

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 **Thursday, November 05, 2015 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Mary J. Kayser*

City Secretary for the City of Fort Worth, Texas



**ZONING COMMISSION  
AGENDA**

**Wednesday, November 11, 2015  
1000 Throckmorton St.  
Council Chamber  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102**

**COMMISSION MEMBERS:**

Nick Genua, CD 7, Chair	_____	Melissa McDougall, CD 5	_____
Charles Edmonds, Vice Chair, CD 4	_____	Sandra Runnels, CD 6	_____
Will Northern, CD 1	_____	Wanda Conlin, CD 8	_____
Carlos Flores, CD 2	_____	Leah Dunn, CD 9	_____
John Cockrell, Sr., CD 3	_____		

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

- A. Swearing in of New Zoning Commissioner Sandra Runnels Staff
- B. Election of Officers Staff
- C. Briefing: Previous Zoning Actions by City Council Staff
- D. Review: Today's Cases Staff
- E. Presentation: Briefing on Proposed Amendments to Near Southside Form Based Code Staff
- F. Report on 2015 American Planning Association State Conference Comm. Charles Edmonds

**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, DECEMBER 1, 2015 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order Chair
- B. Approval of September 9, 2015 Meeting Minutes \_\_\_\_\_

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

**C. Continued Cases:**

- 1. ZC-15-131 TEXAS TILE ROOFING LLC 801 E. Loop 820 0.71 ac. CD 5
  - a. Applicant/Agent: Gerry Curtis
  - b. Request: *From:* "E" Neighborhood Commercial *To:* "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus tile roofing business with metal work for flashing and outdoor storage of equipment and materials; site plan included

**D. New Cases**

- 2. ZC-15-139 OSCAR ZAMAGUEY 2322 Bird St. 0.12 ac. CD 9
  - a. Applicant/Agent:FW Bluff Land LP
  - b. Request: *From:* "A-5" One-Family *To:* PD1041 "PD/UR" Planned Development for all uses in "UR" Urban Residential with development standards; site plan waiver requested

3. ZC-15-140 MERCANTILE PARTNERS LP 3451 Northern Cross Blvd. 17.32 ac. CD 4
  - a. Applicant/Agent: Joe Paniagua
  - b. Request: *From:* "J" Medium Industrial *To:* PD/D Planned Development for all uses in "D" High Density Multifamily with a maximum height of 36 ft. and waiver to the minimum parking requirement; site plan included
  - c. This case will be heard by City Council on November 17, 2015
  
4. ZC-15-141 199 TWO POINT FIVE LP 2228 Jacksboro Hwy. 1.31 ac. CD 2
  - a. Applicant/Agent: Gaven Ballinger
  - b. Request: *From:* "FR" General Commercial Restricted *To:* "E" Neighborhood Commercial
  
5. ZC-15-142 MONICA AND ALLEN GOODE 2715 & 2717 Merida Ave 0.28 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 multifamily; site plan included
  
6. ZC-15-143 JOSE MIGUEL VIDALES 2814 Merrimac St. 0.24 ac. CD 9
  - a. Applicant/Agent: Mary Nell Poole Townsite Co./Village Homes
  - b. Request: *From:* "B" Two-Family *To:* "UR" Urban Residential
  - c. This case will be heard by City Council on November 17, 2015
  
7. ZC-15-144 KNOX STREET PARTNERS NO. 7 LTD 200 W. Bonds Ranch Rd. 2.46 ac. CD 7
  - a. Applicant/Agent: Quik Trip Corporation
  - b. Request: *From:* "C" Medium Density Multifamily, "E" Neighborhood Commercial *To:* "E" Neighborhood Commercial
  
8. ZC-15-145 BEAUTIFUL FEET MINISTRIES 1700 blocks E. Hattie St., E. Tucker St., E. Vickery Blvd. and 540 S. Riverside 2.12 ac. CD 8
  - a. Applicant/Agent: Jeff Kalbfleisch
  - b. Request: *From:* "A-5" One-Family, "B" Two-Family, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial and "F" General Commercial *To:* "CF" Community Facilities
  
9. ZC-15-146 NORTHWEST INDEPENDENT SCHOOL DISTRICT 1350 Eagle Blvd. 125.96 ac. CD 7
  - a. Applicant/Agent: MJ Thomas Engineering LLC
  - b. Request: *From:* "A-5" One-Family *To:* "E" Neighborhood Commercial
  
10. ZC-15-147 HD DEVELOPMENT PROPERTIES LP 1151 Bridgewood Dr. 10.93 ac. CD 4
  - a. Applicant/Agent: Carrol Craig
  - b. Request: *From:* "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 *To:* Amend PD320 "PD/SU" Planned Development for all uses in "G" with outdoor storage to expand outside storage of display areas; site plan included

11. ZC-15-149 LAND ROVER LTD. 2900 Broadmoor Dr. 27.30 ac. CD 3
- a. Applicant/Agent: Tom Galbreath, Dunaway Associates.
  - b. Request: *From:* "D/AO" High Density Multifamily/Airport Overlay and PD57/AO Planned Development for all uses in "ER" Neighborhood Commercial Restricted through "H" Central Business District/Airport Overlay, save and except: a number of uses in which some are no longer permitted within these districts; height and area regulations, with no vehicular access to El Retiro Drive; site plan required within the Airport Overlay *To:* PD/C/AO Planned Development for all uses in "C" Medium Density Multifamily with a maximum height of 36 ft. and waiver to the minimum parking requirement; site plan included; within Airport Overlay
  - c. This case will be heard by the City Council on November 17, 2015
12. ZC-15-150 WEBER RIDGE LP 9090 Tehama Ridge 4.30 ac. CD 7
- a. Applicant/Agent: John B. Watson
  - b. Request: *From:* "G" Intensive Commercial *To:* "PD/G" Planned Development for all uses in G Intensive Commercial plus hotel; site plan included
13. ZC-15-151 BURLERSON LAND COMPANY 1221-1235 (odds) Dorothy and 3736 Camp Bowie Blvd. 0.56 ac. CD 7
- a. Applicant/Agent: VFH Development Inc.
  - b. Request: *From:* "A-5" One-Family and "C" Medium Density Multifamily *To:* "PD/E" Planned Development for all uses in "E" Neighborhood Commercial for office and bank uses only with no drive through or exterior ATM uses; site plan included
14. ZC-15-152 ACH CHILD AND FAMILY SERVICES (ALL CHURCH HOME) 1424 Summit Ave. 6.59 ac. CD 9
- a. Applicant/Agent: Roy Oujesky, Kelly Hart & Hallman LP
  - b. Request: *From:* "C" Medium Density Multifamily, "D" High Density Multifamily and "G" Intensive Commercial *To:* "H" Central Business District

## ADJOURNMENT:

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### 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.