



## **ZONING COMMISSION**

### **AGENDA**

Wednesday, March 13, 2024

Work Session 12:00 PM

Public Hearing 1:00 PM

#### **Work Session**

In-Person:

City Hall Conference Room 2020

200 Texas Street

2<sup>nd</sup> Floor-City Hall

Fort Worth, Texas 76102

#### **Public Hearing**

In-Person:

City Council Chamber

200 Texas Street

2<sup>nd</sup> Floor-City Hall

Fort Worth, Texas 76102

#### **Videoconference**

<https://fortworthtexas.webex.com/weblink/register/rbb4ed0c9bffa6413cdafc7fc475d1dfb>

Meeting/ Access Code: 2553 900 2356

Registration Required

#### **Teleconference**

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

Meeting/ Access Code: 2553 900 2356

#### **Viewing Only**

**LIVE ON CITY'S YOUTUBE CHANNEL.**

<HTTPS://WWW.YOUTUBE.COM/@CITYOFFORTWORTH/STREAMS>

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](mailto: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**

- |                                    |                       |
|------------------------------------|-----------------------|
| <b>1. Overview of Zoning Cases</b> | <b>Staff</b>          |
| <b>2. Panther Island briefing</b>  | <b>Justin Newhart</b> |

**II. PUBLIC HEARING 1:00 PM**

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, April 9, 2024 AT 6:00 P.M. UNLESS OTHERWISE STATED.

**CALL TO ORDER**

- A. APPROVAL OF MEETING MINUTES of February 14, 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<br>To: "PD-FR" Planned Development General Commercial Restricted plus Auto Repair, paint and body shop adjoining a residential district boundary and limited to the following auto related uses: Auto detailing, Auto windshield chip repair, Auto minor dent repair (no body repair), Auto wrap installation, Auto ceramic coats and hail repair (no auto painting), Auto upholstery, Auto tinting; Assaying; Carpet & rug cleaning; 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 |

**2. ZC-23-187**

**CD 3**

- a. Site Location: 7950 Calmont Ave
- 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 with development standards, site plan included

**C: NEW CASES**

**3. SP-24-001**

**CD 8**

- a. Site Location: 2701 Moresby St
- b. Acreage: 1.25
- c. Applicant/Agent: YMCA of Metropolitan Fort Worth
- d. Request: To: Amend existing site plan for "PD915A" "PD/E" Planned Development for Neighborhood Commercial with Development Standards to add a covered court.

**4. ZC-23-196**

**CD 8**

- a. Site Location: 850 W Rendon Crowley Rd
- b. Acreage: 1.02
- c. Applicant/Agent: Scott Martsdorf
- d. Request: From: "E" Neighborhood Commercial  
To: "FR" General Commercial Restricted

**5. ZC-23-205**

**CD 7**

- a. Site Location: 7736 Blue Mound Road
- b. Acreage: 20.187
- c. Applicant/Agent: Lum'ais Wellness Group/Aaron Graves
- d. Request: From: PD 738 PD/SU for Tree Farm & "A-5" One-Family  
To: "E" Neighborhood Commercial

***This case will be heard by City Council March 19<sup>th</sup> at 6:00 p.m.***

**6. ZC-24-002**

**CD 11**

- a. Site Location: 3116 Chenault St.
- b. Acreage: 0.16878
- c. Applicant/Agent: Avocet Ventures LP/Chris Kautsch
- d. Request: From: "E" Neighborhood Commercial  
To: "A-5" One-Family

**7. ZC-24-004**

**CD 11**

- a. Site Location: 1724 N Sylvania Avenue & 2621 Daisy Lane
- b. Acreage: 0.34
- c. Applicant/Agent: Miguel Molina / James Stevens & Teresa McGee, Texas Surveying
- d. Request: From: "E" Neighborhood Commercial  
To: "A-5" One-Family

**8. ZC-24-005** **CD 5**

- a. Site Location: 5812 Oakdale Dr
- b. Acreage: 0.2571
- c. Applicant/Agent: Steven Burnette
- d. Request: From: "A-5" One-Family  
To: "B" Two-Family

**9. ZC-24-008** **CD 11**

- a. Site Location: 5008 Collett Little Rd
- b. Acreage: 2.41
- c. Applicant/Agent: Jerimiah Nix/Jervon Harris
- d. Request: From: "E" Neighborhood Commercial  
To: "UR" Urban Residential

**10. ZC-24-013** **CD 10**

- a. Site Location: 3445 Keller Haslet Road; 13451 & 13517 Alta Vista Road
- b. Acreage: 27.95
- c. Applicant/Agent: Tom Ross/Douglas Cooper-mma
- d. Request: From: "C" Medium Density  
To: "E" Neighborhood Commercial

**11. ZC-24-014** **CD 10**

- a. Site Location: 12800, 12860 Timberland Boulevard & 12541 N Caylor Road
- b. Acreage: 12.2
- c. Applicant/Agent: Reginald Young / Bryan Welty, Cover 2 Capital
- d. Request: From: "A-21" One-Family  
To: "PD-D" Planned Development for all uses in 'D' High Density Multifamily, plus Restaurant, Café, Cafeteria and Retail Sales, General, with development standards for parking and 48 foot maximum height within 250 feet of one-family district, Site Plan included.

**12. ZC-24-015** **CD 2**

- a. Site Location: 2833 & 2825 N Main St
- b. Acreage: 2.5
- c. Applicant/Agent: John Ainsworth
- d. Request: From: "F" General Commercial  
To: "PD/G" Planned Development for all uses in "G" Intensive Commercial, plus hotel, site plan included

**13. ZC-24-016** **CD 8**

- a. Site Location: 2757 Moresby Street
- b. Acreage: 5.7
- c. Applicant/Agent: FW Mason Heights LP
- d. Request: From: "PD 915B" PD/C" Planned Development for Medium Density Multifamily uses with development standards on file in the Planning & Development Department, site plan required.  
To: "PD 916" "PD/D" Planned Development for High Density Multifamily uses with development standards, site plan required

**14. ZC-24-018**

**CD 2**

- a. Site Location: 4500 & 4600, Angle Ave; 2500 NW Loop 820; 4400 & 4533 Marine Creek Parkway and 4500 Angle Avenue
- b. Acreage: 41.53
- c. Applicant/Agent: Jonathan Russell
- d. Request: From: "G" Intensive Commercial & "J" Medium Industrial  
To: "G" Intensive Commercial & "PD/J" Planned Development for all uses in "J" Medium Industrial, removing waste related uses, agricultural, and accessory uses, site plan required

**15. ZC-24-020**

**CD 5**

- a. Site Location: 4903 Pollard-Smith Avenue and 1401 Etta Street
- b. Acreage: 14.35
- c. Applicant/Agent: FW Hughes House II GP, LL/Brandon Burns
- d. Request: To: Amend PD1260 "PD/UR" to allow 35 ft primary street maximum setback along Avenue G, site plan included

**D. ADJOURNMENT:** \_\_\_\_\_

**ASSISTANCE AT THE PUBLIC MEETINGS:**

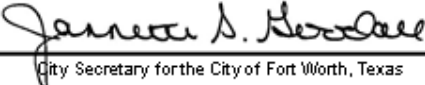
This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) 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](mailto: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, March 08, 2024 at 3:20 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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