



**ZONING COMMISSION
AGENDA**

Wednesday, April 13th, 2022
Work Session 12:00 PM
Public Hearing 1:00 PM

Work Session

In-Person:
City Hall Conference Room 2020
200 Texas Street
2nd Floor-City Hall
Fort Worth, Texas 76102

Public Hearing

In-Person:
City Council Chamber
200 Texas Street
2nd Floor-City Hall
Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e2d40fb5679dbc1b4bd210f86fbc90084>

Meeting/ Access Code: 2556 463 5413

Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 2556 463 5413

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99
City of Fort Worth Website Homepage: [Watch Live Online](#)

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website:

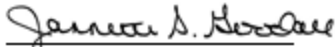
<https://www.fortworthtexas.gov/government/boards/list-boards-commissions/virtual-meetings>

To view the docket for this meeting visit: <https://www.fortworthtexas.gov/calendar/boards-commission>

This meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act.

Members of the Zoning Commission may be participating remotely in accordance with the Texas Open Meetings Act. The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, April 08, 2022 at 2:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary
City of Fort Worth, Texas

****Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on Monday, April 11th. To sign up, please register through WebEx in accordance with the directions on the City’s website above. This link should be used to register whether you plan to participate in-person or virtually. For questions or assistance with registration, please contact Sandra Barraza at Sandra.Barraza@fortworthtexas.gov or (817)392-8047.**

Please note that the City of Fort Worth is using a third party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible.

COMMISSION MEMBERS:

Jarod Cox CD 1	_____	Dr. Mia Hall, CD 6	_____
Willie Rankin, Chair, CD 2	_____	Jacob Wurman, CD 7	_____
Beth Welch, CD 3	_____	Wanda Conlin, Vice Chair, CD 8	_____
Jesse Gober, CD 4	_____	Kimberly Miller, CD 9	_____
Rafael McDonnell, CD 5	_____		

- I. WORK SESSION/Lunch 12:00 pm City Council Conference Room 2020**
 - A. Retail Smoke Shop Ordinance** **Melinda Ramos**
 - B. Overview of Zoning Cases** **Staff**

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, MAY 10TH, 2022 AT 6:00 P.M. UNLESS OTHERWISE STATED.

A. CALL TO ORDER

- B. APPROVAL OF MEETING MINUTES OF MARCH 9th, 2022** _____ **Chair**

To view the docket please visit the City Calendar (Boards and Commissions) or visit <http://fortworthtexas.gov/zoning/cases/>

C. CONTINUED CASES

- 1. ZC-21-218** **CD 8**

- a. Site Location: 1616 & 1620 E Rosedale St
- b. Acreage: 0.32
- c. Applicant/Agent: ANF Investments, LLC
- d. Request: From: "A-5" One-Family, "E" Neighborhood Commercial
To: "E" Neighborhood Commercial

2. ZC-21-236

CD 7

- a. Site Location: 9800-10400 blks Morris Dido Newark RD, 3600-4900 Bonds Ranch RD
- b. Acreage: 702.50
- c. Applicant/Agent: Bonds Ranch LP
- d. Request: From: Unzoned; "AG" Agricultural; "A-21" One-Family; "A-10" One-Family; "A-7.5" One-Family
To: "A-5" One-Family; "A-7.5" One-Family; "A-10" One-Family; "E" Neighborhood Commercial; "PD/CR" Planned Development for all uses in "CR" Low-Density Multifamily for detached multifamily with development standards for setbacks, building orientation, fencing, open space, landscaping and a waiver to the MFD submittal, site plan required.

3. ZC-21-208

CD 4

- a. Site Location: 3417 & 3421 N. Beach Street, 3859 Carolea Drive
- b. Acreage: 3.74
- c. Applicant/Agent: JoDon Properties
- d. Request: From: "B" Two-Family
To: "PD" Planned Development for "E" Neighborhood Commercial uses plus mini-warehouse; with development standards for supplemental and landscaping setbacks, projected residential front yard, illuminated sign, solid screening fence, and bicycle parking; site plan included

4. ZC-22-035

CD 9

- a. Site Location: 1701 Oakhurst Scenic Drive
- b. Acreage: 13.26
- c. Applicant/Agent: Mercy Culture Church Inc.
- d. Request: From: "PD-SU" for church related activities and signs that exceed the maximum height allowed in "CF", site plan required.
To: Amend PD 586 to allow transitional housing, site plan required

5. ZC-21-233

CD 7

- a. Site Location: 13700-13900 blocks Old Denton Road
- b. Acreage: 77.92
- c. Applicant/Agent: Wiggins GST Exempt Family Trust
- d. Request: From: Unzoned
To: "I" Light Industrial

6. ZC-22-016

CD 6

- a. Site Location: 10350 South Freeway
- b. Acreage: 4.67
- c. Applicant/Agent: Abel Anzua Garcia
- d. Request: To: Add Conditional Use Permit (CUP) for truck and trailer parking in "I" Light Industrial with waivers for screening fence, site plan included

7. ZC-22-018

CD 7

- a. Site Location: 110 & 112 Priddy Lane
- b. Acreage: 0.43
- c. Applicant/Agent: West Fork Capital, LLC / Mary Nell Poole, Townsite
- d. Request: From: "B" Two-Family
To: "UR" Urban Residential

8. ZC-22-024

CD 9

- a. Site Location: 2700 & 2704 Lipscomb Street
- b. Acreage: 0.94
- c. Applicant/Agent: James A. Davis & Laurie O. Brants / Mary Nell Poole, Townsite
- d. Request: From: "I" Light Industrial
To: "UR" Urban Residential

9. ZC-22-025

CD 4

- a. Site Location: 1025 W. Beach
- b. Acreage: 2.02
- c. Applicant/Agent: 5 B Corporation
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "E" Neighborhood Commercial; site plan included with waivers for setbacks, fencing location, and landscaping buffer

D. NEW CASES

10. ZC-22-028

CD 8

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

11. ZC-22-013

CD 9

- a. Site Location: 1050 Forest Park Boulevard
- b. Acreage: 0.29
- c. Applicant/Agent: Brewer & Hale, LLC
- d. Request: From: "E" Neighborhood Commercial
To: "PD/MU-1" Planned Development Low Intensity Mixed-Use for all uses in "MU-1" excluding ambulance dispatch station, mortuary, and golf course, with a development standard to not require street trees along Forest Park Boulevard, a development standard to allow 12 parking spaces, and site plan waiver requested

12. SP-22-004

CD 6

- a. Site Location: 5216 Sycamore School Road
- b. Acreage: 0.74
- c. Applicant/Agent: Revenue Avenue LLC
- d. Request: From: "PD 246" Planned Development for all uses in "E" Neighborhood Commercial excluding tattoo parlor and massage parlor
To: Submit required site plan for a drive-thru restaurant

13. SP-22-005

CD 6

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

14. SP-22-006

CD 6

- a. Site Location: 7309 Canyon Park Drive
- b. Acreage: 1.09
- c. Applicant/Agent: Revenue Avenue LLC
- d. Request: From: "PD 246" Planned Development for all uses in "E" Neighborhood
Commercial excluding tattoo parlor and massage parlor
To: Submit required site plan for general and medical offices

15. ZC-22-032

CD 5

- a. Site Location: 3904 Miller Avenue, 4100 block Baylor Street
- b. Acreage: 0.91
- c. Applicant/Agent: Legacy Construction Solutions
- d. Request: From: "A-5" One-Family "E" Neighborhood Commercial
To: "R2" Townhouse/Cluster

16. ZC-22-034

CD 3

- a. Site Location: 5708 Wellesley Avenue
- b. Acreage: 0.14
- c. Applicant/Agent: Avilez Home Builders LLC
- d. Request: From: "CB-TF" Camp Bowie District-Transition Zone
To: "A-5" One-Family

17. ZC-22-037

CD 8

- a. Site Location: 903 E. Powell Avenue
- b. Acreage: 0.13
- c. Applicant/Agent: Ramon Jasso & Ana Gutierrez Jasso
- d. Request: From: "CF" Community Facilities
To: "B" Two-Family

18. ZC-22-040

CD 9

- a. Site Location: 408 Foch Street
- b. Acreage: 0.25
- c. Applicant/Agent: Hezekiah Holdings LLC
- d. Request: From: "B" Two-Family
To: "UR" Urban Residential

19. ZC-22-041

CD 9

- a. Site Location: 715, 717, 721, 725 Clear Lake Avenue; 515 N Hampton Street; 1301, 1404, 1402, 1101 E Peach Street; 1315 & 1403 Bluff St; 415, 519 N Nichols Street; 409, 415, 504, 508, 514, 518 Wall Street;
- b. Acreage: 2.15
- c. Applicant/Agent: Brewer & Hale, Testudo Residential & Holdings
- d. Request: From: "D" High-Density Multi-Family, "G" High Intensive Commercial, "J" Medium Industrial, & PD 1226 for "H" uses with Downtown Urban Design District Overlay
To: "UR" Urban Residential

20. ZC-22-043

CD 3

- a. Site Location: 3201 South Hills Avenue
- b. Acreage: 4.61
- c. Applicant/Agent: Fort Worth Independent School District
- d. Request: From: "A-5" One-Family /TCU Residential Overlay
To: "CF" Community Facilities / TCU Residential Overlay

21. ZC-22-044

CD 9

- a. Site Location: 1326 College Avenue
- b. Acreage: 0.12
- c. Applicant/Agent: 1326 College Avenue LLC
- d. Request: From: "B/HC" Two-Family with Historical and Cultural Overlay
To: "C/HC" Medium-Density Multi-Family with Historical and Cultural Overlay

22. ZC-22-046

CD 6

- a. Site Location: 4301 W Risinger Road & 8701 S Hulen Street
- b. Acreage: 6.83
- c. Applicant/Agent: R Zeligson & I. Frank Trusts / GCRE Investment Fund LLC, Jordan Snyder
- d. Request: From: "E" Neighborhood Commercial
To: "D" High-Density Multi-Family

23. ZC-22-047

CD 9

- a. Site Location: 2825 & 2827 W. 5th Street
- b. Acreage: 0.28
- c. Applicant/Agent: Dike Family Partnership, FW Westside Properties LLC, James R Harris Properties LLC
- d. Request: From: "C" Medium-Density Multi-Family
To: "E" Neighborhood Commercial

24. ZC-22-048

CD 9

- a. Site Location: 5601 Crowley Road
- b. Acreage: 0.89
- c. Applicant/Agent: G&S Auto of Fort Worth IV, LLC
- d. Request: From: "FR" General Commercial Restricted and "PD 557" Planned Development for "FR" General Commercial Restricted
To: "E" Neighborhood Commercial

25. ZC-22-049

CD 8

- a. Site Location: 2300 block E. Maddox Avenue
- b. Acreage: 3.67
- c. Applicant/Agent: Oncor Electrical Delivery Co., LLC
- d. Request: From: "B" Two-Family
To: "PD/I" Planned Development for all uses in "I" Light Industrial excluding outdoor sales and storage, towing yard, and automotive repair, plus electrical substation with a maximum building height of 65 feet; site plan included

26. ZC-22-050

CD 3

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

27. ZC-22-051

CD 8

- a. Site Location: 961 E. Allen Avenue
- b. Acreage: 0.14
- c. Applicant/Agent: A to B LLC
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

28. ZC-22-052

CD 3

- a. Site Location: 9750 Legacy Drive
- b. Acreage: 2.74
- c. Applicant/Agent: V Bar V Real Estate Partnership, LLC
- d. Request: From: "PD/SU" Planned Development/Specific Use, for all uses in "E" Neighborhood Commercial; excluding the following: Massage Parlor or tattoo parlor. Site plan waived
To: "PD/F" Planned Development for all uses in "F" General Commercial plus hotel, site plan included

29. ZC-22-053

CD 5

- a. Site Location: 3120 Jimisons Lane, 1301 Vine Street
- b. Acreage: 5.50
- c. Applicant/Agent: ASG Holdings, Inc.
- d. Request: From: "AG" Agricultural
To: "I" Light Industrial

30. ZC-22-054

CD 3

- a. Site Location: 9580 Westpoint Boulevard
- b. Acreage: 10.28
- c. Applicant/Agent: 820/30 Interchange Ltd / AHS Residential LLC, Mariana Mesquita Paes
- d. Request: From: "C" Medium Density Multifamily
To: "PD" Planned Development with a base of "C" Medium Density Multifamily, with specific development standards for open space, building orientation, fencing placement, and parking placement; Site Plan included.

31. ZC-22-055

CD 3

- a. Site Location: 9513 Chapin Road
- b. Acreage: 2.93
- c. Applicant/Agent: Andrews 440 Ranch LP
- d. Request: From: "AG" Agricultural
To: "I" Light Industrial

32. ZC-22-057

CD 8

- a. Site Location: 4113 Mansfield Highway
- b. Acreage: 1.24
- c. Applicant/Agent: Lama Estate, LLC
- d. Request: From: "B" Two-Family, "E" Neighborhood Commercial
To: "E" Neighborhood Commercial

33. ZC-22-059

CD 8

- a. Site Location: 4900 & 4950 Brentwood Stair Road
- b. Acreage: 16.60
- c. Applicant/Agent: TotalEnergies E&P USA
- d. Request: From: "A-21" One-Family
To: "A-7.5" One-Family; "PD/E" Planned Development for all uses in
"E" Neighborhood Commercial plus mini-warehouses, site plan included

34. ZC-22-060

CD 4

- a. Site Location: Generally 300-700 blks Canyon Creek Trail, 700-800 blks Timberview Courts, extending west to Oncor line
- b. Acreage: 43.5
- c. Applicant/Agent: Various / City of Fort Worth - Development Services
- d. Request: From: "A-5" One Family
To: "A-21" One-Family; "A-10" One Family

35. ZC-22-076

CD All

- a. Site Location: City of Fort Worth
- b. Applicant/Agent: City of Fort Worth
- c. Request: Car Wash Text amendment: Recommendation to the City Council on the adoption of an amendment to Zoning Ordinance Section 5.108, Car Wash to clarify the development standards for certain types of car washes; amend section 4.803 "Nonresidential District Use Table" to clarify where certain types of carwashes are allowed and amend Chapter 9, "Definitions" to add definitions related to carwashes carwashes

E. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.