

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, May 03, 2024 at 3:15 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary
City of Fort Worth, Texas



**ZONING COMMISSION
AGENDA**

Wednesday, May 8, 2024
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/j.php?MTID=m8cca36aa9d9146e64e15c31e8fe188f1>

Meeting/ Access Code: 2554 005 6519

Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159
Meeting/ Access Code: 2554 005 6519

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 Alex Johnson at Alexander.Johnson@fortworthtexas.gov or (817)392-6238.**

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:

Vacant, CD 1	_____	Jeremy Raines, CD 7	_____
Vacant, CD 2	_____	Tiesa Leggett, CD 8	_____
Beth Welch, CD 3	_____	Wes Hoblit, CD 9	_____
Matt McCoy, CD 4	_____	Jacob Wurman, CD 10	_____
Rafael McDonnell, Vice Chair, CD 5	_____	Cathy Romero, CD 11	_____
Broderick Williams, CD 6	_____		

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

- | | |
|---|-----------------------------------|
| 1. Overview of Zoning Cases | Staff |
| 2. City of Fort Worth Parks and Recreation | Parks and Recreation Staff |
| 3. Ethics | Legal |

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, JUNE 11, 2024 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

- A. APPROVAL OF MEETING MINUTES of April 10, 2024** _____ **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-24-022** **CD 4**

- a. Site Location: 5350 Basswood Blvd
- b. Acreage: 3.97
- c. Applicant/Agent: Elizabeth Alvarez
- d. Request: From: “CF” Community Facilities
To: “E” Neighborhood Commercial

C: NEW CASES

- 2. 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

3. ZC-24-003

CD 11

- a. Site Location: 4550 Village Creek Road and 4519 Mooreview Avenue
- b. Acreage: 7.13
- c. Applicant/Agent: City of Fort Worth
- d. Request: From: "IP" Industrial Park
To: "CR" Low Density Multifamily

This case will be heard by Council on May 21st, 10 am.

4. ZC-24-025

CD 8

- a. Site Location: 2212 S. Riverside Drive
- b. Acreage: 6.8
- c. Applicant/Agent: Tony Iranzad
- d. Request: To: Add Conditional Use Permit "CUP" for salvage yard in "K" Heavy Industrial for maximum of 5 years, site plan included.

5. ZC-24-027

CD 6

- a. Site Location: 10200 Old Cleburne Crowley Road, 10500 W. Cleburne Road & 10375 Old Granbury Road
- b. Acreage: 302.1
- c. Applicant/Agent: Walton Texas LP/Westwood Professional Services
- d. Request: From: "A-5" One-Family
To: Tract 1: "R1" Zero Lot Line/Cluster
Tract 2A: "R1" Zero Lot Line/Cluster
Tract 2B: "D" High Density Multifamily
Tract 13: "R1" Zero Lot Line/Cluster
Tract 15: "R1" Zero Lot Line/Cluster

6. 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

7. ZC-24-032

CD 9

- a. Site Location: 100 N. University Drive; 2808 Tillar; 2901 Shotts; 2801-2809 (odds) Cullen & 2720 Cullen
- b. Acreage: 11.45
- c. Applicant/Agent: FW Westside RE Investors
- d. Request: From: "J" Medium Industrial; "K" Heavy Industrial
To: "MU-2" High Intensity Mixed-Use

8. ZC-24-033

CD 10

- a. Site Location: Southwest Corner of Hwy 114 & Blackwater Trail
- b. Acreage: 0.9
- c. Applicant/Agent: Rivers Edge Partners
- d. Request: To: Add Conditional Use Permit "CUP" for automated car wash in "E" Neighborhood Commercial, site plan included

9. ZC-24-037

CD 11

- a. Site Location: 5022 & 5028 Sun Valley Drive
- b. Acreage: 1.1
- c. Applicant/Agent: Jeff Marshall
- d. Request: To: Add Conditional Use Permit "CUP" for outdoor storage in "I" Light Industrial, site plan included.

10. ZC-24-029

Batch Plant Zoning Text Amendment

All Districts

- a. Site Location: City Wide
- c. Applicant/Agent: City of Fort Worth
- d. Request: To: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth by amending Article 8, "Non-Residential District Use Table," Section 4.803, "Non-Residential District Use Table", "Medium and Heavy Industrial", "Batch plant, concrete or asphalt (permanent)" and "Temporary Uses", "Batch plant, concrete or asphalt (temporary)", to remove permanent and temporary batch plant, asphalt or concrete, as a use allowed by right and require a conditional use permit and add a reference to a supplemental use standard; Amending Chapter 4 "District Regulations," Article 12, "Form-Based Code District Use Table," Section 4.1203, "District Use Table" to require a conditional use permit for "Batch plant, asphalt or concrete (temporary)", in low ("MU-1") and high ("MU-2") intensity mixed-use districts and add a reference to a supplemental use standard; Amending Chapter 5 "Supplemental Use Standards", Article 4, "Temporary Uses", Section 5.401, "Batch plant, asphalt or concrete (temporary)", to clarify where temporary batch plants are permitted; Amending Chapter 5, "Supplemental Use Standards", Article 1, "Standards for Selected Uses," to add Section 5.156 "Batch plant, asphalt or concrete (permanent)" to clarify where permanent batch plants are permitted.

This case will be heard by Council on May 21st, 10 am.

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.