



**ZONING COMMISSION
DECISIONS**

**Wednesday, December 13, 2017
Work Session 11:30 AM
City Council Conference Room 290
Public Hearing 1:00 PM
Council Chamber
2nd Floor – City Hall
200 Texas St.
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

Melissa McDougall, Chair, CD 5	<u> P </u>	Sandra Runnels, CD 6	<u> P </u>
Will Northern, Vice Chair, CD 1	<u> P </u>	John Aughinbaugh, CD 7	<u> P </u>
Jennifer Trevino, CD 2,	<u> A </u>	Wanda Conlin, CD 8	<u> A </u>
Beth Welch, CD 3	<u> P </u>	Kevin Buchanan, 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. Election of Chair and Vice Chair
- B. Briefing: Previous Zoning Actions by City Council Staff
- C. Review: Today's Cases Staff
- D. Presentation: Proposed Text Amendments for short term rental, event center/
rental hall, expansion of two family legal nonconforming property Staff
- E. Proposed Preservation Ordinance updates 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, JANUARY 9, 2018 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order
- B. Approval of November 8, 2017 Meeting Minutes _____ 7-0 _____ Chair

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

C. CONTINUED CASES

1. ZC-17-171	ROANOKE	35/114	PARTNERS, LP	15888	RECOMMENDED FOR
Championship Parkway	15.53 ac.	CD 7			APPROVAL WITH WAIVERS
					7-0

- a. Applicant/Agent: Stantec Consulting Services, Inc.; Charlie Fowler Jr.
- b. Request: From: "K" Heavy Industrial To: PD/D Planned Development for all uses in "D" High Density Multifamily with height up to 42 ft.; site plan included

2. ZC-17-175 ARLINGTON HEIGHTS UNITED METHODIST CHURCH 4217 Camp Bowie and 1805 Hillcrest Street 0.50 ac. CD 7

RECOMMENDED FOR APPROVAL 7-0

- a. Applicant/Agent: Walter Matyastik
- b. Request: From: "F" General Commercial To: PD/F Planned Development for all uses in "F" General Commercial with one residential unit; site plan included

3. ZC-17-184 KINGS HWY CHURCH/3701 AIRPORT FWY LLC/A. LOPEZ 4001, 4101 Airport Fwy, 925 Kings Hwy., 4001, 4100 Fain St. 2.64 ac. CD 4

RECOMMENDED FOR APPROVAL 7-0

- a. Applicant/Agent: Quik Trip/Mike Potter
- b. Request: From: "B" Two-Family and "E" Neighborhood Commercial To: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus a freeway sign up to 75 ft.; site plan included

D. NEW CASES

E.

4. ZC-17-194 BILL BAKER 2825 Parmer Ave 0.14 ac. CD 9

RECOMMENDED FOR APPROVAL 7-0

- a. Applicant/Agent: Brandon Allen
- b. Request: From: "C/TCU" Medium Density Multifamily/TCU Residential Overlay To: "UR/TCU" Urban Residential/TCU Residential Overlay

5. ZC-17-198 PO-CHU LU 2900 8TH Ave 0.17 ac. CD 9

RECOMMENDED FOR APPROVAL WITH WAIVERS 7-0

- a. Applicant/Agent: Po-Chu Lu
- b. Request: From: PD 1061 Planned Development for medical clinic and professional offices only with "ER" development standards; site plan approved To: Amend PD 1061 Planned Development to include an art gallery and studio; site plan included

6. ZC-17-201 KNOX STREET PARTNERS NO. 15, LTD 12300 - 12500 blocks US Highway 287 26.2 ac. CD 7

RECOMMENDED FOR APPROVAL 7-0

- a. Applicant/Agent: Jacobs Engineering Group, Inc.
- b. Request: From: "A-5" Single Family To: "R1" Zero Lot Line/Cluster

7. ZC-17-202 800 MCPHERSON PARTNERS, LLC 800 McPherson Rd. 2.99 ac. CD 6

RECOMMENDED FOR APPROVAL 7-0

- a. Applicant/Agent: Pape-Dawson Engineering/ Danny McFadden

8. ZC-17-203 AERO ENDEAVORS, LLC 325 NW 38th Street 0.11 ac. CD 2 CONTINUED 30 DAYS UPON APPLICANT'S REQUEST
7-0
- a. Applicant/Agent: Penney Pollard
b. Request: From: "A-5" Single Family To: "I" Light Industrial
c. The applicant has requested a 30 day continuance.
9. ZC-17-204 TARRANT EQUITY, LLC 2820 Gipson St. 0.15 ac. CD 8 RECOMMENDED FOR APPROVAL
7-0
- a. Applicant/Agent: Tarrant Equity, LLC
b. Request: From: "J" Medium Industrial Family To: "A-5" Single Family
10. ZC-17-205 JOYCE HEREDIA 2525 & 2529 Wilkinson Ave 0.49 ac. CD 8 CONTINUED 30 DAYS UPON APPLICANT'S REQUEST
7-0
- a. Applicant/Agent: Gregorio Chierz
b. Request: From: "B" Two Family To: "PD/B" Planned Development for all uses in "B" Two-Family plus barbershop on one side only; site plan waiver requested
11. ZC-17-206 LUIS R. SIFUENTES 3613 & 3621 8th Ave 0.50 ac. CD 9 RECOMMENDED FOR APPROVAL AS AMENDED FOR PD/E PLUS OUTSIDE STORAGE AS A PRIMARY USE
7-0
- b. Request: From: "E" Neighborhood Commercial To: "PD/I" Planned Development for all uses in "I" Light Industrial uses plus outdoor storage as a primary use; site plan waiver requested
12. ZC-17-208 COMO BLUE WILLOW LTD 5001 Diaz Ave 6.75 ac. CD 9 RECOMMENDED FOR APPROVAL
7-0
- a. Applicant/Agent: Mary Nell Pool; Townsite Company
b. Request: From: "A-5" One-Family, "CR" Low Density Multifamily and "C" Medium Density Multifamily To: "UR" Urban Residential
13. ZC-17-209 JW LAWRENCE, JR. 2512 Horne St. 0.45 ac. CD 7 RECOMMENDED FOR APPROVAL PD/ER FOR OFFICE USE ONLY AND PARKING IN THE FRONT YARD; SITE PLAN WAIVER RECOMMENDED
7-0
- b. Request: From: "CF" Community Facilities Neighborhood Commercial Restricted To: "ER"
14. ZC-17-210 PMBSW LAND, LLC 2201 Bird St. and 2328 Dalford St 7.80 ac. CD 9 RECOMMENDED FOR APPROVAL
7-0

- a. Applicant/Agent: Matt Mildren
- b. Request: From: PD 1041 Planned Development for all uses in "UR" Urban Residential To: PD 1041A Planned Development for all uses in "UR" Urban Residential with development standards including no rear setback requirement; site plan waiver requested

15. ZC-17-211 TCRG OPPORTUNITY XIV, LLC 6000-6100
West Freeway 4.45 ac. CD 3

RECOMMENDED FOR
APPROVAL
7-0

- a. Applicant/Agent: Justin S. Light; Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P
- b. Request: From: "E" Neighborhood Commercial and "G" Intensive Commercial To: PD/G Planned Development for all uses in "G" Intensive Commercial uses with max. height 166 ft. for office tower with one residential unit, excluding hotel, gasoline sales, night club, large retail stores, home improvement centers, movie theaters, car wash, car sales and pool halls; site plan included

16. ZC-17-212 RUSSELL FOX 1081 Oak Grove Rd
14.53 ac. CD 8

CONTINUED 30 DAYS
UPON COMMISSION'S
REQUEST
7-0

- a. Applicant/Agent: Danny Scarth; Riverwood Management
- b. Request: From: PD 815 Planned Development for all uses in "E" Neighborhood Commercial excluding alcohol sales for on or off premises consumption; site plan waived To: Amend PD 815 Planned Development to add mobile home and auto sales uses; site plan included

17. ZC-17-179 CITY OF FORT WORTH PLANNING AND
DEVELOPMENT 1214 E Daggett Ave 0.09 ac. CD 8

RECOMMENDED FOR
APPROVAL
7-0

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: From: "J" Medium Industrial To: "A-5" Single Family

18. ZC-17-213 CITY OF FORT WORTH PLANNING AND
DEVELOPMENT 1924 Ave D 0.16 ac. CD 8

RECOMMENDED FOR
APPROVAL
7-0

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

19. ZC-17-214 CITY OF FORT WORTH WATER 899 Basset Locke
Dr 1.31 ac. CD 3

RECOMMENDED FOR
APPROVAL
7-0

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: From: "CR" Low Density Multifamily To: "A-7.5" Single Family

20. ZC-17-215 CITY OF FORT WORTH PROPERTY MANAGEMENT
9015 N. Normandale St. 2.46 ac. CD 3

RECOMMENDED FOR
APPROVAL
7-0

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: From: "CR" Low Density Multifamily To: "A-43" Single Family

21. ZC-17-216 CITY OF FORT WORTH PARK AND RECREATION
SERVICES 5220-5276 (evens) Bryant Irvin Rd and 7900-8020 (evens)
Oakmont Blvd 31.15 ac. CD 3

RECOMMENDED FOR
APPROVAL
7-0

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: From: "R1" Zero Lot Line/Cluster and "C" Medium Density Multifamily To: "A-43" Single Family

22. ZC-17-217 CITY OF FORT WORTH PARK AND RECREATION SERVICES 3100 Bryant Irvin Rd and 3235 River Park Dr 9.24 ac. CD 3

CONTINUED 30 DAYS
UPON STAFF'S REQUEST
7-0

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: From: "D" High Density Multifamily, "G" Intensive Commercial and "I" Light Industrial To: "A-5" Single Family

23. ZC-17-218 CITY OF FORT WORTH PARK AND RECREATION SERVICES 8809-8851 (odds) S. Normandale St 8.14 ac. CD 3

RECOMMENDED FOR
APPROVAL
7-0

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: From: "C" Medium Density Multifamily To: "A-5" Single Family

Adjournment: 3:46pm

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.