



**ZONING COMMISSION  
AGENDA**

**Wednesday, August 10, 2016  
Work Session 11:30 AM  
Public Hearing 1:00 PM  
Pre Council and Council Chambers  
2<sup>nd</sup> Floor – City Hall  
1000 Throckmorton St.  
Fort Worth, Texas 76102**

**COMMISSION MEMBERS:**

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

**I. WORK SESSION / LUNCH 11:30 AM Pre Council Chamber**

- A. Briefing: Previous Zoning Actions by City Council Staff
- B. Review: Today's Cases Staff
- C. Presentation: Text Amendments: Administrative Amendments for MU/UR PDs and Model Homes Staff
- D. Presentation: Proposed Berry/University Form Based Code District Staff
- E. Training: Conducting a Successful Meeting Legal 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 13, 2016 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order Chair
- B. Approval of July 13, 2016 Meeting Minutes \_\_\_\_\_

**To view the docket: <http://fortworthtexas.gov/zoning/cases/>**

**C. Continued Cases:**

1. ZC-16-072 WHITEHEAD-SMITH INV LTD. 12755 Harmon Rd. 9.02 ac. CD 7
  - a. Applicant/Agent: Darin Hansen; Joe Paniagua
  - b. Request: *From:* Unzoned *To:* "PD/D" Planned Development for all uses in "D" High Density Multifamily; site plan included
  - c. Scheduled to be heard by the City Council on August 23, 2016.
  
2. ZC-16-125 SGD-121 FW LLC 109 N. Chandler Dr. 2.83 ac. CD 8
  - a. Applicant/Agent: Justin Light

- b. Request: *From:* "G" Intensive Commercial and PD 99 "PD/SU" Planned Development/Specific Use for all uses in the "G" Commercial District and office warehouse (for package delivery service subject to the site plan submitted) and include warehousing for equipment, supplies and other inert materials and the outdoor storage of landscape trees, plant life, soil/rocks used in landscaping, and other inert landscape materials, to add an 8 ft. red cedar fence on the west and south side property lines; site plan approved  
*To:* Amend PD 99 to add property and add production of cast stone and outside storage; site plan waiver requested

3. ZC-16-127 SILVER BAY GROUP LLC 5801 N. Beach St. 1.57 ac. CD 4

- a. Applicant/Agent: ANA Consultants
- b. Request: *From:* "G" Intensive Commercial *To:* "PD/E" Planned Development for all uses in "E" Neighborhood Commercial excluding off premise alcohol sales/package store; site plan waiver requested

D. NEW CASES

4. ZC-16-121 WGK DEVELOPMENT 6000 Block Old Denton Rd. 6.48 ac. CD 2

- a. Applicant/Agent: Masterplan; Jack Fiedler
- b. Request: *From:* "G" Intensive Commercial *To:* "PD/G" Planned Development for all uses in "G" Intensive Commercial plus mini warehouse; site plan included

5. ZC-16-133 DAVID SALGADO 3921 E. Rosedale St. 0.19 ac. CD 8

- a. Applicant/Agent: David Salgado
- b. Request: *From:* "A-5" One-Family *To:* "E" Neighborhood Commercial

6. ZC-16-134 ALEJANDRO OROZCO 2305, 2307, 2309 and 2311 Ross Ave. 0.59 ac. CD 2

- a. Applicant/Agent: Alejandro Orozco
- b. Request: *From:* "B" Two-Family *To:* "PD/B" Planned Development for all uses in "B" Two-Family plus 9 residential units and parking lot; site plan included

7. ZC-16-135 LYNN JOHNSON AND NANCY SOMMERMAN 605 N. Riverside Dr. 0.14 ac. CD 9

- a. Applicant/Agent: Lynn Johnson
- b. Request: *From:* "E" Neighborhood Commercial *To:* "MU-1" Low Intensity Mixed Use

8. ZC-16-136 ANGELICA AND J CARRI VALDEZ AND GUILLERMO ORTEGON  
400 and 404 Wimberly 0.35ac. CD 9

- a. Applicant/Agent: Mary Nell Poole; Townsite Company
- b. Request: *From:* "B" Two-Family *To:* "UR" Urban Residential
- c. This case will be heard by the City Council on August 16, 2016.

9. ZC-16-137 PRIME RAIL INTERESTS 4210 N Main St., 800 Meacham Blvd. 18.19 ac. CD 2  
 a. Applicant/Agent: Halff Associates; B. David Littleton  
 b. Request: *From:* "K" Heavy Industrial *To:* "PD/K" Planned Development for all uses in "K" Heavy Industrial plus biodiesel processing and storage; site plan included
10. ZC-16-138 HOSFELT, GUNSTREAM, YOUNG 11098-11124 (evens) Alta Vista 11.93 ac. CD 7  
 a. Applicant/Agent: DW Commercial LLC; David Washington  
 a. Request: *From:* "A-10" One-Family *To:* "A-5" One-Family
11. ZC-16-139 BILL BOSTELMANN 4653-4661 White Settlement Rd. 0.78 ac. CD 7  
 a. Applicant/Agent: Gerry Curtis  
 b. Request: *From:* PD 972 PD Planned Development/Specific Use for caretaker's residence with "E" Neighborhood Commercial development standards and a maximum of three single-family residences; site plan approved *To:* "E" Neighborhood Commercial
12. ZC-16-140 LANG OLEANDER LLC, WASHINGTON ADAMS PROPERTY LLC, BLUE DRAGON 1130 LLC, TCIDA REAL ESTATE HOLDINGS LLC, ALLEN P SCHUSTER 1001, 1003 and 1005 W. Rosedale and 1100 blocks Adams, College and Washington Aves. 3.28 ac. CD 9  
 a. Applicant/Agent: Lang Oleander LLC; James Williamson  
 b. Request: *From:* " NS-T4" and "NS-T4N" Near Southside/General Commercial and Near Southside/General Commercial Neighborhood *To:* "PD/NST4" Planned Development for all uses in "NST"4 Near Southside/General Commercial with a maximum of six story multifamily and parking garage; site plan included
13. ZC-16-141 QUIK TRIP CORPORATION 5300 block and 5401 Lubbock; 2704 Southgate Dr. 2.89 ac. CD 6  
 a. Applicant/Agent: JD Dudley, Quik Trip  
 b. Request: *From:* "A-5" One-Family PD 1059 Planned Development for all uses in "E" Neighborhood Commercial convenience store with gas sales; site plan approved *To:* Add property to PD 1059 for driveway alignment and minor amendments; site plan included
14. ZC-16-142 COOK CHILDRENS HEALTH CARE SYSTEM 900 and 904 Southland Ave and 901 and 909 8<sup>th</sup> Ave. 0.97 ac. CD 9  
 a. Applicant/Agent: Dunaway Associates; Barry Hudson  
 b. Request: *From:* "NS-T5I" Near Southside/Urban Center *To:* "G" Intensive Commercial
15. ZC-16-143 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: PETITION OVERTON PARK NEIGHBORHOOD Generally bounded by Hulen St., Arborlawn, Bellaire Dr. S., Ledgewiew, Autumn, Trinity River and 342.94 ac. CD 3

- a. Applicant/Agent: City of Fort Worth Planning and Development
  - b. Request: *From:* "A-5" One-Family and "CR" Low Density Multifamily *To:* "A-10" One-Family and "A-21" One-Family
16. ZC-16-144 JENNIFER NEIL FARMER/CITY OF FORT WORTH PLANNING & DEVELOPMENT  
808, 816 Kentucky and 821 E. Terrell Ave., 1.02 ac. CD 9
- a. Applicant/Agent: Jennifer Neil Farmer
  - c. Request: *From:* PD 833 "PD/MU-1/HC" Planned Development for all uses in "MU-1" Low Intensity Mixed Use/Historic and Cultural Overlay excluding alcohol sales for on-premises consumption and funeral home; site plan waived, *To:* PD 833 "PD/MU-1/HSE" Planned Development for all uses in "MU-1" Low Intensity Mixed Use excluding alcohol sales for on-premises consumption and funeral home; site plan waiver requested/Highly Significant Endangered Overlay
17. ZC-16-145 AARON AND AMANDA VORWERK/CITY OF FORT WORTH PLANNING & DEVELOPMENT  
2112 Morning Glory Dr. 0.32 ac. CD 9
- a. Applicant/Agent: Aaron And Amanda Vorwerk
  - b. Request: *From:* "A-10" One-Family *To:* "A-10/HC" One-Family/Historic and Cultural Overlay
18. ZC-16-146 DENISE BENNETT AND KATHRYN OMARHAIL 2055 W. Lotus Ave. 0.85 ac. CD 9
- a. Applicant/Agent: Libby Willis
  - b. Request: *From:* "A-21" One-Family *To:* "A-21/HC" One-Family/Historic and Cultural Overlay
19. ZC-16-147 VIRGINIA BASON 1600 Oakhurst Scenic Dr. 0.52 ac. CD 9
- a. Applicant/Agent: Libby Willis
  - b. Request: *From:* "A-21" One-Family *To:* "A-21/HC" One-Family/Historic and Cultural Overlay
20. ZC-16-148 CALVIN RUCKER 6600 Calmont Ave. 1.48 ac. CD 3
- a. Applicant/Agent: Kyle Poulson
  - b. Request: *From:* "E/AO" Neighborhood Commercial/NASJRB Airport Overlay *To:* "J/AO" Medium Industrial/NASJRB Airport Overlay
21. ZC-16-149 ALEJANDRO GILES 2831 Ellis Ave. 0.32 ac. CD 2
- a. Applicant/Agent: Alejandro Giles
  - b. Request: *From:* "B" Two-Family *To:* "E" Neighborhood Commercial
22. SP-16-012 AKAL IV MANAGEMENT INC. 6401 NW Loop 820 3.07 ac. CD 7
- a. Applicant/Agent: ACG Ventures/Paul Singh for Hampton Inn
  - b. Request: *From:* PD 780 Planned Development for all uses in "F" General Commercial plus hotel *To:* Amend site plan to add hotel to PD 780
23. ZC-16-150 URBAN PIONEER LLC 6100 Meadowbrook Dr. 0.11 ac. CD 8

- a. Applicant/Agent: Kambiz Khadivi
- b. Request: *From:* "A-5" One-Family *To:* "ER" Neighborhood Commercial Residential
- c. This case will be heard by the City Council on August 16, 2016.

24. ZC-16-151 LENNAR HOMES OF TEXAS / SENDERA RANCH 14500-14508 and 14605-14661 Gilley Ln. 2.55 ac. CD 7

- a. Applicant/Agent: Lennar Homes
- b. Request: *From:* "A-5" One-Family and "A-7.5" One-Family *To:* "A-5" One-Family
- c. This case will be heard by the City Council on August 16, 2016.

**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](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.

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 Sunday, August 07, 2016 at 11:25 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Mary J. Kaiser* 5

City Secretary for the City of Fort Worth, Texas