ZONING COMMISSION AGENDA
Wednesday, September 9, 2015
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102

COMMISSION MEMBERS:

<table>
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<th>Member Name</th>
<th>District</th>
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<td>Nick Genua, CD 7, Chair</td>
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<td>Charles Edmonds, Vice Chair, CD 4</td>
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<td>Will Northern, CD 1</td>
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<td>Carlos Flores, CD 2</td>
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<td>John Cockrell, Sr., CD 3</td>
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<td>Melissa McDougall, CD 5</td>
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<td>Natalie Moore, CD 6</td>
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<td>Wanda Conlin, CD 8</td>
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<td>Gaye Reed, CD 9</td>
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I. WORK SESSION 11:30 AM PreCouncil Chamber – 2nd 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

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

A. Continued Cases:

1. 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 September 15, 2015
2. 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

3. ZC-15-115  FW MASON HEIGHTS L. P.  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

4. 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

B. New Cases:

5. ZC-15-119  SANGALLI PRIVATE VENTURES  2945 South Hills Dr.  0.18 ac.  CD 9
   a. Applicant/Agent: Michael Sangalli

6. SP-15-010  ALL STORAGE, GRANBURY STATION  7000 Granbury Rd.  4.95 ac.  CD 6
   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 28th St.  0.69 ac.  CD 4
   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 8th Ave.  0.17 ac.  CD 9
   a. Applicant/Agent: Paul M Dennehy, Dennehy Architects
   b. Request: From: “B” Two-Family     To: PD/ER Planned Development for all uses in “ER” Neighborhood Commercial Restricted for medical clinic; site plan included

9. ZC-15-122  MARTINA CASTILLEJA AND JAY CLAUNCH  2733-2737 Weisenberger and 2824 Wingate  0.50 ac.  CD 9
   a. Applicant/Agent: Mary Nell Pool, Townsite Company for Conrad Homes
b. Request: From: “A-5” One-Family To: “UR” Urban Residential
c. This case will be heard by the City Council on September 15, 2015.

10. ZC-15-123 NEWTON BUSINESS PARK  10555 North Fwy  5.00 ac.  CD 7
   a. Applicant/Agent: Joshua A. Baran PE, JAB Engineering
   b. Request: From: “I” Light Industrial To: “J” Medium Industrial

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
   a. Applicant/Agent: Hal Fairbanks/HRI Properties for University Drive Holdings
   b. Request: From: MU-2 High Intensity Mixed Use To: 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 façade; site plan included
   c. This case will be heard by the City Council on September 15, 2015.

12. ZC-15-126 CITY OF FORT WORTH PLANNING AND DEVELOPMENT/PETITION  4500 Block of El Campo Ave  2.97 ac.  CD 7
   a. Applicant/Agent: City of Fort Worth
   b. Request: From: “B” Two-Family To: “A-5” One-Family

13. ZC-15-103 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT; DEFINITIONS  CD ALL
   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:
      • Amending Chapter 9 “Definitions”, to amend Section 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 Residential”

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

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.

ASSISTENCIA 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.