

Special Zoning Commission
March 22, 2023 – Meeting Minutes

Commissioners Present:

Jarod Cox, District 1
Willie Rankin Jr., Chair, District 2
Jesse Gober, District 4
Rafael McDonnell, District 5
Dr. Mia Hall, District 6
Jacob Wurman, District 7
Wanda Conlin, Vice-Chair, District 8

Commissioners Absent:

Beth Welch, District 3
Kimberly Miller, District 9

Staff Members Present:

Stephen Murray, Planning Manager
Brett Mangum, Senior Planner
Beth Knight, Senior Planner
Shad Rhoten, Senior Planner
Alondra Salas-Beltre, Planner
Sandra Cejas, Planning Assistant
Melinda Ramos, Sr. Assistant City Attorney Chf
Christopher Austria, Assistant City Attorney II
Armond Bryant, Senior Planner
Justin Newhart, Senior Planner

I. PUBLIC HEARING – 9:00 A.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 Public Special Fort Worth Zoning Commission to order at 1:00 p.m. on Wednesday, March 22, 2023.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF February 15, 2023.

Motion: Commissioner Cox made a motion, seconded by Commissioner Hall, that the minutes of the Zoning Commission meeting of February 15, 2023 be approved. Motion passed 7-0.

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-22-201

CD 8/Future CD 11

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

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Denial** of ZC-22-201. Motion passed 7-0.

2. ZC-22-202

CD 6/ Future CD 6

- a. Site Location: 7350 Granbury Road
- b. Acreage: 33.1
- c. Applicant/Agent: Crowley ISD/Ronald L. Smith
- d. Request: From: "PD 662" Planned Development for all uses in "E" Neighborhood Commercial; excluding uses, site plan required; "R2" Townhome

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

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

The following people spoke in support of this request: Barbara Homes

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

D. NEW CASES

3. ZC-22-214

CD 5/5

- a. Site Location: 8950 Creek Run Road and 8951 Cottonwood Village
- 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: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus Warehouse, site plan included.

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

4. SP-23-001

CD 6/Future CD 6

- a. Site Location: 7513 Summer Creek
- b. Acreage: 1.70
- c. Applicant/Agent: Kevin Afkami/Andrew Yeoh
- d. Request: To: Add site plan for PD 246 "PD/E" Planned Development for all uses in the "E" Neighborhood Commercial.

Motion: Commissioner Hall made a motion, seconded by Commissioner Cox, to recommend **Approval** of SP-23-001. Motion passed 7-0.

5. ZC-23-009

CD 4/Future CD 4

- a. Site Location: 4941 North Tarrant Parkway
- b. Acreage: 1.22
- c. Applicant/Agent: MQ Northside Retail, LLC
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "FR" General Commercial Restricted; with development waiver to not install required screening fence; site plan included.

David Gregory appeared before the Commission in support of ZC-23-009.

The following people spoke in opposition to this request: Susan Kinney

Motion: Commissioner Gober made a motion, seconded by Commissioner McDonnell, to recommend **Approval with** required screening fence with Commission Hall and Rankin voting in opposition of ZC-23-009. Motion passed 5-2.

6. ZC-23-013

CD 8/ Future CD 8

- a. Site Location: 2808 Strong Ave
- b. Acreage: 0.33
- c. Applicant/Agent: Rene and Luz C. Calvillo / Nicteloi Cadena
- d. Request: From: "A-5" One-Family
To: "B" Two-Family District

Nicteloi Cadena appeared before the Commission in support of ZC-23-013.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Hall, to recommend **Approval** of ZC-22-013. Motion passed 7-0.

7. ZC-23-014

CD 5/ Future CD 5

- a. Site Location: 13108 & 13116 S. Pipeline Rd
- b. Acreage: 1.87
- c. Applicant/Agent: Mosaad Girgis
- d. Request: From: "E" Neighborhood Commercial
To: "A-7.5" One Family

Gerry Curtis appeared before the Commission in support of ZC-22-014.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-23-014. Motion passed 7-0.

8. ZC-23-015

CD 8/ Future CD 8

- a. Site Location: 2201 Annabelle Lane
- b. Acreage: 6.1241267
- c. Applicant/Agent: R3 Realty Group LLC / Ray Oujesky, Kelly Hart & Hallman LLP
- d. Request: From: "A-10" One Family
To: "PD-CR" Planned Development-Low Density Multifamily with development standards for reduced parking, reduced supplemental building setbacks, building orientation, fencing, and waiver to the MFD submittal, site plan included.

Ray Oujesky appeared before the Commission in support of ZC-23-015.

The following people spoke in support of this request: Munatsi Manyande

The following people spoke in opposition to this request: Alicia Banta

Motion: Commissioner Conlin made a motion, seconded by Commissioner Wurman, to recommend **60 days Continuance** of ZC-23-015. Motion passed 7-0.

9. ZC-23-016

CD 8/ Future CD 8

- a. Site Location: 1520 E. Robert Street
- b. Acreage: 0.14
- c. Applicant/Agent: VMP Scattered Properties by Luis Matarrita
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "A-5" One Family

Luis Matarrita appeared before the Commission in support of ZC-23-016.

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-23-016. Motion passed 6-0.

10. ZC-23-018

CD 9/ Future CD 9

- a. Site Location: 2801 Townsend Dr
- b. Acreage: 0.14
- c. Applicant/Agent: James W. Eby
- d. Request: From: "A-5" One Family
To: "B" Two Family

CASE CONTINUED TO THE APRIL ZONING COMMISSION HEARING

11. ZC-23-021

CD 5/ Future CD 8

- a. Site Location: 3918 Miller Ave
- b. Acreage: 0.20
- c. Applicant/Agent: Osareth Ighogaro
- d. Request: From: "E" Neighborhood Commercial
To: "A-5" One Family

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-22-021. Motion passed 7-0.

12. ZC-23-022

CD 2/ Future CD 7

- a. Site Location: 5819 Bowman Roberts
- b. Acreage: 5.6
- c. Applicant/Agent: C4 Lease/Mary Nell Poole
- d. Request: From: "AG" Agricultural
To: "PD-D" Planned Development-High Density Multifamily with development standards for parking, supplemental building setbacks, building orientation, perimeter fencing, open space, and waiver to the MFD submittal; site plan included.

Mary Nell Poole appeared before the Commission in support of ZC-23-022.

The following people spoke in opposition to this request: Pamela Reese; Jeff O'Quinn; Lana Stevens; Greg Hoyt and Oscar Sánchez

Motion: Commissioner Wurman made a motion, seconded by Commissioner Cox, to recommend **60 Days Continuance** of ZC-22-022. Motion passed 7-0.

13. ZC-23-023

CD 5/ Future CD 11

- a. Site Location: 5008 Collett Little Road
- b. Acreage: 2.44
- c. Applicant/Agent: Jerimiah Nix / CSH Lofts at Redwood, Ltd. - Russ Michaels
- d. Request: From: "E" Neighborhood Commercial
To: "D" High Density Multifamily

CASE WAS WITHDRAWN

14. ZC-23-024

CD 9 / Future CD 3

- a. Site Location: 3740 Hopkins St and 4501-4517 (odds) Valentine St
- b. Acreage: 1.86
- c. Applicant/Agent: Valentine Street LLC/ Steven Halliday
- d. Request: From: "CR" Low Density Multifamily and "I" Light Industrial
To: "MU-2" High Intensity Mixed-Use

Steven Halliday appeared before the Commission in support of ZC-23-024

Motion: Commissioner Cox made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-23-024. Motion passed 7-0.

15. ZC-23-025

CD 8/ Future CD 8

- a. Site Location: 3670 Wichita Street
- b. Acreage: 8.9
- c. Applicant/Agent: Fort Worth Mason Heights
- d. Request: From: "PD915" Planned Development for all uses in "ER" Neighborhood Commercial Restricted uses plus assisted living facility nursing home with full medical services with massage therapy and spa with development standards on file and "PD913" Planned Development for all uses in "A-5" One-Family with development standards on file.
To: "PD/CF" Planned Development for all uses in "CF" Community Facilities plus care house/group home and offices with development standards (see exhibit), site plan required.

Scott Gibson appeared before the Commission in support of ZC-23-025.

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-23-025. Motion passed 7-0.

16. ZC-23-027

CD 9/ Future CD 9

- a. Site Location: 3005 & 3011 Stanley Ave
- b. Acreage: 0.43
- c. Applicant/Agent: Tom Hicks / Gina McLean – Nationwide Construction
- d. Request: From: "A-5" One Family
To: "E" Neighborhood Commercial

Gina McLean appeared before the Commission in support of ZC-23-027.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend **30-day Continuance** of ZC-23-027. Motion passed 6-0.

17. ZC-23-028

CD 7/ Future CD 7

- a. Site Location: 3320 W. 4th Street
- b. Acreage: 0.12761204
- c. Applicant/Agent: 3301 Hamilton Avenue Partners/ Lynette Payne
- d. Request: To: Add Conditional Use Permit (CUP) to allow an auxiliary parking lot in "B" Two-Family; site plan included with development waivers to landscaping, screening fence, and auxiliary lot standards.

Ray Oujesky appeared before the Commission in support of ZC-23-028.

The following people spoke in support of this request: Bernard Malone III; James Simmons

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Approval with 5 years** of ZC-22-028. Motion passed 6-0.

18. ZC-23-029

CD 5/ Future CD 5

- a. Site Location: 11413 Mosier Valley & 11450 Trinity Boulevard
- b. Acreage: 13.99
- c. Applicant/Agent: HMM Family Partnership LP
- d. Request: From: "AG" Agricultural
To: "PD/C" Planned Development for all uses in C Medium Density Multifamily with Development standards for fencing, building height, parking in front of building, site plan included

Barry Hudson appeared before the Commission in support of ZC-23-029.

The following people spoke in support of this request: Max Wittenberg

The following people spoke in opposition to this request: Chris Barker

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-23-029. Motion passed 7-0.

19. ZC-23-030

CD 8/ Future CD 8

- a. Site Location: 1628 Davis Avenue
- b. Acreage: 0.28
- c. Applicant/Agent: QJ Development LLC. / DCG Engineering Inc.
- d. Request: From: "A-5" One Family
To: "B" Two Family

Gregory Davis appeared before the Commission in support of ZC-23-030.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-23-030. Motion passed 6-0.

20. ZC-22-188

CD 8/ Future CD 11

- a. Site Location: 3701 Meadowbrook Dr.
- b. Acreage: 0.25
- c. Applicant/Agent: KAT Investments LLC / Tara Bohme
- d. Request: From: "A-5" One Family

To: "PD/A-7.5" Planned Development for all uses in "A.7.5" One-Family plus triplex; site plan included

Tara Bohme appeared before the Commission in support of ZC-22-188

The following people spoke in support of this request: Mike Phipps

Motion: Commissioner Conlin made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-22-188. Motion passed 6-0.

21. ZC-22-178

CD 5/ Future CD 5

- a. Site Location: 3801 & 3825 South Cravens
- b. Acreage: 10.16
- c. Applicant/Agent: Demetrica V. Williams Family Trust
- d. Request: From: "MU-1" Low Intensity Mixed-Use
To: "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use plus amusement/outdoor use, bar/tavern, cocktail lounge, club, private or teen, and dance hall use; development standard for maximum setback of 312 ft; no minimum first floor height requirement; site plan waiver requested.

Darren Norman appeared before the Commission in support of ZC-22-178.

The following people spoke in support of this request: Demetrica V. Williams

The following people spoke in opposition to this request: Cecil Sanderling

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Wurman, to recommend **Approval of ZC-22-178** Commissioner Conlin voting in opposition. Motion passed 5-1.

Meeting adjourned: 10:49 a.m.

3/22/23

Stephen Murray, Zoning Administrator
Development Services Department

Willie Rankin, Chair