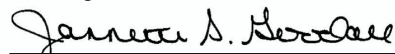


I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, March 07, 2025 at 3:30 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary
City of Fort Worth, Texas



ZONING COMMISSION

AGENDA

Wednesday, March 12, 2025

Work Session 11:30 PM

Public Hearing 1:00 PM

Work Session

In-Person:

City Council Conference Room 2020

200 Texas Street

2nd Floor

Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber

200 Texas Street

2nd Floor

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m2f112914340c3d00f2b6149ea6183305>

Meeting/ Access Code: 2552 375 0564

Teleconference

817-392-1111 or 469-210-7159 United States Toll (Dallas)

Meeting/ Access Code: 2552 375 0564

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: Watch Live Online

Staff Report Link

<https://www.fortworthtexas.gov/files/assets/public/v/2/development-services/documents/zoning-cases/docket-agenda-minutes/3-12-25-docket.pdf>

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 by Videoconference 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.

There are two ways that any member of the public may address the Zoning Commission regarding an item listed on the agenda.

1. **Virtual –By 5 pm prior to the day of the meeting, register at the following link:**

<https://fortworthtexas.webex.com/weblink/register/r72732c151b8d096e9f01c4168b4de46e>

2. **In Person –Prior to the start of the meeting, sign-up at the desk located at the entrance to the Council Chambers. Additionally, you may register to speak in person utilizing the link in the virtual instructions above. For questions or assistance with registration, please contact Laura Ruiz at Laura.Ruiz@fortworthtexas.gov or 817-392-8047. Free parking vouchers are available for anyone attending the Zoning Commission meetings. Zoning staff will be available before and after the meeting to hand them out and will be located at the desk where the agendas and sign-up to speak forms are located. Parking is available at the Fort Worth Convention Center Garage located at 1200 Houston St., directly across the street from the Convention Center. The free parking voucher is only available for this parking garage. Upon entering the garage, attendees will need to pull a ticket from the dispenser in the entry lane and they will need to present this ticket in order to obtain a voucher to park without cost. The voucher will be good until 6:00 p.m.**

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:

Rodney Mayo, CD 1	_____	Jeremy Raines, CD 7	_____
Brian Trujillo, CD 2	_____	Tammy Pierce, CD 8	_____
Beth Welch, CD 3	_____	Judge Danny Rodgers, CD 9	_____
Matt McCoy, CD 4	_____	Jacob Wurman, CD 10	_____
Rafael McDonnell, Chair, CD 5	_____	Cathy Romero, CD 11	_____
Kelicia Stevenson, CD 6	_____		

I. WORK SESSION/Lunch 11:30 AM City Council Conference Room 2020

A. Vote for Zoning Commission Vice Chair	Zoning Commission
B. Overview of Zoning Cases on Today’s Agenda	Staff
C. Urban Forestry Text Amendment	Jaclyn Ingram
D. Camp Bowie Presentation	Francisco Vega

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT TODAY’S PUBLIC HEARING ARE SCHEDULED TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, APRIL 8, 2025, AT 6 P.M., UNLESS OTHERWISE NOTED.

CALL TO ORDER

- A. APPROVAL OF MEETING MINUTES of February 12, 2025** **Chair**

****See the “Staff Report” link on the first page for the cases below. ****

B. CONTINUED CASES

- 1. ZC-25-004** **Case Manager: Sandy Michel** **CD 11**
- a. Site Location: 521 & 2109 Beach Street and 4021, 4025 E. 4th Street
 - b. Acreage: 31.33
 - c. Applicant/Agent: Josh Eadie / Amanda Matas / Bo Trainor
 - d. Request: From: "I" Light Industrial & "B" Two-Family Residential
To: "PD/D" Planned Development for "D" High-Density Multifamily plus detached multifamily with development standards for: less than the 30' minimum setback along one-family district, no bufferyard plantings, and to allow fencing along in front of building and along the ROW, no tree canopy preservation requirement; site plan included.

C. NEW CASES

- 2. ZC-24-135** **Case Manager: Stephen Murray** **CD 10**
- a. Site Location: 1101 Block Highway 114
 - b. Acreage: 19.56
 - c. Applicant/Agent: Traditions Investors LLC / Tyler Wallach with Jackson Walker LLP
 - d. Request: From: "A-5" One-Family Residential; "PD 1363" Planned Development for all uses in "D" High Density Multifamily for detached multifamily with development standards for setbacks, fencing, open space, signage and waiver to the MFD submittal, site plan required
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily for detached multifamily with development standards for reduced front yard setback, reduction in open space, fencing located between buildings and ROW; unit locations; MFD waiver requested; site plan required.

This case will be continued to April. No Public Hearing will be held.

- 3. ZC-24-157** **Case Manager: Lynn Jordan** **CD 7**
- a. Site Location: 3621 Bryce Ave (2050 Montgomery St)
 - b. Acreage: 3.08
 - c. Applicant/Agent: Darin McReynolds Norman, Urbanworth, LLC / 2050 Montgomery LLC
 - d. Request: From: "J" Medium Industrial; "CR" Low-Density Multifamily
To: "PD/MU-2" Planned Development for all uses in "MU-2" High Density Mixed-Use excluding short-term rental, event center, rental hall, service station, pawn shop, height of 85', site plan waiver requested.

This case will be heard by Council on March 25th.

- 4. ZC-24-162 (AX-24-017)** **Case Manager: Beth Knight** **Future CD 3**
- a. Site Location: SE Corner of I-20 & Chapin School Rd
 - b. Acreage: 186.09
 - c. Applicant/Agent: PMB I20 Land LP, K. Taylor Baird / LJA Engineering, Mickey Garner
 - d. Request: From: Unzoned

To: "PDG & J" Planned Development for all uses in "G" Intensive Commercial and "J" Medium Industrial with development standards for increased setbacks, parking, and fences allowed along property lines; site plan waiver requested.

5. ZC-25-005

Case Manager: Sandy Michel

CD 8

- a. Site Location: 6620 & 6700 Village Pkwy; 1601 Altamesa Blvd, and 6625 Camelot Rd
- b. Acreage: 16.67
- c. Applicant/Agent: Josh Eadie / Bo Trainor
- d. Request: From: "ER" Neighborhood Commercial Restricted & "E" Neighborhood Commercial
To: "PD/D" Planned Development for "D" High-Density Multifamily plus detached multifamily with development standards for: less than the 30' minimum setback along one-family district, no bufferyard plantings, and to allow fencing along in front of building and along the ROW; site plan included.

6. ZC-25-008

Case Manager: Ana Alvarez

CD 5

- a. Site Location: 7900 Trinity Blvd.
- b. Acreage: 39.35
- c. Applicant/Agent: Kenneth B. Newell / David Gregory
- d. Request: From: PD 224"PD/SU" Planned Development/Specific Use for all existing zoning categories plus sand and gravel mining
To: "TL-N" Trinity Lakes Neighborhood Zone

7. SP-25-003

Case Manager: Dave McCorquodale

CD 6

- a. Site Location: 7601 Summer Creek Drive
- b. Acreage: 0.76
- c. Applicant/Agent: Kevin Afkami, Make SM, Inc. / Andrew Yeoh, Triangle Engineering
- d. Request: To: Add site plan in "PD 246" Planned Development for all uses in "E" Neighborhood Commercial excluding tattoo parlor and massage parlor with development standards on file with Development Services Department for a restaurant.

8. SP-25-004

Case Manager: Sandy Michel

CD 9

- a. Site Location: 549 Carroll Street
- b. Acreage: 1.31
- c. Applicant/Agent: Riokim Montgomery, LP/ Felipe Rocha, Atwell, LLC/ Bassam Abusad, JLL
- d. Request: To: Amend restaurant site plan in PD 574 Planned Development for all uses in "MU-2" Mixed-Use with "DD" Demolition Delay to demo concrete parking, drive areas, create dual drive thru lanes and add 212 sf.

9. ZC-25-014 **Case Manager: Sandy Michel** **CD 9**

- a. Site Location: 222 N University Drive & Sec. of 100 N University Drive
- b. Acreage: 1.38
- c. Applicant/Agent: FW Westside RE Investors, LLC / Ray Oujesky, Kelly Hart & Hallman, LLP
- d. Request: From: "J" Medium Industrial
To: "MU-2" High-Density Mixed Use

10. ZC-25-018 **Case Manager: Christine Ross** **CD 5**

- a. Site Location: 3207 & 3211 House Anderson Road
- b. Acreage: 0.83
- c. Applicant/Agent: Miguel Valdez / Jonathan Saldana & Alejandra Diaz, DDS Group
- d. Request: From: "AG" Agricultural
To: "A-21" One-Family Residential

11. ZC-25-022 (AX-25-001) **Case Manager: Christine Ross** **Future CD 6**

- a. Site Location: 9625 Old Granbury Road
- b. Acreage: 4.54
- c. Applicant/Agent: Old Granbury Holdings, LLC / Bo Trainor, Westwood PS
- d. Request: From: Unzoned
To: "G" Intensive Commercial

12. ZC-25-025 **Case Manager: Beth Knight** **CD 11**

- a. Site Location: 3001 and 3015 Fisher Avenue
- b. Acreage: 4.80
- c. Applicant/Agent: Fort Worth Badminton LLC by Kimley-Horn
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "E" Neighborhood Commercial

13. ZC-25-026 **Case Manager: Lynn Jordan** **CD 10**

- a. Site Location: 15800 - 15900 blocks Championship Parkway
- b. Acreage: 17.2
- c. Applicant/Agent: Hannah Haber, McAdams / Bo Jones, LIV Development, LLC / Roanoke 35/114 Partners LP & Roanoke 35/114 O&G Partners LP
- d. Request: From: "K" Heavy Industrial
To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus detached multifamily with development standards for reduction in open space, reduction in parking, increase in height, no Urban Forestry requirements, MFD site plan waiver; site plan required

14. ZC-25-027 **Case Manager: Stephen Murray** **CD 11**

- a. Site Location: 5733 Craig Street
- b. Acreage: 3.0
- c. Applicant/Agent: Michael Parmerlee, GFC Leasing Corporation / Russ Michaels,

d Request: CSH Avenue at Lancaster, Ltd./ Jason Knotowicz
From: "B" Two-Family Residential & "E" Neighborhood Commercial
To: "D" High Density Multifamily

15. ZC-25-030 Case Manager: Sandy Michel CD 10

a. Site Location: 10620 N Riverside Drive
b. Acreage: 7.68
c. Applicant/Agent: Amir Namakforoosh
d. Request: From: "FR" General Commercial Restricted
To: "MU-1" Low-Intensity Mixed Use

16. ZC-25-031 Case Manager: Beth Knight CD 2

a. Site Location: 4900 Blue Mound Road
b. Acreage: 21.90
c. Applicant/Agent: Cody Brewer, Kimley-Horn / ART Mortgage Borrower Propco 2010-5 LLC
d. Request: From: "K" Heavy Industrial
To: "PD/K" Planned Development for all uses in "K" Heavy Industrial removing certain uses (see exhibit A) with development standards for increase in height to 130-foot, site plan waiver requested

This case will be heard by Council on March 25th.

17. ZC-25-033 Case Manager: Dave McCorquodale CD 6

a. Site Location: 5410 & 5420 Geddes Avenue
b. Acreage: 0.29
c. Applicant/Agent: David Gregory, DCG Engineering / QJ Development LLC
d. Request: From: "A-5" One-Family Residential
To: "B" Two-Family Residential

18. ZC-25-034 Case Manager: Stephen Murray CD 8

a. Site Location: 12195 South Fwy
b. Acreage: 7.30
c. Applicant/Agent: Scott Gibson
d. Request: From: "AG" Agricultural and "E" Neighborhood Commercial
To: "CF" Community Facilities

19. ZC-25-036 Case Manager: Lynn Jordan 7

a. Site Location: Generally, 1700-2500 blks University DR., 1900-2500 blks Montgomery St., 3220 Botanic Garden Blvd.
b. Acreage: 83.77
c. Applicant/Agent: City of Fort Worth
c. Request: From: "J" Medium Industrial; "A-5" One-Family
To: Properties West of Montgomery Street:

“PD/G” Planned Development for all uses in “G” Intensive Commercial excluding auto uses, max height five (5) story;
“E” Neighborhood Commercial;
“CUP” Conditional Use Permit for bar in “E” Neighborhood Commercial;
“CUP” Conditional Use Permit for warehouse in “E” Neighborhood Commercial; and
“CUP” Conditional Use Permit for warehouse/food processing in “E” Neighborhood Commercial

Properties East of Montgomery Street:

“PD/G” Planned Development for all uses in “G” Intensive Commercial excluding auto uses; site plan waiver requested; and
“CF” Community Facilities

20. ZC-25-037

Case Manager: Lynn Jordan

4, 7, 10

a. Site Location:

3340 High School Drive; 8250 Parkwood Hill Blvd.; 7900 N. Riverside Dr.; 5401 Wall Price Keller Rd.; 12120 Woodland Springs Dr.; 3901 Summerfields Blvd.; 4647 & 5400 Shiver Rd.; 6900 Bayberry Dr.; 4101 Twin Creeks Dr.; 3821 Staghorn Circle S.; 8201 Parkwood Hills Blvd.; 9345 General Worth Dr.; 5100 Glen Canyon Rd.; 2770 & 2780 Keller Hicks Rd.; 4001 Thompson Rd.; 2032 Canchim St.; 4600 Alta Vista; 9450 Ray White Rd.; 3201 Thompson Rd.; 3056 Clay Mountain Trl.

b. Applicant/Agent:

City of Fort Worth

c. Request:

From: “AG” Agricultural, “A-7.5” One-Family Residential, “A-5” One-Family Residential, “AR” One-Family Restricted, “B” Two-Family Residential, “CR” Low-Density Multifamily, “E” Neighborhood Commercial, “G” Intensive Commercial, “I” Light Industrial

To: “CF” Community Facilities

This case will be heard by Council on March 25th.

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.