



**ZONING COMMISSION
AGENDA**

Wednesday, April 12, 2023
Work Session 12:00 PM
Public Hearing 1:00 PM

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, April 07, 2023 at 3:25 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

City Secretary *S. Rowland*
City of Fort Worth, Texas

Work Session

In-Person:
City Hall Conference Room 2020
200 Texas Street
2nd Floor-City Hall
Fort Worth, Texas 76102

Public Hearing

In-Person:
City Council Chamber
200 Texas Street
2nd Floor-City Hall
Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/weblink/register/ree639e538cef9adf8999d5a5f35a30b2>

Meeting/ Access Code: 2550 458 7518

Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 255 045 87518

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 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, MAY 9, 2023 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of March 22, 2023 _____ 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-22-156 CD 3/ Future CD 3

- a. Site Location: 9400 Block Chapin Road
- b. Acreage: 57.54
- c. Applicant/Agent: Rowan Altgelt Laughlin Group, LTD / Zac Thompson, ONM Living
- d. Request: From: “AG” Agricultural
To: “PD-CR/R2” Planned Development-Low Density Multifamily and Townhouse/Cluster, with development standards for open space, building setbacks, parking, building orientation, fencing, perimeter fencing, and waiver to MFD submittal; Site Plan included

2. 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/TCU Residential Overlay
To: “B” Two Family/TCU Residential Overlay

3. 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

C. NEW CASES

4. ZC-22-226

CD 5/ Future CD 5

- a. Site Location: 1809 Miller Ave
- b. Acreage: 0.15
- c. Applicant/Agent: Mary Helen Johnson / Alpha Family Group
- d. Request: From: “A-5/SS” One-Family/Stop Six Overlay
To: “B/SS” Two-Family District/Stop Six Overlay

5. ZC-23-026

CD 2/ Future CD 7

- a. Site Location: 5950 Hereford Drive
- b. Acreage: 1.08
- c. Applicant/Agent: Salvador Rodriguez
- d. Request: From: “A-5” One-Family
To: “B” Two-Family District

6. ZC-23-035

CD 6/ Future CD 6

- a. Site Location: 7340 Kingswood Drive
- b. Acreage: 7.47
- c. Applicant/Agent: Robert Yu / Palladium USA International, Inc.
- d. Request: From: “E” Neighborhood Commercial
To: “PD/E” Planned Development for “E” Neighborhood Commercial, excluding certain uses (for list see staff report in docket) plus multifamily developed to “C” Medium Density Multifamily with development standards; site plan included.

7. ZC-23-037

CD 3/ Future CD 6

- a. Site Location: 5404 Wellesley Avenue
- b. Acreage: 0.14
- c. Applicant/Agent: Laura Kate Tucker / Jennifer Tucker
- d. Request: From: “A-5” One Family
To: “PD/A-5” Planned Development for all uses in “A-5” One Family plus short-term rental, site plan included.

8. ZC-23-038

CD 5/ Future CD 5

- a. Site Location: 7808 Brentwood Stair Road
- b. Acreage: 13.854
- c. Applicant/Agent: Amy Hung / Jones Gillam Renz & Andrea Taylor
- d. Request: From: “A-7.5” One Family
To: “C” Medium Density Multifamily

9. ZC-23-040

CD 6/ Future CD 8

- a. Site Location: 12365 South Fwy
- b. Acreage: 1.257
- c. Applicant/Agent: JLI Investments / Ryan Kim
- d. Request: From: PD 203 – “PD/SU” Planned Development Specific Use for the sale of manufactured homes
To: “F” General Commercial

10. ZC-23-041

CD 9/ Future CD 11

- a. Site Location: 4041 Ryan Ave
- b. Acreage: 1.95
- c. Applicant/Agent: Rosemont Holding /National Veterans Outreach Program Inc. / The Berm Consultant Group
- d. Request: From: “A-5” One-Family
To: “D” High Density Multifamily

11. ZC-23-043

CD 8/ Future CD 8

- a. Site Location: 3001 S Riverside Dr
- b. Acreage: 13.01
- c. Applicant/Agent: Amanda Schulte – Bennet Partners / Center for Transforming Lives
- d. Request: To: Amend PD 760 – “PD/I” Planned Development Light Industrial for all uses in “I” excluding chicken battery or brooder, coal, coke or wood yard, outdoor sales and storage with development standards (see staff report in docket), site plan included

12. ZC-23-044

CD 3/ Future CD 3

- a. Site Location: 3505 West Loop 820 South
- b. Acreage: 1.925
- c. Applicant/Agent: Hiley Land LP / Jim Stephenson, VLK Architects
- d. Request: From: “FR” General Commercial Restricted
To: “PD-FR” Planned Development based on General Commercial Restricted zoning, plus “Automotive repair, paint and body” adjacent to residential zoning, with development standards for signage; Site Plan included

This case was withdrawn by applicant. No Public Hearing will be held.

13. ZC-23-045

CD 5/ Future CD 11

- a. Site Location: 5000 David Strickland Rd, 5025-5029 Vesta Farley Rd, 5412 Durothy Rd, 5000-5004 Mosson Rd
- b. Acreage: 2.2
- c. Applicant/Agent: Bowie Holland / Barry Hudson (Dunaway Associates)
- d. Request: From: “B” Two-Family
To: “I” Light Industrial

14. ZC-23-047

CD 9/ Future CD 9

- a. Site Location: 1716-1720 (evens) Galveston Ave, 1703-1719 (odds) Galveston Ave and 1720-1724 S Main St
- b. Acreage: 0.918
- c. Applicant/Agent: Steven Halliday / Christine Panagopoulos

d. Request: From: "E" Neighborhood Commercial, "ER" Neighborhood Commercial Restricted, "B" Two-Family and "F" General Commercial
To: "UR" Urban Residential

15. ZC-23-052

CD 8/ Future CD 8

a. Site Location: 6433 Campus Drive
b. Acreage: 76.55
c. Applicant/Agent: NewCold Fort Worth, LLC
d. Request: From: "J" Medium Industrial
To: "PD/J" Planned Development with a base of "J" Medium Industrial, excluding uses (see staff report in docket) with development standards for building height increase; site plan included.

16. ZC-23-050

ZONING TEXT AMENDMENT

CD 5/ Future CD 5

a. Site Location: Trinity Lakes Form-Based District
b. Applicant/Agent: City of Fort Worth
c. Request: Adoption of an ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth to amend various sections of the Trinity Lakes Development Code as provided by Section 4.1307.D., "Other Development Standards" Of Section 4.1307, "Trinity Lakes ("TL") to revise Table 7.1 "Street Classification" to clarify requirements for street width and on-street parking and update images of cross section of certain streets

17. ZC-23-068

ZONING TEXT AMENDMENT

All Districts

a. Site Location: City Wide
b. Applicant/Agent: City of Fort Worth
c. Request: Adoption of an ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth to amend Chapter 5, Supplemental Use Standards," Article I, "Standards for Selected Uses," to add Section 5.152 "Bars or Taverns" to clarify when a conditional use permit is required for a bar or tavern in the High Intensity Mixed-Use Zoning (MU-2) District and amend Section 4.1203 "Form-Based District Use Table" to add a reference to supplemental use standard Section 5.152

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 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 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.