



ZONING COMMISSION

AGENDA

Wednesday, September 11, 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=m78edb2982c8f8a24fadd806eb3de0f6a>

Meeting/ Access Code: 2553 340 3585

Registration Link

<https://fortworthtexas.webex.com/weblink/register/r32d434324c4d8e80b7eb0cb7061c59b8>

Teleconference

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

Meeting/ Access Code: 255 334 03585

Staff Report Link

www.fortworthtexas.gov/files/assets/public/v/1/development-services/documents/zoning-cases/docket-agenda-minutes/09-11-24-docket.pdf

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/r32d434324c4d8e80b7eb0cb7061c59b8>

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

A. Overview of Zoning Cases on Today’s Agenda Staff

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, OCTOBER 15, 2024, AT 6 P.M., UNLESS OTHERWISE NOTED.

CALL TO ORDER

B. APPROVAL OF MEETING MINUTES of August 14, 2024 Chair

C. CONTINUED CASES

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

- a. Site Location: 4224 Nelms Dr
- b. Acreage: 0.22
- c. Applicant/Agent: JST Rentals / Billy Thomas
- d. Request: From: "I" Light Industrial / Stop Six Overlay
To: "PD/CR" Planned Development for Low-Density Multifamily excluding government office, museum, and country club with development standards for reduction in open space and parking, increase in density, setback due to height and reduction in platted front yard setback site plan included / Stop Six Overlay

2. ZC-24-072 **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: ETJ
To: "E" Neighborhood Commercial

This case will be heard by Council September 17th

- 3. 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: Amend "PD 1182" to allow office and accessory buildings, located on clubhouse lot only, developed to "E" Neighborhood Commercial standards with the following development standards: parking, no dumpster enclosure, 8 ft wrought iron fence in front yard, site plan included

C: NEW CASES

- 4. ZC-24-026 Case Manager: Alondra Salas Beltre CD 11**
- a. Site Location: 1405 Weiler Blvd
 - b. Acreage: 0.38
 - c. Applicant/Agent: Shamim Mohammad Naem / NMS Investments Inc
 - d. Request: From: "ER" Neighborhood Commercial Restricted
To: "FR" General Commercial Restricted

- 5. ZC-24-063 Case Manager: Brett Mangum CD 11**
- a. Site Location: 521 & 601 Paradise St., 518, 519, & 520, Baurline St.
 - b. Acreage: 0.905
 - c. Applicant/Agent: Trinity Phoenix LLC / Felix Wong
 - d. Request: From: "A-5" Single Family
To: "PD-CR" Planned Development for all uses in "CR" Low Density Multifamily, excluding government office, museum, and country club; development standards for a reduced projected front yard setback, a reduced setback adjacent to one- or two-family residential district, and a reduced open space requirement; site plan included.

- 6. ZC-24-073 Case Manager: Brett Mangum CD 2**
- a. Site Location: 2000 Belle Ave.
 - b. Acreage: 4.39
 - c. Applicant/Agent: 2 SP Family, LLC / Kyle Poulson
 - d. Request: From: "A-5" Single Family
To: "PD-E" Planned Development for all uses in "E" Neighborhood Commercial plus warehouse, site plan included

- 7. ZC-24-074 Case Manager: Justin Newhart CD 9**

- a. Site Location: 601,607,609,615, & 616 10th Ave; 1708, 1712, & 1716 Pruitt St; 700, 708, 716, & 750 9th Ave; 750, 751, & 757 9th Ave; 702 &, 750 8th Ave; 1700 Cooper St; 1700 W. Cannon St
- b. Acreage: 5.77
- c. Applicant/Agent: Cooks Children's Health Care System/ Spencer Seals, Dunaway Assoc.
- d. Request: From: NS-T4 / NS-T5I / Near Southside Overlay
To: "G" Intensive Commercial

This case will be heard by Council on September 17th

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| 8. ZC-24-075 | Case Manager: Lynn Jordan | CD 9 |
| <ul style="list-style-type: none"> a. Site Location: 2901 Weisenberger St. b. Acreage: 0.09 c. Applicant/Agent: Logan Ellis d. Request: From: "B" Two-Family
To: "UR" Urban Residential | | |
| 9. ZC-24-079 | Case Manager: Lynn Jordan | CD 9 |
| <ul style="list-style-type: none"> a. Site Location: 3200 McKinley Ave. b. Acreage: 0.64 c. Applicant/Agent: Zion Christian Church/Alicia Watson d. Request: From: "A-5" One-Family
To: "CF" Community Facilities | | |
| 10. ZC-24-084 | Case Manager: Lynn Jordan | CD 8 |
| <ul style="list-style-type: none"> a. Site Location: 1024 E Daggett Ave b. Acreage: 0.08 c. Applicant/Agent: Cooper Conger / NewPad Building Company LLC d. Request: From: "J" Medium Industrial
To: "R1" Zero Lot Line/Cluster | | |
| 11. ZC-24-085 | Case Manager: Alex Johnson | CD 11 |
| <ul style="list-style-type: none"> a. Site Location: 1436 South Fwy b. Acreage: 0.11 c. Applicant/Agent: United Investments Family LP / Ollin Collins d. Request: From: "A-5" Single Family
To: "B" Two-Family | | |
| 12. ZC-24-088 | Case Manager: Lynn Jordan | CD 10 |
| <ul style="list-style-type: none"> a. Site Location: NW of Intersection of Blue Mound Rd and Double Eagle Blvd b. Acreage: 4.039 c. Applicant/Agent: Kofi Addo/ Church of Jesus Christ of Latter-Day Saints d. Request: From: ETJ
To: "CF" Community Facilities / FW Alliance Airport Overlay Zone | | |

This case will be heard by Council on September 17th

- 13. ZC-24-090** **Case Manager: Stephen Murray** **CD 9**
- a. Site Location: 4600 Altamesa Blvd
 - b. Acreage: 1.8
 - c. Applicant/Agent: Rob Foster, Topographic / Altamesa Church of Christ Inc.
 - d. Request: From: "A-5" Single Family
 To: "CF" Community Facilities
- 14. ZC-24-095** **Case Manager: Lynn Jordan** **CD 8**
- a. Site Location: 2013 Renner Ave
 - b. Acreage: 0.16
 - c. Applicant/Agent: Cooper Conger / NewPad Building Company LLC
 - d. Request: From: "I" Light Industrial
 To: "B" Two-Family
- 15. ZC-24-097** **Case Manager: Alex Johnson** **CD 8**
- a. Site Location: 11800, 12204, 12212, 12220, 12230, & 12236 South Freeway
 - b. Acreage: 21.4
 - c. Applicant/Agent: TFG Burleson LP / Brandon Middleton. Kimley-Horn
 - d. Request: From: "I" Light Industrial: "K" Heavy Industrial
 To: "G" Intensive Commercial
- 16. ZC-24-101** **Case Manager: Brett Mangum** **CD 11**
- a. Site Location: 3506 & 3510 E Lancaster Avenue
 - b. Acreage: 0.69
 - c. Applicant/Agent: Jose Rojero / Darryl Brewer
 - d. Request: From: "E" Neighborhood Commercial
 To: "FR" General Commercial Restricted
- 17. ZC-24-106** **Case Manager: Stephen Murray** **CD 3**
- a. Site Location: 3408, 3420, 3428, 3436, & 3440 Clayton Rd.; 3415, 3412, 3429, & 3437 Indale Rd.
 - b. Acreage: 4.2
 - c. Applicant/Agent: MSFW / Byron Henderson
 - d. Request: Amend PD 1375 "PD-CF" Planned Development Community Facilities excluding Community Homes, Group Home I & Group Home II with development standards to allow parking in the front yard and to reduce the setbacks and to allow parking across campus; site plan waiver requested.
- 18. SP-24-014** **Case Manager: Lynn Jordan** **CD 4**
- a. Site Location: 8650 Harmon Rd
 - b. Acreage: 4.81

- c. Applicant/Agent: NTP 35, LP / QTR Corp / Kimley-Horn
- d. Request: To: Add required Site Plan for PD 1275 Planned Development for all uses in "I" Light Industrial to include a 60 ft. setback adjacent to residential, 40 ft. landscape buffer, masonry screening wall/I-35 overlay, site plan required

19. ZC-23-168 Case Manager: Alondra Salas-Beltre CD 6

- a. Site Location: 5136 Bonnell Avenue
- b. Acreage: .14
- c. Applicant/Agent: St. Maurice Construction / Athan Attia
- d. Request: From: "A-5" Single Family
To: "B" Two Family

20. ZC-24-104 Case Manager: Stephen Murray CD 4

- a. Site Location: Generally bounded by North Freeway to the west, Basswood Boulevard to the north, Sandshell Boulevard to the west and Corrine Drive to the south
- b. Acreage: 40.3
- c. Applicant/Agent: City of Fort Worth Council Initiated Rezoning
- d. Request: From: "I" Light Industrial; PD 1390 Planned development for all uses in I Light Industrial plus hotel
To: "G" Intensive Commercial; "CF" Community Facilities; CUP for automated car washes in "G" Intensive Commercial, site plan included

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.

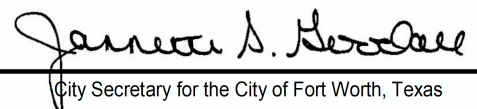
ASISTENCIA A REUNIONES PUBLICAS:

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, September 06, 2024 at 4:15 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