



ZONING COMMISSION

AGENDA

Wednesday, April 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/r92202fabafeec54752cac057c32a5aacc>

Meeting/ Access Code: 2550 015 5914

Registration Required

Teleconference

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

Meeting/ Access Code: 2550 015 5914

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, May 14, 2024 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of March 13, 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-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

C: NEW CASES

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

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

3. ZC-24-011

CD 10

- a. Site Location: 311 E Bonds Ranch
- b. Acreage: 20.1
- c. Applicant/Agent: Kendra Stephenson
- d. Request: From: "F" General Commercial
To: "PD/D" including event center or rental hall, health club, restaurant, café, cafeteria, office, retail sales and service, with development standards as presented in Exhibit A, site plan required

4. ZC-24-012

CD 2

- a. Site Location: 1332-1344 (evens) Main Street; 1313-1315 (odds) Commerce Street
- b. Acreage: 1.071
- c. Applicant/Agent: Jason Eggenburger
- d. Request: From: "J" Medium Industrial and "B" Two-Family
To: Tract 1: PD/MU-1 Planned Development for all uses in "MU-1" Low Intensity Mixed-Use plus hotel, site plan waiver requested
Tract 2: PD/E Planned Development for all uses in neighborhood commercial with development standards for parking within 20 ft setback, dumpster without a primary use, site plan included

5. ZC-24-017

CD 11

- a. Site Location: 4041 Ryan Ave
- b. Acreage: 1.95
- c. Applicant/Agent: National Veterans Outreach Program Inc
- d. Request: From: "D" High Density
To: "PD/D" Planned Development for all uses in "D" High Density multifamily excluding Country Club, Golf Course, and Hospice uses with development standards for perimeter fence in front of primary building surrounding the site, site plan waiver requested.

6. ZC-24-019

CD 11

- a. Site Location: 1701 Vaughn Blvd & 3214 Ave I
- b. Acreage: 0.261
- c. Applicant/Agent: Leonardo Munoz
- d. Request: From: "MU-1" Low Intensity Mixed-Use
To: "A-5" One-Family

7. ZC-24-022

CD 4

- a. Site Location: 5350 Basswood Blvd
- b. Acreage: 3.97
- c. Applicant/Agent: Elizabeth Alvarez
- d. Request: From: "CF" Community Facilities
To: "E" Neighborhood Commercial

8. ZC-24-024

CD 6

- a. Site Location: 6889 Harris Pkwy, 7101 Dutch Branch Rd
- b. Acreage: 14.087
- c. Applicant/Agent: Ben Raef
- d. Request: From: "R2" Townhouse /Cluster

To: "F" General Commercial

9. SP-24-003

CD 4

- a. Site Location: 5127 N Tarrant Pkwy
- b. Acreage: 0.79
- c. Applicant/Agent: MQ Northside Retail LLC / Drew Donosky
- d. Request: To: Add Site Plan for PD 1294 Planned Development for all uses in "E" Neighborhood Commercial to add a restaurant.

10. SP-24-004

CD 11

- a. Site Location: 5328 E Lancaster Ave
- b. Acreage: 6.64
- c. Applicant/Agent: Joe Johnson
- d. Request: To: Amend Site Plan for "PD 490" Planned Development to add security fence.

11. ZC-24-028

MU-1 and MU-2 ZONING TEXT AMENDMENT

All Districts

- a. Site Location: MU Districts
- b. Applicant/Agent: City of Fort Worth
- c. Request: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth by amending Article 13 "Form-Based Districts", Section 4.1300(g)(1)(c) "Low Intensity Mixed Use ("MU-1") District", and Section 4.1302(g)(1)(c) "High Intensity Mixed-Use ("MU-2") District", to increase the size of the opening of a parking structure vehicle access facing public and private streets

12. ZC-24-030

PANTHER ISLAND ZONING TEXT AMENDMENT

CD 2, 9

- a. Site Location: PI District
- b. Applicant/Agent: City of Fort Worth
- c. Request: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth by amending Chapter Article 13, "Form-Based Code Districts", Section 4.1304, "Panther Island ("PI") District", to increase the maximum building height of the PI-NM sub-district to 20 stories; remove the prohibition against floorplates greater than 16,000 square feet above 96 feet in height for towers; and allow for one-story buildings to be constructed under certain conditions.

This case will be heard by Council April 23rd, 10:00 a.m.

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.

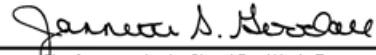
ASISTENCIA A REUNIONES PUBLICAS:

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, April 05, 2024 at 3:25 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

ZC-24-011 Exhibit A Development Standards

Standard	Proposed PD/D Development Standards
Fencing	Located in front of the building
Parking	Located in front of the building
Parking Commercial	Parking for commercial ready units and limited retail and other commercial uses will be provided at a ratio of 1 space per 250 square feet of floor area.
Building Orientation	Buildings facing internal drive
Commercial uses	Ground floor commercial uses allowed

The development on the property comprising approximately 20.1 acres of land within the corporate limits of the City of Fort Worth shall follow development standards and requirements for the high density multifamily (“D”) district of the City of Fort Worth Zoning Ordinance, except as provided herein and shall be subject to the following conditions and requirements.

A. Definitions and Interpretations

- 1) “Commercial ready unit” means ground level floor area that may be utilized as live/work space, retail or commercial space or a dwelling unit.
- 2) “Limited retail and other commercial uses” include:
 - a) Event center or rental hall
 - b) Health or recreation club
 - c) Restaurant, café, cafeteria
 - d) Office
 - e) Retail sales and services
- 3) Commercial uses or commercial space may include facilities and services offered to residents and the general public. For example, a health and recreation club, business center, meeting space or other amenity constructed as part of a multifamily development that is open to residents and the general public would be allowed and considered a limited retail or other commercial use.

B. Use Standards

- 1) Permitted Uses:
 - a) All uses listed as Permitted Uses in the high density multifamily (“D”) district are permitted in this Planned Development District. All uses listed as uses approved with a conditional use permit in the high density multifamily (“D”) district are allowed in this Planned Development District with approval of a conditional use permit.
 - b) Live/work space
 - c) Limited retail and other commercial uses
- 2) At the time of approval of a site plan per the requirements of Section C below, approximately 25% of the building frontage along Shire Meadow Drive will be designated as one or more of the following:
 - a) multifamily buildings with ground floor commercial ready units; and/or
 - b) one or more buildings suited for limited retail and other commercial uses as defined in Section A.2 above.
- 3) Parking for commercial ready units and limited retail and other commercial uses will be provided at a ratio of 1 space per 250 square feet of floor area. The parking ratio of 1 space per 250 square feet of floor area will be provided for

commercial ready units even if such unit(s) are used or reserved for use as a dwelling unit (in lieu of the multifamily parking requirement for such unit).

- 4) Building Orientation: To allow for commercial ready units and/or limited retail and other commercial uses along Shire Meadow Drive and create appropriate transitions from existing uses:
 - a) An interior drive and/or parking along Shire Meadow between the building and the property line will be allowed in order to provide visibility, access and parking for commercial ready units and/or limited retail and commercial uses.
 - b) Buildings along Hillshire Drive may face interior drives rather than Hillshire Drive.
 - c) All parking areas facing Hillshire Drive must be screened from public view by shrubs and landscaping at least three feet in height; an appropriate landscaping plan will be established during the site plan process.
 - 5) Unless noted herein, all buildings will comply with the property development standards and other development standards contained in Chapter 4, Article 7, Section 4.712 of the City's Zoning Ordinance.
- C. Site Plan required:
- 1) A site plan that meets the requirements of Chapter 4, Article 7, Section 4.712(d)(7) of the City's Zoning Ordinance is required to be reviewed by the Plan Commission and approved by the City Council prior to issuance of a building permit.
 - 2) Approval criteria. A site plan shall be approved upon a finding that the site plan meets the following criteria:
 - a) The site plan complies with all applicable development and design standards in the City's Zoning Ordinance, as amended by these planned development district regulations.
- D. Specific waivers or modifications to Chapter 4, Article 7, Section 4.712 are as follows:
- 1) (b) – to allow non-residential uses as described herein
 - 2) (d) (2) b. – Parking for non-residential uses
 - 3) (d)(4) b. – Fences and gates. To allow parking and driveways/ drive aisles between the building and the property line along the portion of the property fronting Shire Meadow Drive.
 - 4) (d)(5)(a) – Building orientation.