



ZONING COMMISSION
AGENDA

Wednesday, December 13, 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/r69ec98e4acebc62d22f9212240616c41>

Meeting/ Access Code: 2563 368 2634

Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159
Meeting/ Access Code: 256 336 82634

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, JANUARY 9, 2024 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of November 8, 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-23-137 **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 multifamily with development standards for perimeter fencing and driveway location in the front yard; site plan included

C. NEW CASES

2. SP-23-012 **CD 5**

- a. Site Location: 5012 E Rosedale Street
- b. Acreage: 2.07
- c. Applicant/Agent: Mary-Margaret Lemons, Fort Worth Housing Solutions
- d. Request: To: Add site plan for "PD 1261" Planned Development for all uses in "CF" Community Facilities with waivers to building setback adjacent to one or two-family, maximum building height and parking parallel to the street

- 3. SP-23-013** **CD 5**
- a. Site Location: 12101 Trinity Boulevard
 - b. Acreage: 5.60
 - c. Applicant/Agent: Michael McKay, Urban Strategy / Manheim Remarketing, Inc
 - d. Request: To: Amend site plan for "PD 292" Planned Development- Light Industrial to increase total building square footage from 157,424 to 186,029
- 4. ZC-23-164** **CD 8**
- a. Site Location: 2000 Block of Greybull Trail, Old Glory Trail; Otter Court; Cut Bank Trail; 9000 Block of Beaver Trail; 2101 and 2193 Cunningham Road
 - b. Acreage: 26.03
 - c. Applicant/Agent: Gunner Chi, Teague Nall and Perkins, Inc
 - d. Request: To: Amend "PD 411" Planned Development/Specific Use for all uses in "A-5" One-Family with 50 foot buffer along eastern property line to remove the requirement for a 50 foot buffer along the eastern property line; site plan waiver requested
- 5. ZC-23-167** **CD 11**
- a. Site Location: 4200 Brady Drive
 - b. Acreage: 0.28
 - c. Applicant/Agent: Mallory Haun, FTW Area Habitat for Humanity
 - d. Request: From: "I/SS" Light Industrial/Stop Six Overlay
To: "A-5/SS" One-Family/Stop Six Overlay
- 6. ZC-23-169** **CD 5**
- a. Site Location: 1600 T Square Street
 - b. Acreage: 3.00
 - c. Applicant/Agent: Peloton Land Solutions / Westwood Professional Services
 - d. Request: From: "G" Intensive Commercial
To: "A-5" One-Family
- 7. ZC-23-173** **CD 11**
- a. Site Location: 5000 South Hampshire Boulevard
 - b. Acreage: 0.31
 - c. Applicant/Agent: Marcos Torrado / Hank Bounkhong
 - d. Request: From: "A-7.5" One-Family
To: "B" Two-Family
- 8. ZC-23-175** **CD 5**
- a. Site Location: 1509-1701 (odds) T Square Street
 - b. Acreage: 3.08
 - c. Applicant/Agent: Darwish Otrok, Alliance Homes
 - d. Request: From: "G" Intensive Commercial & "A-5" One-Family
To: "R2" Townhouse/Cluster

9. ZC-23-176

CD 8

- a. Site Location: 361 South Riverside Drive
- b. Acreage: 0.49
- c. Applicant/Agent: Brian Cotter and Jim Maibach, Peyco Southwest Reality / Travis Niles
- d. Request: From: "J" Medium Industrial and "B" Two-Family
To: "I" Light Industrial

10. ZC-23-177

CD 10

- a. Site Location: 13951 Sendera Ranch Boulevard
- b. Acreage: 9.39
- c. Applicant/Agent: Jack Zanger, Triangle Engineering / Journey Capital
- d. Request: From: "E" Neighborhood Commercial and "FR" General Commercial Restricted
To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily excluding golf course, with development standards to allow carports between the building face and a street; site plan included

11. ZC-23-178

CD 4

- a. Site Location: 5600 Stratum Drive
- b. Acreage: 4.07
- c. Applicant/Agent: Ray Oujesky, Kelly Hart and Hallman LLP
- d. Request: From: "J" Medium Industrial
To: "PD/J" Planned Development for all uses in "J" Medium Industrial plus sheet metal shop and metal stamping; site plan waiver requested

13. ZC-23-179

CD 7

- a. Site Location: 8811 Old Decatur Road
- b. Acreage: 3.60
- c. Applicant/Agent: Trenton Robertson, Masterplan
- d. Request: From: "C" Medium Density Multifamily
To: "E" Neighborhood Commercial and "F" General Commercial

15. ZC-23-181

CD 3

- a. Site Location: 3600 Walsh Ranch Parkway and 13453 West Freeway
- b. Acreage: 4.93
- c. Applicant/Agent: Richard Shaheen, Dunaway Associates / MD1-041, LLC
- d. Request: From: "PD 573" Planned Development "MU-2" High Intensity Mixed-Use excluding uses and development standards on file with the Development Services Department; site plan waived
To: "PD/G" Planned Development for all uses in "G" Intensive Commercial with development standards (see docket); site plan waiver requested

17. ZC-23-183

CD 11

- a. Site Location: 3626 Meadowbrook Drive
- b. Acreage: 0.59
- c. Applicant/Agent: City of Fort Worth
- d. Request: From: "A-5" One-Family
To: "PD/ER" Planned Development for all uses in Neighborhood Commercial Restricted plus coffee shop; site plan required

D. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

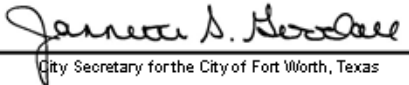
This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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, December 08, 2023 at 3:50 p.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p> |  <p>City Secretary for the City of Fort Worth, Texas</p> |
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