



**ZONING COMMISSION
DECISIONS**

Wednesday, April 12, 2017

Work Session 11:00 AM

City Council Conference Room 290 (formerly Pre-Council Chamber)

Public Hearing 1:00 PM

Council Chamber

2nd Floor – City Hall

200 Texas St.

Fort Worth, Texas 76102

COMMISSION MEMBERS:

Carlos Flores, CD 2, Chair	<u> P </u>	Sandra Runnels, CD 6	<u> P </u>
Melissa McDougall, Vice Chair CD 5	<u> P </u>	John Aughinbaugh, CD 7	<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>
Jesse Gober, CD 4	<u> P </u>		

I. WORK SESSION / LUNCH 11:00 AM City Council Conference Room 290

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|---|------------------------|
| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases | Staff |
| C. Update: Stockyards Form Based Code standards and process | Staff |
| D. HUD AFH Assessment of Fair Housing | Neighborhood Svc 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, MAY 2, 2017 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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| A. Call to Order | |
| B. Recognition of former Commissioner Charles Edmonds | Chair |
| C. Approval of March 8, 2017 Meeting Minutes | <u> 9-0 </u> Chair |

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

C. CONTINUED CASES

1. ZC-17-033 LAITH INC. 6001 LTJG Barnett Rd., 937 Gillham Rd. 0.77 ac. CD 7	RECOMMENDED FOR APPROVAL 9-0
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- a. Applicant/Agent: Yvette Kent, Jewell Management LLC
- b. Request: From: "E" Neighborhood Commercial To: PD/E
Planned Development for all uses in "E" Neighborhood Commercial plus self-serve car wash with one residential unit; site plan required for car wash only; site plan included for car wash

2. ZC-17-034 BRICKSTONE DEVELOPMENT, LP, SLOUGH PARTNERS 11731, 11755, 11757, 11785, 11815, 11831 Alta Vista Road 16.75 ac. CD 7 RECOMMENDED FOR APPROVAL 9-0

- a. Applicant/Agent: Dennis Lang, Adams Engineering
- b. Request: From: "A-10" One-Family, "E" Neighborhood Commercial, PD 1066 Planned Development for all uses in "A-7.5" One-Family for the accessory structure to have the same architectural design as the main building with the following: up to 50% lot coverage, reduce front yard setback to 20 ft., side yard setback at 5 ft., increase maximum square feet for accessory buildings up to 1,000 sf, and allow accessory buildings in the front yard, and no storage of boats or recreational vehicles; site plan approved To: Amend PD 1066 to add property and change configuration; site plan included

3. ZC-17-042 JACK KILLION 4448 Miller Ave. 0.37 ac. CD 8 RECOMMENDED FOR DENIAL 9-0

- a. Applicant/Agent: Parvez Malik
- b. Request: From: "E" Neighborhood Commercial To: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus tire sales and repair; site plan included

D. NEW CASES

4. ZC-17-031 RICHARD AND LINDA CLAYTOR 209 and 215 E. Leuda 0.22 ac. CD 9 RECOMMENDED FOR APPROVAL 9-0

- a. Applicant/Agent: Paul Paine
- b. Request: From: "NS-T4N" Near Southside -General Urban Neighborhood Zone To: "NS-T5N" Near Southside-Urban Center Neighborhood Zone
- c. This case will be heard by City Council on April 18, 2017

5. ZC-17-049 TCRG OPPORTUNITY VII LLC 9400 Oak Grove Rd. and 10301 Oak Grove Rd. 8.11 ac. CD 8 RECOMMENDED FOR APPROVAL 9-0

- a. Applicant/Agent: Winkelmann and Associates
- b. Request: From: "AG" Agricultural To: "I" Light Industrial

6. ZC-17-051 FORT WORTH HOUSING FINANCE CORP 406 W. Central 0.32 ac. CD 2 RECOMMENDED FOR APPROVAL 9-0

- a. Applicant/Agent: City of Fort Worth Neighborhood Services, Alice Cruz
- b. Request: From: "E" Neighborhood Commercial To: "A-5" One-Family
- c. This case will be heard by the City Council on April 18, 2017.

7. ZC-17-052 FORT GROWTH PARTNERS LP 111 Nursery Ln 0.29 ac. CD 7 RECOMMENDED FOR APPROVAL 9-0

- a. Applicant/Agent: Mary Nell Poole -Townsite Company
- b. Request: From: "B" Two-Family To: "MU-1" Low Intensity Mixed Use

8. ZC-17-053 NORTH RICHLAND HILLS BAPTIST CHURCH 10200-10605 Blocks NW Hwy 287 26.75 ac. CD 7 RECOMMENDED FOR APPROVAL 9-0
- a. Applicant/Agent: Larry Stone, Schrickel, Rollins and Assoc.
b. Request: *From:* "C" Medium Density Multifamily *To:* "E" Neighborhood Commercial
9. ZC-17-054 DEBORAH BEAUCLAIR 3001 Mc Cart Ave. 0.16 ac. CD 9 RECOMMENDED FOR APPROVAL 9-0
- a. Applicant/Agent: Michael Beauclair
b. Request: *From:* "BU-CIV" Berry/University Form Based Code/Civic Subdistrict *To:* "BU-RA-3" Berry/University Form Based Code/Residential Attached Subdistrict
10. ZC-17-055 GABRIEL AND IRIS VELAZQUEZ 2300 McCurdy St. 5.01 ac. CD 8 CONTINUED 30 DAYS ON COMMISSION'S REQUEST 9-0
- a. Applicant/Agent: Gabriel Velazquez
b. Request: *From:* "A-5" One-Family *To:* "I" Light Industrial
11. ZC-17-056 IDI GAZELEY LLC 16100-16200 Blocks Double Eagle Blvd. 9.06 ac. CD 7 RECOMMENDED FOR APPROVAL 9-0
- a. Applicant/Agent: Coy Quine
b. Request: *From:* "I" Light Industrial *To:* "PD/I" Planned Development for all uses in "I" Light Industrial plus mini warehouse; site plan included
12. ZC-17-057 NORTHWEST ISD 11900-12400 Blocks Riverside Dr./I-35 at Keller Hicks 149.22 ac. CD 7 CONTINUED 30 DAYS ON APPLICANT'S REQUEST 9-0
- a. Applicant/Agent: Mike Wilson, Teague, Nall and Perkins
b. Request: *From:* "I/AO/I-35" Light Industrial with I-35W & Alliance Airport Overlay *To:* "PD/CF/AO/I-35" Planned Development for all uses in Community Facilities with Alliance Airport Overlay except to allow the public school use and I-35W Overlay; site plan waiver requested
13. ZC-17-058 WALSH RANCH LTD. Generally bounded by Walsh Ranch Pkwy, Marys Creek, Markum Ranch Rd, Aledo Iona, FM 1187 and White Settlement Rd 5331.47 ac. CD 3 RECOMMENDED FOR APPROVAL 9-0
- a. Applicant/Agent: Justin Light, Pope Hardwicke
b. Request: *From:* PD522 Planned Development for "PD/LDR" Low Density Residential, for all single-family uses in "A-43" One-Family through "R2" Townhouse/Cluster districts listed in the Walsh Planned Development Residential Use Table. A maximum of 14,785 dwelling units is permitted. Development standards shall be in accordance with each applicable single-family district as recorded in Ordinance #13896; site plan waived *To:* Amend PD522 development standards for maximum lot coverage for single-family residential development; site plan waiver requested
14. ZC-17-059 JOHN AND SHERRY PATTERSON 9527 and 9529 Santa Paula Dr. 0.86 ac. CD 3 RECOMMENDED FOR APPROVAL 9-0
- a. Applicant/Agent: Justin Light, Pope Hardwicke
b. Request: *From:* "E" Neighborhood Commercial *To:* "I" Light Industrial

15. ZC-17-060 BRYAN PRATER 7201 John T White Rd. 1.97 ac. RECOMMENDED FOR APPROVAL AS AMENDED FOR "A-7.5" 8-1
CD 5
- a. Applicant/Agent: Laura Walters
b. Request: *From*: "A-43" One-Family *To*: "B" Two-Family
16. ZC-17-061 D & KW FAMILY 5400 block S. Fwy I-35 16.03 ac. CONTINUED 30 DAYS ON APPLICANT'S REQUEST 9-0
CD 8
- a. Applicant/Agent: Ronald Salamie, Cole Design Group
b. Request: *From*: "I" Light Industrial *To*: PD/I Planned Development for all uses in "I" Light Industrial plus concrete recycling and crushing; site plan included
17. ZC-17-062 ORIGIN BANK 812 Summit Ave. 1.42 ac. RECOMMENDED FOR APPROVAL 9-0
CD 9
- a. Applicant/Agent: Jonathan Wood
b. Request: *From*: "G" Intensive Commercial/Downtown Urban Design District and "J" Medium Industrial/Downtown Urban Design District
To: "H" Central Business District/Downtown Urban Design District
c. This case will be heard by the City Council on April 18, 2017.
18. ZC-17-063 CITY OF FORT WORTH PETITION FOR MARINE CREEK RANCH NEIGHBORHOOD Generally bounded by Cromwell Marine Creek Rd, Huffines Blvd, Oncor ROW, and Bowman Roberts Rd. 126.57 ac. WITHDRAWN 9-0
CD 2
- a. Applicant/Agent: City of Fort Worth Planning and Development
b. Request: *From*: "R1" Zero Lotline/Cluster and "C" Medium Density Multifamily *To*: "A-5" One-Family
19. ZC-17-064 CITY OF FORT WORTH PLANNING & DEVELOPMENT 3501, 3512 and 3512 Frazier Ct. 1.16 ac. CD 5 RECOMMENDED FOR APPROVAL 9-0
- a. Applicant/Agent: City of Fort Worth Planning and Development
b. Request: *From*: "AG" Agricultural *To*: "A-5" One-Family
20. ZC-17-044 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: CREATE STOCKYARDS FORM BASED CODE CD 2 RECOMMENDED FOR APPROVAL AS AMENDED WITH RECOMMENDATIONS FROM UDC, HCLC, AND STAFF 8-0
- 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. 21653, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (2015), by amending Article 13 "Form Based Districts", of Chapter 4, "District Regulations" to:
- Add a new section, Section 4.1309 Stockyards ("SY") District" and

- Add separate zones within the districts; providing for standards for new construction and certain renovations;
- Providing for standards and guidelines for designated historic structures;
- Requiring a Certificate of Appropriateness for historic structures, new construction and certain renovations in the district;
- Providing for administrative approval of Certificate of Appropriateness under certain circumstances;
- Providing an appeal process; and
- Amend Section 4.1200 "Form Based Districts Code Use Table" to add the uses allowed within the Stockyards District;
- Repeal Section 4.407 "Stockyards Design ("SYD") Overlay District"; and
- Amend Section 4.100, "Districts Established", of Chapter 4 to reflect the new district

**To review the proposed amendments:
fortworthtexas.gov/planninganddevelopment/urban-design/stockyards/**

21. ZC-17-045 CITY OF FORT WORTH PLANNING AND DEVELOPMENT MAP AMENDMENT: CREATE STOCKYARDS FORM BASED CODE WITH SUBDISTRICT; STOCKYARD AREA Generally bounded by 29th St., UPRR, 23rd St., Ellis and Clinton Streets 297.52 ac. CD 2

RECOMMENDED FOR APPROVAL AS AMENDED FOR TWO TRACTS TO

9-0

- Applicant/Agent: City of Fort Worth Planning and Development
- Request: *From:* "E" Neighborhood Commercial, "F" General Commercial, "MU-1" Low Medium Industrial Intensity Mixed Use, "MU-2" High Intensity Mixed Use, "I" Light Industrial, "J" Medium Industrial, "K" Heavy Industrial , PD 993 *To:* "PD/E" Planned Development for all uses in "E" Neighborhood Commercial, no car wash or lube center with ingress and egress along Ellis Avenue; site plan approved and attached, PD1017 "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed Use plus stockyards, stables, and brewery, blacksmithing or wagon shop, brewpub, brewery, distillery or winery, circus, feed store, no processing/milling, furniture sales, with outside storage/display (new/used), livestock auction, manufacture of basket material, bicycles, boots/shoes, boxes, caskets, outdoor sales kiosks, stable, commercial, riding, hoarding or rodeo arena, stockyards or feeding pens (commercial or noncommercial), new vehicle sales or rental including automobiles, motorcycles, boats or trailers with a maximum of six vehicles for outdoor display, vendor transient, veterinary clinic w/outdoor kennels, retaining historic overlays. The following regulations will apply within the Stockyards Planned Development/MU-2 District: One-story, 18 foot minimum height; site plan required. All variances and modifications to this PD/MU-2 district shall be heard by the Zoning Commission and City Council.

To: Stockyards Form Based Code with Subdistricts: 1. Historic Shopfront (SY-HCO); 2. Historic Core (SY-HSH) 3. Transition Marine Creek (SY-TMC); 4. Transition North Forty (SY-TNF); 5. Transition Neighborhood Mixed Use (SY-TNX); 6. Transition Northern Edge (SY-TNE); 7. Transition

Swift/Armour (SY-TSA); 8. Edge Neighborhood Mixed Use (SY-ENX); and
9. Edge Commercial Corridor (SY-ECC)

**To review the proposed amendments:
[fortworthtexas.gov/planninganddevelopment/urban-
design/stockyards/](http://fortworthtexas.gov/planninganddevelopment/urban-design/stockyards/)**

ADJOURNMENT: 5:16 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.