

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 **Friday, January 08, 2016 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, January 13, 2016  
 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	_____
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 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 Historic 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, FEBRUARY 2, 2016 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- |   |       |
|---|-------|
| A. Call to Order                                | Chair |
| B. Approval of December 9, 2015 Meeting Minutes | _____ |

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

**C. Continued Cases:**

1. ZC-15-156 PHOENIX AT CAVILE LLC 1712 & 1720 Vincennes St. 0.65 ac. CD 5

- |   |                                   |
|---|-----------------------------------|
| a. Applicant/Agent: Craig Gant            |                                   |
| b. Request: <i>From:</i> "A-5" One-Family | <i>To:</i> "UR" Urban Residential |

2. 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

- |  |  |
|--|--|
| a. Applicant/Agent: Barry Hudson/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 |
| c. This case is scheduled to be heard by the City Council on January 26, 2016.                                   |  |

**D. New Cases**

3. ZC-15-148 FW MASON HEIGHTS LP 3801 W.G. Daniels, 2801 Moresby 25.66 ac. CD 8

- a. Applicant/Agent: Mike Clark, Winkelmann and Assoc.
  - b. Request: *From:* "PD916" Planned Development for "C" Medium Density Multifamily, with development standards; site plan required *To:* Amend PD916 to Planned Development for "C" Medium Density Multifamily and "D" High Density Multifamily and amend Development Standards; site plan required
4. ZC-15-167 AIL INVESTMENTS, LP 13800-13900 Blocks Blue Mound Rd/SH 156 53.58 ac.  
CD 7
- a. Applicant/Agent: Peloton Land Solutions
  - b. Request: *From:* Unzoned *To:* "K" Heavy Industrial
  - c. This case will be heard by the City Council on February 16, 2016.
5. ZC-15-168 ALANAH G.B. LLC 3201 North Frwy and 2542 NE 30<sup>th</sup> St. 8.69 ac. CD 2
- a. Applicant/Agent: Grant Engineering
  - b. Request: *From:* "E" Neighborhood Commercial and PD61 Planned Development/Specific Use for all uses in "F" General Commercial including a truck stop with fuel accessory uses; site plan waived *To:* "I" Light Industrial
6. ZC-15-169 THE DESTINY CHURCH 10100 Blue Mound Rd. 9.47 ac. CD 7
- a. Applicant/Agent: Mark Allen, DR Horton Inc.
  - b. Request: *From:* "AG" Agricultural *To:* "A-5" One-Family
7. ZC-15-170 JEFFREY TREADWELL 1812-1814 Montgomery St. 0.13 ac. CD 7
- a. Applicant/Agent: Jacob Watson, Taco Heads
  - b. Request: *From:* "E" Neighborhood Commercial *To:* PD/E Planned Development for all uses in "E" Neighborhood Commercial plus bar in a separate building only as accessory to a restaurant; site plan included
  - c. This case is scheduled to be heard by the City Council on January 26, 2016.
8. ZC-15-171 SOUTH LOOP 820 LP/ SANDRA MCGLOTHLIN 5300 South Loop 820 & 5236 David Strickland 3.14 ac. CD 5
- a. Applicant/Agent: Ed Looney for Texas Enterprises Inc.
  - b. Request: *From:* "I" Light Industrial and PD 131 "PD/SU" Planned Development/Specific Use to allow for the manufacturing of externally threaded fasteners (no motor over 25 horsepower) and uses permitted in "I", waiver of site plan approved *To:* PD/I Planned Development for all uses in "I" Light Industrial plus outdoor petroleum storage, site plan included
9. ZC-15-172 FORT GROWTH PARTNERS LP 4900 White Settlement Rd., 123-125 Merritt St. 1.82 ac. CD 7
- a. Applicant/Agent: Townsite Co/Phillip Poole
  - b. Request: *From:* "B" Two-Family, "E" Neighborhood Commercial, "I" Light Industrial *To:* "MU-1" Low Intensity Mixed Use

10. ZC-16-001 VICKERY BOULEVARD PROPERTIES 5220 W. Vickery Blvd. 1.77 ac. CD 3

- a. Applicant/Agent: JCO Properties LP/ Jerry D. Courter
- b. Request: *From:* PD374 "PD/SU" Planned Development/Specific Use with all uses in "I" Light Industrial with the following exceptions: bars, taverns, cocktail lounges, clubs, private or teen; sexually oriented businesses; stables, commercial riding, boarding or rodeo arena; theater, drive-ins; firewood sales, liquor or package stores; veterinary clinic with outdoor kennels, gasoline sales including truck stop with related accessory sales, vehicle junkyards, chicken battery or brooder, coal, coke or wood yard; recycling collection facility, electroplating, outside sales, manufacturing and storage must be enclosed by a 6' screening fence for any products or materials stored more than 30 days; any use which emits an obnoxious odor, noise or sound which can be heard or smelled outside of any building on the property (normal and customary odors, sounds and noise from restaurants, including outdoor music which cannot be heard beyond the property, and paging systems shall not be deemed to be obnoxious odor and/or noise); any mobile home park, public housing or apartment, trailer court, labor camp, or stockyard (except that this provision shall not be prohibit the temporary use of construction trailers during periods of construction, reconstruction or maintenance); any mortuary or funeral home, any theater, skating rink, pool hall, dance hall, bowling alley or similar commercial recreational activity; any abortion clinic or similar facility, probation or parole office, blood bank; utility transmission or distribution line; water supply, treatment or storage facility; amusement, indoor/outdoor, club, commercial or business, massage therapy; swimming pool, commercial, hotel, motel, inn, rv park; gunsmithing repairs or sales, tattoo parlor; mobile home or manufactured housing sales; furniture sales with outside storage or display (new or used), monument or marble works finishing and carving only; pawns hop, taxidermist shop, batch plant, concrete or asphalt (temporary); itinerant vendor, edible items and non-edible items; wastewater (sewage) treatment facility, animal shelter, correctional facility; site plan waived *To:* Amend PD374 for all uses in "I" Light Industrial plus mini-warehouses; site plan included

11. ZC-16-002 K/NECI LTD 4508 Valentine St. 0.13 ac. CD 9

- a. Applicant/Agent: Innovative Developers Inc.
- b. Request: *From:* "B" Two-Family *To:* PD695 "PD/SU" Planned Development/Specific Use, for all uses in "FR" General Commercial Restricted, with a zero foot setback for buildings and parking along Hulen & Valentine Streets, excluding the following uses: Probation or Parole Office; Blood bank; Nursing home with full medical services; Baseball facility; Bowling alley; Hotel, motel or inn; Leather good shops; Locksmith; Mini warehouses; Newspaper distribution center; Saddle or harness repair or sales; Auto parts supply, retail; Auto repair, paint and body shop; Car Wash, full or self service; Service station; Vehicles sales or rental; to add additional property for parking lot; site plan waiver requested

12. ZC-16-003 ANDREW BLAKE 3300 W. 4<sup>th</sup> St. 0.14 ac. CD 7

- a. Applicant/Agent: Lynnette Payne/Mereken Land and Production Co.
- b. Request: *From:* PD733 "PD/SU" Planned Development/Specific Use for Residence with Office for both units; Site plan approved *To:* Amend PD733 to add parking lot; site plan included

13. ZC-16-005 BRAY COLLIN-SHIELDS 3240 Waits 0.16 ac. CD 9

- a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical
- b. Request: *From:* "A-5/TCU" One-Family/TCU Overlay *To:* "A-5/TCU/HC" One-Family/TCU Overlay/Historic and Cultural

14. ZC-16-006 MAGNOLIA MAY LLC 1300 May St./411 W. Magnolia 0.80 ac. CD 9
- Applicant/Agent: City of Fort Worth/Planning and Development-Historical
  - Request: *From:* "NS-T4" Near Southside Neighborhood Zone & "NS-T5" Near Southside Transect 5 Urban Center Zone *To:* "NS-T5/HSE" Near Southside Transect 5 Urban Center Zone/Highly Significant Endangered
15. ZC-16-007 STOCKYARDS LODGE TRUST 2408 N. Main St. 0.25 ac. CD 2
- Applicant/Agent: City of Fort Worth/Planning and Development-Historical
  - Request: *From:* PD1017 "PD/MU-2/DD" Planned Development for all uses in MU-2 High Intensity Mixed-use including certain uses, site plan required/Demolition Delay *To:* PD1017 "PD/MU-2/HSE" Planned Development for all uses in MU-2 High Intensity Mixed-use including certain uses, site plan required/Highly Significant Endangered
16. ZC-16-008 STOCKYARDS PROPERTIES INC 115 W. Exchange Ave. 0.28 ac. CD 2
- Applicant/Agent: City of Fort Worth/Planning and Development-Historical
  - Request: *From:* "MU-2/DD" High Intensity Mixed-Use/Demolition Delay *To:* "MU-2/HSE" High Intensity Mixed-Use/Highly Significant Endangered
17. ZC-16-009 MURRIN BROTHERS 1885 LTD. 101 W. Exchange Ave. 0.11 ac. CD 2
- Applicant/Agent: City of Fort Worth/Planning and Development-Historical
  - Request: *From:* "MU-2/DD" High Intensity Mixed-Use/Demolition Delay *To:* "MU-2/HSE" High Intensity Mixed-Use/ Highly Significant Endangered
18. ZC-16-010 SUP 916 BRYAN LLC 916 Bryan Ave. 0.33 ac. CD 9
- Applicant/Agent: City of Fort Worth/Planning and Development-Historical
  - Request: *From:* "NS-T5I" Near Southside Transect 5 Industrial/Institutional *To:* "NS-T5I/HSE" Near Southside Transect 5 Industrial/Institutional/Highly Significant Endangered
19. ZC-16-011 MATT SPEIGHT 2800, 2808 and 2812 Hemphill St. 0.72 ac. CD 9
- Applicant/Agent: City of Fort Worth/Planning and Development-Historical
  - Request: *From:* "MU-1" Low Intensity Mixed-Use *To:* "MU-1/HC" Low Intensity Mixed-Use/ Historic and Cultural
20. ZC-16-014 BAKER FUNERAL HOME INC 301 E. Rosedale St. 1.29 ac. CD 8
- Applicant/Agent: City of Fort Worth/Planning and Development-Historical
  - Request: *From:* "NS-T5" Near Southside Transect 5 Urban Center Zone *To:* "NS-T5/HC" Near Southside Transect 5 Urban Center Zone/Historic and Cultural
21. ZC-16-015 112 S. MAIN LLC 1001 Bryan Ave. 0.11 ac. CD 9
- Applicant/Agent: City of Fort Worth/Planning and Development-Historical
  - Request: *From:* "NS-T5" Near Southside Transect 5 Urban Center Zone *To:* "NS-T5/HSE" Near Southside Transect 5 Urban Center Zone/Highly Significant Endangered

22. ZC-16-016 QUENTIN AND LAURIE MCGOWN 9608 Heron Dr. 0.85 ac. CD 7

- a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical
- b. Request: *From:* "A-21" One-Family *To:* "A-21/HC" One-Family/Historic and Cultural

23. ZC-15-166 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT:  
CREATE STOCKYARDS DESIGN OVERLAY DISTRICT 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 4 Overlay Districts, of Chapter 4, "District Regulations" to:
  - Add a new section, Section 4.407 "Stockyards Design ("SYD") Overlay District";
  - Providing for design standards and guidelines for new construction and certain renovations in the Stockyards Design Overlay District;
  - Requiring a Certificate Of Appropriateness for new construction and certain renovations in the Stockyards Design Overlay District;
  - Providing for administrative approval of Certificate Of Appropriateness under certain circumstances; and
  - Providing an appeal process

**To review the proposed ordinance:**

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

24. ZC-16-021 CITY OF FORT WORTH PLANNING AND DEVELOPMENT MAP AMENDMENT: ADD  
STOCKYARDS DESIGN OVERLAY DISTRICT Generally bounded by NE 28th  
St, Clinton Ave, 23rd St., and UPRR on east CD 2

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From:* "UR" Urban Residential, "E" Neighborhood Commercial, "F" General Commercial, "MU-1" Low Intensity Mixed-Use, "MU-2" High Intensity Mixed-Use, "J" Medium Industrial, "K" Heavy Industrial, PD993, and PD1017 Planned Developments *To:* Add Stockyards Design Overlay District (SYD)

25. ZC-16-017 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT:  
AMEND NEAR SOUTHSIDE NS DISTRICT 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), to:
  - Amend the regulations for parking lot locations, sign standards, and architectural design standards;
  - Clarify the application of building entry, parking garage and roadside design standards;
  - Provide additional regulations for skybridges;
  - Correct references for Supplemental Use Standards; and
  - Amending Section 4.1302 "Form Based Code District Use Table", to revise the Supplemental Standards for certain uses in the NS zoning districts

**To review the proposed ordinance:**

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

26. ZC-16-018 MAYFIELD-KISER LLC 150 Old Highway 1187/12301 South Freeway 8.05 ac. CD 6

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

**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.