

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 **Thursday, September 08, 2016 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser

City Secretary for the City of Fort Worth, Texas



**ZONING COMMISSION
AGENDA**

**Wednesday, September 14, 2016
Work Session 11:00 AM
Public Hearing 1:00 PM
Pre Council and Council Chambers
2nd Floor – City Hall
1000 Throckmorton St.
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

Nick Genua, CD 7, Chair	_____	Melissa McDougall, CD 5	_____
Carlos Flores, CD 2, Vice Chair	_____	Sandra Runnels, CD 6	_____
Will Northern, CD 1	_____	Wanda Conlin, CD 8	_____
John Cockrell, Sr., CD 3	_____	Leah Dunn, CD 9	_____
Charles Edmonds, CD 4	_____		

I. WORK SESSION / LUNCH 11:00 AM Pre Council Chamber

- A. Briefing: Previous Zoning Actions by City Council Staff
- B. Review: Today's Cases Staff
- C. Presentation: Revise Rules of Procedure and amend Zoning Ordinance to reflect Withdrawal Process Staff
- D. Update on meeting with TPW Sign staff Staff/Comm'r Edmonds
- E. Presentation: Proposed Mixed Use and Near Southside Amendments Staff
- F. Presentation: Conducting a Successful Meeting Legal 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, OCTOBER 11, 2016 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order Chair
- B. Approval of August 10, 2016 Meeting Minutes _____

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

C. Continued Cases:

- 1. ZC-16-121 WGK DEVELOPMENT INC. 6000 Block Old Denton Rd. 6.48 ac. CD 2
 - a. Applicant/Agent: Masterplan; Jack Fiedler
 - b. Request: *From:* "G" Intensive Commercial/I-35 Overlay *To:* "PD/G" Planned Development for all uses in "G" Intensive Commercial plus mini warehouse; site plan included/I-35 Overlay

- 2. ZC-16-134 ALEJANDRO OROZCO 2305, 2307, 2309 and 2311 Ross Ave. 0.59 ac. CD 2
 - a. Applicant/Agent: Alejandro Orozco

- b. Request: *From*: "B" Two-Family *To*: "PD/B" Planned Development for all uses in "B" Two-Family plus 9 residential units and parking lot; site plan included

3. ZC-16-140 LANG OLEANDER LLC, WASHINGTON ADAMS PROPERTY LLC, BLUE DRAGON 1130 LLC, TCIDA REAL ESTATE HOLDINGS LLC, ALLEN P SCHUSTER 1001, 1003 and 1005 W. Rosedale and 1100 blocks Adams, College and Washington Aves. 3.28 ac.
CD 9

- a. Applicant/Agent: Lang Oleander LLC; James Williamson
- b. Request: *From*: "NS-T4" Near Southside/General Commercial and "NS-T4N" and Near Southside/General Commercial Neighborhood *To*: PD/NS-T4" Planned Development for all uses in "NS-T4" Near Southside/General Commercial with a maximum of six story multifamily and parking garage; site plan included

4. ZC-16-148 CALVIN RUCKER 6600 Calmont Ave. 1.48 ac. CD 3

- a. Applicant/Agent: Kyle Poulson
- b. Request: *From*: "E/AO" Neighborhood Commercial/NASJRB Airport Overlay *To*: "PD/E/AO" Planned Development for all uses in Neighborhood Commercial plus office/warehouse/NASJRB Airport Overlay; site plan included

D. NEW CASES

5. ZC-16-079 BRICKSTONE DEVELOPMENT LP 11785 and 11815 Alta Vista 9.03 ac. CD 7

- a. Applicant/Agent: Dennis Lang/Adams Engineering
- b. Request: *From*: PD 1066 "PD/A-10" Planned Development for all uses in "A-10" One-Family for the accessory structure to have the same architectural design as the main building with the following; up to 50% percent lot coverage, reduce front yard setback to 20 ft., side yard setback at 5 ft., increase maximum square feet for accessory buildings up to 1,000 sf and allow accessory buildings in the front yard, and no storage of boats or recreational vehicles; site plan approved
To: Amend PD 1066 to A-7.5 with the same development standards and reconfigure subdivision; site plan included

6. ZC-16-152 CITY OF FORT WORTH PROPERTY MANAGEMENT 5100 Martin Luther King Fwy
6.82 ac. CD 5

- a. Applicant/Agent: Elements Of Architecture
- b. Request: *From*: PD 566 "PD/SU" Planned Development/Specific Use for citizen drop off station for collection of large household waste (non-hazardous); site plan approved *To*: Amend PD 566 to add hazardous household waste drop off/collection and minor site reconfigurations; site plan included

7. ZC-16-153 CITY OF FORT WORTH PROPERTY MANAGEMENT 6260 Old Hemphill Rd.
5.98 ac. CD 8

- a. Applicant/Agent: Elements Of Architecture
- b. Request: *From*: PD 756 "PD/SU" Planned Development/Specific Use for collection/disposal of non-hazardous household waste items; site plan approved *To*: Amend PD 756 to add hazardous household waste drop off/collection and minor site reconfigurations; site plan included

8. ZC-16-154 CITY OF FORT WORTH PROPERTY MANAGEMENT 2204 (2524) Brennan Ave 2.98 ac.

CD 2

- a. Applicant/Agent: Elements Of Architecture
- b. Request: *From:* PD 590 "PD/SU" Planned Development/Specific Use for the collection and disposal of large, non-hazardous household waste; site plan approved *To:* Amend PD 590 to add hazardous household waste drop off/collection and minor site reconfigurations; site plan included

9. ZC-16-155 CITY OF FORT WORTH PROPERTY MANAGEMENT 3.93 ac. 301 Hillshire CD 7

- a. Applicant/Agent: Elements Of Architecture
- b. Request: *From:* "I" Light Industrial and PD 927 "PD/I" Planned Development for all uses in "I" Light Industrial plus recycling drop off station for non-hazardous household waste, recycling and animal control; site plan approved *To:* Amend the boundaries of PD 927 and add household hazardous waste drop off/collection; site plan included (Tract 1) and to "I" Light Industrial I (Tract 2)

10. ZC-16-156 FW BLUFF APARTMENTS LP 2198-2200 and 2300 blocks Bird, 2201 Embry and 850-999 Scenic Hill Dr. 12.51 ac. CD 9

- a. Applicant/Agent: Pretlow Riddick/Brandon Hancock
- b. Request: *From:* PD1041 "PD/UR" Planned Development for all uses in "UR" Urban Residential with development standards; site plan waived
To: Amend PD1041 to clarify calculation of signage on entry wall on sign area only, sign not to exceed 49 sq. ft., and allow a maximum of four (4) directional type signs not to exceed 48 inches in height and 36 inches in width with a maximum of 30% containing branding or logo for the apartments, and allow for the leasing office/community center to be a minimum of one story; site plan waiver requested

11. ZC-16-157 TONY CERVANTES AND MARIE CHAIREZ 2210 E. Vickery 0.25 ac. CD 8

- a. Applicant/Agent: Marie Chairez
- b. Request: *From:* "A-5" One-Family *To:* "C" Medium Density Multifamily

12. ZC-16-158 GOSPEL KINGDOM PENECOSTAL INC. 4701 (4651) Campus Dr. 13.39 ac. CD 8

- a. Applicant/Agent: Darin Hansen
- b. Request: *From:* "CF" Community Facilities *To:* "C" Medium Density Multifamily
- c. This case is scheduled to be heard by the City Council on September 20, 2016.

13. ZC-16-159 EVENT FACILITIES FORT WORTH INC AND CITY OF FORT WORTH SPECIAL EVENTS 1900-2400 blocks Montgomery St., 3401 Trail Dr. 47.29 ac. CD 7

- a. Applicant/Agent: Tom Galbreath, Dunaway Associates
- b. Request: *From:* "E" Neighborhood Commercial, "J" Medium Industrial and "K" Heavy Industrial
To: PD 896 "PD/I" Planned Development/or all uses in "I" Light Industrial, including: helistop, outdoor sales and storage, yards, contractor storage and all uses customarily associated with the following events: arts, crafts and collectibles, auto/motorcycle/RV/truck shows and events, circus, carnival, midway, conference, concerts, conventions, catering, dances, recitals, dog/cat show,

equestrian activities (sales, shows, and housing), emergency shelter, exhibits/booths, farmers'/flea market, gun show, health fairs/classes, livestock activities/stock show (sales, shows, and housing), RV living and trailer parking temporary as associated with events, sporting events (rodeo, boxing, karate, etc.),- excluding the following uses: blood bank, sexually oriented business, pawn shop, car wash, manufactured housing sales, vehicle junkyard, assembly of pre-manufactured parts, coal, coke or wood yard, crematorium, electroplating, manufactured home repair (RV repair permitted), paper box manufacture, rubber stamp manufacture, railroad roundhouse or railroad car repair, railroad spur, loading or storage; with development standards for height, setbacks, parking, and signage; site plan waiver requested

14. ZC-16-160 HECTOR MALDONADO AND ROSA YANCI RAMIREZ 11479 Mosier Valley Rd./
3309 Fite St. 2.09 ac. CD 5
- Applicant/Agent: C.R. Bonilla, Bonilla Group
 - Request: *From*: "AG" Agricultural *To*: "PD/SU" for outside storage of semi trucks and trailers with no primary use and "I" Light Industrial Development standards; site plan included
15. ZC-16-161 GOLDEN BEACH LP 4401 Golden Triangle Blvd. 4.99 ac. CD 7
- Applicant/Agent: Brian Carlock, Hillwood
 - Request: *From*: "G" Intensive Commercial *To*: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus mini warehouse; site plan waiver requested
 - This case is scheduled to be heard by the City Council on September 20, 2016.
16. ZC-16-162 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: PETITION
OVERTON PARK NEIGHBORHOOD Generally bounded by Bellaire, Hulene, Ranchview,
and Bellaire Circle 138.10 ac. CD 3
- Applicant/Agent: City of Fort Worth Planning and Development
 - Request: *From*: "A-5" One-Family, "C" Medium Density Multifamily, and PD 531" for "PD/SU Planned Development/Specific Use for all uses in "A-5" One-Family plus perimeter fencing and gates; site plan approved *To*: "A-10" One-Family, "A-21" One-Family, "A-43" One-Family, and Amend PD531 for A-43 One-Family plus perimeter fencing and gates; site plan waiver requested
17. ZC-16-163 MARY BYRD /CITY OF FORT WORTH PLANNING & DEVELOPMENT
1320 Bluebonnet Dr. 0.22 ac. CD 9
- Applicant/Agent: Libby Willis
 - Request: *From*: "A-10" One-Family *To*: Add Historic and Cultural Overlay
18. ZC-16-164 NILA RIDDLE/CITY OF FORT WORTH PLANNING & DEVELOPMENT 1601
Bluebonnet 0.32 ac. CD 9
- Applicant/Agent: Nila Riddle
 - Request: *From*: "A-10" One-Family *To*: Add Historic and Cultural Overlay
19. ZC-16-165 LANA AND JAMES SELF /CITY OF FORT WORTH PLANNING & DEVELOPMENT
0.23 ac. 1604 Bluebonnet CD 9
- Applicant/Agent: James Self
 - Request: *From*: "A-10" One-Family *To*: Add Historic and Cultural Overlay

20. ZC-16-166 CARLELA AND ANDREW VOGEL/CITY OF FORT WORTH PLANNING & DEVELOPMENT 0.22 ac. 2017 Mapleleaf St. CD 9
- Applicant/Agent: Libby Willis
 - Request: *From:* "A-10" One-Family *To:* Add Historic and Cultural Overlay
21. ZC-16-167 MARY CECILIA THOMPSON/CITY OF FORT WORTH PLANNING & DEVELOPMENT 0.26 ac. 2216 Primrose Ave. CD 9
- Applicant/Agent: Libby Willis
 - Request: *From:* "A-10" One-Family *To:* Add Historic and Cultural Overlay
22. ZC-16-168 MARY CECILIA THOMPSON/CITY OF FORT WORTH PLANNING & DEVELOPMENT 0.24 ac. 2221 Primrose Ave. CD 9
- Applicant/Agent: Libby Willis
 - Request: *From:* "A-10" One-Family *To:* Add Historic and Cultural Overlay
23. ZC-16-169 FW BLUFF LAND LP 2240, 2324 and 2328 Dalford St. and 2321 Bird St. 1.22 ac. CD 9
- Applicant/Agent: Pretlow Riddick/Brandon Hancock
 - Request: *From:* "A-5" One-Family *To:* PD 1041 "PD/UR" Planned Development for all uses in "UR" Urban Residential with development standards for setbacks, height, parking, landscaping, fencing, signage and architecture; site plan waiver requested
24. ZC-170 CITY OF FORT WORTH PLANNING AND DEVELOPMENT HISTORICAL PRESERVATION: REMOVE STOP SIX: SUNRISE EDITION HISTORIC AND CULTURAL DISTRICT OVERLAY Generally Bounded by Stalcup Rd. on the east, Ramey St. on the north, Sheraton Dr. on the west, and East Berry St. on the south, and Village Creek Rd. on the west 397.22 ac. CD 5
- Applicant/Agent: City of Fort Worth Planning and Development
 - Request: *From:* "A-7.5/HC" One-Family "A-5/HC" One-Family, "B/HC" Two-Family, "CF/HC" Community Facilities, "ER/HC" Neighborhood Commercial Restricted, "E/HC" Neighborhood Commercial, "FR/HC" General Commercial Restricted, "F/HC" General Commercial, "I/HC" Light Industrial, "MU-1/HC" Low Intensity Mixed Use; with Historic and Cultural District Overlay *To:* Remove Historical and Cultural District Overlay
25. ZC-171 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: ZONING COMMISSION SECTION 3.504 COUNCIL HEARING AND ACTION CD ALL
- Applicant/Agent: City of Fort Worth Planning and Development
 - Request: Text Amendment: An Ordinance amending the 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 5 "Text Or Map Amendments", Of Chapter 3, "Review Procedures," Sections 3.503 through 3.507 revise the process for zoning application withdrawals and renumber

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

26. AMEND CITY ZONING COMMISSION RULES OF PROCEDURE

a. Amend Rules of Procedure by amending:

- Sect. 405. Withdrawal or Continuance of Application of IV. Application Procedures to clarify the procedures for continuance or withdrawal of a zoning case

27. ZC-16-172 WESTOVER BOAZ GROUP 8069 Old Decatur Rd 1.70 ac. CD 2

- a. Applicant/Agent: Michael Thomas/MJ Thomas Engineering
- b. Request: *From:* Unzoned *To:* "E" Neighborhood Commercial
- c. This case is scheduled to be heard by the City Council on September 20, 2016.

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 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.