



**ZONING COMMISSION
DECISIONS**

**Wednesday, March 06, 2019
Work Session 12:00 PM
City Council Conference Room 290
Public Hearing 1:30 PM
City Council Chambers
2nd Floor – City Hall
200 Texas St.
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

| | | | |
|----------------------------|--------------|-------------------------------|--------------|
| Will Northern, Chair, CD 1 | <u> P </u> | Sandra Runnels, CD 6 | <u> P </u> |
| Jennifer Trevino, CD 2 | <u> P </u> | John Aughinbaugh, CD 7 | <u> P </u> |
| Beth Welch, CD 3 | <u> A </u> | Wanda Conlin, Vice Chair CD 8 | <u> P </u> |
| Jesse Gober, CD 4 | <u> P </u> | Kimberly Miller, CD 9 | <u> A </u> |
| Rafael McDonnell, CD 5 | <u> P </u> | | |

I. WORK SESSION / LUNCH 12:00 PM City Council Conference Room 290

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

II. PUBLIC HEARING 1:30 PM City Council Chambers

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, APRIL 2, 2019 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order
- B. Approval of Meeting Minutes of January 9, 2019 7-0 Chair

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

C. CONTINUED CASES

- 1. ZC-19-010 BLUE LIGHTING HOLDINGS, INC. 9325 - WITHDRAWN
- 9333 (odds) Crowley Rd, 9324 - 9332 (evens) Parkview Dr 1.14 ac. 7-0
- CD 8
- a. Applicant/Agent: Bryan Hull
- b. Request: From: "FR" General Commercial Restricted To: "I" Light Industrial

2. ZC-19-017 R/P LPC II, LTD 2590 (2500) River Park Drive RECOMMENDED FOR APPROVAL
6.55 ac. CD 3 7-0
- a. Applicant/Agent: Mary Nell Poole/Townsite Co.
b. Request: From: "G" Intensive Commercial To: "UR" Urban Residential
- D. NEW CASES
3. ZC-18-200 EARTH HAULERS INC., ALLEN TUCKER/DENNIS THORNTON 11429 and 11467 Mosier Valley Rd. CONTINUED 30 DAYS UPON APPLICANT'S REQUEST
4.55 ac. CD 5 7-0
4. ZC-19-018 JERRY SAVELLE MINISTRIES, INC. 1450, 10301, 10601 W. Cleburne Crowley Rd., 10700 Old Cleburne Crowley Rd. RECOMMENDED FOR DENIAL WITHOUT PREJUDICE
45.55 ac. CD 6 7-0
- a. Applicant/Agent: Steve Hawkins, Hawkins Custom Homes
b. Request: From: Unzoned To: "A-5" One Family
5. ZC-19-020 MONTERRAT HILLS, LLC 9700 - 10000 blocks Team Ranch Road, 100 - 500 blocks FM Road 2871 249.02 ac. RECOMMENDED FOR APPROVAL
CD 3 7-0
- a. Applicant/Agent: Osama Nashed, ANA Consultants, LLC
b. Request: From: Unzoned To: "A-43" One-Family, "A-21" One-Family and "A-10" One-Family
6. ZC-19-021 BRIXMOR HOLDING 12 SPE, LLC 15500 block FM 156 RECOMMENDED FOR DENIAL
12.41 ac. CD 7 7-0
- a. Applicant/Agent: Kyle Kattner, Peloton Land Solutions
b. Request: From: Unzoned To: PD/CB-RUS Planned Development for all uses in "CB-RUS" Camp Bowie/Ridglea Urban Village Core South Zone plus gambling/card house; site plan waiver requested
7. ZC-19-023 SCHWOB BUILDING COMPANY, LTD 15500 block FM CONTINUED FOR 60 DAYS UPON APPLICANT'S REQUEST 7-0
156 12.41 ac. CD 7
- a. Applicant/Agent: Kyle Kattner, Peloton Land Solutions
b. Request: From: Unzoned To: "K/AO" Heavy Industrial/Alliance Airport Overlay
8. ZC-19-026 TEXAS HEALTH RESOURCES 800 5th RECOMMENDED FOR APPROVAL
Avenue 1.66 ac. CD 9 7-0
- a. Applicant/Agent: Scott Gibson, Teague Nall Perkins
b. Request: From: "NS-T5I" Near Southside/Urban Center To: "PD/NS-T5I for all uses in Near Southside/Urban Center to allow a maximum height of 14 stories, site plan waiver requested.
9. ZC-19-027 ROGER JOHNSON 3220 Vine Street 1.34 ac. CD 5 RECOMMENDED FOR APPROVAL
7-0
- a. Applicant/Agent: Roger Johnson

- b. Request: From: "AG" Agricultural To: "A-5" One-Family
10. ZC-19-028 GRACE BROWN DEVELOPMENT, LLP 5500 & 5504 W. Vickers Boulevard 0.22 ac. CD 3 RECOMMENDED FOR APPROVAL 7-0
- a. Applicant/Agent: Mark Bomblatus
b. Request: From: "A-5" One Family To: "E" Neighborhood Commercial
11. ZC-19-029 HAMM EDUCATIONAL TRUST 2404 Austin Road 3.45 ac. CD 4 RECOMMENDED FOR APPROVAL 7-0
- a. Applicant/Agent: Carl Sellers, Burnco Texas
b. Request: From: "AG" Agricultural To: "K" Heavy Industrial
12. ZC-19-030 ISLAMIC ASSOCIATION OF TARRANT COUNTY 4801-4809 (odds) Fletcher Avenue 0.60 ac. CD 9 RECOMMENDED FOR APPROVAL 7-0
- a. Applicant/Agent: Sohail Ahmed
b. Request: From: PD 1034 PD/ER Planned Development for all uses in "ER" Neighborhood Commercial Restricted with the following uses not allowed: ambulance dispatch station; electric power or substation; gas lift compressor stations; stealth telecommunications towers; telecommunication antenna or tower; utility transmission or distribution line; water supply, treatment or storage facility; bed and breakfast inn, tattoo parlor; airport, aviation field; helistop or landing area; gas drilling and production; and satellite antenna dish; allow the existing parking in the front, 10-foot setbacks instead of the required 20-foot setback, detached monument signage not to exceed 5 feet by 8 feet, and the square footage exceeding 5,000 square feet; site plan waived To: "B" Two Family
13. ZC-19-032 JUDITH SILVA 3403 and 3405 N. Elm Street 0.29 ac. CD 2 RECOMMENDED FOR APPROVAL 7-0
- a. Applicant/Agent: Marcos Gallegos
b. Request: From: "A-5" One-Family, PD 1204 Planned Development for "E" Neighborhood Commercial uses excluding alcohol sales, pool hall, smoke shop, video rentals or sales and piercing, site plan waived To: Amend PD 1204 to expand building and add a parking lot; site plan included
14. ZC-19-033 WILLIAM SOUDER ESTATE, AMERICAN TOWERS 10900 - 11000 blocks Trinity Boulevard 12.71 ac. CD 5 CONTINUED FOR 30 DAYS UPON COMMISSION REQUEST 7-0
- a. Applicant/Agent: Ray Oujesky
b. Request: From: "AG" Agricultural To: PD/I Planned Development for all uses in "I" Light Industrial plus outdoor storage and truck parking without a primary use, site plan included
15. ZC-19-034 CFG REALTY, LLC 2917 Chesser Boyer Road 22.20 ac. CD 4 RECOMMENDED FOR APPROVAL 7-0
- a. Applicant/Agent: Chris Biggers, Dunaway Assoc.

b. Request: From: "R1/AO" Zero Lot Line/Cluster with NASJRB Airport Overlay To: "G/AO" Intensive Commercial with NASJRB Airport Overlay

16. ZC-19-035 PATE RANCH LAND LP, PATE RANCH COMMERCIAL LP
7400 - 7500 blocks of Chisholm Trail Parkway 12.66 ac. CD 6

RECOMMENDED FOR
APPROVAL
7-0

a. Applicant/Agent: Dallas Cothrum, Masterplan
b. Request: From: "PD 1064" Planned Development for all uses in "MU-2" High Intensity Mixed-Use excluding: community home, group home I & II, probation or parole office, electric power substation, telecommunications tower (allow stealth towers & antennas on buildings), baseball/softball facility (commercial), massage parlor (allow massage therapy), mortuary or funeral home, newspaper distribution center, pawn shop, tattoo parlor, taxidermist shop, automotive repair, paint & body shop, recreational vehicle (RV) sales/service, assaying, assembly of pre-manufactured parts, except for vehicle, trailers, airplanes or mobile homes, bottling works, milk or soft drinks, food processing (no slaughtering), manufacture of artificial flowers, ornaments, awning, tents, bags, cleaning/polishing preparations, boats under 28 ft. in length, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats, or dresses for wholesale trade, monument/marble works, finishing and carving only, monument works, stone, paper box manufacturing, pattern shop, printing, lithographing, book-binding, newspaper or publishing, rubber stamping, shearing/punching, sheet metal shop, welding shop, custom work (not structural), airport, aviation field, or landing area (allow helistop), railroad roundhouse or railroad car repair shop, recycling collection facility, storage outside (display outside allowed), trailer, portable, sales, construction or storage, site plan required To:
Amend PD 1064 to provide the required PD site plan for a school and waivers to the following development standards for the development of an elementary or secondary school (public or private): vicinity and project test, building street frontages, primary and side street setback, rear and common line setbacks, height minimum, required parking, parking location, landscaping, urban forestry, building entries, primary entries, façade variation, fenestration, fencing and roof-mounted equipment.

17. ZC-19-036 STEVE W. ROBINSON 11432 Mosier Valley Road
5.74 ac. CD 5

RECOMMENDED FOR
DENIAL
Z

a. Applicant/Agent: Dennis Hopkins.
b. Request: From: "AG" Agricultural To: PD/I Planned Development for all uses in "I" Light Industrial plus animal processing with no outside storage, stockyards, or animal pens; site plan included

18. ZC-19-037 LUKARH INVESTMENTS, LLC 9605 Old Granbury Road
5.49 ac. CD 6

RECOMMENDED FOR
APPROVAL
7-0

a. Applicant/Agent: Barry Hudson/Dunaway Assoc
b. Request: From: "G" Intensive Commercial To: PD/G Planned Development for all uses in "G" Intensive Commercial plus self-storage facility; site plan included

19. ZC-19-038 707 AVENUE LLC 3700 - 3800 blocks Eules South
Main Street 7.82 ac. CD 5

RECOMMENDED FOR
APPROVAL
7-0

- a. Applicant/Agent: David Gregory, Icon Consulting
- b. Request: From: "PD 391" PD/SU Planned Development/Specific Use for retail sales exceeding 50,000 square feet in area; site plan required
To: "MU-1" Low Intensity Mixed-Use and "R2" Townhouse/Cluster

20. ZC-19-039 M. T. COLE FAMILY PARTNERSHIP #2, NP-OV FW PROJECT 1 14500 - 15300 FM Road 156 115.01 ac CD 7

RECOMMENDED FOR APPROVAL
7-0

- a. Applicant/Agent: City of Fort Worth Planning & Development
- b. Request: From: Unzoned To: "K" Heavy Industrial

21. ZC-19-040 ROBERT E. LARANCE, B. LARANCE GROCERY 2300 Merrick, 5201 and 5209 Collinwood 0.48 ac. CD7

CONTINUED FOR 60 DAYS UPON COMMISSIONS REQUEST
7-0

- a. Applicant/Agent: City of Fort Worth Planning & Development
- b. Request: From: PD/SU Planned Development/Specific Use for grocery store only with "E" Neighborhood Commercial development standards and to allow alcohol sales for on premise consumption in existing grocery store; site plan included with waivers to setback, parking, supplemental buffers and landscaping
To: Amend PD to add office as an allowed use

22. ZC-19-041 JAMES PATE 232 Athenia Drive 0.50 ac. CD 7

RECOMENDED FOR APPROVAL
7-0

- a. Applicant/Agent: Mary Nell Poole, Townsite Co.
- b. Request: From: "B" Two Family Residential To: "UR" Urban Residential

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

Adjournment: 3:38 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.