



**ZONING COMMISSION
AGENDA**

Wednesday, January 10, 2024

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/5fa1c4084c8904c7c6b10d6a7a56132>

Meeting/ Access Code: 2553 442 5061

Registration Required

Teleconference

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

Meeting/ Access Code: 2553 442 5061

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	_____
Matt McCoy, 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

- 1. 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, February 13, 2024 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

- A. APPROVAL OF MEETING MINUTES of December 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-23-197** **CD 5**

- a. Site Location: 4903 Pollard-Smith Avenue and 5012 - 5016 (evens) Rosedale Avenue
- b. Acreage: 2.47
- c. Applicant/Agent: Mary-Margaret Lemons, Fort Worth Housing Solutions
- d. Request: To: Amend "PD 1259" Planned Development for all uses in "MU-1" Low Intensity Mixed Use with waiver to maximum building height and minimum parking requirements to allow for permanent food trucks, site plan included.

This case will be heard by Council on January 23rd.

- 2. 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

3. 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: "PD-FR" for all FR uses plus the following Permitted uses; Warehouse or Bulk Storage Wholesale Office or Sample Room, Wholesale Bakery, or produce market, wholesale warehouse, Furniture or Cabinet Repair or Construction, Assembly of Pre-manufactured Parts, Except for Vehicles, Trailers, Airplanes or Mobile Homes, Bottling Works, Milk or soft drinks, Printing, Lithographing, book binding, newspapers or publishing, Sheet Metal Shop, Machine Shop, Welding Shop Custom Work (not structural), Automotive Repair Paint and Body Shop (no cars for this use shall be stored overnight outside the building), and Auto Parts Supply Retail, site plan waiver requested

This case will be heard by Council on January 23rd.

C: NEW CASES

4. ZC-23-161

CD 3

- a. Site Location: 11701 US Hwy 377 S
- b. Acreage: 710.37
- c. Applicant/Agent: PMB Rolling V South Land LP / Taylor Baird
- d. Request: From: "A-5" One-Family, "R1" Zero lot line/cluster, "CR" Low Density Multifamily, "C" Medium Density Multifamily and "G" Intensive Commercial
To: Tract 1: PD/A-5 One-Family and PD/R-2 Townhouse Cluster; Tract 2: PD/R2 Townhouse Cluster, PD/D High Density Multifamily, and PD/G Intensive commercial, with development standards including but not limited to open space and multifamily design standards (see exhibit A in docket); site plan waiver requested

This case will be heard by Council on January 23rd.

5. ZC-23-180

CD 10

- a. Site Location: 5501 Alliance Gateway Freeway
- b. Acreage: 3.60
- c. Applicant/Agent: Kole Weber and Timothy Lucas/Trinity Broadcasting Inc.
- d. Request: From: "K" Heavy Industrial
To: "PD/K" Planned Development with a base of "K" Heavy Industrial, plus helipad site plan included

This case will be heard by Council on January 23rd.

6. SP-23-014

CD 10

- a. Site Location: 11055 N Riverside Drive
- b. Acreage: 9.75
- c. Applicant/Agent: Brandon Middleton (Kimley-horn)
- d. Request: To: Amend site plan for "PD 968" Planned Development for all uses in "G" Intensive Commercial plus miniwarehouse to add new miniwarehouse structure

7. SP-23-015

CD 8

- a. Site Location: 7601 S. Crowley Rd
- b. Acreage: 13.22
- c. Applicant/Agent: Brandon Middleton (Kimley-horn)
- d. Request: To: Amend site plan for "PD 723" PD-SU" for all uses in "E" plus mini-warehouses; following uses are excluded: tattoo and massage parlors, retail liquor stores, stand-alone bar or lounge, hours of operation for the office are 8:00 a.m. to 7:00 p.m.; electronically controlled security gate 7:00 a.m. to 11:00 p.m. daily to add new miniwarehouse structure

8. ZC-23-184

CD 8

- a. Site Location: 2601 Joel East Rd
- b. Acreage: 16.15
- c. Applicant/Agent: D. Tyler Baucom
- d. Request: From: "I" Light Industrial
To: "J" Medium Industrial

9. ZC-23-185

CD 11

- a. Site Location: 621 S Retta Street
- b. Acreage: 0.16
- c. Applicant/Agent: FL Logic LLC/Ohad Ben Shushan
- d. Request: From: "A-5" One-Family
To: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus duplex, site plan included

10. ZC-23-186

CD 3

- a. Site Location: 4408 Southwest Blvd
- b. Acreage: 4.4
- c. Applicant/Agent: Ray Oujesky, Kelly Hart & Hallman
- d. Request: From: "PD 678" and "IP" Industrial Park
To: "PD/FR" Planned Development for all uses in "FR" General Commercial Restricted plus miniwarehouse, warehouse and development standards for automotive repair adjacent a one or two-family district, site plan included

11. ZC-23-187

CD 3

- a. Site Location: 7950 Calmont
- b. Acreage: 5.06
- c. Applicant/Agent: Kyle K. Poulson
- d. Request: From: "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus warehouse, site plan included

12. ZC-23-190

CD 3

- a. Site Location: 3201 River Park Drive
- b. Acreage: 9.59
- c. Applicant/Agent: Ray Oujesky, Kelly Hart & Hallmann, LLP

d. Request: To: Amend "PD 849" PD/D Planned Development for High Density Multifamily plus Assisted Living to add development standards for density, open space, setback, and fencing; site plan included

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.

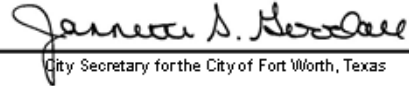
ASISTENCIA A REUNIONES PUBLICAS:

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, January 05, 2024 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