

**Zoning Commission
June 12, 2024 – Meeting Minutes**

Commissioners Present:

Rodney Mayo, District 1
Beth Welch, District 3
Matt McCoy, District 4
Rafael McDonnell, Chair, District 5
Broderick Williams, District 6
Jeremy Raines, District 7
Tiesa Leggett, District 8
Wes Hoblit, District 9
Jacob Wurman, District 10
Cathy Romero, District 11

Staff Members Present:

LaShondra Stringfellow, Development Assistant Director
Stephen Murray, Planning Manager
Brett Mangum, Senior Planner
Alondra Salas-Beltre, Senior Planner
Beth Knight, Senior Planner
Tom Simerly, Senior Professional Engineer
Laura Ruiz, Planning Assistant
Alex Johnson, Planning Assistant
Chris Austria, Assistant City Attorney II
Armond Bryant, Senior Planner
Sandy Michel, Senior Planner

Commissioners Absent:

Vacant, District 2

I. PUBLIC HEARING – 1:00 P.M.

Mr. Murray explained the procedure to be followed for the Zoning Commission meeting.

A. CALL TO ORDER

With a quorum of the Zoning Commission members present, Chair McDonnell called the regular session of the Fort Worth Zoning Commission to order at 1:00 p.m. on Wednesday, June 12, 2024.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF MAY 8, 2024.

Motion: Commissioner Raines made a motion, seconded by Commissioner Hoblit, that the minutes of the Zoning Commission meeting of May 8, 2024 be approved. Motion passed 10-0.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

C. CONTINUED CASES

1. ZC-24-027

CD 6

- | | |
|---------------------|---|
| a. Site Location: | 10200 Old Cleburne Crowley Road, 10500 W. Cleburne Road & 10375 Old Granbury Road |
| b. Acreage: | 357.89 |
| c. Applicant/Agent: | Walton Texas LP/Westwood Professional Services |
| d. Request: | From: "A-5" One-Family
To: Tract 1: "R1" Zero Lot Line/Cluster
Tract 2A: "R1" Zero Lot Line/Cluster
Tract 2B: "D" High Density Multifamily
Tract 15: "R1" Zero Lot Line/Cluster |

Motion: Commissioner Williams made a motion, seconded by Commissioner Wurman, to recommend a **Continuance to the August Zoning Meeting** for ZC-24-027. Motion passed 10-0.

2. ZC-24-031

CD 6

- a. Site Location: 10375 Old Granbury Road; East side of Chisholm Trail Parkway, ±5,000' south of the intersection with McPherson Blvd.
- b. Acreage: 120.9
- c. Applicant/Agent: WUSF 5 Rock Creek East LP/Westwood Professional Services
- d. Request: To: Amend "PD 1091" Planned Development for all uses in "F" General Commercial plus Data Center, with development standard for height, Site Plan waived

Motion: Commissioner Williams made a motion, seconded by Commissioner Leggett, to recommend a **Continuance to the August Zoning Meeting** for ZC-24-031. Motion passed 10-0.

3. ZC-24-029

Batch Plant Zoning Text Amendment

All Districts

- a. Site Location: City Wide
- c. Applicant/Agent: City of Fort Worth
- d. Request: To: An Ordinance Amending the Comprehensive Zoning Ordinance of the City of Fort Worth, by Amending Chapter 4, "District Regulations," Article 8, "Nonresidential District Use Table," Section 4.803, "Nonresidential District Use Table," To Remove Permanent Batch Plant, Asphalt Or Concrete, As a Use Allowed By Right And Require a Conditional Use Permit and Add a Reference To a Supplemental Use Standard; Amending Chapter 4, "District Regulations," Article 12, "Form-Based Code District Use Table," Section 4.1203, "District Use Table," To Add a Reference To a Supplemental Use Standard; and Amending Chapter 5, "Supplemental Use Standards," Article I, "Standards For Selected Uses," To Add Section 5.156 "Batch Plant, Asphalt Or Concrete (Permanent)" To Clarify Where Permanent Batch Plants Are Permitted.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Raines, to recommend **Approval** for ZC-24-029. Motion passed 10-0.

E: **NEW CASES**

4. ZC-24-035

CD 11

- a. Site Location: 617 E Ramsey Ave
- b. Acreage: 0.25

- c. Applicant/Agent: Umeed Hashmatullah
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

Motion: Commissioner Romero made a motion, seconded by Commissioner Leggett, to recommend **Denial** for ZC-24-035. Motion passed 6-4(Commissioners Welch, Raines, Wurman and Hoblit in opposition).

5. ZC-24-036

CD 5

- a. Site Location: 5401 Turner St
- b. Acreage: 0.77
- c. Applicant/Agent: Jeremis Smith Investments
- d. Request: From: "A-7.5" One-Family
To: "AR" One-Family Restricted

Motion: Commissioner Raines made a motion, seconded by Commissioner Leggett, to recommend **Denial for ZC-24-036**. Motion passed 9-1(Commissioner Wurman in opposition).

6. ZC-24-039

CD 7

- a. Site Location: 216 Nursery Lane
- b. Acreage: 0.4
- c. Applicant/Agent: Tammy Downey/Dennis Askins
- d. Request: From: "B" Two-Family
To: "C" Medium Density Multifamily

Motion: Commissioner Raines made a motion, seconded by Commissioner Wurman, to recommend **A continuance to the August Zoning Commission meeting** of ZC-24-039. Motion passed 10-0.

7. ZC-24-045

CD 3

- a. Site Location: Near the corner of Turner May Dr & Joplin Blues Ln
- b. Acreage: 3.3
- c. Applicant/Agent: TRT Land Investors LLC
- d. Request: From Unzoned
To: "PD 1169" Planned Development/"A-5" One-Family and "R1" Zero Lot line/Cluster with development standards not to exceed 30% R1 development and lot coverage not to exceed 60%; site plan waived.

Motion: Commissioner Welch made a motion, seconded by Commissioner Hoblit, to recommend **Approval** for ZC-24-045. Motion passed 10-0.

8. ZC-24-048

CD 8

- a. Site Location: 2005 Renner Avenue
- b. Acreage: 0.15
- c. Applicant/Agent: Endeavor Acquisition, LLC/ Saniya Hemani
- d. Request: From "I" Light Industrial
To: "A-5" One Family

Motion: Commissioner Leggett made a motion, seconded by Commissioner Mayo, to recommend **Approval** for ZC-24-048. Motion passed 8-2(Commissioners Hoblit and Wurman in opposition)..

9. ZC-24-049

CD 2

- a. Site Location: 4800 Old Decatur Road
- b. Acreage: 0.9760
- c. Applicant/Agent: Fort Worth Quarry Company/QT South
- d. Request: To: Add Conditional Use Permit "CUP" for automated car wash in "E" Neighborhood Commercial, site plan included

Motion: Commissioner Wurman made a motion, seconded by Commissioner Hoblit, to recommend **A continuance to the July Zoning Commission meeting** of ZC-24-049. Motion passed 10-0.

10. ZC-24-051

CD 3

- a. Site Location: 9944 W Camp Bowie Blvd
- b. Acreage: 1.05
- c. Applicant/Agent: Leo-17 Realty LLC/Jake Petrie
- d. Request: From: "E" Neighborhood Commercial
To: "PD/I" Planned Development for all uses in "I" Light Industrial excluding all Vehicle Sales and Services uses, site plan included

Motion: Commissioner Welch made a motion, seconded by Commissioner Wurman, to recommend **A continuance to the July Zoning Commission meeting** of ZC-24-051. Motion passed 9-0.

11. ZC-24-052

CD 8

- a. Site Location: 3220-3236 (evens) Lois Street; 3230-3250 (evens) Martin Luther King Freeway, 3203 & 3301 Emerson Street & 3417 Vaughn Boulevard
- b. Acreage: 1.789
- c. Applicant/Agent: Renaissance Square, LLC/Andrew Yeoh
- d. Request: To: Add Conditional Use Permit (CUP) to allow a carwash facility in "E" Neighborhood Commercial; site plan included

Motion: Commissioner Leggett made a motion, seconded by Commissioner Romero, to recommend **Denial** of ZC-24.-052. Motion passed 10-0

12. ZC-24-058

CD 9

- a. Site Location: Stockyards Form-Based Code & Historic District
- b. Acreage: 5.04
- c. Applicant/Agent: City of Fort Worth
- d. Request: To: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth by amending Chapter 4 "District Regulations", Article 13 "Form-Based Code Districts", Section 4.1309 "Stockyards ("SY") District and Appendix B, Exhibit B.33 to expand the Stockyards Historic District to include additional properties and increase the maximum allowable building height in certain subdistricts.

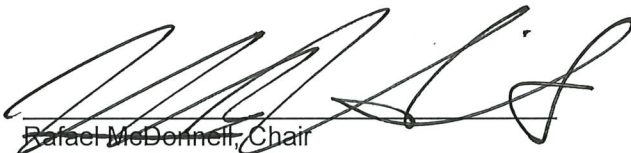
Motion: Commissioner Hoblit made a motion, seconded by Commissioner Raines, to recommend **A continuance to the July Zoning Commission meeting for ZC-24-058**. Motion passed 10-0

Meeting adjourned: 3:21 p.m.

6/12/24



Stephen Murray, Zoning Administrator
Development Services Department



Rafael McDonnell, Chair

Wes Hoblit