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**ZONING COMMISSION**

**AGENDA**

Wednesday, August 9, 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/weblink/register/rc1dbebbcaf428600e84fde795cf9731d>

Meeting/ Access Code: 2555 981 5198

Registration Required

**Teleconference**

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

Meeting/ Access Code: 255 598 15198

**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 Alex Johnson at [Alexander.Johnson@fortworthtexas.gov](mailto:Alexander.Johnson@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	_____	Tiesa Leggett, 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. **Discussion – Text Amendment to Maximum Setbacks in UR, MU-1 and MU-2** Staff

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

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, SEPTEMBER 12, 2023 AT 6:00 P.M. UNLESS OTHERWISE STATED.

**CALL TO ORDER**

- A. **APPROVAL OF MEETING MINUTES of July 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**

- 1. **SP-23-004** **CD 8**

- a. Site Location: 3117 Grayson Street
- b. Acreage: 3.338
- c. Applicant/Agent: ACH Landowner II
- d. Request: To: Revise site plan for PD 915 "PD/ER" Planned Development for Neighborhood Commercial Restricted uses plus assisted living facility, nursing home with full medical services, and massage therapy and spa with development standards to add 6,000 square foot building; site plan included

- 2. **ZC-23-092** **CD 9**

- a. Site Location: 2401 S University Drive
- b. Acreage: 1.98
- c. Applicant/Agent: Bennett Partners
- d. Request: From: "A-5" One Family Residential/TCU Residential Overlay  
To: "PD/E" Planned Development Neighborhood Commercial/TCU Residential Overlay following all "E" standards and excluding uses (see docket); site plan included.

**3. ZC-23-099**

**CD 5**

- a. Site Location: 14000 Block Centre Station Drive
- b. Acreage: 24.099
- c. Applicant/Agent: Trenton Robertson / Masterplan
- d. Request: To: Amend PD 758 Planned Development/Specific Use for all uses in "D" with a maximum front yard setback of 20 feet to add an additional four (4) apartment buildings containing 132 dwelling units; site plan included

**4. ZC-23-101**

**CD 4**

- a. Site Location: 8347 Harmon Road
- b. Acreage: 8.18
- c. Applicant/Agent: NTP35 LP / Ojala Partners, LP
- d. Request: From: "PD1270" Planned Development for all uses in G Intensive Commercial to include a 60 ft setback adjacent to residential, 40 ft, landscape buffer, masonry screening wall; site plan waived  
To: "PD-D" Planned Development High Density Multifamily with development standards for building orientation, fencing location, parking location, and height; site plan included

***This case will be heard by Council on August 22, 2023***

**C. NEW CASES**

**5. SP-23-005**

**CD 6**

- a. Site Location: SE Corner of Summer Creek Drive & Sycamore School Road
- b. Acreage: 1.925
- c. Applicant/Agent: United Global Development Group / Logan McWhorter
- 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; site plan included

**6. SP-23-006**

**CD 5**

- a. Site Location: 4400, 4408, 4416 & 4424 Ramey Ave
- b. Acreage: 4.48
- c. Applicant/Agent: FW Barbers Manor, LP
- d. Request: To: Add site plan for PD 1258 Planned Development for all uses in "C" Medium Density Multifamily with development standards for open spaces, front yard, corner lot setbacks, residential adjacency district setback, minimum parking requirement, waiver to the MFD submission; site plan included

**7. ZC-22-194**

**CD 11**

- a. Site Location: 3621 Meadowbrook Drive
- b. Acreage: 0.45
- c. Applicant/Agent: Texas Capital Investing of North Texas Holding LLC / Ryan Larcon
- d. Request: From: "A-7.5" One-Family  
To: "PD-A-7.5" Planned Development for all uses in "A-7.5" One-Family plus triplex; site plan included

**8. ZC-23-104** **CD 10**

- a. Site Location: 12452 and 12500 Willow Springs Road
- b. Acreage: 28.942
- c. Applicant/Agent: North Fort Worth Storage / Jack Dyer
- d. Request: From: "I" Light Industrial  
To: "J" Medium Industrial

**9. ZC-23-105** **CD 11**

- a. Site Location: 3800 Radford Road
- b. Acreage: 0.25
- c. Applicant/Agent: German Muñoz / Alpha Family Group, James Walker
- d. Request: From: "MU-1/SS" Low Intensity Mixed-Use / Stop Six Overlay  
To: "A-10/SS" One-Family / Stop Six Overlay

**10. ZC-23-106** **CD 5**

- a. Site Location: 3766 Waldorf St
- b. Acreage: 0.2364
- c. Applicant/Agent: Gabriel Martinez
- d. Request: From: "MU-1/SS" Low Intensity Mixed-Use / Stop Six Overlay  
To: "A-5/SS" One-Family / Stop Six Overlay

**11. ZC-23-109** **CD 11**

- a. Site Location: 4421 Martin Street
- b. Acreage: 0.64
- c. Applicant/Agent: Vanessa E. Villa
- d. Request: From: "A-10" One-Family  
To: "A-5" One-Family

**12. ZC-23-110** **CD 11**

- a. Site Location: 2517-2531 Hemphill Street
- b. Acreage: 0.864
- c. Applicant/Agent: Martin Quezada Vela & Juana Valdez Guzman
- d. Request: From: "E" Neighborhood Commercial  
To: "F" General Commercial

**13. ZC-23-111** **CD 3**

- a. Site Location: 3225 Alameda
- b. Acreage: 7.985
- c. Applicant/Agent: Aradi Properties, LLC / Mohamed Sharaf
- d. Request: To: Add Conditional Use Permit (CUP) to allow a 1 lane automated carwash facility in "F" General Commercial; site plan included with development standards for freeway sign height and sign area

**14. ZC-23-112** **CD 8**

- a. Site Location: 2841 Avenue H
- b. Acreage: 0.144
- c. Applicant/Agent: Julio Romero / Marisol Romero
- d. Request: From: "A-5" One-Family  
To: "UR" Urban Residential

**15. ZC-23-113**

**CD 8**

- a. Site Location: 1832 and 1833 Stella Street
- b. Acreage: 0.468
- c. Applicant/Agent: CPIV – 1833 Stella LLC / Crescent Partners, Mitchell Cook
- d. Request: From: “A-5” One-Family  
To: “I” Light Industrial

**16. ZC-23-114**

**CD 11**

- a. Site Location: 2937 N Beach St
- b. Acreage: 2.19
- c. Applicant/Agent: Amr Elborai of Elborai Group, LLC
- d. Request: From: “E” Neighborhood Commercial  
To: “I” Light Industrial

**17. ZC-23-117**

**CD 5**

- a. Site Location: 3300 Raider Drive
- b. Acreage: 10.15
- c. Applicant/Agent: Amtex Multi-Housing LLC / Joe Paniagua
- d. Request: From: “AG” Agricultural  
To: “C” Medium Density Multifamily

***This case will be heard by Council on August 22, 2023***

**18. ZC-23-118**

**CD 9**

- a. Site Location: Generally bounded by Jessamine St, BNSF railroad, Berry St & 8th Avenue
- b. Acreage: 111.4
- c. Applicant/Agent: City of Fort Worth Development Services Department
- d. Request: From: “A-5” One-Family; “A-5/HC” One-Family/Historic and Cultural Overlay; “A-5/DD” One-Family/Demolition Delay Overlay; “B” Two-Family; “B/HC” Two-Family/Historic and Cultural Overlay; “C” Medium Density Multifamily; “E” Neighborhood Commercial; “I” Light Industrial and “PD305” Planned Development/Specific Use for all uses in “E” Neighborhood Commercial plus car wash  
To: “A-10” One-Family; “A-10/HC” One-Family/Historical and Cultural Overlay; “A-10/DD” One-Family/Demolition Delay Overlay; “A-7.5” One-Family; “A-7.5/HC” One-Family/Historical and Cultural Overlay; “A-7.5/DD” One-Family/Demolition Delay Overlay; “A-5” One-Family; “A-5/HC” One-Family/Historical and Cultural Overlay; “B” Two-Family; “CF” Community Facilities; “CF/HC” Community Facilities/ Historical and Cultural Overlay; “ER” Neighborhood Commercial Restricted and “E” Neighborhood Commercial

**19. ZC-23-121**

**CD 9**

- a. Site Location: 515 – 521 Samuels Avenue
- b. Acreage: 0.28
- c. Applicant/Agent: Brewer & Hale LLC / Philip Stewart
- d. Request: From: “D” High Density Multifamily, PD 489/ “H” Central Business District/Downtown Urban Design District Overlay

To: "PD/H" Planned Development for "H" Central Business District uses and the Downtown Urban Design District overlay with a ten (10) story height limit; site plan waiver requested

***This case will be heard by Council on August 22, 2023***

**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, August 04, 2023 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