

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, January 05, 2017 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 11, 2017
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

200 Texas 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: Conducting a Successful Meeting/Ethics | 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, FEBRUARY 7, 2017 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- | | | |
|--|-------|-------|
| A. Call to Order | _____ | Chair |
| B. Approval of December 14, 2016 Meeting Minutes | _____ | |

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

C. CONTINUED CASES

1. ZC-16-192 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT:
CREATE BERRY/UNIVERSITY FORM BASED CODE CD 9

- 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. 21653, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (2015), by amending Article 13 "Form Based Districts", Of Chapter 4, "District Regulations" to:

- Add a new section, Section 4.1308 Berry/University ("BU") District";
- Add separate zones within the district;
- Provide for standards for new construction and certain renovations;

- Require A Certificate Of Appropriateness for new construction and certain renovations;
- Provide for administrative approval of Certificate Of Appropriateness under certain circumstances;
- Provide an appeal process; and
- Amend Section 4.1200 Form Based Districts Code Use Table to add the uses allowed within the Berry/University District

To review the proposed amendments: www.fortworthtexas.gov/westberry

2. ZC-16-193 CITY OF FORT WORTH PLANNING AND DEVELOPMENT MAP AMENDMENT:
 CREATE BERRY FORM BASED CODE WITH SUBDISTRICTS Generally bounded by Bowie
 and Lowden Streets to the north, UPRR to the east, Devitt and Mission Streets to the south, and
 Stadium on the west 253.83 ac. CD 9

- Applicant/Agent: City of Fort Worth Planning and Development
- Request: *From:* "A-5" One-Family, "B" Two-Family, "C" Medium Density Multifamily, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "MU-1" Low Intensity Mixed Use, "MU-2" High Intensity Mixed Use, "J" Medium Industrial, PD38 "PD/SU" Planned Development/Specific Use to permit a small animal hospital; requiring a screening fence along the south boundary of the subject property, PD157 "PD/SU" for all uses in "E" and overnight parking of a dump truck with trailer subject to restrictions, PD497 Planned Development/Specific Use or all uses in "MU-2" High Intensity Mixed Use District except certain uses, PD 532 "PD/MU-1" Planned Development/Low Intensity Mixed-Use increasing the height to 80 feet, or six stories, for the area at 3113 South University Dr. and "PD/MU-2" Planned Development/High Intensity Mixed-Use for all uses in MU-2 except for certain uses, PD 667 "PD/SU" Planned Development/Specific Use for all uses in "C" Medium Density Multi Family Residential plus parking for Texas Christian University only and PD 826 "PD/MU-1" Planned Development/or all uses in "MU-1" Low Intensity Mixed Use plus drive-thru restaurant per site plan
To: Berry University Form Based Code with Subdistricts: Residential Attached (BU-RA), Residential Mixed Use (BU-RX), Commercial Mixed Use (BU-CX), Shopfront (BU-SH), Institutional Mixed Use (BU-IX) and Civic (BU-CIV) with Storm Water Bonus Area

To review the proposed amendments: www.fortworthtexas.gov/westberry

D. NEW CASES

3. ZC-16-204. BOA SORTE LIMITED PARTNERSHIP, ET AL. 9000-9900 blks Park Dr, 8900-9300 Boat
 Club Rd, 10101, 10125, 10151, 10159 Saginaw Blvd.. 863.82 ac CD 7

- Applicant/Agent: Brent L. Murphree, P.E. Kimley-Horn
- Request: *From:* "AG" Agricultural, "E" Neighborhood Commercial and "I" Light Industrial *To:* "A-5" One-Family

4. ZC-17-001 LENNAR HOMES OF TEXAS 1197 Keller Haslet N/Westport/600-800 blocks
 Rancho Canyon Way 12.33 ac. CD 7

- Applicant/Agent: Patrick Haun, Lennar Homes
- Request: *From:* "AG" Agricultural *To:* "A-5" One-Family, "A-7.5" One-Family

5. ZC-17-002 3501 HULEN LLC 3501 Hulen St., 4529-4545 Houghton Ave. 0.89 ac. CD 9

- Applicant/Agent: Chris Kruger, Supine Development
- Request: *From:* "B" Two-Family and "E" Neighborhood Commercial *To:* "PD/E" Planned Development for all uses in "E" Neighborhood Commercial for restaurant with outside play yard; site plan included

6. ZC-17-003 LRB HOLDINGS INC. 1849 Handley Ederville Rd. 5.13 ac. CD 4
- a. Applicant/Agent: David Eseke/Blake Anderson, Cushman and Wakefield
 - b. Request: *From*: "G" Intensive Commercial *To*: "I" Light Industrial
7. ZC-17-004 BRIAN VILLEGAS 2155 New York Ave. 0.15 ac CD 8
- a. Applicant/Agent: Brian Villegas
 - b. Request: *From*: "A-5" One-Family *To*: "B" Two-Family
8. ZC-17-005 TEXAS CHRISTIAN UNIVERSITY 2809-2829 (odds) Princeton Street 0.79 ac. CD 9
- a. Applicant/Agent: Jesse Rangel
 - b. Request: *From*: "C" Medium Density Multifamily/TCU Overlay
To: PD 497 Planned Development for all uses in "MU-1" Low Intensity Mixed Use excluding ambulance dispatch station, blood bank, electric power substation probation or parole office, auto repair, paint & body shop, boat rental or sales, cold storage or ice plant, gunsmithing, repair or sales, mini-warehouses, newspaper distribution center, assembly of pre-manufactured parts except for vehicle trailers, airplanes, mobile homes, bottling works, milk or soft drinks, manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning or polishing preparations, small boats, novelties and clothing, monument works stone, paper box manufacture, rubber stamp manufacture, sheet metal shop, warehouse or bulk storage, welding shop, custom work (not structural); with the following waivers to the MU-1 standards: 1) front yard setback on Cantey Street greater than 20 feet, 2) to not meet façade or fenestration requirements, 3) to not meet building material masonry requirements, 4) to not provide building entries to the public street, and 5) provide main entrances interior to the property; site plan waiver requested/TCU Overlay
9. ZC-17-006 TEXAS CHRISTIAN UNIVERSITY 2800 & 2900 block Merida Ave. 3.69 ac. CD 9
- a. Applicant/Agent: Jesse Rangel
 - b. Request: *From*: "B" Two-Family/TCU Overlay
To: PD 497 Planned Development for all uses in "MU-1" Low Intensity Mixed Use excluding ambulance dispatch station, blood bank, electric power substation probation or parole office, auto repair, paint & body shop, boat rental or sales, cold storage or ice plant, gunsmithing, repair or sales, mini-warehouses, newspaper distribution center, assembly of pre-manufactured parts except for vehicle trailers, airplanes, mobile homes, bottling works, milk or soft drinks, manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning or polishing preparations, small boats, novelties and clothing, monument works stone, paper box manufacture, rubber stamp manufacture, sheet metal shop, warehouse or bulk storage, welding shop, custom work (not structural); with the following waivers to the MU-1 standards: 1) front yard setback on Cantey Street greater than 20 feet, 2) to not meet façade or fenestration requirements, 3) to not meet building material masonry requirements, 4) to not provide building entries to the public street, and 5) provide main entrances interior to the property; site plan waiver requested/TCU Overlay
10. SP-17-001 AHMAD AND ANSARI INVESTMENT GROUP LLC 6728 W. Vickery Boulevard 2.14 ac. CD 3
- a. Applicant/Agent: Kamran Ansari
 - b. Request: *From*: PD 578 Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus: Neighborhood Grocery Market and Fuel Sales and

excluding the following: adult day care; ambulance dispatch station; care facility, hospice, hospital; center, community recreation, or welfare (private or non-profit); private country club; continued golf driving range; place of worship; telecommunications antenna (or structure); telecommunications tower; utility transmission or distribution line; amusement outdoor; drive-in restaurant or business; lodge or civic club; drive thru bank massage therapy; commercial swimming pool; theater, movie or auditorium; rv park; antique shop, business college or commercial school; cold storage plant or ice plant; large retail (single story over 60,000 square feet); laundry, dry-cleaning or washateria; liquor store or package store; mortuary or funeral home; pawn shop; tattoo parlor; taxidermist shop; veterinary clinic with kennels; garage, storage only; parking area or garage, commercial or auxiliary; trailer, portable, sales, construction or storage; vendor, transient door-to-door; electric power substation; water supply, treatment or storage facility; bed and breakfast home or inn; airport, aviation field; helistop or landing area; batch plant concrete or asphalt plant (temporary).
To: Amend PD 578 site plan to add retail buildings and parking

- 11. ZC-17-008 WALID ELWAEI 3136 and 3142 Sappington Pl. 0.56 ac. CD 3
 - a. Applicant/Agent: Walid Elwaei
 - b. Request: *From:* "A-5/AO" One-Family/NASJRB Airport Overlay *To:* "C/AO" Medium Density Multifamily/NASJRB Airport Overlay

- 12. ZC-17-009 MEREKEN LAND & PRODUCTION COMPANY 3300 W. 4th Street 0.14 ac. CD 7
 - a. Applicant/Agent: J. Ray Oujesky, Kelly Hart & Hallman
 - b. Request: *From:* PD 733 Planned Development/Specific Use for Residence with Office for both units; site plan required *To:* Amend PD 733 for auxiliary parking lot only with waiver to utilize the existing fence to the west as the screening fence; site plan included

- 13. SP-17-002 WILL ED WADLEY 120 University Dr. 1.29 ac. CD 9
 - a. Applicant/Agent: Joseph T. Reue, Burgess and Niple, Inc.
 - b. Request: *From:* PD 458 "PD/SU" Planned Development Specific Use for all uses in "E" Neighborhood Commercial including retail/showroom for rental of equipment for construction, banquets, catering and events. Warehousing for materials, equipment, linens, utensils and supplies. Outdoor display and storage of equipment, tools and other materials. Hours of operation 7:00 a.m. to 5:30 p.m. Monday thru Saturday. No storage of materials above the height of the fence. No intrusion by lights on the adjacent property. All booms and lifts will be stored in the lowered or retracted position
To: Amend the site plan to allow for structure parking and increase the size of south building

- 14. ZC-17-010 B.H. BOLT 38 LLC 3131 W. Bolt St. 5.0 ac. CD 9
 - a. Applicant/Agent: J. Ray Oujesky, Kelly Hart & Hallman
 - b. Request: *From:* "K" Heavy Industrial *To:* PD/K Planned Development for all uses in "K" Heavy Industrial plus recycling facility; site plan included
 - c. The City Council will hear this case on January 24, 2017.

