



**ZONING COMMISSION
DECISIONS**

Wednesday, October 14, 2015
1000 Throckmorton St.
Council Chamber
2nd 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>	Leah Dunn, CD 9	<u> P </u>
John Cockrell, Sr., CD 3	<u> P </u>		

I. WORK SESSION / LUNCH 11:00 AM PreCouncil Chamber – 2nd Floor

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| A. Swearing in of new Zoning Commissioner Leah Dunn | Staff |
| B. Discussions: Overview of Urban Residential (UR) Zoning Principles | Staff |
| C. Briefing: Previous Zoning Actions by City Council | Staff |
| D. Review: Today's Cases | Staff |
| E. Presentation: Proposed Stockyards Design Overlay District | 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 10, 2015 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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| A. Call to Order | Chair |
| B. Recognition of outgoing Zoning Commissioner Gaye Reed | Chair |
| C. Approval of September 9, 2015 Meeting Minutes | ___8-0___ |

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

D. New Cases:

1. ZC-15-127 JOHN M. HIXSON 1804-1812 Bessie 0.29 ac. CD 8	RECOMMENDED FOR DENIAL
a. Applicant/Agent: John Hixson	8-0
b. Request: <i>From:</i> "B" Two-Family <i>To:</i> "J" Medium Industrial	
2. ZC-15-128 LISA D. HIXSON 4205 Panola Ave. 0.62 ac. CD 8	RECOMMENDED FOR APPROVAL
a. Applicant/Agent: John M. Hixson	8-0
b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "ER" Neighborhood Commercial Restricted	
3. ZC-15-129 JAMES R. HARRIS PROPERTIES / VILLAGE HOMES 205-213 Nursery 1.04 ac. CD 7	RECOMMENDED FOR

<p>a. Applicant/Agent: Ken Davis/Pape-Dawson Engineers b. Request: <i>From:</i> "B" Two-Family <i>To:</i> PD/AR Planned Development for all uses in "AR" One-Family Restricted with a waiver to the block pattern; site plan included</p>	<p style="text-align: center;">APPROVAL 7-0-1</p>
<p>4. ZC-15-130 BERTILLA VENTURA 405 Wimberly St. 0.19 ac. CD 9</p> <p>a. Applicant/Agent: Ruston Building Company b. Request: <i>From:</i> "B" Two-Family <i>To:</i> "UR" Urban Residential c. This case will be heard by the City Council on October 20, 2015</p>	<p style="text-align: center;">RECOMMENDED FOR DENIAL WITHOUT PREJUDICE 8-0</p>
<p>5. ZC-15-131 TEXAS TILE ROOFING LLC 801 E. Loop 820 0.71 ac. CD 5</p> <p>a. Applicant/Agent: Gerry Curtis b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "I" Light Industrial</p>	<p style="text-align: center;">CONTINUED 30 DAYS UPON NEIGHBORHOOD'S REQUEST 8-0</p>
<p>6. SP-15-011 RICK SCOTTO 7200 McCart Ave. 0.64 ac. CD 6</p> <p>a. Applicant/Agent: Garry R. Turner b. Request: <i>From:</i> PD565 "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus car wash and excluding pawn shops and tattoo parlors; site plan required <i>To:</i> Amend PD565 site plan to rebuild car wash into a semi-automatic car wash</p>	<p style="text-align: center;">RECOMMENDED FOR APPROVAL 8-0</p>
<p>7. ZC-15-132 THOMAS SHAWN BAILEY & DAYTON BAILEY 11785 & 11815 Alta Vista 9.04 ac. CD 7</p> <p>a. Applicant/Agent: Brookstone Development LP b. Request: <i>From:</i> "A-10" One-Family <i>To:</i> PD/A-10 Planned Development for all uses in "A-10" One-Family uses with up to 50% lot coverage, reduce front yard setback to 20 ft., side yard setback at 5 ft., increase maximum square feet for accessory buildings to 1,000 ft. and allow accessory buildings in the front yard, no storage of boats or recreational vehicles; site plan included</p>	<p style="text-align: center;">RECOMMENDED FOR APPROVAL AS AMENDED FOR ARCHITECTURE OF ACCESSORY STRUCTURES TO MATCH THE MAIN STRUCTURE 8-0</p>
<p>8. ZC-15-133 CHESAPEAKE LAND DEVELOPMENT COMPANY LLC 2001 E. 4th St. 16.86 ac. CD 8</p> <p>a. Applicant/Agent: J. Ray Oujesky b. Request: <i>From:</i> PD310 "PD/SU" Planned Development/Specific Use for multifamily and commercial use subject to 37 acres of multifamily residential at a density of 30 to 36 units per acre, 7 acres of multifamily residential at a density of 30-50 units per acre, and 12.5 acres of retail, restaurant and commercial; site plan required <i>To:</i> "PD/F" Planned Development for all uses in "F" General Commercial plus net poles up to 170 ft. in height; site plan included</p>	<p style="text-align: center;">RECOMMENDED FOR APPROVAL WITH WAIVERS TO POLE HEIGHT, WALL SIGN SIZE, AND MONUMENT SIGN HEIGHT 8-0</p>
<p>9. SP-15-012 LVG INVESTMENTS LLC 5306-5336 (evens) White Settlement Rd. and 127 Roberts Cutoff 13.56 ac. CD 7</p> <p>a. Applicant/Agent: Richard Smith b. Request: <i>From:</i> PD 724 "PD/MU-1" Planned Development/Low Intensity Mixed Use plus bars, farmers market, and</p>	<p style="text-align: center;">RECOMMENDED FOR APPROVAL 7-0-1</p>

mobile vendors with development standards; site plan required To: Amend site plan for PD 724 to reconfigure buildings and parking and to include amphitheater	
<p>10. ZC-15-134 4905 WHITE SETTLEMENT/FORT GROWTH PARTNERS 113-129 (odds) Athenia, 105-112 and 204 Nursery, 201 Sunset, 4905 and 4921 White Settlement 8.40 ac. CD 7</p> <p>a. Applicant/Agent: Phillip Poole/Townsite Company b. Request: <i>From:</i> MU-1 <i>To:</i> PD/UR Planned Development for all uses in "UR" Urban Residential with maximum four stories in height; site plan waiver requested c. This case will be heard by the City Council on October 20, 2015</p>	<p>RECOMMENDED FOR APPROVAL WITH CONCEPTUAL SITE PLAN 8-0</p>
<p>11. ZC-15-135 FORT GROWTH PARTNERS LP 300 Block of Nursery and Sunset Ln. 2.00 ac. CD 7</p> <p>a. Applicant/Agent: Phillip Poole/Townsite Company b. Request: <i>From:</i> "B" Two-Family <i>To:</i> "UR" Urban Residential c. This case will be heard by the City Council on October 20, 2015</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>12. ZC-15-136 NISEFORO AND CELSA GIL 221 Wimberly St. 0.17 ac. CD 9</p> <p>a. Applicant/Agent: Mary Nell Poole, Townsite Company for Village Homes b. Request: <i>From:</i> "B" Two-Family <i>To:</i> "UR" Urban Residential</p>	<p>RECOMMENDED FOR APPROVAL 7-0-1</p>
<p>13. ZC-15-137 LINWOOD PARK REDEVELOPMENT LTD 2800 and 2837 Weisenberger St. 0.36 ac. CD 9</p> <p>a. Applicant/Agent: Mary Nell Poole, Townsite Company for Village Homes b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "UR" Urban Residential</p>	<p>RECOMMENDED FOR APPROVAL 7-0-1</p>

ADJOURNMENT: 3:27 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 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.