

DRAFT  
**Zoning Commission**  
**October 17, 2022 – Meeting Minutes**

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**Commissioners Present:**

Willie Rankin Jr., Chair, District 2  
Beth Welch, District 3  
Jarod Cox, District 1  
Rafael McDonnell, District 5  
Dr. Mia Hall, District 6  
Jacob Wurman, District 7  
Wanda Conlin, Vice-Chair, District 8  
Kimberly Miller, District 9

**Staff Members Present:**

Stephen Murray, Planning Manager  
Monica Lafitte, Senior Planner  
Brett Mangum, 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  
Jamie DeAngelo, Senior Planner

**Commissioners Absent:**

Jesse Gober, District 4

**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, October 17, 2022

**B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF September 14, 2022.**

Motion: Commissioner Hall made a motion, seconded by Commissioner McDonnell, that the minutes of the Zoning Commission meeting of September 14, 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 **Approval** of ZC-22-085. Motion passed 8-0

**3. ZC-22-114**

**CD 8**

- a. Site Location: 2212 E. 4<sup>th</sup> 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.

Tyler Scott appeared before the Commission in support of ZC-22-114.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-22-114. Motion passed 8-0.

**4. 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.

***This case has been withdrawn.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

**5. 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

Chris Herman, appeared before the Commission in support of SP-22-010.

The following people spoke in support of this request: Deborah Freed, Brandon Forsythe

The following people spoke in opposition to this request: Ray Oujesky, Heather Heftier, Brain Sinkwainz

Motion: Commissioner Miller made a motion, seconded by Commissioner Wurman, to recommend **Approval** of SP-22-010. Motion passed 8-0.

**D. NEW CASES**

**6. ZC-22-130**

**CD 5**

- a. Site Location: 601 E. Loop 820
- b. Acreage: 6.47
- c. Applicant/Agent: 820 & Sandy Brook LLC / Oziel Vigil, Reliable Commercial
- d. Request: From: "E" Neighborhood Commercial  
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus warehouse (warehouse use not to exceed 80% of square footage with a minimum of 20% office/showroom/retail); welding shop; assembly of pre-manufactured parts, except for vehicles, trailers, airplanes, or mobile homes; site plan included

Brain Cotter appeared before the Commission in support of ZC-22-130.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-130. Motion passed 8-0.

**7. ZC-22-135**

**CD 2**

- a. Site Location: 1500 E. Northside Drive
- b. Acreage: 4.09
- c. Applicant/Agent: Trinity River Group LP
- d. Request: From: "PD456" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus hotel/motel within 1000 feet of a residential district with accessory use for restaurant/bar; site plan waived  
To: "MU-2" High Intensity Mixed-Use

Brandon Middleton appeared before the Commission in support of ZC-22-135.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-135. Motion passed 8-0.

**8. SP-22-017**

**CD 8**

- a. Site Location: 4250 Mitchell Boulevard
- b. Acreage: 117.3
- c. Applicant/Agent: Bourbon House, LLC
- d. Request: To: Amend site plan for PD 1016 Planned Development/Specific Use for distillery and associated uses, restaurant, retail, guest cottages, events, and a security residence with "I" Light Industrial development standards and with a waiver for height, plus A-21 uses to add new warehouse building; site plan included

Scott Gibson appeared before the Commission in support of SP-22-017.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Hall, to recommend **Approval** of SP-22-017. Motion passed 8-0.

**9. ZC-22-151**

**CD 8**

- a. Site Location: 305 S. Chandler Dr. / 3100 E. 4th St.
- b. Acreage: 0.17
- c. Applicant/Agent: Jaime Saucedo
- d. Request: From: "A-5" One-Family  
To: "PD/E" Planned Development for a professional office, barbershop and duplex, site plan waiver requested

Jamie Saucedo appeared before the Commission in support of ZC-22-151

The following people spoke in opposition to this request: Phyllis Allen

Motion: Commissioner Conlin made a motion, seconded by Commissioner Wurman, to recommend **30-day Continuance** of ZC-22-151. Motion passed 8-0.

**10. ZC-22-153**

**CD 7**

- a. Site Location: 3900 West 7th Street
- b. Acreage: 0.46
- c. Applicant/Agent: 3900 West 7th Apartment, LLC/ Courtney Putney
- d. Request: From: "A-5" One-Family  
To: "C" Medium Density Multifamily

Carolyn Putney appeared before the Commission in support of ZC-22-153.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin to recommend **Denial** of ZC-22-153. Motion passed 8-0.

11. SP-22-020 (ZC-22-154)

CD 6

- a. Site Location: Southeast corner of Granbury Rd and Mesa Springs Drive
- b. Acreage: 6.5
- c. Applicant/Agent: Kroger Texas LP
- d. Request: To: Add site plan for medical clinic, site plan included

Darrick Walls appeared before the Commission in support of SP-22-020.

Motion: Commissioner Hall made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of SP-22-020. Motion passed 8-0.

12. ZC-22-155

CD 7

- a. Site Location: 5300 Golden Triangle Boulevard
- b. Acreage: 1.48
- c. Applicant/Agent: Keller305 WHW Ltd. / Tunnel Equity Partners
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "F" General Commercial; with development waivers for dumpster placement and screening fence, site plan included.

Kevin Kobler appeared before the Commission in support of ZC-22-155.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-155. Motion passed 8-0.

13. ZC-22-157

CD 2

- a. Site Location: 4800 & 4900 Old Decatur Road
- b. Acreage: 83.074
- c. Applicant/Agent: Fort Worth Quarry Company LLC / JR Thulin, Greystar Development Central & Nikki Moore, A.N. Moore Consulting
- d. Request: From: "E" Neighborhood Commercial, "F" General Commercial & PD-1184, Planned Development Low-Intensity Mixed Use & PD-1185, Planned Development High Density Multifamily  
To: "PD-C" Planned Development with a base of "C" Medium Density Multifamily, with development standards for open space, supplemental screening & buffer yard, signage, and building orientation; site plan included; and "E" Neighborhood Commercial

JR Thulin appeared before the Commission in support of ZC-22-157.

The following people spoke in support of this request: Nikki Moore

The following people spoke in opposition to this request: Randy Rodgers

Motion: Commissioner Cox made a motion, seconded by Commissioner Wurman, to recommend **30-day Continuance** of ZC-22-157. Motion passed 8-0.

**14. ZC-22-158**

**CD 6**

- a. Site Location: 801 W. Rendon Crowley Rd
- b. Acreage: 0.89
- c. Applicant/Agent: Virginia M. Purcell
- d. Request: From: "E" Neighborhood Commercial  
To: "FR" General Commercial Restricted

Mary Nell Poole appeared before the Commission in support of ZC-22-158.

Motion: Commissioner Hall made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-158. Motion passed 8-0.

**15. ZC-22-159**

**CD 3**

- a. Site Location: 15000 block Old Weatherford Road
- b. Acreage: 35.548
- c. Applicant/Agent: Aledo WC 34 LLC / Bo Trainor, Peloton Land Solutions
- d. Request: From: Unzoned  
To: "R2" Townhouse/Cluster

Travis Clavon appeared before the Commission in support of ZC-22-159.

Motion: Commissioner Welch made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-159. Motion passed 8-0.

**16. ZC-22-160**

**CD 3**

- a. Site Location: SE corner of FM 3325 & Old Weatherford Road
- b. Acreage: 249.98
- c. Applicant/Agent: Geo Beggs Aledo Ranch LP & Rockriver Partnership, LTD
- d. Request: From: Unzoned  
To: "G" Intensive Commercial, "D" High Density Multi Family, "R2" Townhouse/Cluster, and "A-5" One Family Residential

Travis Clavon appeared before the Commission in support of ZC-22-160.

Motion: Commissioner Welch made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-160. Motion passed 8-0.

**17. ZC-22-161**

**CD 8**

- a. Site Location: 4826 Wichita Street
- b. Acreage: 0.87
- c. Applicant/Agent: Vernon L. McCoy / Christopher Bonilla, Bonilla Group
- d. Request: From: "A-7.5" One Family Residential  
To: "E" Neighborhood Commercial

Christopher Bonilla appeared before the Commission in support of ZC-22-161.

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, to recommend 30- **Continuance** of ZC-22-161. Motion passed 8-0.

**18. ZC-22-162**

**CD 3**

- a. Site Location: 3632 Longvue Avenue
- b. Acreage: 0.72
- c. Applicant/Agent: Amy Seeling
- d. Request: From: "PD 1132" PD/CF Planned Development for all uses in "CF"  
Community Facilities plus event center; site plan waived  
To: "E" Neighborhood Commercial

Amy Seeling appeared before the Commission in support of ZC-22-162.

The following people spoke in opposition to this request: Roland & Cindy Creswell

Motion: Commissioner Welch made a motion, seconded by Commissioner Conlin, to recommend **30-day Continuance** of ZC-22-162. Motion passed 8-0.

**19. ZC-22-164**

**CD 7**

- a. Site Location: 14501 Old Blue Mound Rd.
- b. Acreage: 46.2
- c. Applicant/Agent: AIL Investments LP
- d. Request: From: "AG" Agricultural  
To: "K" Heavy Industrial

Kole Weber appeared before the Commission in support of ZC-22-164.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-164. Motion passed 8-0.

**20. ZC-22-165**

**CD 2**

- a. Site Location: 5851 North Freeway
- b. Acreage: 17.9
- c. Applicant/Agent: Brookhollow 1170, LTD/ IHS Real Estate Holdings, LLC
- d. Request: From: "G" Intensive Commercial  
To: "D" High Density Multifamily

Kenneth Fambro appeared before the Commission in support of ZC-22-165.

The following people spoke in opposition to this request: Ray Oujesky

Motion: Commissioner Cox made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-22-165 with commissioner Wurman, Miller and Conlin voting in opposition. Motion passed 5-0.

**21. ZC-22-166**

**CD 7**

- a. Site Location: 12951 Saginaw Boulevard
- b. Acreage: 22.099
- c. Applicant/Agent: Hunter Crossroads LP / David Pitcher, KFM Engineering & Ray Oujesky
- d. Request: From: "G" Intensive Commercial  
To: "PD" Planned Development with a base of "C" Medium Density Multifamily, with specific development standards for open space, building orientation, and a waiver to the MFD submittal; site plan included.

Jeremy Williams appeared before the Commission in support of ZC-22-166.

The following people spoke in support of this request: Ray Oujesky, David Pitcher

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Denial** of ZC-22-162. Motion passed 8-0.

**22. ZC-22-172**

**CD 3**

- a. Site Location: 5628 Houghton Avenue
- b. Acreage: 0.14
- c. Applicant/Agent: City of Fort Worth – Development Services
- d. Request: From: "CB-TF" Camp Bowie Transition Zone  
To: "A-5" One-Family

Elliot Cleaver appeared before the Commission in support of ZC-22-172.

Motion: Commissioner Welch made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-172. Motion passed 8-0.

**23. ZC-22-174**

**CD 7**

- a. Site Location: 2500-2700 blocks SH 114
- b. Acreage: 30.65 acres
- c. Applicant/Agent: Roanoke 35/114 Partners, LP & Roanoke 35/114 O & G Partners, LP
- d. Request: From: "K" Heavy Industrial  
To: "PD/C" Planned Development with a base of "C" Medium Density Multifamily, with specific development standards for building orientation, open space, and parking in front of primary building, and a waiver to the MFD; site plan included.

David Cooke appeared before the Commission in support of ZC-22-174.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-174. Motion passed 8-0.

**Meeting adjourned: 4:17 p.m.**

**8/10/22**

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Stephen Murray, Zoning Administrator  
Development Services Department

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Willie Rankin, Chair