



**ZONING COMMISSION
AGENDA**

Wednesday, May 11th, 2022

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=e0c1a80b99e37cbbb81edcca4519e606f>

Meeting/ Access Code: 2556 482 0091

Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208

Meeting/ Access Code: 2556 482 0091

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 the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on Monday, May 9th. 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. For questions or assistance with registration, please contact Sandra Barraza at Sandra.Barraza@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, Vice Chair, CD 8	_____
Jesse Gober, CD 4	_____	Kimberly Miller, CD 9	_____
Rafael McDonnell, 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, JUNE 14TH, 2022 AT 6:00 P.M. UNLESS OTHERWISE STATED.

A. CALL TO ORDER

B. APPROVAL OF MEETING MINUTES OF APRIL 13TH, 2022 _____ Chair

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

C. CONTINUED CASES

1. ZC-22-007 CD 7

- a. Site Location: 7350 Lake Country Drive, 9000 block Boat Club Road
- b. Acreage: 51.71
- c. Applicant/Agent: Paul Krause, Buffer LLC, Eagle Mt. Lake Farms LLC
- d. Request: From: "AG" Agricultural
To: "PD" Planned Development with a base of "CR" Low Density Multifamily, with waivers for open space, setbacks adjacent to one-family residential, front yard fencing, and a waiver to the MFD; Site Plan included.

2. ZC-22-027

CD 3

- a. Site Location: 3225 Alameda Street
- b. Acreage: 8.00
- c. Applicant/Agent: Dougherty Holdings Eleventh, LLC
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "F" General Commercial with 4 lanes and semi-truck stop; site plan included with development waivers for building height, bicycle parking, and signs, site plan included.

3. ZC-22-041

CD 9

- a. Site Location: 715, 717, 721, 725 Clear Lake Avenue; 515 N Hampton Street; 1301, 1404, 1402, 1101 E Peach Street; 1315 & 1403 Bluff St; 415, 519 N Nichols Street; 409, 415, 504, 508, 514, 518 Wall Street;
- b. Acreage: 2.15
- c. Applicant/Agent: Brewer & Hale, Testudo Residential & Holdings
- d. Request: From: "D" High-Density Multi-Family, "G" High Intensive Commercial, "J" Medium Industrial, & PD 1226 for "H" uses with Downtown Urban Design District Overlay
To: "PD/H/DUDD" Planned Development for all uses in "H" Central Business District plus single-family detached, brewery, and distillery; site plan waived; within the Downtown Urban Design District Overlay; with a max height of ten (10) stories

This case will be heard by Council, May 24, 2022, 10:00 am

D. NEW CASES

4. ZC-22-081

CD 6

- a. Site Location: 900-1000 blocks of E. Rendon Crowley Rd
- b. Acreage: 2.07
- c. Applicant/Agent: Landmark at Rendon Fort Worth, LLC
- d. Request: From: "CR" Low-Density Multifamily
To: "PD/CR" Planned Development for all uses in "CR" Low Density Multifamily with development regulation for 45% open space; site plan waiver requested

This case will be heard by Council, May 24, 2022, 10:00 am

5. SP-22-008

CD 7

- a. Site Location: 6300 Shady Oaks Manor Drive
- b. Acreage: 6.37
- c. Applicant/Agent: James Schrader
- d. Request: To: Amend site plan for PD 780 and PD 1311 Planned Development for all uses in "G" General Commercial and mini-warehouses to include auto repair; site plan included

6. ZC-22-042 **CD 2**

- a. Site Location: 2424 Chestnut Avenue
- b. Acreage: 0.31
- c. Applicant/Agent: Blas & Rita Rodriguez
- d. Request: From: "A-5" One-Family
To: "FR" General Commercial Restricted

7. ZC-22-056 **CD 2**

- a. Site Location: 4400 block Huffines Blvd
- b. Acreage: 5.85
- c. Applicant/Agent: Crossing at Marine Creek Et al
- e. Request: From: "F" General Commercial, "G" Intensive Commercial
To: "PD/F" Planned Development for all uses in "F" General Commercial uses plus mini-warehouse, site plan required

8. ZC-22-063 **CD 9**

- a. Site Location: 2837 & 2841 8th Avenue
- b. Acreage: 0.28
- c. Applicant/Agent: Judy Boley, George C. Boley Enterprises
- d. Request: From: "PD 212" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial, site plan required
To: "A-5" One-Family

9. ZC-22-064 **CD 7**

- a. Site Location: 113 Roberts Cutoff Road
- b. Acreage: 0.58
- c. Applicant/Agent: FWC Realty
- d. Request: From: "I" Light Industrial
To: "MU-2" High-Intensity Mixed-Use

10. ZC-22-065 **CD 5**

- a. Site Location: 5100 - 5200 blocks Parker Henderson Road
- b. Acreage: 57.41
- c. Applicant/Agent: James Parker McCulley
- e. Request: From: "AG" Agricultural
To: "I" Light Industrial

11. ZC-22-066 **CD 5**

- a. Site Location: 11300 block Trinity Boulevard
- b. Acreage: 9.19
- c. Applicant/Agent: Harold & Carolyn Pierce
- d. Request: From: "AG" Agricultural
To: "J" Medium Industrial

12. ZC-22-068 **CD 3**

- a. Site Location: 5401 Benbrook Boulevard (5401 Benbrook Highway)
- b. Acreage: 13.85
- c. Applicant/Agent: Allison Ann
- d. Request: From: "AG" Agriculture
To: "C" Medium-Density Multifamily

13. ZC-22-069

CD 7

- a. Site Location: 2500-2700 blocks State Highway 114
- b. Acreage: 19.61
- c. Applicant/Agent: Roanoke 35/114 Partners, LP & Roanoke 35/114 O & G Partners, LP
- d. Request: From: "K" Heavy Industrial
To: "PD/C" Planned Development with a base of "C" Medium Density Multifamily, with specific development standards for building orientation and parking in front of primary building, and a waiver to the MFD; Site Plan included.

14. ZC-22-070

CD 7

- a. Site Location: 700-900 blocks Avondale Haslet Road
- b. Acreage: 84.20
- c. Applicant/Agent: Hall-Nance Ranches Ltd.
- d. Request: From: "E" Neighborhood Commercial, "I" Light Industrial
To: "A-5" One-Family

15. ZC-22-072

CD 9

- a. Site Location: 2100 & 2120 W. Rosedale Street, 1005 Jerome Street
- b. Acreage: 2.45
- c. Applicant/Agent: MTV LLC
- d. Request: From: "G" Intensive Commercial
To: "PD/G" Planned Development for "G" Intensive Commercial uses plus hotel with development standards for parking, site plan included

16. ZC-22-073

CD 3

- a. Site Location: 5129 Donnelly Avenue
- b. Acreage: 0.21
- c. Applicant/Agent: Simurgh Investments LLC
- d. Request: To: Add Conditional Use Permit for community center in "C" Medium Density Multifamily with development waivers for parking, site plan included

17. ZC-22-074

CD 4

- a. Site Location: 6750 J.W. Delaney Road
- b. Acreage: 5.17
- c. Applicant/Agent: State National Insurance Company, Inc.
- d. Request: From: "E" Neighborhood Commercial
To: "PD" Planned Development with a base of "CR" Low Density Multifamily, with specific development standards for open space, fencing location, and a waiver to the MFD submittal; Site Plan included.

18. ZC-22-075

CD 3

- a. Site Location: 9258 N. Normandale Street
- b. Acreage: 1.73
- c. Applicant/Agent: Birchman Baptist Church
- d. Request: From: "C" Medium-Density Multifamily, "F" General Commercial
To: "F" General Commercial

19. ZC-22-077

CD 8

- a. Site Location: 1200-1300 blocks Limerick Dr. & 1100 – 1300 blocks Oak Grove Road, 1012 & 1208 SE Loop 820
- b. Acreage: 15.35
- c. Applicant/Agent: City of Fort Worth - Development Services
- d. Request: From: "C" Medium-Density Multifamily, "E" Neighborhood Commercial
To: "A-5" One-Family, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted

20. ZC-22-078

CD 7

- a. Site Location: Generally bounded by White Settlement Rd, Bailey Ave, Arch Adams Ln, W. 7th St, & a tributary of the West Fork of the Trinity River
- b. Acreage: 279.32
- c. Applicant/Agent: City of Fort Worth - Development Services
- d. Request: From: "A-5" One-Family, "A-5/DD" One-Family Demolition Delay, "B" Two-Family, "C" Medium-Density Multifamily, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "G" Intensive Commercial, PD 44, PD 430, PD 733
To: "A-10" One-Family, "A-10/DD" One-Family Demolition Delay, "A-7.5" One-Family, A-5 "One-Family", "B" Two-Family, "R2" Townhouse Cluster, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "PD 430" Planned Development for professional offices

E. 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.

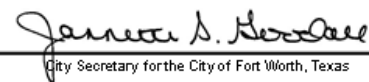
ASISTENCIA A REUNIONES PUBLICAS:

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, May 06, 2022 at 5:30 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