



**ZONING COMMISSION  
AGENDA**

Wednesday, July 13th, 2022

Work Session 12:00 PM

Public Hearing 1:00 PM

**Work Session**

In-Person:

City Hall Conference Room 2020

200 Texas Street

2<sup>nd</sup> Floor-City Hall

Fort Worth, Texas 76102

**Public Hearing**

In-Person:

City Council Chamber

200 Texas Street

2<sup>nd</sup> Floor-City Hall

Fort Worth, Texas 76102

**Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e8e95c104b6ab359ff4a52c0a0b52a5b4>

Meeting/ Access Code: 2553 471 1881

Registration Required

**Teleconference**

(817) 392-1111 or 1-650-479-3208

Meeting/ Access Code: 2553 471 1881

**Viewing Only**

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: [Watch Live Online](#)

**For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website:**

<https://www.fortworthtexas.gov/government/boards/list-boards-commissions/virtual-meetings>

**To view the docket for this meeting visit:** <https://www.fortworthtexas.gov/calendar/boards-commission>

**This meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act.**

**Members of the Zoning Commission may be participating remotely in accordance with the Texas Open Meetings Act. The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting.**

**\*\*Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on Monday, July 11th. To sign up, please register through WebEx in accordance with the directions on the City’s website above. This link should be used to register whether you plan to participate in-person or virtually. For questions or assistance with registration, please contact Sandra Cejas at [sandra.cejas@fortworthtexas.gov](mailto:sandra.cejas@fortworthtexas.gov) or (817)392-8047.**

**Please note that the City of Fort Worth is using a third party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible.**

**COMMISSION MEMBERS:**

Jarod Cox, CD 1	_____	Dr. Mia Hall, CD 6	_____
Willie Rankin, Chair, CD 2	_____	Jacob Wurman, CD 7	_____
Beth Welch, CD 3	_____	Wanda Conlin, Vice Chair, CD 8	_____
Jesse Gober, CD 4	_____	Kimberly Miller, CD 9	_____
Rafael McDonnell, CD 5	_____		

**I. WORK SESSION/Lunch 12:00 pm City Council Conference Room 2020  
A. Overview of Zoning Cases Staff**

**II. PUBLIC HEARING 1:00 PM**

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, AUGUST 9TH, 2022 AT 6:00 P.M. UNLESS OTHERWISE STATED.

**A. CALL TO ORDER**

**B. APPROVAL OF MEETING MINUTES OF MAY 11TH, 2022 \_\_\_\_\_ Chair**

*To view the docket please visit the City Calendar (Boards and Commissions) or visit <http://fortworthtexas.gov/zoning/cases/>*

**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

**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
- a. Request: From: “AG” Agricultural  
To: “I” Light Industrial

**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  
To: "UR" Urban Residential

**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: Amend site plan for PD 1106 Planned Development for all uses in "K" Heavy Industrial plus biodiesel processing and storage; site plan included.

**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: Amend Site Plan for PD 574 Planned Development for all uses in "MU-2" Mixed-Use with Demolition Delay.

**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 all uses in "G" Intensive Commercial, plus hotel and residential, with development standards for height, setbacks, urban forestry, landscaping, and parking; site plan included.

**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  
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.

**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.

**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' market  
To: "E" Neighborhood Commercial

**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  
To: "F" General Commercial

**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: "MH" Manufactured Housing

**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  
To: "B" Two-Family

**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 miniwarehouse; site plan included

**14. ZC-22-105**

**CD 7**

- a. Site Location: 13300 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

**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 space, parking orientation, and density; site plan included.

**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

**17. ZC-22-109**

**CD 7**

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

**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 provided

**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

**20. ZC-22-113**

**CD 4**

- a. Site Location: 7400-8500 blocks North Freeway (I-35W)
- 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

**21. ZC-22-115**

**CD 5**

- a. Site Location: 1916 Amanda Avenue
- b. Acreage: 0.22
- c. Applicant/Agent: City of Fort Worth – Development Services
- d. Request: From: "A-5/SS" One-Family with Stop Six Overlay  
To: "MU-1/SS" Mixed-Use with Stop Six Overlay

**E. ADJOURNMENT:** \_\_\_\_\_

**ASSISTANCE AT THE PUBLIC MEETINGS:**

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

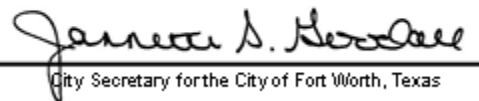
**ASISTENCIA A REUNIONES PUBLICAS:**

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

**Executive Session.**

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, July 08, 2022 at 3:15 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
City Secretary for the City of Fort Worth, Texas