**Zoning Commission**

**March 13, 2024 – Meeting Minutes**

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| **Commissioners Present:**  Willie Rankin Jr., Chair, District 2  Beth Welch, District 3  Matt McCoy, District 4  Rafael McDonnell, Vice Chair, District 5  Tiesa Leggett, District 8  Wes Hoblit, District 9  Jacob Wurman, District 10  Cathy Romero, District 11  Broderick Williams, District 6  Jeremy Raines, District 7  **Commissioners Absent:**  Jarod Cox, District 1 | **Staff Members Present:**  LaShondra Stringfellow, Development Assistant Director  Stephen Murray, Planning Manager  Brett Mangum, Senior Planner  Beth Knight, Senior Planner  Tom Simerly, Senior Professional Engineer  Laura Ruiz, Planning Assistant  Alex Johnson, Planning Assistant  Chris Austria, Assistant City Attorney II  Armond Bryant, Senior Planner  Sandy Michel. Senior Planner |

1. **PUBLIC HEARING** – 1:00 P.M.

Mr. Murray explained the procedure to be followed for the Zoning Commission meeting.

1. **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, March 13, 2024.

1. **CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF FEBRUARY 14, 2024.**

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Raines, that the minutes of the Zoning Commission meeting of February 14, 2024 be approved. Motion passed 9-0.

Video on individual cases can be viewed at the following website.

<http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2>

1. **CONTINUED CASES**
2. **ZC-23-186 CD 3**

a. Site Location: 4408 and 4412 Southwest Boulevard

b. Acreage: 4.42

c. Applicant/Agent: Tillar Southwest Blvd Partners / Ray Oujesky, Kelly Hart & Hallman

d. Request: From: “PD 678” and “IP” Industrial Park / NASJRB Overlay

To: “PD-FR” Planned Development General Commercial Restricted plus Auto Repair, paint and body shop adjoining a residential district boundary and limited to the following auto related uses: Auto detailing, Auto windshield chip repair, Auto minor dent repair (no body repair), Auto wrap installation, Auto ceramic coats and hail repair (no auto painting), Auto upholstery, Auto tinting; Assaying; Carpet & rug cleaning; Manufacture of artificial flowers, ornaments, awnings, tents, bags, blacking, cleaning or polishing preparations, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade; Machine shops; Furniture or cabinet repair and construction; Monument works, stone; Warehouse or bulk storage; Pattern shop; Printing, lithographing, book-binding, newspapers or publishing; Rubber stamping; Rubber stamp manufacture; Vehicle steam cleaning, NASJRB Overlay; Site Plan waiver requested

Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend a **Denial** for ZC-23-186. Motion passed 6-4(Chair Rankin and Commissioners Welch, McCoy, and Williams in opposition).

1. **ZC-23-187 CD 3**
2. Site Location: 7950 Calmont Ave
3. Acreage: 5.06
4. Applicant/Agent: Kyle K. Poulson
5. Request: From: “E” Neighborhood Commercial

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus warehouse with development standards, site plan included. Inclusion on the site plan for signage on Calmont to direct traffic and commercial vehicles and addition of landscaping discussed with neighborhood.

Motion: Commissioner Welch made a motion, seconded by Commissioner Raines, to recommend **Approval** for ZC-23-187. Motion passed 10-0

**D: NEW CASES**

1. **SP-24-001 CD 8**

a. Site Location: 2701 Moresby St

b. Acreage: 1.25

c. Applicant/Agent: YMCA of Metropolitan Fort Worth

d. Request: To: Amend existing site plan for “PD915A” "PD/E" Planned Development for Neighborhood Commercial with Development Standards to add a covered court.

Motion: Commissioner Leggett made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of SP-24-001. Motion passed 10-0.

1. **ZC-23-196 CD 8**
2. Site Location: 850 W Rendon Crowley Rd

b. Acreage: 1.02

c. Applicant/Agent: Scott Martsdorf

d. Request: From: “E” Neighborhood Commercial

To: “FR” General Commercial Restricted

Motion: Commissioner Leggett made a motion, seconded by Commissioner Welch, to recommend **Approval for** ZC-23-196. Motion passed 10-0

1. **ZC-23-205 CD 7**

a. Site Location: 7736 Blue Mound Road

b. Acreage: 20.187

c. Applicant/Agent: Lum’ais Wellness Group/Aaron Graves

d. Request: From: PD 738 PD/SU for Tree Farm & “A-5” One-Family

To: “E” Neighborhood Commercial

***This case will be heard by City Council March 19th at 6:00 p.m.***

Motion: Commissioner Raines made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-23-205. Motion passed 9-0.

1. **ZC-24-002 CD 11**

a. Site Location: 3116 Chenault St.

b. Acreage: 0.16878

c. Applicant/Agent: Avocet Ventures LP/Chris Kautsch

d. Request: From: “E” Neighborhood Commercial

To: “A-5” One-Family

Motion: Commissioner Romero made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of ZC-24-002. Motion passed 10-0.

1. **ZC-24-004 CD 11**

a. Site Location: 1724 N Sylvania Avenue & 2621 Daisy Lane

b. Acreage: 0.34

c. Applicant/Agent: Miguel Molina / James Stevens & Teresa McGee, Texas Surveying

d. Request: From: “E” Neighborhood Commercial

To: “A-5” One-Family

Motion: Commissioner Romero made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-24-004. Motion passed 10-0.

1. **ZC-24-005 CD 5**

a. Site Location: 5812 Oakdale Dr

b. Acreage: 0.2571

c. Applicant/Agent: Steven Burnette

d. Request: From: “A-5” One-Family

To: “B” Two-Family

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Raines, to recommend **Denial** of ZC-24-005. Motion passed 10-0.

1. **ZC-24-008 CD 11**

a. Site Location: 5008 Collett Little Rd

b. Acreage: 2.41

c. Applicant/Agent: Jerimiah Nix/Jervon Harris

d. Request: From: “E” Neighborhood Commercial

To: “UR” Urban Residential

Motion: Commissioner Romero made a motion, seconded by Commissioner Leggett, to recommend **Continuance to the next ZC meeting for** ZC-24.-008. Motion passed 10-0

1. **ZC-24-013 CD 10**

a. Site Location: 3445 Keller Haslet Road; 13451 & 13517 Alta Vista Road

b. Acreage: 27.95

c. Applicant/Agent: Tom Ross/Douglas Cooper-mma

d. Request: From: “C” Medium Density

To: “E” Neighborhood Commercial

Motion: Commissioner Wurman made a motion, seconded by Commissioner Welch, to recommend **Approval for** ZC-24-013. Motion passed 10-0

1. **ZC-24-014 CD 10**

a. Site Location: 12800, 12860 Timberland Boulevard & 12541 N Caylor Road

b. Acreage: 12.2

c. Applicant/Agent: Reginald Young / Bryan Welty, Cover 2 Capital

d. Request: From: “A-21” One-Family

To: “PD-D” Planned Development for all uses in ‘D’ High Density Multifamily, plus Restaurant, Café, Cafeteria and Retail Sales, General, with development standards for parking and 48 foot maximum height within 250 feet of one-family district, Site Plan included.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend **Denial for** ZC-24-014. Motion passed 10-0.

1. **ZC-24-015 CD 2**

a. Site Location: 2833 & 2825 N Main St

b. Acreage: 2.5

c. Applicant/Agent: John Ainsworth

d. Request: From: “F” General Commercial

To: “PD/G” Planned Development for all uses in “G” Intensive Commercial, plus hotel, site plan included

Motion: Commissioner Raines made a motion, seconded by Commissioner Wurman, to recommend for **Approval** of ZC-24-015. Motion passed 8-2(Commissioners Leggett and Romero in opposition).

1. **ZC-24-016 CD 8**

a. Site Location: 2757 Moresby Street

b. Acreage: 5.7

c. Applicant/Agent: FW Mason Heights LP

d. Request: From: “PD 915B” PD/C" Planned Development for Medium Density Multifamily uses with development standards on file in the Planning & Development Department, site plan required.

To: “PD 916” "PD/D" Planned Development for High Density Multifamily uses with development standards, site plan required

Motion: Commissioner Leggett made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-24-016. Motion passed 10-0.

1. **ZC-24-018 CD 2**

a. Site Location: 4500 & 4600, Angle Ave; 2500 NW Loop 820; 4400 & 4533 Marine Creek Parkway and 4500 Angle Avenue

b. Acreage: 41.53

c. Applicant/Agent: Jonathan Russell

d. Request: From: “G” Intensive Commercial & “J” Medium Industrial

To: “G” Intensive Commercial & “PD/J” Planned Development for all uses in “J” Medium Industrial, removing waste related uses, agricultural, and accessory uses, site plan required

Motion: Commissioner Williams made a motion, seconded by Commissioner McConnell, to recommend **Approval** of ZC-24-018. Motion passed 10-0.

1. **ZC-24-020 CD 5**

a. Site Location: 4903 Pollard-Smith Avenue and 1401 Etta Street

b. Acreage: 14.35

c. Applicant/Agent: FW Hughes House II GP, LL/Brandon Burns

d. Request: To: Amend PD1260 “PD/UR” to allow 35 ft primary street maximum setback along Avenue G, site plan included

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-24-020. Motion passed 10-0.

**Meeting adjourned: 3:43 p.m.**

**3/13/24**

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Stephen Murray, Zoning Administrator Development Services Department

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Willie Rankin, Chair