



ZONING COMMISSION

AGENDA

Wednesday, November 8, 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/r743298678ffd496dbf0d06aa57b283fa>

Meeting/ Access Code: 2554 848 9473

Registration Required

Teleconference

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

Meeting/ Access Code: 255 484 89473

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 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	_____
Vacant, CD 4	_____	Jacob Wurman, CD 10	_____
Rafael McDonnell, Vice Chair, CD 5	_____	Cathy Romero, CD 11	_____
Broderick Williams, 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, DECEMBER 12, 2023 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of October 11, 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: Add Conditional Use Permit (CUP) to allow for a bar/tavern in "E" Neighborhood Commercial; site plan included

This case has been withdrawn by the applicant

2. 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: Unzoned
To: "A-5" One-Family and "K" Heavy Industrial

3. 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

C. NEW CASES

4. SP-23-009

CD 8

- a. Site Location: 3670 Wichita Street
- b. Acreage: 27.94
- c. Applicant/Agent: Mark Trieb / Ivan Gonzalez
- d. Request: To: Add site plan for "PD/R2" Planned Development Townhome Cluster for one-family detached, one-family attached (townhouse) and Cluster housing with development standards on file with the Development Services Department

5. SP-23-011

CD 6

- a. Site Location: 7350 Canyon Park Drive
- b. Acreage: 1.29
- c. Applicant/Agent: Andrew Yeoh / Kevin Afkami
- d. Request: To: Add site plan for 3 medical office buildings in "PD 246" Planned Development for all uses in "E" Neighborhood Commercial excluding tattoo parlor and massage parlor with development standards on file with the Development Services Department

6. ZC-23-145

CD 10

- a. Site Location: 13201 and 13301 Alta Vista Road
- b. Acreage: 21.14
- c. Applicant/Agent: Jesse Carrasco, AIL Investment LP / Kole Weber, Peloton
- d. Request: From: "G" Intensive Commercial
To: "D" High Density Multifamily

7. ZC-23-146

CD 10

- a. Site Location: 3300 and 3480 Keller Haslet Road
- b. Acreage: 23.54
- c. Applicant/Agent: Jesse Carrasco, AIL Investment LP / Kole Weber, Peloton
- d. Request: From: "G" Intensive Commercial
To: "D" High Density Multifamily

8. ZC-23-152

CD 8

- a. Site Location: 2105-2123 (odds) Renner Avenue
- b. Acreage: 0.98
- c. Applicant/Agent: Nomad Syndicate LLC, Kashif Riaz
- d. Request: From: "I" Light Industrial

To: "B" Two-Family

9. ZC-23-154

CD 10

- a. Site Location: 14809 Bolo Street
- b. Acreage: 1.55
- c. Applicant/Agent: Bobby Samuel, GBTM Sendera LLC / Daniel Betton, LJA Engineering
- d. Request: From: "AG" Agricultural District
To: "A-7.5" One-Family

This case will be heard by Council on November 28, 2023

10. ZC-23-156

CD 11

- a. Site Location: 4701 S Edgewood Terrace
- b. Acreage: 2.15
- c. Applicant/Agent: Terra-Vaults Inc
- d. Request: To: Add Conditional Use Permit (CUP) to allow for the manufacture and processing/production of hazardous chemicals in "I" Light Industrial; site plan included

11. ZC-23-157

CD 11

- a. Site Location: 500 Oakhurst Scenic Drive
- b. Acreage: 0.52
- c. Applicant/Agent: Philip Newburn and Dan Kilkenny
- d. Request: From: "CR" Low Density Multifamily
To: "MU-2" High Intensity Mixed-Use

12. ZC-23-159

CD 9

- a. Site Location: 2017 May Street
- b. Acreage: 0.12
- c. Applicant/Agent: Ruth & Randall LLC. / Jay McKiever
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

13. ZC-23-160

CD 5

- a. Site Location: 3120 Vine Street
- b. Acreage: 1.01
- c. Applicant/Agent: Moises Hernandez
- d. Request: From: "AG" Agricultural District
To: "A-5" One-Family

14. ZC-23-166

CD 3

- a. Site Location: 3904 Claridge Court
- b. Acreage: 0.24
- c. Applicant/Agent: Victoria Rubinson
- d. Request: From: "A-10" One Family/TCU Overlay
To: "PD/A-10" One-Family for all uses in "A-10" excluding government office, museum, and country club with a development standard for decorative wall/fence to exceed 8ft in height; site plan included/TCU Overlay

- 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 5.154 “Shelter” to restrict where Shelters are allowed and amend Section 4.603 “Residential District Use Table” and Section 4.803 “Non-Residential District Use Table” to add a reference to Supplemental Use Standard Section 5.154.

D. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

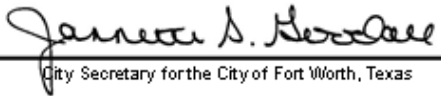
This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City’s ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov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

<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, November 03, 2023 at 10:50 a.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p>	 <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <p>City Secretary for the City of Fort Worth, Texas</p>
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