



**ZONING COMMISSION
AGENDA**

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

COMMISSION MEMBERS:

Melissa McDougall, Chair, CD 5	_____	Sandra Runnels, CD 6	_____
Will Northern, Vice Chair, CD 1	_____	John Aughinbaugh, CD 7	_____
Jennifer Trevino, CD 2	_____	Wanda Conlin, CD 8	_____
Beth Welch, CD 3	_____	Kevin Buchanan, CD 9	_____
Jesse Gober, 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: Proposed Special Use Permit and Define Single Family Monotony Change 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 03, 2018 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order
- B. Approval of February 14, 2018 Meeting Minutes _____ Chair

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

C. CONTINUED CASES

- 1. ZC-18-016 KHORRAMI ENTERPRISES, INC 6500 Shadydell Dr. and 6450 Loydhill Ln
6.65 ac. CD 7
- a. Applicant/Agent: Kevin Khorrani
- b. Request: From: "CF" Community Facilities To: "E" Neighborhood Commercial

2. ZC-18-052 (continued from SP-18-001) CONTINENTAL FARMS, LP 5700 Block Birchman Ave
0.15 ac. CD 7
- a. Applicant/Agent: Tom Purvis
b. Request: From: PD 1166 PD/E Planned Development for all uses in "E" Neighborhood Commercial, excluding indoor amusement, drive-thru restaurant, convenience store, liquor store, dumpster location inside building with waivers to parking, landscaping and setback; site plan required
To: Amend PD 1166 to revise development standards to limit the square footage of uses within the building based on available parking and provide site plan

3. ZC-18-021 MARSHALL TILLMAN 1500 Montgomery St, 3600 Crestline Rd
0.35 ac. CD 7
- a. Applicant/Agent: Mary Nell Poole- Townsite Company
b. Request: From: PD 393 Planned Development/Specific Use for museum or cultural facility, professional offices, antique shop, boot, stationary store, clothing/wearing apparel store, furniture sales, new in a building, photograph/portrait or camera shop, retail sales/jewelry, art studio/art photography; subject to the following:
- Provision of a 2' high brick wall up to 3' high wrought iron fence, along Montgomery Street (height not to exceed 4' on Crestline Rd. and Watonga St.) with brick rock painted the same color as the buildings.
 - Provide a 6' cedar wooden fence along the west property line.
 - Provide a 4' high masonry metal rail along the frontage of lot 8 and on the west property line within the required front yard.
 - Entry off Montgomery Street and exit on Crestline Road with TPW approval.
 - No vehicle access along Watonga Street.
 - Landscape islands as indicated on Exhibit A.
 - Provision of trees per Exhibit A within Montgomery Street row subject to City Forestry approval; site plan waived
- To: Amend PD 393 to include massage therapy/spa; site plan waiver requested

4. ZC-18-025 RAED KHADER 3009 & 3013 Mansfield Hwy 1.22 ac. CD 8
- a. Applicant/Agent: Jewell Management, LLC-Yvette J. Kent
b. Request: From: "E" Neighborhood Commercial To: PD/E Planned Development for "E" Neighborhood Commercial plus auto repair, sales, and wash detail; site plan included

D. NEW CASES

5. ZC-17-199 10001 JACKSBORO HIGHWAY TX 199, INC 9904, 1000, 10002 Jacksboro Hwy;
10000 Nine Mile Bridge Rd 5.89 ac. CD 7
- a. Applicant/Agent: Dennis Hopkins, Texas Land Use
b. Request: From: "AG" Agricultural and "I" Light Industrial To: "J" Medium Industrial
6. ZC-18-030 KELLER BEACH LLC 11508 Alta Vista Rd 12.83 ac. CD 7
- a. Applicant/Agent: J. Ray Oujesky
b. Request: From: "E"- Neighborhood Commercial To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily with waiver to allow a minimum of 266 parking spaces; site plan included
7. ZC-18-031 GLEE C. LUTTMER, GULF WINDS INTL., LELAND STEVENS 10600 NW Hwy 287,
10201,10233 Blue Mound Rd 20.71 ac. CD 7
- a. Applicant/Agent: Glee C. Luttmmer
b. Request: From: "AG" Agricultural To: "I" Light Industrial

8. ZC-18-032 821 E. TERRELL AVE, LLC 821 E. Terrell Ave, 808 and 816 Kentucky Ave
1.03 ac. CD 8
- a. Applicant/Agent: Jennifer & David Farmer
 - b. Request: From: "PD 833" Planned Development for all uses in "MU-1" Low Intensity Mixed Use and "PD/MU-1/HC" Planned Development for all uses in "MU-1/HC" Low Intensity Mixed Use/Historic & Cultural Overlay, excluding alcohol sales for on-premises consumption and funeral home; site plan waived
To: Amend PD 833 to remove funeral home use and allow alcohol sales for on-premise consumption for theater, cinema, cafe, and/or restaurant use and exclude alcohol sales for off-premise consumptions site plan waiver requested
9. ZC-18-033 ROGER JOHNSON 3117-3133 (odds) Vine St. 1.99 ac. CD 5
- a. Applicant/Agent: Roger B. Johnson
 - b. Request: From: "A-10" One-Family To: "A-5" One-Family
10. ZC-18-034 JAMES AUSTIN 3220 Mitchell Blvd 1.08 ac. CD 8
- a. Applicant/Agent: Jewell Management LLC/ Yvette J. Kent
 - b. Request: From: "B" Two-Family, "E" Neighborhood Commercial To: PD/E Planned Development for "E" Neighborhood Commercial limited to the following uses: ambulance dispatch station, care facility, health services facility, including doctor's office or medical clinic, massage therapy and spa, amusement indoor, restaurant or cafeteria, bed and breakfast inn, bank, financial institution, offices, antique shop, appliance, sales, supply or repair, bakery, barber or beauty shop, book, stationary stores or newsstand, burglar alarm sales and service, caterer or wedding service, clothing/wearing apparel, sales new and used, convenience store, copy store or commercial print without off-set printing, dance studio, dressmaking, custom; millinery shop, duplicating services, furniture sales, new and used (office and residential) in a building, general merchandise store, interior decorating, large retail store, laundry, dry cleaning or washateria, leather goods shop, locksmith, medical supplies/equipment sales or rental, pharmacy (drug store), photograph, portrait/camera shop or photo finishing, shoe shine shop, studio, art or photography, tailor, clothing or apparel shop, taxidermist shop; site plan included
11. ZC-18-035 COLONIA DEVELOPMENT PARTNERS, LLC 301 N. Henderson St
0.86 ac. CD 9
- a. Applicant/Agent: Peloton Land Solutions/Bradley Sicard
 - b. Request: From: "PI-N3" Panther Island-Neighborhood Zone 3/Downtown Urban Design District
To: "H" Central Business District/Downtown Urban Design District
12. ZC-18-037 VERNON HOOPER 5016 White Settlement Rd. 0.57 ac. CD 7
- a. Applicant/Agent: Shana Crawford
 - b. Request: From: "E" Neighborhood Commercial, "MU-1" Low Intensity Mixed Use, and "I" Light Industrial To: "MU-1" Low Intensity Mixed Use
 - c. This case will be heard by City Council March 20, 2018
13. ZC-18-038 FW WATERSIDE COMMERCIAL 5825 Arborlawn Dr. 2.97 ac. CD 3
- a. Applicant/Agent: Bob Riley/Halff Associates Inc
 - b. Request: From: PD 999" Planned Development for all uses in "G" Intensive Commercial plus brewpub, a maximum height of five stories, excluding massage parlors, tattoo parlors, and auto uses; site plan approved To: Amend PD 999A to add hotel, site plan included

14. ZC-18-039 FORT GROWTH PARTNERS LP 4854 White Settlement Rd
0.35 ac. CD 7
- Applicant/Agent: Fort Growth Partners LP
 - Request: From: "E" Neighborhood Commercial To: "MU-1" Low Intensity Mixed Use
 - This case will be heard by the City Council March 20, 2018
15. SP-18-002 SLFIV- CHISHOLM TRAIL, LP 8900-9100 Blocks Chisholm Trail Pkwy
19.09 ac. CD 3
- Applicant/Agent: The Wolff Company/Jeff Moten
 - Request: From: PD 971 "PD/D" Planned Development for all uses in "D" High Density Multifamily with a maximum of 24 units per acre and a waiver to allow on-street parking to count toward required parking; site plan required To: Provide required Site Plan for PD 971
16. ZC-18-041 RETAIL CORNERS LLC; EQUITY TRUST CO. 8608, 8620, 8624 Bryson, 8600 block
Old Decatur Rd., 4605 W. Bailey Boswell Rd 8.11 ac. CD 7
- Applicant/Agent: Justin S. Light, Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P
 - Request: From: "AG" Agricultural and "A-43" One-Family To: "E" Neighborhood Commercial and "F" General Commercial
17. ZC-18-042 MARCUS & SUSAN SEMMELMANN 4362 W. Vickery Blvd 0.17 ac. CD 9
- Applicant/Agent: Baird Hampton & Brown Inc.
 - Request: From: "E" Neighborhood Commercial To: Amend PD 225 for "E" Neighborhood Commercial uses to add additional property; site plan included
18. ZC-18-044 ANTONIO MORALES 2729 Weisenberger St 0.16 ac. CD 9
- Applicant/Agent: Mary Nell Poole/Townsite Company
 - Request: From: "A-5" One-Family To: "UR" Urban Residential
19. ZC-18-045 FORT WORTH ISD 5700 Ramey Ave 11.63 ac. CD 5
- Applicant/Agent: Mike Navahton/FWISD
 - Request: From: "A-5" One-Family To: "CF" Community Facilities
 - This case will be heard by the City Council March 20, 2018
20. ZC-18-046 TEXAS CHRISTIAN UNIVERSITY 3051-3067 Wabash, 3301 Bellaire Drive N. and
3216 W. Berry St 6.57 ac. CD 3
- Applicant/Agent: Texas Christian University
 - Request: From: "BU-IX-6" Berry University-Institutional Mixed-Use with TCU Residential Overlay To: PD/CF Planned Development for all uses in "CF" Community Facilities with waiver to 100 Ft. setback to residential uses; site plan waiver requested/TCU Residential Overlay
21. ZC-18-047 CITY OF FORT WORTH PLANNING AND DEVELOPMENT Generally bounded by
Stadium Dr, Granbury Rd, Trail Lake Dr, Brighton Rd, Bellaire Cir, W. Biddison St.
46.81 ac. CD 3
- Applicant/Agent: City of Fort Worth Planning and Development Department
 - Request: From: "B" Two-Family and "C" Medium Density Multifamily with TCU Residential Overlay To: "A-5" One-Family and "B" Two-Family with TCU Residential Overlay

22. ZC-18-009 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT
HISTORIC AND CULTURAL LANDMARKS AMENDMENT CD ALL

- a. Applicant/Agent: City of Fort Worth Planning And 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 amending:
 - Amend Chapter 2, Article 2, Section 2.103, "Historic And Cultural Landmarks Commission" to update the roles and responsibilities of the Historic And Cultural Landmarks Commission;
 - Repeal Chapter 4, Article 4, Section 4.401, "Historic Preservation Overlay Districts ("HSE", "HC", "DD") and replacing it with a new Section 4.401 containing new language for regulating historic properties; and
 - Amend Chapter 9, Section 9.101, "Defined Terms" to revise certain definitions related to the Historic Preservation Ordinance update

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

Adjournment: _____

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.

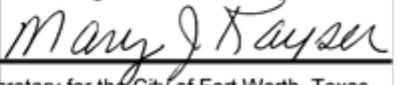
ASISTENCIA A REUNIONES PUBLICAS:

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.

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 **Friday, March 09, 2018 at 5:00 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