



**ZONING COMMISSION
AGENDA**

Wednesday, August 10th, 2022

Work Session 12:00 PM

Public Hearing 1:00 PM

Work Session

In-Person:

City Hall Conference Room 2020

200 Texas Street

2nd Floor-City Hall

Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber

200 Texas Street

2nd Floor-City Hall

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e7b8a0d51fe152de05869fa11d74a7cde>

Meeting/ Access Code: 2554 234 7958

Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208

Meeting/ Access Code: 2554 234 7958

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: [Watch Live Online](#)

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website:

<https://www.fortworthtexas.gov/government/boards/list-boards-commissions/virtual-meetings>

To view the docket for this meeting visit: <https://www.fortworthtexas.gov/calendar/boards-commission>

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 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.

****Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on Monday, August 8th. To sign up, please register through WebEx in accordance with the directions on the City’s website above. This link should be used to register whether you plan to participate in-person or virtually. For questions or assistance with registration, please contact Sandra Cejas at sandra.cejas@fortworthtexas.gov or (817)392-8047.**

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:

Jarod Cox, CD 1	_____	Dr. Mia Hall, CD 6	_____
Willie Rankin, Chair, CD 2	_____	Jacob Wurman, CD 7	_____
Beth Welch, CD 3	_____	Wanda Conlin, Vice Chair, CD 8	_____
Jesse Gober, CD 4	_____	Kimberly Miller, CD 9	_____
Rafael McDonnell, CD 5	_____		

I. WORK SESSION/Lunch 12:00 pm City Council Conference Room 2020

- | | |
|--|------------------------|
| A. Overview of Zoning Cases | Staff |
| B. Discussion of Changes to the Board of Adjustment | Sevanne Steiner |
| C. Overview of the “HP” Zoning District | Sevanne Steiner |

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, SEPTEMBER 13TH, 2022 AT 6:00 P.M. UNLESS OTHERWISE STATED.

A. CALL TO ORDER

B. APPROVAL OF MEETING MINUTES OF MAY 11TH, 2022 _____ Chair

To view the docket please visit the City Calendar (Boards and Commissions) or visit <http://fortworthtexas.gov/zoning/cases/>

C. CONTINUED CASES

1. ZC-22-061 CD 2

- a. Site Location: Generally bounded by NE 23rd, Packers, Stockyards Blvd, and SLSW Railroad
- b. Acreage: 29.29
- c. Applicant/Agent: City of Fort Worth - Development Services
- d. Request: Adopt Ordinance Amending the Zoning Ordinance, Chapter 4, “District Regulations” Article 13, “Form Based Districts”, Section 4.1309, “Stockyards (“SY”) District” to amend the “Fort Worth Stockyards Form Based Code and Design Guidelines” and Section 4.1203 Form Based Districts Code use table to clarify where multifamily is allowed in the SY-TSA subdistricts and amend Appendix B “maps” Exhibit B.33 Stockyards District

Request by staff to continue to September 14, 2022

2. ZC-22-085

CD 2

- a. Site Location: Generally bounded by NE 23rd, Packers, Stockyards Blvd, and SLSW Railroad
- b. Acreage: 29.29
- c. Applicant/Agent: City of Fort Worth - Development Services
- d. Request: From: "SY-TSA-55" Stockyards Transition Swift/Armour-55, "SY-TSA-105" Stockyards Transition Swift/Armour-105, and "SY-TSA-130" Stockyards Transition Swift/Armour-130
To: Boundary change between SY-TSA-55, SY-TSA-105, and SY-TSA-130 to accommodate the street relocation of Niles City Blvd

Request by staff to continue to September 14, 2022

3. ZC-22-028

CD 8

- a. Site Location: 3001 & 3015 Fisher Avenue
- b. Acreage: 4.82
- c. Applicant/Agent: Boral Roofing LLC / Huber Mendoza & Maritza Valle
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "I" Light Industrial

4. ZC-22-007

CD 7

- a. Site Location: 8997 Boat Club Road (FM 1220)
- b. Acreage: 51.71
- c. Applicant/Agent: Paul Krause, Buffer LLC, Eagle Mt. Lake Farms LLC
- d. Request: From: "AG" Agricultural
To: "PD" Planned Development with a base of "CR" Low Density Multifamily, with specific development standards for setbacks adjacent to one-family residential, front yard fencing, and a waiver to the MFD; Site Plan included.

This case has been withdrawn. No public hearing will be held

5. ZC-22-102

CD 8

- a. Site Location: 4401 Enon Rd
- b. Acreage: 77.47
- c. Applicant/Agent: George Moore
- d. Request: From: "AG" Agricultural
To: "MH" Manufactured Housing

6. ZC-22-106

CD 6

- a. Site Location: 5700 block Altamesa Boulevard
- b. Acreage: 7.4
- c. Applicant/Agent: Dirk Branch LP
- d. Request: From: "I" Light Industrial
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily with specific development standards for open space, parking orientation, and density; site plan included.

7. ZC-22-108

CD 8

- a. Site Location: 700-800 blocks S. Sylvania
- b. Acreage: 2.56
- c. Applicant/Agent: Robert McKenzie-Smith Trust, 5217 Asset LLC
- d. Request: From: "ER" Neighborhood Commercial Restricted, "I" Light Industrial
To: "R2" Townhouse/Cluster

D. NEW CASES

8. ZC-22-001

CD 6

- a. Site Location: 1984, 2000, 2004 Cleburne Crowley Rd, 1950, 3200 Longhorn Trail, 1101 W. Cleburne Rd.
- b. Acreage: 297
- c. Applicant/Agent: D.R. Horton – Texas LTD
- d. Request: From: Unzoned
To: "A-5" One-Family and "E" Neighborhood Commercial

This case will be heard at the August 23rd, 10:00 am Council Hearing

9. SP-22-013

CD 6

- a. Site Location: 7800-8000 block Chisholm Trail Parkway
- b. Acreage: 41.44
- c. Applicant/Agent: Denton Texas Venture Ltd
- d. Request: To: Add Site Plan to PD 1247 for "C" Medium density multifamily and cottage community

10. SP-22-015

CD 6

- a. Site Location: 6429 Altamesa Drive
- b. Acreage: 1.14
- c. Applicant/Agent: Siddhipriya Tavolo Park, LLC
- d. Request: To: Site plan for PD 1063 and PD 1065 Planned Development for all uses in "G" Intensive Commercial excluding certain uses with height restriction; site plan included.

11. ZC-22-067

CD 9

- a. Site Location: 1108-1112 Amspoker Avenue
- b. Acreage: 0.29
- c. Applicant/Agent: Adriana Ortiz
- d. Request: To: Add Conditional Use Permit for outdoor storage and overnight commercial vehicle parking in "B" Two-Family with waiver for shed within 5 side yard setback, site plan included.

This case has been withdrawn. No public hearing will be held

12. ZC-22-118

CD 8

- a. Site Location: 1609 E. Bluff Street
- b. Acreage: 0.08
- c. Applicant/Agent: Affluency Homes, LLC / Vusumuzi Ngwenya
- d. Request: From: "J" Medium Industrial / Samuels Avenue/Rock Island Character Zone in the Downtown Urban Design District Overlay
To: "R1" Zero Lot Line/Cluster / Samuels Avenue/Rock Island Character Zone in the Downtown Urban Design District Overlay

13. ZC-22-119

CD 7

- a. Site Location: 1325 Belle Place
- b. Acreage: 0.16
- c. Applicant/Agent: Patrick Maslanka
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

14. ZC-22-120

CD 3

- a. Site Location: 1401 Alameda Street
- b. Acreage: 23.0
- c. Applicant/Agent: 820/30 Interchange Ltd. / Ray Oujesky, Kelly Hart & Hallman LLP
- d. Request: To: Add Conditional Use Permit for wholesale office in "F" General Commercial, site plan included

Request by staff to continue to September 14, 2022

15. ZC-22-121

CD 4

- a. Site Location: 440 - 460 (evens) Haltom Road
- b. Acreage: 19.87
- c. Applicant/Agent: Valentin Torres / George Muckleroy
- d. Request: From: "I" Light Industrial
To: Add Conditional Use Permit (CUP) to allow semi truck and trailer parking; site plan included with development waiver for screening fence materials and height, site plan included.

16. ZC-22-122

CD 6

- a. Site Location: 7424 Granbury Road
- b. Acreage: 22.34
- c. Applicant/Agent: Archco RCM Dylan Land Manager, LLC
- d. Request: From: "PD 823" Planned Development with base of Mixed Use Low Intensity (MU-1)
To: "PD" Planned Development with a base of "C" Medium Density Multifamily, adding Office (commercial shared workspace) and restricting Gas drilling & production, Golf course, Country club (Private), Museum, library, fine arts center (Govt.); with specific development standards for open space, front yard building setback, building setback adjacent to one-family residential zoning, and a waiver to the MFD submittal; Site Plan included.

17. ZC-22-123

CD 4

- a. Site Location: 3417 & 3421 N. Beach Street
- b. Acreage: 1.39
- c. Applicant/Agent: JoDon Properties / Evolving Texas
- d. Request: From: "B" Two-Family
To: "E" Neighborhood Commercial

18. ZC-22-124

CD 6

- a. Site Location: 500 W. Rendon Crowley Rd
- b. Acreage: 5.0
- c. Applicant/Agent: Logan Land Development LP
- d. Request: From: "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial, plus miniwarehouse; site plan waiver requested.

19. ZC-22-125

CD 9

- a. Site Location: 4200-4228 Townsend Dr
- b. Acreage: 1.3
- c. Applicant/Agent: Jango Construction Inc./ Shamim M. Naem
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

20. ZC-22-128

CD 3,9

- a. Site Location: 3071 Wabash Avenue & 2945 Lubbock Avenue
- b. Acreage: 0.29
- c. Applicant/Agent: Texas Christian University
- d. Request: 3071 Wabash Avenue
From: "BU-IX-6" Berry/University / TCU Residential Overlay
To: Amend "PD1190" Planned Development for all uses in "CF" Community Facilities to include 3071 Wabash to include waiver to 100 ft. setback to residential uses; site plan waived / TCU Residential Overlay
2945 Lubbock Avenue
From: "B" Two-Family / TCU Residential Overlay
To: "CF" Community Facilities/ TCU Residential Overlay

21. ZC-22-129

CD 6

- a. Site Location: 11501 & 11801 S. Freeway
- b. Acreage: 88.75
- c. Applicant/Agent: Adventist Health System/Sunbelt Inc.
- d. Request: From: "CF" Community Facilities
To: "PD/J" Planned Development for uses in "J" Medium Industrial with development standards included in Exhibit A, site plan included.

E. 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:

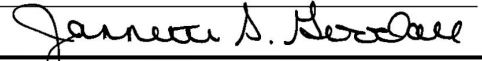
Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que

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, August 05, 2022 at 3:30 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