



**ZONING COMMISSION
AGENDA**

Wednesday, November 13, 2024
Work Session 11:00 AM
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=m994d44e71eb7ff7c9351946ffc33babd>

Meeting/ Access Code: 2566 077 8749

Teleconference

817-392-1111 or 469-210-7159
Meeting/ Access Code: 2566 077 8749

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/11-13-24-docket.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:**

<https://fortworthtexas.webex.com/weblink/register/r3cd47a82d69608eb1dc77030bef1a23a>

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	_____
Kelicia Stevenson, CD 6	_____		

I. WORK SESSION/Lunch 11:00 AM City Council Conference Room 2020

- | | |
|--|-------------|
| A. Elections | Chair/Staff |
| B. Overview of Zoning Cases on Today’s Agenda | Staff |
| C. Urban Forestry Update | 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, DECEMBER 10, 2024, AT 6 P.M., UNLESS OTHERWISE NOTED.

CALL TO ORDER

- | | |
|--|--------------|
| A. APPROVAL OF MEETING MINUTES of October 9, 2024 | Chair |
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****See the “Staff Report” link on the first page for the cases below.****

B. CONTINUED CASES

- | | | |
|---------------------|----------------------------------|-------------|
| 1. 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, site plan required

2. 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

3. ZC-24-121 Case Manager: Stephen Murray CD 5

a. Site Location: 11468 Mosier Valley Road
b. Acreage: 9.01
c. Applicant/Agent: Trenton Robertson
d. Request: From: "AG" Agriculture
To: "PD/SU" Planned Development Specific Use for outdoor storage of materials and equipment without an associated structure, developed to "I" Light Industrial standards, site plan included

C. NEW CASES

4. SP-24-013 Case Manager: Stephen Murray CD 11

a. Site Location: 1401, 1701, & 2001 Oakhurst Scenic Drive
b. Acreage: 12.46
c. Applicant/Agent: Mercy Culture Church, Inc. / Joshua Barnes
d. Request: To: Site Plan Amendment to add a building on property zoned "PD 586" PD/SU Planned Development/Specific Use for church related activities and signs that exceed maximum height allowed in the "CF" Community Facilities District

5. 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
d. Request: From: "E" Neighborhood Commercial / "B" Two-Family
To: "PD" Planned Development for certain "CF" Community Facilities uses as detailed in Exhibit A plus the following accessory uses to a place of worship: visitor lodging, event center, exhibit hall, vendor food court, and indoor storage; Specific development standards for height, parking, signs and urban forestry detailed in Exhibit A, site plan required

12. ZC-24-133

Case Manager: Stephen Murray

CD 9

- a. Site Location: 5225 Thelin Street
- b. Acreage: 18.9
- c. Applicant/Agent: Thelin Land Holdings LLC / Skye Thibodeaux
- d. Request: From: PD 204 "PD-SU" for recycling of roofing materials comprised of wood, composite asphalt, shingles, and commercial built-up roofing material including composting of organic materials (excluding malodorous material including manure) together with the wholesale and retail sales of recycled materials including including composting of organic materials, (excluding malodorous material including manure) together with the wholesale and retail sales of recycled materials including landscaping rock & wood derived products. Operation will comply with Texas Admin. Code Title 30, Part I, Chapter 332; composting as an operation that composts 'Source separated yard trimmings, clean wood material, vegetative material and paper" and is prohibited from accepting or recycling manure. Site Plan required
 To: "PD/I" Planned Development for all uses in "I" Light Industrial plus machinery, heavy equipment, or truck sales, leasing and service; non-accessory outdoor sales and storage including yards, contractors, lumber or storage, storage yards building materials; truck transport storage; storage of materials and equipment without an associated structure; vehicle sales or rental and service, including automobiles, boats or trailers; excluding towing yard and truck stop with fuel and accessory structures; site plan waiver requested.

13. ZC-24-134

Case Manager: Brett Mangum

(future) CD 6

- a. Site Location: 6600 Oakmont Blvd
- b. Acreage: 101.743
- c. Applicant/Agent: Southwest Pasture LTD / Paxton Motherall / Bo Trainor, Westwood PS
- d. Request: From: Unzoned (AX-24-013)
 To: "G" Intensive Commercial

To Be Heard by City Council January 14, 2025

14. ZC-24-135

Case Manager: Sandy Michel

CD 10

- a. Site Location: 1101 Highway 114
- b. Acreage: 2.49
- c. Applicant/Agent: Traditions Investors LLC / Ray Oujesky & Teddy Boschini with Kelly Hart & Hallman LLP
- d. Request: From: "A-5" One-Family
 To: "PD/D" Planned Development for all uses in "D" High Density Multifamily for detached multifamily with development standards for reduced front yard setback, reduction in open space, fencing located between buildings

and ROW; unit locations; MFD waiver requested; site plan required.

- 15. SP-24-015** **Case Manager: Lynn Jordan** **CD 6**
- a. Site Location: 10440 Chisholm Trail Pkwy
 - b. Acreage: 36.45
 - c. Applicant/Agent: Walton Texas LP, et al / Ray Oujesky & Teddy Boschini with Kelly Hart & Hallman LLP
 - d. Request: To: Add Site plan on property zoned PD 1090 Planned Development "PD/D" Planned Development for all uses in "D" High Density Multifamily.
- 16. ZC-24-136** **Case Manager: Brett Mangum** **CD 10**
- a. Site Location: 2101 - 2200 Avondale Haslet Road
 - b. Acreage: 37.5
 - c. Applicant/Agent: Hunter Crossroads LP/Taylor Morrison & JBI Partners
 - d. Request: From: "PD 830" Planned Development for "I" Light Industrial uses excluding certain uses. Outside storage is not allowed within 200 ft of the perimeter of the eastern property line. The maximum height for buildings within 50 ft of the eastern property line is 30 ft. Landscaping shall be provided along the eastern boundary as required by the Zoning Ordinance, Section 6.300. bufferyard and supplemental setback and with development standards, site plan waived.
To: "PD/CR" Planned Development for all uses in "CR" Low Density Multifamily for detached multifamily with development standards for fences, parking, and driveways allowed in the front yard, reduced open space, reduced landscaping, and waiver to the MFD requirement; Site Plan included.
- 17. ZC-24-137** **Case Manager: Brett Mangum** **CD 6**
- a. Site Location: 9300 & 9321 W Cleburne Road
 - b. Acreage: 5.0
 - c. Applicant/Agent: Arlington Harris Road Minis, Ltd / Kimley Horn Associates
 - d. Request: From: "AG" Agriculture
To: Tract 1: "E" Neighborhood Commercial
Tract 2: "PD / E" Planned Development for all uses in "E" Neighborhood Commercial plus mini warehouse; Site Plan included
- 18. ZC-24-139** **Case Manager: Sandy Michel** **CD 9**
- a. Site Location: 14 Chase Court
 - b. Acreage: 0.29
 - c. Applicant/Agent: Leonel Lozano / John Escobedo Landmark Construction Group LLC
 - d. Request: From: "E/HC" Neighborhood Commercial/Historic and Cultural Overlay

To: "B/HC" Two Family Residential/Historic and Cultural Overlay

19. ZC-24-149

Case Manager: Stephen Murray

CD All

- a. Text Amendment Game Room Ordinance
- b. Applicant/Agent: City of Fort Worth
- c. 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 4 "District Regulations" to amend Article 3 "Planned Development ("PD") District" to repeal game room development standards in Section 4.305.c and reserve subsection; to amend section 4.803 "Nonresidential District Use Table" to amend game rooms to revise districts where use is not permitted and revise reference to supplemental use standard; to amend Section 4.1203, "Form Based Districts Use Table" to add "Game room" to the use table add where use is not allowed and add reference to supplemental use standard; to amend Chapter 9, "Definitions", Section 9.101, "Defined Terms" to remove the definitions of "amusement redemption machine," "gambling device" and "game room"

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.

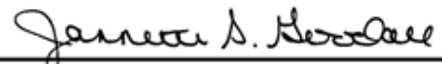
ASISTENCIA A REUNIONES PUBLICAS:

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, November 08, 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