



ZONING COMMISSION

AGENDA

Wednesday, January 08, 2025

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=mf9d9926bfbaab7bc26f3ce5267da06a8>

Meeting/ Access Code: 2557 275 1548

Teleconference

817-392-1111 or 469-210-7159 United States Toll (Dallas)

Meeting/ Access Code: 2557 275 1548

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/2/development-services/documents/zoning-cases/docket-agenda-minutes/01-08-25-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:**

- 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	_____
Brian Trujillo, 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, FEBRUARY 11, 2025, AT 6 P.M., UNLESS OTHERWISE NOTED.

CALL TO ORDER

- A. APPROVAL OF MEETING MINUTES of December 11, 2024 Chair

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

B. CONTINUED CASES

- 1. ZC-24-120 Case Manager: Lynn Jordan CD 6

- a. Site Location: 5801 W Risinger Rd
- b. Acreage: 5.59

- c. Applicant/Agent: Zion Townhomes / Mary Nell Poole, Townsite
- d. Request: From: "G" Intensive Commercial
To: "PD-R1", Planned Development for all uses in "R1" Zero Lot Line Cluster housing with development standards for fencing and gates within the front yard setback; excluding government office facility, museum, and country club; Site Plan included

2. ZC-24-147 Case Manager: Sandy Michel CD 5

- a. Site Location: South of Randol Mill Road, east of Woodhaven Boulevard, north of Boca Raton, west of High Woods Trail (former golf course only)
- b. Acreage: 150
- c. Applicant/Agent: Ivan Gonzalez, Place Strategies, Inc. / Wood Haven, Concerto No. 1, LP
- d. Request: From: "CF" Community Facilities and "A-5" One-Family residential
To:
 1. Tract A: "UR" Urban Residential-21.7 acres
 2. Tract B: "MU-1" Low-Intensity Mixed Use-41 acres
 3. Tract C: "UR" Urban Residential-2.1 acres
 4. Tract D: "A-21" One-Family Residential-7.4 acres
 5. Tract E: "A-21" One-Family Residential-8.5 acres
 6. Tract F: "A-21" One-Family Residential-46.5 acres
 7. Tract G: "AG" Agricultural-22.2 acres

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

- a. Site Location: 2122 NE 28th Street
- b. Acreage: 0.332
- c. Applicant/Agent: Eleuterio Amador / Nancy Ramirez
- d. Request: To: Add Conditional Use Permit (CUP) for food truck on vacant lot in "E" Neighborhood Commercial

4. ZC-24-152 Case Manager: Sandy Michel CD 5

- a. Site Location: 4912 & 5000 E Rosedale St t
- b. Acreage: 3.05
- c. Applicant/Agent: Brandon Burns, Bennett Partners / Hughes House III Group LLC
- d. Request: From: "PD 1259" Planned Development for all uses in "MU-1" Low-Intensity Mixed Use with waiver to maximum building height and minimum parking requirements to allow for permanent food trucks, site plan required
To: Amend "PD 1259" to add development standards to increase the maximum setback, and to decrease the amount of individual street-oriented entries from the primary ROW; site plan included.

5. ZC-24-153 Case Manager: Stephen Murray 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: "PD/SU" Planned Development Specific Use for Data Center, educational uses, governmental uses (excluding correction facility and probation or Parole office), health care facilities, recreation, religious uses, utilities, grocery store, office, retail sales general; developed to "I" Light Industrial standards with development standards for building setback along Lon Stephenson minimum of 80'; no tree removal within 25' of Lon Stephenson Rd southern ROW line; where no existing trees exist in the 25' buffer along southern Lon Stephenson right of way line, a minimum of 50% canopy tree planting will be planted and credited to the Urban Forestry requirements; primary entrance and address request to the Data Center will be from Forest Hill Drive (See Staff Report), site plan waiver requested

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C. NEW CASES

- | | | |
|---|-----------------------------------|--------------|
| 6. ZC-24-156 | Case Manager: Beth Knight | CD 5 |
| <ul style="list-style-type: none"> a. Site Location: 6309 Meadowbrook Dr b. Acreage: 0.27 c. Applicant/Agent: Beyond Houses LLC / Matthew Brown d. Request: From: PD 9 "PD/ER" Planned Development/Neighborhood Commercial Restricted uses subject to: no structure shall exceed one story in height, and an appropriate screening fence shall be erected between commercial development and adjacent residential properties; site plan required
To: "A-5" One-Family | | |
| 7. ZC-24-158 | Case Manager: Sandy Michel | CD 7 |
| <ul style="list-style-type: none"> a. Site: 2498 Silver Creek Rd b. Acreage: 0.96 c. Applicant/Agent: Joshua Kercho d. Request: From: "A-21" One-Family
To: "CF" Community Facilities | | |
| 8. ZC-24-159 | Case Manager: Beth Knight | CD 11 |
| <ul style="list-style-type: none"> a. Site Location: 1000 Wallace St b. Acreage: 1.02 c. Applicant/Agent: Oncor Electric Company/Travis Yanker d. Request: To: Add Conditional Use Permit (CUP) to allow an electrical power substation in "FR" General Commercial Restricted with waivers for structures in the projected front yards and fencing materials, site plan included. | | |

9. ZC-24-160 **Case Manager: Sandy Michel** **CD 2**

a. Site Location: 3801 Decatur Ave
 b. Acreage: 0.28
 c. Applicant/Agent: Luis A C Flores
 d. Request: From: "A-5" One-Family
 To: "ER" Neighborhood Commercial Restricted

10. ZC-24-161 **Case Manager: Lynn Jordan** **CD 2**

a. Site Location: 3001, 3002, & 3004 N Crump St
 b. Acreage: 0.504
 c. Applicant/Agent: Letz Re Holdings LLC / Willbanks Metals / Cheyenne Haddad with Pope, Hardwicke, Christie, Schell & Taplett LLC
 d. Request: To: Add Conditional Use Permit (CUP) for auxiliary parking lot in "A-5" One-Family district with waivers to allow within the front yard setback: parking, gate pad, light poles and fencing; site plan included.

11. ZC-24-164 **Case Manager: Sandy Michel** **CD 2**

a. Site Location: 1434 N Main Street
 b. Acreage: 0.115
 c. Applicant/Agent: Juan Villalpando
 d. Request: From: "J" Medium Industrial
 To: "MU-1" Low Intensity Mixed Use

12. ZC-24-167 **Case Manager: Lynn Jordan** **(future) CD 6**

a. Site Location: 6600 Block of Oakmont Boulevard
 b. Acreage: 108.6
 c. Applicant/Agent: Southwest Pasture LTD/Paxton Motherall/ Bo Trainor, Westwood PS
 d. Request: From: Unzoned (AX-24-013)
 To: "G" Intensive Commercial

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13. ZC-24-168 **Case Manager: Stephen Murray** **CD 8**

a. Site Location: 1203 E Leuda Street
 b. Acreage: 0.115
 c. Applicant/Agent: Danielle Tucker / Allen Tucker
 d. Request: From: "ER" Neighborhood Commercial Restricted/Historic and Cultural Overlay
 To: PD/E for all uses in "E" Neighborhood Commercial plus vendor, food, potentially hazardous food, excluding ambulance dispatch station, assisted living, care facility, liquor or package store, and convenience store, site plan waiver requested /Historic and Cultural Overlay

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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.

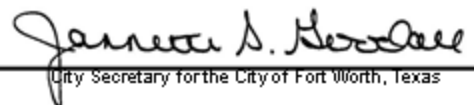
ASISTENCIA A REUNIONES PUBLICAS:

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, January 03, 2025 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