

DRAFT
Zoning Commission
January 11, 2023 – Meeting Minutes

Commissioners Present:

Willie Rankin Jr., Chair, District 2
Beth Welch, District 3
Jesse Gober, District 4
Rafael McDonnell, District 5
Dr. Mia Hall, District 6
Jacob Wurman, District 7
Wanda Conlin, Vice-Chair, District 8
Kimberly Miller, District 9

Commissioners Absent:

Jarod Cox, District 1

Staff Members Present:

Stephen Murray, Planning Manager
Brett Mangum, Senior Planner
Beth Knight, Senior Planner
Alondra Salas-Beltran, Planner
Sandra Cejas, Planning Assistant
Melinda Ramos, Sr. Assistant City Attorney Chf
Rich McCracken, Sr. Assistant City Attorney
Armond Bryant, Senior Planner
Mirian Spencer, Senior Projects Control Specialist
Justin Newhart, Senior Planner
Daniel Leal, Assistant Director

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, January 11, 2023.

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

Motion: Commissioner Conlin made a motion, seconded by Commissioner Miller, that the minutes of the Zoning Commission meeting of December 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

C. CONTINUED CASES

1. ZC-22-161

CD 8/8

- | | |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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: "PD/E" Planned Development with a base of "E" Neighborhood Commercial, excluding uses (see docket packet) with development standards for supplemental building setback; site plan included |

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

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

2. ZC-22-181

CD 6/6

- a. Site Location: 6881 Harris Parkway and 7101 Dutch Branch Road
- b. Acreage: 14.82
- c. Applicant/Agent: Rall Properties LP
- d. Request: From: "F" General Commercial; "PD 545" PD/SU for "G" Intensive Commercial development standards and all uses in "E" Neighborhood Commercial, with additional uses and development standards, site plan required
To: "R2" Townhouse/Cluster

Ben Raef appeared before the Commission in support of ZC-22-181.

Motion: Commissioner Hall made a motion, seconded by Commissioner Gober to recommend **Approval** of ZC-22-181. Motion passed 8-0.

3. ZC-22-190

CD 5/5

- 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/I" Planned Development for all uses in "I" Light Industrial, plus mini-warehouse, vehicle rental, storage or display of accessory use excluding blacksmithing and wagon shop; site plan waiver requested.

This case will be continued to the February 8th Public Hearing.

4. ZC-22-202

CD 6/6

- 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: "E" Neighborhood Commercial; "D" High Density Multifamily; "PD/D" Planned Development-High Density Multifamily with development standards for reduced open space, reduced parking, perimeter fencing, and waiver to MFD submittal, Site Plan included.

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

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend **60-Continuance** of ZC-22-202. Motion passed 7-0.

D. NEW CASES

5. ZC-22-198

CD 5/5

- a. Site Location: 2500 Dottie Lynn Parkway
- b. Acreage: 41.89
- c. Applicant/Agent: Jake Cook & Michael Cook, property owners / Neil Nicholson, Greystar Development Central & Nikki Moore, A.N. Moore Consulting, representatives

- d. Request: From: "E" Neighborhood Commercial; "AG" Agricultural
To: "PD/CR" Planned Development with a base of "CR" Low Density Multifamily, with development standards for supplemental building setback and screening fence, parking location, and building orientation; Site Plan included

Nikki Moore appeared before the Commission in support of ZC-22-198.

The following people spoke in support of this request: Daniel Hanson

The following people spoke in opposition to this request: Judy Taylor, Cindy Bonlin, Dave Fulson, Cindy Manuel

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Denial with commissioner Gober voting opposition** of ZC-22-198. Motion passed 7-1.

6. SP-22-023

CD 5/5

- a. Site Location: 501 E. Loop 820
b. Acreage: 4.3
c. Applicant/Agent: Ashen Investments, Inc.
d. Request: To: Amend site plan for PD 1083 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini warehouses to combine multiple buildings to one building; site plan included

Brandon Middleton appeared before the Commission in support of SP-22-023.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend **Approval** of SP-22-023. Motion passed 7-0.

7. SP-22-024

CD 6/6

- a. Site Location: SE of Sycamore School Rd. & Summer Creek Dr
b. Acreage: 1.9
c. Applicant/Agent: United Global Development Group / Logan McWhorter, representative
d. Request: To: Add site plan to PD 246 "PD/E" Planned Development all uses in "E" Neighborhood Commercial excluding tattoo parlor and massage parlor.

Mcclain appeared before the Commission in support of SP-22-024

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Approval** of SP-22-024. Motion passed 9-0.

8. ZC-22-087

CD 3/3

- a. Site Location: 9904 Camp Bowie W. Blvd.
b. Acreage: 3.9
c. Applicant/Agent: Baron Purselley
d. Request: From: PD 591 "PD/SU" for all uses in "E" plus mini warehouse, site plan waived

To: Amend PD 591 PD/SU" for all uses in "E" plus mini warehouse to add showroom, warehouse, and fleet parking for pool company; site plan waiver requested

Motion: Commissioner Welch made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-22-087. Motion passed 7-0.

9. ZC-22-170

CD 5/11

- a. Site Location: 5213 Mansfield Highway
- b. Acreage: 1.7
- c. Applicant/Agent: Idris Adeniseun
- d. Request: To: Add Conditional Use Permit to allow vehicle junkyard in "K" Heavy Industrial for a maximum of 5 years; site plan included.

Iris Adulemun appeared before the Commission in support of ZC-22-170.

The following people spoke in opposition to this request: Leticia Wilbur

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Miller, to recommend **30 Days Continuance** of ZC-22-170. Motion passed 7-0.

10. ZC-22-182

CD 5/5

- a. Site Location: Southwest Corner of E Square & T Square St.
- b. Acreage: 3.72
- c. Applicant/Agent: T Square Investments LLC/Darshwish Otok
- d. Request: From: "CF" Community Facilities
To: "A-5" One Family

Case was continue to the February 14th meeting

11. ZC-22-201

CD 8/11

- a. Site Location: 3600 E. Rosedale Street
- b. Acreage: 0.13
- c. Applicant/Agent: Armando Hernandez/Stacy Collins
- d. Request: From: "E" Neighborhood Commercial
To: "FR" General Commercial Restricted

Stacy Conlin appeared before the Commission in support of ZC-22-201.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Miller, to recommend **60 Days Continuance** of ZC-22-201. Motion passed 6-1.

12. ZC-22-207

CD 9/9

- a. Site Location: 4101 Merida Avenue
- b. Acreage: 0.24
- c. Applicant/Agent: Stephanie & Trinidad Cruz Jr.
- d. Request: From: "FR" General Commercial Restricted
To: "A-7.5" One-Family Residential

Trinidad Cruz appeared before the Commission in support of ZC-22-207.

Motion: Commissioner Miller made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-22-207. Motion passed 7-0.

13. ZC-22-210

CD 5/5

- a. Site Location: 1200 E. Maddox Avenue
- b. Acreage: 0.53
- c. Applicant/Agent: Sterling O'Day
- d. Request: From: "CF" Community Facilities
To: "A-5" One-Family

George Muckleroy appeared before the Commission in support of ZC-22-210.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-22-210. Motion passed 7-0.

14. ZC-22-211

CD 5/11

- a. Site Location: 4309 Village Creek Road
- b. Acreage: 2.3
- c. Applicant/Agent: Humberto Becerra
- d. Request: From: "A-21" One-Family
To: "I" Light Industrial

Humberto Berreca appeared before the Commission in support of ZC-22-211.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Approval/Denial/Continuance** of ZC-22-211 Motion passed 7-0.

15. ZC-22-212

CD 9/11

- a. Site Location: 2400 block (odds) Gillis Street
- b. Acreage: 0.42
- c. Applicant/Agent: F & P Properties / Enduro Coffee Roasters
- d. Request: From: "I" Light Industrial, "B" Two-Family, and "A-5" One-Family
To: "MU-2" High Intensity Mixed-Use

Anthony Parrotta appeared before the Commission in support of ZC-22-212.

Motion: Commissioner Miller made a motion, seconded by Commissioner Gober to recommend **Approval** of ZC-22-212. Motion passed 7-0.

16. ZC-22-213

CD 5/5

- a. Site Location: 3221 Vine Street
- b. Acreage: 1.0
- c. Applicant/Agent: Professional Living Centers LLC, Imad Edward / Barton Chapa Surveying, Greg Chapa
- d. Request: From: "AG" Agricultural
To: "A-5" One-Family

Doug Christopher appeared before the Commission in support of ZC-22-213.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-213 Motion passed 7-0

17. ZC-22-214

CD 5/5

- a. Site Location: 8950 Creek Run Road
- b. Acreage: 2.2
- c. Applicant/Agent: HStrand, LLC / Jason Eggenburger
- d. Request: From: "AR" One-Family Restricted/ PD 623 "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial; excluding the following uses: Massage Parlor, Tattoo Parlor, Pawn Shop, Liquor or Package Store, and Convenience Store, site plan waived
To: "I" Light Industrial

Miles Smith the Commission in support of ZC-22-214.

The following people spoke in support of this request: Sarah Hamilton

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend **Approval as amended** of ZC-22-214. Motion passed 7-0.

18. ZC-22-215

CD 3/7

- a. Site Location: 10211 Old Weatherford Rd
- b. Acreage: 11.56
- c. Applicant/Agent: Westland Texas Investments / Ottis Lee, PE III - Baird, Hampton & Brown
- d. Request: From: "A-5" One Family Residential & "E" Neighborhood Commercial
To: "E" Neighborhood Commercial; "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus College/University removing liquor or package store; site plan included.

Barry Oslen appeared before the Commission in support of ZC-22-215.

Motion: Commissioner Welch made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-215. Motion passed 7-0.

19. ZC-22-216

CD 5/5

- a. Site Location: 3700, 3704, 3708 Peach Street
- b. Acreage: 0.48
- c. Applicant/Agent: Palisade Custom Homes LP, Crystal Arnold
- d. Request: From: "AG" Agricultural
To: "A-5" One-Family Residential

Crystal Arnold appeared before the Commission in support of ZC-22-216.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-22-216. Motion passed 8-0.

20. ZC-22-217

CD 9/6

- a. Site Location: 5616 Crowley Road
- b. Acreage: 3.3

- c. Applicant/Agent: Edge Park Methodist Church/William Todd Kinney
- d. Request: From: "A-5" One-Family
To: "CF" Community Facilities

Joe Chamness appeared before the Commission in support of ZC-22-217.

Motion: Commissioner Miller made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-217. Motion passed 7-0.

21. ZC-22-218

CD 9/11

- a. Site Location: 2517-2531 (odds) Hemphill Street
- b. Acreage: 0.89
- c. Applicant/Agent: G & S Auto of Fort Worth, LLC / Mary Nell Poole, Townsite
- d. Request: From: "E" Neighborhood Commercial
To: "UR" Urban Residential

Mary Nell Poole appeared before the Commission in support of ZC-22-218.

The following people spoke in opposition to this request: Ricardo Avita

Motion: Commissioner Miller made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-218. Motion passed 8-0.

22. ZC-22-220

CD 5/5

- a. Site Location: 6201 Lake Arlington Drive
- b. Acreage: 6.22
- c. Applicant/Agent: Constellation Energy / Randle Howard
- d. Request: From: "O-1" Floodplain
To: "K" Heavy Industrial.

Randle Howard appeared before the Commission in support of ZC-22-220.

The following people spoke in support of this request: Steve Mason

The following people spoke in opposition to this request: Judy Taylor, Torchy White, Cindy Bolin, Dave Fulson

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend **Denial** of ZC-22-220. Motion passed 8-0.

23. ZC-22-221

CD 2/2

- a. Site Location: 3701 N. Sylvania Ave., 2567 & 2575 E. Long Ave.
- b. Acreage: 5.21
- c. Applicant/Agent: Fort Worth Texas BP2, LLC / Homeyer Engineering, Inc.
- d. Request: To: Add Conditional Use Permit (CUP) to allow petroleum storage facility in "K" Heavy Industrial; site plan included

Jim Payne appeared before the Commission in support of ZC-22-221.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-221. Motion passed 8-0.

24. ZC-22-223

CD 7/7

- a. Site Location: 8400 Wagley Robertson Road
- b. Acreage: 7.4
- c. Applicant/Agent: Hawkins Custom Homes, Peloton Land Solutions
- d. Request: From: PD 514 Planned Development for all uses in "F" General Commercial with additional uses listed, site plan waived
To: "R2" Townhouse/Cluster

Travis Clegg appeared before the Commission in support of ZC-22-223.

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

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend 30-Days **Continuance** of ZC-22-223. Motion passed 8-0.

25. ZC-22-224

CD 5/5

- a. Site Location: 1425 Nottingham Boulevard
- b. Acreage: 0.23
- c. Applicant/Agent: Phillip W. Galyen
- d. Request: From: "PD 942" Planned Development for "E" Neighborhood Commercial uses plus outdoor display and sales of playsets
To: "A-5" One-Family

John Nolan appeared before the Commission in support of ZC-22-224.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-224. Motion passed 8-0.

26. ZC-23-002

CD 8/11

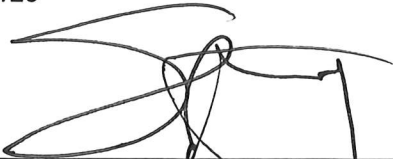
- a. Site Location: 3629 Meadowbrook Drive
- b. Acreage: 0.40
- c. Applicant/Agent: City of Fort Worth/Development Services
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "A-5" One-Family

The following people spoke in opposition to this request: Royce Missioner


Motion: Commissioner Conlin made a motion, seconded by Commissioner Miller, to recommend **30-days Continuance** of ZC-23-002. Motion passed 8-0.

Meeting adjourned: 4:39 p.m.

1/11/23



Stephen Murray, Zoning Administrator
Development Services Department



Willie Rankin, Chair