



**ZONING COMMISSION  
DECISIONS**

**Wednesday, February 13, 2019  
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>  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: Berry/University Form Based Code text amendments          | Staff |
| D. Discussion: Consider adding consent agenda section to Commission agenda | Staff |

**II. PUBLIC HEARING 1:03 PM City Council Chambers**

**CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, MARCH 5, 2019 AT 7:00 P.M. UNLESS OTHERWISE STATED.**

- |   |                |       |
|---|----------------|-------|
| A. Call to Order                                  |                |       |
| B. Approval of Meeting Minutes of January 9, 2019 | <u>  9-0  </u> | Chair |

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

**C. CONTINUED CASES**

1. ZC-18-166 Avenue	NAGY MANSOUR 0.46 ac.	5600 CD 6	McCart	RECOMMENDED FOR DENIAL 9-0
<ul style="list-style-type: none"> <li>a. Applicant/Agent: Nagy Mansour</li> <li>b. Request: From: "E" Neighborhood Commercial To: PD/E Planned Development for "E" Neighborhood Commercial plus auto</li> </ul>				

repair with waivers to residential adjacency, side and rear yard setbacks, signage; site plan included

2. ZC-18-169 JERRY & WILLIAM WILSON AX-18-006  
15000 block FM 156/2250 Texan Dr 51.48 ac. CD 7

RECOMMENDED FOR  
APPROVAL  
9-0

- a. Applicant/Agent: Chris Stara/Andy Gabbert
- b. Request: From: Unzoned To: "I/AO" Light Industrial/Fort Worth Alliance Airport Overlay
- c. To be heard by the City Council on March 19

3. ZC-18-177 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT: CREATE CONDITIONAL USE PERMIT CD ALL

RECOMMENDED FOR  
APPROVAL  
AS AMENDED  
TO INCLUDE ALLOWANCE  
FOR USES APPROVED AS  
PD'S BEFORE THE  
ADOPTION  
OF THE AMENDMENT TO  
BE CONSIDERED LEGAL  
USES AND  
AN ADDITION TO THE  
NON RESIDENTIAL LAND  
USE  
CHART TO IDENTIFY INDOOR  
RECYCLING ALLOWED IN  
I, J, AND K DISTRICTS  
8-1

- 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:

- Chapter 4, "District Regulations" To Amend
  - Article 1, "General" To Add Conditional Use Permit to the list of districts established,
  - Article 3, "Planned Development "PD" District" to revise language in conformance with the creation of Conditional Use Permits;
  - Article 4 "Overlay Districts" To Add Section 4.407 "Conditional Use Permit" to provide for regulations and processes applicable to Conditional Use Permits;
  - Articles 6, 8, And 12, "Residential Use Table," "Nonresidential District Use Table" And "Form-Based Districts" respectively to remove special exception designations and replace with Conditional Use Permit Designations; And
- Chapter 5, "Supplemental Use Standards" to add certain uses and standards in conformance with the creation of the Conditional Use Permit

4. ZC-18-181 MARICELA CLEMENTE, CLEMENTE AUTO SALES 3510 - 3616 NE 28th St. 1.71 ac. CD 4

CONTINUED 60 DAYS  
UPON APPLICANT'S  
REQUEST  
9-0

- a. Applicant/Agent: Josh Anderson/Texas Surveying Inc.
- b. Request: From: "B" Two-Family and "E" Neighborhood Commercial To: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus auto repair and sales; site plan included, with waivers to residential adjacency, rear and side yard setbacks and signage

5. ZC-18-203 CENTERGY RIVER II LP 601 Harrold St.  
3.38 ac. CD 9

WITHDRAWN

- a. Applicant/Agent: Ray Oujesky

b. Request: From: "MU-2" High Intensity Mixed Use  
To: PD/MU-2 Planned Development for all uses "MU-2" High Intensity Mixed Use, plus 10 stories for a single use office and/or hotel building; site plan waiver requested

6. ZC-19-001 ACH FAMILY & CHILD SERVICES 3001  
Grayson Street 3.80 ac. CD 8

RECOMMENDED FOR  
APPROVAL  
9-0

- a. Applicant/Agent: Austin Baird, PE
- b. Request: From: PD 722 Planned Development/Specific Use for all uses in "CF" Community Facilities to add additional property; site plan waived To: Amend PD 722 to request a waiver to development standards to allow a 10 ft. solid black mesh screening/security fence in the 20 ft. front yard setback; site plan waiver requested

7. ZC-19-006 VOGEL INVESTING CORP. 1101 W. Lowden  
Street 0.75 ac. CD 9

WITHDRAWN

- a. Applicant/Agent: Kolby Knight
- b. Request: From: "B" Two-Family To: "UR" Urban Residential

8. ZC-19-008 CADG WS44, LLC 4621 Keller Hicks  
Road 44.13 ac. CD 7

RECOMMENDED FOR  
APPROVAL  
AS AMENDED TO PD/A-5  
WITH DEVELOPMENT  
STANDARDS FOR  
BUFFERING  
TO NORTH  
9-0

- a. Applicant/Agent: Travis Clegg/Peloton Land Solutions
- b. Request: From: "A-5" One-Family and "I" Light Industrial To: "A-5" One-Family

E. NEW CASES

9. ZC-18-206 GEORGE AND JULIE VOIGT 3300, 3304, 3308  
(evens) W. 5<sup>th</sup> St. 0.43 ac. CD 7

RECOMMENDED FOR  
APPROVAL  
AS AMENDED TO REQUIRE  
LANDSCAPING ALONG  
CORNER PARKING LOT  
9-0

- a. Applicant/Agent: Clay Mazur
- b. Request: From: "C" Medium Density Multifamily To: PD/ER Planned Development for all uses in "ER" Neighborhood Commercial Restricted with waivers to setbacks, parking count and parking in front yard; site plan included

10. ZC-19-007 RIVERBEND INVESTMENT III, LTD 5501  
(5699) Randol Mill Rd 30.15 ac. CD 4

CONTINUED 60 DAYS  
UPON APPLICANT'S  
REQUEST  
9-0

- a. Applicant/Agent: Riverwood Management/Danny Scarth
- b. Request: From: PD 1151 Planned Development for all uses in "CF" Community Facilities plus onsite dormitories; site plan approved To: "A-5" One-Family

***The applicant has requested a 60 day continuance to the April 10 hearing.***

11. ZC-19-010 BLUE LIGHTING HOLDINGS, INC. 9325 -  
9333 (odds) Crowley Rd, 9324 - 9332 (evens) Parkview Dr  
1.14 ac. CD 8

CONTINUED 30 DAYS  
UPON APPLICANT'S  
REQUEST

9-0

- a. Applicant/Agent: Eran Blitz
- b. Request: From: "FR" General Commercial Restricted  
To: "I" Light Industrial

***The applicant has requested a 30 day continuance to the March 6 hearing.***

12. ZC-19-011 JEANNE SHELTON 15000 block FM  
156 53.39 ac. CD 7

RECOMMENDED FOR  
APPROVAL  
9-0

- a. Applicant/Agent: Eddie Eckert/Goodwin & Marshall
- b. Request: From: Unzoned To: "I" Light Industrial/AO Alliance Airport Overlay
- c. To be heard by the City Council March 19

13. ZC-19-012 ALLIANCE 156 PARTNERS, LP 15000 block FM  
156 56.81 ac. CD 7

RECOMMENDED FOR  
APPROVAL  
9-0

- a. Applicant/Agent: Eddie Eckert/Goodwin & Marshall
- b. Request: From: Unzoned To: "I" Light Industrial/AO Alliance Airport Overlay
- c. To be heard by the City Council March 19

14. ZC-19-014 FOREMOST REAL ESTATE, LLC 14475 Day  
Road 4.99 ac. CD 7

RECOMMENDED FOR  
APPROVAL  
9-0

- a. Applicant/Agent: Josh Martin
- b. Request: From: "A-43" One-Family/I-35 Design Overlay  
To: "I" Light Industrial/I-35 Design Overlay

15. ZC-19-015 CFG REALTY, LLC 2917 Chesser  
Boyer Road 22.20 ac. CD 4

CONTINUED 60 DAYS  
UPON APPLICANT'S  
REQUEST  
9-0

- a. Applicant/Agent: Misty Ventura
- b. Request: From: "K" Heavy Industrial To: Tract 1: PD/I Planned Development for all uses in "I" Light Industrial plus recycling, site plan included; Tract 2: PD/I Planned Development for all uses in "I" Light Industrial, site plan waiver requested

***The applicant has requested a 60 day continuance to the April 10 hearing.***

16. ZC-19-016 JACKIE ANN PRESLEY 2601 Joel East  
Road 16.88 ac. CD 8

RECOMMENDED FOR  
APPROVAL  
9-0

- a. Applicant/Agent: Kent Davis
- b. Request: From: "A-5" One Family To: "I" Light Industrial

17. ZC-19-017 R/P LPC II, LTD 2590 (2500) River Park  
Drive 6.55 ac. CD 3

CONTINUED 60 DAYS  
UPON APPLICANT'S  
REQUEST  
9-0

- a. Applicant/Agent: Mary Nell Poole/Townsite Co.
- b. Request: From: "G" Intensive Commercial  
To: "UR" Urban Residential

18. ZC-19-022 STORE MASTER FUNDING X, LLC 6001  
Quebec Street 5.66 ac. CD 7

RECOMMENDED FOR  
APPROVAL  
9-0

- a. Applicant/Agent: Robert Riley
- b. Request: From: "G" Intensive Commercial To: PD/G  
Planned Development for all uses in "G" Intensive Commercial plus  
outdoor RV sales and display and minor indoor RV service; site plan  
waiver requested

19. ZC-19-024 CITY OF FORT WORTH PLANNING AND  
DEVELOPMENT: TEXT AMENDMENT: AMEND NEAR  
SOUTHSIDE FORM BASED CODE  
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 "The Near Southside  
Development Standards and Guidelines" as provided by Section  
4.1305D, "Other Development Standards" of Chapter 4, "District  
Regulations" Of Article 13, "Form Based Districts", of Section 4.1305,  
"Near Southside ("NS") District" to:

- Provide visual guidance of sign types;
- Add reference to building code for side setbacks;
- Add reference to adopted street standards for alleys and  
access;
- Require individual unit entrances from multifamily structures  
at the ground floor;
- Require screening of ground floor mechanical equipment;
- Disallow brick panels for facades and screening;
- Differentiate between regulations for small and large parking  
structures; and
- To amend the use table to add cottage industry and tattoo  
parlors as allowed uses in the NS-T4 zone

20. ZC-19-025 CITY OF FORT WORTH PLANNING AND  
DEVELOPMENT: TEXT AMENDMENT: INCREASE HEIGHT IN "I"  
LIGHT INDUSTRIAL AND CREATE ADJACENCY STANDARDS  
FOR INDUSTRIAL DISTRICTS NEXT TO A AND B 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:

- Article 10 "Industrial Districts" Of Chapter 4, "District  
Regulations", Section 4.1000, "Light Industrial ("I")  
District" to increase the maximum height allowed and delete the maximum horsepower requirement,  
and
- Amend Article 3, "Landscaping, Buffers And Urban  
Forestry" Of Chapter 6, "Development Standards,"  
Section 6.300 "Bufferyard And Supplemental

Building Setback” to provide regulations when Light, Medium, and Heavy Industrial Districts are adjacent to One- And Two-Family Residential Districts

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

Adjournment: 2:38 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.