



**ZONING COMMISSION
DECISIONS**

Wednesday, March 8, 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	<u> P </u>	Sandra Runnels, CD 6	<u> P </u>
Melissa McDougall, Vice Chair CD 5	<u> P </u>	John Aughinbaugh, CD 7	<u> P </u>
Will Northern, CD 1	<u> P </u>	Wanda Conlin, CD 8	<u> P </u>
John Cockrell, Sr., CD 3	<u> P </u>	Leah Dunn, CD 9	<u> P </u>
Jesse Gober, CD 4	<u> P </u>		

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

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 4, 2017 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order
- B. Approval of February 8, 2017 Meeting Minutes _____ 9-0 _____ Chair

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

C. CONTINUED CASES

- 1. ZC-17-016 TARRANT ACQUISITIONS 9501 Trammel Davis Rd. 14.17 ac. RECOMMENDED FOR APPROVAL WITH A SITE PLAN 9-0
CD 5
 - a. Applicant/Agent: Dennis Hopkins
 - b. Request: From: "O-1" Flood Plain To: "PD/SU" Planned Development/Specific Use for concrete recycling with crusher; site plan waiver requested

D. NEW CASES

- 2. ZC-17-019 ROBIN AND DALE SOMMERFELD 8200 & 8300 Randol Mill Rd. 10.80 ac. RECOMMENDED FOR DENIAL 9-0
CD 5
 - a. Applicant/Agent: Robin and Dale Sommerfeld

b. Request: From: PD 539 for A-5 uses plus golf driving range To: Amend PD 539 to remove golf range use and add RV park; site plan included

3. ZC-17-027 AIL INVESTMENTS LLC AX-16-010 East of FM 156, North of Intermodal Parkway and South of Highway 114 13.85 ac. CD 7

RECOMMENDED FOR APPROVAL
9-0

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: From: Unzoned To: "K" Heavy Industrial
- c. This case will be heard by the City Council on April 18, 2017.

4. ZC-17-033 LAITH INC. 6001 LTJG Barnett Rd., 937 Gillham Rd. 0.77 ac. CD 7

CONTINUED 30 DAYS UPON APPLICANT'S REQUEST
9-0

- a. Applicant/Agent: Yvette Kent, Jewell Management LLC
- b. Request: From: "E" Neighborhood Commercial To: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus self-serve car wash with one residential unit; site plan required for car wash only; site plan included for car wash

5. ZC-17-034 BRICKSTONE DEVELOPMENT, LP, SLOUGH PARTNERS 11731, 11755, 11757, 11785, 11815, 11831 Alta Vista Road 16.75 ac. CD 7

CONTINUED 30 DAYS UPON STAFF'S REQUEST
9-0

- a. Applicant/Agent: Dennis Lang, Adams Engineering
- b. Request: From: "A-10" One-Family, "E" Neighborhood Commercial, PD 1066 Planned Development for all uses in "A-10" One-Family for the accessory structure to have the same architectural design as the main building with the following: up to 50% lot coverage, reduce front yard setback to 20 ft., side yard setback at 5 ft., increase maximum square feet for accessory buildings up to 1,000 sf, and allow accessory buildings in the front yard, and no storage of boats or recreational vehicles; site plan approved To: Amend PD 1066 to add property and change configuration; site plan included

6. ZC-17-035 CHI SONG LLC 3632 Longvue Ave. 0.72 ac. CD 3

RECOMMENDED FOR APPROVAL AS AMENDED FOR PD/CF PLUS EVENT CENTER
9-0

- a. Applicant/Agent: Abbey Sunmonu, Adeoye Otenaike
- b. Request: From: "CF" Community Facilities To: "E" Neighborhood Commercial

7. ZC-17-036 ALEJANDRO OROZCO 2423 Refugio 0.17 ac. CD 2

RECOMMENDED FOR APPROVAL
9-0

- a. Applicant/Agent: Alejandro Orozco
- b. Request: From: "A-5" One-Family To: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus four residential units; site plan included

8. ZC-17-037 5001 CAMP BOWIE PARTNERS LLC 5001 Camp Bowie 0.14 ac. CD 7

RECOMMENDED FOR APPROVAL
5-3

- a. Applicant/Agent: Mark Phillips/Rob Sell
- b. Request: From: "F" General Commercial To: PD/MU-1 Planned Development for all uses in "MU-1" Low Intensity Mixed Use to include site plan with no waiver requests; site plan included

9. ZC-17-038 AUTOBAHN REALTY PARTNERS LP 117 N. University 0.45 ac. CD 9

RECOMMENDED FOR APPROVAL
9-0

- a. Applicant/Agent: Ray Oujesky, Kelly, Hart & Hallman LLP
- b. Request: From: "E" Neighborhood Commercial
To: Amend PD 1030 to add additional property for "PD/E Planned Development for all uses in "E" Neighborhood Commercial plus display of autos for sale as part of the adjacent new and preowned auto sales business. Used auto sales only is not permitted. Permanent canopies for shading of autos for sale shall be permitted. Improvements shall be made to the pavement before inventory may be placed. Provide minimum 6 ft. wrought iron fence along southern property line. Lot lighting shall be directed downward and shielded on the property. One 16 ft. tall x 8 ft. wide monument sign similar to that of the existing dealership may be installed on one of the properties. Site plan waiver requested only for the auto sales inventory lot; any office or habitable structure shall require site plan approval
- c. This case will be heard by the City Council on March 21, 2017

10. SP-17-003 PROPSTONE LLC 5560 Mesa Springs Dr. 9.52 ac.
CD 6

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: Trace Strevey, Chad Wallace
- b. Request: From: PD 655 Planned Development/Specific Use for all uses in "F" General Commercial; exclude the following: Sexually Oriented Business; Tattoo Parlor; Pool Hall; Bar, Tavern, Cocktail Lounge unless associated with a restaurant. No detached pole sign. No wooden wall or fence to be constructed adjacent to residential property. Site Plan required; and PD 656 Planned Development/Specific Use, for all uses in "I" Light Industrial; exclude the following: Correctional Facility; Wastewater (Sewage) treatment Facility, Water Supply, Treatment or Storage; Bar, Tavern, Cocktail Lounge, Club, Private or Teen, Tattoo Parlor, Pool Hall, Sexually Oriented Business, Stables, Commercial, Riding, Boarding or Rodeo Arena, Theater, Drive-in, Mini Warehouse, Mobile Home or Manufactured Housing Sales, Vehicle Junkyard, Storage Yard,, Assaying, Blacksmithing or Wagon Shop, Bottling Works, Milk or Soft Drinks, Chicken Battery or Brooder, Coal, Coke or Coal Yard, Crematorium, Food Processing (No Slaughtering), Manufacture of Aluminum, Brass or other Metals or from Bone, Paper, Rubber, Leather, Railroad Roadhouse or Railroad Car Repair Shop. Site Plan Required.
To: Amend site plan to increase the building footprint and relocate surface parking

11. ZC-17-039 MQ LAKEWOOD THREE LLC 5700N. Tarrant Pkwy. 6.07 ac
CD 4

WITHDRAWN

- a. Applicant/Agent: Justin Light, Pope Hardwicke
- b. Request: From: "E" Neighborhood Commercial To: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus mini warehouse; site plan waiver requested

12. ZC-17-040 EAGLE MOUNTAIN-SAGINAW ISD 5400 Block Marine Creek Pkwy
83.50 ac. CD 2

RECOMMENDED FOR
APPROVAL
8-0

- a. Applicant/Agent: Mike Wilson, Teague Nall & Perkins
- b. Request: From: "AG" Agricultural To: "CF" Community Facilities

13. ZC-17-041 FORT GROWTH PARTNERS LP 5333 White Settlement, 112, 116 Mc
Gee 1.89 ac. CD 7

RECOMMENDED FOR
APPROVAL
8-0

- a. Applicant/Agent: Mary Nell Poole -Townsite Company

WITH THE APPLICANT TO

- b. Request: From: "A-5" One-Family and "I" Light Industrial To: "MU-1" Low Intensity Mixed Use
- c. This case will be heard by the City Council on March 21, 2017

SUBMIT NEIGHBORHOOD
AGREEMENT BEFORE THE
COUNCIL HEARING

14. ZC-17-042 JACK KILLION 4448 Miller Ave. 0.37 ac. CD 8

CONTINUED 30 DAYS
UPON APPLICANT'S
REQUEST
9-0

- a. Applicant/Agent: Parvez Malik
- b. Request: From: "E" Neighborhood Commercial To: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus tire sales and repair; site plan included

15. ZC-17-043 FOURTH AND SYLVANIA LLC 2400 4th St., 306-320 (evens), 400,401,405,406, 408 Raynor, 2501,2507-2519, 2525-2529, 2506-2514, 2520-2528 Lawnwood, 2509-2525 (odds) Fisher 4.80 ac. CD 8

RECOMMENDED FOR
APPROVAL
6-3

- a. Applicant/Agent: Ken Sumrall
- b. Request: From: "A-5" One-Family, "B" Two-Family, "F" General Commercial and "J" Medium Industrial To: "MU-1" Low Intensity Mixed Use and "UR" Urban Residential

16. ZC-17-046 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT
AMENDMENT: UPDATE "UR" URBAN RESIDENTIAL DISTRICT STANDARDS
CD ALL

RECOMMENDED FOR
APPROVAL
9-0

- 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 Section 4.713, "Urban Residential "UR" District of Article 7 "Residential Districts", of Chapter 4, "District Regulations" to:

- Revise in their entirety the development standards for the district

To review the proposed amendments: <http://fortworthtexas.gov/zoning/cases/>

17. ZC-17-047 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT
AMENDMENT: UPDATE MU MIXED USE DISTRICTS STANDARDS
CD ALL

RECOMMENDED FOR
APPROVAL WITH PAGE 10
9-0

- 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:

- Amend Sections 4.1300 "Low Intensity Mixed-Use ("MU-1") District" and 4.1302 High Intensity Mixed-Use ("MU-2") District in their entirety, revising development standards;
- Repeal Sections 4.1301 Low Intensity Greenfield Mixed-Use ("MU-1G") District And 4.1303 High Intensity Greenfield Mixed-Use ("MU-2G") District in their entirety and reserving the section number;
- Amend Section 4.1200 "Form Based Districts Code Use Table" to revise certain uses for MU-1 and MU-2 and to delete the columns for MU-1G and MU-2G;
- Amend Section 4.100 "Districts Established" to remove MU-1G and MU-2G;
- Amend Chapter 5, Article I to add Section 5.147 "Bars and Taverns;"
- Amend Chapter 9, "Definitions" to add definition for "cottage industry"; and
- Amend Section 6.300, "Bufferyard and Supplemental Building Setback" of Chapter 6 "Development Standards" to reflect applicable standards for the revised MU-1 And MU-2 Districts

To review the proposed amendments: <http://fortworthtexas.gov/zoning/cases/>

ADJOURNMENT:

5:01 pm

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.