

**Zoning Commission
August 14, 2024 – Meeting Minutes**

Commissioners Present:

Rodney Mayo, District 1
Beth Welch, District 3 (Virtual)
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
Beth Knight, Senior Planner
Tom Simerly, Senior Professional Engineer
Laura Ruiz, Planning Assistant
Alex Johnson, Planning Assistant
Chris Austria, Assistant City Attorney II
Armond Bryant, Senior Planner
Sandy Michel, Senior Planner

Commissioners Absent:

Vacant, District 2

I. PUBLIC HEARING – 1:13 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 McDonnell called the regular session of the Fort Worth Zoning Commission to order at 1:13 p.m. on Wednesday, August 14, 2024.

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

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

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

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

C. CONTINUED CASES

1. ZC-23-195

CD 3

- a. Site Location: 7716 Norman Avenue
- b. Acreage: 0.50
- c. Applicant/Agent: CCA & CWB LLC/Joshua Galbreath
- d. Request: From: "A-5" One Family Residential / NASJRB Overlay
To: "CR" Low Density Multifamily / NASJRB Overlay

This case will be heard by Council August 27th

Motion: Commissioner Welch made a motion, seconded by Commissioner Leggett, to recommend a **Denial** for ZC-23-195. Motion passed 10-0.

2. ZC-24-039

CD 7

- a. Site Location: 216 Nursery Lane

- b. Acreage: 0.4
- c. Applicant/Agent: Tammy Downey/Dennis Askins
- d. Request: From: "B" Two-Family
To: "C" Medium Density

Motion: Commissioner Raines made a motion, seconded by Commissioner Wurman, to recommend a **Denial** for ZC-24-039. Motion passed 10-0.

E: NEW CASES

3. ZC-23-200

CD 9

- a. Site Location: 5250 Wonder Drive and 5240 Wooten Drive
- b. Acreage: 3.5
- c. Applicant/Agent: Trinity Habitat for Humanity
- d. Request: From: "PD 900" "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use, with a limit to three stories on the western frontage and a limit to two stories on the eastern lot lines as measured at the grade of the adjacent single or two-family residential properties; site plan required.
To: "PD/C" Planned Development for all uses in "C" Medium Density multifamily plus detached multifamily with the following development standards for parking, open space, setbacks, and fencing, site plan included.

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Raines, to recommend **Approval** for ZC-23-200. Motion passed 9-1 (Commissioners Mayo in opposition).

4. ZC-24-044

CD 5

- a. Site Location: 2004, 2108 Amanda Avenue; 4917 Callahan Street
- b. Acreage: 0.49
- c. Applicant/Agent: Mayfield Missionary Baptist Church / Bernell Thompson
- d. Request: From: "A-5" Single Family // Stop Six Overlay
To: "CF" Community Facilities / Stop Six Overlay

Motion: Commissioner Raines made a motion, seconded by Commissioner Leggett, to recommend **Approval for** ZC-24-044. Motion passed 9-1 (Commissioner Hoblit in opposition).

5. ZC-24-050

CD 11

- a. Site Location: 5433 Dallas Avenue & 5456 E Lancaster Avenue
- b. Acreage: 0.69
- c. Applicant/Agent: Harmit Chattha / Samantha Renz, Evolving Texas
- d. Request: From "E" Neighborhood Commercial; "A-5" One Family Residential
To: PD/FR" Planned Development for all uses in General Commercial Restricted plus outdoor storage and to allow automotive repair adjoining a residential district boundary; removing Gasoline sales, Club, Commercial or Business, and Convenience Store uses. Development standards for front yard building setback, fencing in front yard setback, landscaping, and improved hard surface (parking); site plan included

Motion: Commissioner Ramero made a motion, seconded by Commissioner Leggett, to recommend **Denial** of ZC-24-050. Motion passed 10-0.

6. ZC-24-070

CD 11

- a. Site Location: 4224 Nelms Dr
- b. Acreage: 0.22
- c. Applicant/Agent: Billy Thomas
- d. Request: From: "I" Light Industrial / Stop Six Overlay
To: "PD/CR" Planned Development for Low-Density Multifamily with development standard for open space density, parking, height and front yard setback site plan included / Stop Six Overlay

Motion: Commissioner Ramero made a motion, seconded by Commissioner Leggett, to recommend **A continuance to the September Zoning Commission meeting** for ZC-24-070. Motion passed 10-0.

7. ZC-24-071 (AX-24-009)

CD 3

- a. Site Location: 10218, 10579 & 12575 Aledo Road
- b. Acreage: 261.17
- c. Applicant/Agent: TRT Land Investors & PMB Veale Land Investors
- d. Request: From: Unzoned/ETJ
To: "PD/A-5" One-Family and "PD/R-2" Townhouse Cluster with development standards for increase of lot coverage; site plan waiver requested

Motion: Commissioner Welch made a motion, seconded by Commissioner Leggett, to recommend **Approval** for ZC-24-071. Motion passed 9-1 (Commissioners Wurman in opposition).

8. ZC-24-072 (AX-24-007)

CD 6

- a. Site Location: 9710, 9720 & 9740 N. Crowley Rd.
- b. Acreage: 2.2
- c. Applicant/Agent: Judy Baumgardner/QT South LLC
- d. Request: From: Unzoned/ETJ

To: "E" Neighborhood Commercial

Motion: Commissioner Williams made a motion, seconded by Commissioner Leggett, to recommend **A continuance to the September Zoning Commission meeting** of ZC-24-072. Motion passed 7-3. (Commissioners Welch, Raines, and Wurman in opposition).

9. ZC-24-077

CD 9

- a. Site Location: 3339 White Settlement Road
- b. Acreage: 1.07
- c. Applicant/Agent: Baytex Energy USA Inc./Jake Petrie, Cascade Venture Partners LLC
- d. Request: From: "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial except ambulance dispatch station, outdoor amusement, telecommunication tower, recreational vehicle park, liquor store, pawn shop and tattoo parlor, plus automotive repair & tire store. Three existing signs permitted. No outside furniture on site, no flags banners or temporary signs, no 18 wheelers serviced or stored on Boland. Site plan required (see SP-01-013)
To: "PD/E" Planned development for all uses "E" Neighborhood Commercial with automated carwash and development standards for the following: front yard setback, drying and vacuuming facilities in the front yard and within 25' of a residential district, and for car wash dryer to face a residential district or use; site plan included

Motion: Commissioner Hoblit made a motion, seconded by Commissioner Raines, to recommend **Denial** of ZC-24-077. Motion passed 9-0.

10. ZC-24-078 (AX-24-004)

CD 6

- a. Site Location: 10300-10370 (evens) W. Cleburne Road
- b. Acreage: 55.651
- c. Applicant/Agent: Crowley ISD/Jennifer Ryken
- d. Request: From: Unzoned
To: "CF" Community Facilities

Motion: Commissioner Williams made a motion, seconded by Commissioner Wurmen, to recommend **Approval** of ZC-24.-078. Motion passed 9-0.

11. ZC-24-081

CD 3

- a. Site Location: 11711 Blue Creek Dr; 4101 Lost Creek Blvd
- b. Acreage: 4.07
- c. Applicant/Agent: Uncommon Sense 8 LLC/ Westwood Professional Svcs.
- d. Request: To: Amend "PD 1182" to allow office and accessory building, located on clubhouse lot only, developed to "E" Neighborhood Commercial standards with the following development standards: parking, no dumpster enclosure, 8 ft rod iron fence in front yard, site plan included

Motion: Commissioner Welch made a motion, seconded by Commissioner Hoblit, to recommend **A continuance to the September Zoning Commission meeting for ZC-24-081**. Motion passed 9-0.

12. ZC-24-082

CD 3

- a. Site Location: 1721, 1725, & 1817 North Las Vegas Trail
- b. Acreage: 21.5
- c. Applicant/Agent: The Nelson Living Trust/Amanda Mata, Westwood Professional Services
- d. Request: From: "A-5" One Family Residential /NASJRB Overlay
To: "C" Medium Density Multifamily /NASJRB Overlay

Motion: Commissioner Raines made a motion, seconded by Commissioner McCoy, to recommend **Approval for ZC-24-082**. Motion passed 9-0.

13. ZC-24-089

CD All

- a. Text Amendment: City of Fort Worth Development Services Department Text Amendment for hotels, motels, and inns located less than 1,000 ft from a public or private, primary and secondary educational facility providing education up through and including the twelfth-grade level
- c. Applicant/Agent: City of Fort Worth
- d. Request: To: An Ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 21653, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, By Amending Chapter 5, Supplemental Use Standards," Article I, "Standards For Selected Uses," To Amend Section 5.116 "Hotel, Motel, Or Inn" To Add That A Planned Development District Is Required Where A Hotel, Motel, Or Inn Is Less Than 1,000 Feet From A Public Or Private, Primary And Secondary Educational Facility.

This case will be heard by Council August 27th

Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend **Approval for ZC-24-089**. Motion passed 9-0.

14. SP-24-010

CD 6

- a. Site Location: South of Brewer Road; northeast of Tarleton Way and north of Chisholm Trail Parkway
- b. Acreage: 13.78
- c. Applicant/Agent: Thomas Barkowski / Westwood Professional Services
- d. Request: To: Consider site plan on property zoned PD 1090 Planned Development "PD/D" Planned Development for all uses in "D" High Density Multifamily.

Motion: Commissioner Williams made a motion, seconded by Commissioner Hoblit, to recommend **Approval for SP-24-010**. Motion passed 9-0.

15. SP-24-011

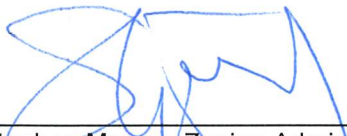
CD 10

- a. Site Location: 2600 Highway 114
- b. Acreage: 30.19
- c. Applicant/Agent: Allen Harrison Company/ Mitchell Hanzik / Dunaway Associates
- d. Request: To: Consider site plan on property zoned "PD 1347" and "PD 1350" "PD/C" Planned Development with a base of "C" Medium Density Multifamily, with specific development standards for building orientation, open space, parking in front of primary building, and a waiver to the Multifamily Development requirement (MFD)

Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend **Denial for** SP-24-011. Motion passed 7-2 (Commissioners Hoblit and Mayo in opposition).

Meeting adjourned: 3:53 p.m.

8/14/24



Stephen Murray, Zoning Administrator
Development Services Department



Rafael McDonnell, Chair