



**SPECIAL CALLED  
ZONING COMMISSION MEETING  
AGENDA**

Wednesday, March 22, 2023  
Work Session 8:00 AM  
Public Hearing 9:00 AM

**Work Session**

In-Person:  
City Hall Conference Room 2020  
200 Texas Street  
2<sup>nd</sup> Floor-City Hall  
Fort Worth, Texas 76102

**Public Hearing**

In-Person:  
City Council Chamber  
200 Texas Street  
2<sup>nd</sup> Floor-City Hall  
Fort Worth, Texas 76102

**Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e5b735e33895f69494bf10ad-ded2677e8>

Meeting/ Access Code: 2557 133 3614

Registration Required

**Teleconference**

(817) 392-1111 or 1-650-479-3208  
Meeting/ Access Code: 2557 133 3614

**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](mailto: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/Breakfast 8:00 am City Council Conference Room 2020**

- A. Overview of Zoning Cases** **Staff**
- B. Briefing on Amendment to MU-2 Related to Bars** **Staff**

**II. PUBLIC HEARING 9:00 AM**

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, APRIL 11, 2023 AT 6:00 P.M. UNLESS OTHERWISE STATED.

**CALL TO ORDER**

- A. APPROVAL OF MEETING MINUTES of February 8, 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-22-201** **CD 8/Future CD 11**

- a. Site Location: 3600 Rosedale Street
- b. Acreage: 0.13
- c. Applicant/Agent: Armando Hernandez/Stacy Collins
- d. Request: From: “E” Neighborhood Commercial  
To: “FR” General Commercial Restricted

- 2. ZC-22-202** **CD 6/ Future CD 6**

- a. Site Location: 7350 Granbury Road
- b. Acreage: 33.1
- c. Applicant/Agent: Crowley ISD/Ronald L. Smith
- d. Request: From: “PD 662” Planned Development for all uses in “E” Neighborhood Commercial; excluding uses, site plan required; “R2” Townhome  
To: “E” Neighborhood Commercial and “PD/D” Planned Development-High Density Multifamily with development standards for reduced open space, parking, perimeter fencing, and waiver to MFD submittal; site plan included

**C. NEW CASES**

**3. ZC-22-214**

**CD 5/5**

- a. Site Location: 8950 Creek Run Road and 8951 Cottonwood Village
- b. Acreage: 2.2
- c. Applicant/Agent: HStrand, LLC / Jason Eggenburger
- d. Request: From: "AR" One-Family Restricted/ PD 623 "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial; excluding the following uses: Massage Parlor, Tattoo Parlor, Pawn Shop, Liquor or Package Store, and Convenience Store, site plan waived  
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus Warehouse, site plan included.

**4. SP-23-001**

**CD 6/Future CD 6**

- a. Site Location: 7513 Summer Creek
- b. Acreage: 1.70
- c. Applicant/Agent: Kevin Afkami/Andrew Yeoh
- d. Request: To: Add site plan for PD 246 "PD/E" Planned Development for all uses in the "E" Neighborhood Commercial.

**5. ZC-23-009**

**CD 4/Future CD 4**

- a. Site Location: 4941 North Tarrant Parkway
- b. Acreage: 1.22
- c. Applicant/Agent: MQ Northside Retail, LLC
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "FR" General Commercial Restricted; with development waiver to not install required screening fence; site plan included.

**6. ZC-23-013**

**CD 8/ Future CD 8**

- a. Site Location: 2808 Strong Ave
- b. Acreage: 0.33
- c. Applicant/Agent: Rene and Luz C. Calvillo / Nicteloi Cadena
- d. Request: From: "A-5" One-Family  
To: "B" Two-Family District

**7. ZC-23-014**

**CD 5/ Future CD 5**

- a. Site Location: 13108 & 13116 S. Pipeline Rd
- b. Acreage: 1.87
- c. Applicant/Agent: Mosaad Girgis
- d. Request: From: "E" Neighborhood Commercial  
To: "A-7.5" One Family

**8. ZC-23-015**

**CD 8/ Future CD 8**

- a. Site Location: 2201 Annabelle Lane
- b. Acreage: 6.1241267
- c. Applicant/Agent: R3 Realty Group LLC / Ray Oujesky, Kelly Hart & Hallman LLP
- d. Request: From: "A-10" One Family  
To: "PD-CR" Planned Development-Low Density Multifamily with development standards for reduced parking, reduced supplemental building setbacks, building orientation, fencing, and waiver to the MFD submittal, site plan included.

**9. ZC-23-016**

**CD 8/ Future CD 8**

- a. Site Location: 1520 E. Robert Street
- b. Acreage: 0.14
- c. Applicant/Agent: VMP Scattered Properties by Luis Matarrita
- d. Request: From: "ER" Neighborhood Commercial Restricted  
To: "A-5" One Family

**10. ZC-23-018**

**CD 9/ Future CD 9**

- a. Site Location: 2801 Townsend Dr
- b. Acreage: 0.14
- c. Applicant/Agent: James W. Eby
- d. Request: From: "A-5" One Family  
To: "B" Two Family

**11. ZC-23-021**

**CD 5/ Future CD 8**

- a. Site Location: 3918 Miller Ave
- b. Acreage: 0.20
- c. Applicant/Agent: Osareth Ighogaro
- d. Request: From: "E" Neighborhood Commercial  
To: "A-5" One Family

**12. ZC-23-022**

**CD 2/ Future CD 7**

- a. Site Location: 5819 Bowman Roberts
- b. Acreage: 5.6
- c. Applicant/Agent: C4 Lease/Mary Nell Poole
- d. Request: From: "AG" Agricultural  
To: "PD-D" Planned Development-High Density Multifamily with development standards for parking, supplemental building setbacks, building orientation, perimeter fencing, open space, and waiver to the MFD submittal; site plan included.

**13. ZC-23-023**

**CD 5/ Future CD 11**

- a. Site Location: 5008 Collett Little Road
- b. Acreage: 2.44
- c. Applicant/Agent: Jerimiah Nix / CSH Lofts at Redwood, Ltd. - Russ Michaels
- d. Request: From: "E" Neighborhood Commercial  
To: "D" High Density Multifamily

**14. ZC-23-024**

**CD 9 / Future CD 3**

- a. Site Location: 3740 Hopkins St and 4501-4517 (odds) Valentine St
- b. Acreage: 1.86
- c. Applicant/Agent: Valentine Street LLC/ Steven Halliday
- d. Request: From: "CR" Low Density Multifamily and "I" Light Industrial  
To: "MU-2" High Intensity Mixed-Use

**15. ZC-23-025**

**CD 8/ Future CD 8**

- a. Site Location: 3670 Wichita Street
- b. Acreage: 8.9
- c. Applicant/Agent: Fort Worth Mason Heights
- d. Request: From: "PD915" Planned Development for all uses in "ER" Neighborhood Commercial Restricted uses plus assisted living facility nursing home with full medical services with massage therapy and spa with development standards on file and "PD913" Planned Development for all uses in "A-5" One-Family with development standards on file.  
To: "PD/CF" Planned Development for all uses in "CF" Community Facilities plus care house/group home and offices with development standards (see exhibit), site plan required.

**16. ZC-23-027**

**CD 9/ Future CD 9**

- a. Site Location: 3005 & 3011 Stanley Ave
- b. Acreage: 0.43
- c. Applicant/Agent: Tom Hicks / Gina McLean – Nationwide Construction
- d. Request: From: "A-5" One Family  
To: "E" Neighborhood Commercial

**17. ZC-23-028**

**CD 7/ Future CD 7**

- a. Site Location: 3320 W. 4<sup>th</sup> Street
- b. Acreage: 0.12761204
- c. Applicant/Agent: 3301 Hamilton Avenue Partners/ Lynette Payne
- d. Request: To: Add Conditional Use Permit (CUP) to allow an auxiliary parking lot in "B" Two-Family; site plan included with development waivers to landscaping, screening fence, and auxiliary lot standards.

**18. ZC-23-029**

**CD 5/ Future CD 5**

- a. Site Location: 11413 Mosier Valley & 11450 Trinity Boulevard
- b. Acreage: 13.99
- c. Applicant/Agent: HMH Family Partnership LP
- d. Request: From: "AG" Agricultural  
To: "PD/C" Planned Development for all uses in C Medium Density Multifamily with Development standards for fencing, building height, parking in front of building, site plan included

**19. ZC-23-030**

**CD 8/ Future CD 8**

- a. Site Location: 1628 Davis Avenue
- b. Acreage: 0.28
- c. Applicant/Agent: QJ Development LLC. / DCG Engineering Inc.
- d. Request: From: "A-5" One Family  
To: "B" Two Family

**20. ZC-22-188**

**CD 8/ Future CD 11**

- a. Site Location: 3701 Meadowbrook Dr.
- b. Acreage: 0.25
- c. Applicant/Agent: KAT Investments LLC / Tara Bohme
- d. Request: From: "A-5" One Family  
To: "PD/A-7.5" Planned Development for all uses in "A.7.5" One-Family plus triplex; site plan included

**21. ZC-22-178**

**CD 5/ Future CD 5**

- a. Site Location: 3801 & 3825 South Cravens
- b. Acreage: 10.16
- c. Applicant/Agent: Demetrica V. Williams Family Trust
- d. Request: From: "MU-1" Low Intensity Mixed-Use  
To: "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use plus amusement/outdoor use, bar/tavern, cocktail lounge, club, private or teen, and dance hall use; development standard for maximum setback of 312 ft; no minimum first floor height requirement; site plan waiver requested.

**D. ADJOURNMENT:** \_\_\_\_\_

**ASSISTANCE AT THE PUBLIC MEETINGS:**

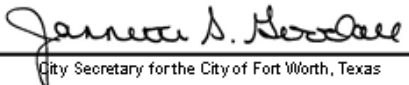
This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) 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 Discapitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto: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.

<p>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 <u>Tuesday, March 14, 2023 at 10:25 a.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p>	 City Secretary for the City of Fort Worth, Texas
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