



**ZONING COMMISSION  
AGENDA**

**Wednesday, May 11, 2016  
1000 Throckmorton St.  
Work Session 11:30 AM  
Public Hearing 1:00 PM  
PreCouncil and Council Chambers  
2<sup>nd</sup> 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 – 2<sup>nd</sup> Floor**

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|--|-------|
| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases                             | Staff |
| C. Presentation: New Urban Agriculture Regulations   | Staff |
| D. Presentation: Open Meetings Act                   | 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, JUNE 14, 2016 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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|---|----------------|
| A. Call to Order                              | Chair          |
| B. Approval of April 13, 2016 Meeting Minutes | <u>  9-0  </u> |

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

C. Continued Cases:

1. ZC-16-040 ac.	FOSSIL RIDGE LTD. ETAL CD 2	2800 Sedona Ranch Dr. 4.87	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			
2. ZC-16-070 13.09 ac.	HAYCO REALTY LTD. CD 2	6100 Bowman Roberts Rd. CD 2	RECOMMENDED FOR DENIAL 8-1
a. Applicant/Agent: Jim Schell			

- b. Request: *From*: "C" Medium Density Multifamily and "E" Neighborhood Commercial *To*: "R1" Zero Lotline/Cluster and "C" Medium Density Multifamily

D. New Cases

<p>3. ZC-16-085 WALTON TEXAS LP Generally bounded by Stewart Feltz, Posada, Cleburne Rd., Longhorn and Rock Creek 1752.89 ac. CD 6</p> <p>a. Applicant/Agent: Matt Robinson  b. Request: <i>From</i>: Unzoned, "A-43" One-Family, "A-5" One-Family, "R2" Townhouse/Cluster, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "G" Intensive Commercial and "I" Light Industrial <i>To</i>: "A-5" One-Family, "D" High Density Multifamily, "CF" Community Facilities, "E" Neighborhood Commercial, "F" General Commercial, "G" Intensive Commercial and "MU-2" High Intensity Mixed Use</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>4. ZC-16-088 XTO ENERGY INC. 4025 Hemphill St. 1.14 ac. CD 9</p> <p>a. Applicant/Agent: Melissa Huffman, Omni Group :TD  b. Request: <i>From</i>: "FR" General Commercial Restricted <i>To</i>: "E" Neighborhood Commercial  c. The case will be heard by the City Council on May 17, 2016.</p>	<p>RECOMMENDED FOR APPROVAL 8-0-1</p>
<p>5. ZC-16-090 2008 LIFETIME MANAGEMENT US INC. 3200 NW Loop 820/4451 Huffines Blvd. 17.40 ac. CD 2</p> <p>a. Applicant/Agent: Jeff Linder Bannister Engineering  b. Request: <i>From</i>: PD 797 "PD/FR" Planned Development for all uses in "FR" General Commercial Restricted, including large vehicle trailer sales/storage and display; and the following uses associated with make ready for retrofit of large vehicles/trailers, machine shop, paint mixing, spraying, sheet metal shop, welding, outside storage with screening to the public ROW No ingress of egress of tractor trailer operations off Huffines Boulevard. No ingress or egress of tractor trailer operations off of Huffines Boulevard. Hours of operation are from 7:00 AM to 7:00 PM Monday through Saturday. The only activities that will occur within 50 ft. of Huffines Boulevard are "FR" uses only. Site plan required. <i>To</i>: Amend PD 797 to add large equipment storage and display; site plan included</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>6. ZC-16-091 FW RIVERCREST BLUFFS LLC 221, 223 and 239 Nursery Ln. 1.47 ac. CD 7</p> <p>a. Applicant/Agent: Townsite Company/Mary Nell Poole  b. Request: <i>From</i>: "B" Two-Family and PD 990 "PD/A-5" Planned Development for "A-5" One-Family with Development Standards for 15 ft. front yard setbacks, 60% lot coverage; site plan waived <i>To</i>: Amend PD 990 to add property and waive the projected front yard setback and allow a masonry screening wall; site plan waiver requested  c. The case will be heard by the City Council on May 17, 2016.</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>7. ZC-16-092 TERRI E. WEST/WESTWAY HAMILTON LLC 2837 Hemphill St. 0.55 ac. CD 9</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>

<p>c. Applicant/Agent: Jim Johnson  d. Request: <i>From</i>: "E" Neighborhood Commercial <i>To</i>: "MU-1" Low Intensity Mixed Use</p>	
<p>8. ZC-16-093 SARKIS J KECHEJIAN MD AND KECHEJIAN ENTERPRISES  4125 Hardeman St. 0.37 ac. CD 5</p> <p>a. Applicant/Agent: Warden Walter  b. Request: <i>From</i>: "E" Neighborhood Commercial <i>To</i>: "CF" Community Facilities</p>	<p>CONTINUED 30 DAYS  UPON NEIGHBORHOOD'S  REQUEST  9-0</p>
<p>9. ZC-16-094 CAVILE PUBLIC FACILITY CORPORATION 5400 and 5420 E.  Rosedale St. 5.11 ac. CD 5</p> <p>a. Applicant/Agent: Sydnee Freeman  b. Request: <i>From</i>: "E" Neighborhood Commercial <i>To</i>: PD/D "D" High Density Multifamily with waivers and development standards; site plan included  c. The case will be heard by the City Council on May 17, 2016.</p>	<p>RECOMMENDED FOR  APPROVAL  9-0</p>
<p>10. ZC-16-095 CAVILE PUBLIC FACILITY CORPORATION 4908 and 4912  E. Rosedale St. 3.73 ac. CD 5</p> <p>a. Applicant/Agent: Sydnee Freeman  b. Request: <i>From</i>: "E" Neighborhood Commercial <i>To</i>: "PD/D" Planned Development for all uses in "D" High Density Multifamily with waivers and development standards; site plan included  c. The case will be heard by the City Council on May 17, 2016.</p>	<p>RECOMMENDED FOR  APPROVAL  9-0</p>
<p>11. ZC-16-096 JANE WHITE 2011 IRREVOCABLE TRUST, WEST  FORK PARTNERS LP 5300-5600 blocks E. 1<sup>st</sup> St. 336.69 ac. CD 4</p> <p>a. Applicant/Agent: Barry Hudson, Dunaway Assoc.  b. Request: <i>From</i>: "C" Medium Density Multifamily, "E" Neighborhood Commercial, G Intensive Commercial and D-HRI Multifamily Highrise <i>To</i>: "O-1" Floodplain and "PD/SU" Planned Development/Specific Use for concrete recycling plant and storage with K Heavy Industrial Development Standards; site plan included</p>	<p>CONTINUED 30 DAYS  UPON APPLICANT'S REQUEST  9-0</p>
<p>12. ZC-16-097 FORT WORTH TRANSPORTATION AUTHORITY 904 E.  Weatherford St. 2.71 ac. CD 9</p> <p>a. Applicant/Agent: Fort Worth Housing Finance Corp.  b. Request: <i>From</i>: "J" Medium Industrial <i>To</i>: "H" Central Business District</p>	<p>RECOMMENDED FOR  APPROVAL  9-0</p>
<p>13. ZC-16-098 TARA MURPHY 13408 S. Pipeline Rd. 0.30 ac.  CD 5</p> <p>a. Applicant/Agent: Anthony and Nadine Givens/Pavement Services Corp.  b. Request: <i>From</i>: "A-5" One-Family <i>To</i>: "I" Light Industrial</p>	<p>CONTINUED 30 DAYS  UPON COMMISSION'S  REQUEST  9-0</p>

<p>14. SP-16-002 FW MASON HEIGHTS LP 3801 W.G. Daniels Dr. 7.88 ac. CD 8</p> <p>c. Applicant/Agent: K Cole/Huitt-Zollars  d. Request: <i>From:</i> PD 916 PD Planned Development for "D" High Density Multifamily with Development Standards; site plan required  <i>To:</i> Provide required site plan for PD 916 multifamily development</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>15. ZC-16-099 25<sup>TH</sup> AND ROSS MANIFEST ABUNDANCE LLC 504 NW 25<sup>th</sup> St. 0.32 ac. CD 2</p> <p>a. Applicant/Agent: John Corbin  b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "PD/A-5" Planned Development for all uses in "A-5" One-Family plus six residential units on one lot; site plan included</p>	<p>CONTINUED 30 DAYS UPON NEIGHBORHOOD'S REQUEST 9-0</p>
<p>16. ZC-16-100 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 1050 Woodhaven Boulevard 6.89 ac. CD 4</p> <p>a. Applicant/Agent: City of Fort Worth  b. Request: <i>From:</i> "D" High Density Multifamily <i>To:</i> "R2" Townhouse/Cluster</p>	<p>RECOMMENDED FOR APPROVAL 7-2</p>
<p>17. ZC-16-101 CITY OF FORT WORTH PLANNING AND DEVELOPMENT Generally bounded by Western Center, N. Beach, Fossil Creek, and the North Freeway (I-35W) 174.10 ac. CD 4</p> <p>a. Applicant/Agent: City of Fort Worth  b. Request: <i>From:</i> "R1" Zero Lot Line/Cluster, "R2" Townhouse/Cluster, "D" High Density Multifamily "D-HR1" Multifamily High-rise, and "G" Intensive Commercial <i>To:</i> "R2" Townhouse/Cluster</p>	<p>RECOMMENDED FOR DENIAL 2-7</p>
<p>18. ZC-16-102 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 7100 – 7300 blks S. Hulen, 7200 – 7400 blks Kingswood Drive 28.67 ac. CD 6</p> <p>a. Applicant/Agent: City of Fort Worth  b. Request: <i>From:</i> "CR" Low Density Multifamily, "E" Neighborhood Commercial, and "F" General Commercial <i>To:</i> "E" Neighborhood Commercial and "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus auto repair; site plan waiver requested</p>	<p>RECOMMENDED FOR DENIAL 8-1</p>
<p>19. ZC-16-103 FW WATERSIDE LAND LLC 4000 Block Bryant Irvin 4.35 ac. CD 3</p> <p>a. Applicant/Agent: Sloan Harris  b. Request: <i>From:</i> PD 999 "PD/G" 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 <i>To:</i> Amend PD 999 "PD/G" Planned Development to add new auto sales dealership and associated uses; site plan included</p>	<p>RECOMMENDED FOR DENIAL 9-0</p>

<p>20. ZC-16-104 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: SCHOOL PARKING REQUIREMENT CD ALL</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>a. Applicant/Agent: City of Fort Worth Planning and Development  b. Request: Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), by Amending Article 2 "Off Street Parking and Loading", of Chapter 6, "Development Standards," Section 6.201 "Off Street Parking Requirements" to:</p> <ul style="list-style-type: none"> <li>• Amend the Ratio of Parking Spaces Required for Public and Private Elementary, Middle, and High Schools</li> </ul> <p>c. The case will be heard by the City Council on May 17, 2016.</p>	
<p>To review the proposed amendments:  <a href="http://fortworthtexas.gov/zoning/cases/">http://fortworthtexas.gov/zoning/cases/</a></p>	
<p>21. ZC-16-106 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: DOWNTOWN URBAN DESIGN DISTRICT OVERLAY CD ALL</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>a. Applicant/Agent: City of Fort Worth Planning and Development  b. Request: Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), by Amending:</p> <ul style="list-style-type: none"> <li>• Article 4 "Overlay Districts", of Chapter 4, "District Regulations" to amend Section 4.402 'Urban Design District-Downtown' to increase the boundaries of the Urban Design District to include the area from the foot of the Trinity River Bluff and to the right-of-way line of the T &amp; P Railroad tract to the west, to Northside Drive and the west side of the Trinity River levee to the north, to the west right-of-way line of Interstate Highway 35 on the east, and to an alignment with Gounah and Pharr Streets to the south, and;</li> <li>• Amend the Downtown Urban Design Standards and Guidelines in their entirety</li> </ul>	
<p>To review the proposed amendments:  <a href="http://www.dfw.org/business/downtown-design-standards">http://www.dfw.org/business/downtown-design-standards</a></p>	
<p>22. ZC-16-107 CITY OF FORT WORTH PLANNING AND DEVELOPMENT MAP AMENDMENT: DOWNTOWN URBAN DESIGN DISTRICT OVERLAY Generally Bounded by Forest Park Boulevard, Northside Drive, Interstate Highway 35, and the T&amp;P Railroad Track to Interstate Highway 30 1733.72 ac. CD 8,9</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>a. Applicant/Agent: City of Fort Worth  b. Request: To: Amend the boundaries and expand the Downtown Urban Design District Overlay</p>	

**ADJOURNMENT: 6:15 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.