



**ZONING COMMISSION  
DECISIONS**

**Wednesday, October 12, 2016  
Work Session 11:00 AM  
City Council Conference Room 290 (formerly Pre-Council Chamber)  
Public Hearing 1:00 PM  
Council Chamber  
2<sup>nd</sup> Floor – City Hall  
1000 Throckmorton St.  
Fort Worth, Texas 76102**

**COMMISSION MEMBERS:**

Carlos Flores, CD 2, Chair	<u>  P  </u>	Sandra Runnels, CD 6	<u>  P  </u>
Will Northern, CD 1	<u>  P  </u>	John Aughinbaugh, CD 7	<u>  P  </u>
John Cockrell, Sr., CD 3	<u>  P  </u>	Wanda Conlin, CD 8	<u>  P  </u>
Charles Edmonds, CD 4	<u>  P  </u>	Leah Dunn, CD 9	<u>  P  </u>
Melissa McDougall, CD 5	<u>  P  </u>		

**I. WORK SESSION / LUNCH 11:00 AM City Council Conference Room 290**

- |   |             |
|---|-------------|
| A. Swearing in of Commissioner John Aughinbaugh                     | Staff       |
| B. Briefing: Previous Zoning Actions by City Council                | Staff       |
| C. Review: Today's Cases  | Staff       |
| D. Presentation: Downtown Urban Design District text amendment      | Staff       |
| E. Presentation/Discussion: Planned Development PD Zoning Districts | Staff       |
| F. Presentation: Conducting a Successful Meeting                    | Legal Staff |

**II. PUBLIC HEARING 1:03 PM Council Chamber**

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, NOVEMBER 1, 2016 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- |   |             |
|---|-------------|
| A. Call to Order  | Chair       |
| B. Recognition of Former Chairman/Commissioner Nick Genua | Chair       |
| C. Approval of September 14, 2016 Meeting Minutes         | ___8-0-1___ |

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

**C. NEW CASES**

- |   |  |
|---|--|
| 1. ZC-16-173 LELAND PENNINGTON INVESTMENTS LLC -3613-3625 (odds)<br>Elm St. and 3612-3632 (evens) Oak St. 1.61 ac. CD 5                               | CONTINUED 30 DAYS<br>UPON COMMISSION'S<br>REQUEST<br>9-0 |
| a. Applicant/Agent: Larry Fowler/Shannon, Gracey Ratliff and Miller LLP<br>b. Request: <i>From:</i> "AG" Agricultural <i>To:</i> "I" Light Industrial |  |
| 2. ZC-16-174 JOSE GOMEZ 5001 McCart Ave. 0.13 ac.<br>CD 9   | RECOMMENDED FOR<br>APPROVAL<br>7-2                       |

- a. Applicant/Agent: Jose Gomez
  - b. Request: *From*: "B" Two-Family *To*: "ER" Neighborhood Commercial Restricted
3. ZC-16-177 MG LAWN AND LANDSCAPE LLC 1525 W. Ripy Ave. 0.44 ac.  
CD 9
- RECOMMENDED FOR  
APPROVAL AS AMENDED  
EXCLUDING ALCOHOL SALES  
8-1
- a. Applicant/Agent: Mary Nell Poole
  - b. Request: *From*: "E" Neighborhood Commercial *To*: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus landscape and fence company with welding, warehouse and outside storage with development standards to façade requirement, fence height and material, and to not require landscape and buffer requirement; site plan waiver requested
4. ZC-16-178 ACADEMY PARTNERS LET, WESTPARK PARTNERS LTD,  
AND TEXAS AMIGOS LLC 9550, 9600 and 9800 W. Frwy, 9601, 9801 and  
10101 Old Weatherford Rd. 199.90 ac. CD 3
- RECOMMENDED FOR  
APPROVAL  
9-0
- a. Applicant/Agent: Mark Allen/DR Horton
  - b. Request: *From*: "C" Medium Density Multifamily, "E" Neighborhood Commercial, "F" General Commercial and "G" Intensive Commercial *To*: "A-5" One-Family
5. ZC-16-179 K5 HOLDINGS GROUP LLC 2100 E. Richmond 3.77 ac.  
CD 8
- RECOMMENDED FOR  
APPROVAL  
9-0
- a. Applicant/Agent: Jeffrey S Kenny
  - b. Request: *From*: "I" Light Industrial *To*: "PD/I" Planned Development for all uses in "I" Light Industrial plus welding, batch powder coating and metal shearing; site plan included
6. ZC-16-180 GALATYN PARK CORP. 1400-1800 Blocks (Evens) Alta Mesa  
Blvd., 16701 Crowley Rd. 19.40 ac. CD 8
- CONTINUED 30 DAYS  
UPON APPLICANT'S  
REQUEST  
9-0
- a. Applicant/Agent: KPA Consulting/Jeff Jackson
  - b. Request: *From*: "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial and "FR" General Commercial Restricted *To*: "R1" Zero Lot Line/Cluster
7. ZC-16-181 SERVICE PLUS AUTOMOTIVE REPAIR AND MAINTENANCE  
3401 N. Tarrant Pkwy. 1.73 ac. CD 4
- CONTINUED 30 DAYS  
UPON COMMISSION'S  
REQUEST  
9-0
- a. Applicant/Agent: Halff and Associates/Jay Reissig
  - b. Request: *From*: PD 985 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus minor auto repair, oil change, and emissions testing, no outside storage; site plan approved *To*: Amend PD 985 to add semi-automatic car wash; site plan included
8. ZC-16-182 WEST VICKERY IV PARTNERS LLC 3968 & 3978 W. Vickery  
Blvd. 0.48 ac. CD 9
- RECOMMENDED FOR  
APPROVAL  
AS AMENDED TO E  
9-0
- a. Applicant/Agent: Trey Neville

- b. Request: *From*: "FR" General Commercial Restricted *To*: "G" Intensive Commercial
9. ZC-16-183 BEW DEVELOPMENT LLC 8700 South Freeway 32.24 ac.  
CD 8 RECOMMENDED FOR  
DENIAL W/O PREJUDICE  
8-1
- a. Applicant/Agent: Frontier Equity  
b. Request: *From*: "F" General Commercial and "G" Intensive Commercial  
*To*: "PD/I" Planned Development for all uses in "I" Light Industrial excluding truck washes, truck terminals, batch plants and outdoor kennels with development standards to landscape requirement, truck/trailer storage, façade requirement, entrances and outdoor lighting; site plan waiver requested
10. ZC-16-184 BOBBIE JO HAMPTON ETAL 11545, 11555, 11565, 11575  
and 11585 Alta Vista Rd. 10.41 ac. CD 7 WITHDRAWN
- a. Applicant/Agent: Collier Bailey  
b. Request: *From*: "A-10" One-Family *To*: "A-5" One-Family
11. ZC-16-185 CADG WS44 LLC 4621 Keller Hicks Rd. 44.13 ac.  
CD 7 CONTINUED 30 DAYS  
UPON APPLICANT'S  
REQUEST  
9-0
- a. Applicant/Agent: Peloton Land Solutions Inc./Travis Clegg  
b. Request: *From*: "A-5" One-Family and "I" Light Industrial *To*: "A-5" One-Family
12. SP-16-013 JBS HOLDINGS LP 3250 Hulen St. 0.88 ac.  
CD 9 RECOMMENDED FOR  
APPROVAL  
8-1
- a. Applicant/Agent: MJ Thomas  
b. Request: *From*: PD 455 "PD/SU" Planned Development Specific Use for all uses in "G" Intensive Commercial with waiver of setbacks on all sides. *To*: Amend PD 455 site plan to reconfigure parking area and add a driveway onto Geddes St.
13. ZC-16-187 EQUITY TRUST COMPANY CUST. /CITY OF FORT  
WORTH PLANNING & DEVELOPMENT 2200 Marigold 0.26 ac.  
CD 9 RECOMMENDED FOR  
APPROVAL  
8-0
- a. Applicant/Agent: City Of Fort Worth, Historical Preservation  
b. Request: *From*: "A-10" One-Family *To*: Add HC Historic and Cultural Overlay
14. ZC-16-188 WILL AND ELIZABETH NORTHERN/CITY OF FORT  
WORTH PLANNING & DEVELOPMENT 1145 Mistletoe Dr. 0.17 ac.  
CD 9 RECOMMENDED FOR  
APPROVAL  
8-0
- a. Applicant/Agent: City Of Fort Worth, Historical Preservation  
b. Request: *From*: "A-5" One-Family *To*: Add HC Historic and Cultural Overlay
15. ZC-16-189 CHURCHILL PROPERTIES LLC/CITY OF FORT WORTH  
PLANNING & DEVELOPMENT 665 S. Main St. 0.17 ac.  
CD 9 RECOMMENDED FOR  
APPROVAL  
8-0

- a. Applicant/Agent: City Of Fort Worth, Historical Preservation
- b. Request: *From:* "NS-T5/DD" Near Southside- Urban Center Zone *To:* Remove Demolition Delay Overlay and Add HC Historic and Cultural Overlay

16. ZC-16-190 LUSKEY BROTHERS INV./CITY OF FORT WORTH PLANNING & DEVELOPMENT 2601 N. Main St. 0.99 ac. CD 2

CASE NOT TO BE HEARD

- a. Applicant/Agent: City Of Fort Worth, Historical Preservation
- b. Request: *From:* "MU-2/DD/SYD" High Intensity Mixed Use/Demolition Delay/Stockyards Design District Overlay *To:* Remove Demolition Delay Overlay and Add HC Historic and Cultural Overlay

17. ZC-16-191 LEFT DEEP LEFT LP/CITY OF FORT WORTH PLANNING & DEVELOPMENT 210 E. 8<sup>th</sup> St. 0.36 ac. CD 9

RECOMMENDED FOR APPROVAL  
9-0

- a. Applicant/Agent: City Of Fort Worth, Historical Preservation
- b. Request: *From:* "H/DD/DUDD" Central Business District/Demolition Delay/Downtown Urban Design District *To:* Remove Demolition Delay Overlay and Add HC Historic and Cultural Overlay

18. ZC-16-192 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: CREATE BERRY/UNIVERSITY FORM BASED CODE CD 9

CONTINUED 90 DAYS UPON NEIGHBORHOOD'S REQUEST  
9-0

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: Text Amendment: An Ordinance amending the 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 Article 13 "Form Based Districts", Of Chapter 4, "District Regulations" to:

- Add a new section, Section 4.1308 Berry/University ("BU") District";
- Add separate zones within the district;
- Provide for standards for new construction and certain renovations;
- Require A Certificate Of Appropriateness for new construction and certain renovations;
- Provide for administrative approval of Certificate Of Appropriateness under certain circumstances;
- Provide an appeal process; and
- Amend Section 4.1200 Form Based Districts Code Use Table to add the uses allowed within the Berry/University District

To review the proposed amendments: [www.fortworthtexas.gov/westberry](http://www.fortworthtexas.gov/westberry)

19. ZC-16-193 CITY OF FORT WORTH PLANNING AND DEVELOPMENT MAP AMENDMENT: CREATE BERRY FORM BASED CODE WITH SUBDISTRICTS Generally bounded by Bowie and Lowden Streets to the north, UPRR to the east, Devitt and Mission Streets to the south, and Stadium on the west 257.12 ac. CD 9

CONTINUED 90 DAYS UPON NEIGHBORHOOD'S REQUEST  
9-0

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: *From:* "A-5" One-Family, "B" Two-Family, "C" Medium Density Multifamily, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "MU-1" Low Intensity Mixed Use, "MU-2"

High Intensity Mixed Use, "J" Medium Industrial, PD38 "PD/SU" Planned Development/Specific Use to permit a small animal hospital; requiring a screening fence along the south boundary of the subject property, PD157 "PD/SU" for all uses in "E" and overnight parking of a dump truck with trailer subject to restrictions, PD497 Planned Development/Specific Use or all uses in "MU-2" High Intensity Mixed Use District except certain uses, PD 532 "PD/MU-1" Planned Development/Low Intensity Mixed-Use increasing the height to 80 feet, or six stories, for the area at 3113 South University Dr. and "PD/MU-2" Planned Development/High Intensity Mixed-Use for all uses in MU-2 except for certain uses, PD 667 "PD/SU" Planned Development/Specific Use for all uses in "C" Medium Density Multi Family Residential plus parking for Texas Christian University only and PD 826 "PD/MU-1" Planned Development/or all uses in "MU-1" Low Intensity Mixed Use plus drive-thru restaurant per site plan

To: Berry University Form Based Code with Subdistricts: Residential Attached (BU-RA), Residential Mixed Use (BU-RX), Commercial Mixed Use (BU-CX), Shopfront (BU-SH), Institutional Mixed Use (BU-IX) and Civic (BU-CIV) with Storm Water Bonus Area

20. ZC-16-175 CITY OF FORT WORTH PLANNING AND DEVELOPMENT  
TEXT AMENDMENT: PD MINOR AMENDMENTS FOR MU AND UR  
DISTRICTS CD ALL

RECOMMENDED FOR  
APPROVAL  
9-0

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: Text Amendment: An Ordinance amending the 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:
  - Section 4.303 "Site Plans" of Chapter 4, "District Regulations" of Article 3 "Planned Development ("PD") District to provide parameters for administrative amendments to site plans for Mixed-Use and/or Urban Residential Districts

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

21. ZC-16-176 CITY OF FORT WORTH PLANNING AND DEVELOPMENT  
TEXT AMENDMENT: MODEL HOMES AND CONSTRUCTION TRAILERS  
CD ALL

RECOMMENDED FOR  
APPROVAL  
9-0

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: Text Amendment: An Ordinance amending the 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;
  - Section 5.403 "Model Homes" Of Chapter 5, "Supplemental Use Standards" Of Article 4, "Temporary Uses", to revise the regulations for model homes; and
  - Section 5.405 "Trailer Portable Sales, Construction Or Storage" to retitle section and other minor clarifications

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

**ADJOURNMENT: 4:45 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](mailto: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](mailto: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.