



**ZONING COMMISSION
DECISIONS**

Wednesday, May 10, 2017

Work Session 11:30 AM

City Council Conference Room 290 (formerly Pre-Council Chamber)

Public Hearing 1:00 PM

Council Chamber

2nd Floor – City Hall

200 Texas St.

Fort Worth, Texas 76102

COMMISSION MEMBERS:

Carlos Flores, CD 2, Chair	<u>P</u>	Sandra Runnels, CD 6	<u>P</u>
Melissa McDougall, Vice Chair CD 5	<u>P</u>	John Aughinbaugh, CD 7	<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>
Jesse Gober, CD 4	<u>P</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

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 6, 2017 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order
- B. Approval of April 12, 2017 Meeting Minutes 9-0 Chair

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

C. CONTINUED CASES

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|--|---|--|----------------------------------|
| 1. ZC-17-055 | GABRIEL AND IRIS VELAZQUEZ
5.01 ac. CD 8 | 2300 McCurdy St. | RECOMMENDED FOR
DENIAL
6-3 |
| <ul style="list-style-type: none"> a. Applicant/Agent: Gabriel Velazquez b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> PD/A-5 Planned Development for all uses in "A-5" One-Family plus soccer fields; site plan included | | | |
| 2. ZC-17-057 | NORTHWEST ISD
149.22 ac. | 11900-12400 Blocks Riverside Dr./I-35 at
CD 7 | WITHDRAWN |
| <ul style="list-style-type: none"> a. Applicant/Agent: Mike Wilson, Teague, Nall and Perkins | | | |

- a. Applicant/Agent: John Flippo
b. Request: *From*: "A-5" One-Family *To*: "MU-1" Low Intensity Mixed-Use
Use
- 9-0
10. ZC-17-070 MARCUS & SUSAN SEMMELMANN 4366, 4370, 4374 W. VICKERY BLVD. 0.59 ac. CD 9 RECOMMENDED FOR APPROVAL
9-0
- a. Applicant/Agent: Marcus & Susan Semmelmann
b. Request: *From*: PD 225 "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus landscape contractor's office and storage yard subject to provision of bufferyard requirements along the north property line in compliance with Section 18.D; site plan approved.
To: Amend PD 225 to remove storage yard with bufferyard requirements, add additional property and provide site plan for office; site plan included
11. ZC-17-071 CARRELL FAMILY TRUST; SCOTT GOAT FARM, LLC 4851 & 4901 Scott Rd. 7.26 ac. CD 7 RECOMMENDED FOR APPROVAL
9-0
- a. Applicant/Agent: Fort Capital/Shana Crawford
b. Request: *From*: "B" Two-Family *To*: "UR" Urban Residential
c. This case will be heard by the City Council May 16, 2017
12. ZC-17-073 JAMES AUSTIN 3220 Mitchell Blvd. 1.08 ac. CD 8 CONTINUED 60 DAYS UPON COMMISSION'S REQUEST
9-0
- a. Applicant/Agent: James Austin
b. Request: *From*: "B" Two-Family and "E" Neighborhood Commercial
To: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus auto parts store; site plan included
13. ZC-17-074 DD MOTORSPORTS, LLC 251 University Dr. 0.81 ac. CD 9 CONTINUED 30 DAYS UPON APPLICANT'S REQUEST
9-0
- a. Applicant/Agent: Fort Capital/Shana Crawford
b. Request: *From*: "E" Neighborhood Commercial *To*: "UR" Urban Residential
c. This case will be heard by the City Council May 16, 2017
14. ZC-17-075 SQUARE TOP PARTNERS, LLC 2601 Greenbelt 138.69 ac. CD 5 RECOMMENDED FOR APPROVAL
9-0
- a. Applicant/Agent: Jeffrey Dolian/Kimley Horn & Associates
b. Request: *From*: "O-1" Floodplain *To*: Planned Development/Specific Use including: day care center; government office facility; health services facility including doctor's office or medical clinic; electric power substation (SE); telecommunications antenna (SE); telecommunications tower (SE); utility transmission or distribution line; health or recreation club; restaurant, cafe or cafeteria; offices; convenience store; parking area or garage, commercial or auxiliary; assembly of pre-manufactured parts for helicopters; machine shops; manufacture of aluminum or metals; outdoor storage; paint mixing or spraying; sheet metal shop; warehouse or bulk storage; welding shop; galvanizing, sheet or structural shapes; manufacture of helicopters; manufacture of dies, cores, die-casting molds; metal stamping, dyeing, shearing or punching; helistop landing area; executive offices and supporting operations for a corporate office; U.S. government personnel (customer); integrated systems installation; electrical wire assembly; helicopter modification & assembly; metal rotor blade

manufacturing; painting operations; engineering research & development; unmanned vehicle assembly; government helicopter delivery; composite parts/blade manufacturing; material storage; tooling manufacturing; engineering process labs; flight simulators; satellite antenna (dish); residence for security purposes; and helicopter flight training facility; site plan waiver requested

c. This case will be heard by the City Council May 16, 2017

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| 15. ZC-17-076 | A1 ALARM SERVICE CORPORATION
0.51 ac. CD 8 | 4728 Wichita St. | RECOMMENDED FOR APPROVAL
9-0 |
| | a. Applicant/Agent: Yvette Kent/Jewel Management
b. Request: <i>From:</i> "A-21" One-Family <i>To:</i> "E" Neighborhood Commercial | | |
| 16. ZC-17-077 | GBRT MCCART LLC
CD 9 | 3825 McCart St. 0.33 ac. | RECOMMENDED FOR APPROVAL
AS AMENDED FOR PD/FR PLUS WAREHOUSE WITH SITE PLAN FOR NEW CONSTRUCTION
9-0 |
| | a. Applicant/Agent: Richard Hopwood
b. Request: <i>From:</i> "FR" General Commercial Restricted <i>To:</i> "I" Light Industrial | | |
| 17. ZC-17-078 | STANLEY ROWLAND
CD 7 | 6336 North Ridge 0.50 ac. | RECOMMENDED FOR APPROVAL
9-0 |
| | a. Applicant/Agent: Stanley Rowland
b. Request: <i>From:</i> "ER" Neighborhood Commercial Restricted <i>To:</i> "A-5" One-Family | | |
| 18. ZC-17-079 | ALFONSO ACEVES ESTATE
Weisenberger St. 1.00 ac. | 2801, 2804, 2808, 2813, 2817
CD 9 | RECOMMENDED FOR APPROVAL
9-0 |
| | a. Applicant/Agent: Fort Capital/Shana Crawford
b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "UR" Urban Residential
c. This case will be heard by the City Council May 16, 2017 | | |
| 19. ZC-17-080 | CITY OF FORT WORTH PLANNING & DEVELOPMENT/PETITION
14.44 ac. | 2500 blocks Rogers & Wabash Avenues
CD 9 | CONTINUED 30 DAYS UPON COMMISSION'S REQUEST
9-0 |
| | a. Applicant/Agent: City of Fort Worth
b. Request: <i>From:</i> "B" Two-Family with TCU Residential Overlay <i>To:</i> "A-5" One-Family with TCU Residential Overlay | | |
| 20. SP-17-006 | BAILLARGEON REALTY, INC.
CD 9 | 211 University Dr. 0.66 ac. | RECOMMENDED FOR APPROVAL
9-0 |
| | a. Applicant/Agent: VLK Architects/Jim Stephenson
b. Request: <i>From:</i> PD 928 Planned Development for "E" Neighborhood Commercial uses plus auto service and car wash for auto dealership; site plan approved <i>To:</i> Amend PD 928 site plan to add the automatic car wash | | |
| 21. ZC-17-081 | ARCON BUILDERS, LLC
CD 9 | 315 Templeton Dr. 0.17 ac. | RECOMMENDED FOR APPROVAL |

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

ADJOURNMENT: 5:45 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.