



**ZONING COMMISSION  
AGENDA**

**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	_____	Sandra Runnels, CD 6	_____
Jennifer Trevino, CD 2	_____	John Aughinbaugh, CD 7	_____
Beth Welch, CD 3	_____	Wanda Conlin, Vice Chair CD 8	_____
Jesse Gober, CD 4	_____	Kimberly Miller, CD 9	_____
Rafael McDonnell, CD 5	_____		

**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 1:00 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 | _____ Chair |

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

**C. CONTINUED CASES**

1. ZC-18-166 NAGY MANSOUR 5600 McCart Avenue 0.46 ac. CD 6

- a. Applicant/Agent: Nagy Mansour
- b. Request: From: "E" Neighborhood Commercial To: PD/E Planned Development for "E" Neighborhood Commercial plus auto 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

- 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

- 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

- 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

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

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

- 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

***This case has been withdrawn by the applicant. No public hearing will be held.***

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

- 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

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

***This case has been withdrawn by the applicant. No public hearing will be held.***

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

- 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

- 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

- 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 6

- 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

- 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

- 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
- 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
- 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
- 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
- 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
- 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

- 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 fro 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

- 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: \_\_\_\_\_

**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.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, February 08, 2019 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Mary J. Kayser*

City Secretary for the City of Fort Worth, Texas