



**ZONING COMMISSION  
AGENDA**

**Wednesday, December 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>
Carlos Flores, CD 2, Vice Chair	<u>  P  </u>	Sandra Runnels, CD 6	<u>  P  </u>
Will Northern, CD 1	<u>  P  </u>	Wanda Conlin, CD 8	<u>  P  </u>
John Cockrell, Sr., CD 3	<u>  A  </u>	Leah Dunn, CD 9	<u>  P  </u>
Charles Edmonds, CD 4	<u>  P  </u>		

**I. WORK SESSION / LUNCH 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. Presentation: Proposed Stockyards Design Overlay District 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, JANUARY 12, 2016 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order Chair
- B. Approval of November 11, 2015 Meeting Minutes   8-0

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

C. Continued Cases:

<p>1. ZC-15-141 199 TWO POINT FIVE LP 2228 Jacksboro Hwy. 1.31 ac. CD 2</p> <p>a. Applicant/Agent: Gaven Ballinger b. Request: <i>From:</i> "FR" General Commercial Restricted <i>To:</i> "E" Neighborhood Commercial</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>2. ZC-15-147 HD DEVELOPMENT PROPERTIES LP 1151 Bridgewood Dr. 10.93 ac. CD 4</p> <p>a. Applicant/Agent: Carrol Craig b. Request: <i>From:</i> "G" Intensive Commercial and PD320 Planned Development/Specific Use for all uses in "G" Intensive Commercial plus outside storage as delineated on the site plan. No storage or display of merchandise at rear (east) side of the building; site plan required <i>To:</i> Amend PD320 "PD/SU" Planned Development for all uses in "G" with outdoor storage to expand outside storage of display areas; site plan</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>

included

3. ZC-15-150 WEBER RIDGE LP 9190 Tehama Ridge Pkwy 4.30 ac. CD 7	RECOMMENDED FOR DENIAL WITHOUT PREJUDICE 8-0
a. Applicant/Agent: John B. Watson	
b. Request: <i>From:</i> "G" Intensive Commercial <i>To:</i> "PD/G" Planned Development for all uses in G Intensive Commercial plus hotel; site plan included	

D. New Cases

4. ZC-15-138 ELIZABETH GARCIA 1171 Blodgett Ave. 0.14 ac. CD 9	RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: Elizabeth Garcia	
b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "A-5" One-Family	
c. This case will be heard by the City Council on December 15, 2015	

5. ZC-15-153 CLEAR LINK TELEPHONE CORP., & DAVID SHANKS 3840 & 3850 S. Freeway/ IH 35W 0.85 ac. CD 9	RECOMMENDED FOR DENIAL WITHOUT PREJUDICE 8-0
a. Applicant/Agent: Mandolin Mendenhall	
b. Request: <i>From:</i> "E" Neighborhood Commercial and PD137 Planned Development/Specific Use for "E" uses plus furniture refinishing, upholstery, car upholstery and fabric tops <i>To:</i> "FR" General Commercial Restricted	

6. ZC-15-154 JOSE SANTOS 3201 Ave. N 0.16 ac. CD 5	RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: Jose Santos	
b. Request: <i>From:</i> "ER" Neighborhood Commercial Restricted <i>To:</i> "A-5" One-Family	

7. ZC-15-155 CHRISTOPHER CHAPPELL 4601 Benbrook Hwy 0.85 ac. CD 3	RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: Dennis Hopkins for Cowtown Canines	
b. Request: <i>From:</i> "F" General Commercial and PD547 Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus small animal facility with outdoor exercise area; site plan required/Airport Overlay <i>To:</i> Expand PD547/AO Planned Development for "E" Neighborhood Commercial uses plus canine care facility with exercise area; site plan waiver requested/Airport Overlay	

8. ZC-15-156 PHOENIX AT CAVILE LLC 1712 & 1720 Vincennes St. 0.65 ac. CD 5	CONTINUED 30 DAYS UPON STAFF'S REQUEST TO RENOTICE FOR UR 8-0
a. Applicant/Agent: Craig Gant	
b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "D" High Density Multifamily	

9. ZC-15-157 TD GROUP, LLC 3132 Alta Mesa Blvd. 0.52 ac. CD 6	RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: Anna Blackwell, Carrillo Engineering	
b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i>	

"FR" General Commercial Restricted	
<p>10. ZC-15-158 ELLESMERE CORP 7400 Hwy 287 45.66 ac. CD 7</p> <p>a. Applicant/Agent: Kimberly Cornett, Jacobs Corp. b. Request: <i>From:</i> "AG" Agricultural/I-35 Design Overlay <i>To:</i> "I" Light Industrial/I-35 Design Overlay</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>11. ZC-15-159 TEXAS CHRISTIAN UNIVERSITY 2903-2913 (odds) W. Cantey St. 0.71 ac. CD 9</p> <p>a. Applicant/Agent: Barry Hudson, Dunaway Assoc. b. Request: <i>From:</i> "C" Medium Density Multifamily/TCU Overlay <i>To:</i> PD/MU-1 Planned Development for all uses in "MU-1" Low Intensity Mixed-Use excluding ambulance dispatch station, blood bank, electric power substation probation or parole office, auto repair, paint &amp; body shop, boat rental or sales, cold storage or ice plant, gunsmithing, repair or sales, mini-warehouses, newspaper distribution center, assembly of pre-manufactured parts except for vehicle trailers, airplanes, mobile homes, bottling works, milk or soft drinks, manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning or polishing preparations, small boats, novelties and clothing, monument works stone, paper box manufacture, rubber stamp manufacture, sheet metal shop, warehouse or bulk storage, welding shop, custom work (not structural) with the following waivers to the MU-1 standards: 1) front yard setback on Cantey Street greater than 20 feet, 2) to not meet façade or fenestration requirements, 3) to not meet building material masonry requirements, 4) to not provide building entries to the public street, and 5) provide main entrances interior to the property; site plan waiver requested/TCU Overlay</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>12. ZC-15-160 CITY OF FORT WORTH PLANNING &amp; DEVELOPMENT PETITION: RIDGLEA COUNTRY CLUB 8.59 ac. CD 3</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "CR" Low Density Multifamily <i>To:</i> "A-5" One-Family and "A-10" One-Family</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>13. ZC-15-161 AMERICAN NATIONAL BANK AND TRUST 1500 and 1518 W. 7<sup>th</sup> St. and 605 Penn St. 0.64 ac. CD 9</p> <p>a. Applicant/Agent: Barry Hudson, Dunaway Assoc. b. Request: <i>From:</i> "J/DUDD" Medium Industrial/ Downtown Urban Design District and PD321/DUDD Planned Development/Specific Use for multifamily and office/retail; site plan approved <i>To:</i> "H/DUDD" Central Business District/Downtown Urban Design District</p>	<p>RECOMMENDED FOR APPROVAL 8-0 WITH CONSIDERATION FOR RIGHT TURN ONLY ON W 7<sup>TH</sup> ST.</p>
<p>14. ZC-15-162 701 HAMPTON, LLC 600-700 blocks N. Hampton, 1205 Delores and 1305 Johnson St. 10.69 ac. CD 9</p> <p>a. Applicant/Agent: Tom Galbreath, Dunaway Assoc. b. Request: <i>From:</i> "J" Medium Industrial <i>To:</i> "PD/H" Planned Development for "H" Central Business District uses with Downtown Urban Design District standards and waivers to block length and street standards; site plan waiver requested</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>

<p>15. ZC-15-163 SID RICHARDSON FOUNDATION, PATE RANCH LP, AND PATE RANCH SINGLE FAMILY LP 6200-6400 Blocks Alta Mesa/Dirks Rd. 20.85 ac. CD 6</p>	<p>CONTINUED 30 DAYS UPON STAFF'S REQUEST TO RENOTICE 8-0</p>
<p>a. Applicant/Agent: Tom Galbreath/Dunaway Assoc. b. Request: <i>From:</i> "A-5" One-Family, "C" Medium Density Multifamily and "FR" General Commercial Restricted <i>To:</i> "A-5" One-Family and "FR" General Commercial Restricted</p>	
<p>16. ZC-15-164 DENTON TOWN CENTER PARTNERS LP/ANNEXATION 3700 block West Bonds Ranch Rd. 354.96 ac. CD 7</p>	<p>RECOMMENDED FOR DENIAL WITHOUT PREJUDICE 8-0 TO BE HEARD BY COUNCIL ON JANUARY 12, 2016</p>
<p>a. Applicant/Agent: Dollar Flowers Realty Partners/Pete Flowers b. Request: <i>From:</i> Unzoned <i>To:</i> "A-5" One-Family and "A-7.5" One-Family c. This case will be heard by the City Council on February 9, 2016</p>	
<p>17. ZC-15-165 BARATO BAZAAR LTD 6001 Jacksboro Hwy/Lake Worth Blvd. 8.27 ac. CD 7</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>a. Applicant/Agent: Ward Rabb/Dan Bartlett b. Request: <i>From:</i> PD450 Planned Development for all uses in "E" Neighborhood Commercial plus minor auto repair, tire sales and installation, arcade &amp; pool (each not to exceed 3% of gross floor area); rental hall for family functions (not to exceed 6% of gross floor area and open no later than midnight and on-site security required during business hours); potentially hazardous mobile food vendor; subject to no alcohol sales except as part of a restaurant; 10% net site area to be landscaped per landscape regulations of the Zoning Ordinance; site plan required <i>To:</i> Amend PD450 to add feed/farm store with outdoor storage, sales and display; site plan included c. This case will be heard by the City Council on December 15, 2015</p>	

**ADJOURNMENT:** 2:10 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.