



**ZONING COMMISSION  
AGENDA**

**Wednesday, September 9, 2015  
1000 Throckmorton St.  
Council Chamber  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102**

**COMMISSION MEMBERS:**

Nick Genua, CD 7, Chair	<u>  P  </u>	Melissa McDougall, CD 5	<u>  P  </u>
Charles Edmonds, Vice Chair, CD 4	<u>  P  </u>	Vacant, CD 6	
Will Northern, CD 1	<u>  P  </u>	Wanda Conlin, CD 8	<u>  P  </u>
Carlos Flores, CD 2	<u>  P  </u>	Gaye Reed, CD 9	<u>  P  </u>
John Cockrell, Sr., CD 3	<u>  P  </u>		

**I. WORK SESSION 11:30 AM PreCouncil Chamber – 2<sup>nd</sup> Floor**

- A. Briefing: Previous Zoning Actions by City Council Staff
- B. Review: Today’s Cases Staff
- C. Discussions: Overview of Mixed Use Zoning Principles 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, OCTOBER 13, 2015 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order Chair
- B. Recognition of outgoing Zoning Commissioner Natalie Moore Chair
- C. Approval of August 12, 2015 Meeting Minutes   8-0

**To view the docket:** <http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

**A. Continued Cases:**

<p>1. SP-15-008 FIREBRAND PROPERTIES LP 730 W. Seminary Dr. 2.60 ac. <span style="float: right;">CD 9</span></p> <p>a. Applicant/Agent: Greg Guerin b. Request: <i>From:</i> PD901 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial excluding: Electric power substations; Gas lift compressor stations; Gas line compressor stations; Stealth telecommunication towers; Telecommunication antennas (on structure); Swimming pools, commercial; Theaters, Drive-in; Clothing/ wearing apparel sales, used; Parking area or garage, storage commercial or auxiliary; Recycling collection facility; Gas drilling &amp; production; Satellite antennas, (dish); Storage or display outside; Amusement outdoor (temporary); Batch plants, concrete or asphalt (temporary); Trailers, portable, sales, construction or storage; Vendor, door to door, Vendor food, non-potentially</p>	<p><b>RECOMMENDED FOR APPROVAL</b></p> <p><b>8-0</b></p>
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hazardous food, Vendor, transient, non-potentially hazardous food; site plan included. *To:* Amend PD901 Site Plan for drive through restaurant

c. This case will be heard by the City Council on September 15, 2015

2. ZC-15-114 GAYLON HAMPTON TAYLOR AND PAULA DEAN TRAYNHAM 2624 Lubbock Ave. 0.15 ac. CD 9

RECOMMENDED FOR DENIAL  
4-4

a. Applicant/Agent: Sandage East LLC  
b. Request: *From:* "B" Two-Family B *To:* PD/UR Planned Development for all uses in "UR" Urban Residential for fourplex; site plan included

3. ZC-15-115 FW MASON HEIGHTS L. P. 2701 Moresby St. 5.83 ac. CD 8

RECOMMENDED FOR APPROVAL  
8-0

a. Applicant/Agent: Huitt-Zollars Inc. for YMCA  
b. Request: *From:* PD915 "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted plus assisted living facility, nursing home with full medical services, massage therapy and spa with development standards; site plan required *To:* Amend PD915 "Planned Development for "E" Neighborhood Commercial with development standards; site plan included

4. ZC-15-116 DAVID AND DENISE GREENWOOD 4809 Ray White 7.19 ac. CD 4

RECOMMENDED FOR APPROVAL  
8-0

a. Applicant/Agent:  
b. Request: *From:* "A-10" One-Family *To:* "A-5" One-Family

**B. New Cases:**

5. ZC-15-119 SANGALLI PRIVATE VENTURES 2945 South Hills Dr. 0.18 ac. CD 9

RECOMMENDED FOR DENIAL  
8-0

a. Applicant/Agent: Michael Sangalli  
b. Request: *From:* "A-5" One-Family/TCU Residential Overlay *To:* "B" Two-Family/TCU Residential Overlay

6. SP-15-010 ALL STORAGE, GRANBURY STATION 7000 Granbury Rd. 4.95 ac. CD 6

RECOMMENDED FOR APPROVAL  
8-0

a. Applicant/Agent: John Morris  
b. Request: *From:* PD951 Planned Development for all uses in "F" General Commercial plus mini-warehouse *To:* Amend PD951 to add storage buildings

7. ZC-15-120 NICKI NGUYEN 3121 NE 28<sup>th</sup> St. 0.69 ac. CD 4

RECOMMENDED FOR DENIAL  
8-0

a. Applicant/Agent: Dave Cener  
b. Request: *From:* "B" Two-Family and "E" Neighborhood Commercial *To:* PD/E Planned Development for all uses in "E" Neighborhood Commercial plus auto sales and repair; site plan waiver requested

8. ZC-15-121 PO-CHU LU 2900 8<sup>th</sup> Ave. 0.17 ac. CD 9

<p>a. Applicant/Agent: Paul M Dennehy, Dennehy Architects  b. Request: <i>From</i>: "B" Two-Family <i>To</i>: PD/ER Planned Development for all uses in "ER" Neighborhood Commercial Restricted for medical clinic; site plan included</p>	<p>RECOMMENDED FOR APPROVAL AS AMENDED FOR PROFESSIONAL OFFICES AND MEDICAL CLINIC  8-0</p>
<p>9. ZC-15-122 MARTINA CASTILLEJA AND JAY CLAUNCH 2733-2737 Weisenberger and 2824 Wingate 0.50 ac. CD 9</p> <p>a. Applicant/Agent: Mary Nell Pool, Townsite Company for Conrad Homes  b. Request: <i>From</i>: "A-5" One-Family <i>To</i>: "UR" Urban Residential  c. This case will be heard by the City Council on September 15, 2015.</p>	<p>RECOMMENDED FOR APPROVAL  8-0</p>
<p>10. ZC-15-123 NEWTON BUSINESS PARK 10555 North Fwy 5.00 ac. CD 7</p> <p>a. Applicant/Agent: Joshua A. Baran PE, JAB Engineering  b. Request: <i>From</i>: "I" Light Industrial <i>To</i>: "J" Medium Industrial</p>	<p>RECOMMENDED FOR APPROVAL  8-0</p>
<p>11. ZC-15-124 WHITEHEAD EQUITIES JV, JOHN C. AND BARBARA HENDERSON, JAN RHINEFORT 3000 Blocks of Bledsoe and Morton St., 1001-1013 University Dr. 1.41 ac. CD 9</p> <p>a. Applicant/Agent: Hal Fairbanks/HRI Properties for University Drive Holdings  b. Request: <i>From</i>: MU-2 High Intensity Mixed Use <i>To</i>: PD/MU-2 Planned Development for all uses in "MU-2" High Intensity Mixed Use allowing a single use building to have a maximum 85 ft. height, 0' rear yard, façade variation for two scaling elements, low e efficient glass, integrated mechanical shading/glazing or other thermal light heat energy measure, metal, porcelain, spandrel panels or curtain walls for masonry requirement and utilize landscaping architectural elements for screening parking garage facade; site plan included  c. This case will be heard by the City Council on September 15, 2015.</p>	<p>RECOMMENDED FOR APPROVAL  8-0</p>
<p>12. ZC-15-126 CITY OF FORT WORTH PLANNING AND DEVELOPMENT/PETITION 4500 Block of El Campo Ave 2.97 ac. CD 7</p> <p>a. Applicant/Agent: City of Fort Worth  b. Request: <i>From</i>: "B" Two-Family <i>To</i>: "A-5" One-Family</p>	<p>RECOMMENDED FOR APPROVAL  8-0</p>
<p>13. ZC-15-103 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT; DEFINITIONS CD ALL</p> <p>a. Applicant/Agent: City of Fort Worth  b. Request: Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), by Amending:</p> <ul style="list-style-type: none"> <li>Amending Chapter 9 "Definitions", to amend Section</li> </ul>	<p>RECOMMENDED FOR APPROVAL FOR OPTION 2 DEFINITION ONLY, NO PRESUMPTIONS  8-0</p>

9.101,"Defined Terms" to revise the definitions of "Boarding House or Lodging House", "Community Home", "Family" and "Restaurant", and;

- Add Definitions for "Single Housekeeping Unit" and "Transient Or Short Term Resident"

14. ZC-15-104 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT; BOARDING HOUSE SUPPLEMENTAL STANDARDS CD ALL

RECOMMENDED FOR APPROVAL  
8-0

- a. Applicant/Agent: City of Fort Worth  
b. Request: Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), by Amending:

- Article 1. "Standards For Selected Uses" of "Chapter 5 "Supplemental Use Standards", to amend Section 5.107a, "Boarding Houses" to revise standards to conform to the definition for Boarding Houses

**ADJOURNMENT:**

**4:50 P.M.**

**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.