



ZONING COMMISSION

AGENDA

Wednesday, April 09, 2025

Work Session 12:00 PM

Public Hearing 1:00 PM

Work Session

In-Person:

City Council Worksession Room

100 Fort Worth Trail

Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber

100 Fort Worth Trail

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m76b4f16b37bb641baf7af18b6cba88ae>

Meeting/ Access Code: 2551 858 8935

Teleconference

469-210-7159 United States Toll (Dallas)

Meeting/ Access Code: 2551 858 8935

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: Watch Live Online

Staff Report Link

www.fortworthtexas.gov/files/assets/public/v/3/development-services/documents/zoning-cases/docket-agenda-minutes/4-9-25-docket.pdf

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 by Videoconference 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.

There are two ways that any member of the public may address the Zoning Commission regarding an item listed on the agenda.

1. **Virtual –By 5 pm prior to the day of the meeting, register at the following link:**

<https://fortworthtexas.webex.com/weblink/register/raabae08c22986975b5922b238beaccfl>

2. **In Person – Prior to the start of the meeting, sign-up at the desk located at the entrance to the Council Chambers. Additionally, you may register to speak in person utilizing the link in the virtual instructions above. For questions or assistance with registration, please contact Laura Ruiz at Laura.Ruiz@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:

Rodney Mayo, CD 1	_____	Jeremy Raines, V. Chair, CD 7	_____
Brian Trujillo, CD 2	_____	Tammy Pierce, CD 8	_____
Beth Welch, CD 3	_____	Judge Danny Rodgers, CD 9	_____
Matt McCoy, CD 4	_____	Jacob Wurman, CD 10	_____
Rafael McDonnell, Chair, CD 5	_____	Cathy Romero, CD 11	_____
Kelicia Stevenson, CD 6	_____		

I. WORK SESSION/Lunch 12:00 PM

A. Overview of Zoning Cases on Today’s Agenda Staff

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT TODAY’S PUBLIC HEARING ARE SCHEDULED TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, MAY 13, 2025, AT 6 P.M., UNLESS OTHERWISE NOTED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of March 12, 2025 Chair

****See the “Staff Report” link on the first page for the cases below. ****

B. CONTINUED CASES

1. ZC-24-132 (AX-24-014) Case Manager: Lynn Jordan (Future) CD 10
(Continued from February Zoning Commission)

- a. Site Location: Generally bounded by Seventeen Lakes Blvd., Round Valley Ln., Endeavor and Litsey Rd.
- b. Acreage: 35.86
- c. Applicant/Agent: Gunner Chi / Whigham Family Ltd Partnership & Nolin W. Ragsdale, I AM ONE, INC., & Rob Betancur-Zena Land Development, LP
- d. Request: From: Unzoned
To: “A-5” One-Family Residential

2. ZC-24-173 Case Manager: Stephen Murray CD 3
(Continued from February Zoning Commission)

- a. Site Location: 8100 W Elizabeth Lane
- b. Acreage: 0.386
- c. Applicant/Agent: Darunee Moore / Rodney Matthew

d. Request: To: Add Conditional Use Permit (CUP) for halfway house in "CF" Community Facilities.

- 3. ZC-24-135** **Case Manager: Stephen Murray** **CD 10**
(Continued from March Zoning Commission)
- a. Site Location: 1101 Block Highway 114
 - b. Acreage: 19.56
 - c. Applicant/Agent: Traditions Investors LLC / Tyler Wallach with Jackson Walker LLP
 - d. Request: From: "A-5" One-Family Residential and to amend certain development standards for; "PD 1363" Planned Development for all uses in "D" High Density Multifamily for detached multifamily with development standards for setbacks, fencing, open space, signage and waiver to the MFD submittal, site plan required
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily for detached multifamily with development standards for reduced front yard setback, reduction in open space, fencing located between buildings and ROW; unit locations; MFD waiver requested; site plan required.

This case will be continued to May. No Public Hearing will be held.

- 4. ZC-25-008** **Case Manager: Ana Alvarez** **CD 5**
(Continued from March Zoning Commission)
- a. Site Location: 7900 Trinity Blvd.
 - b. Acreage: 39.35
 - c. Applicant/Agent: Kenneth B. Newell / David Gregory
 - d. Request: From: PD 224 "PD/SU" Planned Development/Specific Use for all existing zoning categories plus sand and gravel mining
To: "TL-N" Trinity Lakes Neighborhood Zone

- 5. ZC-25-022 (AX-25-001)** **Case Manager: Christine Ross** **Future CD 6**
(Continued from March Zoning Commission)
- a. Site Location: 9625 Old Granbury Road
 - b. Acreage: 4.54
 - c. Applicant/Agent: Old Granbury Holdings, LLC / Bo Trainor, Westwood PS
 - d. Request: From: Unzoned
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus auto parts & supply and auto repair adjoining a residential district; removing alcohol, liquor, bar, club, massage parlors, tobacco, smoke and vape shops, site plan waiver requested.

C. NEW CASES

- 6. ZC-24-138 (UDC-2024-190)** **Case Manager: Ana Alvarez** **CD 9**
- a. Site Location: 400 W Terrell Avenue
 - b. Acreage: 0.40
 - c. Applicant/Agent: Stephen Rivers

- d. Request: From: "NS-T4N" Near Southside, Transect Zone T4: General Urban, Neighborhood Zone
To: "NS-T4" Near Southside, Transect Zone T4: General Urban

This case will be heard by Council on April 22nd.

- 7. ZC-25-021 Case Manager: Stephen Murray CD 11**
- a. Site Location: 3220 Ennis Avenue
b. Acreage: 11.95
c. Applicant/Agent: Glenn Woodard, Westwood PS / Aaron Buckner, 3220 Ennis Ave, LLC
d. Request: To: Add Conditional Use Permit (CUP) for rock crushing facility in "K" Heavy Industrial; site plan included
- 8. ZC-25-023 Case Manager: Dave McCorquodale CD 11**
- a. Site Location: 5114 Norma Street
b. Acreage: 0.48
c. Applicant/Agent: Suman Atteti / S&K Asset Developers LLC
d. Request: From: "A-7.5" One-Family Residential
To: "A-5" One-Family Residential
- 9. ZC-25-044 Case Manager: Lynn Jordan CD 11**
- a. Site Location: 621 South Retta Street
b. Acreage: 0.17
c. Applicant/Agent: Rocky Garcia / Ohad BenShushan
d. Request: From: "A-5" One-Family Residential
To: "PD/B" Planned Development for "B" Two-Family excluding community home, boarding home facility, government office facility, museum, waiver to the front yard parking; site plan included
- 10. ZC-25-046 Case Manager: Stephen Murray CD 2**
- a. Site Location: 3623 & 3621 Decatur Ave
b. Acreage: 0.26
c. Applicant/Agent: Jason Morgan & Adam Comer / Stolen Shakespeare Guild
d. Request: From: "A-5" One-Family Residential
To: "E" Neighborhood Commercial
- 11. ZC-25-048 Case Manager: Dave McCorquodale CD 7**
- a. Site Location: 9700 Oxenfree Blvd
b. Acreage: 1.28
c. Applicant/Agent: SP Capstone Group, LLC / Halle Properties LLC, Jonathan Strawther / Vasquez Engineering LLC, Juan J. Vasquez
d. Request: To: Add Conditional Use Permit (CUP) for Auto Repair Facility in "E" Neighborhood Commercial; site plan included

12. ZC-25-049 **Case Manager: Dave McCorquodale** **CD 8**

a. Site Location: 4400 Ellis Ranch Trail
b. Acreage: 5.67
c. Applicant/Agent: Nathan Klemm, AANI Design Build, LLC / Pinnacle Properties of Texas, LLC
d. Request: From: "A-10" One-Family Residential
To: "A-5" One-Family Residential

13. ZC-25-052 **Case Manager: Beth Knight** **CD 4**

a. Site Location: 3350 & 3401 Amador Dr, 920 & 930 N FWY, 10221, 10301, 10477, 10481 N Riverside Dr, and 3317 Prestige Rd
b. Acreage: 111.4
c. Applicant/Agent: Eric Elrod / Alliance Town Center- Phase II Association, Bluestem Village LP, AIL Investment LP, Hillwood Multifamily Land LP, DSL Landlord II LLC, ATC MF NO. 3 LP / Kole Weber, Westwood PS
d. Request: To: Amend "PD961" Planned Development for all uses in "D" High Density Multifamily with assisted living and nursing home, to add 110' Stealth Telecommunication Towers and Telecommunication Antenna (on structures), and a development standard for no minimum setback adjacent to residential structure; site plan waiver requested

14. ZC-25-056 **Case Manager: Sandy Michel** **CD 11**

a. Site Location: 3809 Radford Road
b. Acreage: 0.23
c. Applicant/Agent: Shelia Johnson & Ralph Adams
d. Request: From: "MU-1" Low Intensity Mixed-Use
To: "A-5" One Family Residential

15. ZC-25-059 **Case Manager: Beth Knight** **CD 5**

a. Site Location: 900-1100 blocks S. Edgewood Terrace and 4627- 4811 (odds) E. Rosedale Street
b. Acreage: 28.59
c. Applicant/Agent: Lam Nguyen /Huong Dao Vipassana B Center
d. Request: To: Amend "PD1417" to add Outdoor Events, site plan required

This case has been withdrawn and no public hearing in needed.

15. ZC-25-062 **Case Manager: Jaclyn Ingram** **CD All**

a. Site Location: Text Amendment
b. Applicant/Agent: City of Fort Worth
c. Request: To: An Ordinance Amending The Comprehensive Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 21653, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, By Amending Chapter 6,

“Development Standards” Of Article 3, “Landscaping, Buffers, And Urban Forestry” To Revise Section 6.302 “Urban Forestry” Regulations Relating To Tree Coverage, Preservation, Planting And Maintenance; Amend Chapter 9, “Definitions,” Section 9.101, “Defined Terms” To Revise And Add Definitions Related To Urban Forestry

This case will be heard by Council on April 22nd

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.

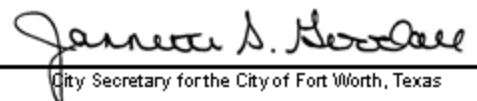
ASISTENCIA A REUNIONES PUBLICAS:

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, April 04, 2025 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