



ZONING COMMISSION

AGENDA

Wednesday, June 12, 2024

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/j.php?MTID=mcf1652d24b66ae3f09f2d080e6cf485f>

Meeting/ Access Code: 2551 316 9207

Registration Required

<https://fortworthtexas.webex.com/weblink/register/rf796cd5a564721546c8e2f95aa0a2ed6>

Teleconference

(817) 392-1111 or 1-469-210-7159

Meeting/ Access Code: 2551 316 9207

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 Alex Johnson at Alexander.Johnson@fortworthtexas.gov or (817)392-6238.

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:

Rodney Mayo, CD 1	_____	Jeremy Raines, CD 7	_____
Vacant, CD 2	_____	Tiesa Leggett, CD 8	_____
Beth Welch, CD 3	_____	Wes Hoblit, CD 9	_____
Matt McCoy, CD 4	_____	Jacob Wurman, CD 10	_____
Rafael McDonnell, Vice Chair, CD 5	_____	Cathy Romero, CD 11	_____
Broderick Williams, CD 6	_____		

I. WORK SESSION/Lunch 12:00 pm City Council Conference Room 2020

- | | |
|-------------------------------------|---------------------|
| 1. Overview of Zoning Cases | Staff |
| 2. Neighborhood Housing Plan | Amy Connolly |

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, June 25th, 2024 AT 10 A.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

- A. APPROVAL OF MEETING MINUTES of May 8, 2024** _____ **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-24-027** **CD 6**

- a. Site Location: 10200 Old Cleburne Crowley Road, 10500 W. Cleburne Road & 10375 Old Granbury Road
- b. Acreage: 357.89
- c. Applicant/Agent: Walton Texas LP/Westwood Professional Services
- d. Request: From: "A-5" One-Family
To: Tract 1: "R1" Zero Lot Line/Cluster
Tract 2A: "R1" Zero Lot Line/Cluster
Tract 2B: "D" High Density Multifamily
Tract 15: "R1" Zero Lot Line/Cluster

- 2. ZC-24-031** **CD 6**

- a. Site Location: 10375 Old Granbury Road; East side of Chisholm Trail Parkway, ±5,000' south of the intersection with McPherson Blvd.
- b. Acreage: 120.9
- c. Applicant/Agent: WUSF 5 Rock Creek East LP/Westwood Professional Services
- d. Request: To: Amend "PD 1091" Planned Development for all uses in "F" General Commercial plus Data Center, with development standard for height, Site Plan waived

3. ZC-24-029

Batch Plant Zoning Text Amendment

All Districts

- a. Site Location: City Wide
- c. Applicant/Agent: City of Fort Worth
- d. Request: To: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth by amending Article 8, "Non-Residential District Use Table," Section 4.803, "Non-Residential District Use Table", "Medium and Heavy Industrial", "Batch plant, concrete or asphalt (permanent)" and "Temporary Uses", "Batch plant, concrete or asphalt (temporary)", to remove permanent and temporary batch plant, asphalt or concrete, as a use allowed by right and require a conditional use permit and add a reference to a supplemental use standard; Amending Chapter 4 "District Regulations," Article 12, "Form-Based Code District Use Table," Section 4.1203, "District Use Table" to require a conditional use permit for "Batch plant, asphalt or concrete (temporary)", in low ("MU-1") and high ("MU-2") intensity mixed-use districts and add a reference to a supplemental use standard; Amending Chapter 5 "Supplemental Use Standards", Article 4, "Temporary Uses", Section 5.401, "Batch plant, asphalt or concrete (temporary)", to clarify where temporary batch plants are permitted; Amending Chapter 5, "Supplemental Use Standards", Article 1, "Standards for Selected Uses," to add Section 5.156 "Batch plant, asphalt or concrete (permanent)" to clarify where permanent batch plants are permitted.

C: NEW CASES

4. ZC-24-035

CD 11

- a. Site Location: 617 E Ramsey Ave
- b. Acreage: 0.25
- c. Applicant/Agent: Umeed Hashmatullah
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

5. ZC-24-036

CD 5

- a. Site Location: 5401 Turner St
- b. Acreage: 0.77
- c. Applicant/Agent: Jeremis Smith Investments
- d. Request: From: "A-7.5" One-Family
To: "AR" One-Family Restricted

6. ZC-24-038

CD 7

- a. Site Location: 11310 Old Weatherford Road
- b. Acreage: 5.2
- c. Applicant/Agent: LGI Homes-Texas LLC/Elaine Torres
- d. Request: From: "C" Medium Density Multifamily
To: "E" Neighborhood Commercial

7. ZC-24-039

CD 7

- a. Site Location: 216 Nursery Lane
- b. Acreage: 0.4
- c. Applicant/Agent: Tammy Downey/Dennis Askins

d. Request: From: "B" Two-Family
To: "C" Medium Density Multifamily

8. ZC-24-045

CD 3

a. Site Location: Near the corner of Turner May Dr & Joplin Blues Ln
b. Acreage: 3.3
c. Applicant/Agent: TRT Land Investors LLC
d. Request: From: Unzoned
To: "PD 1169" Planned Development/"A-5" One-Family and "R1" Zero Lot line/Cluster with development standards not to exceed 30% R1 development and lot coverage not to exceed 60%; site plan waived.

9. ZC-24-048

CD 8

a. Site Location: 2005 Renner Avenue
b. Acreage: 0.15
c. Applicant/Agent: Endeavor Acquisition, LLC/ Saniya Hemani
d. Request: From: "I" Light Industrial
To: "A-5" One Family

10. ZC-24-049

CD 2

a. Site Location: 4800 Old Decatur Road
b. Acreage: 0.9760
c. Applicant/Agent: Fort Worth Quarry Company/QT South
d. Request: To: Add Conditional Use Permit "CUP" for automated car wash in "E" Neighborhood Commercial, site plan included

11. ZC-24-051

CD 3

a. Site Location: 9944 W Camp Bowie Blvd
b. Acreage: 1.05
c. Applicant/Agent: Leo-17 Realty LLC/Jake Petrie
d. Request: From: "E" Neighborhood Commercial
To: "PD/I" Planned Development for all uses in "I" Light Industrial excluding all Vehicle Sales and Services uses, site plan included

12. ZC-24-052

CD 8

a. Site Location: 3220-3236 (evens) Lois Street; 3230-3250 (evens) Martin Luther King Freeway, 3203 & 3301 Emerson Street & 3417 Vaughn Boulevard
b. Acreage: 1.789
c. Applicant/Agent: Renaissance Square, LLC/Andrew Yeoh
d. Request: To: Add Conditional Use Permit (CUP) to allow a carwash facility in "E" Neighborhood Commercial; site plan included

13. ZC-24-058

CD 9

a. Site Location: Stockyards Form-Based Code & Historic District
b. Acreage: 5.04
c. Applicant/Agent: City of Fort Worth
d. Request: To: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth by amending Chapter 4 "District

Regulations”, Article 13 “Form-Based Code Districts”, Section 4.1309 “Stockyards (“SY”) District and Appendix B, Exhibit B.33 to expand the Stockyards Historic District to include additional properties and increase the maximum allowable building height in certain subdistricts.

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.

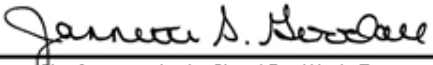
ASISTENCIA A REUNIONES PUBLICAS:

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, June 07, 2024 at 3:30 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