

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, December 08, 2016 at 4:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kaiser
 City Secretary for the City of Fort Worth, Texas



**ZONING COMMISSION
 AGENDA**

Wednesday, December 14, 2016

Work Session 11:30 AM

City Council Conference Room 290 (formerly Pre-Council Chamber)

Public Hearing 1:00 PM

Council Chamber

2nd Floor – City Hall

1000 Throckmorton St.

Fort Worth, Texas 76102

COMMISSION MEMBERS:

Carlos Flores, CD 2, Chair	_____	Sandra Runnels, CD 6	_____
Melissa McDougall, Vice Chair CD 5	_____	John Aughinbaugh, CD 7	_____
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 City Council Conference Room 290

- A. Briefing: Previous Zoning Actions by City Council Staff
- B. Review: Today's Cases Staff
- C. Presentation/Discussion: Planned Development PD Zoning Districts, Cont. 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, JANUARY 24, 2017 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order Chair
- B. Approval of November 9, 2016 Meeting Minutes _____

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

C. CONTINUED CASES

1. ZC-16-199 CITY OF FORT WORTH PLANNING AND DEVELOPMENT AX-16-013 JACKSBORO HWY/LAKESIDE AREA North and South sides of SH 199 near Surfside, Midland, and Roadrunner Rds. 91.95 ac.
 CD 7

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: *From:* "AG" Agricultural *To:* "A-5" One-Family, "A-21" One-Family, "E" Neighborhood Commercial, "FR" General Commercial Restricted and "PD/FR" Planned Development for all uses in "FR" General Commercial Restricted plus equipment rental with accessory retail concrete batch plant and stone works with outside storage; site plan waiver requested

2. ZC-16-203 VERTEX ASSET PARTNERS, LP 3097 Yuma/ 2942 S. Riverside 8.87 ac. CD 8
- a. Applicant/Agent: Jay O. Oji
 - b. Request: *From:* "UR" Urban Residential *To:* "PD/UR" Planned Development for all uses in "UR" Urban Residential for 272 multifamily units with 4 stories and height limited to 50 ft. and waivers to two design standards: 1) the depth of the façade variations and 2) maximum entry distance of 125 ft.; site plan included
- D. NEW CASES
3. ZC-16-208 AERVAL INVESTMENTS 6617 Dan Danciger 0.71 ac. CD 6
- a. Applicant/Agent: R.D. Howard LLC
 - b. Request: *From:* "C" Medium Density Multifamily *To:* "CF" Community Facilities
4. ZC-16-209 MATT AND MELISSA DAILEY 702 Boland St. 0.13 ac. CD 7
- a. Applicant/Agent: Melissa Dailey
 - b. Request: *From:* "C" Medium Density Multifamily *To:* "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted with waivers to setbacks, maximum lot coverage and parking; site plan waiver requested
5. ZC-16-210 MARCUS GIELOW 5525 Lubbock Avenue 0.27 ac. CD 6
- a. Applicant/Agent: Eddie Bermea
 - b. Request: *From:* "A-5" One-Family *To:* "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted for insurance office building; site plan included
6. SP-16-018 287 WILLOW SPRINGS SELF STORAGE LP 12460 Willow Springs Rd 8.29 ac. CD 7
- a. Applicant/Agent: Chris Ludwig
 - b. Request: *To:* Amend Site Plan for PD 1009 "PD/I" Planned Development for all uses in "I" Light Industrial plus mini-warehouses to reconfigure buildings and driveways
7. ZC-16-211 FREDERICK CHARLES OLSEN, IV 417-433 (odds) Haltom Rd 4.99 ac. CD 4
- a. Applicant/Agent: John Cowan and Associates
 - b. Request: *From:* "B" Two-Family and "I" Light Industrial *To:* "K" Heavy Industrial
8. ZC-16-212 MARIE BELL 5319 Ramey Ave. 0.24 ac. CD 5
- a. Applicant/Agent: Marie Bell
 - b. Request: *From:* "A-5" One-Family *To:* "E" Neighborhood Commercial
9. ZC-16-213 JAIME VALTIERRA 1300-1302 Homan Ave. 0.39 ac. CD 2
- a. Applicant/Agent: Jaime Valtierra
 - 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 each on two separate lots; site plan waiver requested

10. ZC-16-214 FORT GROWTH PARTNERS LP 236, 240, and 304 Sunset, 249, 301, 303, 315 Nursery Ln. 2.18 ac. CD 7
- Applicant/Agent: Mary Nell Poole/Townsite Company
 - Request: *From:* "B" Two-Family *To:* "UR" Urban Residential
11. ZC-16-215 FORT GROWTH PARTNERS, LP 113, 119, 205, and 213 Nursery Ln. 1.42 ac. CD 7
- Applicant/Agent: Mary Nell Poole/Townsite Company
 - Request: *From:* "B" Two-Family, PD 1068 "PD/AR" Planned Development for all uses in "AR" One-Family Restricted with waiver to the block pattern; site plan approved *To:* "MU-1" Low Intensity Mixed-Use
12. ZC-16-216 FORT GROWTH PARTNERS, LP 106, 108, 112 Merritt St. and 113, 117, 121, 125 Priddy Ln. 1.33 ac. CD 7
- Applicant/Agent: Mary Nell Poole/Townsite Company
 - Request: *From:* "B" Two-Family and "E" Neighborhood Commercial *To:* "UR" Urban Residential
13. ZC-16-217 DD MOTORSPORTS LLC 2825 and 2837 Whitmore St. 0.66 ac. CD 9
- Applicant/Agent: Mary Nell Poole/Townsite Company
 - Request: *From:* "I" Light Industrial *To:* "UR" Urban Residential
14. ZC-16-218 CARBON EQUITY LP 2700-2800 blocks Westport Parkway (Keller Haslet Rd) 6.52 ac. CD 7
- Applicant/Agent:
 - Request: *From:* "K" Heavy Industrial/I-35 Design Overlay/AO Alliance Airport Overlay; "G" Intensive Commercial/ I-35 Design Overlay/AO Alliance Airport Overlay *To:* "G" Intensive Commercial/ I-35 Design Overlay/AO Alliance Airport Overlay
15. ZC-16-219 NICHOLAS AND ANDREA PADILLA 1906 Belmont Ave. 0.13 ac. CD 2
- Applicant/Agent: Nicholas and Andrea Padilla
 - 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 included
16. ZC-16-220 EFW INC. 4700 Marine Creek Pkwy. 24.38 ac. CD 2
- Applicant/Agent: Chris Puffer
 - Request: *From:* "IP" Industrial Park *To:* "J" Medium Industrial
17. ZC-16-221 DOLABI FAMILY LLC 1200-1214, 1205-1217 S. Henderson, 1120 Magnolia, 1201, 1215 5th Ave. 1.86 ac. CD 9
- Applicant/Agent: Michael Bennett

- b. Request: *From:* “NS-T4” Near Southside/General Urban and “NS-T4N”, Near Southside/General Urban Neighborhood *To:* “PD/NS-T4” Planned Development for all uses in “NS-T4” Near Southside/General Urban uses plus hotel with parking garage on separate lot and waivers to garages facing a public street and loading areas; site plan included

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.