

DRAFT  
**Zoning Commission**  
**December 14, 2022 – Meeting Minutes**

**Commissioners Present:**

Jarod Cox, District 1  
Willie Rankin Jr., Chair, District 2  
Beth Welch, District 3  
Jesse Gober, District 4  
Rafael McDonnell, District 5  
Jacob Wurman, District 7  
Wanda Conlin, Vice-Chair, District 8

**Commissioners Absent:**

Kimberly Miller, District 9  
Dr. Mia Hall, District 6

**Staff Members Present:**

Stephen Murray, Planning Manager  
Brett Mangum, Senior Planner  
Beth Knight, Senior Planner  
Monica Lafitte, Senior Planner  
Alondra Salas, Planner  
Sandra Cejas, Planning Assistant  
Andre Duncan, Planning Assistant  
Melinda Ramos, Deputy City Attorney  
Rich McCracken, Sr. Assistant City Attorney  
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, December 14, 2022.

**B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF November 09, 2022.**

Motion: Commissioner Cox made a motion, seconded by Commissioner Wurman, that the minutes of the Zoning Commission meeting of December 14, 2022 be approved. Motion passed 6-0.

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-22-147**

**CD 7**

- a. Site Location: 12650 Willow Springs Road
- b. Acreage: 32.037
- c. Applicant/Agent: Haslet Investment Group LLC
- d. Request: From: "I" Light Industrial  
To: "A-43" One-Family

David Dyer appeared before the Commission in support of ZC-22-147.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-147 Motion passed 7-0.

**2. ZC-22-156**

**CD 3**

- a. Site Location: 9400 block Chapin Road
- b. Acreage: 57.53
- c. Applicant/Agent: Rowan Altgelt Laughlin Group, LTD

- d. Request: From: "AG" Agricultural  
To: "PD/CR" Planned Development for all uses in "CR" Low Density Multifamily, plus cottage community, with development standards for open space, building setbacks, parking, building orientation, fencing, perimeter fencing, and waiver to MFD submittal; site plan included

Zac Thompson appeared before the Commission in support of ZC-22-156.

The following correspondence was submitted in opposition to this request: Bob Simpson

Motion: Commissioner Welch made a motion, seconded by Commissioner Cox, to recommend **60 days Continuance** of ZC-22-156. Motion passed 7-0.

### 3. ZC-22-184

CD 8

- a. Site Location: 7550 Crowley Road  
b. Acreage: 8.8  
c. Applicant/Agent: Journey Home Housing  
d. Request: From: "FR" General Commercial Restricted  
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

*This case has been withdrawn. No Public Hearing will be held.*

### D. NEW CASES

### 4. ZC-22-163

CD 3

- a. Site Location: 3308 Lackland Road  
b. Acreage: 0.95  
c. Applicant/Agent: Eden Garden Way  
d. Request: From: "CB-GC" Camp Bowie - General Corridor  
To: "CB-TZ" Camp Bowie - Transition

Wallid Elway appeared before the Commission in support of ZC-22-163.

The following correspondence was submitted in opposition to this request: Camp Bowie District Inc.

Motion: Commissioner Welch made a motion, seconded by Commissioner Conlin, to recommend **Denied without prejudice** of ZC-22-163. Motion passed 9-0.

### 5. ZC-22-168

CD 5

- a. Site Location: 4901 Carey Street  
b. Acreage: 1.51  
c. Applicant/Agent: Fisch Grandchildren's Trust  
d. Request: To: Add Conditional Use Permit (CUP) to allow outdoor storage of construction materials and equipment not associated with the primary business in "I" Light Industrial for a maximum of 5 years; no development waivers requested, site plan included

Travis Clay appeared before the Commission in support of ZC-22-168.

The following people spoke in opposition to this request: Letitia Wilburn

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-168. Motion passed 7-0.

**6. ZC-22-169**

**CD 5**

- a. Site Location: 4901 E. Loop 820 S.
- b. Acreage: 2.31
- c. Applicant/Agent: BDB Investments, LP/ South Point Constructors
- d. Request: To: Add Conditional Use Permit (CUP) to allow outdoor storage of construction materials and equipment not associated with the primary business in "I" Light Industrial for a maximum of 5 years; no development waivers requested, site plan included

Travis Clay appeared before the Commission in support of ZC-22-168.

The following people spoke in opposition to this request: Letitia Wilburn

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-169. Motion passed 7-0.

**7. ZC-22-189**

**CD 8**

- a. Site Location: 1208 Daggett Ave.
- b. Acreage: 0.12
- c. Applicant/Agent: Ameritex Homes
- d. Request: From: "J" Medium Industrial  
To: "A-5" One Family

Johnny Rodriguez appeared before the Commission in support of ZC-22-189.

The following people spoke in opposition to this request: Chris Stuart on behalf of Kevin Khorrami

The following correspondence was submitted in opposition to this request Kevin Khorrami

Motion: Commissioner Conlin made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-189. Motion passed 7-0.

**8. ZC-22-190**

**CD 5**

- a. Site Location: 6801 Anderson Boulevard
- b. Acreage: 18.2
- c. Applicant/Agent: Amerco Real Estate
- d. Request: From: "E" Neighborhood Commercial; "I" Light Industrial  
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial, plus mini-warehouse, vehicle rental, storage or display of accessory use; site plan waiver requested

Ray Oujesky appeared before the Commission in support of ZC-22-190.

The following correspondence was submitted in opposition to this request: Mo Peracha

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend **30-day Continuance** of ZC-22-190. Motion passed 7-0.

**9. ZC-22-191**

**CD 8**

- a. Site Location: 1524 Devitt Street
- b. Acreage: 2.14
- c. Applicant/Agent: Kyle K. Poulson
- d. Request: From: "E" Neighborhood Commercial  
To: "I" Light Industrial

Kevin Poulson appeared before the Commission in support of ZC-22-191.

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, to recommend **Denial** of ZC-22-191. Motion passed 7-0.

**10. ZC-22-193**

**CD 5**

- a. Site Location: 5408 David Strickland Rd.
- b. Acreage: 0.15
- c. Applicant/Agent: Juan Rosales / Ruby Luna Perez
- d. Request: From: "E" Neighborhood Commercial  
To: "A-5" One-Family

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-193. Motion passed 7-0.

**11. ZC-22-195**

**CD 9**

- a. Site Location: 5116 James Avenue
- b. Acreage: 0.5
- c. Applicant/Agent: Merry's Auto Car Ride LLC
- d. Request: From: "E" Neighborhood Commercial  
To: "FR" General Commercial Restricted

Motion: Commissioner Cox made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-22-195. Motion passed 7-0.

**12. ZC-22-196**

**CD 5**

- a. Site Location: 1524 Coleman Street
- b. Acreage: 0.24
- c. Applicant/Agent: Vanessa Solís
- d. Request: From: "A-7.5" One-Family  
To: "A-5" One-Family

Brett Turner appeared before the Commission in support of ZC-22-196.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-196. Motion passed 7-0.

13. ZC-22-199

CD 5

- a. Site Location: 3760 Waldorf Street
- b. Acreage: 0.23
- c. Applicant/Agent: Ana Maria Preciado / Xavier Loza
- d. Request: From: "MU-1" Low Intensity Mixed-Use  
To: "A-5" One-Family

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Denial** of ZC-22-199. Motion passed 7-0.

14. ZC-22-200

CD 8

- a. Site Location: 395 Altamesa Boulevard
- b. Acreage: 19.369
- c. Applicant/Agent: Albaro Becerra / Raymond & Alex Ayala, Sluggers Training Facility & Ballfields
- d. Request: From: "A-5" One Family Residential  
To: "PD-E" Planned Development based on Neighborhood Commercial zoning, with development standards for buffer yard, screening, and landscaping; Site Plan included.

Rebecca Flores Castro appeared before the Commission in support of ZC-22-200.

The following correspondence was submitted in support of this request: Geneva Ornelas, Moses Ornelas, Larry Yarbough, Gault, Juanita Irvine; Hallmark-Camelot Highland Terrace Neighborhood; Everman School District.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-200. Motion passed 7-0.

15. ZC-22-202

CD 6

- a. Site Location: 7300 Granbury Road
- b. Acreage: 33.080
- c. Applicant/Agent: Crowley ISD / Matrix Equities, Ronald Smith & Spiars Engineering, Jordan Huneycutt
- d. Request: From: "PD 662" Planned Development, Neighborhood Commercial & "R2" Townhome  
To: "D" High Density Multifamily & "PD-D" Planned Development-High Density Multifamily with development standards for signage, fencing, open space, parking, building orientation, and MFD submittal, Site Plan included.

Ronald Smith appeared before the Commission in support of ZC-22-202.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Continuance** of ZC-22-202. Motion passed 7-0.

16. ZC-22-203

CD 7

- a. Site Location: 2520 Halloran Street
- b. Acreage: 0.62
- c. Applicant/Agent: Paula Rae Fimbres, Et Al. / Mary Nell Poole, Townsite
- d. Request: From: "B" Two-Family  
To: "UR" Urban Residential

Mary Nell Poole appeared before the Commission in support of ZC-22-203.

Motion: Commissioner Wurman made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-22-203. Motion passed 7-0.

**17. ZC-22-204**

**CD 2**

- a. Site Location: 4501 Angle Avenue
- b. Acreage: 22.38
- c. Applicant/Agent: L & S Land Company LTD
- d. Request: From: "C" Medium Density Multifamily; "E" Neighborhood Commercial  
To: "C" Medium Density Multifamily

Andrew Willey appeared before the Commission in support of ZC-22-004.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Cox, to recommend **Approval** of ZC-22-204. Motion passed 7-0.

**18. ZC-22-206**

**CD 3**

- a. Site Location: 8401 West Freeway
- b. Acreage: 2.8
- c. Applicant/Agent: Krisha Investments Inc.
- d. Request: From: "E" Neighborhood Commercial  
To: "PD/D" Planned Development for "D" High Density Multifamily with development standards for: paving, fencing and parking in front of building, parking count, open space, signage and building orientation, site plan included.

Andrew Willey appeared before the Commission in support of ZC-22-004.

The following correspondence was submitted in support of this request: Fort Worth ISD; LVTRise; Fort Worth Housing Solutions; NAS JRB FW.

The following correspondence was submitted in opposition to this request:                     

Motion: Commissioner Welch made a motion, seconded by Commissioner Cox, to recommend **Approval** of ZC-22-206. Motion passed 7-0.

**19. ZC-22-208**

**CD 2**

- a. Site Location: 2832 Sedona Ranch Drive
- b. Acreage: 6.8518
- c. Applicant/Agent: Fossil Ridge Ltd.
- d. Request: From: "PD 1095" Planned Development  
To: "PD 1095" Planned Development with a base of "C" Medium Density Multifamily, with development standards for density, parking, fencing, and height, Site Plan included.

Daniel Hendren appeared before the Commission in support of ZC-22-208.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-208. Motion passed 7-0.

**20. ZC-22-192**

**CD 7**

- a. Site Location: 18242 S FM 156
- b. Acreage: 20
- c. Applicant/Agent: Double Eagle TH LLC – ARCO Murray
- d. Request: From: Unzoned  
To: "I" Light Industrial.

Jace Motheral appeared before the Commission in support of ZC-22-000.

The following correspondence was submitted in support of this request: Rusty Fuller on behalf Fort Worth Alliance

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-192. Motion passed 7-0.

**21. ZC-22-225**

**CD All**

- a. Site Location: Retail Smoke ShopText Amendment
- b. Applicant/Agent: City of Fort Worth
- c. Request: To: Adopt an ordinance amending the Zoning Ordinance of the City of Fort Worth, Article 8, of Ordinance No. 21653, to add "Retail Smoke Shop" to the definitions list of uses in the category "Retail Sales and Service" with a "P" in E through K zoning districts cells to indicate that the use is allowed and amend the Supplemental Standards column for "Retail Sales and Service" to add a reference to Section 5.152.

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

Motion: Commissioner McDonnel made a motion, seconded by Commissioner Wurman to recommend **Approval** of ZC-22-000. Motion passed 9-0.

Meeting adjourned: 4:40 p.m.

8/11/22

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Stephen Murray, Zoning Administrator  
Development Services Department

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Willie Rankin, Chair