

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, March 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, March 9, 2016
1000 Throckmorton St.
Council Chamber
2nd 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 – 2nd Floor

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|--|-------|
| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases | Staff |
| C. Discussion: Relationship between the Future Land Use Map and Zoning | Staff |
| D. Presentation: Urban Residential District | Staff |
| E. Presentation: Expand Downtown Urban Design 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, APRIL 5, 2016 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- | | |
|--|-------|
| A. Call to Order | Chair |
| B. Approval of February 10, 2016 Meeting Minutes | _____ |

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

C. Continued Cases:

1. 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

2. 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

D. New Cases

3. ZC-16-004 WESTOVER BOAZ GROUP 8069 Old Decatur Rd 1.70 ac. CD 7
- a. Applicant/Agent: Michael Thomas/MJ Thomas Engineering
 - b. Request: *From:* Unzoned *To:* "E" Neighborhood Commercial
 - c. To be heard by City Council April 12, 2016
4. ZC-16-013 RICHARD SKIPPER 2900-2916 (evens) Stuart Dr. 0.44 ac. CD 9
- a. Applicant/Agent: Dennis Hopkins/Texas Land Use
 - b. Request: *From:* "E" Neighborhood Commercial and PD715 "PD/SU" Planned Development/Specific Use for parking area; site plan required (SP-06-018) *To:* Expand and amend PD715 for industrial outdoor storage; site plan included
5. ZC-16-034 HUTSON RE, INC 2717 Wingate St. Foch 0.20 ac. CD 9
- a. Applicant/Agent: Mary Nell Poole, Townsite Co.
 - b. Request: *From:* "A-5" One-Family *To:* "UR" Urban Residential
 - c. To be heard by City Council March 22, 2016
6. ZC-16-035 CHROME CONSTRUCTION 2628 Boyd Ave. 0.22 ac. CD 9
- a. Applicant/Agent: Alex Viegel
 - b. Request: *From:* "A-7.5" One-Family/TCU Overlay *To:* "B" Two-Family/TCU Overlay
 - c. To be heard by City Council on March 22, 2016
7. ZC-16-036 WILLIAM PAEZ 13354 Trinity Boulevard 0.56 ac. CD 5
- a. Applicant/Agent: Greg Guerin
 - b. Request: *From:* "E" Neighborhood Commercial *To:* "F" General Commercial
8. ZC-16-038 NORTH SIDE STOCKYARD PROPERTY, LLC 107 NW 28th St. 1.84 ac. CD 2
- a. Applicant/Agent: C.R. Bonilla/Bonilla Group
 - b. Request: *From:* PD993 Planned Development for all uses in "E" Neighborhood Commercial, no car wash or lube center with ingress or egress along Ellis Avenue; site plan approved and "MU-2" High Intensity mixed-Use *To:* Expand and Amend PD 993 to add semi-automatic car wash; site plan included
9. ZC-16-039 REVELSTOKE INVESTMENT CORP., Inc. 9300-9900 blocks US Highway 287/81 132.98 ac. CD 7
- a. Applicant/Agent: Ben Luedtke/Hanover Property Co.
 - b. Request: *From:* "AG" Agricultural *To:* "A-5" One-Family, "D" High Density Multifamily, "F" General Commercial and "PD/F" Planned Development for all uses in "F" General Commercial plus mini-warehouse; site plan included

10. ZC-16-040 FOSSIL RIDGE LTD. ETAL 2800 Sedona Ranch Dr. 4.87 ac. CD 2
- a. Applicant/Agent: Hensly Lamken and Rachel Inc.
 - b. Request: *From:* "C" Medium Density Multifamily *To:* "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus assisted living and memory care; site plan included
11. ZC-16-041 CITY OF FORT WORTH PLANNING AND DEVELOPMENT/PETITION 3600 block (odds) of Galvez Ave. 2.35 ac. CD 8
- a. Applicant/Agent: City of Fort Worth
 - b. Request: *From:* "J" Medium Industrial *To:* "A-5" One-Family
12. ZC-16-042 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 8901 N. Beach 14.74 ac. CD 4
- a. Applicant/Agent: City of Fort Worth
 - b. Request: *From:* "C" Medium Density Multifamily *To:* "A-5" One-Family
13. ZC-16-043 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 1300 Block of Kings Hwy., 1330 Harper St., 4005 Wheeler St. 3.81 ac. CD 4
- a. Applicant/Agent: City of Fort Worth
 - b. Request: *From:* "CR" Low Density Multifamily and "D" High Density Multifamily *To:* "A-5" One-Family
14. ZC-16-044 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 5817 and 5901 Boca Raton Blvd. 14.45 ac. CD 4
- a. Applicant/Agent: City of Fort Worth
 - b. Request: *From:* "D" High Density Multifamily *To:* "A-5" One-Family
15. ZC-16-045 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: FRESH MARKET MOBILE VENDORS CD ALL
- a. Applicant/Agent: City of Fort Worth Planning and Development
 - 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," Section 5.406 "Mobile Vendors" to
 - Provide Standards and Regulations for Fresh Market Mobile Vendors;
 - Amend Section 4.602 "Residential District Use Table", Section 4.802 "Nonresidential District Use Table" and Section 4.1202 "Form-Based District Use Table" to provide for the zoning districts where Fresh Market Mobile Vendors are allowed; and
 - Amend Chapter 9 "Definitions" to add a definition for Fresh Market Mobile Vendors

To review the proposed amendment:

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

16. ZC-16-046 CITY OF FORT WORTH PLANNING AND DEVELOPMENT MAP AMENDMENT: ADD STOCKYARDS HISTORIC OVERLAY DISTRICT – CITY COUNCIL

RECOMMENDATION Generally bounded by Stockyards Ave, Miles City, Mule Alley, and
Ellis St. 60.39 ac. CD 2

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From*: "MU-1" Low Intensity Mixed-Use, "MU-2" High Intensity Mixed-Use, "MU-2/DD" High Intensity Mixed-Use/Demolition Delay, "MU-2/HC" High Intensity Mixed-Use/Historic & Cultural, "PD993" and "PD1017" Planned Developments *To*: Add Historic and Cultural (HC) Overlay

17. ZC-16-047 CITY OF FORT WORTH PLANNING AND DEVELOPMENT MAP AMENDMENT: ADD HISTORIC OVERLAY DISTRICT – HISTORIC AND CULTURAL LANDMARKS COMMISSION RECOMMENDATION Generally bounded by Stockyard Ave., 23rd St., UPRR and Ellis St. 139.36 ac. CD 2

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From*: "MU-1" Low Intensity Mixed-Use, "MU-2" High Intensity Mixed-Use, "MU-2/DD" High Intensity Mixed-Use/Demolition Delay, "MU-2/HC" High Intensity Mixed-Use/Historic & Cultural, "PD993" and "PD1017" Planned Developments *To*: Add Historic and Cultural Overlay

18. ZC-16-048 FORT WORTH TCU LODGING LLC 3450-3479 (odds) Lovell Ave., 3450-3478 (evens) W. Vickery Blvd. 1.81 ac. CD 9

- a. Applicant/Agent: Piyush Patel
- b. Request: *From*: "J" Medium Industrial *To*: "PD/J" Planned Development for all uses in "J" Medium Industrial plus hotel; site plan included

19. ZC-16-049 VIRGINIA BASON 1409 Bluebonnet Dr. 0.20 ac. CD 9

- a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical
- b. Request: *From*: "A-10" One-Family *To*: "A-10/HC" One-Family/Historic & Cultural

20. ZC-16-050 VIRGINIA BASON 2508 Primrose Ave. 0.24 ac. CD 9

- a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical
- b. Request: *From*: "A-10" One-Family *To*: "A-10/HC" One-Family/Historic & Cultural

21. ZC-16-051 ELIZABETH AND DOYLE WILLIS 2300 Primrose Ave. 0.23 ac. CD 9

- a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical
- b. Request: *From*: "A-10" One-Family *To*: "A-10/HC" One-Family/Historic & Cultural

22. ZC-16-052 W. A. POWERS, JACK POWERS, BRYAN & VICKERY LOFTS LLC ETAL 119 & 125 S. Main St., 100 blk (evens) Bryan Ave. 0.97ac. CD 9

- a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical
- b. Request: *From*: "NS-T5" Near Southside Transect 5 District *To*: "NS-T5/HC" Near Southside Transect 5 District/Historic & Cultural

23. ZC-16-053 FORT WORTH HERITAGE DEVELOPMENT 497 East Exchange Ave.(cattle run feature only) 0.36 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/HC" Planned Development for all uses in MU-2 High Intensity Mixed-Use including certain uses, site plan required/Historic and Cultural
24. ZC-16-054 FORT WORTH HERITAGE DEVELOPMENT 495 East Exchange Ave. (scale house E) 0.04 ac. CD 2
- Applicant/Agent: City of Fort Worth/Planning and Development-Historical
 - Request: *From:* PD1017 "PD/MU-2" Planned Development for all uses in MU-2 High Intensity Mixed-Use including certain uses, site plan required/ *To:* PD1017 "PD/MU-2/HC" Planned Development for all uses in MU-2 High Intensity Mixed-Use including certain uses, site plan required/Historic and Cultural
25. ZC-16-055 J. B. HICKS 2401 Ellis Ave. 0.40 ac. CD 2
- Applicant/Agent: City of Fort Worth/Planning and Development-Historical
 - Request: *From:* "MU-2" High Intensity Mixed-Use *To:* "MU-2" High Intensity Mixed-Use/Historic and Cultural
26. ZC-16-56 MIGUEL MARTINEZ 2245 North Main St. (column in right-of-way only) 0.01ac. CD 2
- 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
27. ZC-16-57 FIRST CASH LTD 2300 North Main St. (column adjacent to right-of-way only) 0.01 ac. CD 2
- Applicant/Agent: City of Fort Worth/Planning and Development-Historical
 - Request: *From:* PD1017 "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use including certain uses, site plan required *To:* PD1017 "PD/MU-2/HC" Planned Development for all uses in MU-2 High Intensity Mixed-Use including certain uses, site plan required/Historic and Cultural
28. ZC-16-058 LANCARTE CHILDREN IRREV. TRUST 2208 North Main St. 0.32 ac. CD 2
- Applicant/Agent: City of Fort Worth/Planning and Development-Historical
 - Request: *From:* "J" Medium Industrial *To:* "J/HC" Medium Industrial//Historic and Cultural
29. ZC-16-059 LANCARTE CHILDREN IRREV. TRUST 0.32 ac. CD 2
- Applicant/Agent: City of Fort Worth/Planning and Development-Historical
 - Request: *From:* "J" Medium Industrial *To:* "J/HC" Medium Industrial/Historic and Cultural
30. ZC-16-060 MIGUEL MARTINEZ 2245 North Main St. 0.34 ac. CD 2

- a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical
 - b. Request: *From:* "MU-1" Low Intensity Mixed-Use *To:* "MU-1/HC" Low Intensity Mixed-Use/Historic and Cultural
31. ZC-16-061 PROSPERITY BANK 2600 block North Main St. (columns located on the east AND west side of right-of-way) 0.02 ac. CD 2
- a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical
 - b. Request: *From:* PD1017 "PD/MU-2" Planned Development for all uses in MU-2 High Intensity Mixed-Use including certain uses, site plan required *To:* PD1017 "PD/MU-2/HC" Planned Development for all uses in MU-2 High Intensity Mixed-Use including certain uses, site plan required/Historic and Cultural
32. ZC-16-062 TEXAS LONGHORN BREEDERS OF AMERICA FOUNDATION 2600 block North Main St. (piers and retaining wall adjacent to the right-of-way on east side of street) 0.05 ac. CD 2
- a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical
 - b. Request: *From:* PD1017 "PD/MU-2" Planned Development for all uses in MU-2 High Intensity Mixed-Use including certain uses, site plan required *To:* PD1017 "PD/MU-2/HC" Planned Development for all uses in MU-2 High Intensity Mixed-Use including certain uses, site plan required/Historic and Cultural
33. ZC-16-063 LUSKEY BROTHERS INV. 2601 North Main St. 1.00 ac. CD 2
- a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical
 - b. Request: *From:* "MU-2/DD" High Intensity Mixed-Use/Demolition Delay *To:* "MU-2/HC" High Intensity Mixed-Use/Historic and Cultural
34. ZC-16-064 SRI REAL ESTATE PROPERTIES LLC 2660 North Main St. (concrete piers adjacent to right-of-way only by Sonic) 0.80 ac. CD 2
- a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical
 - b. Request: *From:* PD1017 "PD/MU-2" Planned Development for all uses in MU-2 High Intensity Mixed-Use including certain uses, site plan required *To:* PD1017 "PD/MU-2/HC" Planned Development for all uses in MU-2 High Intensity Mixed-Use including certain uses, site plan required/Historic and Cultural
35. ZC-16-065 STEPHEN MURRIN JR. GRANDCHILDREN 500 Northeast 23rd St. 3.70 ac. CD 2
- a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical
 - b. Request: *From:* "K" Heavy Industrial/TUP West Fork Trinity North Marine Creek *To:* "K/TUP/HC" "K" Heavy Industrial/TUP West Fork Trinity North Marine Creek/Historic and Cultural
36. ZC-16-066 GRANDVIEW SWIFT LP 601 Northeast 23rd St. & I-30 East Exchange Ave. (swift wall and staircase) 0.33 ac. CD 2
- a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical
 - b. Request: *From:* PD1017 "PD/MU-2" Planned Development for all uses in MU-2 High Intensity Mixed-Use including certain uses, site plan required *To:* PD1017 "PD/MU-2/HC" Planned Development for all uses in MU-2 High Intensity Mixed-Use including certain uses, site plan required/Historic and Cultural

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.

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 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.