**Zoning Commission**

**February 14, 2024 – Meeting Minutes**

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| **Commissioners Present:**  Willie Rankin Jr., Chair, District 2  Matt McCoy, District 4  Rafael McDonnell, Vice Chair, District 5  Tiesa Leggett, District 8  Wes Hoblit, District 9  Jacob Wurman, District 10  Cathy Romero, District 11  Broderick Williams, District 6  Jeremy Raines, District 7  **Commissioners Absent:**  Jarod Cox, District 1  Beth Welch, District 3 | **Staff Members Present:**  LaShondra Stringfellow, Development Assistant Director  Stephen Murray, Planning Manager  Brett Mangum, Senior Planner  Beth Knight, Senior Planner  Tom Simerly, Senior Professional Engineer  Alondra Salas-Beltre, Planner  Laura Ruiz, Planning Assistant  Alex Johnson, Planning Assistant  Chris Austria, Assistant City Attorney II  Armond Bryant, Senior Planner  Sandy Michel. Senior Planner |

1. **PUBLIC HEARING** – 1:00 P.M.

Mr. Murray explained the procedure to be followed for the Zoning Commission meeting.

1. **CALL TO ORDER**

With a quorum of the Zoning Commission members present, Chair Rankin called the regular session of the Fort Worth Zoning Commission to order at 1:06 p.m. on Wednesday, February 14, 2024.

1. **CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF JANUARY 10, 2024.**

Motion: Commissioner Wurman made a motion, seconded by Commissioner Hoblit, that the minutes of the Zoning Commission meeting of January 10, 2024 be approved. Motion passed 9-0.

Video on individual cases can be viewed at the following website.

<http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2>

1. **CONTINUED CASES**
2. **ZC-23-186 CD 3**

a. Site Location: 4408 and 4412 Southwest Boulevard

b. Acreage: 4.42

c. Applicant/Agent: Tillar Southwest Blvd Partners / Ray Oujesky, Kelly hart & Hallman

d. Request: From: “PD678” and “IP” Industrial Park / NASJRB Overlay

To: “PD-FR” Planned Development General Commercial Restricted plus Auto Repair, paint and body shop adjoining a residential district boundary; Manufacture of artificial flowers, ornaments, awnings, tents, bags, blacking, cleaning or polishing preparations, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade; Machine shops; Furniture or cabinet repair and construction; Monument works, stone; Warehouse or bulk storage; Pattern shop; Printing, lithographing, book-binding, newspapers or publishing; Rubber stamping; Rubber stamp manufacture; Vehicle steam cleaning; NASJRB Overlay; Site Plan waiver requested.

Motion: Commissioner Raines made a motion, seconded by Commissioner Hoblit, to recommend a **Continuance** **to the March Zoning Commission meeting** for ZC-23-186. Motion passed 8-1(Commissioner Wurman in opposition).

**D: NEW CASES**

1. **ZC-23-182 CD 11**

a. Site Location: 1405 & 1409 Weiler Boulevard

b. Acreage: 0.86

c. Applicant/Agent: City of Fort Worth Development Services Department

d. Request: From: “E” Neighborhood Commercial

To: “ER” Neighborhood Commercial Restricted

Motion: Commissioner Romero made a motion, seconded by Commissioner Wurman, to recommend **Approval** for ZC-23-182. Motion 5-4 **Denied** (Commissioner Rankin, Williams, Hoblit, Wurman in opposition).

1. **ZC-23-189 CD 10**

a. Site Location: 14600 block of Elizabethtown Cemetery

b. Acreage: 18.49

c. Applicant/Agent: Kole Weber and Timothy Lucas/Trinity Broadcasting Inc.

d. Request: From: Unzoned

To: “K” Heavy Industrial

Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-23-189. Motion passed 9-0.

1. **ZC-23-191 CD 3**

a. Site Location: 1901 and 1661 RM Road 2871, 8600 Aledo Road

b. Acreage: 336.10

c. Applicant/Agent: PMB Advisors, LLC - Taylor Baird

d. Request: From: Unzoned

To: “K” Heavy Industrial

***This case has been withdrawn. No Public Hearing will be held***

1. **ZC-23-193 CD 4**

a. Site Location: 3409 North Tarrant Parkway

b. Acreage: 0.95

c. Applicant/Agent: Roberto Nunez, Alchemi DP

d. Request: To: Add Conditional Use Permit (CUP) in “E” Neighborhood Commercial for a retail smoke shop; site plan included

Motion: Commissioner McCoy made a motion, seconded by Commissioner McDonnell, to recommend **Denial** of ZC-23-193. Motion passed 9-0.

1. **ZC-23-194 CD 11**

a. Site Location: 150 Emma Street

b. Acreage: 0.42

c. Applicant/Agent: Daniel Berhe

d. Request: From: “A-5” One-Family

To: “B” Two-Family

Motion: Commissioner Romero made a motion, seconded by Commissioner Wurman, to recommend **Denial** of ZC-23-194. Motion passed 9-0.

1. **ZC-23-198 CD 5**
2. Site Location: 12500 Trinity Boulevard
3. Acreage: 2.48
4. Applicant/Agent: Flint Hills Resources/Juan J. Vasquez, Vasquez Engineering, LLC
5. Request: From: “PD705” PD/SU Planned Development Specific Use for wholesale

storage, handling and distribution of petroleum products and fuel

components

To: “F” General Commercial

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of ZC-23-198. Motion passed 9-0.

1. **ZC-23-199 CD 10**

a. Site Location: 11401 Old Denton Road

b. Acreage: 29.93

c. Applicant/Agent: Oncor Electric Delivery Company, LLC/Travis Yanker, P.E.,

d. Request: To: Add Conditional Use Permit (CUP) for an electric power substation in “G” Intensive Commercial; site plan included

Motion: Commissioner Wurman made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of ZC-23-199. Motion passed 9-0.

1. **ZC-23-201 CD 3**

a. Site Location: SE corner of Old Weatherford and Farmer Road

b. Acreage: 240.70

c. Applicant/Agent: Bo Trainor, Westwood Professional Services

d. Request: From: “A-5” One-Family, “R2” Townhouse/Cluster, “D” High Density Multifamily and “G” Intensive Commercial

To: “PD/A-5” One-Family, “PD/R2 Townhouse/Cluster, “PD/D’ High Density Multifamily, “PD/G” Intensive Commercial and PD/MU-2 High Intensity Mixed-Use with development standards (see docket); site plan waiver requested

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Leggett, to recommend **Approval for** ZC-23.-201. Motion passed 9-0

1. **ZC-23-203 CD 4**

a. Site Location: 8511 Denton Highway

b. Acreage: 2.20

c. Applicant/Agent: Ron Ramirez, Westwood

d. Request: From: “R1” Zero Lot Line/Cluster and “E” Neighborhood Commercial

To: “R1” Zero Lot Line/Cluster

Motion: Commissioner McCoy made a motion, seconded by Commissioner McConnell, to recommend **Approval for** ZC-23-203. Motion passed 9-0

1. **ZC-23-204 CD 7**

a. Site Location: 5819 Bowman Roberts Road

b. Acreage: 5.60

c. Applicant/Agent: Mary Nell Poole, Townsite

d. Request: From: “AG” Agricultural District

To: “A-5” One-Family

Motion: Commissioner Raines made a motion, seconded by Commissioner Hoblit, to recommend **Approval for** ZC-23-204. Motion passed 9-0.

1. **ZC-23-206 CD 10**

a. Site Location: 13951 Sendera Ranch Blvd

b. Acreage: 9.3

c. Applicant/Agent: Sendera BK Group, LLC

d. Request: From: “E” Neighborhood Commercial; “FR” General Commercial Restricted

To: “PD/C” Planned Development for all uses in “C” Medium Density Multifamily with development standards for carports, open space, fencing, waiver of MFD standards, site plan included

Motion: Commissioner Wurman made a motion, seconded by Commissioner McDonnell, to recommend for **Denial** of ZC-23-206. Motion passed 8-0.

1. **ZC-24-003 CD 11**

a. Site Location: 4550 Village Creek Road

b. Acreage: 7.14

c. Applicant/Agent: City of Fort Worth Development Services Department

d. Request: From: “IP” Industrial Park

To: “CR” Low Density Multifamily and “CF” Community Facilities

Motion: Commissioner Romero made a motion, seconded by Commissioner Leggett, to recommend **Approval** of ZC-24-003. Motion passed 8-0.

1. **ZC-24-006 CD 6**

a. Site Location: 7800 - 8000 blocks Chisholm Trail Parkway

b. Acreage: 41.44

c. Applicant/Agent: Denton Texas Venture LTD

d. Request: To: Amend PD 1247 “PD/C” Planned Development for all uses in “C” Medium Density Multifamily plus detached multifamily to add development standards for parking, fencing, enhanced landscaping, building orientation, open space with waiver to MFD standards; site plan required

Motion: Commissioner Williams made a motion, seconded by Commissioner McConnell, to recommend **Approval** of ZC-24-006. Motion passed 9-0.

**Case will be heard at the February 27th City Council meeting.**

**Meeting adjourned: 3:38 p.m.**

**2/14/24**

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Stephen Murray, Zoning Administrator Development Services Department

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Willie Rankin, Chair