



**ZONING COMMISSION  
AGENDA**

Wednesday, December 11, 2024  
Work Session 12:00 PM  
Public Hearing 1:00 PM

**Work Session**

In-Person:  
City Council Conference Room 2020  
200 Texas Street  
2<sup>nd</sup> Floor  
Fort Worth, Texas 76102

**Public Hearing**

In-Person:  
City Council Chamber  
200 Texas Street  
2<sup>nd</sup> Floor  
Fort Worth, Texas 76102

**Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m57be2c802aa736a4459998866f885583>

Meeting/ Access Code: 2554 089 8348

**Teleconference**

817-392-1111 or 469-210-7159  
Meeting/ Access Code: 255 408 98348

**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/12-11-2024-docket.pdf](http://www.fortworthtexas.gov/files/assets/public/v/1/development-services/documents/zoning-cases/docket-agenda-minutes/12-11-2024-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/rb085af83835502419366275c674ffab7>

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](mailto: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 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, JANUARY 14, 2025, AT 6 P.M., UNLESS OTHERWISE NOTED.

**CALL TO ORDER**

**A. APPROVAL OF MEETING MINUTES of November 13, 2024** Chair

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

**B. CONTINUED CASES**

**1. ZC-24-076** **Case Manager: Lynn Jordan** **CD 8**

- a. Site Location: 1108 S Riverside Drive
- b. Acreage: 0.21
- c. Applicant/Agent: Richard Gasca / Alicia Rangel Villalobos
- d. Request: From: “E” Neighborhood Commercial  
To: “F” General Commercial

**2. 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

**3. 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  
 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; parking in front of units (See staff report); MFD waiver requested; site plan required.

**C. NEW CASES**

**4. ZC-24-126** **Case Manager: Sandy Michel** **CD 11**

a. Site Location: 809 N Chandler Drive  
 b. Acreage: 0.418  
 c. Applicant/Agent: Andres Rodriguez/ Chris Chavez  
 d. Request: From: "A-5" One-Family Residential  
 To: "B" Two Family Residential

**5. ZC-24-140** **Case Manager: Sandy Michel** **CD 11**

a. Site Location: 2816 Bird Street  
 b. Acreage: 0.492  
 c. Applicant/Agent: Bryan Ramirez/ Dilcia Ramirez  
 d. Request: From: "A-5" One-Family Residential  
 To: "B" Two Family Residential

**6. ZC-24-141** **Case Manager: Stephen Murray** **CD 8**

a. Site Location: 2903 & 2909 Avenue B  
 b. Acreage: 0.15  
 c. Applicant/Agent: Johanna B Maldonado / Rosa Paz  
 d. Request: From: "MU-1" Mixed Use  
 To: "A-5" One-Family

- 7. ZC-24-143** **Case Manager: Brett Mangum** **CD 9**
- a. Site: 2600 W Pafford St
  - b. Acreage: 0.341
  - c. Applicant/Agent: Angelair LLC / David Dowling, Cadlib
  - d. Request: To: Add "CUP" Conditional Use Permit for mini warehouse in "I" Light Industrial, Site Plan included
- 8. ZC-24-144** **Case Manager: Lynn Jordan** **CD 11**
- a. Site Location: 4800 & 4900 Parker Henderson Road
  - b. Acreage: 3.72
  - c. Applicant/Agent: JV and PH LLC / Joshua Galbreath
  - d. Request: From: "A-5" One-Family Residential  
To: "B" Two Family Residential
- 9. ZC-24-145** **Case Manager: Brett Mangum** **CD 3**
- a. Site Location: 7716 Norman Ave & 7709 Camp Bowie West Blvd
  - b. Acreage: 0.5
  - c. Applicant/Agent: CCA & CWB LLC / Joshua Galbreath
  - d. Request: From: "I" Light Industrial / NASJRB Overlay  
To: "CR" Low Density Multifamily / NAS JRB Overlay
- 10. ZC-24-146** **Case Manager: Stephen Murray** **CD 2**
- a. Site Location: 1300-1306 Gould Ave (evens)
  - b. Acreage: 0.67
  - c. Applicant/Agent: Trinity Kitchens LLC / Gibson Duwe
  - d. Request: To: Add Conditional use Permit for a restaurant and rental hall in "CF" Community Facilities District; site plan included.
- 11. ZC-24-148** **Case Manager: Brett Mangum** **CD 8**
- a. Site Location: 2500 McCurdy St & 1701 E Robert St
  - b. Acreage: 2.805
  - c. Applicant/Agent: Cooper Conger/ Pilgram Valley Missionary Baptist Church/ Mary Nell Poole - Townsite
  - d. Request: From: "I" Light Industrial  
To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily with development standards for parking location between building and street, orientation of buildings fronting the street, building separation, open space reduction, and MFD submittal waiver (See staff report), Site Plan included

**12. ZC-24-150 Case Manager: Lynn Jordan CD 10**

- a. Site Location: 10620 N Riverside Dr
- b. Acreage: 7.682
- c. Applicant/Agent: The Village at Golden Triangle LLC./ Amir Namakforoosh / Southtown Engineering & Consulting, LLC
- d. Request: From: "FR" General Commercial Restricted  
To: "D" High Density Multifamily

**13. ZC-24-151 Case Manager: Stephen Murray CD 2**

- a. Site Location: 2122 NE 28<sup>th</sup> St
- b. Acreage: 0.332
- c. Applicant/Agent: Eleuterio Amador / Nancy Ramirez
- d. Request: From: "E" Neighborhood Commercial  
To: "FR" General Commercial Restricted

**14. ZC-24-153 Case Manager: Brett Mangum CD 8**

- a. Site Location: SE corner of Lon Stephenson Road & Forest Hill Drive
- b. Acreage: 141.7
- c. Applicant/Agent: William G. Hornick / Rhett Bennett & Jennifer Holley, Black Mountain & Bob Riley, Halff
- d. Request: From: "AG" Agriculture; "A-5" One Family Residential; "CR" Low Density Multifamily; "F" General Commercial  
To: "I" Light Industrial

**15. ZC-24-154 (SP-24-015) Case Manager: Lynn Jordan CD 6**

- a. Site Location: North of Chisholm Trail Parkway & South of Brewer Boulevard
- b. Acreage: 36.45
- c. Applicant/Agent: Walton Texas LP, et al / Ray Oujesky & Teddy Boschini with Kelly Hart & Hallman LLP
- d. Request: To: Amend "PD 1090" Planned Development for all uses in "D" High Density Multifamily to waive development standards for parking between building and street and carports between building face and street; site plan required (SP-24-015)

**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, December 06, 2024 at 3:20 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

