



**ZONING COMMISSION  
AGENDA**

**Wednesday, December 12, 2018  
Work Session 11:30 AM  
City Council Conference Room 290  
Public Hearing 1:00 PM  
City Council Chambers  
2<sup>nd</sup> Floor – City Hall  
200 Texas St.  
Fort Worth, Texas 76102**

**COMMISSION MEMBERS:**

Will Northern, Chair, CD 1	_____	Sandra Runnels, CD 6	_____
Jennifer Trevino, CD 2	_____	John Aughinbaugh, CD 7	_____
Beth Welch, CD 3	_____	Wanda Conlin, Vice Chair CD 8	_____
Jesse Gober, CD 4	_____	Kimberly Miller, CD 9	_____
Rafael McDonnell, CD 5	_____		

**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 City Council Chambers**

**CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, JANUARY 15, 2019 AT 7:00 P.M. UNLESS OTHERWISE STATED.**

- A. Call to Order
- B. Approval of Meeting Minutes of November 14, 2018 \_\_\_\_\_ Chair

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

**C. CONTINUED CASES**

- 1. ZC-18-156      MARY WELLMAN TRUST    10501 - 11041 blocks Chapin Road      21.81ac. CD 3
  - a. Applicant/Agent: Samuel Knight, TNP Inc.
  - b. Request: From: "A-5" One Family To: "R1" Zero Lot Line/Cluster

2. ZC-18-174 1 THIRTY ONE MOTORCARS, LLC 2951 block Alameda Street 5.01 ac. CD 3

- a. Applicant/Agent: Anna Blackwell/Carillo Engineering
- b. Request: From: "G" Intensive Commercial To: PD/G Planned Development for all uses in "G" Intensive Commercial plus car storage facility; site plan required for auto storage use only

D. NEW CASES

3. ZC-18-166 NAGY MANSOUR 5600 McCart Avenue 0.46 ac. CD 6

- a. Applicant/Agent: Nagy Mansour
- b. Request: From: "E" Neighborhood Commercial To: PD/E Planned Development for "E" Neighborhood Commercial plus auto repair with waivers to residential adjacency, side and rear yard setbacks, signage; site plan included

4. ZC-18-179 JUAN MARQUEZ 7200 Marvin Brown St, 7201 and 7205 Gillis Johnson St. 0.86 ac. CD 2

- a. Applicant/Agent: Juan Marquez
- b. Request: From: "A-5" One-Family, PD 423 Planned Development/Specific Use for specialty woodworking and manufacturing; site plan waived To: "A-5" One-Family (7201 Gillis Johnson) and Amend PD 423 Planned Development to add mobile home for residential use, remove woodshop and add indoor equipment storage with no outside storage; site plan waiver requested (7205 Gillis Johnson and 7200 Marvin Brown)

5. ZC-18-180 ILEANA VELASCO 701 E. Jefferson Ave. 0.15 ac. CD 8

- a. Applicant/Agent: Ileana Velasco
- b. Request: From: "J" Medium Industrial To: "B" Two Family

6. ZC-18-181 MARICELA CLEMENTE, CLEMENTE AUTO SALES 3510 - 3616 NE 28th St. 1.71 ac. CD 4

- a. Applicant/Agent: Josh Anderson/Texas Surveying Inc.
- b. Request: From: "B" Two-Family and "E" Neighborhood Commercial To: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus auto repair and sales; site plan included, with waivers to residential adjacency, rear and side yard setbacks and signage

7. ZC-18-187 GRACIA M. BRICENO 3209 and 3213 Hanger Ave. 0.31 ac. CD 5

- a. Applicant/Agent: GFS Inc.; Guillermo Briceno
- b. Request: From: "ER" Neighborhood Commercial Restricted To: "A-5 One-Family

8. ZC-18-188 ROBERT E. LARANCE, B. LARANCE GROCERY 2300 Merrick, 5201 and 5209 Collinwood Ave. 0.48 ac. CD 7

- a. Applicant/Agent: Robert Larance
- b. Request: From: "B" Two Family To: 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

9. ZC-18-189 CHARLES R. LASATER, LASATER LTD. PARTNERSHIP 800 E. Harmon Rd. and 7764 Blue Mound Rd. 14.37 ac. CD 2
- Applicant/Agent: Bo Trainor
  - Request: From: "E" Neighborhood Commercial To: PD/CR Planned Development for all uses in "CR" Low Density Multifamily with Development Standards plus cottage community; with waivers to URD submission and certain standards, site plan included for cottage community only
10. ZC-18-190 YUN KYONG CHU 4001 Fain Street 5.87 ac. CD 4
- Applicant/Agent: Justin Light
  - Request: From: "E" Neighborhood Commercial To: "D" High Density Multifamily
11. ZC-18-194 TEXAS CHRISTIAN UNIVERSITY 3700 W. Berry St. 6.08 ac. CD 3
- Applicant/Agent: Jesse Rangel
  - Request: From: PD 422 "PD/SU" Planned Development/Specific Use for all uses in "CF" Community Facilities plus athletic facilities/baseball field No concerts. No sales or consumption of alcohol; site plan included To: Amend PD 422 to allow alcohol sales for on-premise consumption
12. ZC-18-195 WHITROCK INC. 2225 E. Lancaster 0.91 ac. CD 8
- Applicant/Agent: Catering Grounds LLC / Daniel Wood
  - Request: From: "FR" General Commercial Restricted To: PD/FR Planned Development for all uses in "FR" General Commercial Restricted plus commissary with food truck parking; site plan included
13. ZC-18-196 GEOCAT PROPERTIES INC, GEOCAT RESIDENTIAL LLC 6001 River Oaks Blvd, 5500 and 5589 Red Cardinal Ln. 1.24 ac. CD 7
- Applicant/Agent: Aaron Stringfellow
  - Request: From: "B" Two-Family and "E" Neighborhood Commercial To: "E" Neighborhood Commercial
14. SP-18-013 FORT WORTH MASON HEIGHTS LP 2801 and 2829 Moresby 4.55 ac. CD 8
- Applicant/Agent: Raymon Gerges / Huitt-Zollars
  - Request: From: PD 916 for PD/D for multifamily units with a higher density with 30 units per acre with development standards; site plan required To: Provide required site plan for multifamily development
15. ZC-18-199 FORT GROWTH PARTNERS LP 5201 White Settlement Rd. 0.99 ac. CD 7
- Applicant/Agent: Shana Crawford
  - Request: From: "B" Two Family and "FR" General Commercial Restricted To: "MU-1" Low Intensity Mixed-Use

16. ZC-18-201 CHAPEL HILL VENTURE LLP, EAGLE MOUNTAIN- SAGINAW ISD 3000-3500 blks  
W. Bonds Ranch Rd., 10000 blk Saginaw Blvd, 9050 Boat Club Rd. 1149.13 ac. CD 7
- Applicant/Agent: Nathan Thompson/Peloton Land Solutions Inc.
  - Request: From: PD 424 Planned Development/Specific Use for mixed use and residential form based code; site plan required  
To: "A-5" One-Family, "R-1" Zero Lot Line/Cluster, "D" High Density Multifamily, "E" Neighborhood Commercial, "F" General Commercial and "CF" Community Facilities
17. ZC-18-202 LVG INVESTMENTS LLC 100, 105, 108, 116, and 125 Crystal Springs Blvd; 113 and  
129 Western Swing Way 13.41 ac. CD 7
- Applicant/Agent: Shana Crawford
  - Request: From: "PD 724" Planned Development for all uses in MU-1 Low Intensity Mixed-Use plus bars, farmers market, and mobile vendors with development standards; site plan required To: Amend and clarify PD 724 development standards to allow up to 6 stories, 70 units/acre, waiver to bufferyard/supplemental setback requirement, no parking maximum and building entry requirement; site plan waiver requested
18. ZC-18-203 CENTERGY RIVER II LP 601 Harrold St. 3.38 ac. CD 9
- Applicant/Agent: Ray Oujesky
  - Request: From: "MU-2" High Intensity Mixed Use To: Planned Development for all uses "MU-2" High Intensity Mixed Use, plus 10 stories for a single use office and/or hotel building; site plan waiver requested
19. ZC-18-204 MATTHEW AND KAYLYN SISK 2520 S. University Dr. 0.19 ac. CD 9
- Applicant/Agent: Matthew & Kaylyn Sisk
  - Request: From: "B" Two-Family with TCU Overlay To: "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted plus spa with TCU Overlay; with waivers to supplemental setbacks; site plan included
20. ZC-18-205 MEMO HOSPITALITY GROUP LLC 3619 - 3625 W. Byers Ave. 0.45 ac. CD 7
- Applicant/Agent: Michael Bennett
  - Request: From: "J" Medium Industrial To: PD/E Planned Development for all uses in "E" plus boutique hotel; site plan included

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](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.

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, December 06, 2018 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