



**ZONING COMMISSION
AGENDA**

Wednesday, October 12th, 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=e94d13ded38961c8de610cbf5ce6c86d9>

Meeting/ Access Code: 2555 615 3056

Registration Required

Teleconference

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

Meeting/ Access Code: 2555 615 3056

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. For questions or assistance with registration, please contact Sandra Cejas at sandra.cejas@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, NOVEMBER 8, 2022 AT 6:00 P.M. UNLESS OTHERWISE STATED.

A. CALL TO ORDER

B. APPROVAL OF MEETING MINUTES OF September 14, 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-22-061 **CD 2**

- a. Site Location: Generally bounded by NE/NW 22nd St, Clinton Ave, NE 29th St, and SLSW Railroad
- b. Acreage: 130.01
- c. Applicant/Agent: City of Fort Worth
- d. Request To: To amend the land use table in the Fort Worth Stockyards Form-Based Code and Design Guidelines to remove multifamily from certain Stockyard districts. Multifamily will no longer be an allowed use in the following districts: “SY-ECC-68”, “SY-TNE-105”, “SY-TNX-55”, “SY-TNX-80”, “SY-TSA-80”, “SY-TSA-105” (north), “SY-TSA-105” (south), “SY-TSA-130”, and “TSA-55” (north).

2. ZC-22-085

CD 2

- a. Site Location: Generally bounded by NE 23rd, Packers, Stockyards Blvd, and SLSW Railroad
- b. Acreage: 29.74
- c. Applicant/Agent: City of Fort Worth
- d. Request: From: "SY-TSA-55" Stockyards Transition Swift/Armour-55 (south), "SY-TSA-105" Stockyards Transition Swift/Armour-105 (south), and "SY-TSA-130" Stockyards Transition Swift/Armour-130.
To: Boundary change between SY-TSA-55, SY-TSA-105, and SY-TSA-130 to accommodate the street relocation of Niles City Boulevard.

3. ZC-22-114

CD 8

- a. Site Location: 2212 E. 4th Street
- b. Acreage: 21.2
- c. Applicant/Agent: Stonehawk Capital Partners
- d. Request: From: "PD 310R" Planned Development/Specific Use for multi-family and commercial subject to 37 acres of multi-family residential at a density of 30 to 36 units per acre, 7 acres of multi-family residential at a density of 30 to 50 units per acre, 12.5 acres of retail restaurant and commercial.
To: Amend "PD 310" to remove the multifamily density per acre restriction to allow 44 acres with a maximum unit count of 1,682 and 12.5 acres of retail, restaurant and commercial.

4. ZC-22-122

CD 6

- a. Site Location: 7424 Granbury Road
- b. Acreage: 22.34
- c. Applicant/Agent: Archco RCM Dylan Land Manager, LLC
- d. Request: From: "PD 823" Planned Development with base of Mixed-Use Low Intensity (MU-1)
To: "PD" Planned Development with a base of "C" Medium Density Multifamily, adding Office (commercial shared workspace) and restricting Gas drilling & production, Golf course, Country club (Private), Museum, library, fine arts center (Govt.); with specific development standards for open space, front yard building setback, building setback adjacent to one-family residential zoning, and a waiver to the MFD submittal; Site Plan included.

This case has been withdrawn. No public hearing will be held.

5. SP-22-010

CD 9

- a. Site Location: 300-400 blocks Carroll Street
- b. Acreage: 17.81
- c. Applicant/Agent: Riokim Montgomery LP
- d. Request: To: Amend Site Plan for PD 574 Planned Development for all uses in "MU-2" Mixed-Use with "DD" Demolition Delay

D. NEW CASES

6. ZC-22-130

CD 5

- a. Site Location: 601 E. Loop 820
- b. Acreage: 6.47
- c. Applicant/Agent: 820 & Sandy Brook LLC / Oziel Vigil, Reliable Commercial
- d. Request: From: "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus warehouse (warehouse use not to exceed 80% of square footage with a minimum of 20% office/showroom/retail); welding shop; assembly of pre-manufactured parts, except for vehicles, trailers, airplanes, or mobile homes; site plan included

7. ZC-22-135

CD 2

- a. Site Location: 1500 E. Northside Drive
- b. Acreage: 4.09
- c. Applicant/Agent: Trinity River Group LP
- d. Request: From: "PD456" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus hotel/motel within 1000 feet of a residential district with accessory use for restaurant/bar; site plan waived
To: "MU-2" High Intensity Mixed-Use

8. SP-22-017

CD 8

- a. Site Location: 4250 Mitchell Boulevard
- b. Acreage: 117.3
- c. Applicant/Agent: Bourbon House, LLC
- d. Request: To: Amend site plan for PD 1016 Planned Development/Specific Use for distillery and associated uses, restaurant, retail, guest cottages, events, and a security residence with "I" Light Industrial development standards and with a waiver for height, plus A-21 uses to add new warehouse building; site plan included

9. ZC-22-151

CD 8

- a. Site Location: 305 S. Chandler Dr. / 3100 E. 4th St.
- b. Acreage: 0.17
- c. Applicant/Agent: Jaime Saucedo
- d. Request: From: "A-5" One-Family
To: "PD/E" Planned Development for a professional office, barbershop and duplex, site plan waiver requested

10. ZC-22-153

CD 7

- a. Site Location: 3900 West 7th Street
- b. Acreage: 0.46
- c. Applicant/Agent: 3900 West 7th Apartment, LLC/ Courtney Putney
- d. Request: From: "A-5" One-Family
To: "C" Medium Density Multifamily

11. SP-22-020 (ZC-22-154)

CD 6

- a. Site Location: Southeast corner of Granbury Rd and Mesa Springs Drive
- b. Acreage: 6.5
- c. Applicant/Agent: Kroger Texas LP
- d. Request: To: Add site plan for medical clinic, site plan included

12. ZC-22-155

CD 7

- a. Site Location: 5300 Golden Triangle Boulevard
- b. Acreage: 1.48
- c. Applicant/Agent: Keller305 WHW Ltd. / Tunnel Equity Partners
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "F" General Commercial; with development waivers for dumpster placement and screening fence, site plan included.

13. ZC-22-157

CD 2

- a. Site Location: 4800 & 4900 Old Decatur Road
- b. Acreage: 83.074
- c. Applicant/Agent: Fort Worth Quarry Company LLC / JR Thulin, Greystar Development Central & Nikki Moore, A.N. Moore Consulting
- d. Request: From: "E" Neighborhood Commercial, "F" General Commercial & PD-1184, Planned Development Low-Intensity Mixed Use & PD-1185, Planned Development High Density Multifamily
To: "PD-C" Planned Development with a base of "C" Medium Density Multifamily, with development standards for open space, supplemental screening & buffer yard, signage, and building orientation; site plan included; and "E" Neighborhood Commercial

14. ZC-22-158

CD 6

- a. Site Location: 801 W. Rendon Crowley Rd
- b. Acreage: 0.89
- c. Applicant/Agent: Virginia M. Purcell
- d. Request: From: "E" Neighborhood Commercial
To: "FR" General Commercial Restricted

15. ZC-22-159

CD 3

- a. Site Location: 15000 block Old Weatherford Road
- b. Acreage: 35.548
- c. Applicant/Agent: Aledo WC 34 LLC / Bo Trainor, Peloton Land Solutions
- d. Request: From: Unzoned
To: "R2" Townhouse/Cluster

16. ZC-22-160

CD 3

- a. Site Location: SE corner of FM 3325 & Old Weatherford Road
- b. Acreage: 249.98
- c. Applicant/Agent: Geo Beggs Aledo Ranch LP & Rockriver Partnership, LTD
- d. Request: From: Unzoned
To: "G" Intensive Commercial, "D" High Density Multi Family, "R2" Townhouse/Cluster, and "A-5" One Family Residential

17. ZC-22-161

CD 8

- a. Site Location: 4826 Wichita Street
- b. Acreage: 0.87
- c. Applicant/Agent: Vernon L. McCoy / Christopher Bonilla, Bonilla Group
- d. Request: From: "A-7.5" One Family Residential
To: "E" Neighborhood Commercial

18. ZC-22-162

CD 3

- a. Site Location: 3632 Longvue Avenue
- b. Acreage: 0.72
- c. Applicant/Agent: Amy Seeling
- d. Request: From: "PD 1132" PD/CF Planned Development for all uses in "CF"
Community Facilities plus event center; site plan waived
To: "E" Neighborhood Commercial

19. ZC-22-164

CD 7

- a. Site Location: 14501 Old Blue Mound Rd.
- b. Acreage: 46.2
- c. Applicant/Agent: AIL Investments LP
- d. Request: From: "AG" Agricultural
To: "K" Heavy Industrial

20. ZC-22-165

CD 2

- a. Site Location: 5851 North Freeway
- b. Acreage: 17.9
- c. Applicant/Agent: Brookhollow 1170, LTD/ IHS Real Estate Holdings, LLC
- d. Request: From: "G" Intensive Commercial
To: "D" High Density Multifamily

21. ZC-22-166

CD 7

- a. Site Location: 12951 Saginaw Boulevard
- b. Acreage: 22.099
- c. Applicant/Agent: Hunter Crossroads LP / David Pitcher, KFM Engineering & Ray Oujesky
- d. Request: From: "G" Intensive Commercial
To: "PD" Planned Development with a base of "C" Medium Density
Multifamily, with specific development standards for open space,
building orientation, and a waiver to the MFD submittal; site plan
included.

22. ZC-22-172

CD 3

- a. Site Location: 5628 Houghton Avenue
- b. Acreage: 0.14
- c. Applicant/Agent: City of Fort Worth – Development Services
- d. Request: From: "CB-TF" Camp Bowie Transition Zone
To: "A-5" One-Family

- a. Site Location: 2500-2700 blocks SH 114
- b. Acreage: 30.65 acres
- 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, open space, and parking in front of primary building, and a waiver to the MFD; site plan included.

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.

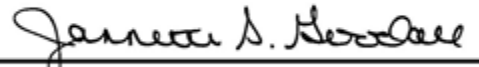
ASISTENCIA A REUNIONES PUBLICAS:

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, October 07, 2022 at 3:40 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