



**ZONING COMMISSION
DECISIONS**

**Wednesday, September 12, 2018
Work Session 11:30 AM
City Council Conference Room 290
Public Hearing 1:00 PM
City Council Chambers
2nd 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> P </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. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases | Staff |
| C. Presentation: Neighborhood Database and Communications | Community Engagement Staff |
| D. Presentation: Proposed new Conditional Use Permit | 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, OCTOBER 16, 2018 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- | | | |
|--|----------------|-------|
| A. Call to Order | | |
| B. Approval of Meeting Minutes of August 8, 2018 | <u> 9-0 </u> | Chair |

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

C. CONTINUED CASES

- | | |
|---|------------------------------------|
| 1. ZC-18-107 BETHANY REAL ESTATE SERVICES, LLC
2400 & 2404 Ross Avenue 0.51 ac. CD 2 | RECOMMENDED FOR
APPROVAL
9-0 |
| a. Applicant/Agent: Justin Light, Pope, Hardwicke, Christie,
Schell, Kelly & Taplett | |

b. Request: From: "A-5" One Family To: PD/A-5 Planned Development for all uses in "A-5" One Family plus six units on two lots, site plan included

2. ZC-18-108 BETHANY REAL ESTATE SERVICES, LLC
2944 Hemphill Street 0.21 ac. CD 9

RECOMMENDED FOR
APPROVAL
9-0

a. Applicant/Agent: Justin Light, Pope, Hardwicke, Christie, Schell, Kelly & Taplett

b. Request: From: "A-5" One Family To: "MU-1" Low Intensity Mixed-Use

D. NEW CASES

3. ZC-18-128 LICURGUS S. MAHAN III 1200 block
Meandering Rd 4.46 ac. CD 7

RECOMMENDED FOR
APPROVAL
8-1

a. Applicant/Agent: George Hill, Sempco Surveying, Inc.

b. Request: From: "B" Two Family To: "FR" General Commercial Restricted

4. ZC-18-138 JWM MINERALS, LLC 7844 & 7852 Chapin
Road 1.23 ac. CD 3

RECOMMENDED FOR
APPROVAL AS AMENDED TO
CLARIFY LIGHT INDUSTRIAL
USES AND NO OUTDOOR
STORAGE
9-0

a. Applicant/Agent: Barry Hudson, Dunaway Associates

b. Request: From: "E/AO" Neighborhood Commercial/
NASJRB Airport Overlay To: PD/E/AO Planned Development
for all uses in "E" Neighborhood Commercial/NASJRB Airport
Overlay plus industrial tenant spaces with waiver to setback; site
plan included

5. ZC-18-139 BASSWOOD DEVELOPMENT LTD 7400 - 7700
blocks North Freeway 44.05 ac.
CD 2

a. Applicant/Agent: Pat Atkins, Saddle Star Land
Development

b. Request: From: "I" Light Industrial / I-35W Central Zone
Design Overlay To: "A-5" One Family, R2 Townhouse/Cluster
and "D" High Density Multifamily with I-35W Central Zone Design
Overlay

WITHDRAWN

This case has been withdrawn. No public hearing will be held.

6. ZC-18-140 CGR SPECIALIST LLP 6300 Oakbend
Circle 3.53 ac. CD 3

RECOMMENDED FOR
APPROVAL
9-0

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

b. Request: From: "E" Neighborhood Commercial To:
PD/C Planned Development for all uses in "C" Medium Density
Multifamily with waivers to parking, building orientation and
setbacks; site plan waiver requested

7. ZC-18-141 PATE RANCH RETAIL LP & PATE RANCH COMMERCIAL LP 7200 - 7400 blocks of Chisholm Trail Parkway 6.98 ac. CD 6

RECOMMENDED FOR APPROVAL AS AMENDED TO ALLOW 4TH FLOOR
9-0

- a. Applicant/Agent: Luke Bourlon, Sparrow Partners
- b. Request: From: "PD 1064" Planned Development for all uses in MU-2 High Intensity Mixed-Use excluding certain uses To: "PD/D" Planned Development for all uses in "D" High Density Multifamily with waivers to allow a maximum height of 41ft., a maximum density of 30 units/acre, and a minimum of 232 parking spaces, site plan included

8. ZC-18-142 MARIA SUAREZ CARDENAS 806, 808, & 812 N. Sylvania Avenue 0.66 ac. CD 9

RECOMMENDED FOR APPROVAL AS AMENDED FOR SITE PLAN REQUIRED
9-0

- a. Applicant/Agent: Nicolas Camacho
- b. Request: From: "ER" Neighborhood Commercial Restricted To: PD/E Planned Development for all use in "E" Neighborhood Commercial excluding nursing home, medical/dental clinic, gasoline sales and alcohol sales; site plan waiver requested

9. ZC-18-143 AIL INVESTMENTS LP 3400 Block Westport Parkway 0.35 ac. CD 7

RECOMMENDED FOR APPROVAL
8-0

- a. Applicant/Agent: Joe Schneider, AIL Investment LP
- b. Request: From: "F" General Commercial To: "G" Intensive Commercial

10. ZC-18-144 CCP 2816 SEVENTH, LP 2811, 2813, 2817 and 2829 W 6th St. 0.56 ac. CD 9

RECOMMENDED FOR APPROVAL
8-0

- a. Applicant/Agent: Cody Brewer
- b. Request: From: "C" Medium Density Multifamily and "I" Light Industrial To: "MU-2" High Intensity Mixed-Use

11. ZC-18-145 BURLESON LAND COMPANY INC. 1221-1235 (odds) Dorothy Lane, 3736 Camp Bowie Blvd 0.56 ac. CD 7

CONTINUED 30 DAYS UPON APPLICANT'S REQUEST
8-0

- a. Applicant/Agent: Nolan Bradshaw
- b. Request: From: PD 1073 Planned Development for all uses in "E" Neighborhood Commercial for bank and office uses only with no drive through or exterior ATM uses; site plan approved To: PD/C Planned Development for all uses in "C" Medium Density Multifamily with waivers; site plan included

12. ZC-18-146 PATE SINGLE FAMILY, COMMERCIAL, & RANCH LAND, LPS 7300 - 7500 blocks Chisholm Trail Parkway 40.30 ac. CD 6

RECOMMENDED FOR APPROVAL
9-0

- a. Applicant/Agent: Randi Rivera, Integrity Group LLC
- b. Request: From: "A-5" One Family, "PD 1064" Planned Development for all uses in MU-2 High Intensity Mixed-Use 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, clothing, 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 helistop), 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/CR Planned Development for all uses in "CR" Low Density Multifamily with Development Standards plus cottage community; with waivers to URD submission and certain standards, site plan included for cottage community only

13. ZC-18-147 J. C. LINDSAY, FLP 1400 - 1700 blocks Avondale Haslet Road 71.37 ac. CD 7

RECOMMENDED FOR
APPROVAL WITH AMENDED
DEVELOPMENT STANDARDS
FOR PD/A-10 AND ADD
STANDARDS FOR PD/E
9-0

a. Applicant/Agent: Avondale Development Group
b. Request: From: "A-5" One Family, "A-10" One Family and PD 712 Planned Development/Specific Use for all uses in "E" Neighborhood Commercial; site plan required To: "A-5" One Family, PD/A-10 Planned Development for all uses in "A-10" One Family with development standards for fencing along the western and northern boundaries; site plan waiver requested and PD/E Planned Development for all uses in "E" Neighborhood Commercial excluding the following uses: assisted living facility, nursing home, golf course, indoor amusement, game room as a primary use, event center or rental hall, drive in restaurant or business, lodge or civic club, commercial swimming pool, drive-in theater, movie theater or auditorium, bed and breakfast inn, business college or commercial school, convenience store, grocery store meat market, large retail store, liquor or package store, mortuary or funeral home, recording studio, taxidermist shop, gasoline sales, recycling collection facility, urban agriculture, storage or display outside; site plan required

14. ZC-18-148 MELISSA STEWART 1470 Avondale Haslet Road 3.60 ac. CD 7

RECOMMENDED FOR
APPROVAL
9-0

a. Applicant/Agent: Melissa Stewart
b. Request: From: "A-5" One Family To: PD/E Planned Development for all uses in "E" Neighborhood Commercial

excluding the following uses: assisted living facility, nursing home, golf course, indoor amusement, game room as a primary use, event center or rental hall, lodge or civic club, commercial swimming pool, drive-in theater, movie theater or auditorium, bed and breakfast inn, business college or commercial school, grocery store meat market, large retail store, liquor or package store, mortuary or funeral home, recording studio, taxidermist shop, recycling collection facility, urban agriculture, storage or display outside; site plan required

15. ZC-18-149 BRAVO LONESTAR ENTERTAINMENT, LLC
950 University, 1229 Jacksboro Hwy 11.84ac.
CD 2

RECOMMENDED FOR
APPROVAL
9-0

a. Applicant/Agent: Chris Biggers, Dunaway Associates, LP
b. Request: From: "B" Two Family, "I" Light Industrial with Trinity Uptown Overlay 4 Peripheral Zone To: "MU-1" Low Intensity Mixed-Use with Trinity Uptown Overlay 4 Peripheral Zone

16. ZC-18-121 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT: SINGLE FAMILY RESIDENTIAL MONOTONY CLARIFICATIONS
CD ALL

RECOMMENDED FOR
APPROVAL
9-0

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 amending:

- A Portion of Section 6.507, "Single Family Residential Design Standards to strengthen existing design standards

c. This case will be heard by the City Council on September 25, 2018.

Adjournment: 3:35 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.