**Zoning Commission**

**April 10, 2024 – Meeting Minutes**

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| **Commissioners Present:**  Willie Rankin Jr., Chair, District 2  Beth Welch, District 3  Matt McCoy, District 4  Rafael McDonnell, Vice Chair, District 5  Tiesa Leggett, District 8  Wes Hoblit, District 9  Jacob Wurman, District 10  Broderick Williams, District 6  Jeremy Raines, District 7  **Commissioners Absent:**  Jarod Cox, District 1  Cathy Romero, District 11 | **Staff Members Present:**  LaShondra Stringfellow, Development Assistant Director  Stephen Murray, Planning Manager  Brett Mangum, Senior Planner  Alondra Salas-Beltre, Senior Planner  Beth Knight, Senior Planner  Tom Simerly, Senior Professional Engineer  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 1:00 p.m. on Wednesday, April 10, 2024.

1. **CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF MARCH 13, 2024.**

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Raines, that the minutes of the Zoning Commission meeting of March 13, 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-24-008 CD 11**

a. Site Location: 5008 Collett Little Rd

b. Acreage: 2.41

c. Applicant/Agent: Jerimiah Nix/Jervon Harris

d. Request: From: “E” Neighborhood Commercial

To: “UR” Urban Residential

Motion: Commissioner Raines made a motion, seconded by Commissioner McDonnell, to recommend a **90-day Continuance** for ZC-24-008. Motion passed 9-0.

**D: NEW CASES**

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

a. Site Location: 1405 & 1409 Weiler Blvd

b. Acreage: 0.86

c. Applicant/Agent: City of Fort Worth

d. Request: From: “E” Neighborhood Commercial

To: “ER” Neighborhood Commercial Restricted

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Leggett, to recommend **Approval** of ZC-23-182. Motion passed 7-2(Commissioners Hoblit and Wurman in opposition).

1. **ZC-24-011 CD 10**

a. Site Location: 311 E Bonds Ranch

b. Acreage: 20.1

c. Applicant/Agent: Kendra Stephenson

d. Request: From: “F” General Commercial

To: “PD/D” including event center or rental hall, health club, restaurant, café, cafeteria, office, retail sales and service, with development standards as presented in Exhibit A, site plan required

Motion: Commissioner Wurman made a motion, seconded by Commissioner Hoblit, to recommend **Approval for** ZC-24-011. Motion passed 9-0

1. **ZC-24-012 CD 2**

a. Site Location: 1332-1344 (evens) Main Street; 1313-1315 (odds) Commerce Street

b. Acreage: 1.071

c. Applicant/Agent: Jason Eggenburger

d. Request: From: “J” Medium Industrial and “B” Two-Family

To: Tract 1: PD/MU-1 Planned Development for all uses in “MU-1” Low Intensity Mixed-Use plus hotel, site plan waiver requested Tract 2: PD/E Planned Development for all uses in neighborhood commercial with development standards for parking within 20 ft setback, dumpster without a primary use, site plan included

Motion: Commissioner Raines made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of ZC-24-012. Motion passed 9-0.

1. **ZC-24-017 CD 11**

a. Site Location: 4041 Ryan Ave

b. Acreage: 1.95

c. Applicant/Agent: National Veterans Outreach Program Inc

d. Request: From: “D” High Density

To: “PD/D” Planned Development for all uses in “D” High Density multifamily excluding Country Club, Golf Course, and Hospice uses with development standards for perimeter fence in front of primary building surrounding the site, site plan waiver requested.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Raines, to recommend **a 90-day continuance** of ZC-24-017. Motion passed 8-0.

1. **ZC-24-019 CD 11**

a. Site Location: 1701 Vaughn Blvd & 3214 Ave I

b. Acreage: 0.261

c. Applicant/Agent: Leonardo Munoz

d. Request: From: “MU-1” Low Intensity Mixed-Use

To: “A-5” One-Family

Motion: Commissioner Raines made a motion, seconded by Commissioner Leggett, to recommend **Denial** of ZC-24-019. Motion passed 9-0.

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

Motion: Commissioner McCoy made a motion, seconded by Commissioner Wurman, to recommend **a Continuance to the next Zoning Commission meeting** of ZC-24-022. Motion passed 9-0.

1. **ZC-24-024 CD 6**

a. Site Location: 6889 Harris Pkwy, 7101 Dutch Branch Rd

b. Acreage: 14.087

c. Applicant/Agent: Ben Raef

d. Request: From: “R2” Townhouse /Cluster

To: “E” Neighborhood Commercial

Motion: Commissioner Williams made a motion, seconded by Commissioner Wurman, to recommend **Approval and the amendment of the request to “E” Neighborhood Commercial** ZC-24.-024. Motion passed 9-0

1. **SP-24-003 CD 4**

a. Site Location: 5127 N Tarrant Pkwy

b. Acreage: 0.79

c. Applicant/Agent: MQ Northside Retail LLC / Drew Donosky

d. Request: To: Add Site Plan for PD 1294 Planned Development for all uses in “E” Neighborhood Commercial to add a restaurant.

Motion: Commissioner McCoy made a motion, seconded by Commissioner Wurman, to recommend **Approval for** SP-24-003. Motion passed 9-0

1. **SP-24-004 CD 11**

a. Site Location: 5328 E Lancaster Ave

b. Acreage: 6.64

c. Applicant/Agent: Joe Johnson

d. Request: To: Amend Site Plan for “PD 490” Planned Development to add security fence.

Motion: Commissioner Leggett made a motion, seconded by Commissioner McDonnell, to recommend **Denial for** SP-24-004. Motion passed 10-0(Raines and Hoblit in opposition).

1. **ZC-24-028 MU-1 and MU-2 ZONING TEXT AMENDMENT All Districts**

a. Site Location: MU Districts

b. Applicant/Agent: City of Fort Worth

c. Request: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth by amending Article 13 “Form-Based Districts”, Section 4.1300(g)(1)(c) “Low Intensity Mixed Use (“MU-1”) District”, and Section 4.1302(g)(1)(c) “High Intensity Mixed-Use (“MU-2”) District”, to increase the size of the opening of a parking structure vehicle access facing public and private streets

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Williams, to recommend for **Approval** of ZC-24-028. Motion passed 9-0.

1. **ZC-24-030 PANTHER ISLAND ZONING TEXT AMENDMENT CD 2, 9**

a. Site Location: PI District

b. Applicant/Agent: City of Fort Worth

c. Request: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth by amending Chapter Article 13, “Form-Based Code Districts”, Section 4.1304, “Panther Island (“PI”) District”, to increase the maximum building height of the PI-NM sub-district to 20 stories; remove the prohibition against floorplates greater than 16,000 square feet above 96 feet in height for towers; and allow for one-story buildings to be constructed under certain conditions.

**This case will be heard by Council April 23rd, 10:00 a.m.**

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Hoblit, to recommend **Approval** of ZC-24-030. Motion passed 9-0.

**Meeting adjourned: 3:43 p.m.**

**4/10/24**

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Stephen Murray, Zoning Administrator Development Services Department

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Willie Rankin, Chair