



**ZONING COMMISSION
DECISIONS**

**Wednesday, June 14, 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:

Melissa McDougall, Chair CD 5	<u>P</u>	Sandra Runnels, CD 6	<u>P</u>
Will Northern, CD 1	<u>P</u>	John Aughinbaugh, CD 7	<u>P</u>
Vacant, CD2		Wanda Conlin, CD 8	<u>P</u>
John Cockrell, Sr., CD 3	<u>A</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

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| 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 20, 2017 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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|---|------------|-------|
| A. Call to Order | | |
| B. Approval of May 10, 2017 Meeting Minutes | <u>7-0</u> | Chair |

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

C. CONTINUED CASES

1. ZC-17-069	JOSEPH S. HARRIS ESTATE	2711 E. Vickery	RECOMMENDED FOR APPROVAL 7-0
Blvd.	0.44 ac.	CD 8	
a.	Applicant/Agent: John Flippo		
b.	Request: From: "A-5" One-Family Intensity Mixed-Use	To: "MU-1" Low Intensity Mixed-Use	
2. ZC-17-074	DD MOTORSPORT LLC	251 University	WITHDRAWN
	0.81 ac.	CD 9	

- a. Applicant/Agent: Fort Capital LP, Shana Crawford
- b. Request: *From:* "B" Two-Family *To:* "MU-1" Low Intensity Mixed Use

THIS CASE HAS BEEN WITHDRAWN AND NO FURTHER ACTION IS REQUIRED

3. ZC-17-080 CITY OF FORT WORTH PLANNING & DEVELOPMENT/PETITION 2500 blocks Rogers & Wabash Avenues 14.44 ac. CD 9

RECOMMENDED FOR APPROVAL AS AMENDED TO CONTINUE 2500 ROGERS AND 2565 WABASH 30 DAYS 7-0

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From:* "B" Two-Family with TCU Residential Overlay *To:* "A-5" One-Family with TCU Residential Overlay

D. NEW CASES

4. ZC-17-082 SAGINAW 106, LTD 7300 Blue Mound Road 9.94 ac CD 2

RECOMMENDED FOR APPROVAL 7-0

- a. Applicant/Agent: Don Allen
- b. Request: *From:* "A-5" One-Family, "R1" Zero Lot Line/Cluster, and "E" Neighborhood Commercial *To:* "A-5" One-Family

5. ZC-17-083 ANTOFAGASTA PARTS, LLC 3060 Keller Hicks Road 3.16 ac. CD 7

RECOMMENDED FOR APPROVAL 7-0

- a. Applicant/Agent: Walter Ortiz
- b. Request: *From:* "FR" General Commercial Restricted *To:* "I" Light Industrial

6. SP-17-008 CALVARY CATHEDRAL INTL 1701 Oakhurst Scenic Dr 13.26 ac. CD 9

CONTINUED 30 DAYS UPON NEIGHBORHOOD'S REQUEST 7-0

- a. Applicant/Agent: Dennis Hopkins
- b. Request: *From:* PD 586 "PD/SU" Planned Development/Specific Use for Church related activities and signs that exceed the maximum height allowed in the "CF" Community Facilities District; site plan required *To:* Amend PD 586 site plan to add/remove light poles and to add additional signage

7. ZC-17-085 CADENCE CAPITAL WEST, LLC 9701, 9711, and 9713 White Settlement Road 4.06 ac. CD 3

RECOMMENDED FOR APPROVAL 7-0

- a. Applicant/Agent: Barry Hudson, Dunaway Assoc.
- b. Request: *From:* "F" General Commercial *To:* PD/F Planned Development for all uses in "F" General Commercial plus mini warehouse; site plan waiver requested

8. SP-17-009 M&M BEACH PROPERTIES LP 1116 & 1120 N. Beach & 1151,1155,1161,1163 Harper St, 3910 Wheeler Street 1.71 ac. CD 4

RECOMMENDED FOR APPROVAL AS AMENDED TO REMOVE POLE SIGN 7-0

- a. Applicant/Agent: Gina McLean

b. Request: *From*: PD 761 "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus auto parts sales and supply; site plan approved
To: Amend site plan for PD 761 to reduce rear setback

9. ZC-17-086 VANN CATTLE YARDS, INC. 11300 - 11450 NW Highway 287 40.72 ac. CD 7

CONTINUED 30 DAYS
UPON APPLICANT'S REQUEST
7-0

a. Applicant/Agent: Ben Luedtke, Hanover Property Co.
b. Request: *From*: "A-5" One-Family and "E" Neighborhood Commercial
To: "A-5" One-Family and "D" High Density Multifamily

10. ZC-17-087 BERING EDEN PROPERTIES, LLC 3005 & 3011 Stanley Avenue 0.28 ac. CD 9

CONTINUED 60 DAYS
UPON NEIGHBORHOOD'S
REQUEST
7-0

a. Applicant/Agent: Rick Hopwood
b. Request: *From*: "B" Two-Family
Neighborhood Commercial
To: "E"

11. ZC-17-088 T SQUARE INVESTMENTS, LLC 1600 T Square Street 6.43 ac. CD 5

RECOMMENDED FOR
DENIAL
7-0

a. Applicant/Agent: Darwish Otrok
b. Request: *From*: "G" Intensive Commercial
Townhouse/Cluster
To: "R2"

12. ZC-17-090 TOM PURVIS III IRA ET AL. 5700 block Birchman Ave. 0.32 ac. CD 7

CONTINUED 60 DAYS
UPON NEIGHBORHOOD'S
REQUEST
7-0

a. Applicant/Agent: Barney Boydston
b. Request: *From*: "B" Two-Family and "CF" Community Facilities
To: PD/E Planned Development for all uses in "E" Neighborhood Commercial with waivers to parking, landscaping, and setback; site plan included

13. ZC-17-091 UV TOWNE CROSSING LP 9001 and 9101 Tehama Ridge Pkwy 5.14 ac. CD 7

RECOMMENDED FOR
APPROVAL
6-1

a. Applicant/Agent: Richard David, Suzan Kedron
b. Request: *From*: "C" Medium Density Multifamily and "G" Intensive Commercial
To: PD/G Planned Development for all uses in "G" Intensive Commercial plus mini warehouse; site plan included

14. SP-17-010 CHISHOLM SUMMER CREEK LLC 9100 - 9400 blocks Summer Creek Drive 10.36 ac. CD 6

RECOMMENDED FOR
APPROVAL
7-0

a. Applicant/Agent: Barry Hudson, Dunaway Assoc.
b. Request: *From*: PD 971 "PD/D" Planned Development for all uses in "D" High Density Multifamily with a maximum of 24 units per acre; site plan required
To: Provide required site plan for PD 971 for multifamily

15. ZC-17-092 BOA SORTE, LP ET AL. 9000-9900 blks Park Dr, 8900-9300 Boat Club Rd, 10101, 10125, 10151, 10159 Saginaw 862 ac. CD 7

- a. Applicant/Agent: Brent Murphree, Kimley-Horn Assoc.
- b. Request: *From*: "AG" Agricultural, "E" Neighborhood Commercial, "I" Light Industrial *To*: PD/A-5 Planned Development for all uses in "A-5" One-Family with development standards related to lot sizes and lot coverage; site plan waiver requested and "E" Neighborhood Commercial

RECOMMENDED FOR APPROVAL AS AMENDED WITH MAXIMUM OF 2,500 UNITS AND 100 FT. BUFFER ALONG THE INDUSTRIAL ZONING TO THE EAST
5-2

16. ZC-17-093 SSS TENANCY IN COMMON 2801 and 2901 Stanley 4.00 ac. CD 9

- a. Applicant/Agent: Mary Nell Poole for Village Homes
- b. Request: *From*: PD 822 "PD/I" Planned Development for all uses in "I" Light Industrial, plus metal stamping, dyeing, shearing or punching; planing mill or woodworking shop, mini-warehouses, and permitting motors with 50 horsepower or more; site plan waived, with TCU Residential Overlay. *To*: "UR" Urban Residential with TCU Residential Overlay

RECOMMENDED FOR APPROVAL
7-0

17. ZC-17-094 WEST RIVER PARTNERS, LP ET AL. 204-228 Athenia 129-217 Roberts Cut Off, 5200 Deavers Ln. 6.05 ac. CD 7

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

CONTINUED 30 DAYS UPON NEIGHBORHOOD'S REQUEST
7-0

18. ZC-17-095 JOEL BARAJAS 2615 & 2617 Azle Avenue 0.32 ac. CD 2

- a. Applicant/Agent: William Matthews
- b. Request: *From*: "E" Neighborhood Commercial *To*: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus outdoor car wash and detailing; site plan waiver requested

CONTINUED 30 DAYS UPON NEIGHBORHOOD'S REQUEST
7-0

19. ZC-17-096 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: Generally bounded by Cromwell Marine Creek, Huffines, Oncor ROW and Bowman Roberts; MARINE CREEK RANCH NEIGHBORHOOD 172.65 ac. CD 2

- 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-5" One-Family

CONTINUED 90 DAYS UPON PROPERTY OWNERS' REQUEST
7-0

20. ZC-17-097 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: Generally bounded by Lancaster, Lake Arlington, Metro Drive and Loop 820; LAKE ARLINGTON PHASE I 1194.64 ac. CD 5

- a. Applicant/Agent: City of Fort Worth Planning and Development

CONTINUED 60 DAYS UPON NEIGHBORHOOD'S REQUEST
7-0

- b. Request: *From:* “AG” Agricultural, “A-10” One-Family, “A-7.5” One-Family, “A-5” One-Family, “B” Two-Family, “MH” Manufactured Home, “D” High Density Multifamily, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “F” General Commercial, “IP” Industrial Park, “I” Light Industrial, “J” Medium Industrial, “K” Heavy Industrial, PD 438 “PD/SU” Planned Development/Specific Use for all uses in “A-10” One-Family Residential, plus horse stables for commercial use; site plan waived, PD 463 “PD/SU” Planned Development /Specific Use for outside storage subject to the following: a landscape buffer along Wilkes Drive and Asbury Avenue with trees and shrubs as required per the landscaping ordinance. Site plan must comply with all staff comments, and PD 753 “PD/SU” Planned Development/Specific Use for all uses in “I” Light Industrial plus self storage facility; site plan approved

To: “O-1” Floodplain, “A-7.5” One-Family, “A-5” One-Family, “B” Two-Family, “CF” Community Facilities, “E” Neighborhood Commercial, “MU-1” Low Intensity Mixed Use, “FR” General Commercial Restricted, “G” Intensive Commercial, “I” Light Industrial, “MU-2” High Intensity Mixed Use, “J” Medium Industrial, PD 438 “PD/SU” Planned Development/Specific Use for all uses in “A-10” One-Family Residential, plus horse stables for commercial use; site plan waived, PD 463 “PD/SU” Planned Development /Specific Use for outside storage subject to the following: a landscape buffer along Wilkes Drive and Asbury Avenue with trees and shrubs as required per the landscaping ordinance. Site plan must comply with all staff comments, and PD/UR Planned Development for all uses in “UR” Urban Residential plus indoor/outdoor events; site plan required

21. ZC-17-098 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: AMEND I-35 OVERLAY DESIGN STANDARDS CD 4 & 7

RECOMMENDED FOR APPROVAL 7-0

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: Text Amendment: 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 sections of the I-35W Design Overlay District – District Standards and Guidelines as provided by Section 4.404.D., “I-35W Development Standards and Guidelines Adopted” of Section 4.404, I-35W Corridor (“I-35W”) Design Overlay District of Article 4, “Overlay Districts” of Chapter 4, “District Regulations” to provide clarifications to the requirements for landscaping, parking, tree planting, setbacks and plan submittals

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

ADJOURNMENT: 6:16 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.