



ZONING COMMISSION

AGENDA

Wednesday, May 10, 2023

Work Session 12:00 PM

Public Hearing 1:00 PM

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/rc70a32851b5db722e8e09c103c585490>

Meeting/ Access Code: 2553 923 5454

Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159

Meeting/ Access Code: 2553 923 5454

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 | _____ | TBT, 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 |
| B. Briefing on Changes to the Definition of Boarding house/Lodge house | Law |

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, JUNE 13, 2023 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

- A. APPROVAL OF MEETING MINUTES of April 12, 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-22-202** **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 parking, perimeter fencing, and waiver to MFD submittal; site plan included.

2. ZC-22-223

CD 7/ Future CD 7

- a. Site Location: 8400 Wagley Robertson Road and 7900 Comanche Springs Drive
- 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

3. ZC-23-015

CD 8/ Future CD 8

- a. Site Location: 2201 Annabelle Lane
- b. Acreage: 6.12
- 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.

4. 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.

C. NEW CASES

5. ZC-22-186

CD 5/ Future CD 11

- a. Site Location: 3602 N. Grove Avenue
- b. Acreage: 0.29
- c. Applicant/Agent: Victor Lopez/ Ana Vasquez
- d. Request: To: Add Conditional Use Permit (CUP) to allow storage of materials and equipment for building wooden pallets in "K" Heavy Industrial for a maximum of 5 years; development standard waivers requested for screening fence materials, bufferyard /setback /supplemental screening adjacent to a residential district, bicycle rack, parking spaces, vehicle maneuvering, and landscaping, site plan included.

6. ZC-23-032

CD NA/ Future CD 10

- a. Site Location: 2802 Litsey Road
- b. Acreage: 33.75
- c. Applicant/Agent: Republic Property Group, Seth Carpenter / Peloton Land Solutions
- d. Request: From: Unzoned
To: "PD/CR" Planned Development Low Density Multi-Family for all uses within "CR" plus cottage community, with development standards to MFD submission, fencing/parking within the front yard and 47% open space, site plan included for cottage community only.

7. ZC-23-042

CD 4/ Future CD 11

- a. Site Location: 1100 Haltom Road
- b. Acreage: 34.0
- c. Applicant/Agent: AMZA OJGH LLC/ Westwood Professional Services
- d. Request: To: Add Conditional Use Permit (CUP) to allow outdoor storage of and parking of semi-trucks, trailers, and passenger vehicles; outside storage of construction, bulk materials, and wooden pallets in "K" Heavy Industrial for a maximum of 5 years with development standard waivers for screening fence materials and screening fence location, site plan included

8. ZC-23-046

CD 7/ Future CD 10

- a. Site Location: 11200 Timberland Boulevard
- b. Acreage: 1.53
- c. Applicant/Agent: CVS Corporation / Club Carwash
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "G" Intensive Commercial; development standard waiver for location of accessory structures; site plan included.

9. ZC-23-048

CD 9/ Future CD 9

- a. Site Location: 2832 West 7th Street
- b. Acreage: 0.2869
- c. Applicant/Agent: JCL West 7th, LLC / Darin Norman (Urbanworth LLC)
- d. Request: From: "E" Neighborhood Commercial
To: "MU-2" High Intensity Mixed-Use

10. ZC-23-051

CD 9/ Future CD 9

- a. Site Location: 2904 Stanley Avenue
- b. Acreage: 0.13
- c. Applicant/Agent: GSR Construction, LLC / Peter Kavanaugh
- d. Request: From: PD 822 "PD/I" Planned Development for all uses in "I" Light Industrial plus Metal stamping, dyeing, shearing or punching; planning mill or woodworking shop, mini-warehouses and permitting motors with 50 horsepower or more; site plan waived, with TCU Residential Overlay
To: "B" Two-Family/TCU Residential Overlay

11. ZC-23-053

CD 7/ Future CD 7

- a. Site Location: 1812 Tremont Avenue
- b. Acreage: 0.1893
- c. Applicant/Agent: Dehaven Diagnosticts LLC/Robert J. Balch
- d. Request: From: "F" General Commercial
To: "A-5" One-Family

12. ZC-23-054

CD 3/ Future CD 3

- a. Site Location: 2820 and 2900 Olive Place
- b. Acreage: 0.50
- c. Applicant/Agent: Jerry Pierce / Keystone Residential
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

13. ZC-23-055

CD 5/ Future CD 5

- a. Site Location: 3200 S. Cravens
- b. Acreage: 5.0
- c. Applicant/Agent: UWV East Loop, LLC c/o Melanie Goeders, Reardon Construction
- d. Request: From: "G" Intensive Commercial
To: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus assembly of premanufactured parts; fabricating or manufactured housing, temporary or office building; furniture or cabinet repair or construction; furniture sales, with outside storage/display (new/used); machine shops; monument/marble works, finishing and carving only; outdoor sales and storage including yards, contractors, lumber or storage, automobiles, storage yards, building materials; printing, lithographing, book-binding, newspapers or publishing; sheet metal shop; warehouse or bulk storage; welding shop, custom work (not structural) excluding assembly of premanufactured parts for vehicles, trailers, airplanes or mobile homes. Site plan waiver requested

14. ZC-23-056

CD 2/ Future CD 2

- a. Site Location: 3310 Azle Avenue
- b. Acreage: 0.1606
- c. Applicant/Agent: Abel and Irma Trejo
- d. Request: From: "A-5" One-Family
To: "ER" Neighborhood Commercial Restricted

15. ZC-23-057

CD 7/ Future CD 7

- a. Site Location: 1301 W Loop 820 N
- b. Acreage: 46.5
- c. Applicant/Agent: Hyde Land & Royalty LLC, Brodie Hyde / Peloton Land Solutions
- d. Request: From: "G" Intensive Commercial / "PD/SU" PD452 for all uses in "G" excluding: bar, tavern, cocktail lounge, club (private or teens), sexually oriented business, cold storage plant or ice plant, liquor or package store, mini-warehouse, pawn shop, tattoo parlor, auto repair
To: "D" High Density Multifamily

16. ZC-23-058

CD 9/ Future CD 11

- a. Site Location: 3201-3217 (odds) St Louis Avenue
- b. Acreage: 0.717
- c. Applicant/Agent: Jim Hendricks / Jimco Sales & Manufacturing
- d. Request: To: Add Conditional Use Permit (CUP) to allow outdoor storage of pipes and metal products without a building in "J" Medium Industrial for a maximum of 5 years; site plan included.

17. ZC-23-059

CD 2/ Future CD 7

- a. Site Location: 6900 Bowman Roberts Road
- b. Acreage: 0.33
- c. Applicant/Agent: Farid Farooqi and Noor Ahmed Shah / Jibreel A. Shah
- d. Request: From: "A-5" One-Family
To: "E" Neighborhood Commercial

18. ZC-23-067

CD 2/ Future CD 2

- a. Site Location: 4500 & 4570 White Settlement Road
- b. Acreage: 2.95
- c. Applicant/Agent: Angelina Tate / Anastasia and Theodore Phiripes
- d. Request: From: "E" Neighborhood Commercial
To: "UR" Urban Residential

19. ZC-23-070

CD 9/ Future CD 9

- a. Site Location: 925-1021 (odds) Alston Avenue and 1012 Lipscomb Street
- b. Acreage: 1.128
- c. Applicant/Agent: Aishwarya Properties, LLC, Manu Group, LP / TMA-CHA Architects
- d. Request: From: "NS-T4N" Near Southside Form Based District-General Urban Neighborhood
To: "NS-T4" Near Southside Form Based District-General Urban Neighborhood

20. ZC-23-072

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 4, District Regulations," Article 13, "Form-Based Districts," to amend Section 4.1305 Near Southside "NS" District pertaining to surface parking lot standards in the Near Southside Design Standards and Guidelines.

D. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

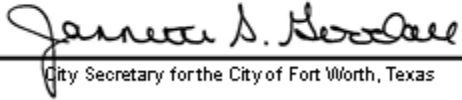
This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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.

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| <p>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 <u>Friday, May 05, 2023 at 3:15 p.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p> |  City Secretary for the City of Fort Worth, Texas |
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