



**ZONING COMMISSION
DECISIONS**

**Wednesday, June 10, 2015
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

Nick Genua, CD 7, Chair	<u> P </u>	Melissa McDougall, CD 5	<u> P </u>
Charles Edmonds, Vice Chair, CD 4	<u> P </u>	Natalie Moore, CD 6	<u> P </u>
Will Northern, CD 1	<u> P </u>	Wanda Conlin, CD 8	<u> P </u>
Carlos Flores, CD 2	<u> P </u>	Gaye Reed, CD 9	<u> P </u>
Justin Reeves, CD 3	<u> P </u>		

I. WORK SESSION 9:00 AM PreCouncil Chamber – 2nd Floor

- A. Briefing: Previous Zoning Actions by City Council Staff
- B. Review: Today’s Cases Staff

The Zoning Commission may recess for lunch and staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and if a recess is taken will reconvene at approximately 1:00 P.M.

Discussions at lunch recess: Overview of Mixed Use Zoning Principles

II. PUBLIC HEARING 10:02 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, **JUNE 16, 2015** AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order Chair
- B. Approval of May 13, 2015 Meeting Minutes 9-0

To view the docket: <http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

C. New Cases:

<p>1. SP-15-004 LVG INVESTMENTS 5306-5336(evens) White Settlement Rd. 13.55 ac. CD 7</p> <p>a. Applicant/Agent: Richard Smith</p> <p>b. Request: From: PD724 “PD/MU-1” for all uses in “MU-1” Low Intensity Mixed Use; site plan required To: Amend required site plan for PD724</p>	<p>RECOMMENDED FOR APPROVAL AS AMENDED WITH NO WAIVER TO EXCEEDING 100% OF REQUIRED PARKING</p> <p>8-0</p>
<p>2. ZC-15-061 PORFIRIO BRAVO 3219 Loving Ave. 0.16 ac. CD 2</p> <p>a. Applicant/Agent: Porfirio Bravo</p> <p>b. Request: From: “E” Neighborhood Commercial To: “A-5”</p>	<p>RECOMMENDED FOR APPROVAL</p> <p>9-0</p>

One-Family			
3.	ZC-15-063 WEST SIDE BANK AND TRUST 1401 and 1415 Rio Grande Ave and 1501 Summit Ave.	0.79 ac. CD 9	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: Tom Malone		
b.	Request: <i>From:</i> "G" Intensive Commercial <i>To:</i> "H" Central Business District		
4.	ZC-15-065 LILLY NT INVESTMENTS LLC 7600 N. Beach	0.75 ac. CD 4	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: Hamilton Duffy PC		
b.	Request: <i>From:</i> "B" Two-Family Commercial <i>To:</i> "E" Neighborhood Commercial		
5.	ZC-15-066 CRC MC PHERSON 35 LP 10600 and 10700 South Freeway and 124 McPherson Blvd.	4.32 ac. CD 6	RECOMMENDED FOR DENIAL WITHOUT PREJUDICE 9-0
a.	Applicant/Agent: Vanessa McElroy, Raymond L Goodson Jr. Inc.		
b.	Request: <i>From:</i> "C" Medium Density Multifamily and "I" Light Industrial <i>To:</i> "I" Light Industrial		
6.	ZC-15-067 KENNETH R. FARMER 5024 Sun Valley Dr.	0.28 ac. CD 5	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: Sempco Surveying Inc.		
b.	Request: <i>From:</i> "B" Two-Family <i>To:</i> "I" Light Industrial		
7.	ZC-15-068 L.A. JACOBINI 4215 and 4293 Chickasaw Ave.	1.19 ac. CD 5	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: L.A. Jacobini		
b.	Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "I" Light Industrial		
8.	ZC-15-069 EVENT FACILITIES FORT WORTH 1522-1536 (evens) Rockwood Ln.	5.85 ac. CD 2	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: Trace Strevey PE, Baird, Hampton, and Brown Inc.		
b.	Request: <i>From:</i> "PD-870" Planned Development for "E" Neighborhood Commercial uses plus overnight parking facility; site plan approved <i>To:</i> Amend PD-870 to add accessory storage structures for event dirt; site plan included		
9.	ZC-15-070 WGK DEVELOPMENT INC. 6300 Blk Old Denton Rd.	2.13 ac. CD 2	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: C.R. Bonilla, Bonilla Group		
b.	Request: <i>From:</i> "G" Intensive Commercial <i>To:</i> "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel; site plan included		
10.	ZC-15-071 RECOVERY RESOURCE COUNCIL 2750 Nies St.	0.14 ac. CD 8	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: Carrillo Engineering LLC		
b.	Request: <i>From:</i> "B" Two-Family <i>To:</i> "E" Neighborhood		

Commercial		
11. ZC-15-072	HANDLEY CHURCH OF CHRIST 3029 Handley Dr. 3000 and 3012 Halbert St. 2.23 ac. CD 5	RECOMMENDED FOR APPROVAL 8-1
a.	Applicant/Agent: Jim Austin	
b.	Request: <i>From:</i> "A-5" One-Family <i>To:</i> "PD/SU" Planned Development/Specific Use for community event center with alcohol sales, restaurant and coffee shop; site plan waiver requested	
12. ZC-15-073	TARRANT REGIONAL WATER DISTRICT 5699 and 6001 Columbus Tr. 7.43 ac. CD 6	CONTINUED 30 DAYS UPON COMMISSION'S REQUEST 8-0
a.	Applicant/Agent: Jim Schell	
b.	Request: <i>From:</i> "C" Medium Density Multifamily, "E" Neighborhood Commercial and "G" Intensive Commercial <i>To:</i> "PD/SU" Planned Development/Specific Use for a 325 ft. communications tower and equipment for water transmission line; site plan waiver requested	
13. ZC-15-074	KNOX STREET PARTNERS NO.7 LTD. 200 W. Bonds Ranch Rd. 1.65 ac. CD 7	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: Jacobs Engineering	
b.	Request: <i>From:</i> "C" Medium Density Multifamily <i>To:</i> "E" Neighborhood Commercial	
14. ZC-15-075	PROPERTIES WEST-MAK LP 4301 Fossil Creek Blvd. 2.18 ac. CD 4	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: Jim Makens	
b.	Request: <i>From:</i> "G" Intensive Commercial <i>To:</i> "A-5" One-Family and "E" Neighborhood Commercial	
15. SP-15-006	SUMMER SYCAMORE I LTD 5300 Blk Sycamore School Rd. 1.21 ac. CD 6	RECOMMENDED FOR DENIAL WITHOUT PREJUDICE 9-0
a.	Applicant/Agent: Ted Gumpton	
b.	Request: <i>From:</i> PD 823 "PD/MU-1" for all uses in "MU-1" Low Intensity Mixed Use; site plan required <i>To:</i> Provide required site plan for PD 823 for Starbucks development	
16. ZC-15-076	KENSINGTON REALTY INC. 117 Adrian Ave 0.18 ac. CD 9	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: Marlene Beckman	
b.	Request: <i>From:</i> "B" Two-Family <i>To:</i> "PD/SU" Planned Development/Specific Use for parking lot; site plan included	
17. ZC-15-077	FORT GROWTH PARTNERS LP 113-129 Athenia, 201 Sunset, 110-204 and 105 Nursery, 4843 White Settlement 4.23 ac. CD 7	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: Phillip Poole/Townsite Company	
b.	Request: <i>From:</i> "B" Two-Family and "E" Neighborhood Commercial <i>To:</i> "MU-1" Low Intensity Mixed Use	
18. ZC-15-078	TEXAS INTOWN HOMES LLC 2800, 2804 and 2808 Wingate St. 0.55 ac. CD 9	RECOMMENDED FOR APPROVAL

<p>a. Applicant/Agent: Phillip Poole/Townsite Company b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "UR" Urban Residential</p>	9-0
<p>19. ZC-15-079 SERVICE KING PAINT AND BODY LLC 2951 W. Loop 820 S. 1.71 ac. CD 3</p> <p>a. Applicant/Agent: Scott Huffman b. Request: <i>From:</i> "F" General Commercial <i>To:</i> "PD/F" Planned Development for all uses in "F" General Commercial plus showroom with warehouse storage; site plan included</p>	RECOMMENDED FOR APPROVAL 9-0
<p>20. ZC-15-080 MANSIONS AT TIMBERLAND RETAIL LP 11401 N. Riverside Dr. 6.18 ac. CD 7</p> <p>a. Applicant/Agent: Barry Hudson/Dunaway Associates b. Request: <i>From:</i> "G" Intensive Commercial <i>To:</i> "C" Medium Density Multifamily</p>	RECOMMENDED FOR APPROVAL 9-0
<p>21. SP-15-007 CRESTMONT MANAGEMENT CO LLC 1600 Montgomery and 3609-3613 Crestline Rd. 0.56 ac.CD 7</p> <p>a. Applicant/Agent: Townsite Company/Phillip Poole b. Request: <i>From:</i> "PD770" PD/SU Planned Development/Specific use for camera shop, photography studio, art studio, office, museum; site plan required <i>To:</i> Required site plan for PD 770</p>	CONTINUED 30 DAYS UPON NEIGHBORHOOD'S REQUEST 8-1
<p>22. ZC-15-082 CATI, CATL PROPERTIES, L. ESPINO, H. HERRERA, P. RUIZ 2709, 2712, 2713, 2723 and 2727 Wingate St. 0.94 ac. CD 9</p> <p>a. Applicant/Agent: Phillip Poole/Townsite Company b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "UR" Urban Residential</p>	RECOMMENDED FOR APPROVAL 9-0
<p>23. ZC-15-084 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT; AMEND LAND USE CATEGORIES FOR MIXED USE ZONING DISTRICT CONCEPTUAL LAND USE PLAN CD ALL</p> <p>a. Applicant/Agent: City of Fort Worth 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"> • Subsection H.1. "Administrative Review Requirements" "Conceptual Land Use Plan" of Sections 4.1300 Low Intensity Mixed-Use ("MU-1") District, 4.1301 Low Intensity Greenfield Mixed-Use ("MU-1G") District, 4.1302 High Intensity Mixed-Use ("MU-2") District and 4.1303 High Intensity Greenfield Mixed-Use ("MU-2G") District," to remove One- and Two-Family Residential and Multi-Family Residential as separate categories and combine into a single "All Residential" land use category 	RECOMMENDED FOR APPROVAL 9-0

ADJOURNMENT: 3:41 P.M.

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.