

**Zoning Commission
May 8, 2024 – Meeting Minutes**

Commissioners Present:

Beth Welch, District 3
Matt McCoy, District 4
Rafael McDonnell, Chair, District 5
Broderick Williams, District 6
Jeremy Raines, District 7
Tiesa Leggett, District 8
Wes Hoblit, District 9
Jacob Wurman, District 10
Cathy Romero, District 11

Staff Members Present:

LaShondra Stringfellow, Development Assistant Director
Stephen Murray, Planning Manager
Brett Mangum, Senior Planner
Alondra Salas-Beltre, Planner II
Beth Knight, Senior Planner
Tom Simerly, Senior Professional Engineer
Laura Ruiz, Planning Assistant
Alex Johnson, Planning Assistant
Chris Austria, Assistant City Attorney II
Sandy Michel, Senior Planner

Commissioners Absent:

Vacant, District 1
Vacant, District 2

I. PUBLIC HEARING – 1:00 P.M.

Mr. Murray explained the procedure to be followed for the Zoning Commission meeting.

A. CALL TO ORDER

With a quorum of the Zoning Commission members present, Chair Rankin called the regular session of the Fort Worth Zoning Commission to order at 1:05 p.m. on Wednesday, March, 2024.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF APRIL 10, 2024.

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Raines, that the minutes of the Zoning Commission meeting of April 10, 2024 be approved. Motion passed 9-0.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

C. RECOGNITION OF FORMER CHAIR RANKINS

D. CONTINUED CASES

1. 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 |

Motion: Commissioner McCoy made a motion, seconded by Commissioner Wurman, to recommend a **Continuance to the July Zoning Meeting** for ZC-24-022. Motion passed 9-0.

E: NEW CASES

2. ZC-23-165

CD 11

- a. Site Location: 4900 Carey Street
- b. Acreage: 4.0
- c. Applicant/Agent: 4900 Carey LLC / Mike Bell
- d. Request: To: Add Conditional Use Permit (CUP) to allow parking of semi-trucks and trailers, in "J" Medium Industrial for a maximum of 5 years with no development standard waivers, site plan included

Motion: Commissioner Romero made a motion, seconded by Commissioner Welch, to recommend a **Continuance to the July Zoning Meeting** for ZC-23-165. Motion passed 6-3(Commissioners Raines, Hoblit and Wurman in opposition).

3. ZC-24-003

CD 11

- a. Site Location: 4550 Village Creek Road and 4519 Mooreview Avenue
- b. Acreage: 7.13
- c. Applicant/Agent: City of Fort Worth
- d. Request: From: "IP" Industrial Park
To: "CR" Low Density Multifamily

This case will be heard by Council on May 21st, 10 am.

Motion: Commissioner Romero made a motion, seconded by Commissioner Leggett, to recommend **Approval for ZC-24-003**. Motion passed 8-0

4. ZC-24-025

CD 8

- a. Site Location: 2212 S. Riverside Drive
- b. Acreage: 6.8
- c. Applicant/Agent: Tony Iranzad
- d. Request: To: Add Conditional Use Permit "CUP" for salvage yard in "K" Heavy Industrial for maximum of 5 years, site plan included.

Motion: Commissioner Leggett made a motion, seconded by Commissioner McCoy, to recommend **Approval** of ZC-24-025. Motion passed 9-0.

5. ZC-24-027

CD 6

- a. Site Location: 10200 Old Cleburne Crowley Road, 10500 W. Cleburne Road & 10375 Old Granbury Road
- b. Acreage: 302.1
- c. Applicant/Agent: Walton Texas LP/Westwood Professional Services
- d. Request: From: "A-5" One-Family
To: Tract 1: "R1" Zero Lot Line/Cluster
Tract 2A: "R1" Zero Lot Line/Cluster
Tract 2B: "D" High Density Multifamily
Tract 13: "R1" Zero Lot Line/Cluster
Tract 15: "R1" Zero Lot Line/Cluster

Motion: Commissioner Williams made a motion, seconded by Commissioner Leggett, to recommend **a Continuance until the June Zoning Commission meeting** for ZC-24-027. Motion passed 9-0.

6. ZC-24-031

CD 6

- a. Site Location: 10375 Old Granbury Road; East side of Chisholm Trail Parkway, ±5,000' south of the intersection with McPherson Blvd.
- b. Acreage: 120.9
- c. Applicant/Agent: WUSF 5 Rock Creek East LP/Westwood Professional Services
- d. Request: To: Amend "PD 1091" Planned Development for all uses in "F" General Commercial plus Data Center, with development standard for height, Site Plan waived

Motion: Commissioner Williams made a motion, seconded by Commissioner Leggett, to recommend **A Continuance until the June Zoning meeting** for ZC-24-031. Motion passed 9-0.

7. ZC-24-032

CD 9

- a. Site Location: 100 N. University Drive; 2808 Tillar; 2901 Shotts; 2801-2809 (odds) Cullen & 2720 Cullen
- b. Acreage: 11.45
- c. Applicant/Agent: FW Westside RE Investors
- d. Request: From: "J" Medium Industrial; "K" Heavy Industrial
To: "MU-2" High Intensity Mixed-Use

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-24-032. Motion passed 9-0.

8. ZC-24-033

CD 10

- a. Site Location: Southwest Corner of Hwy 114 & Blackwater Trail
- b. Acreage: 0.9
- c. Applicant/Agent: Rivers Edge Partners
- d. Request: To: Add Conditional Use Permit "CUP" for automated car wash in "E" Neighborhood Commercial, site plan included

Motion: Commissioner Wurman made a motion, seconded by Commissioner Leggett, to recommend **Denial** of ZC-24.-033. Motion passed 9-0

9. ZC-24-037

CD 11

- a. Site Location: 5022 & 5028 Sun Valley Drive
- b. Acreage: 1.1
- c. Applicant/Agent: Jeff Marshall
- d. Request: To: Add Conditional Use Permit "CUP" for outdoor storage in "I" Light Industrial, site plan included.

Motion: Commissioner Romero made a motion, seconded by Commissioner Leggett, to recommend **Approval for** ZC-24-037. Motion passed 9-0

10. ZC-24-029

Batch Plant Zoning Text Amendment

All Districts

- a. Site Location: City Wide
- c. Applicant/Agent: City of Fort Worth
- d. Request: To: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth by amending Article 8, "Non-Residential District Use Table," Section 4.803, "Non-Residential District Use Table," "Medium and Heavy Industrial", "Batch plant, concrete or asphalt (permanent)" and "Temporary Uses", "Batch plant, concrete or asphalt (temporary)", to remove permanent and temporary batch plant, asphalt or concrete, as a use allowed by right and require a conditional use permit and add a reference to a supplemental use standard; Amending Chapter 4 "District Regulations," Article 12, "Form-Based Code District Use Table," Section 4.1203, "District Use Table" to require a conditional use permit for "Batch plant, asphalt or concrete (temporary)", in low ("MU-1") and high ("MU-2") intensity mixed-use districts and add a reference to a supplemental use standard; Amending Chapter 5 "Supplemental Use Standards", Article 4, "Temporary Uses", Section 5.401, "Batch plant, asphalt or concrete (temporary)", to clarify where temporary batch plants are permitted; Amending Chapter 5, "Supplemental Use Standards", Article 1, "Standards for Selected Uses," to add Section 5.156 "Batch plant, asphalt or concrete (permanent)" to clarify where permanent batch plants are permitted.

This case will be heard by Council on May 21st, 10 am.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Leggett, to recommend **A Continuance to the June Zoning Meeting** for ZC-24-029. Motion passed 9-0.

Meeting adjourned: 3:03 p.m.

5/08/24

Stephen Murray, Zoning Administrator
Development Services Department

Willie Rankin, Chair