



**ZONING COMMISSION
DECISIONS**

**Wednesday, October 11, 2017
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	<u> A </u>	Sandra Runnels, CD 6	<u> P </u>
Will Northern, Vice Chair, CD 1	<u> P </u>	John Aughinbaugh, CD 7	<u> P </u>
Jennifer Trevino, CD 2,	<u> P </u>	Wanda Conlin, CD 8	<u> P </u>
John Cockrell, Sr., CD 3	<u> P </u>	Kevin Buchanan, CD 9	<u> P </u>
Jesse Gober, CD 4	<u> P </u>		

I. WORK SESSION / LUNCH 11:30 AM City Council Conference Room 290

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|--|-------|
| A. Swearing in of New Commissioner Kevin Buchanan | |
| B. Briefing: Previous Zoning Actions by City Council | Staff |
| C. Review: Today's Cases | Staff |
| D. Briefing: Historic Preservation Ordinance update | 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, NOVEMBER 7, 2017 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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| A. Call to Order | |
| B. Recognition of outgoing Commissioner Leah Dunn | Chair |
| C. Approval of September 13, 2017 Meeting Minutes | <u> 8-0 </u> Chair |

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

C. CONTINUED CASES

1. ZC-17-108	NATHAN BONTKE 1231 E. Harmon Rd	13.93	WITHDRAWN
ac.	CD 2		
a.	Applicant/Agent: Dunaway Assoc, Barry Hudson		
b.	Request: <i>From:</i> "F" General		
Commercial	<i>To:</i> "D" High Density Multifamily		

THIS CASE HAS BEEN WITHDRAWN. NO PUBLIC HEARING WILL BE HELD.

2. ZC-17-137 MACEDONIA MISSIONARY CHURCH 2740 and 2744 South Freeway/IH 35 0.77 ac. CD 9 RECOMMENDED FOR APPROVAL 8-0
- a. Applicant/Agent: Felipe Quintanilla
b. Request: From: "E" Neighborhood
Commercial To: "I" Light Industrial
3. ZC-17-149 RONALD AND LINDA O'DONNELL 3207 & 3211 House Anderson 0.85 ac. CD 5 RECOMMENDED FOR DENIAL W/O PREJUDICE 8-0
- a. Applicant/Agent: Ronald and Linda O'Donnell
b. Request: From: "AG" Agricultural To: PD/I Planned Development for all uses in "I" Light Industrial with outside truck storage without a primary use; site plan included
- D. NEW CASES
4. ZC-17-148 KRISTOPHER KEOKANYA 13229 Se-Ha-Payak 0.51 ac. CD 7 RECOMMENDED FOR APPROVAL 8-0
- a. Applicant/Agent: Maria Bellomo
b. Request: From: "A-10" One Family To: "MH" Mobile Home
5. ZC-17-158 FORT GROWTH PARTNERS 200 Sunset Lane and 201 Athenia Dr. 0.36 ac. CD 7 RECOMMENDED FOR APPROVAL 8-0
- a. Applicant/Agent: Shana Crawford
b. Request: From: "B" Two-Family To: "UR" Urban Residential
c. This case will be heard by the City Council on October 17, 2017.
6. ZC-17-159 FORT GROWTH PARTNERS 320 Athenia Dr. 0.42 ac. CD 7 RECOMMENDED FOR APPROVAL 8-0
- a. Applicant/Agent: Shana Crawford
b. Request: From: "B" Two-Family To: "UR" Urban Residential
c. This case will be heard by the City Council on October 17, 2017.
7. ZC-17-160 FORT GROWTH PARTNERS 304-316 (evens) Sunset Lane 0.70 ac. CD 7 RECOMMENDED FOR APPROVAL 8-0
- a. Applicant/Agent: Shana Crawford
b. Request: From: "B" Two-Family To: "UR" Urban Residential
c. This case will be heard by the City Council on October 17, 2017.
8. ZC-17-161 NORTH PRESIDIO LLC 9200 block Tehama Ridge Parkway 3.14 ac. CD 7 RECOMMENDED FOR APPROVAL 9-0
- a. Applicant/Agent: Hugo Morales, Kimley-Horn

b. Request: *From*: "AR" One-Family Restricted Intensive Commercial *To*: "G"

9. ZC-17-162 PB LONG TERM HOLD 1 LP, PB LONG TERM HOLD 2 LP, PB VENTANA 1 LLC Generally bounded by Rolling Hills Drive, Benbrook city limits, Dutch Branch Creek, and Benbrook 444.13 ac. CD 3

RECOMMENDED FOR APPROVAL
8-0

a. Applicant/Agent: Taylor Baird
b. Request: *From*: "A-5" One-Family, R1 Zero Lotline/Cluster, "E" Neighborhood Commercial, "PD 50" PD/E Planned Development/Commercial; site plan waived *To*: PD/A-5 Planned Development for all uses in "A-5" One-Family and "R1" Zero Lotline/Cluster with development standards not to exceed 30% R1 development and lot coverage not to exceed 60%; site plan waiver requested

10. ZC-17-163 J & W SAND & GRAVEL INC 11650 Mosier Valley Road 11400 - 12100 blocks Mosier Valley Road 53.63 ac. CD 5

CONTINUED 30 DAYS UPON APPLICANT'S REQUEST
8-0

a. Applicant/Agent: Pape Dawson Engr.
b. Request: *From*: PD 183 Planned Development/Specific Use for a concrete crushing facility with development standards; site plan included *To*: Amend PD 183 to amend the site plan and allow for soil stabilization operations and asphalt collection and recycling on the west side of the creek; site plan included

11. ZC-17-164 THE ANACO GROUP 9600 Landing Way 4.51 ac. CD 7

WITHDRAWN

a. Applicant/Agent: Matthew Peterson; DBRC
b. Request: *From*: "R2" Townhouse/Cluster Neighborhood Commercial *To*: "E"

THIS CASE HAS BEEN WITHDRAWN. NO PUBLIC HEARING WILL BE HELD.

12. ZC-17-165 TEXAS CHRISTIAN UNIVERSITY Generally bounded by W. Cantey Street, McCart Avenue, W. Bowie Street, & S. University 40.17 ac. CD 9

CONTINUED 30 DAYS UPON ZONING COMMISSION REQUEST
7-0

a. Applicant/Agent: Jesse Rangel
b. Request: *From*: "B" Two-Family, "C" Medium Density Multifamily, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, PD 497, PD 498, PD 674, PD 1074 Planned Developments with TCU Residential Overlay *To*: "CF" Community Facilities and Amend PD 1074 Planned Development for all uses in "CF" Community Facilities with development standards for setbacks and height; site plan waiver requested/TCU Overlay

13. ZC-17-166 EMERGING PROPERTIES 1, LTD 7301 Sandshell Blvd. 6.43 ac. CD 4

RECOMMENDED FOR APPROVAL
8-0

a. Applicant/Agent: Coy Quine

b. Request: *From*: "E" Neighborhood Commercial
To: PD/E Planned Development for all uses in "E" Neighborhood Commercial for mini warehouse site plan required for mini warehouse only; site plan included

14. ZC-17-167 FW HUNTINGTON DEVELOPMENTS, LLC
2645 Stanley and 2530 8th Ave. 1.91 ac. CD 9

RECOMMENDED FOR
APPROVAL
8-0

a. Applicant/Agent: Mary Nell Poole - Townsite Company
b. Request: *From*: "I" Light Industrial; PD 822: PD/I Planned Development for all uses in "I" Light Industrial plus metal stamping, dyeing, shearing or punching; planning mill or woodworking shop, min-warehouses, and permitting motors with 50 horsepower or more; site plan waived, with TCU Residential Overlay
To: "UR" Urban Residential and "UR/TCU" Urban Residential with TCU Residential Overlay

15. ZC-17-168 BLUESTONE NATURAL RESOURCES, LLC 5040
Lake Arlington Road 24.56 ac. CD 5

RECOMMENDED FOR
DENIAL
7-1

a. Applicant/Agent: Chinook MHP Texas, LLC
b. Request: *From*: CR Low Density Multifamily
To: MH Mobile Home

16. ZC-17-169 BROWELL PROPERTIES LLC 1919
Washington 0.16 ac. CD 9

RECOMMENDED FOR
APPROVAL
8-0

a. Applicant/Agent: Tom Tinsley
b. Request: *From*: "B/HC" Two-Family/ Historic and Cultural Overlay
To: "PD/B Planned Development for "B" Two-Family for a single family detached dwelling unit only with a minimum lot size of 3,500 square feet and lot width of 35' with the Historic and Cultural Overlay/Site plan waiver requested

17. ZC-17-170 DD WHITE SETTLEMENT PROPERTY, LLC 3201
White Settlement Road 0.50 ac. CD 9

RECOMMENDED FOR
APPROVAL
8-0

a. Applicant/Agent: Steve Loe
b. Request: *From*: "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus indoor storage of automobiles; site plan included.
c. This case will be heard by the City Council on October 17, 2017

18. ZC-17-171 ROANOKE 35/114 PARTNERS, LP 15888
Championship Parkway 15.53 ac. CD 7

CONTINUED 30 DAYS UPON
APPLICANT'S REQUEST
8-0

a. Applicant/Agent: Stantec Consulting Services, Inc.; Charlie Fowler Jr.
b. Request: *From*: "K" Heavy Industrial/I-35 Overlay
To: "D" High Density Multifamily
c. This case will be heard by the City Council on December 5, 2017.

19. ZC-17-172 UNION GOSPEL MISSION OF TARRANT COUNTY
1401 E. Lancaster 0.62 ac. CD 8

RECOMMENDED FOR
APPROVAL
8-0

- a. Applicant/Agent: Don Shisler
- b. Request: *From:* "PD 477" PD/SU Planned Development Specific Use for all uses in "MU-2" plus shelters, site plan required
To: MU-2 High Intensity Mixed Use

20. ZC-17-173 FELLOWSHIP OF LOVE OUTREACH 801, 901, and
950 Bonnie Brae Ave. 1.01 ac. CD 4

CONTINUED 30 DAYS UPON
NEIGHBORHOOD'S REQUEST
7-1

- a. Applicant/Agent: Justin S. Light, Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
- b. Request: *From:* "CF" Community Facilities *To:* "PD/E" Planned Development for all uses in "E" Neighborhood Commercial for office use excluding restaurant, retail, alcohol and gas sales, waivers to the bufferyards and setback requirements on the west and northern boundaries of the property; Screening fence required on north side; solid screening fence allowed on eastern portion of property in front yard; site plan waiver requested

21. ZC-17-175 ARLINGTON HEIGHTS UNITED METHODIST
CHURCH 4217 Camp Bowie and 1805 Hillcrest Street
0.50 ac. CD 7

CONTINUED 30 DAYS UPON
APPLICANT'S REQUEST
8-0

- a. Applicant/Agent: Walter Matyastik
- b. Request: *From:* "F" General Commercial *To:* PD/F Planned Development for all uses in "F" General Commercial with one residential unit; site plan included

22. ZC-17-176 DAVID BURSHEARS 1102 Samuels Ave. 0.23 ac.
CD 9

RECOMMENDED FOR
APPROVAL
7-0

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: *From:* "D/DUDD" High Density Multifamily/ Downtown Urban Design District – Historic Samuels *To:* "MU-1/DUDD/HC" Low Intensity Mixed Use / Downtown Urban Design District – Historic Samuels and add HC Historic and Cultural Overlay

23. ZC-17-177 CITY OF FORT WORTH PLANNING &
DEVELOPMENT 3603 E 4th 0.15 ac. CD 8

RECOMMENDED FOR
APPROVAL
8-0

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: *From:* "B" Two-Family *To:* "A-5" One-Family

24. ZC-17-178 CITY OF FORT WORTH PLANNING &
DEVELOPMENT 1712 Bessie St. 0.14 ac. CD 8

RECOMMENDED FOR
APPROVAL
8-0

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: *From:* "B" Two-Family *To:* "A-5" One-Family

25. ZC-17-180 CITY OF FORT WORTH PLANNING &
DEVELOPMENT 221 and 513 Paradise St 0.30 ac. CD 8

RECOMMENDED FOR
APPROVAL

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: From: "B" Two-Family To: "A-5" One-Family

ADJOURNMENT: 3:21 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.