



**ZONING COMMISSION
AGENDA**

**Wednesday, July 13, 2016
Work Session 11:30 AM
Public Hearing 1:00 PM
Pre Council and Council Chambers
2nd Floor – City Hall
1000 Throckmorton St.
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

Nick Genua, CD 7, Chair	<u> P </u>	Melissa McDougall, CD 5	<u> A </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 11:30 AM Pre Council Chamber

- A. Briefing: Previous Zoning Actions by City Council Staff
- B. Review: Today's Cases Staff
- C. Presentation: Berry/University Urban Village Plan 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, AUGUST 2, 2016 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order
- B. Approval of June 8, 2016 Meeting Minutes _____8-0_____ Chair

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

C. Continued Cases:

- 1. ZC-16-040 FOSSIL RIDGE LTD. ETAL 2800 Sedona Ranch Dr. RECOMMENDED FOR
4.87 ac. CD 2 APPROVAL
8-0
 - a. Applicant/Agent: Hensly Lamken and Rachel Inc.
 - b. Request: *From:* "C" Medium Density Multifamily *To:* "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus assisted living and memory care; site plan included

- 2. ZC-16-098 TARA MURPHY 13408 S. Pipeline Rd. 0.30 ac. RECOMMENDED FOR
CD 5 APPROVAL
8-0
 - a. Applicant/Agent: Anthony and Nadine Givens/Pavement Services Corp.
 - b. Request: *From:* "A-5" One-Family *To:* "I" Light Industrial

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| 3. ZC-16-110 JAG ENDEAVORS LLC 1222 Clinton Ave. 0.16 ac.
CD 2 | RECOMMENDED FOR
APPROVAL AS AMENDED
FOR PD/E EXCLUDING
ALCOHOL SALES; SITE PLAN
WAIVER
8-0 |
| a. Applicant/Agent: Jim Schell

b. Request: <i>From:</i> "A-5" One-Family Neighborhood Commercial <i>To:</i> "E" | |
| D. NEW CASES | |
| 4. ZC-16-072 WHITEHEAD-SMITH INV LTD. 12755 Harmon Rd.
9.02 ac. CD 7 | CONTINUED 30 DAYS
UPON APPLICANT'S
REQUEST
8-0 |
| a. Applicant/Agent: Darin Hansen; Joe Paniagua
b. Request: <i>From:</i> Unzoned <i>To:</i> "PD/D" Planned Development for all uses in "D" High Density Multifamily; site plan included
c. Scheduled to be heard by the City Council on August 23, 2016.
d. <u>Applicant has requested a 30 day continuance for renotification.</u> | |
| 5. ZC-16-122 FREDERICK W BRUNKENHOEFER FAMILY TRUST
629 N. Bailey Ave 0.31 ac. CD 7 | NOT HEARD – RENOTICE |
| a. Applicant/Agent: Kenneth Wayne Brunkenhoefer and Glen Edward Brunkenhoefer
b. Request: <i>From:</i> "A-10" One-Family <i>To:</i> "A-5" One-Family | |
| 6. ZC-16-123 BILLIE MORRISON 400 Templeton .23 ac.
CD 9 | RECOMMENDED FOR
APPROVAL
8-0 |
| a. Applicant/Agent: Village Homes; Mary Nell Poole, Townsite Company
b. Request: <i>From:</i> "B" Two-Family Residential <i>To:</i> "UR" Urban Residential | |
| 7. ZC-16-124 JOHN HOLT 2833 Weisenberger
0.16 ac. CD 9 | RECOMMENDED FOR
APPROVAL
7-1 |
| a. Applicant/Agent: Fort Linwood LLC; Mary Nell Poole, Townsite Company
b. Request: <i>From:</i> "A-5" One-Family Residential <i>To:</i> "UR" Urban Residential | |
| 8. ZC-16-125 SGD-121 FW LLC 109 N. Chandler Dr.
2.83 ac. CD 8 | CONTINUED 30 DAYS
UPON APPLICANT'S
REQUEST
7-0 |
| a. Applicant/Agent: Justin Light
b. Request: <i>From:</i> "G" Intensive Commercial and PD 99 "PD/SU" Planned Development/Specific Use for all uses in the "G" Commercial District and office warehouse (for package delivery service subject to the site plan submitted) and include warehousing for equipment, supplies and other inert materials and the outdoor storage of landscape trees, plant life, soil/rocks used in landscaping, and other inert | |

landscape materials, to add an 8 ft. red cedar fence on the west and south side property lines; site plan approved
To: Amend PD 99 to add property and add production of cast stone and outside storage; site plan waiver requested

9. ZC-16-126 GLOBAL SIGNAL ACQUISITIONS IV LLC 3863 SW Loop 820 3.31 ac. CD 6

RECOMMENDED FOR APPROVAL
8-0

- a. Applicant/Agent: Michael Sawilowsky
- b. Request: *From:* PD 978 "PD/MU-1" Planned Development for all uses in "MU-I" Low Intensity Mixed Use with a height transitional plane beginning at 2 stories or 35 feet, no "freeway" signs per 6.409D, and to remove the parking reduction allowed when in proximity to a rail station; site plan waived; site plan required for any multifamily development.
To: Amend PD 978 Planned Development to add mini warehouse use and with a maximum 58 ft. existing stealth tower; site plan included

10. ZC-16-127 SILVER BAY GROUP LLC 5801 N. Beach St. 1.57 ac. CD 4

CONTINUED 30 DAYS UPON APPLICAN'TS REQUEST
8-0

- a. Applicant/Agent: ANA Consultants
- b. Request: *From:* "G" Intensive Commercial *To:* "E" Neighborhood Commercial
- c. Applicant has requested a 30 day continuance.

11. SP-16-009 A M PATE/PATE RANCH RETAIL LP 6701 Dirks Rd./Alta Mesa at Chisholm Trail Pkwy 14.83 ac. CD 6

RECOMMENDED FOR APPROVAL
8-0

- a. Applicant/Agent: Claymoore Engineering
- b. Request: *To:* Provide Site Plan for PD 1063 "PD/G" Planned Development for all uses in "G" Intensive Commercial excluding: probation or parole office, electric power substation, telecommunications tower (allow stealth towers & antennas on buildings), amusement outdoor, massage parlor (allow massage therapy), theater, drive-in, recreational vehicle park, feed store- no processing/milling, mortuary or funeral home, newspaper distribution center, pawn shop, tattoo parlor, taxidermist shop, automotive repair, paint & body shop, vehicle sales or repair, including automobiles, motorcycles, boats or trailers, airport, aviation field or landing area (allow helistop), recycling collection facility, batch plant, concrete or asphalt (temporary), trailer, portable; sales, construction or storage. Maximum height of five stories or 60 feet. Commercial lighting to be designed and constructed to not be obtrusive to the adjacent A-5 single-family residential zoning to the north; site plan required

11. ZC-16-129 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: URBAN AGRICULTURE 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;

- Use tables in Chapter 4, "District Regulations", Articles 6, 8 and 12 to add "Urban Agriculture" and "Community Gardens" as a permitted use in all districts;
- Chapter 5, "Supplemental Use Standards", to add Section 5.146 "Urban Agriculture and Community Gardens" providing development standards for Urban Agriculture, Community Gardens and related uses; and
- Chapter 9, "Definitions" to add definitions related to Urban Agriculture and Community Gardens

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

12. ZC-16-130 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: TRINITY UPTOWN/PANTHER ISLAND FORM BASED CODE DEVELOPMENT STANDARDS AMENDMENT CD 8,9

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;

- The Trinity Uptown District Development Standards and Guidelines as provided by Section 4.1304.d., "Other Development Standards" of Chapter 4, "District Regulations" of Article 13, "Form Based Districts", of Section 4.1304 Trinity Uptown ("TU") District, to revise the Trinity Uptown Development Standards to amend the Urban Design Plan, Standards for height, paving materials for public areas, the non-residential requirement and revise street sections; and;
- The Zoning Ordinance to change the name of the district from Trinity Uptown ("TU") to Panther Island ("PI") District and make all related name changes to the City Code and Development Standards

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

13. ZC-16-131 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: CAMP BOWIE FORM BASED CODE TO ADD MINI WAREHOUSE USES IN CERTAIN SUBDISTRICTS AND REMOVE WAREHOUSE AND STORAGE SERVICES AS A PERMITTED USE IN CERTAIN SUBDISTRICTS CD 3

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;

- The Schedule of Use Table of the Camp Bowie Revitalization Code as provided by Section 4.1306.D., "Other Development Standards" of Chapter 4, "District Regulations" of Article 13, "Form Based Districts", of Section 4.1306 Camp Bowie ("CB") District and;
- Amend the Use Table in Article 12, "Form-Based Code District Use Table" of Section 4.1202 "Unlisted Uses", to add Mini Warehouse as a permitted use in certain Subdistrict Camp Bowie Subdistricts; and;
- Remove Warehouse and Storage Services as a Permitted use in certain Subdistricts and;
- Amend the Camp Bowie Revitalization Code to provide Development Standards for Mini Warehouses in the Camp Bowie Form-Based District

To review the proposed amendments:

<http://fortworthtexas.gov/zoning/cases/>

14. ZC-16-132 WILSON AND STONAKER LLC SUMMER CREEK STATION/WILSON STONAKER, LLC 5400-5600 blocks Columbus Trail and Sycamore School Road 25.27 ac. CD 6

RECOMMENDED FOR DENIAL
5-3

- a. Applicant/Agent: Chris Biggers/Dunaway Associates
- b. Request: *From:* PD 471A Planned Development for uses in the "F" General Commercial District, and excluding: Tattoo Parlor, Sexually Oriented Business, Shooting ranges (Indoor), Gambling Facilities; site plan required
To: Amend PD 471A to add four story hotel use and provide required site plan, and add frontage properties only to PD 471 Planned Development for "F" General Commercial District excluding sexually oriented businesses, tattoo parlor, shooting ranges (indoor) and gambling facilities; site plan waiver requested

ADJOURNMENT: 4:10 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.