



**ZONING COMMISSION
DECISIONS**

**Wednesday, October 10, 2018
Work Session 11:30 AM
City Council Conference Room 290
Public Hearing 1:00 PM
City Council Chambers
2nd Floor – City Hall
200 Texas St.
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

Will Northern, Chair, CD 1	<u> P </u>	Sandra Runnels, CD 6	<u> P </u>
Jennifer Trevino, CD 2	<u> P </u>	John Aughinbaugh, CD 7	<u> P </u>
Beth Welch, CD 3	<u> P </u>	Wanda Conlin, Vice Chair CD 8	<u> P </u>
Jesse Gober, CD 4	<u> P </u>	Kimberly Miller, CD 9	<u> P </u>
Rafael McDonnell, CD 5	<u> P </u>		

I. WORK SESSION / LUNCH 11:30 AM City Council Conference Room 290

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|--|-------|
| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases | Staff |
| C. Presentation: Proposed Downtown area rezoning to H Downtown District in the Downtown Urban Design District Overlay District | Staff |
| D. Presentation: Proposed new Conditional Use Permit | Staff |

II. PUBLIC HEARING 1:00 PM City Council Chambers

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, NOVEMBER 13, 2018 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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|--|----------------|-------|
| A. Call to Order | | |
| B. Approval of Meeting Minutes of September 12, 2018 | <u> 9-0 </u> | Chair |

To view the docket: <http://fortworthtexas.gov/zoning/cases/>

C. CONTINUED CASES

- | | |
|---|---------------------------|
| 1. ZC-18-133 CHAPEL CREEK DEVELOPMENT CO. 10137 First
Chapel Drive 2.01 ac. CD 3 | WITHDRAWN BY
APPLICANT |
| a. Applicant/Agent: Hady Aghili | |
| b. Request: From: PD 965 Planned Development for all uses in "G" Intensive Commercial plus mini-warehouse; site plan approved | |

To: Amend and expand PD 965 Planned Development for "G" Intensive Commercial uses plus mini-warehouse; site plan included

This case has been withdrawn by the applicant.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

2. ZC-18-137 DDRE MCDONALD FAMILY, LP 7701 Bellaire Drive S. 2.60 ac. CD 3

WITHDRAWN BY APPLICANT

- a. Applicant/Agent: Nolan Bradshaw
- b. Request: From: "F" General Commercial To: PD/C Planned Development for all uses in "C" Medium Density Multifamily with waiver to allow 18.7 units/acre; site plan included

3. ZC-18-145 BURLESON LAND COMPANY INC. 1221-1235 (odds) Dorothy Lane, 3736 Camp Bowie Blvd 0.56 ac. CD 7

RECOMMENDED FOR APPROVAL 9-0

- a. Applicant/Agent: Nolan Bradshaw
- b. Request: From: PD 1073 Planned Development for all uses in "E" Neighborhood Commercial for bank and office uses only with no drive through or exterior ATM uses; site plan approved To: PD/C Planned Development for all uses in "C" Medium Density Multifamily with waivers; site plan included

D. NEW CASES

4. SP-18-012 REVENUE AVENUE LLC 5200 block Sycamore School Road 1.26 ac. CD 6

RECOMMENDED FOR APPROVAL 9-0

- a. Applicant/Agent: Andrew Yeoh, Triangle Engineering LLC
- b. Request: From: PD 246 Planned Development for "E" Neighborhood Commercial uses with exclusions; site plan required To: Provide required Site plan for daycare use

5. ZC-18-151 NORTH PRESIDIO LLC 9351 North Freeway 0.78 ac. CD 7

RECOMMENDED FOR APPROVAL 9-0

- a. Applicant/Agent: Hugo Morales, Kimley Horn
- b. Request: From: "PD 377" "PD/SU" Planned Development/Specific Use for outside storage, sales and display of the following materials: live plants, palletized natural stone, firewood, palletized bagged bark, mulch & natural soils. Total height not to exceed 4 feet; with I-35 Central Design District Overlay To: "G" Intensive Commercial with I-35W Central Design District Overlay

6. ZC-18-152 RAFAEL ROSALES 1316 Arizona Avenue 0.08 ac. CD 8

RECOMMENDED FOR APPROVAL 9-0

- a. Applicant/Agent: Rafael Rosales
- b. Request: From: "A-5" One Family To: "B" Two Family

7. ZC-18-153 NP-OV FORT WORTH PROJECT 1, LLC 14900 15100 blocks FM 156 84.12 ac. CD 7

RECOMMENDED FOR APPROVAL 9-0

- a. Applicant/Agent: Barry Hudson, Dunaway Assoc.
- b. Request: From: Unzoned To: "K" Heavy Industrial
- c. To be heard by City Council December 11, 2018

8. ZC-18-154 DD WHITE SETTLEMENT PROPERTY, LLC 3201 White Settlement Road 0.50 ac. CD 9 RECOMMENDED FOR APPROVAL 9-0
- a. Applicant/Agent: Drew Martin
 - b. Request: From: PD 1153 Planned Development for all uses in "E" Neighborhood Commercial plus indoor storage of automobiles; site plan included To: "E" Neighborhood Commercial
9. ZC-18-155 PB III-SOP, LP 1200 Summit Avenue 10.33 ac. CD 9 RECOMMENDED FOR APPROVAL 9-0
- a. Applicant/Agent: Grayson Hughes, Big Red Dog Engineering
 - b. Request: From: "G/DUDD" Intensive Commercial/ Downtown Urban Design District To: "H/DUDD" Central Business District/Downtown Urban Design District
10. ZC-18-156 MARY WELLMAN TRUST 10501 - 11041 blocks Chapin Road 21.81 ac. CD 3 CONTINUED 60 DAYS UPON APPLICANT'S REQUEST 9-0
- a. Applicant/Agent: Samuel Knight, TNP Inc.
 - b. Request: From: "A-5" One Family To: "R1" Zero Lot Line/Cluster
11. ZC-18-158 KANE URBAN 2900 Merrimac Street 0.24 ac. CD 9 RECOMMENDED FOR APPROVAL 9-0
- a. Applicant/Agent: Mary Nell Poole, Townsite Co.
 - b. Request: From: "C" Medium Density Multifamily To: "UR" Urban Residential
12. ZC-18-159 RPH HOTELS, LLC 1251 Little Cina Lane 5.14 ac. CD 5 RECOMMENDED FOR APPROVAL 9-0
- a. Applicant/Agent: Andrew Yeoh, Triangle Engineering LLC
 - b. Request: From: "G" Intensive Commercial and PD 1134 for G uses plus hotel To: PD/G Planned Development for all uses in "G" Intensive Commercial uses plus hotel; site plan included
13. ZC-18-160 D R HORTON - TEXAS 8800 - 9100 blocks Old Decatur Road 34.38 ac. CD 7 RECOMMENDED FOR APPROVAL 9-0
- a. Applicant/Agent: Eddie Eckart, Goodwin and Marshall
 - b. Request: From: "B" Two Family, PD 544 Planned Development/Specific Use for One-Family residential development with 40-ft wide lots, 5 ft. sideyards; site plan approved To: "A-5" One Family
14. ZC-18-161 AMON CARTER ESTATE, ET AL 6501 Oak Grove Road 142.52ac. CD 8 RECOMMENDED FOR APPROVAL 9-0
- a. Applicant/Agent: Ray Oujesky
 - b. Request: From: "A-5" One Family To: "K" Heavy Industrial
15. ZC-18-162 AMON CARTER ESTATE, ET AL 5810 Oak Grove Road 39.95 ac. CD 8 CONTINUED 30 DAYS

UPON COMMISSION'S
REQUEST
9-0

- a. Applicant/Agent: Ray Oujesky
- b. Request: From: "A-5" One Family To: "PD/I" Planned Development for all uses in "I" Light Industrial with Development Standards and excluding correction facility; amusement, outdoor; baseball/softball facility (commercial), bar, tavern, cocktail lounge, club, private or teen, dance hall; massage parlor; theater, drive-in; kennel; liquor or package store; mortuary or funeral home; tattoo parlor; veterinary clinic with outdoor kennels; crematorium; batch plant, concrete or asphalt (temporary); game room as primary use; smoke shop; site plan waiver requested

16. ZC-18-163 KELLER ISD 7000 Teal Drive 21.50 ac.
CD 4

RECOMMENDED FOR
APPROVAL
8-0

- a. Applicant/Agent: Kimberly White
- b. Request: From: "AR" One-Family and "C" Medium Density Multifamily To: "CF" Community Facilities

17. ZC-18-164 BETHANY REAL ESTATE SERVICES, LLC
2944 Hemphill Street 0.21 ac. CD 9

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: Murray Miller, Historic Preservation Officer, City of Fort Worth
- b. Request: From: "A-5" One Family To: Add "HC" Historic Overlay

18. ZC-18-165 CURTIS BECK 1619 Grand Avenue 0.55
ac. CD 2

WITHDRAWN BY
APPLICANT

- a. Applicant/Agent: Murray Miller, Historic Preservation Officer, City of Fort Worth
- b. Request: From: A-5/DD "A-5" One Family Demolition Delay Overlay To: A-5/HC to change to HC Historical Overlay

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

19. ZC-18-167 CITY OF FORT WORTH PLANNING &
DEVELOPMENT 1724 E. Arlington Ave. 0.13 ac. CD 8

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: City of Fort Worth Planning & Development
- b. Request: From: "B" Two Family To: "A-5" One Family

20. ZC-18-168 FORT WORTH FIRE DEPARTMENT 11913,
11975, 11991 W. Camp Bowie Boulevard 2.08 ac. CD 3

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: City of Fort Worth Fire Department
- b. Request: From: Unzoned To: "E" Neighborhood Commercial

21. ZC-18-118 CITY OF FORT WORTH PLANNING AND
DEVELOPMENT: TEXT AMENDMENT: MULTI FAMILY DESIGN
STANDARDS CD ALL

CONTINUED 30 DAYS
UPON STAFF'S REQUEST
9-0

- a. Applicant/Agent: City of Fort Worth Planning & Development
- b. Request: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (2015), by amending:

- Portions Of Section 4.710, "Low Density Multifamily "CR" District, Section 4.711 Medium Density Multifamily "C", and Section 4.712 High Density Multifamily "D" to revise allowed height and units per acre and to strengthen existing design standards for multifamily development by adding enhanced landscaping, façade variation and building materials; to repeal and reserve section 5.305 "Fences" Subsection B; and to repeal and reserve Section 6.506, "Unified Residential Development"

To review the proposed amendments:
<http://fortworthtexas.gov/zoning/cases/>

Adjournment: 2:54 PM

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.