

DRAFT
Zoning Commission
December 13, 2023 – Meeting Minutes

Commissioners Present:

Willie Rankin Jr., Chair, District 2
Beth Welch, District 3
Rafael McDonnell, Vice Chair, District 5
Broderick Williams, District 6
Jeremy Raines, District 7
Tiesa Leggett, District 8
Wes Hoblit, District 9
Jacob Wurman, District 10
Cathy Romero, District 11

Commissioners Absent:

Vacant, District 4
Jarod Cox, District 1

Staff Members Present:

LaShondra Stringfellow, Development Assistant Director
Stephen Murray, Planning Manager
Lynn Goforth, Plans Examiner Supervisor
Shad Rhoten, Senior Planner
Brett Mangum, Senior Planner
Beth Knight, Senior Planner
Alondra Salas-Beltre, Planner
Laura Ruiz, Planning Assistant
Alex Johnson, Planning Assistant
Chris Austria, Assistant City Attorney II
Armond Bryant, Senior Planner
Sandy Michel, 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 1:06 p.m. on Wednesday, December 13, 2023.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF NOVEMBER 13, 2023.

Motion: Commissioner Raines made a motion, seconded by Commissioner McDonnell, that the minutes of the Zoning Commission meeting of November 13, 2023 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

C. CONTINUED CASES

1. ZC-23-137

CD 10

- | | |
|---------------------|---|
| a. Site Location: | 12650 Willow Springs Road |
| b. Acreage: | 79.42 |
| c. Applicant/Agent: | Rick Farnoush / Dyer Engineering |
| d. Request: | From: "I" Light Industrial
To: "PD/CR" Planned Development for all uses in "CR" Low-Density Multifamily plus detached multifamily with development standards for perimeter fencing and driveway location in the front yard; site plan included |

Thomas Durrant spoke in opposition to case ZC-23-137

Motion: Commissioner Wurman made a motion, seconded by Commissioner McDonnell, to recommend **Denial** of ZC-23-137. Motion passed 8-0(Commissioner Hoblit abstained).

D. NEW CASES

2. SP-23-012

CD 5

- a. Site Location: 5012 E Rosedale Street
- b. Acreage: 2.07
- c. Applicant/Agent: Mary-Margaret Lemons, Fort Worth Housing Solutions
- d. Request: To: Add site plan for "PD 1261" Planned Development for all uses in "CF" Community Facilities with waivers to building setback adjacent to one or two-family, maximum building height and parking parallel to the street

Motion: Commissioner Wurman made a motion, seconded by Commissioner Leggett, to recommend **A continuance to the January Zoning Commission meeting for SP-23-012**. Motion passed 7-0(Chair Rankin abstained).

3. SP-23-013

CD 5

- a. Site Location: 12101 Trinity Boulevard
- b. Acreage: 5.60
- c. Applicant/Agent: Michael Mckay, Urban Strategy / Manheim Remarketing, Inc
- d. Request: To: Amend site plan for "PD 292" Planned Development- Light Industrial to increase total building square footage from 157,424 to 186,029

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of SP-23-013. Motion passed 9-0.

4. ZC-23-164

CD 8

- a. Site Location: 2000 Block of Greybull Trail, Old Glory Trail; Otter Court; Cut Bank Trail; 9000 Block of Beaver Trail; 2101 and 2193 Cunningham Road
- b. Acreage: 26.03
- c. Applicant/Agent: Gunner Chi, Teague Nall and Perkins, Inc
- d. Request: To: Amend "PD 411" Planned Development/Specific Use for all uses in "A-5" One-Family with 50 foot buffer along eastern property line to remove the requirement for a 50 foot buffer along the eastern property line; site plan waiver requested

Motion: Commissioner Leggett made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-23-164. Motion passed 9-0.

5. ZC-23-167

CD 11

- a. Site Location: 4200 Brady Drive
- b. Acreage: 0.28
- c. Applicant/Agent: Mallory Haun, FTW Area Habitat for Humanity
- d. Request: From: "I/SS" Light Industrial/Stop Six Overlay
To: "A-5/SS" One-Family/Stop Six Overlay

Motion: Commissioner Romero made a motion, seconded by Commissioner Leggett, to recommend **Denial** of ZC-23-167. Motion passed 9-0.

6. ZC-23-169

CD 5

- a. Site Location: 1600 T Square Street
- b. Acreage: 3.00
- c. Applicant/Agent: Peloton Land Solutions / Westwood Professional Services
- d. Request: From: "G" Intensive Commercial
To: "A-5" One-Family

Lonnie Jeffers spoke in opposition to ZC-23-169.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Leggett, to recommend **Approval** of ZC-23-169. Motion passed 9-0.

7. ZC-23-173

CD 11

- a. Site Location: 5000 South Hampshire Boulevard
- b. Acreage: 0.31
- c. Applicant/Agent: Marcos Torrado / Hank Bounkhong
- d. Request: From: "A-7.5" One-Family
To: "B" Two-Family

Motion: Commissioner Romero made a motion, seconded by Commissioner Leggett, to recommend **a Continuance to the January Zoning Commission meeting for ZC-23-173**. Motion passed 9-0.

8. ZC-23-175

CD 5

- a. Site Location: 1509-1701 (odds) T Square Street
- b. Acreage: 3.08
- c. Applicant/Agent: Darwish Otrok, Alliance Homes
- d. Request: From: "G" Intensive Commercial & "A-5" One-Family
To: "R2" Townhouse/Cluster

Howard Shelton spoke in opposition to ZC-23-175

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Leggett, to recommend **Approval** of ZC-23-175. Motion passed 9-0.

9. ZC-23-176

CD 8

- a. Site Location: 361 South Riverside Drive
- b. Acreage: 0.49
- c. Applicant/Agent: Brian Cotter and Jim Maibach, Peyco Southwest Reality / Travis Niles
- d. Request: From: "J" Medium Industrial and "B" Two-Family
To: "I" Light Industrial

Motion: Commissioner Leggett made a motion, seconded by Commissioner McDonnell, to recommend a **Continuance to the January Zoning Commission meeting for ZC-22-176**. Motion passed 9-0

10. ZC-23-177

CD 10

- a. Site Location: 13951 Sendera Ranch Boulevard
- b. Acreage: 9.39
- c. Applicant/Agent: Jack Zanger, Triangle Engineering / Journey Capital
- d. Request: From: "E" Neighborhood Commercial and "FR" General Commercial Restricted
To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily excluding golf course, with development standards to allow carports between the building face and a street; site plan included

This case was withdrawn by the applicant

11. ZC-23-178

CD 4

- a. Site Location: 5600 Stratum Drive
- b. Acreage: 4.07
- c. Applicant/Agent: Ray Oujesky, Kelly Hart and Hallman LLP
- d. Request: From: "J" Medium Industrial
To: "PD/J" Planned Development for all uses in "J" Medium Industrial plus sheet metal shop and metal stamping; site plan waiver requested

Motion: Commissioner Wurman made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-23-178. Motion passed 9-0.

12. ZC-23-179

CD 7

- a. Site Location: 8811 Old Decatur Road
- b. Acreage: 3.60
- c. Applicant/Agent: Trenton Robertson, Masterplan
- d. Request: From: "C" Medium Density Multifamily
To: "E" Neighborhood Commercial and "F" General Commercial

Motion: Commissioner Raines made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-23-179. Motion passed 8-0.

13. ZC-23-181

CD 3

- a. Site Location: 3600 Walsh Ranch Parkway and 13453 West Freeway
- b. Acreage: 4.93
- c. Applicant/Agent: Richard Shaheen, Dunaway Associates / MD1-041, LLC

- d. Request: From: "PD 573" Planned Development "MU-2" High Intensity Mixed-Use excluding uses and development standards on file with the Development Services Department; site plan waived
To: "PD/G" Planned Development for all uses in "G" Intensive Commercial with development standards (see docket); site plan waiver requested

Motion: Commissioner Welch made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of ZC-23-181. Motion passed 9-0

14. ZC-23-183

CD 11

- a. Site Location: 3626 Meadowbrook Drive
b. Acreage: 0.59
c. Applicant/Agent: City of Fort Worth
d. Request: From: "A-5" One-Family
To: "PD/ER" Planned Development for all uses in Neighborhood Commercial Restricted plus coffee shop; site plan required

Motion: Commissioner Romero made a motion, seconded by Commissioner Leggett, to recommend **a Approval** of ZC-23-183. Motion passed 9-0.

Meeting adjourned: 2:16 p.m.

12/13/23

Stephen Murray, Zoning Administrator
Development Services Department

Willie Rankin, Chair