



**ZONING COMMISSION  
AGENDA**

Wednesday, January 11, 2023

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=e69ab99e16c27aae45d34004b861c069f>

Meeting/ Access Code: 2553 058 4729

Registration Required

**Teleconference**

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

Meeting/ Access Code: 2553 058 4729

**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 Zoning Commission regarding an item on a listed agenda must sign up to speak no later than 5 p.m. on the day before the scheduled meeting. 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. However, you can also sign-up to speak prior to the Public Hearing if attending in-person. 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, CD 8	_____
Jesse Gober, CD 4	_____	Kimberly Miller, CD 9	_____
Rafael McDonnell, Vice Chair, 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, February 14, 2023 AT 6:00 P.M. UNLESS OTHERWISE STATED.**

**CALL TO ORDER**

**A. APPROVAL OF MEETING MINUTES of December 14, 2022 \_\_\_\_\_ Chair**

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

**B. CONTINUED CASES District (Old/New)**

**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

**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

**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 8<sup>th</sup> 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.

**C. 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

**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

**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.

**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

**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.

**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 Otrok
- d. Request: From: "CF" Community Facilities  
To: "A-5" One Family

**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

**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

**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

**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

**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

**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

**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

**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.

**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

**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

**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

**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.

**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

**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

**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

**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

**D. 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.

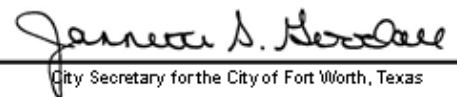
**ASISTENCIA A REUNIONES PUBLICAS:**

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, January 06, 2023 at 3:45 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