



**ZONING COMMISSION
AGENDA**

**Wednesday, March 9, 2016
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

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|---------------------------------|------------------|-------------------------|------------------|
| Nick Genua, CD 7, Chair | <u> P </u> | Melissa McDougall, CD 5 | <u> P </u> |
| Carlos Flores, CD 2, Vice Chair | <u> P </u> | Sandra Runnels, CD 6 | <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> |
| Charles Edmonds, CD 4 | <u> P </u> | | |

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.

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| A. Call to Order | Chair |
| B. Approval of February 10, 2016 Meeting Minutes | <u> 9-0 as amended </u> |

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

C. Continued Cases:

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| 1. ZC-16-028 ROBERT M. RAMOS 2221 N. Houston St. 0.16 ac. CD 2 | RECOMMENDED FOR DENIAL 9-0 |
| a. Applicant/Agent: Robert Ramos | |
| b. Request: <i>From:</i> "B" Two-Family <i>To:</i> "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 | RECOMMENDED FOR APPROVAL 9-0 |
| a. Applicant/Agent: Mary Nell Poole, Townsite Co. | |
| b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "UR" Urban Residential | |

D. New Cases

3. ZC-16-004 WESTOVER BOAZ GROUP 8069 Old Decatur Rd 1.70 ac. RECOMMENDED
CD 7 FOR
APPROVAL
9-0
- 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. RECOMMENDED
CD 9 FOR
APPROVAL
9-0
- 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. 0.20 ac. CD 9 RECOMMENDED
FOR
APPROVAL
9-0
- 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 RECOMMENDED
FOR
DENIAL
9-0
- 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 RECOMMENDED
FOR
APPROVAL
AS AMENDED TO
FR
9-0
- 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. CONTINUED 90 DAYS
1.84 ac. CD 2 UPON
APPLICANT'S
REQUEST
9-0
- 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 RECOMMENDED
Highway 287/81 132.98 ac. CD 7 FOR
APPROVAL
- 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 waiver requested

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| <p>10. ZC-16-040 FOSSIL RIDGE LTD. ETAL 2800 Sedona Ranch Dr. 4.87 ac. CD 2</p> <p>a. Applicant/Agent: Hensly Lamken and Rachel Inc. b. Request: <i>From:</i> "C" Medium Density Multifamily <i>To:</i> "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus assisted living and memory care; site plan included</p> | <p>CONTINUED 30 DAYS UPON COMMISSION'S REQUEST 9-0</p> |
| <p>11. ZC-16-041 CITY OF FORT WORTH PLANNING AND DEVELOPMENT/PETITION 3600 block (odds) of Galvez Ave. 2.35 ac. CD 8</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "J" Medium Industrial <i>To:</i> "A-5" One-Family</p> | <p>RECOMMENDED FOR APPROVAL 9-0</p> |
| <p>12. ZC-16-042 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 8901 N. Beach 14.74 ac. CD 4</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "C" Medium Density Multifamily <i>To:</i> "A-5" One-Family</p> | <p>RECOMMENDED FOR APPROVAL 5-4</p> |
| <p>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</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "CR" Low Density Multifamily and "D" High Density Multifamily <i>To:</i> "A-5" One-Family</p> | <p>RECOMMENDED FOR APPROVAL 9-0</p> |
| <p>14. ZC-16-044 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 5817 and 5901 Boca Raton Blvd. 14.45 ac. CD 4</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "D" High Density Multifamily <i>To:</i> "A-5" One-Family</p> | <p>RECOMMENDED FOR APPROVAL 9-0</p> |
| <p>15. ZC-16-045 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: FRESH MARKET MOBILE VENDORS CD ALL</p> <p>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</p> <ul style="list-style-type: none"> • 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 | <p>RECOMMENDED FOR APPROVAL 9-0</p> |

To review the proposed amendment:

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

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| <p>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, Niles City, Mule Alley, and Ellis St. 60.39 ac. CD 2</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> “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 <i>To:</i> Add Historic and Cultural (HC) Overlay</p> | <p>RECOMMENDED FOR DENIAL 7-2</p> |
| <p>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</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> “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 <i>To:</i> Add Historic and Cultural Overlay</p> | <p>RECOMMENDED FOR APPROVAL 7-2</p> |
| <p>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</p> <p>a. Applicant/Agent: Piyush Patel b. Request: <i>From:</i> “J” Medium Industrial <i>To:</i> “PD/J” Planned Development for all uses in “J” Medium Industrial plus hotel; site plan included</p> | <p>RECOMMENDED FOR APPROVAL 9-0</p> |
| <p>19. ZC-16-049 VIRGINIA BASON FREEMAN HODGES 1409 Bluebonnet Dr. 0.20 ac. CD 9</p> <p>a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical b. Request: <i>From:</i> “A-10” One-Family <i>To:</i> “A-10/HC” One-Family/Historic & Cultural</p> | <p>RECOMMENDED FOR APPROVAL 9-0</p> |
| <p>20. ZC-16-050 VIRGINIA BASON 2508 Primrose Ave. 0.24 ac. CD 9</p> <p>a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical b. Request: <i>From:</i> “A-10” One-Family <i>To:</i> “A-10/HC” One-Family/Historic & Cultural</p> | <p>RECOMMENDED FOR APPROVAL 9-0</p> |
| <p>21. ZC-16-051 ELIZABETH AND DOYLE WILLIS 2300 Primrose Ave. 0.23 ac. CD 9</p> <p>a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical b. Request: <i>From:</i> “A-10” One-Family <i>To:</i> “A-10/HC” One-Family/Historic & Cultural</p> | <p>RECOMMENDED FOR APPROVAL 9-0</p> |
| <p>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</p> <p>a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical</p> | <p>RECOMMENDED FOR APPROVAL 9-0</p> |

b. Request: *From*: "NS-T5" Near Southside Transect 5 District *To*: "NS-T5/HC" Near Southside Transect 5 District/Historical & Cultural

23. ZC-16-053 FORT WORTH HERITAGE DEVELOPMENT 497 East Exchange Ave.(cattle run feature only) 0.36 ac. CD 2

RECOMMENDED
FOR
APPROVAL
9-0

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/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

RECOMMENDED
FOR
APPROVAL
9-0

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

25. ZC-16-055 J. B. HICKS 2401 Ellis Ave. 0.40 ac. CD 2

RECOMMENDED
FOR
APPROVAL
9-0

a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical
b. Request: *From*: "MU-2" High Intensity Mixed-Use *To*: "MU-2/HC" 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

RECOMMENDED
FOR
APPROVAL
9-0

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

27. ZC-16-57 FIRST CASH LTD 2300 North Main St. (column adjacent to right-of-way only) 0.01 ac. CD 2

RECOMMENDED
FOR
APPROVAL
9-0

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

28. ZC-16-058 LANCARTE CHILDREN IRREV. TRUST 2208 North Main St. 0.32 ac. CD 2

RECOMMENDED
FOR
APPROVAL
9-0

a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical
b. Request: *From*: "J" Medium Industrial *To*: "J/HC" Medium Industrial//Historic and Cultural

29. ZC-16-059 LANCARTE CHILDREN IRREV. TRUST 2228 N. Main St. 0.32 ac. CD 2

RECOMMENDED
FOR
APPROVAL
9-0

a. Applicant/Agent: City of Fort Worth/Planning and Development-Historical
b. 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. RECOMMENDED
CD 2 FOR
APPROVAL
9-0
- 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 RECOMMENDED
FOR
APPROVAL
9-0
- 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 RECOMMENDED
FOR
APPROVAL
9-0
- 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 RECOMMENDED
FOR
APPROVAL
9-0
- 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 RECOMMENDED
FOR
APPROVAL
9-0
- 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 RECOMMENDED
FOR
APPROVAL
9-0
- 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 RECOMMENDED
FOR
APPROVAL
9-0
- 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:*

