



## **ZONING COMMISSION**

### **AGENDA**

Wednesday, July 10, 2024

Work Session 12:00 PM

Public Hearing 1:00 PM

#### **Work Session**

In-Person:

City Hall Conference Room 2020

200 Texas Street

2<sup>nd</sup> Floor-City Hall

Fort Worth, Texas 76102

#### **Public Hearing**

In-Person:

City Council Chamber

200 Texas Street

2<sup>nd</sup> Floor-City Hall

Fort Worth, Texas 76102

#### **Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m762d7cfcf9b0d16ba850e8d40854f430>

Meeting/ Access Code: 2559 767 8807

#### **Registration Link**

<https://fortworthtexas.webex.com/weblink/register/r5e16459668c1f81b000f57e391afd15a>

#### **Teleconference**

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

Meeting/ Access Code: 2559 767 8807

#### **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/departments/citysecretary/events/zoning-commission-agenda-2024>

**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 before the scheduled meeting. To sign up, please register through WebEx in accordance with the directions on the City's website above. Please use**

the following link to register whether you plan to participate in-person or virtually.  
<https://fortworthtexas.webex.com/weblink/register/r5e16459668c1f81b000f57e391afd15a>

You can also sign-up to speak prior to the Public Hearing if attending *in-person*. Staff will be available to assist with sign-up at the desk prior to entering the Council Chambers. For questions or assistance with registration, please contact Alex Johnson at [Alexander.Johnson@fortworthtexas.gov](mailto: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, Vice Chair CD 9	_____
Matt McCoy, CD 4	_____	Jacob Wurman, CD 10	_____
Rafael McDonnell, 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. Commercial Corridors Redevelopment Code- Recommended Framework** Jayashree Narayana

**II. PUBLIC HEARING 1:00 PM**

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, August 13th, 2024 AT 6 P.M. UNLESS OTHERWISE STATED ON THE AGENDA.

**CALL TO ORDER**

- A. APPROVAL OF MEETING MINUTES of June 12, 2024** \_\_\_\_\_ **Chair**

**B. CONTINUED CASES**

- 1. ZC-23-165** **CD 11**

- Site Location: 4900 Carey Street
- Acreage: 4.0
- Applicant/Agent: 4900 Carey LLC / Mike Bell
- Request: To: Add Conditional Use Permit (CUP) to allow parking of semi-trucks and trailers, in "J" Medium Industrial for a maximum of 5 years with no development standard waivers, site plan included

- 2. ZC-24-008** **CD 11**

- Site Location: 5008 Collett Little Rd
- Acreage: 2.41
- Applicant/Agent: Jerimiah Nix/Jervon Harris
- Request: From: "E" Neighborhood Commercial  
To: "UR" Urban Residential

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

**3. ZC-24-022**

**CD 4**

- a. Site Location: 5350 Basswood Blvd; 7301 Park Vista Blvd.
- b. Acreage: 3.97
- c. Applicant/Agent: Keller Estates LLC/ Elizabeth Alvarez
- d. Request: From: "CF" Community Facilities  
To: "E" Neighborhood Commercial

**4. ZC-24-027**

**CD 6**

- a. Site Location: 10200 Old Cleburne Crowley Road, 10500 W. Cleburne Road & 10375 Old Granbury Road
- b. Acreage: 424.31
- c. Applicant/Agent: Walton Texas LP/Westwood Professional Services
- d. Request: From: "A-5" One-Family  
To: Tract 1: "PD/A-5" Planned Development for all uses in A-5 One Family Residential, with development standards for lot area, lot width, and lot coverage, Site Plan waived  
Tract 2: "PD/A-5" Planned Development for all uses in A-5 One Family Residential, with development standards for lot area, lot width, and lot coverage, Site Plan waived  
Tract 13: "A-10" One Family  
Tract 15: "PD/A-5" Planned Development for all uses in A-5 One Family Residential, with development standards for lot area, lot width, and lot coverage, Site Plan waived

**5. 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

**6. 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

**7. 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: To: Add Conditional Use Permit "CUP" for warehouse in "E" Neighborhood Commercial, site plan included

**8. ZC-24-058**

**CD 2**

- a. Site Location: Stockyards Form-Based Code & Historic District
- b. Acreage: 5.04
- c. Applicant/Agent: City of Fort Worth

- d. Request: To: A recommendation of approval to the City Council on 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 from 40' to 55'.

**C: NEW CASES**

**9. ZC-24-061**

**CD 11**

- a. Site Location: 4812 Parker Henderson Rd  
b. Acreage: 1.8  
c. Applicant/Agent: City of Fort Worth  
d. Request: From: "I" Light Industrial  
To: "A-5" One-Family

**10. ZC-23-195**

**CD 3**

- a. Site Location: 7709 Camp Bowie West Boulevard & 7716 Norman Avenue  
b. Acreage: 0.50  
c. Applicant/Agent: CCA and CWB LLC / Joshua Galbreath  
d. Request: From: "CB-IA" Camp Bowie-Industrial Arts, "I" Light Industrial & "A-5" One Family w/ NAS JRB Overlay  
To: "CR" Low Density Multifamily / NASJRB Overlay

**11. ZC-24-046**

**CD 7**

- a. Site Location: 2409 Neville Street  
b. Acreage: 0.15  
c. Applicant/Agent: Mirly LLC/Henrietta Joy Harvison  
d. Request: To: Add Conditional Use Permit "CUP" for a bar in "E" Neighborhood Commercial, site plan included

**12. ZC-24-047**

**CD 8**

- a. Site Location: 1200 McPherson Road  
b. Acreage: 2.05  
c. Applicant/Agent: Oncor Electric/Kyle Hall & Rob Myers, Kimley Horn  
d. Request: To: Add Conditional Use Permit "CUP" for electric power substation in "E" Neighborhood Commercial, site plan included

**13. ZC-24-054**

**CD 8**

- a. Site Location: 1700 McPherson Road  
b. Acreage: 12.2  
c. Applicant/Agent: MEI Investments, L.P./Elizabeth Bentley, Lennar Homes of Texas  
d. Request: From: "E" Neighborhood Commercial  
To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily for detached multifamily with development standards for setbacks, open space, fencing, and a waiver to MFD submittal, site plan included

**14. ZC-24-056**

**CD 11**

- a. Site Location: 3445 Stuart Drive
- b. Acreage: 0.11
- c. Applicant/Agent: Mario H. Lopez /Chris Chavez
- d. Request: From "IP" Industrial Park  
To: "A-5" One Family

**15. ZC-24-057**

**CD 8**

- a. Site Location: 1701, 1704, 1705, 1708 & 1712 E Broadway Avenue and 101 Exeter Street
- b. Acreage: 0.78
- c. Applicant/Agent: DI-TEC, Inc. / Daniel Hammack
- d. Request: From "J" Medium Industrial; PD 193 "PD-SU" for an indoor shooting range, site plan required  
To: "A-5" One Family

**16. ZC-24-059**

**CD 3**

- a. Site Location: Northeast corner of IH 20 & FM 1187
- b. Acreage: 78.34
- c. Applicant/Agent: Walsh Ranch Development Company, LLC / Richard Shaheen
- d. Request: From "AG" Agricultural  
To: "G" Intensive Commercial

**17. ZC-24-060**

**CD 5**

- a. Site Location: 3125 Vine Street
- b. Acreage: 1.05
- c. Applicant/Agent: Sears Henderson Holdings
- d. Request: From "AG" Agricultural  
To: "A-5" One-Family

**18. ZC-24-062**

**CD 7**

- a. Site Location: 4937 El Campo Drive
- b. Acreage: 0.16
- c. Applicant/Agent: Charlotte A. Walker Voss/Lindsay Jones
- d. Request: To: Add Conditional Use Permit "CUP" for Auxiliary Parking, site plan included

**19. ZC-24-064**

**CD 10**

- a. Site Location: NE corner of Sendera Ranch Blvd. and Rancho Canyon Way
- b. Acreage: 20.0
- c. Applicant/Agent: Mike Clark-Winkelmann & Associates, Inc.
- d. Request: From: "A-5" One-Family; "C" Medium Density Multifamily; "E" Neighborhood Commercial  
To: "F" General commercial

**20. ZC-24-066**

**CD 2**

- a. Site Location: 6231 S Ridge Road
- b. Acreage: 0.77
- c. Applicant/Agent: Gabriela Goodwin / Fidelina Ramirez

d. Request: From: "A-5" One-Family  
To: "E" Neighborhood Commercial

**21. ZC-24-069**

**CD 10**

a. Site Location: 8575 Blue Mound Road  
b. Acreage: 245.77  
c. Applicant/Agent: City of Fort Worth, Parks & Recreation Department  
d. Request: From: "AG" Agricultural; "A-5" One-Family; "CR" Low Density Residential; "E" Neighborhood Commercial  
To: "CF" Community Facilities

**22. SP-24-007**

**CD 4**

a. Site Location: 8601 & 8701 North City Drive  
b. Acreage: 10.1  
c. Applicant/Agent: NTP35/LP / Cross Development  
d. Request: To: Add Site Plan for PD 1302 Planned Development for all uses in "UR" Urban Residential with specific development standards related to setbacks, off street parking, and loading standards, enhanced landscaping, parking lot landscaping, façade variation, façade design standards, building materials, building entries, signs, screening, height, density allowed, and allowed uses as described attached in Exhibit A

**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](mailto: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](mailto: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, July 05, 2024 at 3:25 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