



**ZONING COMMISSION
AGENDA**

**Wednesday, August 12, 2015
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

| | | | |
|-----------------------------------|-------|-------------------------|-------|
| Nick Genua, CD 7, Chair | _____ | Melissa McDougall, CD 5 | _____ |
| Charles Edmonds, Vice Chair, CD 4 | _____ | Natalie Moore, CD 6 | _____ |
| Will Northern, CD 1 | _____ | Wanda Conlin, CD 8 | _____ |
| Carlos Flores, CD 2 | _____ | Gaye Reed, CD 9 | _____ |
| John Cockrell, CD 3 | _____ | | |

I. WORK SESSION 11:30 AM PreCouncil Chamber – 2nd Floor

- A. Swearing in of new Zoning Commissioner John Cockrell Staff
- B. Briefing: Previous Zoning Actions by City Council Staff
- C. Review: Today's Cases Staff
- D. 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, SEPTEMBER 1, 2015 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order Chair
- B. Recognition of outgoing Zoning Commissioner Justin Reeves Chair
- C. Approval of July 8, 2015 Meeting Minutes _____

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

D. Continued Cases:

1. ZC-15-073 TARRANT REGIONAL WATER DISTRICT 5699 and 6001 Columbus Tr. 7.43 ac. CD 6
 - a. Applicant/Agent: Jim Schell
 - b. Request: *From:* "C" Medium Density Multifamily, "E" Neighborhood Commercial and "G" Intensive Commercial *To:* "PD/G" Planned Development for all uses in G Intensive Commercial plus a maximum 325 ft. communications tower and equipment for water transmission line; site plan included
 - c. This case will be heard by the City Council on August 18, 2015.

2. ZC-15-088 BASILIO RAMIREZ 2801 and 2803 Azle Ave 0.35 ac. CD 2
 - a. Applicant/Agent: Nathan Vasquez

b. Request: *From:* "E" Neighborhood Commercial *To:* "FR" General Commercial Restricted
3. ZC-15-096 DEVON/FORT WORTH LLC 7440 N. Blue Mound Rd. 1.30 ac. CD 2

a. Applicant/Agent: Barry Hudson, Dunaway Assoc.

b. Request: *From:* "FR" General Commercial Restricted *To:* Amend PD766 "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial to add property for mini-warehouse and to include outside storage for rental moving trucks; site plan included

4. SP-15-008 FIREBRAND PROPERTIES LP 730 W. Seminary Dr. 2.60 ac. CD 9

a. Applicant/Agent: Greg Guerin

b. Request: *From:* 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 & 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 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 August 18, 2015.

5. ZC-15-099 2D PARTNERS 5609 Parker Henderson Rd. 1.87 ac. CD 5

a. Applicant/Agent: Jon Evans

b. Request: *From:* "I" Light Industrial *To:* "PD/SU" Planned Development/Specific Use for halfway house; site plan included

6. ZC-15-102 WALKER WELBORN 3101 6th Ave., 3104-3122 (evens) 5th Ave. and 3101 W. Berry St. 1.24 ac. CD 9

a. Applicant/Agent: Scott Lowe

b. Request: *From:* "B" Two-Family and "E" Neighborhood Commercial *To:* "E" Neighborhood Commercial

E. New Cases:

7. ZC-15-106 ZEMED LLC 3809 and 3815 Altamesa Blvd. 0.74 ac. CD 6

a. Applicant/Agent: Ernesto Castillo

b. Request: *From:* "E" Neighborhood Commercial *To:* "FR" General Commercial Restricted

8. ZC-15-107 CHARLENE BAGBY 5328 Boat Club Rd. 0.79 ac. CD 7

a. Applicant/Agent: Bob Riley

b. Request: *From:* "A-5" One-Family and "ER" Neighborhood Commercial Restricted *To:* "ER" Neighborhood Commercial Restricted

9. ZC-15-108 VILLAGE HOMES LP/LINWOOD PARK REDEVELOPMENT LTD. 2850, 2854, 2901 Wingate, 201, 211, 213, 225, 229, 300 Wimberly 1.66 ac. CD 9

- a. Applicant/Agent: Phillip Poole, Townsite Co.
 - b. Request: *From:* "B" Two-Family *To:* "UR" Urban Residential
 - c. This case will be heard by the City Council on August 18, 2015.
10. ZC-15-109 WILLIAM H CARRELL 321 and 403 Templeton Dr. 0.31 ac. CD 9
- a. Applicant/Agent: Phillip Poole, Townsite Co.
 - b. Request: *From:* "B" Two-Family *To:* "UR" Urban Residential
 - c. This case will be heard by the City Council on August 18, 2015.
11. ZC-15-110 EILEEN BAGBY AND DORIS RETTIG 1100-1300 block (evens) E. Bonds Ranch Rd.
83.81 ac. CD 7
- a. Applicant/Agent: Mark Allen/DR Horton
 - b. Request: *From:* "AG" Agricultural *To:* "A-5" One-Family
12. ZC-15-111 ALBERT S ANTHONY JR. 713 E. Baltimore Ave. 0.34 ac. CD 8
- a. Applicant/Agent: Kyle Denmark
 - b. Request: *From:* "ER" Neighborhood Commercial Restricted *To:* "FR" General Commercial Restricted
13. ZC-15-112 KNOX STREET PARTNERS NO. 7 LTD. 9601 Blue Mound Rd. and 10801 NW Hwy 287
26.21 ac. CD 7
- a. Applicant/Agent: Jim Schell
 - b. Request: *From:* "F" General Commercial *To:* "D" High Density Multifamily
14. ZC-15-113 MICHAEL AND TRACIE STEIN 2721 Merida Ave. 0.14 ac. CD 9
- a. Applicant/Agent: Sandage East LLC
 - b. Request: *From:* "B" Two-Family *To:* PD/UR Planned Development for all uses in "UR" Urban Residential for fourplex; site plan included
15. ZC-15-114 GAYLON HAMPTON TAYLOR AND PAULA DEAN TRAYNHAM 2624 Lubbock Ave.
0.15 ac. CD 9
- 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
16. ZC-15-115 FW MASON HEIGHTS 2701 Moresby St. 5.83 ac. CD 8
- 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

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

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

18. SP-15-009 FORT WORTH COUNTRY DAY SCHOOL 4200 Country Day Lane 66.40 ac. CD 3

- a. Applicant/Agent:
- b. Request: *From:* PD552 Planned Development/Specific Use for "E" Neighborhood Commercial uses plus health and recreation club, colleges, university excluding rv park, boat rental or sales, cold storage plant or ice plant, liquor or package store, pawn shop, tattoo parlor, taxidermist shop and vendor transient, door to door; site plan required *To:* Amend Site Plan for PD552 to move buildings and add Field House and Gymnasium
- c. This case will be heard by the City Council on August 18, 2015.

19. ZC-15-118 HOLDARAY PARTNERS LTD 1700 Eastchase, 8312 Brentwood Stair and 8350 Ederville Rd. 23.44 ac. CD 5

- a. Applicant/Agent: Mark Allen
- b. Request: *From:* "G" Intensive Commercial *To:* "A-5" One-Family

ADJOURNMENT: _____

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.

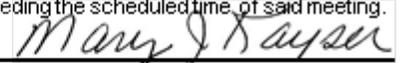
ASISTENCIA A REUNIONES PUBLICAS:

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.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Wednesday, August 05, 2015 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas