



**ZONING COMMISSION
DECISIONS**

**Wednesday, January 9, 2019
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. Proposed Mixed Use Zoning Text Amendments | Staff |
| D. Proposed Near Southside Form Based Code Amendments | Staff |
| E. 2019 Comprehensive Plan Update | Staff |
| F. Discuss adding Consent Case Consideration Section to Agenda | 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, FEBRUARY 5, 2019 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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

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

C. CONTINUED CASES

- | | | | |
|---------------------|----------------------|-----------------|---------------------|
| 1. ZC-18-203 | CENTERGY RIVER II LP | 601 Harrold St. | CONTINUED UPON |
| 3.38 ac. | CD 9 | | APPLICANT'S REQUEST |
| | | | 9-0 |
| a. Applicant/Agent: | Ray Oujesky | | |

b. Request: From: "MU-2" High Intensity Mixed Use To: Planned Development for all uses "MU-2" High Intensity Mixed Use, plus 10 stories for a single use office and/or hotel building; site plan waiver requested

2. ZC-18-205 MEMO HOSPITALITY GROUP LLC 3619 - 3625 W. Byers Ave. 0.45 ac. CD 7

RECOMMENDED FOR APPROVAL
9-0

a. Applicant/Agent: Michael Bennett

b. Request: From: "J" Medium Industrial To: PD/E Planned Development for all uses in "E" plus boutique hotel with accessory bar; site plan included

E. NEW CASES

3. ZC-18-150 MAINALI INVESTMENT, INC. 3308 Fite Street 1.01 ac. CD 5

RECOMMENDED FOR DENIAL
9-0

a. Applicant/Agent: Kavi Mainali

b. Request: From: "AG" Agricultural To: PD/C Planned Development for "C" Medium Density Multifamily in townhouse form with waivers to front and side setbacks, open space; site plan included

4. ZC-18-169 JERRY & WILLIAM WILSON AX-18-006 2250 Texan Dr 41.22 ac. CD 7

CONTINUED UPON STAFF'S REQUEST
9-0

a. Applicant/Agent: Chris Stara/Andy Gabbert

b. Request: From: Unzoned To: "I" Light Industrial/Fort Worth Alliance Airport Overlay

c. This case will be heard by City Council on February 19, 2019

5. ZC-18-182 MENTONE PARTNERS, LLC AX-18-008 12400-12600 blks of Oak Grove Rd S 44.98 ac. CD 6

RECOMMENDED FOR APPROVAL
9-0

a. Applicant/Agent: Brandon O'Donald, Pape Dawson Engr.

b. Request: From: Unzoned To: "A-5" One-Family

c. This case will be heard by City Council on February 19, 2019

6. ZC-18-184 MITCHELL, MITCHELL AND MITCHELL PT LTD. AX-18-009 16500 - 17000 blocks FM 156 27.96 ac. CD 7

RECOMMENDED FOR APPROVAL
9-0

a. Applicant/Agent: Edward Eckart PE/Goodwin & Marshall

b. Request: From: "FR" General Commercial Restricted, Unzoned To: "I" Light Industrial

7. ZC-18-185 CHARLES C. BELLINGHAUSEN AX-18-011 12000 block Private Rd. 4716 13.25 ac. CD 7

RECOMMENDED FOR APPROVAL
9-0

a. Applicant/Agent: Edward Eckart PE/Goodwin & Marshall

b. Request: From: Unzoned To: "I" Light Industrial

8. ZC-18-186 DOYLE D. WOOD AX-18-010 12000 block Private Rd. 4716 25.71 ac. CD 7

RECOMMENDED FOR APPROVAL
9-0

a. Applicant/Agent: Edward Eckart PE/Goodwin & Marshall

- b. Request: From: "FR" General Commercial Restricted, Unzoned
To: "I" Light Industrial

10. ZC-19-001 ACH FAMILY & CHILD SERVICES 3001 Grayson
Street 3.80 ac. CD 8

CONTINUED UPON
APPLICANT'S REQUEST
9-0

- a. Applicant/Agent: Austin Baird, PE
- b. Request: From: PD 722 Planned Development/Specific Use for all uses in "CF" Community Facilities to add additional property; site plan waived To: Request a waiver to PD 722 development standards for building setback; site plan waiver requested
- c. The case will be heard by the City Council on January 15, 2019.

11. ZC-19-002 CRAIG BAIRD 921 8th Avenue
0.29 ac. CD 9

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: Barry Hudson/Dunaway Assoc.
- b. Request: From: "NS-T5I" Near Southside/Urban Center To: "G" Intensive Commercial
- c. The case will be heard by the City Council on January 15, 2019.

12. ZC-19-003 PELOPI REAL ESTATE, LLC 5412 Birchman Avenue
0.465 ac CD 7

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: Mark Priestner
- b. Request: From: "B" Two-Family and PD 34 Planned Development for E uses "PD/SU" Planned Development/Specific Use for beauty shop and office use with no detached signage; Subject to a six foot screening fence along the rear property line; Building to be constructed within the rear half of the property in accordance with standard required Zoning Ordinance setbacks for the rear and side property lines; No vehicular access to the alley; Front yard parking allowed behind a four foot landscaped strip, to be located within the subject property, adjacent to the front property line, exclusive of driveways; site plan included

To: Amend and Expand PD34 for addition to office building; site plan included

13. ZC-19-004 O'REILLY AUTO ENTERPRISES 2129 Avondale
Haslet Road 0.90 ac. CD 7

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: Craig Schneider
- b. Request: From: PD 827 Planned Development for all uses in "E" Neighborhood Commercial excluding the following: pool halls and liquor stores. Head-in parking facing north at ninety degrees to Avondale Haslet Road shall be prohibited. Outside storage is not allowed within 200 feet of the perimeter of the northern property line; site plan waived To: Amend PD 827 to add auto parts sales; site plan included

14. ZC-19-005 PAUL SCHUDER 717 E. Arlington
Avenue 0.16 ac. CD 8

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: Ramon Lupian
- b. Request: From: "A-5" One-Family Commercial To: "E" Neighborhood Commercial

15. ZC-19-006 VOGEL INVESTING CORP. 1101 W. Lowden Street
0.75 ac. CD 9

CONTINUED UPON
APPLICANT'S REQUEST

9-0

a. Applicant/Agent: Kolby Knight
b. Request: From: "B" Two-Family Residential To: "UR" Urban

16. ZC-19-008 CADG WS44, LLC 4621 Keller Hicks Road
44.13 ac. CD 7

CONTINUED UPON
APPLICANT'S REQUEST
9-0

a. Applicant/Agent: Travis Clegg/Peloton Land Solutions
b. Request: From: "A-5" One-Family and "I" Light Industrial
To: "A-5" One-Family

17. ZC-19-009 CITY OF FORT WORTH PLANNING AND DEVELOPMENT Downtown Area Generally Bounded by I-30 (W Fwy), I-35W (N Fwy), Trinity River, & Fournier St 154.72 ac. CD 8,9

RECOMMENDED FOR
APPROVAL
AS AMENDED
TO DENY 1120 PENN ST,
1301 BELKNAP ST,
1301 E WEATHERFORD
ST, 101 N HAYS ST, 101 N
LIVE OAK ST, 105 LIVE
OAK ST

a. Applicant/Agent: City of Fort Worth Planning and Development
b. Request: From: "A-5" One-Family, "C" Medium Density Multifamily, "D" High Density Multifamily, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "F" General Commercial, "G" Intensive Commercial, "I" Light Industrial, "J" Medium Industrial, "MU-1" Low Intensity Mixed-Use, PD 258, PD 298 Planned Developments To: "H" Central Business District and retain any historical overlays, DUDD overlay

18. ZC-18-177 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT: CREATE CONDITIONAL USE PERMIT CD ALL

CONTINUED UPON
COMMISSION'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:

- Chapter 4, "District Regulations" To Amend
 - Article 1, "General" To Add Conditional Use Permit to the list of districts established,
 - Article 3, "Planned Development "PD" District" to revise language in conformance with the creation of Conditional Use Permits;
 - Article 4 "Overlay Districts" To Add Section 4.407 "Conditional Use Permit" to provide for regulations and processes applicable to Conditional Use Permits;
 - Articles 6, 8, And 12, "Residential Use Table," "Nonresidential District Use Table" And "Form-Based Districts" respectively to remove special exception designations and replace with Conditional Use Permit Designations; And
- Chapter 5, "Supplemental Use Standards" to add certain uses and standards in conformance with the creation of the Conditional Use Permit

19. ZC-19-013 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT: SPECIAL EXCEPTION EXPIRATION DATE CD ALL

RECOMMENDED FOR
APPROVAL
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:

- Chapter 3 "Review Procedures", to amend Article 4 "Special Exceptions" to add Section 3.306 to provide for an expiration of Special Exception approval

Adjournment: 3:48 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.