay

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Gober, to recommend **Approval** of ZC-22-148. Motion passed 6-0.

20. ZC-22-149

CD 8

- a. Site Location: 3626 Meadowbrook Drive
- b. Acreage: 0.61
- c. Applicant/Agent: City of Fort Worth – Development Services
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "A-5" One-Family

Carol Peters and Mike Phipps appeared before the Commission in support of ZC-22-149.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Gober, to recommend **Approval** of ZC-22-149. Motion passed 6-0.

Meeting adjourned: 4:22 p.m.

9/14/22

Stephen Murray, Zoning Administrator
Development Services Department

Willie Rankin, Chair