



**ZONING COMMISSION  
DECISIONS**

**Wednesday, July 11, 2018  
Work Session 11:30 AM  
City Council Conference Room 290  
Public Hearing 1:00 PM  
City Council Conference Room 290  
2<sup>nd</sup> 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>  P  </u> | Wanda Conlin, Vice Chair CD 8 | <u>  P  </u> |
| Jesse Gober, CD 4          | <u>  A  </u> | Kevin Buchanan, CD 9          | <u>  A  </u> |
| Rafael McDonnell, CD 5     | <u>  A  </u> |                               |              |

**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. Presentation: Local Floodplain Policy                            | Storm Water Staff |
| D. Presentation: Proposed Revisions to Multifamily Design Standards | Staff             |

**II. PUBLIC HEARING 1:05 PM City Council Conference Room 290**

**CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, AUGUST 7, 2018 AT 7:00 P.M. UNLESS OTHERWISE STATED.**

- |   |                |       |
|---|----------------|-------|
| A. Call to Order                                |                |       |
| B. Approval of Meeting Minutes of June 13, 2018 | <u>  6-0  </u> | Chair |

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

**C. CONTINUED CASES**

- |   |  |
|---|--|
| 1. ZC-18-093 MARIA GUADALUPE REYES 3403 N. Elm St. (703 E. Long Ave.) 0.15 ac. CD 2 | RECOMMENDED FOR APPROVAL AS AMENDED FOR PD/E EXCLUDING ALCOHOL SALES, POOL HALL, |
| a. Applicant/Agent: Maria Guadalupe Reyes   |  |

b. Request: From: "B" Two Family Commercial To: "E" Neighborhood Commercial

SMOKE SHOP, VIDEO RENTALS OR SALES AND PIERCING; SITE PLAN WAIVER RECOMMENDED  
6-0

2. ZC-18-103 ARLINGTON HEIGHTS MEMORIAL POST 8235 9520, 9522, 9524 Santa Paula Dr. 0.85ac. CD 3

RECOMMENDED FOR APPROVAL  
6-0

a. Applicant/Agent: Charles Beltram, VFW Hall 8235

b. Request: From: "A-5" One Family and "I" Light Industrial To: "PD/E" PD Planned Development for all uses in "E" Neighborhood Commercial plus lodge with alcohol sales for on premise consumption; site plan included

D. NEW CASES

3. ZC-18-105 DEVELOPERS SOUTHSIDE LLC 1322 Lipscomb St. 0.21 ac. CD 9

RECOMMENDED FOR APPROVAL  
6-0

a. Applicant/Agent: Scott Lowe

b. Request: From: "C/HC" Medium Density Multifamily/Historic & Cultural Overlay To: PD/C/HC Planned Development for all uses in "C" Medium Density Multifamily with a waiver to density for a maximum eight units and open space less than 45%/Historic & Cultural Overlay; site plan included

4. ZC-18-106 EDWARDS GEREN LTD. 2600 Block Bryant Irvin Rd. 82.6 ac. CD 3

RECOMMENDED FOR APPROVAL  
6-0

a. Applicant/Agent: Dunaway & Assoc/Jonathan Russell

b. Request: From: "C" Medium Density Multifamily, PD 577 Planned Development for all uses in "E" Neighborhood Commercial, plus hotel, service station, and retail stores over 60,000 square feet To: "A-5" One-Family and "R1" Zero Lot Line/ Cluster

5. ZC-18-107 BETHANY REAL ESTATE SERVICES LLC 2400 & 2404 Ross Ave. 0.51 ac. CD 2

CONTINUED 60 DAYS UPON APPLICANT'S REQUEST  
6-0

a. Applicant/Agent: Justin Light

b. Request: From: "A-5" One Family To: PD/A-5 Planned Development for all uses in "A-5" One-Family plus seven units on two lots, site plan included

***The applicant has requested a 60 day continuance.***

6. ZC-18-108 BETHANY REAL ESTATE SERVICES LLC 2944 Hemphil St. 0.21 ac. CD 9

CONTINUED 60 DAYS UPON APPLICANT'S REQUEST  
6-0

a. Applicant/Agent: Justin Light

b. Request: From: "A-5" One Family To: "MU-1" Low Intensity Mixed-Use

***The applicant has requested a 60 day continuance.***

7. ZC-18-109 VLMC INC 6900 block Boat Club Rd. 2.21  
ac. CD 2 RECOMMENDED FOR APPROVAL  
6-0
- a. Applicant/Agent: Steve Moore  
b. Request: From: "AG" Agricultural and "C" Medium Density Multifamily To: "E" Neighborhood Commercial
8. ZC-18-111 MARTY AND JUDY MELVIN 3205 Keller Hicks Rd.  
24.78 ac. CD 7 RECOMMENDED FOR APPROVAL  
6-0
- a. Applicant/Agent: Goodwin and Marshall/Edward Eckart  
b. Request: From: Unzoned To: "A-7.5" One Family  
c. To be heard by the City Council August 28, 2018
9. ZC-18-112 CROWLEY 272 JOINT VENTURE 1450, 10301,  
10601 W. Cleburne Crowley Rd., 10700 Old Cleburne Crowley Rd.  
280.59 ac. CD 6 CONTINUED 30 DAYS  
UPON APPLICANT'S  
REQUEST  
6-0
- a. Applicant/Agent: Goodwin and Marshall/Edward Eckart  
b. Request: From: Unzoned To: "A-5" One Family  
c. To be heard by the City Council September 11, 2018
- The applicant has requested a 30 day continuance.***
10. ZC-18-113 GARDEN ACRES BAPTIST CHURCH  
10933 Stone Rd. 0.73 ac. CD 6 RECOMMENDED FOR APPROVAL  
6-0
- a. Applicant/Agent: Garden Acres Baptist Church  
b. Request: From: "E" Neighborhood Commercial To: "A-5" One Family
11. ZC-18-116 Z ONE GROUP INC 4213 Miller Ave.  
0.87 ac. CD 5 RECOMMENDED FOR APPROVAL  
6-0
- a. Applicant/Agent: Jewell Management LLC/ Yvette J. Kent  
b. Request: From: PD 311 Planned Development for "E" Neighborhood Commercial uses plus car wash; site plan required  
To: Amend PD 311 to allow auto repair; site plan included
12. ZC-18-117 KARL WILLIAMS REVOCABLE TRUST & ALMA  
MCCASLIN 8017 & 8025 John T.White Rd. 5.46 ac.  
CD 5 CONTINUED 30 DAYS  
UPON APPLICANT'S  
REQUEST  
6-0
- a. Applicant/Agent: Stantec/David Pitcher  
b. Request: From: "A-43" One Family To: "R2" Townhouse/Cluster
13. SP-18-009 SHABAN REAL ESTATE HOLDING LLC 306  
& 308 N. Beach St. 1.02 ac. CD 4 RECOMMENDED FOR APPROVAL  
5-1
- a. Applicant/Agent: Danny Scarth/Riverwood Management  
b. Request: From: PD 120 Planned Development for "I" Light Industrial; site plan required To: Amend PD 120 site plan to change the visual barrier concrete fence requirement to a wood screening fence

14. ZC-18-125 TARRANT COUNTY 2752 Premier St.  
43.1 ac. CD 4

CONTINUED 30 DAYS  
UPON COMMISSION'S REQUEST  
6-0

- a. Applicant/Agent: HDR/John Crespo
- b. Request: From: "J" Medium Industrial and PD325 Planned Development/Specific Use for youth detention center, offices, warehousing, maintenance of vehicles and road construction equipment, vehicle wash facilities, sheriff compound/offices and vehicle impound, woodshop, all related to provision of county services and operations; site plan required  
To: "J" Medium Industrial

15. ZC-18-104 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT: UDC/HCLC ALTERNATES  
CD ALL

RECOMMENDED FOR  
APPROVAL  
6-0

- a. Applicant/Agent: City of Fort Worth Planning And Development
- b. Request: An Ordinance amending the Comprehensive 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

- Chapter 2, "Review Bodies" To Amend Section 2.102 "Urban Design Commission" to add two alternate members and amend;
- Section 2.103 "Historic & Cultural Landmarks Commission" to add two alternate members

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

16. ZC-18-122 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT: PYLON SIGNS AND 25% NON MESSAGE AREA  
CD ALL

RECOMMENDED FOR  
APPROVAL  
6-0

- a. Applicant/Agent: City of Fort Worth Planning And Development
- b. Request: An Ordinance amending the Comprehensive 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 Article 4 "Signs" of Chapter 6, "Development Standards", by amending Section 6.409 "Regulations Governing On-Premise Detached Signs in Commercial and Industrial Districts" to revise:

- Subsection C "Pylon Signs" to reduce the maximum height allowed from 25 feet to 20 feet, to reduce the maximum width allowed and to reduce the maximum advertised message area; and,
- Subsection G "Non-Advertised Message Area" to provide that said area is distinct from sign face

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

17. ZC-18-123 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT: "UR" URBAN RESIDENTIAL DISTRICT PARKING AND REAR SETBACK CD ALL

RECOMMENDED FOR APPROVAL 6-0

a. Applicant/Agent: City of Fort Worth Planning And Development  
b. Request: An Ordinance amending the Comprehensive 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

- Section 4.713 Urban Residential "UR" District of Article 7 "Residential Districts", of Chapter 4, "District Regulations" to amend Section D "Development Standards" by clarifying the measurement used for rear setbacks; and
- Subsection E, "Off-Street Parking and Loading" to revise the parking table for apartments/condominiums and to clarify when on-street parking may be applied to minimum parking requirements

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

Adjournment: 2:51 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.