



ZONING COMMISSION

AGENDA

Wednesday, February 14, 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/r63e265efc5da264eff0c993de903ed7b>

Meeting/ Access Code: 2557 941 3096

Registration Required

Teleconference

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

Meeting/ Access Code: 255 794 13096

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. Appoint Chair/Vice Chair | Zoning Commission |
| 2. Overview of Zoning Cases | Staff |
| 3. Briefing on Development Agreements | City Attorney Office |

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, March 19, 2024 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of January 10, 2024 _____ **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-23-186 _____ **CD 3**

- | | |
|---------------------|---|
| a. Site Location: | 4408 and 4412 Southwest Boulevard |
| b. Acreage: | 4.42 |
| c. Applicant/Agent: | Tillar Southwest Blvd Partners / Ray Oujesky, Kelly Hart & Hallman |
| d. Request: | From: "PD 678" and "IP" Industrial Park / NASJRB Overlay
To: "PD-FR" Planned Development General Commercial Restricted plus Auto Repair, paint and body shop adjoining a residential district boundary; Manufacture of artificial flowers, ornaments, awnings, tents, bags, blacking, cleaning or polishing preparations, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade; Machine shops; Furniture or cabinet repair and construction; Monument works, stone; Warehouse or bulk storage; Pattern shop; Printing, lithographing, book-binding, newspapers or publishing; Rubber stamping; Rubber stamp manufacture; Vehicle steam cleaning; NASJRB Overlay; Site Plan waiver requested. |

C: NEW CASES

2. ZC-23-182 **CD 11**

- a. Site Location: 1405 & 1409 Weiler Boulevard
- b. Acreage: 0.86
- c. Applicant/Agent: City of Fort Worth Development Services Department
- d. Request: From: "E" Neighborhood Commercial
To: "ER" Neighborhood Commercial Restricted

3. ZC-23-189 **CD 10**

- a. Site Location: 14600 block of Elizabethtown Cemetery
- b. Acreage: 18.49
- c. Applicant/Agent: Kole Weber and Timothy Lucas/Trinity Broadcasting Inc.
- d. Request: From: Unzoned
To: "K" Heavy Industrial

4. ZC-23-191 **CD 3**

- a. Site Location: 1901 and 1661 RM Road 2871, 8600 Aledo Road
- b. Acreage: 336.10
- c. Applicant/Agent: PMB Advisors, LLC - Taylor Baird
- d. Request: From: Unzoned
To: "K" Heavy Industrial

This case has been withdrawn. No Public Hearing will be held.

5. ZC-23-193 **CD 4**

- a. Site Location: 3409 North Tarrant Parkway
- b. Acreage: 0.95
- c. Applicant/Agent: Roberto Nunez, Alchemi DP
- d. Request: To: Add Conditional Use Permit (CUP) in "E" Neighborhood Commercial for a retail smoke shop; site plan included

6. ZC-23-194 **CD 11**

- a. Site Location: 150 Emma Street
- b. Acreage: 0.42
- c. Applicant/Agent: Daniel Berhe
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

7. ZC-23-198 **CD 5**

- a. Site Location: 12500 Trinity Boulevard
- b. Acreage: 2.48
- c. Applicant/Agent: Flint Hills Resources/Juan J. Vasquez, Vasquez Engineering, LLC
- d. Request: From: "PD705" PD/SU Planned Development Specific Use for wholesale storage, handling and distribution of petroleum products and fuel components
To: "F" General Commercial

8. ZC-23-199

CD 10

- a. Site Location: 11401 Old Denton Road
- b. Acreage: 29.93
- c. Applicant/Agent: Oncor Electric Delivery Company, LLC/Travis Yanker, P.E.,
- d. Request: To: Add Conditional Use Permit (CUP) for an electric power substation in "G" Intensive Commercial; site plan included

9. ZC-23-201

CD 3

- a. Site Location: SE corner of Old Weatherford and Farmer Road
- b. Acreage: 240.70
- c. Applicant/Agent: Bo Trainor, Westwood Professional Services
- d. Request: From: "A-5" One-Family, "R2" Townhouse/Cluster, "D" High Density Multifamily and "G" Intensive Commercial
To: "PD/A-5" One-Family, "PD/R2" Townhouse/Cluster, "PD/D" High Density Multifamily, "PD/G" Intensive Commercial and PD/MU-2 High Intensity Mixed-Use with development standards (see docket); site plan waiver requested

10. ZC-23-203

CD 4

- a. Site Location: 8511 Denton Highway
- b. Acreage: 2.20
- c. Applicant/Agent: Ron Ramirez, Westwood
- d. Request: From: "R1" Zero Lot Line/Cluster and "E" Neighborhood Commercial
To: "R1" Zero Lot Line/Cluster

11. ZC-23-204

CD 7

- a. Site Location: 5819 Bowman Roberts Road
- b. Acreage: 5.60
- c. Applicant/Agent: Mary Nell Poole, Townsite
- d. Request: From: "AG" Agricultural District
To: "A-5" One-Family

12. ZC-23-206

CD 10

- a. Site Location: 13951 Sendera Ranch Blvd
- b. Acreage: 9.3
- c. Applicant/Agent: Sendera BK Group, LLC
- d. Request: From: "E" Neighborhood Commercial; "FR" General Commercial Restricted
To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily with development standards for carpports, open space, fencing, waiver of MFD standards, site plan included

13. ZC-24-003

CD 11

- a. Site Location: 4550 Village Creek Road
- b. Acreage: 7.14
- c. Applicant/Agent: City of Fort Worth Development Services Department
- d. Request: From: "IP" Industrial Park
To: "CR" Low Density Multifamily and "CF" Community Facilities

- a. Site Location: 7800 - 8000 blocks Chisholm Trail Parkway
- b. Acreage: 41.44
- c. Applicant/Agent: Denton Texas Venture LTD
- d. Request: To: Amend PD 1247 "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus detached multifamily to add development standards for parking, fencing, enhanced landscaping, building orientation, open space with waiver to MFD standards; site plan required

This case will be heard by Council on February 27th

D. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

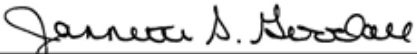
This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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, February 09, 2024 at 3:15 p.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p>	 City Secretary for the City of Fort Worth, Texas
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