



**ZONING COMMISSION
AGENDA**

Wednesday, December 14, 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=e5d945e119add5d440698995155dcca8>

Meeting/ Access Code: 2553 885 3478

Registration Required

Teleconference

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

Meeting/ Access Code: 2553 885 3478

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. However, you can also sign-up to speak prior to the Public Hearing if attending in-person. 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, JANUARY 10, 2023 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of November 12, 2022 _____ Chair

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

B. CONTINUED CASES

1. ZC-22-147 CD 7

- a. Site Location: 12650 Willow Springs Road
- b. Acreage: 32.037
- c. Applicant/Agent: Haslet Investment Group LLC
- d. Request: From: "I" Light Industrial
To: "A-43" One-Family

2. ZC-22-156 CD 3

- a. Site Location: 9400 block Chapin Road
- b. Acreage: 57.53
- c. Applicant/Agent: Rowan Altgelt Laughlin Group, LTD
- d. Request: From: "AG" Agricultural
To: "PD/CR" Planned Development for all uses in "CR" Low Density Multifamily, plus cottage community, with development standards for open space, building setbacks, parking, building orientation, fencing, perimeter fencing, and waiver to MFD submittal; site plan included

3. ZC-22-184

CD 8

- a. Site Location: 7550 Crowley Road
- b. Acreage: 8.8
- c. Applicant/Agent: Journey Home Housing
- d. Request: From: "FR" General Commercial Restricted
To: "PD/CR" Planned Development for all uses in "CR" Low Density Multifamily, with specific development standards for open space, setbacks adjacent to one-family residential, fencing location, building orientation, and a waiver to the MFD submittal; site plan included

This case has been withdrawn.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

C. NEW CASES

4. ZC-22-163

CD 3

- a. Site Location: 3308 Lackland Road
- b. Acreage: 0.95
- c. Applicant/Agent: Eden Garden Way
- d. Request: From: "CB-GC" Camp Bowie - General Corridor
To: "CB-TZ" Camp Bowie - Transition

5. ZC-22-168

CD 5

- a. Site Location: 4901 Carey Street
- b. Acreage: 1.51
- c. Applicant/Agent: Fisch Grandchildren's Trust
- d. Request: To: Add Conditional Use Permit (CUP) to allow outdoor storage of construction materials and equipment not associated with the primary business in "I" Light Industrial for a maximum of 5 years; no development waivers requested, site plan included

6. ZC-22-169

CD 5

- a. Site Location: 4901 E. Loop 820 S.
- b. Acreage: 2.31
- c. Applicant/Agent: BDB Investments, LP/ South Point Constructors
- d. Request: To: Add Conditional Use Permit (CUP) to allow outdoor storage of construction materials and equipment not associated with the primary business in "I" Light Industrial for a maximum of 5 years; no development waivers requested, site plan included

7. ZC-22-189

CD 8

- a. Site Location: 1208 Daggett Ave.
- b. Acreage: 0.12
- c. Applicant/Agent: Ameritex Homes
- d. Request: From: "J" Medium Industrial
To: "A-5" One Family

8. ZC-22-190

CD 5

- a. Site Location: 6801 Anderson Boulevard
- b. Acreage: 18.2
- c. Applicant/Agent: Amerco Real Estate
- d. Request: From: "E" Neighborhood Commercial; "I" Light Industrial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial, plus mini-warehouse, vehicle rental, storage or display of accessory use; site plan waiver requested.

9. ZC-22-191

CD 8

- a. Site Location: 1524 Devitt Street
- b. Acreage: 2.14
- c. Applicant/Agent: Kyle K. Poulson
- d. Request: From: "E" Neighborhood Commercial
To: "I" Light Industrial

10. ZC-22-193

CD 5

- a. Site Location: 5408 David Strickland Rd.
- b. Acreage: 0.15
- c. Applicant/Agent: Juan Rosales / Ruby Luna Perez
- d. Request: From: "E" Neighborhood Commercial
To: "A-5" One-Family

11. ZC-22-195

CD 9

- a. Site Location: 5116 James Avenue
- b. Acreage: 0.5
- c. Applicant/Agent: Merry's Auto Car Ride LLC
- d. Request: From: "E" Neighborhood Commercial
To: "FR" General Commercial Restricted

12. ZC-22-196

CD 5

- a. Site Location: 1524 Coleman Street
- b. Acreage: 0.24
- c. Applicant/Agent: Vanessa Solís
- d. Request: From: "A-7.5" One-Family
To: "A-5" One-Family

13. ZC-22-199

CD 5

- a. Site Location: 3760 Waldorf Street
- b. Acreage: 0.23
- c. Applicant/Agent: Ana Maria Preciado / Xavier Loza
- d. Request: From: "MU-1" Low Intensity Mixed-Use
To: "A-5" One-Family

14. ZC-22-200

CD 8

- a. Site Location: 395 Altamesa Boulevard
- b. Acreage: 19.369
- c. Applicant/Agent: Albaro Becerra / Raymond & Alex Ayala, Sluggers Training Facility & Ballfields
- d. Request: From: "A-5" One Family Residential
To: "PD-E" Planned Development based on Neighborhood Commercial zoning, with development standards for buffer yard, screening, and landscaping; Site Plan included.

15. ZC-22-202

CD 6

- a. Site Location: 7300 Granbury Road
- b. Acreage: 33.080
- c. Applicant/Agent: Crowley ISD / Matrix Equities, Ronald Smith & Spiars Engineering, Jordan Huneycutt
- d. Request: From: "PD 662" Planned Development, Neighborhood Commercial & "R2" Townhome
To: "D" High Density Multifamily & "PD-D" Planned Development-High Density Multifamily with development standards for signage, fencing, open space, parking, building orientation, and MFD submittal, Site Plan included.

16. ZC-22-203

CD 7

- a. Site Location: 2520 Halloran Street
- b. Acreage: 0.62
- c. Applicant/Agent: Paula Rae Fimbres, Et Al. / Mary Nell Poole, Townsite
- d. Request: From: "B" Two-Family
To: "UR" Urban Residential

17. ZC-22-204

CD 2

- a. Site Location: 4501 Angle Avenue
- b. Acreage: 22.38
- c. Applicant/Agent: L & S Land Company LTD
- d. Request: From: "C" Medium Density Multifamily; "E" Neighborhood Commercial
To: "C" Medium Density Multifamily

18. ZC-22-206

CD 3

- a. Site Location: 8401 West Freeway
- b. Acreage: 2.81
- c. Applicant/Agent: Krishna Investments Inc.
- d. Request: From: "E" Neighborhood Commercial
To: "PD/D" Planned Development for "D" High Density Multifamily with development standards for: paving, fencing and parking in front of building, parking count, open space, signage and building orientation, site plan included.

19. ZC-22-208

CD 2

- a. Site Location: 2832 Sedona Ranch Drive
- b. Acreage: 6.8518
- c. Applicant/Agent: Fossil Ridge Ltd.
- d. Request: From: "PD 1095" Planned Development
To: "PD 1095" Planned Development with a base of "C" Medium Density Multifamily, with development standards for density, parking, fencing, and height, Site Plan included.

20. ZC-22-192

CD 7

- a. Site Location: 18242 S FM 156
- b. Acreage: 20
- c. Applicant/Agent: Double Eagle TH LLC – ARCO Murray
- d. Request: From: Unzoned
To: "I" Light Industrial.

This case will be heard by Council on January 31, 2022

21. ZC-22-225

CD All

- a. Site Location: Retail Smoke ShopText Amendment
- b. Applicant/Agent: City of Fort Worth
- c. Request: To: Adopt an ordinance amending the Zoning Ordinance of the City of Fort Worth, Article 8, of Ordinance No. 21653, to add "Retail Smoke Shop" to the definitions list of uses in the category "Retail Sales and Service" with a "P" in E through K zoning districts cells to indicate that the use is allowed and amend the Supplemental Standards column for "Retail Sales and Service" to add a reference to Section 5.152.

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.

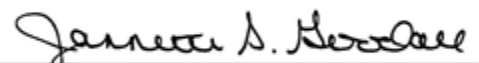
ASISTENCIA A REUNIONES PUBLICAS:

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, December 09, 2022 at 10:40 a.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