



ZONING COMMISSION

AGENDA

Wednesday, October 9, 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=md82b398066a2d6bcc353c66bec0352c5>

Meeting/ Access Code: 2552 222 6057

Teleconference

817-392-1111 or 469-210-7159

Meeting/ Access Code: 255 222 26057

Viewing Only

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

City of Fort Worth Website Homepage: Watch Live Online

Staff Report Link

www.fortworthtexas.gov/files/assets/public/v/1/development-services/documents/zoning-cases/docket-agenda-minutes/10-9-24-docket-template.pdf

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 by Videoconference 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.

There are two ways that any member of the public may address the Zoning Commission regarding an item listed on the agenda.

1. **Virtual –By 5 pm prior to the day of the meeting, register at the following link:**

2. In Person –Prior to the start of the meeting, sign-up at the desk located at the entrance to the Council Chambers. Additionally, you may register to speak in person utilizing the link in the virtual instructions above. For questions or assistance with registration, please contact Laura Ruiz at Laura.Ruiz@fortworthtexas.gov or 817-392-8047. Free parking vouchers are available for anyone attending the Zoning Commission meetings. Zoning staff will be available before and after the meeting to hand them out and will be located at the desk where the agendas and sign-up to speak forms are located. Parking is available at the Fort Worth Convention Center Garage located at 1200 Houston St., directly across the street from the Convention Center. The free parking voucher is only available for this parking garage. Upon entering the garage, attendees will need to pull a ticket from the dispenser in the entry lane and they will need to present this ticket in order to obtain a voucher to park without cost. The voucher will be good until 6:00 p.m.

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, NOVEMBER 12, 2024, AT 6 P.M., UNLESS OTHERWISE NOTED.

CALL TO ORDER

- B. APPROVAL OF MEETING MINUTES of September 11, 2024** Chair

****See the “Staff Report” link on the first page for the cases below.****

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: "CR" Low-Density Multifamily / Stop Six Overlay

2. ZC-24-085 Case Manager: Alex Johnson CD 11

- 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

C. NEW CASES

3. ZC-23-202 Case Manager: Beth Knight CD 5

- a. Site Location: 900-1100 blocks S. Edgewood Terrace and 4627- 4811 (odds) E. Rosedale Street
- b. Acreage: 28.6
- c. Applicant/Agent: Huong Dao Vipassana B Center/ Westwood

This case is being continued to a future zoning commission meeting for notice purposes.

4. ZC-24-023 Case Manager: Lynn Jordan CD 11

- a. Site Location: 4521 Miller Ave, 4215 Chickasaw Ave
- b. Acreage: 0.34
- c. Applicant/Agent: Elizabeth Alvarez
- d. Request: From: "E" Neighborhood Commercial
To: "FR" General Commercial Restricted

5. ZC-24-065 Case Manager: Brett Mangum CD 8

- a. Site Location: 2117 & 2121 E Maddox Avenue
- b. Acreage: 0.321
- c. Applicant/Agent: Hazel Prophete / William K Turner, PTAH Group
- d. Request: From: "FR" General Commercial Restricted
To: "E" Neighborhood Commercial

6. ZC-24-098 Case Manager: Stephen Murray CD 5

- a. Site Location: 3500, 3508 & 3518 State Hwy 360
- b. Acreage: 56.9
- c. Applicant/Agent: Ken Schaumburg
- d. Request: From: "AG" Agriculture
To: "MU-2" High Intensity Mixed-Use

7. ZC-24-103 Case Manager: Stephen Murray CD 2

- a. Site Location: 2503 & 2521 Roosevelt Ave.

- b. Acreage: 0.40
- c. Applicant/Agent: Revive Coffee LLC/Cassie Warren
- d. Request: From: "E/HC" Neighborhood Commercial / Historic and Cultural Overlay
To: "MU-1/HC" Low Intensity Mixed-Use /Historic and Cultural Overlay

8. ZC-24-105 Case Manager: Ana Alvarez CD 9

- a. Site Location: 1598 W Terrell Ave; 815 & 895 8TH Ave, 908 & 1000 Southland Ave
- b. Acreage: 5.77
- c. Applicant/Agent: Cooks Children's Health Care System/ Spencer Seals, Dunaway Assoc.
- d. Request: From: NS-T5I / Near Southside Overlay
To: "G" Intensive Commercial

9. ZC-24-109 Case Manager: Sandy Michel CD 6

- a. Site Location: 2900 Hervie St.; 5337 & 5333 Lovell Ave
- b. Acreage: 1.60
- c. Applicant/Agent: Mark Nastri
- d. Request: From: "C" Medium Density Multifamily
To: "UR" Urban Residential

10. ZC-24-111 Case Manager: Lynn Jordan CD 9

- a. Site: 2901, 2905, 2909, 2913, 2917, 2919, 2921, 2925, 2929, 2933, 2937, & 2941 Merida Ave., 2950 Sandage Ave
- b. Acreage: 4.49
- c. Applicant/Agent: Texas Christian University/Philip Varughese
- d. Request: From: "CF" Community Facilities / TCU Residential Overlay
To: "MU-2" High Intensity Mixed-Use / TCU Residential Overlay

11. ZC-24-112 Case Manager: Lynn Jordan CD 3

- a. Site Location: Southwest corner of Pond Dr. & W. Berry Street
- b. Acreage: 3.658
- c. Applicant/Agent: Texas Christian University/Philip Varughese
- d. Request: From: "CF" Community Facilities / TCU Residential Overlay
To: "MU-2" High Intensity Mixed-Use / TCU Residential Overlay

12. ZC-24-113 Case Manager: Sandy Michel CD 9

- a. Site Location: 2700 W Lowden Street, 2801, 2809, 2811, 2817, 2821, 8825, 2829, 2833 Merida Ave and a portion of Merida Ave
- b. Acreage: 5.10
- c. Applicant/Agent: Texas Christian University/Philip Varughese.
- d. Request: From: "CF" Community Facilities
To: "MU-2" High Intensity Mixed-Use / TCU Residential Overlay

- 13. ZC-24-114** **Case Manager: Sandy Michel** **CD 9**
- a. Site Location: 2829, 2832, 2833 & 2839 Sandage Ave; 2800, 2816 2824 & 2826 McCart Ave; 2600 W Lowden
 - b. Acreage: 2.17
 - c. Applicant/Agent: Texas Christian University/Philip Varughese
 - d. Request: From: "CF" Community Facilities
To: "MU-2" High Intensity Mixed-Use / TCU Residential Overlay
- 14. ZC-24-115** **Case Manager: Brett Mangum** **CD 9**
- a. Site Location: 3100 and 3200 Hamilton Ave
 - b. Acreage: 8.01
 - c. Applicant/Agent: Fort Worth Affordability Inc / Daniel Smith-Ojala Partners, LP
 - d. Request: From: "C" Medium Density Multi-Family; "ER" Neighborhood Commercial Restricted
To: "MU-2" High Intensity Mixed-Use
- 15. ZC-24-116** **Case Manager: Sandy Michel** **CD 9**
- a. Site Location: 3200 Sondra Dr; 140 & 158 Saint Donovan St.; 3200 Saint Juliet St
 - b. Acreage: 6.91
 - c. Applicant/Agent: Fort Worth Affordability Inc./ Ojala Partners, LP
 - d. Request: From: "C" Medium Density Multifamily
To: "MU-2" High Intensity Mixed-Use
- 16. ZC-24-117** **Case Manager: Lynn Jordan** **CD 6**
- a. Site Location: 6077 McPherson Blvd
 - b. Acreage: 1.05
 - c. Applicant/Agent: Brakes Plus / Mathias Haubert, Bohler Engineering TX, LLC
 - d. Request: To: Add Conditional Use Permit "CUP" for auto repair in "E" Neighborhood Commercial
- 17. ZC-24-118** **Case Manager: Lynn Jordan** **CD 6**
- a. Site Location: McPherson Blvd and Vista Grande Blvd
 - b. Acreage: 1.18
 - c. Applicant/Agent: Mavis Tire Supply, LLC / Mathias Haubert, Bohler Engineering TX, LLC
 - d. Request: To: Add Conditional Use Permit "CUP" for auto repair in "E" Neighborhood Commercial, site plan required
- 18. ZC-24-119** **Case Manager: Brett Mangum** **CD 2**
- a. Site Location: 4499 & 4401 Cromwell Marine Creek Rd.; 6191 Old Decatur Rd
 - b. Acreage: 21.64
 - c. Applicant/Agent: Justin Henry / Margaux Fur Corners, Ltd.
 - d. Request: From: "F" General Commercial; "G" Intensive Commercial

To: "C" Medium Density Multifamily

19. ZC-23-121

Case Manager: Stephen Murray

CD 5

- a. Site Location: 11468 Mosier Valley Rd
- b. Acreage: 9.01
- c. Applicant/Agent: Trenton Robertson
- d. Request: From: "AG" Agriculture
To: "PD/I" Planned Development for all uses in "I" Light Industrial plus outside storage of materials and equipment without an associated structure, site plan required

20. ZC-24-122

Case Manager: Lynn Jordan

CD 8

- a. Site Location: 3005 Mansfield Highway
- b. Acreage: 0.34
- c. Applicant/Agent: Holiday Market Inc./Abdul Wafayee
- d. Request: From: "E" Neighborhood Commercial
To: "F" General Commercial

21. ZC-24-123

Case Manager: Sandy Michel

CD 8

- a. Site Location: 1203 E. Leuda Street
- b. Acreage: 0.115
- c. Applicant/Agent: Allen Tucker/Danielle Tucker
- d. Request: From: "A-5/ HC" One-Family/ Historic and Cultural
To: "ER/HC" Neighborhood Commercial Restricted/ Historic and Cultural

22. ZC-24-124

Case Manager: Stephen Murray

CD 5

- a. Site Location: 5033 Ramey Ave and 5105 Ramey Ave
- b. Acreage: 2.82
- c. Applicant/Agent: Fort Worth Housing/Child care associates/ Mary Nell Poole
- d. Request: To: Add Conditional Use Permit "CUP" for child care in "A-5" One-Family, site plan required / Stop Six Overlay

This case will be heard by Council October 15th

23. ZC-24-128

Case Manager: Lynn Jordan

CD 8

- a. Site Location: South of Grayson Street and west of Wichita Street
- b. Acreage: 1.215
- c. Applicant/Agent: Donna VanNess, The Housing Channel/Ivan Gonzalez
- d. Request: From: "PD1374/R2" Planned Development for one-family detached, one-family attached (townhouse) and cluster housing with development standards; site plan approved
To: "PD-R2" Planned Development for Cluster housing on a single lot, excluding the following uses: community home, country club (private), and golf course with development

standards for parking, no minimum lot size and more than one dwelling unit per lot; 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.

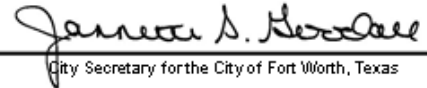
ASISTENCIA A REUNIONES PUBLICAS:

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, October 04, 2024 at 3:15 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