



**ZONING COMMISSION
DECISIONS**

Wednesday, November 9, 2016
Work Session 11:30 AM
City Council Conference Room 290 (formerly Pre-Council Chamber)
Public Hearing 1:00 PM
Council Chamber
2nd Floor – City Hall
1000 Throckmorton St.
Fort Worth, Texas 76102

COMMISSION MEMBERS:

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

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

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| A. Election of Officers | Staff |
| B. Briefing: Previous Zoning Actions by City Council | Staff |
| C. Review: Today's Cases | Staff |
| D. Presentation: Stockyards Form Based Code | Staff |
| E. Presentation: Open Meetings and Ethics | Legal Staff |
| F. Presentation/Discussion: Planned Development PD Zoning Districts, Cont. | Staff |

II. PUBLIC HEARING 1:00 PM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, DECEMBER 6, 2016 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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| A. Call to Order | Chair |
| B. Approval of October 12, 2016 Meeting Minutes | <u> 9-0 </u> |

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

C. CONTINUED CASES

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| 1. ZC-16-173 LELAND PENNINGTON INVESTMENTS LLC -3613-3625 (odds) Elm St., 3612-3632 (evens) Oak St. 1.61 ac. CD 5 a. Applicant/Agent: Larry Fowler/Shannon, Gracey Ratliff and Miller LLP b. Request: <i>From:</i> "AG" Agricultural <i>To:</i> "I" Light Industrial | RECOMMENDED FOR DENIAL 6-3 |
| 2. ZC-16-180 GALATYN PARK CORPORATION. 1400-1800 Blocks (evens) Altamesa Blvd., 16701 Crowley Rd. 19.40 ac. CD 8 | WITHDRAWN |

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| <ul style="list-style-type: none"> a. Applicant/Agent: KPA Consulting/Jeff Jackson b. Request: <i>From</i>: "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial and "FR" General Commercial Restricted <i>To</i>: "R1" Zero Lot Line/Cluster | |
| <p>3. ZC-16-181 SERVICE PLUS AUTOMOTIVE REPAIR AND MAINTENANCE 3401 N. Tarrant Pkwy. 1.73 ac. CD 4</p> <ul style="list-style-type: none"> a. Applicant/Agent: Halff and Associates/Jay Reissig b. Request: <i>From</i>: 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 <i>To</i>: Amend PD 985 to add semi-automatic car wash; site plan included | <p>RECOMMENDED FOR APPROVAL 9-0</p> |
| <p>4. ZC-16-185 CADG WS44 LLC 4621 Keller Hicks Rd. 44.13 ac. CD 7</p> <ul style="list-style-type: none"> a. Applicant/Agent: Peloton Land Solutions Inc./Travis Clegg b. Request: <i>From</i>: "A-5" One-Family and "I" Light Industrial <i>To</i>: "A-5" One-Family | <p>RECOMMENDED FOR DENIAL 9-0</p> |

D. NEW CASES

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| <p>5. ZC-16-194 LG SH 114 & IH 35, LLC 3700 SH 114 5.02 ac. CD 7</p> <ul style="list-style-type: none"> a. Applicant/Agent: Kimley-Horn and Assoc. b. Request: <i>From</i>: "K" Heavy Industrial/I-35 Overlay <i>To</i>: "G" Intensive Commercial/I-35 Overlay | <p>RECOMMENDED FOR APPROVAL 9-0</p> |
| <p>6. ZC-16-195 MARINA DOCK BAY, LTD. 3824 N. Commerce St. 1.49 ac. CD 2</p> <ul style="list-style-type: none"> a. Applicant/Agent: Baird, Hampton & Brown/Bill Baird, PE b. Request: <i>From</i>: "K" Heavy Industrial <i>To</i>: "PD/K" Planned Development for all uses in "K" Heavy Industrial plus metal recycling facility; site plan included | <p>RECOMMENDED FOR APPROVAL 9-0</p> |
| <p>7. ZC-16-196 MICHEAL AND JULIE FRANKLIN 8601 Bryson Lane 1.51 ac. CD 7</p> <ul style="list-style-type: none"> a. Applicant/Agent: Guggenheim Dev. Svc LLC/Angel Robinson b. Request: <i>From</i>: "FR" General Commercial Restricted <i>To</i>: "PD/FR" Planned Development for all uses in "FR" General Commercial Restricted to allow auto repair adjoining residential zoning; site plan included | <p>RECOMMENDED FOR DENIAL 3-6</p> |
| <p>8. ZC-16-197 KARMALI HOLDINGS INC. 3401 E. Long Avenue 30.29 ac. CD 4</p> <ul style="list-style-type: none"> a. Applicant/Agent: Cumulus Design b. Request: <i>From</i>: "K" Heavy Industrial <i>To</i>: "G" Intensive Commercial, "I" Light Industrial and "PD/G" Planned Development for all uses in "G" Intensive Commercial plus mini warehouse, site plan included | <p>RECOMMENDED FOR APPROVAL 9-0</p> |

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| <p>9. ZC-16-198 CHAPEL CREEK LP LLC 10600-10900 Blocks Chapin Rd. 72.96 ac. CD 3</p> <p>a. Applicant/Agent: TNP Inc./Scott Wilhelm b. Request: <i>From:</i> "A-5" One-Family, "B" Two-Family, "C" Medium Density Multifamily and "E" Neighborhood Commercial <i>To:</i> "A-5" One-Family</p> | <p>RECOMMENDED FOR APPROVAL 9-0</p> |
| <p>10. ZC-16-199 CITY OF FORT WORTH PLANNING AND DEVELOPMENT AX-16-013 JACKSBORO HWY/LAKESIDE AREA North and South sides of SH 199 near Surfside, Midland, and Roadrunner Rds. 91.95 ac. CD 7</p> <p>a. Applicant/Agent: City of Fort Worth Planning and Development b. Request: <i>From:</i> Unzoned <i>To:</i> "A-5" One-Family, "A-21" One-Family, "E" Neighborhood Commercial and "FR" General Commercial Restricted c. This case will be heard by the City Council on November 15, 2016.</p> | <p>CONTINUED 30 DAYS UPON STAFF'S REQUEST 9-0</p> |
| <p>11. ZC-16-200 SGD 121 FW, LLC 109 N. Chandler 2.84 ac. CD 8</p> <p>a. Applicant/Agent: Greg Walker, Vogt RV b. Request: <i>From:</i> "G" Intensive Commercial and PD 99 Planned Development for all uses in "G" Commercial District and an office warehouse (for package delivery service subject to the site plan submitted) and include warehousing for equipment, supplies and other inert materials and the outdoor storage of landscape trees, plant life, soil/rocks used in landscaping, and other inert landscape materials, to add an 8 ft. red cedar fence on the west and south side property lines; site plan approved <i>To:</i> Amend PD 99 Planned Development to add RV sales, storage, & service, site plan included. c. This case will be heard by the City Council on November 15, 2016.</p> | <p>RECOMMENDED FOR APPROVAL 9-0</p> |
| <p>12. ZC-16-201 DALLAS SUNDOWN PROPERTY INVESTMENT LLC 2728 and 2734 Merrimac 0.41 ac. CD 9</p> <p>a. Applicant/Agent: Mary Nell Poole/Townsite company b. Request: <i>From:</i> "R2" Townhouse/Cluster <i>To:</i> "UR" Urban Residential c. This case will be heard by the City Council on November 15, 2016.</p> | <p>WITHDRAWN</p> |
| <p>13. ZC-16-202 LAND RESERVE/TEXAS LTD, PRIVILEGE PROP LTD 1200 & 1250 Sycamore School Rd 7.04 ac. CD 8</p> <p>a. Applicant/Agent: Vernon Watson b. Request: <i>From:</i> "R1" Zero Lot Line/Cluster and "E" Neighborhood Commercial <i>To:</i> "D" High Density Multifamily</p> | <p>CONTINUED 90 DAYS UPON APPLICANT'S REQUEST 7-2</p> |
| <p>14. ZC-16-203 VERTEX ASSET PARTNERS LP 3097 Yuma/ 2942 S. Riverside 8.87 ac. CD 8</p> <p>a. Applicant/Agent: Jay O. Oji</p> | <p>CONTINUED 30 DAYS UPON APPLICANT'S REQUEST 9-0</p> |

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| <p>b. Request: <i>From:</i> "UR" Urban Residential <i>To:</i> "PD/UR" Planned Development for all uses in Urban Residential for 272 multifamily units with 4 stories and height limited to 50 ft.; site plan included</p> | |
| <p>15. SP-16-015 PATE RANCH COMMERCIAL, LP/TAVOLO PARK 6000-6200 blocks Altamesa 13.79 ac. CD 6</p> <p>a. Applicant/Agent: Dunaway Assoc./Chris Biggers b. Request: <i>To:</i> Provide required site plan for PD 1064 "PD/MU-2" to add multifamily</p> | <p>RECOMMENDED FOR APPROVAL 9-0</p> |
| <p>16. SP-16-016 PATE RANCH COMMERCIAL LP/TAVOLO PARK 6200 block Altamesa 4.65 ac. CD 6</p> <p>a. Applicant/Agent: Dunaway Assoc./Jonathan Russell b. Request: <i>To:</i> Provide required site plan for PD1063 "PD/G" to add office building</p> | <p>RECOMMENDED FOR APPROVAL 9-0</p> |
| <p>17. SP-16-017 JEFFERY TREADWELL ETAL 1812-1814 Montgomery 0.44 ac. CD 7</p> <p>a. Applicant/Agent: Jacob Watson b. Request: <i>To:</i> Amend PD 1077 site plan to expand patio with waiver to 8 parking spaces c. <i>THIS CASE HAS BEEN WITHDRAWN.</i></p> | <p>WITHDRAWN</p> |
| <p>18. ZC-16-206 CASSCO DEVEVELOPMENT COMPANY INC. 5790 Edwards Ranch Rd. 6.47 ac. CD 3</p> <p>a. Applicant/Agent: Dunaway Assoc./Jonathan Russell b. Request: <i>From:</i> "PD-630" Planned Development for all uses in "MU-2" High Intensity Mixed Use as outlined in the September 30, 2003 Comprehensive Zoning Ordinance with a maximum 20 foot front yard setback and minimum block length of 500 feet, maximum block length 1500 feet, with 20% of the block length allowed to be between 200 and 500 feet and allow for front yard signage; site plan waived. <i>To:</i> "G" Intensive Commercial</p> | <p>RECOMMENDED FOR APPROVAL 9-0</p> |
| <p>19. ZC-16-205 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: REVISE AND REPLACE DOWNTOWN URBAN DESIGN DISTRICT OVERLAY STANDARDS CD 8,9</p> <p>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 4 "Overlay Districts", Of Chapter 4, "District Regulations" to amend:</p> <ul style="list-style-type: none"> Section 4.402 "Urban Design District-Downtown" to increase the boundaries of the urban design district to include the area from the foot of the Trinity River Bluff and to the right of way line of the T&P Railroad Tract to the west, to Northside Drive and the west side of the Trinity River levee to the north, to the west right of way line of Interstate | <p>RECOMMENDED FOR APPROVAL 9-0</p> |

- Highway 35 on the east, and to an alignment with Gounah and Pharr Streets to the south; and
- The Downtown Urban Design Standards and Guidelines in their entirety

The proposed standards and guidelines can be viewed below:

<http://fortworthtexas.gov/planninganddevelopment/pdf/draft-DUDD.pdf?v=2>

ADJOURNMENT: 4:24 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.