

**Zoning Commission
July 10, 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

Commissioners Absent:

Rodney Mayo, District 1
Vacant, District 2

Staff Members Present:

LaShondra Stringfellow, Development Assistant Director
Stephen Murray, Planning Manager
Brett Mangum, Senior Planner
Alondra Salas-Beltre, 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

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, Commissioner Hoblit called the regular session of the Fort Worth Zoning Commission to order at 1:06 p.m. on Wednesday, June 12, 2024.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF June 12, 2024.

Motion: Commissioner Raines made a motion, seconded by Commissioner Wurman, that the minutes of the Zoning Commission meeting of June 12, 2024 be approved. Motion passed 8-0.

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-23-165

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 Raines made a motion, seconded by Commissioner Wurman, to recommend a **Denial** for ZC-23-165. Motion passed 7-0.

2. 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

This case has been withdrawn by the applicant. No Public Hearing will be held.

3. ZC-24-022

CD 4

- a. Site Location: 5350 Basswood Blvd; 7301 Park Vista Blvd.
- b. Acreage: 3.97
- c. Applicant/Agent: Keller Estates LLC/ Elizabeth Alvarez
- d. Request: From: "CF" Community Facilities
To: "E" Neighborhood Commercial

Motion: Commissioner McCoy made a motion, seconded by Commissioner Raines, to recommend **Denial** for ZC-24-022. Motion passed 8-0.

4. ZC-24-027

CD 6

- a. Site Location: 10200 Old Cleburne Crowley Road, 10500 W. Cleburne Road & 10375 Old Granbury Road
- b. Acreage: 424.31
- c. Applicant/Agent: Walton Texas LP/Westwood Professional Services
- d. Request: From: "A-5" One-Family
To: Tract 1: "PD/A-5" Planned Development for all uses in A-5 One Family Residential, with development standards for lot area, lot width, and lot coverage, Site Plan waived
Tract 2: "PD/A-5" Planned Development for all uses in A-5 One Family Residential, with development standards for lot area, lot width, and lot coverage, Site Plan waived
Tract 13: "A-10" One Family
Tract 15: "PD/A-5" Planned Development for all uses in A-5 One Family Residential, with development standards for lot area, lot width, and lot coverage, Site Plan waived

Motion: Commissioner Williams made a motion, seconded by Commissioner Raines, to recommend **Approval** for ZC-24-027. Motion passed 5-3(Leggett, Wurman, and Romero in opposition, denial due to insufficient yes votes).

5. 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 Wurman, to recommend **Approval with the MOU and Rendering being completed before City Council** for ZC-24-031. Motion failed 3-5(Leggett, Raines, Hoblit, McCoy, and Romero in opposition, denial recommendation passes)

6. ZC-24-049

CD 2

- a. Site Location: 4800 Old Decatur Road
b. Acreage: 0.9760
c. Applicant/Agent: Fort Worth Quarry Company/QT South
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 Williams, to recommend **Denial** for ZC-24-049. Motion passed 8-0.

7. ZC-24-051

CD 3

- a. Site Location: 9944 W Camp Bowie Blvd
b. Acreage: 1.05
c. Applicant/Agent: Leo-17 Realty LLC/Jake Petrie
d. Request: To: Add Conditional Use Permit "CUP" for warehouse in "E" Neighborhood Commercial, site plan included

Motion: Commissioner Welch made a motion, seconded by Commissioner Leggett, to recommend **Approval** for ZC-24-051. Motion passed 7-1(Wurman in opposition).

8. ZC-24-058

CD 2

- a. Site Location: Stockyards Form-Based Code & Historic District
b. Acreage: 5.04
c. Applicant/Agent: City of Fort Worth
d. Request: To: A recommendation of approval to the City Council on an Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth by amending Chapter 4 "District Regulations", Article 13 "Form-Based Code Districts", Section 4.1309 "Stockyards ("SY") District and Appendix B, Exhibit B.33 to expand the Stockyards Historic District to include additional properties and increase the maximum allowable building height in certain subdistricts from 40' to 55'.

Motion: Commissioner Raines made a motion, seconded by Commissioner McCoy, to recommend **Approval** for ZC-24-058. Motion passed 8-0.

E: NEW CASES

9. ZC-24-061

CD 11

- a. Site Location: 4812 Parker Henderson Rd
- b. Acreage: 1.8
- c. Applicant/Agent: City of Fort Worth
- d. Request: From: "I" Light Industrial
To: "A-5" One-Family

Motion: Commissioner Romero made a motion, seconded by Commissioner Leggett, to recommend **Approval** for ZC-24-061. Motion passed 8-0.

10. ZC-23-195

CD 3

- a. Site Location: 7709 Camp Bowie West Boulevard & 7716 Norman Avenue
- b. Acreage: 0.50
- c. Applicant/Agent: CCA and CWB LLC / Joshua Galbreath
- d. Request: From: "CB-IA" Camp Bowie-Industrial Arts, "I" Light Industrial & "A-5" One Family w/ NAS JRB Overlay
To: "CR" Low Density Multifamily / NASJRB Overlay

Motion: Commissioner Welch made a motion, seconded by Commissioner Leggett, to recommend **A continuance to the August Zoning Commission meeting for ZC-23-195**. Motion passed 8-0.

11. ZC-24-046

CD 7

- a. Site Location: 2409 Neville Street
- b. Acreage: 0.15
- c. Applicant/Agent: Mirly LLC/Henrietta Joy Harvison
- d. Request: To: Add Conditional Use Permit "CUP" for a bar in "E" Neighborhood Commercial, site plan included

Motion: Commissioner Raines made a motion, seconded by Commissioner Leggett, to recommend **Approval subject to a 2-year expiration for ZC-24-046**. Motion passed 7-0.

12. ZC-24-047

CD 8

- a. Site Location: 1200 McPherson Road
- b. Acreage: 2.05

- c. Applicant/Agent: Oncor Electric/Kyle Hall & Rob Myers, Kimley Horn
- d. Request: To: Add Conditional Use Permit "CUP" for electric power substation in "E" Neighborhood Commercial, site plan included

Motion: Commissioner Leggett made a motion, seconded by Commissioner Raines, to recommend **Approval** for ZC-24-047. Motion passed 7-0.

13. ZC-24-054

CD 8

- a. Site Location: 1700 McPherson Road
- b. Acreage: 12.2
- c. Applicant/Agent: MEI Investments, L.P./Elizabeth Bentley, Lennar Homes of Texas
- d. Request: From "E" Neighborhood Commercial
To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily for detached multifamily with development standards for setbacks, open space, fencing, and a waiver to MFD submittal, site plan included

Motion: Commissioner Leggett made a motion, seconded by Commissioner Williams, to recommend **Denial** for ZC-24-054. Motion passed 7-0.

14. ZC-24-056

CD 11

- a. Site Location: 3445 Stuart Drive
- b. Acreage: 0.11
- c. Applicant/Agent: Mario H. Lopez /Chris Chavez
- d. Request: From "IP" Industrial Park
To: "A-5" One Family

Motion: Commissioner Romero made a motion, seconded by Commissioner Leggett, to recommend **Approval** of ZC-24-056. Motion passed 7-0.

15. ZC-24-057

CD 8

- a. Site Location: 1701, 1704, 1705, 1708 & 1712 E Broadway Avenue and 101 Exeter Street
- b. Acreage: 0.78
- c. Applicant/Agent: DI-TEC, Inc. / Daniel Hammack
- d. Request: From "J" Medium Industrial; PD 193 "PD-SU" for an indoor shooting range, site plan required
To: "A-5" One Family

Motion: Commissioner Leggett made a motion, seconded by Commissioner Williams, to recommend **Approval** of ZC-24-057. Motion passed 7-0.

16. ZC-24-059

CD 3

- a. Site Location: Northeast corner of IH 20 & FM 1187
- b. Acreage: 78.34
- c. Applicant/Agent: Walsh Ranch Development Company, LLC / Richard Shaheen
- d. Request: From "AG" Agricultural
To: "G" Intensive Commercial

Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-24.-059. Motion passed 7-0.

17. ZC-24-060

CD 5

- a. Site Location: 3125 Vine Street
- b. Acreage: 1.05
- c. Applicant/Agent: Sears Henderson Holdings
- d. Request: From "AG" Agricultural
To: "A-5" One-Family

Motion: Commissioner Raines made a motion, seconded by Commissioner Leggett, to recommend **Approval** ZC-24-060. Motion passed 7-0.

18. ZC-24-062

CD 7

- a. Site Location: 4937 El Campo Drive
- b. Acreage: 0.16
- c. Applicant/Agent: Charlotte A. Walker Voss/Lindsay Jones
- d. Request: To: Add Conditional Use Permit "CUP" for Auxiliary Parking, site plan included

Motion: Commissioner Raines made a motion, seconded by Commissioner Wurman, to recommend **Approval subject to a 5-year expiration** ZC-24-062. Motion passed 5-3(Williams, Leggett, and McDonnell in opposition, denial recommendation due to insufficient aye votes).

19. ZC-24-064

CD 10

- a. Site Location: NE corner of Sendera Ranch Blvd. and Rancho Canyon Way
- b. Acreage: 20.0
- c. Applicant/Agent: Mike Clark-Winkelmann & Associates, Inc.
- d. Request: From: "A-5" One-Family; "C" Medium Density Multifamily; "E" Neighborhood Commercial
To: "F" General commercial

Motion: Commissioner Wurman made a motion, seconded by Commissioner Leggett, to recommend **Approval of** ZC-24-064. Motion passed 8-0

20. ZC-24-066

CD 2

- a. Site Location: 6231 S Ridge Road
- b. Acreage: 0.77
- c. Applicant/Agent: Gabriela Goodwin / Fidelina Ramirez
- d. Request: From: "A-5" One-Family
To: "E" Neighborhood Commercial

Motion: Commissioner Raines made a motion, seconded by Commissioner Williams, to recommend **Denial of** ZC-24-066. Motion passed 8-0

21. ZC-24-069

CD 10

- a. Site Location: 8575 Blue Mound Road
- b. Acreage: 245.77
- c. Applicant/Agent: City of Fort Worth, Parks & Recreation Department
- d. Request: From: "AG" Agricultural; "A-5" One-Family; "CR" Low Density Residential;
"E" Neighborhood Commercial
To: "CF" Community Facilities

Motion: Commissioner Wurman made a motion, seconded by Commissioner McDonnell, to recommend **Approval of** ZC-24-069. Motion passed 8-0

22. SP-24-007

CD 4

- a. Site Location: 8601 & 8701 North City Drive
- b. Acreage: 10.1
- c. Applicant/Agent: NTP35/LP / Cross Development
- d. Request: To: Add Site Plan for PD 1302 Planned Development for all uses in "UR" Urban Residential with specific development standards related to setbacks, off street parking, and loading standards, enhanced landscaping, parking lot landscaping, façade variation, façade design standards, building materials, building entries, signs, screening, height, density allowed, and allowed uses as described attached in Exhibit A

Motion: Commissioner McCoy made a motion, seconded by Commissioner McDonnell, to recommend **Approval of** ZC-24-058. Motion passed 8-0

Meeting adjourned: 4:50 p.m.

7/10/24



Stephen Murray, Zoning Administrator
Development Services Department



Rafael McDonnell, Chair