



**ZONING COMMISSION
AGENDA**

**Wednesday, April 13, 2016
1000 Throckmorton St.
Work Session 11:30 AM
Public Hearing 1:00 PM
PreCouncil and Council Chambers
2nd Floor – City Hall
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

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. Presentation: Urban Residential District | Staff |
| D. Presentation: Proposed Amendments to MU-2 Height | 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, MAY 3, 2016 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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| A. Call to Order | Chair |
| B. Approval of March 9, 2016 Meeting Minutes | <u> Approve 9-0 </u> |

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

C. Continued Cases:

- | | |
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| 1. ZC-16-040 FOSSIL RIDGE LTD. ETAL 2800 Sedona Ranch Dr.
4.87 ac. CD 2 | CONTINUED 30 DAYS
UPON APPLICANT'S
REQUEST
9-0 |
| 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 required | |

D. New Cases

- | | |
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| <p>2. ZC-16-019 ONCOR ELECTRIC DELIVERY CO., LLC 3001
Altamesa Blvd. 1.5 ac. CD 6</p> | <p>RECOMMENDED FOR
DENIAL
9-0</p> |
| <p>a. Applicant/Agent: Dennis Hopkins
b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "PD/E"
Planned Development for all uses in "E" Neighborhood
Commercial plus blood plasma center, site plan included</p> | |
| <p>3. ZC-16-037 NANCY ANN AND RUTH HUNT FOUNDATION,
HUNT-WOODBINE REALTY 4100 - 4300 blocks (odds) Fossil
Creek Boulevard, 5951 N. Riverside Drive 68.73 ac CD 4</p> | <p>RECOMMENDED FOR
APPROVAL
9-0</p> |
| <p>a. Applicant/Agent: Jim Makens
b. Request: <i>From:</i> "A-5" One-Family, "D" High Density
Multifamily and "G" Intensive Commercial <i>To:</i> "A-5" One-
Family</p> | |
| <p>4. ZC-16-067 HARWOOD BUILDERS, INC. 501 East Loop 820
4.32 ac. CD 5</p> | <p>RECOMMENDED FOR
APPROVAL
9-0</p> |
| <p>a. Applicant/Agent: Texas Land Use/Dennis Hopkins
b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "PD/E"
Planned Development for all uses in "E" Neighborhood
Commercial plus mini warehouses; site plan included</p> | |
| <p>5. ZC-16-068 BNM PROPERTIES 1400 block (odds) Old Decatur
Road 2.74 ac. CD 7</p> | <p>RECOMMENDED FOR
APPROVAL
9-0</p> |
| <p>a. Applicant/Agent: BNM Properties
b. Request: <i>From:</i> "C" Medium Density Multifamily and "E"
Neighborhood Commercial <i>To:</i> "C" Medium Density
Multifamily</p> | |
| <p>6. ZC-16-069 BNM PROPERTIES 9200 block (odds) Saginaw
Boulevard 14.67 ac. CD 7</p> | <p>RECOMMENDED FOR
APPROVAL
9-0</p> |
| <p>a. Applicant/Agent: BNM Properties
b. Request: <i>From:</i> "E" Neighborhood Commercial and "I"
Light Industrial <i>To:</i> "E" Neighborhood Commercial</p> | |
| <p>7. ZC-16-070 HAYCO REALTY LTD. 6100 Bowman Roberts Rd.
13.09 ac. CD 2</p> | <p>CONTINUED 30 DAYS
UPON COMMISSION'S
REQUEST
9-0</p> |
| <p>a. Applicant/Agent: Jim Schell
b. Request: <i>From:</i> "C" Medium Density Multifamily and "E"
Neighborhood Commercial <i>To:</i> "R1" Zero Lotline/Cluster
and "C" Medium Density Multifamily</p> | |
| <p>8. ZC-16-071 DAVID TERRY 305 Chicago Avenue 0.275 ac.
CD 8</p> | <p>RECOMMENDED FOR
APPROVAL
AS AMENDED TO
MOVE DUMPSTER,
MAXIMUM 28 PARKING
SPACES, MOVE FENCE TO
25 FT. SETBACK
9-0</p> |
| <p>a. Applicant/Agent: Melissa Huffman
b. Request: <i>From:</i> "ER" Neighborhood Commercial Restricted
<i>To:</i> "PD/SU" Planned Development/Specific Use for a
parking lot only with "MU-1" development standards and
posted signage visible from all areas of the property</p> | |

- disallowing any type of work on vehicles in the parking lot; site plan included
- c. The case will be heard by the City Council on April 19, 2016.
9. ZC-16-073 TRIANGLE I35 REALTY LTD. 11200 IH 35 N. and 11228 Timberland 5.28 ac. CD 7
- RECOMMENDED FOR APPROVAL
9-0
- a. Applicant/Agent: Bradley E. Forslund
b. Request: *From:* "G" Intensive Commercial/I-35 Overlay *To:* "PD/D/I-35" Planned Development for all uses in "D" High Density Multifamily with a maximum of 118 units; site plan included/I-35 Overlay
10. ZC-16-074 RIDGLEA BAPTIST CHURCH 6037 IH 30 West Freeway/Calmont Avenue 1.423 ac. CD 3
- RECOMMENDED FOR APPROVAL
9-0
- a. Applicant/Agent: Ernest Hedgcoth
b. Request: *From:* "B" Two-Family *To:* "E" Neighborhood Commercial
11. ZC-16-075 ANTHONY BESHARA AND EASTCHASE ENTERPRISE LTD. 1201 Eastchase Parkway and 8640 John T. White Road 1.43 ac. CD 5
- RECOMMENDED FOR DENIAL
9-0
- a. Applicant/Agent: Viran Nana
b. Request: *From:* "E" Neighborhood Commercial *To:* "FR" General Commercial Restricted
12. ZC-16-076 PCI GRAND AVE. LLC 502 Grand Ave. and 1203-1205 Lee St. 0.63 ac. CD 2
- RECOMMENDED FOR APPROVAL
6-3
- a. Applicant/Agent: Juan Rodriguez/Magdalena's
b. Request: *From:* "ER" Neighborhood Commercial Restricted *To:* "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted plus event center; site plan included
13. ZC-16-077 ASHEN INV., INC. 200 Academy Boulevard 4.00 ac. CD 3
- RECOMMENDED FOR APPROVAL AS AMENDED TO LIMIT HOURS FROM 7 AM TO 10 PM AND REQUIRE AN 8 FT MASONRY WALL ON THE NORTH BOUNDARY
9-0
- a. Applicant/Agent: Michael McCarty
b. Request: *From:* "E" Neighborhood Commercial *To:* "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini warehouses; site plan included and required for mini warehouse only
14. ZC-16-078 HOLDARAY PARTNERS LTD. 1700 Block (evens) Eastchase Pkwy. 0.67ac. CD 5
- RECOMMENDED FOR APPROVAL
9-0
- a. Applicant/Agent: Marty Brown
b. Request: *From:* "A-5" One-Family and "G" Intensive Commercial *To:* "E" Neighborhood Commercial
15. ZC-16-080 TRINITY BLUFFS DEV LTD, TODD A. PHILLIPS, 915 SAMUELS LLC, EARLINE PRESCOTT, ADRIENNE PALMER, JOHN CORNELSON, AND TALBOT WALL PRESCOTT LLC 761, 765, 769, 905, 915, 917, 919 Samuels Ave, 801-815 (odds) and 901
- RECOMMENDED FOR APPROVAL
8-0-1

Bennett St. 16.48 ac.

CD 9

- a. Applicant/Agent: Mary Nell Poole/Townsite Co.
- b. Request: *From*: "O-1" Floodplain, "D" High Density Multifamily; "D/DD" High Density Multifamily/Demolition Delay; "D/HC" High Density Multifamily/Historic and Cultural Overlay; PD 931 "PD/TU-N2" Planned Development for all uses in "TU-N2" Trinity Uptown Neighborhood Zone 2" plus outdoor recreational activities to include drive-in movie theater, concerts, etc., a mobile food truck park, three to four screen theater with hard surface, and dust free parking/viewing areas. Only temporary outdoor recreational activities and associated structures are exempt from the development standards of the TU-N2 district; all permanent structures not related to the drive-in theater shall meet the development standards. On-site concession stand and food trucks shall have paved surfaces. Site plan waiver requested.

To: "PD/D" Planned Development for all uses in "D" High Density Multifamily, retaining historical overlays, with Development Standards and Downtown Urban Design District standards; site plan waiver requested.

- c. The case will be heard by the City Council on April 19, 2016.

16. ZC-16-081 CHARLES STRAND 700 S. Sylvania Avenue
1.23 ac. CD 8

RECOMMENDED FOR
DENIAL
5-3-1

- a. Applicant/Agent: Phillip Poole/Townsite Co.
- b. Request: *From*: "J" Medium Industrial *To*: "MU-2" High Intensity Mixed-Use

17. ZC-16-082 VILLAGE HOMES LP, LINWOOD PARK
REDEVELOPMENT, J. TORRES
2900 Weisenberger Street, 502 Wimberly Street
and 2901 Whitmore Street 0.362 ac. CD 9

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: Townsite Company/Mary Nell Poole
- b. Request: *From*: "B" Two-Family *To*: "UR" Urban Residential
- c. The case will be heard by the City Council on April 19, 2016.

18. ZC-16-083 VLMC INC. 6501 Cascade Canyon Trail
16.28 ac. CD 2

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: Lackland Holdings (Don Allen)
- b. Request: *From*: "C" Medium Density Multifamily *To*: "A-5" One-Family

19. ZC-16-084 REALTY CAPITAL GOLDEN TRIANGLE LP 5601
Golden Triangle Blvd. 17.19 ac. CD 7

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: Rebecca Everitt/Richard Meyers
- b. Request: *From*: "E" Neighborhood Commercial *To*: "PD/D" Planned Development for all uses in "D" High Density Multifamily plus assisted living and nursing home; site plan included

20. SP-16-001 LVG INVESTMENTS 5306-5336 (evens) White
Settlement Rd. and 127 Roberts Cut Off 13.55 ac. CD 7

RECOMMENDED FOR
APPROVAL

