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ZONING COMMISSION

AGENDA

Wednesday, July 12, 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/weblink/register/rd3ebed9be568d0b86bac7a65f22b0aeb>

Meeting/ Access Code: 2550 767 3952

Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159

Meeting/ Access Code: 255 076 73952

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	_____	Tiesa Leggett, 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

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, AUGUST 8, 2023 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of June 14, 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**

1. ZC-22-178 **CD 5**

- a. Site Location: 3801 and 3825 S Cravens Road
- b. Acreage: 10.16
- c. Applicant/Agent: Demetrica V. Williams Family Trust/ Darin Norman, Urbanworth LLC
- 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 included.

2. ZC-22-186 **CD 2**

- a. Site Location: 3602 N. Grove Avenue
- b. Acreage: 0.29
- c. Applicant/Agent: Victor Lopez/ Ana Vasquez
- d. Request: To: Add Conditional Use Permit (CUP) to allow storage of materials and equipment for building wooden pallets in "K" Heavy Industrial for a maximum of 5 years; development standard waivers requested for screening fence materials, bufferyard /setback /supplemental screening adjacent to a residential district, bicycle rack, parking spaces, vehicle maneuvering, and landscaping, site plan included.

3. ZC-22-226

CD 5

- a. Site Location: 1809 Miller Avenue
- b. Acreage: 0.15
- c. Applicant/Agent: Mary Helen Johnson / Alpha Family Group
- d. Request: From: "A-5/SS" One-Family/Stop Six Overlay
To: "B/SS" Two-Family/Stop Six Overlay

4. ZC-23-058

CD 11

- a. Site Location: 3201-3217 (odds) St. Louis Avenue
- b. Acreage: 0.72
- c. Applicant/Agent: Jimco Sales & Manufacturing/ Denise Harmon
- d. Request: From: "J" Medium Industrial
To: Add Conditional Use Permit (CUP) to allow outdoor storage of pipes and metal products without a building in "J" Medium Industrial for a maximum of 5 years; a partial development waiver for fencing along the alley is requested; site plan included.

C. NEW CASES

5. SP-23-002

CD 5

- a. Site Location: 9680 Trinity Boulevard
- b. Acreage: 4.73
- c. Applicant/Agent: Don Valk, April Moore
- d. Request: To: Add site plan for PD 865 "PD/SU" Planned Development/Specific Use for mini warehouses; site plan included

6. SP-23-003

CD 10

- a. Site Location: 11600 - 12000 Blocks State Highway 114
- b. Acreage: 15.284
- c. Applicant/Agent: Northwest Village (Fort Worth) Owner, LLC
- d. Request: To: Add site plan for PD 1363 "PD/MU-2" Planned Development for all uses in High Intensity Mixed - Use plus mini - warehouse with development standards for fenestration, facade on primary street frontage and height; site plan included

7. SP-23-004

CD 8

- a. Site Location: 3117 Grayson Street
- b. Acreage: 3.338
- c. Applicant/Agent: ACH Landowner II
- d. Request: To: Revise site plan for PD 915 "PD/ER" Planned Development for Neighborhood Commercial Restricted uses plus assisted living facility, nursing home with full medical services, and massage therapy and spa with development standards to add 6,000 square foot building; site plan included

8. ZC-23-066

CD 8

- a. Site Location: 10181 Forest Hill Everman Rd
- b. Acreage: 134.12
- c. Applicant/Agent: Jerry Jackson / TTP Partnership
- d. Request: From: Unzoned

To: "A-5" One-Family, "F" General Commercial, "CR" Low Density Multifamily

9. ZC-23-069

CD 11

- a. Site Location: 5418 Brentwood Stair Road
- b. Acreage: 0.069
- c. Applicant/Agent: Scott Mills (Corporate Image) / Kaleab F Berhe land Mark Retail Inc
- d. Request: From: "E" Neighborhood Commercial
To: "F" General Commercial

10. ZC-23-082

CD 3

- a. Site Location: 5116 & 5118 Locke Avenue
- b. Acreage: 0.143
- c. Applicant/Agent: First American Properties LLC / Raz Hansraj
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

11. ZC-23-087

CD 11

- a. Site Location: 4909 and 5003 E Lancaster Avenue & 4808 and 4900 Norma Street
- b. Acreage: 7.946
- c. Applicant/Agent: Maxwell Fisher / Avis Chaisson, Palladium USA International. Inc
- d. Request: From: "A-7.5" One-Family, "C" Medium Density Multifamily, "E" Neighborhood Commercial
To: "PD-D" Planned Development-High Density Multifamily with development standards for parking, accessory building setbacks, building setbacks from residential, building height, perimeter fencing, open space, and tree preservation; site plan included.

12. ZC-23-091

CD 3

- a. Site Location: 3028 & 3032 Joyce Drive
- b. Acreage: 0.5
- c. Applicant/Agent: Walter Owen, Owen Equities LP
- d. Request: From: "PD 381" Planned Development – Light Industrial with NASJRB APZ II Overlay
To: "I" Light Industrial with NASJRB APZ II Overlay

13. ZC-23-092

CD 9

- a. Site Location: 2401 S University Drive
- b. Acreage: 1.98
- c. Applicant/Agent: Bennett Partners
- d. Request: From: "A-5" One Family Residential/TCU Residential Overlay
To: "PD/E" Planned Development Neighborhood Commercial/TCU Residential Overlay following all "E" standards and excluding uses (see docket); site plan included.

14. ZC-23-093

CD 8

- e. Site Location: 3004 & 3010 Avenue C
- f. Acreage: 0.29
- g. Applicant/Agent: Brian Franks / David Pitcher
- h. Request: From: "MU-1" Low Intensity Mixed-Use

To: "CF" Community Facilities District

15. ZC-23-095

CD 5

- a. Site Location: 11200-11350 Block Trinity Blvd (South)
- b. Acreage: 1.18
- c. Applicant/Agent: Ray Abraham, Leon Capital Investments, LLC / Ray Oujesky
- d. Request: From: "AG" Agricultural District
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus certain light industrial uses (see docket) and development standards to allow parking for warehouse and industrial uses to be calculated at 1 space per 4 employees (4 spaces minimum); site plan required

16. ZC-23-097

CD 11

- a. Site Location: 3235 Burton Avenue
- b. Acreage: 0.176
- c. Applicant/Agent: Marco and Sabrina Perez
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

17. ZC-23-098

CD 2

- a. Site Location: 2051 W Long Ave
- b. Acreage: 0.1607
- c. Applicant/Agent: Evangelina Cordeo
- d. Request: From: "A-5" One-Family
To: "E" Neighborhood Commercial

18. ZC-23-099

CD 5

- a. Site Location: 14000 Block Centre Station Drive
- b. Acreage: 24.099
- c. Applicant/Agent: Trenton Robertson / Masterplan
- d. Request: To: Amend PD 758 Planned Development/Specific Use for all uses in "D" with a maximum front yard setback of 20 feet to add an additional four (4) apartment buildings containing 132 dwelling units; site plan included

19. ZC-23-100

CD 2

- a. Site Location: 109 NW 29th, 151 NE 29th, 201 NE 29th, 3000 & 3016-3020 (evens) N Main, 3001-3023 (odds) N Main
- b. Acreage: 15.55
- c. Applicant/Agent: John Ainsworth, Kimley-Horn / Olham Goodwin Capital, LLC
- d. Request: From: "J" Medium Industrial and "K" Heavy Industrial
To: "D" High Density Multifamily; "G" Intensive Commercial and "PD-G" Planned Development Intensive Commercial for a hotel within 1,000 feet of a one-family zoning district; site plan waiver requested

20. ZC-23-101

CD 4

- a. Site Location: 8347 Harmon Road
- b. Acreage: 8.18

- c. Applicant/Agent: Ojala Partners, LP
- d. Request: From: "PD1270" Planned Development for all uses in G Intensive Commercial to include a 60 ft setback adjacent to residential, 40 ft, landscape buffer, masonry screening wall; site plan waived
To: "PD-D" Planned Development High Density Multifamily with development standards for building orientation, fencing location, parking location, and height; site plan included

21. ZC-23-102

CD 5

- a. Site Location: 11300 block Trinity Blvd
- b. Acreage: 0.825
- b. Applicant/Agent: Ray Abraham / Ray Oujesky
- c. Request: From: "AG" Agricultural District
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus certain light industrial uses (see docket) and development standards to allow parking for warehouse and industrial uses to be calculated at 1 space per 4 employees (4 spaces minimum); site plan required

22. ZC-23-107

CD 10

- a. Site Location: 1305 Boaz Road
- b. Acreage: 2.3
- c. Applicant/Agent: T&T Construction, John Davis, Acme Fence Services
- d. Request: From: "A-43" One-Family
To: "J" Medium Industrial

23. ZC-23-108

CD 8

- a. Site Location: 751 E. Rendon Crowley Road
- b. Acreage: 20
- c. Applicant/Agent: Brent Kesler, Tribus Properties
- d. Request: From: "O1" Floodplain, "CF" Community Facilities, "PD 1304" Planned Development based on Low Density Multifamily with development standards, site plan waived
To: "J" Medium Industrial

24. ZC-23-119

All Districts

- a. Site Location: City Wide
- b. Applicant/Agent: City of Fort Worth
- c. Request: Adoption of an ordinance amending Article 6 of Chapter 4, "District Regulations", specifically Sections 4.603, "Residential District Use Table," 4.803, "Nonresidential Use Table," and 4.1203, "Form Based Code District Use Table" to provide for zoning districts where a Boarding Home Facility" is allowed; to amend Chapter 5, "Supplemental Use Standards," Article 1, "Standards for Selected Uses," Section 5.107a, "Boarding House" to change the title to "Lodging House" and add Section 5.153, "Boarding Home Facility" to add development standards for Boarding Home Facilities; and to amend Chapter 9, "Definitions" to amend the definition for "Boardinghouse/Lodging House" and add a definition for "Boarding Home Facility"

25. ZC-23-120

All Districts

- a. Site Location: City Wide
- b. Applicant/Agent: City of Fort Worth

- c. Request: Adoption of an ordinance amending Chapter 2, "Review Bodies" Section 2.100 "Zoning Commission," Section 2.101 "Board of Adjustment," Section 2.102 "Urban Design Commission," and Section 2.103 "Historic and Cultural Landmarks Commission," to revise the respective boards or commissions quorum requirements, resident requirements and other miscellaneous clarifications

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, July 07, 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