



**ZONING COMMISSION
AGENDA**

Wednesday, February 08, 2023
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/fortworthtexas/onstage/g.php?MTID=e15fdf79976d2da272f6179061f0eaf49>

Meeting/ Access Code: 2559 642 9130

Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 2559 642 9130

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 Sandra Cejas at sandra.cejas@fortworthtexas.gov or (817)392-8047.**

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	_____	Dr. Mia Hall, CD 6	_____
Willie Rankin, Chair, CD 2	_____	Jacob Wurman, CD 7	_____
Beth Welch, CD 3	_____	Wanda Conlin, CD 8	_____
Jesse Gober, CD 4	_____	Kimberly Miller, CD 9	_____
Rafael McDonnell, Vice Chair, CD 5	_____		

I. WORK SESSION/Lunch 12:00 pm City Council Conference Room 2020

- A. Overview of Zoning Cases** **Staff**
- B. Overview of “HP” Central Business/Periphery** **Staff**

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, MARCH 21, 2023 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

- A. APPROVAL OF MEETING MINUTES of January 11, 2023** _____ **Chair**

To view the docket please visit the City Calendar (Boards and Commissions) or visit <http://fortworthtexas.gov/zoning/cases/>

B. CONTINUED CASES **District (Old/New)**

- 1. ZC-22-156** **CD 3/3**

- a. Site Location: 9400 Block Chapin Road
- b. Acreage: 57.54
- c. Applicant/Agent: Rowan Altgelt Laughlin Group, LTD / Zac Thompson, ONM Living
- d. Request: From: “AG” Agricultural
To: “PD-CR/R2” Planned Development-Low Density Multifamily and Townhouse/Cluster, with development standards for open space, building setbacks, parking, building orientation, fencing, perimeter fencing, and waiver to MFD submittal; site plan included

- 2. ZC-22-170** **CD 5/11**

- a. Site Location: 5213 Mansfield Highway
- b. Acreage: 1.7
- c. Applicant/Agent: Idris Adeniseun
- d. Request: To: Add Conditional Use Permit (CUP) to allow vehicle junkyard in “K” Heavy Industrial for a maximum of 5 years; site plan included.

3. ZC-22-182

CD 5/5

- a. Site Location: 1601 T Square Street
- b. Acreage: 3.72
- c. Applicant/Agent: T Square Investments LLC/Darshwish Otok
- d. Request: From: "G" Intensive Commercial
To: "A-5" One Family

This case will be heard by Council on February 14, 2023

4. ZC-22-190

CD 5/5

- a. Site Location: 6801 Anderson Boulevard
- b. Acreage: 14.1
- c. Applicant/Agent: Amerco Real Estate
- d. Request: From: "E" Neighborhood Commercial; "I" Light Industrial
To: "PD/I" Planned Development for all uses in "I" Light Industrial, plus mini-warehouse, vehicle rental, storage or display of accessory use excluding blacksmithing and wagon shop; site plan waiver requested.

This case will be heard by Council on February 14, 2023

5. ZC-22-223

CD 7/7

- a. Site Location: 8400 Wagley Robertson Road
- b. Acreage: 7.4
- c. Applicant/Agent: Hawkins Custom Homes, Peloton Land Solutions
- d. Request: From: PD 514 Planned Development for all uses in "F" General Commercial with additional uses listed, site plan waived
To: "R2" Townhouse/Cluster

6. ZC-23-002

CD 8/11

- a. Site Location: 3629 Meadowbrook Drive
- b. Acreage: 0.40
- c. Applicant/Agent: City of Fort Worth/Development Services
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "A-5" One-Family

C. NEW CASES

7. ZC-22-219

CD 9/9

- a. Site Location: 151, 175 and 209 W. Magnolia Avenue
- b. Acreage: 1.14
- c. Applicant/Agent: Tarrant County Hospital District
- d. Request: From: "NS-T5" Near Southside District
To: "NS-TSI" Near Southside District

8. ZC-22-227

CD 7/10

- a. Site Location: 500-800 blocks Blue Mound Road West
- b. Acreage: 64
- c. Applicant/Agent: TPHMI 4407 DFW, LLC/Bruce French
- d. Request: From: "PD 1313" Planned Development for "AG" Agricultural, "A-7.5" One-Family, "A-5" One-Family and "E" Neighborhood Commercial uses with increased lot coverage and development standard
To: "I" Light Industrial

9. ZC-23-004

CD 5/5

- a. Site Location: 6767 Brentwood Stair Road
- b. Acreage: 1.38
- c. Applicant/Agent: Tim Morton DVM PPLC / Q Wash Management LLC
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "E" Neighborhood Commercial; site plan included.

10. ZC-23-005

CD 8/8

- a. Site Location: 1612 Logan Street
- b. Acreage: 0.16
- c. Applicant/Agent: Francisco and Feliciano Munoz /James Walker
- d. Request: From: "A-5" One-Family
To: "I" Light Industrial

11. ZC-23-006

CD 9/9

- a. Site Location: 4444 South Freeway
- b. Acreage: 0.69
- c. Applicant/Agent: Diaz Real Estate Holdings/Katie Car Wash
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "FR" General Commercial Restricted; with development waiver for vacuum canopies in front of the building, site plan included.

12. ZC-23-007

CD 2/2

- a. Site Location: 950 University Drive/1221 Jacksboro Highway
- b. Acreage: 24.9
- c. Applicant/Agent: La Pulga Spirits/M2G Ventures
- d. Request: From: "MU-1" Low Intensity Mixed-use; "B" Two-Family; "F" General Commercial
To: Tract 1: "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use plus brewery/distillery; Tract 2: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel, site plan required

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

13. ZC-23-008

CD 3/7

- a. Site Location: 10100 West Freeway
- b. Acreage: 7.7
- c. Applicant/Agent: Clairemont MDC LLC
- d. Request: From: "C" Medium Density Multifamily and "G" Intensive Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial, plus miniwarehouse; site plan included

14. ZC-23-010

CD 5/11

- a. Site Location: 5024 Collett Little Road
- b. Acreage: 0.72
- c. Applicant/Agent: PBC83 Land 2 LLC/Matthew Mally
- d. Request: From: "E" Neighborhood Commercial
To: "I" Light Industrial

15. ZC-23-017

CD 8/8

- a. Site Location: 6288 Salt Road
- b. Acreage: 297
- c. Applicant/Agent: City of Fort Worth/Southpointe
- d. Request: To: Amend PD 768 Planned Development/Specific Use for municipal solid waste landfill to add ancillary uses related to the landfill and a concrete recycling facility for TxDOT South East Connector Project; site plan included

This case will be heard by Council on February 14, 2023

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, February 03, 2023 at 3:15 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