



**ZONING COMMISSION  
DECISIONS**

**Wednesday, June 8, 2016  
1000 Throckmorton St.  
Work Session 11:00 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 11:00 AM PreCouncil Chamber – 2<sup>nd</sup> Floor**

- |   |             |
|---|-------------|
| A. Briefing: Previous Zoning Actions by City Council                      | Staff       |
| B. Review: Today's Cases  | Staff       |
| C. Presentation: Trinity Uptown/Panther Island Form Based Code amendments | TRV Staff   |
| D. Presentation: Camp Bowie Form Based Code amendments                    | Staff       |
| E. Presentation: Berry/University Development Plan                        | Staff       |
| F. Presentation: Zoning Commission Legal Training                         | Legal 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 21, 2016 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- |   |                |       |
|---|----------------|-------|
| A. Call to Order                            |                | Chair |
| B. Approval of May 11, 2016 Meeting Minutes | <u>  9-0  </u> |       |

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

**C. Continued Cases:**

- |              |  |                       |  |
|--------------|--|-----------------------|--|
| 1. ZC-16-040 | FOSSIL RIDGE LTD. ETAL   | 2800 Sedona Ranch Dr. | CONTINUED 30 DAYS<br>UPON APPLICANT'S<br>REQUEST |
| 4.87 ac.     | CD 2   |                       |  |
| a.           | Applicant/Agent: Hensly Lamken and Rachel Inc.   |                       | 9-0  |
| 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-16-093 SARKIS J KECHEJIAN MD AND KECHEJIAN ENTERPRISES 4125 Hardeman St. 0.37 ac. CD 5 RECOMMENDED FOR DENIAL 9-0

- a. Applicant/Agent: Warden Walter
- b. Request: *From:* "E" Neighborhood Commercial *To:* "CF" Community Facilities

3. ZC-16-096 JANE WHITE 2011 IRREVOCABLE TRUST, WEST FORK PARTNERS LP 5300-5600 blocks E. 1<sup>st</sup> St. 363.48 ac. CD 4 RECOMMENDED FOR DENIAL 9-0

- a. Applicant/Agent: Barry Hudson, Dunaway Assoc.
- b. Request: *From:* "AG" Agricultural, "C" Medium Density Multifamily, D-HR1 Multifamily Highrise, "E" Neighborhood Commercial, G Intensive Commercial *To:* "O-1" Floodplain, "PD/E" Neighborhood Commercial with a tree planting requirement; site plan waiver requested and "PD/SU" Planned Development/Specific Use for concrete recycling plant and storage with K Heavy Industrial Development Standards; site plan included

4. ZC-16-098 TARA MURPHY 13408 S. Pipeline Rd. 0.30 ac. CD 5 CONTINUED 30 DAYS UPON APPLICANT'S REQUEST 9-0

- a. Applicant/Agent: Anthony and Nadine Givens/Pavement Services Corp.
- b. Request: *From:* "A-5" One-Family *To:* "I" Light Industrial

5. ZC-16-099 25<sup>TH</sup> AND ROSS MANIFEST ABUNDANCE LLC 504 NW 25<sup>th</sup> St. 0.32 ac. CD 2 RECOMMENDED FOR APPROVAL AS AMENDED FOR FOUR UNITS TO PROVIDE # OF BEDROOMS ON SITE PLAN 5-4

- a. Applicant/Agent: John Corbin
- b. Request: *From:* "A-5" One-Family *To:* "PD/A-5" Planned Development for all uses in "A-5" One-Family plus six residential units on one lot; site plan included

D. NEW CASES

6. ZC-16-108 FORT WORTH HOUSING FINANCE CORP. 5514, 5520, 5528 and 5532 Shiloh Dr. 0.68 ac. CD 3 RECOMMENDED FOR APPROVAL 8-0

- a. Applicant/Agent: HOPE Farm Inc., Bill Baird
- b. Request: *From:* "A-5" One-Family *To:* "CF" Community Facilities

7. ZC-16-109 JOSE M. GONZALES 4115 and 4163 E. Rosedale 0.83 ac. CD 8 RECOMMENDED FOR DENIAL 8-0

- a. Applicant/Agent: Jose M. Gonzales
- b. Request: *From:* "E" Neighborhood Commercial *To:* "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus tile roofing business with warehouse and outdoor storage; site plan included

8. ZC-16-110 JAG ENDEAVORS LLC 1222 Clinton Ave. 0.16 ac.  
CD 2
- CONTINUED 30 DAYS  
UPON COMMISSION'S  
REQUEST  
8-0
- a. Applicant/Agent: Jim Schell  
b. Request: *From:* "A-5" One-Family *To:* "E" Neighborhood Commercial
9. ZC-16-111 FIRST PRESBYTERIAN CHURCH OF FORT WORTH  
1700 S. Jennings Ave. and 511 W. Allen Ave. 0.27 ac. CD 9
- RECOMMENDED FOR  
APPROVAL  
8-0
- a. Applicant/Agent: Alan Magee  
b. Request: *From:* "B" Two-Family *To:* "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted for office building; site plan included
10. ZC-16-112 FORT WORTH INDEPENDENT SCHOOL DISTRICT,  
ET AL 1800, 1817-1909 IM Terrell Way, 1404-1416 IM Terrell Cr. S.,  
1401-1417 E. 19<sup>th</sup> St., 1900 blk Chambers St. 2.55 ac. CD 8
- RECOMMENDED FOR  
APPROVAL  
8-0
- a. Applicant/Agent: Corgan Engineering  
b. Request: *From:* "C" Medium Density Multifamily, "I" Light Industrial and PD 505 "PD/SU/DD" Planned Development/Demolition Delay for administrative offices, textbook/materials storage, and community service organizations; site plan waived *To:* Amend PD 505 to PD/CF/DD Planned Development for all uses in "CF" Community Facilities/Demolition Delay to add property with waivers to parking, setbacks and signage and allow parking as a primary use; site plan waiver requested
11. ZC-16-113 TANDY MOB LLC 1924 8<sup>th</sup> Ave. 1.53 ac. CD 9
- RECOMMENDED FOR  
APPROVAL  
AS AMENDED TO ADD  
LANDSCAPING,  
LIGHTING, AND COLOR  
STANDARDS  
8-0
- a. Applicant/Agent: BGE, Bo Trainor  
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-16-114 ELLIOTT REEDER LLC 6012-6016 Elliott Reeder Rd.,  
5900 blks Chaney St., 5901-5921 (odds) Etsie St. 3.39 ac.  
CD 4
- RECOMMENDED FOR  
DENIAL  
8-0
- a. Applicant/Agent: Bob Riley  
b. Request: *From:* "AG" Agricultural and "I" Light Industrial *To:* "K" Heavy Industrial
13. ZC-16-115 WALSH RANCHES LIMITED PT. Generally bounded  
by Walsh Ranch Pkwy, Marys Creek, Markum Ranch Rd, Aledo Iona Rd.  
5331.47 ac. CD 3
- RECOMMENDED FOR  
APPROVAL  
8-0
- a. Applicant/Agent: S.J. Andrucko  
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 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. Amended development standards for front, side, and rear setbacks for single-family residential development; site plan waiver requested

14. ZC-16-116 WATSON FAMILY LP AND THE ESTATE OF ALVIE CHILDRESS 4800-4900 Blocks of Golden Triangle Blvd. 39.62 ac.  
CD 7

RECOMMENDED FOR APPROVAL  
8-0

- a. Applicant/Agent: CCP Operating Company LLC
- b. Request: *From:* "AG" Agricultural *To:* "A-5" One-Family, "R1" Zero Lot Line/Cluster and "E" Neighborhood Commercial

15. SP-16-004 ROCK LIFE HOLDINGS LP 4814 Locke Ave. 1.26 ac.  
CD 9

RECOMMENDED FOR APPROVAL  
8-0

- a. Applicant/Agent:
- b. Request: *From:* PD 810 Planned Development for all uses in "E" Neighborhood Commercial; site plan approved *To:* Amend PD 810 site plan for indoor veterinary hospital; site plan included

16. ZC-16-117 DOROTHY COULSTING ESTATE 8000 & 8080 W. Cleburne Rd 40.29 ac.  
CD 6

RECOMMENDED FOR APPROVAL  
8-0

- a. Applicant/Agent: Hillwood Communities, Gena Terrell
- b. Request: *From:* "AG" Agricultural *To:* "A-5" One-Family and "E" Neighborhood Commercial

17. SP-16-005 ULTIMATE PROPERTIES 2842 Western Center Blvd. 4.61 ac.  
CD 2

RECOMMENDED FOR APPROVAL  
8-0

- a. Applicant/Agent:
- b. Request: *From:* PD 948 Planned Development for all uses in "G" Intensive Commercial plus mini-warehouse; site plan approved *To:* Amend PD 948 to add mini warehouse building; site plan included

18. ZC-16-118 FORT WORTH AND CROWLEY PARTNERS 10500 Stewart Feltz Road 30.93 ac.  
CD 6

RECOMMENDED FOR APPROVAL  
8-0

- a. Applicant/Agent: Barron-Stark-Swift Consulting Engineers
- b. Request: *From:* "E" Neighborhood Commercial and G Intensive Commercial *To:* "A-5" One-Family

19. ZC-16-119 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: PETITION 4800 blk (odds) Bryce Ave. 1.817 ac.  
CD 7

RECOMMENDED FOR APPROVAL  
8-0

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From:* "C" Medium Density Multifamily *To:* "A-5" One-Family

20. ZC-16-120 CITY OF FORT WORTH PLANNING AND  
DEVELOPMENT TEXT AMENDMENT: TWO-FAMILY PARKING  
REQUIREMENT CD ALL

RECOMMENDED FOR  
APPROVAL  
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
  - Subsection D "Other Development Standards" Of Section 4.707 "Two-Family ("B") District" to provide that parking is located behind the front building wall

To review the proposed amendments:  
<http://fortworthtexas.gov/zoning/cases/>

**ADJOURNMENT:** 4:44 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.