



ZONING COMMISSION

AGENDA

Wednesday, August 14, 2024

Work Session 12:00 PM

Public Hearing 1:00 PM

Work Session

In-Person:

City Council Conference Room 2020

200 Texas Street

2nd Floor

Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber

200 Texas Street

2nd Floor

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=md386ecfe71fd044b31ce407b206aeeb6>

Meeting/ Access Code: 255 052 64741

Registration Link

<https://fortworthtexas.webex.com/weblink/register/r3945a3623d4a6bbc673aa1bd85df33f5>

Teleconference

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

Meeting/ Access Code: 255 052 64741

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: [Watch Live Online](#)

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/r3945a3623d4a6bbc673aa1bd85df33f5>

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 Laura Ruiz at Laura.Ruiz@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:

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 on Today’s Agenda | Staff |
| 2. 2050 Comprehensive Plan Update | Korrie Becht |

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT TODAY’S PUBLIC HEARING ARE SCHEDULED TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, SEPTEMBER 17, 2024, AT 6 P.M., UNLESS OTHERWISE NOTED.

CALL TO ORDER

- | | | |
|--|-------|--------------|
| A. APPROVAL OF MEETING MINUTES of July 10, 2024 | _____ | Chair |
|--|-------|--------------|

B. CONTINUED CASES

- | | | |
|---------------------|-----------------------------------|-------------|
| 1. ZC-23-195 | Case Manager: Brett Mangum | CD 3 |
|---------------------|-----------------------------------|-------------|

- | | |
|---------------------|--|
| a. Site Location: | 7716 Norman Avenue |
| b. Acreage: | 0.50 |
| c. Applicant/Agent: | CCA & CWB LLC/Joshua Galbreath |
| d. Request: | From: “A-5” One Family Residential / NASJRB Overlay
To: “CR” Low Density Multifamily / NASJRB Overlay |

This case will be heard by Council August 27th

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|---------------------|-------------------------------------|-------------|
| 2. ZC-24-039 | Case Manager: Stephen Murray | CD 7 |
|---------------------|-------------------------------------|-------------|

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|---------------------|--|
| 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 |

C: NEW CASES

- | | | |
|---------------------|-------------------------------------|-------------|
| 3. ZC-23-200 | Case Manager: Stephen Murray | CD 9 |
|---------------------|-------------------------------------|-------------|

- | | |
|---------------------|---|
| a. Site Location: | 5250 Wonder Drive and 5240 Wooten Drive |
| b. Acreage: | 3.5 |
| c. Applicant/Agent: | Trinity Habitat for Humanity |

- d. Request: From: "PD 900" "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use, with a limit to three stories on the western frontage and a limit to two stories on the eastern lot lines as measured at the grade of the adjacent single or two-family residential properties; site plan required.
To: "PD/C" Planned Development for all uses in "C" Medium Density multifamily plus detached multifamily with the following development standards for parking, open space, setbacks, and fencing, site plan included.

4. ZC-24-044 Case Manager: Stephen Murray CD 5

- a. Site Location: 2004, 2108 Amanda Avenue; 4917 Callahan Street
b. Acreage: 0.49
c. Applicant/Agent: Mayfield Missionary Baptist Church / Bernell Thompson
d. Request: From: "A-5" Single Family // Stop Six Overlay
To: "CF" Community Facilities / Stop Six Overlay

5. ZC-24-050 Case Manager: Brett Mangum CD 11

- a. Site Location: 5433 Dallas Avenue & 5456 E Lancaster Avenue
b. Acreage: 0.69
c. Applicant/Agent: Harmit Chattha / Samantha Renz, Evolving Texas
d. Request: From "E" Neighborhood Commercial; "A-5" One Family Residential
To: PD/FR" Planned Development for all uses in General Commercial Restricted plus outdoor storage and to allow automotive repair adjoining a residential district boundary; removing Gasoline sales, Club, Commercial or Business, and Convenience Store uses. Development standards for front yard building setback, fencing in front yard setback, landscaping, and improved hard surface (parking); site plan included

6. ZC-24-070 Case Manager: Alondra Salas Beltre CD 11

- a. Site Location: 4224 Nelms Dr
b. Acreage: 0.22
c. Applicant/Agent: Billy Thomas
d. Request: From: "I" Light Industrial / Stop Six Overlay
To: "PD/CR" Planned Development for Low-Density Multifamily with development standard for open space density, parking, height and front yard setback site plan included / Stop Six Overlay

7. ZC-24-071 (AX-24-009) Case Manager: Alondra Salas Beltre CD 3

- a. Site Location: 10218, 10579 & 12575 Aledo Road
b. Acreage: 261.17
c. Applicant/Agent: TRT Land Investors & PMB Veale Land Investors
d. Request: From: Unzoned/ETJ
To: "PD/A-5" One-Family and "PD/R-2" Townhouse Cluster with development standards for increase of lot coverage; site plan waiver requested

8. ZC-24-072 (AX-24-007) Case Manager: Lynn Jordan CD 6

- a. Site Location: 9710, 9720 & 9740 N. Crowley Rd.
b. Acreage: 2.2
c. Applicant/Agent: Judy Baumgardner/QT South LLC

d. Request: From: Unzoned/ETJ
To: "E" Neighborhood Commercial

9. ZC-24-077

Case Manager: Brett Mangum

CD 9

a. Site Location: 3339 White Settlement Road
b. Acreage: 1.07
c. Applicant/Agent: Baytex Energy USA Inc./Jake Petrie, Cascade Venture Partners LLC
d. Request: From: "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial except ambulance dispatch station, outdoor amusement, telecommunication tower, recreational vehicle park, liquor store, pawn shop and tattoo parlor, plus automotive repair & tire store. Three existing signs permitted. No outside furniture on site, no flags banners or temporary signs, no 18 wheelers serviced or stored on Boland. Site plan required (see SP-01-013)
To: "PD/E" Planned development for all uses "E" Neighborhood Commercial with automated carwash and development standards for the following: front yard setback, drying and vacuuming facilities in the front yard and within 25' of a residential district, and for car wash dryer to face a residential district or use; site plan included

10. ZC-24-078 (AX-24-004)

Case Manager: Alex Johnson

CD 6

a. Site Location: 10300-10370 (evens) W. Cleburne Road
b. Acreage: 55.651
c. Applicant/Agent: Crowley ISD/Jennifer Ryken
d. Request: From: Unzoned
To: "CF" Community Facilities

11. ZC-24-081

Case Manager: Lynn Jordan

CD 3

a. Site Location: 11711 Blue Creek Dr; 4101 Lost Creek Blvd
b. Acreage: 4.07
c. Applicant/Agent: Uncommon Sense 8 LLC/ Westwood Professional Svcs.
d. Request: To: Amend "PD 1182" to allow office and accessory building, located on clubhouse lot only, developed to "E" Neighborhood Commercial standards with the following development standards: parking, no dumpster enclosure, 8 ft rod iron fence in front yard, site plan included

12. ZC-24-082

Case Manager: Brett Mangum

CD 7

a. Site Location: 1721, 1725, & 1817 North Las Vegas Trail
b. Acreage: 21.5
c. Applicant/Agent: The Nelson Living Trust/Amanda Mata, Westwood Professional Services
d. Request: From: "A-5" One Family Residential /NASJRB Overlay
To: "C" Medium Density Multifamily /NASJRB Overlay

13. ZC-24-089

Case Manager: Stephen Murray

CD All

a. Text Amendment: City of Fort Worth Development Services Department Text Amendment for hotels, motels, and inns located less than 1,000 ft from a public or private, primary and secondary educational facility providing education up through and including the twelfth-grade level
c. Applicant/Agent: City of Fort Worth

- d. Request: To: An Ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 21653, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, By Amending Chapter 5, Supplemental Use Standards," Article I, "Standards For Selected Uses," To Amend Section 5.116 "Hotel, Motel, Or Inn" To Add That A Planned Development District Is Required Where A Hotel, Motel, Or Inn Is Less Than 1,000 Feet From A Public Or Private, Primary And Secondary Educational Facility.

This case will be heard by Council August 27th

14. SP-24-010

Case Manager: Alex Johnson

CD 6

- a. Site Location: South of Brewer Road; northeast of Tarleton Way and north of Chisholm Trail Parkway
 b. Acreage: 13.78
 c. Applicant/Agent: Thomas Barkowski / Westwood Professional Services
 d. Request: To: Consider site plan on property zoned PD 1090 Planned Development "PD/D" Planned Development for all uses in "D" High Density Multifamily.

15. SP-24-011

Case Manager: Alex Johnson

CD 10

- a. Site Location: 2600 Highway 114
 b. Acreage: 30.19
 c. Applicant/Agent: Allen Harrison Company/ Mitchell Hanzik / Dunaway Associates
 d. Request: To: Consider site plan on property zoned "PD 1347" and "PD 1350" "PD/C" Planned Development with a base of "C" Medium Density Multifamily, with specific development standards for building orientation, open space, parking in front of primary building, and a waiver to the Multifamily Development requirement (MFD)

D. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

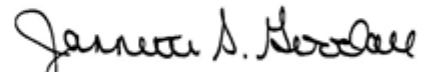
This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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 Discapitados (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.

<p>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 <u>Friday, August 09, 2024 at 4:00 p.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p>	 City Secretary for the City of Fort Worth, Texas
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