



## **ZONING COMMISSION**

### **AGENDA**

Wednesday, September 13, 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/rb612b1c662ed778810939b92aaf4c96f>

Meeting/ Access Code: 2554 944 5303

Registration Required

#### **Teleconference**

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

Meeting/ Access Code: 255 494 45303

#### **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	_____	Jeremy Raines, CD 7	_____
Willie Rankin, Chair, CD 2	_____	Tiesa Leggett, CD 8	_____
Beth Welch, CD 3	_____	Kimberly Miller, CD 9	_____
Jesse Gober, CD 4	_____	Jacob Wurman, CD 10	_____
Rafael McDonnell, Vice Chair, CD 5	_____	Cathy Romero, CD 11	_____
Dr. Mia Hall, CD 6	_____		

**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, OCTOBER 17, 2023 AT 6:00 P.M. UNLESS OTHERWISE STATED.

**CALL TO ORDER**

**A. APPROVAL OF MEETING MINUTES of August 9, 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. ZC-22-186** **CD 2**

- a. Site Location: 3602 N. Grove Street
- 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.

**2. 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

**3. ZC-23-049** **CD 9**

- a. Site Location: 6260 Old Hemphill Road
- b. Acreage: 2.69
- c. Applicant/Agent: Juval Enterprises LLC. / Gerry Curtis of G. Curtis Surveyors LLC
- d. Request: From: "A-5" One Family Residential  
To: "I" Light Industrial

***This case will be heard by Council on September 26, 2023***

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

- e. Site Location: 2401 S University Drive
- f. Acreage: 1.98
- g. Applicant/Agent: Bennett Partners
- h. Request: From: "A-5" One Family Residential/TCU Residential Overlay  
To: "PD/SU" Planned Development Specific Use/TCU Residential Overlay for general office in "E" Neighborhood Commercial; site plan included.

***This case will be heard by Council on September 26, 2023***

**5. 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

**6. 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

**7. 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: "FR" General Commercial Restricted

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

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

**9. ZC-23-114**

**CD 11**

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

***This case will be heard by Council on September 26, 2023***

**10. 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 September 26, 2023***

**C. NEW CASES**

**11. SP-23-007**

**CD 5**

- a. Site Location: 11200-11350 Block Trinity Boulevard
- b. Acreage: 8.649
- c. Applicant/Agent: Harold & Carol Pierce/ Ray Abraham, Leon Capital Group
- d. Request: To: Add site plan for a 123,750 square foot building in PD 1339 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus certain light industrial uses (see docket) and a development standard to allow parking for warehouse and industrial uses to be calculated at one space per four employees

**12. SP-23-008**

**CD 5**

- a. Site Location: 11200-11350 Block Trinity Boulevard
- b. Acreage: 8.561
- c. Applicant/Agent: Harold & Carol Pierce/ Ray Abraham, Leon Capital Group
- d. Request: To: Add site plan for a 137,250 square foot building in PD 1339 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus certain light industrial uses (see docket) and a development standard to allow parking for warehouse and industrial uses to be calculated at one space per four employees

**13. ZC-23-103**

**CD 11**

- a. Site Location: 2309 Dalford & 2320 Westbrook
- b. Acreage: 1.07
- c. Applicant/Agent: Kelvin T. Robertson
- d. Request: From: "A-5" One-Family  
To: "B" Two-Family

**14. ZC-23-122**

**CD 9**

- a. Site Location: 5212 James Avenue
- b. Acreage: 0.172
- c. Applicant/Agent: Jesus Luna
- d. Request: From: "E" Neighborhood Commercial

To: "A-5" One-Family

**15. ZC-23-123**

**CD 2**

- a. Site Location: 321 E Central Avenue
- b. Acreage: 0.2181
- c. Applicant/Agent: Grant Engineering, Inc
- d. Request: From: "PD 130 PD/SU" Planned Development / Specific Use for meeting/reception hall for social functions of members and their guests and/or private parties, including serving and selling alcoholic beverages to such persons; including bingo games, wedding receptions, dances, and other similar activities; no bar, cocktail lounge, nightclub, or tavern for the purpose of selling alcoholic beverages to the general public shall be permitted; site plan waived  
To: Amend PD 130 to allow uses in "CF" Community Facilities zoning and development waivers for utilizing on-street parking, maneuvering into the right-of-way, and installing a 5-foot open-design front yard fence are requested; site plan included

**16. ZC-23-124**

**CD 9**

- a. Site Location: 2900 8th Avenue
- b. Acreage: 0.1492
- c. Applicant/Agent: Po Chu Lu / Randy Free
- d. Request: From: "PD 1061 PD/ER" Planned Development for medical clinic and professional offices only with "ER" Neighborhood Commercial Restricted development standards and to include art gallery and studio; site plan approved  
To: "A-5" One-Family

**17. ZC-23-125**

**CD 11**

- a. Site Location: 2709 Hemphill Street
- b. Acreage: 0.17
- c. Applicant/Agent: Pierre Joudy & Shadi Mansour / George Muckleroy
- d. Request: From: "E" Neighborhood Commercial  
To: "C" Medium Density Multifamily

**18. ZC-23-126**

**CD 9**

- a. Site Location: 4518 and 4520 Hemphill Street
- b. Acreage: 0.253
- c. Applicant/Agent: Alfonso Duran
- d. Request: From: "PD 273 PD/SU" Planned Development / Specific Use for used car sales and office in the "F" General Commercial District  
To: "E" Neighborhood Commercial

**19. ZC-23-127**

**CD 10**

- a. Site Location: N of Rancho Canyon Way, W of John Day Road, and S of Eagle Mountain Parkway
- b. Acreage: 573.897
- c. Applicant/Agent: GRBK Edgewood LLC / LJA Engineering, Inc
- d. Request: From: "AG" Agricultural District  
To: "A-5" One-Family and "K" Heavy Industrial

**20. ZC-23-128**

**CD 7**

- a. Site Location: 4921 Parkview Hills Lane
- b. Acreage: 0.15
- c. Applicant/Agent: Jakayla Boyd
- d. Request: To: Add Conditional Use Permit (CUP) to allow a daycare in a private residence in "A-5" One-Family Residential for a maximum of 5 years; site plan included

**21. ZC-23-129**

**CD 7**

- a. Site Location: 9391 Boat Club Road
- b. Acreage: 5.92
- c. Applicant/Agent: Holt Hickman Etal / Mary Nell Poole, Townsite
- d. Request: From: "PD 350" Planned Development for all uses permitted in "F" General Commercial including assisted living facilities, except: sexually oriented businesses, night clubs, bars, cocktail lounges, taverns, dance halls, billiard halls, electronic amusement arcades, shooting gallery; site plan waived  
To: "C" Medium Density Multifamily

**22. ZC-23-130**

**CD 7**

- a. Site Location: 220 Roberts Cut Off Road
- b. Acreage: 15.49
- c. Applicant/Agent: Stratoflex/Parker Hannifin Corporation
- d. Request: From: "I" Light Industrial, "K" Heavy Industrial & "B" Two-Family  
To: "PD/I" Planned Development for all uses in "I" Light Industrial plus aerospace manufacturing with development standards for bufferyard and screening fence; site plan included

**23. ZC-23-131**

**CD 9**

- a. Site Location: 2940 James Avenue
- b. Acreage: 0.14
- c. Applicant/Agent: Joyce Davidson / Chris Chavez
- d. Request: From: "E" Neighborhood Commercial  
To: "A-5" One-Family

**24. ZC-23-139**

**CD 11**

- a. Site Location: 2415 Gillis Street
- b. Acreage: 0.1262
- c. Applicant/Agent: City of Fort Worth Development Services Department
- d. Request: From: "A-5 One-Family  
To: "MU-2" High Intensity Mixed-Use

***This case will be heard by Council on September 26, 2023***

**25. ZC-23-140**

**CD 2**

- a. Site Location: 1118 Jacksboro Highway & 1121 Terrace Avenue
- b. Acreage: 0.37
- c. Applicant/Agent: Fort Worth Living, LT
- d. Request: From: "A-5" One-Family

To: "PD/SU" Planned Development/Specific Use for a single-family home along Terrace Ave and warehouse, office and retail use facing Jacksboro Highway, with waivers to lot coverage, setbacks, landscaping and parking; site plan waived

**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.

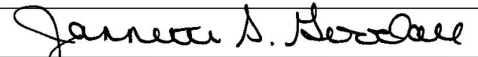
**ASISTENCIA A REUNIONES PUBLICAS:**

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, September 08, 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