



**ZONING COMMISSION  
DECISIONS**

**Wednesday, November 14, 2018  
Work Session 11:30 AM  
City Council Conference Room 290  
Public Hearing 1:00 PM  
City Council Chambers  
2<sup>nd</sup> Floor – City Hall  
200 Texas St.  
Fort Worth, Texas 76102**

**COMMISSION MEMBERS:**

Will Northern, Chair, CD 1	<u>  P  </u>	Sandra Runnels, CD 6	<u>  P  </u>
Jennifer Trevino, CD 2	<u>  A  </u>	John Aughinbaugh, CD 7	<u>  P  </u>
Beth Welch, CD 3	<u>  P  </u>	Wanda Conlin, Vice Chair CD 8	<u>  P  </u>
Jesse Gober, CD 4	<u>  P  </u>	Kimberly Miller, CD 9	<u>  P  </u>
Rafael McDonnell, CD 5	<u>  P  </u>		

**I. WORK SESSION / LUNCH 11:30 AM City Council Conference Room 290**

- |  |       |
|--|-------|
| A. Annual election of Chair and Vice-Chair             | Staff |
| B. Briefing: Previous Zoning Actions by City Council   | Staff |
| C. Review: Today's Cases                               | Staff |
| D. Training: Planned Development "PD" District Options | Staff |

**II. PUBLIC HEARING 1:00 PM City Council Chambers**

**CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, DECEMBER 4, 2018 AT 7:00 P.M. UNLESS OTHERWISE STATED.**

- |  |                |       |
|--|----------------|-------|
| A. Call to Order                                   |                |       |
| B. Approval of Meeting Minutes of October 10, 2018 | <u>  8-0  </u> | Chair |

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

**C. CONTINUED CASES**

- |   |                                    |
|---|------------------------------------|
| 1. ZC-18-118 CITY OF FORT WORTH PLANNING AND DEVELOPMENT:<br>TEXT AMENDMENT: MULTI FAMILY DESIGN STANDARDS CD ALL | RECOMMENDED FOR<br>APPROVAL<br>8-0 |
|---|------------------------------------|

- a. Applicant/Agent: City of Fort Worth Planning & Development

b. Request: An Ordinance amending the Comprehensive 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:

Section 4.711 Medium Density Multifamily "C", and;  
Section 4.712 High Density Multifamily "D" to revise allowed height and units per acre, and;

- To strengthen existing design standards for multifamily development by adding enhanced landscaping, façade variation and building materials;
- To repeal and reserve Section 5.305 "Fences" Subsection B; and
- To repeal and reserve Section 6.506, "Unified Residential"

**To review the proposed amendments:**

<http://fortworthtexas.gov/zoning/cases/>

2. ZC-18-162 AMON CARTER ESTATE, ET AL 5810 Oak Grove Road 39.95 ac. CD 8

RECOMMENDED FOR APPROVAL 8-0

a. Applicant/Agent: Ray Ujesky

b. Request: From: "A-5" One Family To: "PD/I" Planned Development for all uses in "I" Light Industrial with Development Standards and excluding correction facility; amusement, outdoor; baseball/softball facility (commercial), bar, tavern, cocktail lounge, club, private or teen, dance hall; massage parlor; theater, drive-in; kennel; liquor or package store; mortuary or funeral home; tattoo parlor; veterinary clinic with outdoor kennels; crematorium; batch plant, concrete or asphalt (temporary); game room as primary use; smoke shop; site plan waiver requested

D. NEW CASES

3. ZC-18-170 WILSON BOAZ 12650 Willow Springs Road 53.63 ac. CD 7

RECOMMENDED FOR APPROVAL 8-0

a. Applicant/Agent: Barry Hudson/Dunaway & Associates

b. Request: From: "A-7.5" One-Family and "I" Light Industrial To: "I" Light Industrial

4. ZC-18-171 PATE RANCH LAND, LP & PATE RANCH COMMERCIAL LP 7400 – 7500 blocks of Chisholm Trail Parkway 12.65 ac. CD 6

RECOMMENDED FOR APPROVAL 8-0

a. Applicant/Agent: Brian Nelson/HKS Architects

b. Request: From: PD 1064 "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity MixedUse excluding: community home, group home I & II, probation or parole office, electric power substation, telecommunications tower (allow stealth towers & antennas on buildings), baseball/softball facility (commercial), massage parlor (allow massage therapy), mortuary or funeral home, newspaper distribution center, pawn shop, tattoo parlor, taxidermist shop, automotive repair, paint & body shop, recreational vehicle (KV) sales/service, assaying, assembly of pre-manufactured parts, except for vehicle, trailers, airplanes or mobile homes, bottling works, milk or soft drinks, food processing (no slaughtering), manufacture of artificial flowers, ornaments, awning, tents, bags, cleaning/polishing preparations, boats under 28 ft. in length, brooms or

brushes, buttons and novelties, canvas products, clotting, suits, coats, or dresses for wholesale trade, monument/marble works, finishing and carving only, monument works, stone, paper box manufacturing, pattern shop, printing, lithographing, book-binding, newspaper or publishing, rubber stamping, shearing/punching, sheet metal shop, welding shop, custom work (not structural), airport, aviation field, or landing area (allow Itelistop), railroad roundhouse or railroad car repair shop, recycling collection facility, storage outside (display outside allowed), trailer, portable, sales, construction or storage, site plan required To: PD/CF Planned Development for all uses in "CF" Community Facilities, site plan included for a school

5. ZC-18-172 ROSEDALE LAND HOLDINGS, LLC 5075 Granbury Road  
5.32 ac. CD 6

RECOMMENDED FOR  
APPROVAL  
8-0

a. Applicant/Agent: Ray Oujesky, Kelly Hart & Hallman LLP  
b. Request: From: PD 978 Planned Development for "MU-1" Low Intensity Mixed-Use with a height transitional plane beginning at 2 stories or 35 ft., no freeway signs per 6.409D, and to remove the parking reduction allowed when in proximity to a rail station; site plan required for multifamily development only and waived for all other uses To: Amend PD 978 to add outdoor motorcycle sales and display, no service or repair; site plan waiver requested

6. ZC-18-173 RD PALMER, LLC 100 block Merritt Street 0.07 ac.  
CD 7

RECOMMENDED FOR  
APPROVAL  
8-0

a. Applicant/Agent: Shana Crawford  
b. Request: From: "UR" Urban Residential To: "MU-1" Low Density Mixed Use

7. ZC-18-174 1 THIRTY ONE MOTORCARS, LLC 2951 block Alameda Street 5.01 ac. CD 3

CONTINUED 30 DAYS  
UPON NEIGHBOR'S  
REQUEST  
7-1

a. Applicant/Agent: Anna Blackwell/Carrilo Engineering  
b. Request: From: "G" Intensive Commercial To: PD/G Planned Development for all uses in "G" Intensive Commercial plus car storage facility; site plan included

8. ZC-18-175 JOAQUIN TORRES, 3 B1G LLC 514 W. Anthony St. 400, 504, 508, 520 W. Seminary Drive 2.48 ac. CD 9

RECOMMENDED FOR  
APPROVAL  
8-0

a. Applicant/Agent: Marty Brown  
b. Request: From: "A-5" One-Family and "E" Neighborhood Commercial To: PD/E Planned Development for all uses in "E" Neighborhood Commercial with waivers to setbacks and screening fence; site plan included

9. ZC-18-176 AJ & LOLA PATTERSON, FORT HUSTLE, WEST RIVER PARTNERS 240, 244, 248 Athenia Drive 0.78 ac. CD 7

RECOMMENDED FOR  
APPROVAL  
7-1

a. Applicant/Agent: Mary Nell Poole - Townsite Company  
b. Request: From: "B" Two Family and "E" Neighborhood Commercial To: "UR" Urban Residential

10. ZC-18-178 CITY OF FORT WORTH PLANNING AND DEVELOPMENT/PETITION 2500 - 2600 blocks Shirley Avenue 5.05 ac. CD 9

RECOMMENDED FOR  
APPROVAL  
8-0

- a. Applicant/Agent: City Of Fort Worth Planning And Development
- b. Request: From: B/TCU Residential Overlay To: A-5/TCU Residential Overlay

11. ZC-18-183 COOK CHILDREN'S HEALTH CARE SYSTEM 15500  
 Block Interstate 30 8.0 ac. CD 3

RECOMMENDED FOR  
 APPROVAL  
 8-0

- a. Applicant/Agent: Barry Hudson, Dunaway Associates
- b. Request: From: PD573 "PD/SU" Planned Development/Specific Use, for all uses in "MU-2" District as outlined in the September 30, 2003 Zoning Ordinance, with a minimum 20 foot front yard setback, and a minimum block length of 500 feet, maximum block length of 1500 feet, with 20% of the block length allowed between 200 feet and 500 feet.  
 Site Plan Waived  
 To: "G" Intensive Commercial

Adjournment: 3:21 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](mailto: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](mailto: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.