

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, February 03, 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, February 10, 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**

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|--|-------|
| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases                             | Staff |
| C. Presentation: 2016 Comprehensive Plan             | Staff |
| D. Presentation: Urban Residential 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, MARCH 1, 2016 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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|---|-------|
| A. Call to Order                                | Chair |
| B. Approval of January 13, 2016 Meeting Minutes | _____ |

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

**C. Continued Cases:**

1. 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 to remove fencing and easement requirement and allow up to 30 units/ac.; site plan required

2. ZC-15-170 JEFFREY TREADWELL 1812-1814 Montgomery St., 3604 Lafayette St. and 3605 Harley 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

3. 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

D. New Cases

4. ZC-16-012    TARUN OBEROI      614 NW 22<sup>nd</sup> St.      0.18 ac.      CD 2

- a. Applicant/Agent: Tarun Oberoi
- b. Request: *From:* "A-5" One-Family      *To:* "PD/A-5" Planned Development for all uses in A-5 One-Family plus three residential units; site plan waiver requested

5. ZC-16-020    WALSH RANCH LIMITED PARTNERSHIP      Generally bounded by Patterson Branch Creek, Walsh Ranch Pkwy & Old Weatherford Hwy      108.93 ac.      CD 3

- a. Applicant/Agent: Malcolm Louden
- b. Request: *From:* PD522 Planned Development for "PD/LDR" Low Density Residential, for all single-family uses in "A-43 One-Family through "R2" Townhouse/Cluster districts listed in the Walsh Planned Development Residential Use Table. A maximum of 14,785 dwelling units in permitted. Development standards shall be in accordance with each applicable single-family district as recorded in Ordinance #13896; site plan waived, and PD569 Planned Development for "PD/CC" Community Center for uses listed in the Walsh Planned Development District Use Table. Development standards shall be in accordance with "F" General Commercial district standards; site plan waived.  
*To:* PD 569 Walsh Ranch "PD/CC" Planned Development for Community Center, to add the following uses: retail sales accessory to community recreation center, country club, amphitheater, amusement outdoor, swimming pool HOA, hotel, motel, cottage or inn, business college or commercial school, greenhouse or plant nursery, recording studio, community garden, urban farming, electronic signs, amusement outdoor (temporary), temporary residences for attendees of educational, technical or artistic gatherings and amend the development standards to allow a maximum height of 65 feet for hotels, motels, cottages or inns and to allow electronic signs per Sect. 6.411; site plan waiver requested. Walsh Planned Development Nonresidential Use Table attached as Exhibit A.

6. ZC-16-023    WALSH RANCHES LIMITED PARTNERSHIP      Generally bounded by Patterson Branch Creek, Walsh Ranch Pkwy & future Quail Meadow Blvd.      18.0 ac.      CD 3

- a. Applicant/Agent: Malcolm Louden
- b. Request: *From:* PD569 Planned Development for "PD/CC" Community Center for uses listed in the Walsh Planned Development District Use Table. Development standards shall be in accordance with "F" General Commercial district; site plan waived.  
*To:* PD522 Planned Development for "PD/LDR" Low Density Residential, for all single-family uses in "A-43" One-Family through "R2" Townhouse/Cluster districts listed in the Walsh Planned Development Residential Use Table. A maximum of 14,785 dwelling units in permitted. Development standards shall be in accordance with each applicable single-family district as recorded in Ordinance #13896; site plan waived.

7. ZC-16-022 AHMED GAAFAR ALKATHERI 4400-4412 (evens) E. Berry St. 1.09 ac. CD 5
- a. Applicant/Agent: Robby Mossop
  - b. Request: *From:* "E" Neighborhood Commercial *To:* "FR" General Commercial Restricted
8. ZC-16-024 ATALLAH ZITON 2923 N. Houston St. 0.14 ac. CD 2
- a. Applicant/Agent: Atallah Ziton
  - b. Request: *From:* "A-5" One-Family *To:* "E" Neighborhood Commercial
9. ZC-16-025 WEBER RIDGE LP 9190 Tehama Ridge Pkwy 4.30 ac. CD 4
- a. Applicant/Agent: Claymoore Engineering/Matt Moore
  - b. Request: *From:* "G" Intensive Commercial / I-35 Overlay *To:* "PD/G/I-35 Overlay" Planned Development for all uses in G Intensive Commercial/ I-35 Overlay plus hotel; site plan included
10. ZC-16-026 PATRIOT BANK/GREEN BANK N.A. 6000 Block Cromwell Marine Creek Rd. 26.71 ac. CD 7
- a. Applicant/Agent: H.W. Properties/Mark Howe
  - b. Request: *From:* "E" Neighborhood Commercial *To:* "A-5" One-Family
11. ZC-16-027 RANDOL MILL PARTNERS II LTD. 650 John T. White Rd. North 20.77 ac. CD 5
- a. Applicant/Agent: Mark Allen, DR Horton
  - b. Request: *From:* "C" Medium Density Multi Family and "ER" Neighborhood Commercial Restricted *To:* "A-5" One-Family
12. ZC-16-028 ROBERT M. RAMOS 2221 N. Houston St. 0.16 ac. CD 2
- a. Applicant/Agent: Robert Ramos
  - b. Request: *From:* "B" Two-Family *To:* "PD/B" Planned Development for all uses in "B" Two-Family plus fourplex; site plan waiver requested
13. ZC-16-029 LINWOOD AREA: ALBERTO MOTA, ARTHUR ZAVALA, YRL PROPERTIES LTD., PSQ BARBIE LP, MARIA REYNA, JORGE GUERRERO, JESUS NAVARRETTE, AND JASON BAXTER 2805, 2812, 2817, 2818, 2821 and 2827 Wingate and 300 and 354 Foch St. 1.43 ac. CD 9
- a. Applicant/Agent: Mary Nell Poole, Townsite Co.
  - b. Request: *From:* "A-5" One-Family *To:* "UR" Urban Residential
14. ZC-16-030 UNITED AMERICAN FINANCIAL INC. 809 Burleson Retta Rd. 6.15 ac. CD 6
- a. Applicant/Agent: Gerry Curtis
  - b. Request: *From:* "AG" Agricultural/"AO" Spinks Airport Overlay *To:* "A-43" One-Family, "E" Neighborhood Commercial and "I" Light Industrial/"AO" Spinks Airport Overlay

15. ZC-16-031 FORT WORTH HERITAGE DEVELOPMENT LLC 124 E. Exchange St. 3.12 ac.  
CD 2

- a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical
- b. 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-16-032 FORT WORTH ISD/MC LEAN MIDDLE SCHOOL 3816 Stadium Dr. 13.30 ac. CD 3

- a. Applicant/Agent: Mike Naughton, FWISD
- b. Request: *From:* "A-5" One-Family *To:* "CF" Community Facilities

17. ZC-16-033 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT:  
URBAN DESIGN COMMISSION MEMBER QUALIFICATIONS CD ALL

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: Text Amendment; amending Chapter 2, "Review Bodies" to amend Section 2.102 "Urban Design Commission" to add experience in the field of history, architectural history, or other discipline related to historic preservation to the qualifications of members

## 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.