



ZONING COMMISSION

AGENDA

Wednesday, June 14, 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/r39038d75cd8912a8bc9534defe4ebc5b>

Meeting/ Access Code: 2554 223 0200

Registration Required

Teleconference

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

Meeting/ Access Code: 255 422 30200

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 Sandra Cejas at sandra.cejas@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. Briefing on amendments for Lodging House and Boarding Homes Facilities Law**

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, JUNE 27, 2023 AT 10:00 A.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

- A. APPROVAL OF MEETING MINUTES of May 10, 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-22-226** **CD 5**

- a. Site Location: 1809 Miller Avenue
- b. Acreage: 0.15
- c. Applicant/Agent: Mary Helen Johnson / Alpha Family Group
- d. Request: From: "A-5/SS" One-Family/Stop Six Overlay
To: "B/SS" Two-Family/Stop Six Overlay

- 2. ZC-23-015** **CD 8**

- a. Site Location: 2201 Annabelle Lane
- b. Acreage: 6.18
- c. Applicant/Agent: R3 Realty Group LLC / Ray Oujesky, Kelly Hart & Hallman LLP for DASH Network
- d. Request: From: "A-10" One Family Residential
To: "PD-CR" Planned Development-Low Density Multifamily, as amended, with development standards for reduced supplemental

building setbacks, building orientation, fencing, and waiver to the MFD submittal, Site Plan included.

3. ZC-23-022

CD 7

- a. Site Location: 5819 Bowman Roberts
- b. Acreage: 5.6
- c. Applicant/Agent: C4 Lease/Mary Nell Poole
- d. Request: From: "AG" Agricultural
To: "PD-D" Planned Development-High Density Multifamily, with development standards for parking, supplemental building setbacks, building orientation, perimeter fencing, open space, and waiver to the MFD submittal; site plan included.

4. ZC-23-042

CD 11

- a. Site Location: 1100 Haltom Road
- b. Acreage: 34.0
- c. Applicant/Agent: AMZA OJGH LLC/ Westwood Professional Services
- d. Request: To: Add Conditional Use Permit (CUP) to allow outdoor storage of and parking of semi-trucks, trailers, and passenger vehicles; outside storage of construction, bulk materials, and wooden pallets in "K" Heavy Industrial for a maximum of 5 years with development standard waivers for screening fence materials, landscaping reduction, and screening fence location, site plan included

5. ZC-23-046

CD 10

- a. Site Location: 11200 Timberland Boulevard
- b. Acreage: 1.53
- c. Applicant/Agent: CVS Corporation / Club Carwash
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "G" Intensive Commercial; development standard waivers for location of accessory structures; site plan included.

6. ZC-23-059

CD 7

- a. Site Location: 6900 Bowman Robert Road
- b. Acreage: 0.33
- c. Applicant/Agent: Farid Farooqi & Noor Ahmed Shah/Jibreel A. Shah/Christina Reid
- d. Request: From: "A-5" One Family Residential
To: "E" Neighborhood Commercial

7. ZC-23-067

CD 2

- a. Site Location: 4570 White Settlement Road
- b. Acreage: 2.95
- c. Applicant/Agent: Angelina Tate / Anastasia and Theodore Phiripes
- d. Request: From: "E" Neighborhood Commercial
To: "UR" Neighborhood Commercial

C. NEW CASES

- 8. ZC-23-020** **CD 8**
- a. Site Location: 7500 Crowley Rd
 - b. Acreage: 7.221
 - c. Applicant/Agent: Generation Housing Partners, LLC / Hitek Investment Group LLC
 - d. Request: From: "FR" General Commercial Restricted
To: "PD/C Planned Development for all uses in C Medium Density Multifamily plus day care/kindergarten with development standards for open space, parking in front of the building, fencing in front of the building, and building orientation; site plan included
- 9. ZC-23-049** **CD 9**
- a. Site Location: 6260 Old Hemphill Road
 - b. Acreage: 2.69
 - c. Applicant/Agent: Juval Enterprises/Gerry Curtis of G. Curtis Surveyors LLC.
 - d. Request: From: "A-5" One-Family
To: "K" Heavy Industrial
- 10. ZC-23-060** **CD 7**
- a. Site Location: Southeast corner of Academy Blvd. and Westpoint Blvd
 - b. Acreage: 1.07
 - c. Applicant/Agent: Kartavya (Kevin) Patel / Shops at Academy LLC
 - d. Request: To: Add Conditional Use Permit (CUP) for auto repair in "E" Neighborhood Commercial; site plan included.
- 11. ZC-23-062** **CD 9**
- a. Site Location: 6301 Walraven Circle
 - b. Acreage: 0.29
 - c. Applicant/Agent: Zablun Mogaka / Saram Holdings – Series D
 - d. Request: From: "B" Two-Family
To: "PD-B" Planned Development for all uses in "B" plus triplex with development standards for interior side yard setback; site plan included.
- 12. ZC-23-064** **CD 2**
- a. Site Location: 2302 N Houston Street
 - b. Acreage: 0.1033
 - c. Applicant/Agent: Ivan Rodriguez / Elia Estrada
 - d. Request: From: "UR" Urban Residential
To: "PD-UR" Planned Development Urban Residential for all uses in UR plus short-term rental; site plan included.
- 13. ZC-23-065** **CD 9**
- a. Site Location: 1021 Oak Grove Road
 - b. Acreage: 14.538
 - c. Applicant/Agent: QT South, LLC / Russell Fox

d. Request: From: "PD815" Planned Development Neighborhood Commercial for all uses in "E" prohibiting alcohol sales for on or of premises and site plan waived.
To: "G" Intensive Commercial.

14. ZC-23-073

CD 3

a. Site Location: 2040 Ridgmar Blvd
b. Acreage: 0.227
c. Applicant/Agent: John H. Maddux / Madelin, Inc. Madelon L. Bradshaw, President
d. Request: From: "PD 1211" PD/E Planned Development for all uses in E Neighborhood Commercial plus bar/lounge with no outside activity where adjacent to single-family zoning, no expansion to bar use only/"AO" NASJRB Overlay; sight plan waived
To: Amend "PD 1211" Planned Development for all uses in "E" Neighborhood commercial plus bar/lounge with no outside activity where adjacent to single family zoning to remove the limitation on the expansion of bar use/ "AO" NASJRB Overlay; site plan waiver requested.

15. ZC-23-076

CD 2

a. Site Location: 4504 Boat Club Road
b. Acreage: 2.24
c. Applicant/Agent: Raheem Ali / Cardarelli Properties LP
d. Request: To: Add Conditional Use Permit (CUP) to allow a tattoo parlor in "E" Neighborhood Commercial; site plan included.

16. ZC-23-077

CD 3

a. Site Location: 2800 Cherry Lane
b. Acreage: 3.716
c. Applicant/Agent: Cook Children's Health Care System
d. Request: From: "PD 57" Planned Development / Specific Uses for any uses in "E-R" through "H" districts, except: apartments, bath, turkish or similar, liquor or pkg. store, and amusement enterprises / NASJRB Overlay
To: "E" Neighborhood Commercial / NASJRB Overlay

17. ZC-23-078

CD 8

a. Site Location: 3670 Wichita Street
b. Acreage: 27.941
c. Applicant/Agent: Ivan Gonzalez / Matt Trieb
d. Request: From: "PD 913" PD-A-5 Planned Development for One Family Residential uses with development standards on file in the Planning & Development Department, site plan waived, and "PD 914" PD/R2 Planned Development for Townhouse/ Cluster uses with development standards on file in the Planning & Development Department, site plan waived.
To: "PD-R2" Planned Development for one-family detached, one-family attached (townhouse) and Cluster housing with development standards; Site plan required.

18. ZC-23-079

CD 6

- a. Site Location: 5200-5232 (evens) Carver Drive
- b. Acreage: 1.509
- c. Applicant/Agent: Steven Halliday / JCO Properties, L.P.
- d. Request: From: "CF" Community Facilities District
To: "UR" Urban Residential

19. ZC-23-080

CD 9

- a. Site Location: 2700 and 2704 Lipscomb Street
- b. Acreage: 0.8126
- c. Applicant/Agent: Cowtown Properties, LLC
- d. Request: From: "I" Industrial
To: "PD-UR" Planned Development Urban Residential for all uses in "UR", excluding Two-Family Attached (Duplex), Cluster Housing and Apartments, with development standards to allow one parking space in the front yard setback and to not provide a 5-foot landscape buffer along the railroad; site plan included.

20. ZC-23-081

CD 3

- a. Site Location: 3005 Merrick Street
- b. Acreage: 0.45
- c. Applicant/Agent: Paulette Byar / Katim Endeavors, Inc.
- d. Request: From: "A-5" One-Family
To: "CF" Community Facilities

21. ZC-23-083

CD 11

- a. Site Location: 2424-2500 (evens) Race Street
- b. Acreage: 0.60
- c. Applicant/Agent: Witherspoon Properties, Inc
- d. Request: From: "B" Two-Family
To: "MU-1" Low Intensity Mixed-Use

22. ZC-23-084

CD 3

- a. Site Location: 3221 Joyce Drive
- b. Acreage: 0.24
- b. Applicant/Agent: Walter B. Welborn
- c. Request: From: "FR" General Commercial Restricted NASJRB Overlay
To: "I" Light Industrial NASJRB Overlay

23. ZC-23-086

CD 3

- a. Site Location: 3420-3440 (evens) Clayton Road 3421-3437 (odds) Indale Road
- a. Acreage: 3.5
- b. Applicant/Agent: P & A Properties LLC; 3408 Clayton LLC; Radio Flyer LLC; Amy Henderson
- c. Request: From: "F" General Commercial, "A-5" One-Family and "CF" Community Facilities
To: "PD-CF" Planned Development Community Facilities excluding uses as indicated in staff report; site plan waiver requested.

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.

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, June 09, 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