



**ZONING COMMISSION  
AGENDA**

**Wednesday June 12 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. Residential Subdivision Fence Material            | Staff |
| D. Proposed Stop Six District Overlay                | 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, JUNE 25, 2019 AT 7:00 P.M. UNLESS OTHERWISE STATED.**

- |   |             |
|---|-------------|
| A. Call to Order                              |             |
| B. Approval of Meeting Minutes of May 8, 2019 | _____ Chair |

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

**C. CONTINUED CASES**

- |              |  |                       |          |      |
|--------------|--|-----------------------|----------|------|
| 1. ZC-19-043 | AIL INVESTMENT, LP   | 3001 Alliance Gateway | 4.87 ac. | CD 7 |
| a.           | Applicant/Agent: Jonathan Ragsdale / Peloton Land Solutions                |                       |          |      |
| b.           | Request: From: "C" Medium Density Multifamily To: "G" Intensive Commercial |                       |          |      |

2. ZC-19-070 BLUE LIGHTNING HOLDINGS, INC 9325 - 9333 (odds) Crowley Rd, 9324 - 9332  
(evens) Parkview Dr 1.14 ac. CD 8

- a. Applicant/Agent: Bryan Hull, Real Estate Buy Design
- b. Request: From: "FR" General Commercial To: Add Conditional Use Permit for truck parking with setback waivers; site plan included

3. ZC-19-074 DENTON TEXAS VENTURE LTD 6001 & 6093 Columbus Trail 119.53 ac. CD 6

- a. Applicant/Agent: Jerry Sylo / JBI Partners
- b. Request: From: "C" Medium Density Multifamily, "E" Neighborhood Commercial, and "G" Intensive Commercial To: "A-5" One Family, "D" High Density Multifamily, "E" Neighborhood Commercial and PD/D Planned Development for all uses in "D" High Density Multifamily with Development Standards plus cottage community; site plan required with waivers to Multifamily Design Standards site plan submission and certain standards for cottage community only

4. ZC-19-076 LUKARH INVESTMENTS LLC 9605 Old Granbury Road (southeast corner of Brewer and  
Risinger) 2.49 ac. CD 6

- a. Applicant/Agent: Barry Hudson / Dunaway & Assoc.
- b. Request: From: "G" Intensive Commercial To: "E" Neighborhood Commercial

D. NEW CASES

5. ZC-18-201A EAGLE MOUNTAIN - SAGINAW ISD 2900-3100 blks W. Bonds Ranch Road 13.5 ac.  
CD 7

- a. Applicant/Agent: Peloton Land Solutions Inc./Nathan Thompson
- b. Request: From: PD 424 Planned Development/Specific Use for mixed-use and residential form based code; site plan required To: "CF" Community Facilities

6. ZC-19-061 H.S. CHURCHILL TRUST 806 & 816 Churchill Road 1.93 ac. CD 2

- a. Applicant/Agent: Dennis Hopkins
- b. Request: From: PD 1023 Planned Development for all uses in "C" Medium Density Multifamily; site plan approved To: Amend PD 1023 Planned Development to increase height to three stories and increase unit count to 45 units; site plan included

7. ZC-19-077 COLE BUSINESS LLC 5890 E Berry St 4.44 ac. CD 5

- a. Applicant/Agent: Ron Ramirez / Evolving Texas
- b. Request: From: "MU-2" High Intensity Mixed-Use To: "I" Light Industrial

8. ZC-19-078 BEW DEVELOPMENT LLC 8650 South Freeway 1.69 ac. CD 8

- a. Applicant/Agent: Robert Petrie
- b. Request: From: "F" General Commercial To: Add Conditional Use Permit for a car wash facility; site plan included

9. ZC-19-080 SUZANNE AND JERRY WEBB 108 Cromwell St, 101 S Riverside Dr 0.38 ac.  
CD 8
- a. Applicant/Agent: Mathijs Melchlors
  - b. Request: From: "A-5: One Family To: "I" Light Industrial
10. ZC-19-081 MATTERHORN HOUSES, LLC 1349 E. Arlington Avenue 0.091 ac. CD 8
- a. Applicant/Agent: Alejandro Zancani
  - b. Request: From: "A-5" One Family To: "R1" Zero Lot Line/Cluster
11. ZC-19-082 NICOLE GILBERT & BENJAMIN HOWELL 3813 Wedgway Drive 0.41 ac. CD 6
- a. Applicant/Agent: Nicole Gilbert & Benjamin Howell
  - b. Request: From: "A-5" One-Family To: Add Conditional Use Permit for a daycare facility for 12 children; site plan included
12. ZC-19-083 RICHARD BENNETT 2509 McCart Ave 0.13 ac. CD 9
- a. Applicant/Agent: Richard & Sally Bennett
  - b. Request: From: "ER/TCU" Neighborhood Commercial Restricted/TCU Residential Overlay To: "B/TCU" Two Family/TCU Residential Overlay
13. ZC-19-084 CASSCO DEVELOPMENT CO, INC. 3000 block Acme Brick Plaza 6.10 ac. CD 3
- a. Applicant/Agent: Peloton Land Solutions
  - b. Request: From: "A-5" One-Family, PD 630 Planned Development - "MU-2" High Intensity Mixed-Use as outlined in the September 30, 2003 Comprehensive Zoning Ordinance, with a maximum 20 foot front yard setback and a minimum block length of 500 feet, maximum block length 1500 feet, with 20% of the block length allowed between 200 and 500 feet, and allow for front yard signage; site plan waived.  
To: Amend PD 630 Planned Development "MU-2" High Intensity Mixed-Use as outlined in the September 30, 2003 Comprehensive Zoning Ordinance, to increase the maximum front yard setback to 65 feet, to revise block length to a maximum block perimeter of 2,200 feet, and amend parking standards; site plan waiver requested
14. ZC-19-086 COCKRELL HILL PARTNERS 11600 - 12000 blocks Trinity Boulevard 18.41 ac. CD 5
- a. Applicant/Agent: Chase Helm
  - b. Request: From: "AG" Agricultural, "F" General Commercial, "J" Medium Industrial To: PD/I Planned Development for all uses in "I" Light Industrial excluding sexually oriented business; site plan waiver requested
15. ZC-19-087 COCKRELL HILL PARTNERS 12200 block Trinity Boulevard 4.55 ac. CD 5
- a. Applicant/Agent: Chase Helm/Winklemann
  - b. Request: From: "J" Medium Industrial, PD 778 Planned Development for "R2" Townhouse/Cluster residential with the following criteria:
    - Masonry: all dwelling structures located along and visible from the Texas Star Golf Course will have effectively 100% rear masonry, and 90% masonry on the ground floor of all structures, excluding windows, doors and small areas not designed or engineered for masonry;

- Fencing: will be constructed of tubular steel fencing material and installed along the common property boundary lines contiguous with the subject property and Texas Star Golf Course. Fencing will not be less than 6 ft in height, and shall be painted black and brown in accordance with customary industry standards;
  - Minimum Square Footage: dwelling units in the various structures (individual pods) will have a minimum size of 1,250 sq. ft. of living area, excluding garage, porches, and patios, the 1,250 sq. ft. units will be limited to a maximum of one such unit per lot, all other units will have a minimum size of 1,450 sq. ft. of living area, excluding garage, porches, and patios;
  - Garages: all dwelling units will have two car, front entry garages;
  - Setbacks: to include a minimum and maximum front yard setback of 10 to 30 feet, and
  - Dwelling Units: Single family detached residential units only; site plan waived
- To: "R2" Townhouse/Cluster

16. ZC-19-088 FORT WORTH DEER CREEK, LP 9915 Crowley Road 16.8 ac. CD 6

- a. Applicant/Agent: Mani P Jacob
- b. Request: From: "A-5" One Family and "R1" Zero Lot Line/Cluster To: "D" High Density Multifamily and "F" General Commercial

17. SP-19-009 SUMMER SYCAMORE I, LTD 5332 Sycamore School Road 1.38 ac. CD 6

- a. Applicant/Agent: Clay Cristy / ClayMoore Engineering
- b. Request: From: PD 823 Planned Development for "MU-1" Low Intensity Mixed-Uses; site plan required To: Provide required site plan for PD 823 for commercial development

18. 8. ZC-19-089 CROSSING AT MARINE CREEK ET AL 4400 block Huffines Blvd 5.88 ac. CD 2

- a. Applicant/Agent: Mary Nell Poole
- b. Request: From: "F" General Commercial and "G" Intensive Commercial To: Add Conditional Use Permit for outdoor equipment rental facility; site plan included

19. ZC-19-091 BYD TALON HILL DEVELOPMENT LLC 6801 Lake Country Dr 4.92 ac. CD 7

- a. Applicant/Agent: Joseph Reue/Burgess & Nipple
- b. Request: From: "A-5" One Family and "E" Neighborhood Commercial To: "CR" Low Density Multifamily

20. ZC-19-092 S Main ABC LLC 212 S Main St 0.17 ac. CD 9

- a. Applicant/Agent: City of Fort Worth
- b. Request: From: NS-T5/DD Near Southside Urban Center / Demolition Delay To: Add Historic and Cultural ("HC") Overlay

21. ZC-19-093 CITY OF FORT WORTH PLANNING AND DEVELOPMENT/PETITION 2900-3000 blocks 8th and James Avenues 12.5 ac. CD 9

- a. Applicant/Agent: City of Fort Worth
- b. Request: From: "B" Two Family To: "A-5" One Family

22. ZC-19-094 CITY OF FORT WORTH PLANNING AND DEVELOPMENT/PETITION 1600 - 1900 blocks  
Clark Road 82.95 ac. CD 6

- a. Applicant/Agent: City of Fort Worth
- b. Request: From: "A-5" One Family To: "A-21" One Family

23. ZC-19-095 TOTAL E & P USA REAL ESTATE LLC 2020 E. Loop 820 10.40 ac. CD 4

- a. Applicant/Agent: Charles Lawhon
- b. Request: From: "E" Neighborhood Commercial To: "I" Light Industrial

24. SP-19-010 SLF IV - CHISHOLM TRAIL, LP 8900 - 9100 blocks Chisholm Trail Pkwy  
19.09 ac. CD 6

- a. Applicant/Agent: Jeff Moten
- b. Request: From: PD 971A "PD/D" Planned Development for all uses in "D" High Density Multifamily with a maximum of 24 units per acre and a waiver to allow on-street parking to count toward required parking; site plan required To: Amend required site plan for multifamily uses

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, June 07, 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. Kaiser*

City Secretary for the City of Fort Worth, Texas