



## ZONING COMMISSION AGENDA

Wednesday, October 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/weblink/register/rd377c7da2d1bf43dc7abe4543c59879a>

Meeting/ Access Code: 2558 220 4056

Registration Required

### Teleconference

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

Meeting/ Access Code: 255 822 04056

### 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.**

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, October 06, 2023 at 10:30 a.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
City Secretary  
City of Fort Worth, Texas

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)392-6238.

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	_____	Wes Hoblit, 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 September 13, 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-23-069**

**CD 11**

- a. Site Location: 5418 Brentwood Stair Road
- b. Acreage: 0.069
- c. Applicant/Agent: Scott Mills (Corporate Image) / Kaleab F Berhe
- d. Request: To: "E" Neighborhood Commercial  
To: "F" General Commercial

**2. ZC-23-097**

**CD 11**

- a. Site Location: 3235 Burton Avenue
- b. Acreage: 0.19
- c. Applicant/Agent: Marco and Sabrina Perez
- d. Request: From: "A-5" One-Family  
To: "B" Two-Family

**3. ZC-23-111**

**CD 3**

- a. Site Location: 3225 Alameda
- b. Acreage: 2.65
- c. Applicant/Agent: Aradi Properties, LLC / Mohamed Sharaf
- d. 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

**C. NEW CASES**

**4. SP-23-010** **CD 10**

- a. Site Location: 2101 Avondale Haslet Road
- b. Acreage: 0.93
- c. Applicant/Agent: Hunter Crossroads LP / Jack Zanger
- d. Request: To: Add site plan for a 4,500 square foot building in PD 827 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial, excluding the following: pool halls and liquor stores, with development standards on file with the Development Services Department

**5. ZC-23-134** **CD 2**

- a. Site Location: 2714 and 2722 NW 20th Street
- b. Acreage: 0.3
- c. Applicant/Agent: Jose Avilez
- d. Request: From: "CF" Community Facilities  
To: "A-5" One-Family

**6. ZC-23-136** **CD 11**

- a. Site Location: 1713 Arizona Avenue
- b. Acreage: 0.1147
- c. Applicant/Agent: Harrison Ulloa / Affirm Property Holdings LLC
- d. Request: From: "J" Medium Industrial  
To: "A-5" One-Family

**7. ZC-23-137** **CD 10**

- a. Site Location: 12650 Willow Springs Road
- b. Acreage: 79.42
- c. Applicant/Agent: Rick Farnoush / Dyer Engineering
- d. Request: From: "I" Light Industrial  
To: "PD/CR" Planned Development for all uses in "CR" Low-Density Multifamily plus detached dwelling units with development standards for perimeter fencing and driveway location in the front yard; site plan included

**8. ZC-23-138** **CD 4**

- a. Site Location: 2752 Citadel Spring Drive
- b. Acreage: 3.52
- c. Applicant/Agent: Tharaldson Family, Inc. / Chetan Patel & Jignesh Patel
- d. Request: From: "G" Intensive Commercial / I-35W Overlay District  
To: "PD/G" Planned Development / I-35W Overlay District for all uses in "G" Intensive Commercial plus hotel within 1,000 feet of one- and two-family district with development standards for reduced parking; site plan included

**9. ZC-23-141** **CD 11**

- a. Site Location: 2815 Sydney Street

- b. Acreage: 0.11
- c. Applicant/Agent: Joel Alvarado Garcia
- d. Request: From: "A-10" One-Family  
To: "A-5" One-Family

**10. ZC-23-142**

**CD 5**

- a. Site Location: 6750 JW Delaney Road
- b. Acreage: 5.34
- c. Applicant/Agent: State National Insurance Co, Inc (owner) / Bowie Holland (applicant)  
Stephen Cook (rep)
- d. Request: From: "E" Neighborhood Commercial  
To: "PD-I" Planned Development with a base of "I" Light Industrial, with development standard for reduced building height, and excluding the following land uses: Correctional facility, Bar/tavern/cocktail lounge/club/dance hall, Sexually oriented business, Convenience store, Game room, Pawn shop, Retail smoke shop, Tattoo parlor, Automotive repair/paint and body shop, Towing yard with office, Truck stop w/fuel and accessory services, Vehicle sales or rental including automobiles, motorcycles, boats or trailers, Terminal, truck, freight, rail or water; Site Plan included

**11. ZC-23-143**

**CD 4**

- a. Site Location: 3044 Clay Mountain trail
- b. Acreage: 2.2
- c. Applicant/Agent: Basswood Investments LLC
- d. Request: From: "I" Light Industrial  
To: "PD/I" Planned Development for all uses in "I" Light Industrial plus hotel within 1,000 feet of a one-family zoning with development standards for reduced parking and increased building height; site plan included

***This case will be heard by Council on October 17, 2023***

**12. ZC-23-147**

**CD 4**

- a. Site Location: 5601 Basswood Boulevard
- b. Acreage: 8.4729
- c. Applicant/Agent: Jack Terrell / Woodcap Limited Partnership
- d. Request: To: Add Conditional Use Permit (CUP) for a tattoo parlor in the "E" Neighborhood Commercial District; site plan included

**13. ZC-23-149**

**CD 3**

- a. Site Location: 3800 Southwest Boulevard and 3825 Benbrook Highway
- b. Acreage: 6.27
- c. Applicant/Agent: Tsunami Investments LLC / Les Kreis, Steelhead Capital Management
- d. Request: From: "E" Neighborhood Commercial / NASJRB APZ II Overlay and "FR" Neighborhood Commercial Restricted / NASJRB APZ II Overlay  
To: "I" Light Industrial / NASJRB APZ II Overlay

**14. ZC-23-150**

**CD 8**

- a. Site Location: 3105 Mitchell Boulevard
- b. Acreage: 0.16

- c. Applicant/Agent: Shanetta D. Caldwell
- d. Request: To: Add Conditional Use Permit (CUP) to allow a daycare in "A-5" One-Family Residential for a maximum of five (5) years with development standards for supplemental setbacks, number of parking spaces behind the front building wall, front yard parking, front yard paving, and reduction of supplemental setbacks from 20 feet to 10 feet on the north and south portion of the property; site plan included

**15. ZC-23-151**

**CD 11**

- a. Site Location: 1400 Wallace Street
- b. Acreage: 0.24
- c. Applicant/Agent: Development Corporation of Tarrant County (Charlie Price) / Sands Surveying Corp
- d. Request: From: "E" Neighborhood Commercial  
To: "A-5" One-Family

**16. ZC-23-153**

**All**

- a. Site Location: City Wide
- b. Applicant/Agent: City of Fort Worth
- c. Request: An Ordinance amending the Zoning Ordinance of the City of Fort Worth by amending Section 6.101."Yards" to provide for administrative authority to approve a greater maximum setback for certain zoning districts

**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.