

**Zoning Commission
January 8, 2025 – Meeting Minutes**

Commissioners Present:

Rodney Mayo, District 1
Brian Trujillo, District 2
Beth Welch, District 3 (Virtual)
Matt McCoy, District 4
Rafael McDonnell, Chair, District 5
Kelicia Stevenson, District 6
Jeremy Raines, District 7
Wes Hoblit, District 9
Jacob Wurman, District 10
Cathy Romero, District 11 (Virtual)

Staff Members Present:

LaShondra Stringfellow, Development Assistant Director
Stephen Murray, Planning Manager
Beth Knight, Senior Planner
Tom Simerly, Senior Professional Engineer
Laura Ruiz, Planning Assistant
Aleigh'Ja Love, Planning Assistant
Trey Qualls, Assistant City Attorney II
Chris Austria, Assistant City Attorney II
Armond Bryant, Senior Planner
Sandy Michel, Senior Planner

Commissioners Absent:

Tiesa Leggett, District 8

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 1:02 p.m. on Wednesday, January 8, 2025.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF DECEMBER 11, 2024.

Motion: Commissioner Raines made a motion, seconded by Commissioner Wurman, that the minutes of the Zoning Commission meeting of December 11, 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-24-120

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

Motion: Commissioner Stevenson made a motion, seconded by Commissioner Trujillo, to recommend **Approval** of ZC-24-120. Motion passed 7-3. (Commissioner Raines, Hoblit, and Wurman in opposition.)

2. ZC-24-147

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

Motion: Commissioner Raines made a motion, seconded by Commissioner Hoblit, to recommend **Approval for ZC-24-147**. Motion passed 10-0.

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3. ZC-24-151

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

Motion: Commissioner Trujillo made a motion, seconded by Commissioner Stevenson, to recommend **Approval** of ZC-24-151. Motion passed 10-0.

4. ZC-24-152

CD 5

- a. Site Location: 4912 & 5000 E Rosedale St
- 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.

Motion: Commissioner Raines made a motion, seconded by Commissioner Stevenson, to recommend **Approval of the waiver to increase the maximum setback to 31 feet subject to conditions; Denial of the waiver to decrease the amount of individual street-oriented entries from the primary ROW** of ZC-24-152. Motion passed 10-0.

5. ZC-24-153

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, Half
- d. Request: From: "AG" Agriculture; "A-5" One Family Residential; "CR" Low Density

To: Multifamily; "F" General Commercial
"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

Motion: Commissioner Raines made a motion, seconded by Commissioner Trujillo, to recommend **Approval with no site plan required for ZC-24-153**. Motion passed 6-4. (Commissioner Stevenson, Hoblit, Wurman, and Mayo in opposition.)

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E: NEW CASES

6. ZC-24-156

CD 5

- 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 Residential

Motion: Commissioner Raines made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-24-156. Motion passed 10-0.

7. ZC-24-158

CD 7

- a. Site Location: 2498 Silver Creek Rd
- b. Acreage: 0.96
- c. Applicant/Agent: Joshua Kercho
- d. Request: From: "A-21" One-Family
To: "CF" Community Facilities

Motion: Commissioner Raines made a motion, seconded by Commissioner Hoblit, to recommend **Approval for continuance to the February Zoning Commission meeting for ZC-24-158**. Motion passed 10-0.

8. ZC-24-159

CD 11

- 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.

Motion: Commissioner Romero made a motion, seconded by Commissioner Wurman, to recommend **Approval for continuance to the February Zoning Commission meeting for** of ZC-24-159. Motion passed 10-0.

9. ZC-24-160

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

Motion: Commissioner Trujillo made a motion, seconded by Commissioner Stevenson, to recommend **Approval** for ZC-24-160. Motion passed 9-0.

10. ZC-24-161

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.

Motion: Commissioner Trujillo made a motion, seconded by Commissioner Raines, to recommend **Approval for continuance to the February Zoning Commission meeting for** for ZC-24-161. Motion passed 10-0.

11. ZC-24-164

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

Motion: Commissioner Trujillo made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-24-164. Motion passed 10-0.

12. ZC-24-167

(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

Motion: Commissioner Stevenson made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-24-167. Motion passed 9-0.

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13. ZC-24-168

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

Motion: Commissioner Stevenson made a motion, seconded by Commissioner Raines, to recommend **Approval** of ZC-24.-168. Motion passed 9-0.

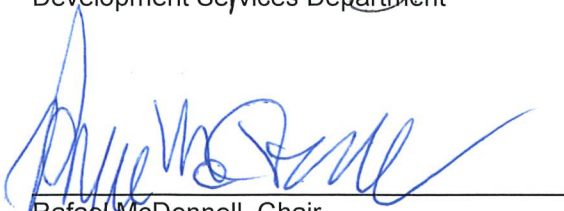
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Meeting adjourned: 3:14 p.m.

1/09/25



Stephen Murray, Zoning Administrator
Development Services Department



Rafael McDonnell, Chair