

DRAFT  
**Zoning Commission**  
**July 13, 2022 – Meeting Minutes**

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**Commissioners Present:**

Jarod Cox, District 1  
Willie Rankin Jr., Chair, District 2  
Beth Welch, District 3  
Jesse Gober, District 4  
Dr. Mia Hall, District 6  
Jacob Wurman, District 7  
Wanda Conlin, Vice-Chair, District 8  
Kimberly Miller, District 9

**Commissioners Absent:**

Rafael McDonnell, District 5  
Kimberly Miller, District 9  
Beth Welch, District 3

**Staff Members Present:**

Stephen Murray, Planning Manager  
Monica Lafitte, Senior Planner  
Brett Mangum, Senior Planner  
Beth Knight, Senior Planner  
Alondra Salas-Beltre, Planner  
Sandra Barraza, Planning Assistant  
Andre Duncan, Planning Assistant  
Rich McCracken, Sr. Assistant City Attorney  
Armond Bryant, Senior Planner  
Justin Newhart, 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, July 13, 2022.

**B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF June 08, 2022.**

Motion: Commissioner Cox made a motion, seconded by Commissioner Colin, that the minutes of the Zoning Commission meeting of June 8, 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. SP-22-005**

**CD 6**

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

Motion: Commissioner Hall made a motion, seconded by Commissioner Conlin, to recommend **60 days Continuance** of SP-22-005. Motion passed 6-0.

**2. ZC-22-065**

**CD 5**

- a. Site Location: 5100 - 5200 blocks Parker Henderson Road
- b. Acreage: 57.41
- c. Applicant/Agent: James Parker McCulley
- d. Request: From: "AG" Agricultural  
To: "I" Light Industrial

Ray Oujesky appeared before the Commission in support of ZC-22-065.

The following people spoke in support of this request: Ray Abraham, Lucretia Powell

The following people spoke in opposition to this request: Letitia Wilbourn, Jackee Cox, Sherly Dukes, John MacFarlane, Teena James

The following correspondence was submitted in opposition to this request: Echo Heights Association

Motion: Commissioner Cox with prejudice made a motion, seconded by Commissioner hall, to recommend **Denial with prejudice** of ZC-22-065. Motion passed 4 -2 with Commissioner Cox and Gober voting opposition

**3. ZC-22-091**

**CD 9**

- a. Site Location: 2716 & 2722 Wingate Street
- b. Acreage: 0.37
- c. Applicant/Agent: KBPFive, Inc.
- d. Request: From: "A-5" One-Family  
a. To: "UR" Urban Residential

Lindsay Purpura appeared before the Commission in support of ZC-22-091.

Motion: Commissioner Cox made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-091. Motion passed 6-0.

**D. NEW CASES**

**4. SP-22-009**

**CD 2**

- a. Site Location: 600 N. Meacham Boulevard
- b. Acreage: 18.22
- c. Applicant/Agent: Musket Corp
- d. Request: To: Amend Site Plan for PD 1106 Planned Development for all uses in "K"  
Heavy Industrial plus biodiesel processing and storage; site plan included.

Robert Griffin appeared before the Commission in support of SP-22-009.

Motion: Commissioner Cox made a motion, seconded by Commissioner Wurman, to recommend **Approval** of SP-22-009. Motion passed 6-0.

**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 demolition delay

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

The following people spoke in opposition to this request: Margaret DeMoss and Robert Schartz

Motion: Commissioner Cox made a motion, seconded by Commissioner Wurman, to recommend **60-day Continuance** of SP-22-010. Motion passed 9-0.

**6. SP-22-011**

**CD 9**

- a. Site Location: 1701 S. University Drive
- b. Acreage: 3.33
- c. Applicant/Agent: Oncor Electric Delivery
- d. Request To: Amend Site Plan for "PD/G" Planned development for uses in "G" Intensive Commercial, plus hotel and residential, with development standards for height, setbacks, urban forestry, landscaping, and parking; site plan included.

Chad Colley appeared before the Commission in support of ZC-22-011.

Motion: Commissioner Cox made a motion, seconded by Commissioner Wurman, to recommend **Approval** of SP-22-011. Motion passed 6-0.

**7. ZC-22-098**

**CD 6**

- a. Site Location: 4520 Sycamore School Road
- b. Acreage: 4.72
- c. Applicant/Agent: Jaimin Patel
- d. Request: From: "F" General Commercial
  - a. To: "PD/D" Planned development for "D" high Density Multifamily removing community Home, group home 1 &2 and Country Club uses with development standards for setbacks, parking, and building height, site plan included

Motion: Commissioner Hall made a motion, seconded by Commissioner Conlin, to recommend **60 days Continuance** of ZC-22-098. Motion passed 6-0.

**8. ZC-22-099**

**CD 6**

- a. Site Location: 5235 Bryant Irvin Road
- b. Acreage: 1.70
- c. Applicant/Agent: 5235 Bryant Irvin LLC
- d. Request: To: Add Conditional use permit (CUP) to allow an automated carwash facility in "G" Intensive commercial; site plan included with development waivers for vacuum canopies placement, screening fence, and accessory structures placement, site plan included.

Jake Petrie appeared before the Commission in support of ZC-22-099

Motion: Commissioner Hall made a motion denial with prejudice, seconded by Commissioner Colin to recommend **Denial with prejudice** of ZC-22-099. Motion passed 6-0.

**9. ZC-22-100**

**CD 7**

- a. Site Location: 516 W Bonds Ranch LLC
- b. Acreage: 2.04
- c. Applicant/Agent: 516 W Bonds Ranch Road
- d. Request: From: "E" Neighborhood Commercial; "PD 911" for "E" Neighborhood Commercial uses plus one family residence & farmers' marker  
To: "E" Neighborhood Commercial

Daniel Franklin appeared before the Commission in support of ZC-22-100.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend Approval of ZC-22-100. Motion passed 6-0.

**10. ZC-22-101**

**CD 9**

- a. Site Location: 5201 & 5199 McCart Avenue
- b. Acreage: 8.42
- c. Applicant/Agent: SVP MDO LLC
- d. Request: From: "E" Neighborhood Commercial
  - a. To: "F" General Commercial

Mary Nelle Poole appeared before the Commission in support of ZC-22-101.

The following people spoke in support of this request: Drew Brown

The following correspondence was submitted in opposition to this request: Luisa Masters

Motion: Commissioner Hall made a motion, seconded by Commissioner Conlin, to recommend **30-day Continuance** of ZC-22-101. Motion failed by a vote of 3-3 with Commissioner Cox, Gober and Wurman voting in opposition

Motion: Commissioner Cox made a motion, seconded by Commissioner Gober to recommend Approval of ZC-22-101 with PDF a site plan waiver and use waivers excluding. Motion failed 4-2 with Commissioner Hall and Conlin voting in opposition.

**Therefore, this case moves forward to City Council with a recommendation of denial.**

**11. ZC-22-102**

**CD 8**

- a. Site Location: 4401 Enon Road
- b. Acreage: 77.47
- c. Applicant/Agent: George Moore
- d. Request: From: "AG" Agricultural  
To: "F" General Commercial

Suzan Kedron appeared before the Commission in support of ZC-22-102.

The following people spoke in opposition to this request: Ivonne Booth

Motion: Commissioner Conlin made a motion, seconded by Commissioner Hall, to recommend **30-day Continuance** of ZC-22-102. Motion passed 6-0.

**12. ZC-22-103**

**CD 9**

- a. Site Location: 4437 & 4441 Wayside Avenue
- b. Acreage: 0.29
- c. Applicant/Agent: Up DFW Properties LLC
- d. Request: From: "A-5" One-Family  
a. To: "B" Two-Family

Jose Juarez appeared before the Commission in support of ZC-22-103.

Motion: Commissioner Cox made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-103 Motion passed 6-0.

**13. ZC-22-104**

**CD 3**

- a. Site Location: 10300 block Chapin Road
- b. Acreage: 2.96
- c. Applicant/Agent: HighFive Trust-BJA Mark
- d. Request: From: "AG" Agricultural  
To: "PD/G" Planned development for all uses in "G" Intensive Commercial, plus min warehouse; site plan included

***This case was withdrawn by the applicant. No public hearing was held.***

**14. ZC-22-105**

**CD 7**

- a. Site Location: 1330 block Sendera Ranch Road
- b. Acreage: 13.79
- c. Applicant/Agent: JGB Investments, LP
- d. Request: From: "AG" Agricultural, "E" Neighborhood Commercial, PD 562, PD 632  
To: "D" High Density Multifamily

***This case was withdrawn by the applicant. No public hearing was held.***

**15. ZC-22-106**

**CD 6**

- a. Site Location: 5700 block Altamesa Boulevard
- b. Acreage: 7.4
- c. Applicant/Agent: Dirk Branch LP
- d. Request: From: "I" Light Industrial  
To: "PD/D" Planned development for all uses in "D" High Density Multifamily with specific development standards for open spaces, parking orientation, and density; site plan included.

David Godvin appeared before the Commission in support of ZC-22-106.

Motion: Commissioner Hall made a motion, seconded by Commissioner Conlin to recommend **30 Continuance** of ZC-22-106. Motion passed 6-0.

**16. ZC-22-108**

**CD 8**

- a. Site Location: 700-800 blocks S. Sylvania
- b. Acreage: 2.56
- c. Applicant/Agent: Robert McKenzie-Smith Trust, 5217 Asset LLC
- d. Request: From: "ER" Neighborhood Commercial Restricted, "I" Light Industrial  
To: "R2" Townhouse/cluster

Barry Hudson appeared before the Commission in support of ZC-22-108.

The following people spoke in opposition to this request: Kathleen Saddler

Motion: Commissioner Conlin made a motion, seconded by Commissioner Wurman, to recommend **30-day Continuance** of ZC-22-108. Motion passed 6-0.

**17. ZC-22-109**

**CD 7**

- e. Site Location: 5440 W. Bailey Boswell Road
- f. Acreage: 1.47
- g. Applicant/Agent: Eagle's View Church, Inc
- h. Request: From: "C" Medium Density Multifamily  
To: "E" Neighborhood Commercial

Matt Bodsy appeared before the Commission in support of ZC-22-109.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-109. Motion passed 6-0.

**18. ZC-22-110**

**CD 7**

- a. Site Location: 117 Roberts Cutoff
- b. Acreage: 0.94
- c. Applicant/Agent: 117 Roberts Cutoff LLC
- d. Request: From: "I" Light Industrial  
To: "PD/I" Planned development for all uses in "I" Light Industrial  
Except massage parlor and sexually oriented business,  
adding distillery/brewery/winery use, with a development standard to  
allow the dumpster enclosure to be placed in front of the building; site plan

Kent Kenlar appeared before the Commission in support of ZC-22-110.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-110. Motion passed 6-0.

**19. ZC-22-111**

**CD 3**

- a. Site Location: 9700-9900 blocks Verna Trail North
- b. Acreage: 257.02
- c. Applicant/Agent: 4B Resources LP
- d. Request: From: "AG" Agricultural  
To: "A-5" One-Family, "A-10" One Family, "I" Light Industrial

Bates Arnot appeared before the Commission in support of ZC-22-111.

Motion: Commissioner Cox made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-111. Motion passed 6-0.

**20. ZC-22-113**

**CD 4**

- a. Site Location: 7400-8500 blocks North Freeway
- b. Acreage: 297.2
- c. Applicant/Agent: Basswoods35 Land LLC
- d. Request: From: "A-5" One-Family; "CR" Low Density Multifamily; "E" Neighborhood  
Commercial; "PD 996" PD/SU Planned Development/Specific Use for electronic data  
storage center; site plan required  
To: "PD/A-5, R-2, D, CF, G, and I" Planned Development for "A-5" One  
Family, "R2" Townhouse Cluster, "D" High Density Multifamily, "CF" Community  
Facilities, "G" Intensive Commercial, and "I" Light Industrial, IH-35W Overlay, site plan  
waiver requested

Travis Clegg appeared before the Commission in support of ZC-22-113.

Motion: Commissioner Gober made a motion, seconded by Commissioner Cox, to recommend **Approval** of ZC-22-113. Motion passed 6-0.

**21. ZC-22-115**

**CD 5**

- i. Site Location: 1916 Amanda Ave
- j. Acreage: 0.22
- k. Applicant/Agent: City of Fort Worth-Development Services
- l. Request: From: "A-5/SS" One-Family with Stop Six Overlay  
To: "MU-1/SS" Mixed-use with Stop Six Overlay

Motion: Commissioner Conlin made a motion, seconded by Commissioner Hall, to recommend **Approval** of ZC-22-115. Motion passed 6-0.

**Meeting adjourned: 3:54 p.m.**

**7/13/22**

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Stephen Murray, Zoning Administrator  
Development Services Department

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Willie Rankin, Chair