



**ZONING COMMISSION
DECISIONS**

**Wednesday, May 08, 2019
Work Session 11:30 AM
City Council Conference Room 290
Public Hearing 1:00 PM
City Council Chambers
2nd Floor – City Hall
200 Texas St.
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

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

I. WORK SESSION / LUNCH 12:00 PM 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, JUNE 4, 2019 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order
- B. Approval of Meeting Minutes of May 8, 2019 8-0 Chair

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

C. CONTINUED CASES

- 1. ZC-18-181 MARICELA CLEMENTE, CLEMENTE AUTO SALES RECOMMENDED FOR APPROVAL
3510 - 3616 NE 28TH ST. 1.71 ac. CD 4 9-0
 - 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 sales: site plan included, with waivers to residential adjacency, rear and side yard setbacks

2. ZC-19-023 SCHWOB BUILDING COMPANY, LTD 15500 block FM
156 12.41 ac. CD 7

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: Kyle Kattner, Peloton Land Solutions
- b. Request: From: "AG/AO" Agricultural/Alliance Airport Overlay
To: "K/AO" Heavy Industrial/Alliance Airport Overlay

3. ZC-19-040 ROBERT E. LARANCE, B. LARANCE GROCERY
2300 Merrick, 5201 and 5209 Collinwood 0.48 ac. CD 7

WITHDRAWN

- a. Applicant/Agent: Robert Larance
- b. Request: From: 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 To: Amend PD to add office as an allowed use

This case has been withdrawn by the applicant. No public hearing will be held.

4. ZC-19-050 VICTORY AT HERITAGE LLC 9835 Chloe Creek Drive
2.82 ac. CD 7

RECOMMENDED FOR
APPROVAL AS AMENDED
WITH REVISED SITE PLAN
9-0

- a. Applicant/Agent: Jonathan Schindler
- b. Request: From: "G" Intensive Commercial/I-35 Overlay To: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel/I-35W Overlay; site plan included

5. ZC-19-055 MARIO SANTIESTEBAN 2802 Chestnut Avenue
0.17 ac. CD 2

RECOMMENDED FOR
APPROVAL AS AMENDED
TO ER
9-0

- a. Applicant/Agent: Mario Santiesteban
- b. Request: From: "A-5" One Family To: "E" Neighborhood Commercial

6. ZC-19-057 CITY OF FORT WORTH PLANNING AND
DEVELOPMENT: UNITED RIVERSIDE NEIGHBORHOOD Generally
bounded by the Airport Freeway (SH 121), Riverside Drive, and the Trinity
River 400.71 ac. CD 8

RECOMMENDED FOR
APPROVAL AS AMENDED
for 2800 Nies St. to remain B
2400 & 2500 E. 4th, 309, 311,
313 to remain F
3000 Airport Frwy to remain G
1720 Riverside to PD/I to allow
outdoor sales and storage and
require painting the front of the
building and planting red tip
photinias in front of the eastern
fence
9-0

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

- b. Request: From: "O-1" Floodplain, "A-5" One-Family, "B" Two-Family, "D" High Density Multifamily, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "E/HC" Neighborhood Commercial/Historical Overlay, "FR" General Commercial Restricted, "F" General Commercial, "G" Intensive Commercial, "I" Light Industrial, "J" Medium Industrial, "K" Heavy Industrial, and PDs 99, and 335 Planned Developments To: "O-1" Floodplain, "A-5" One-Family, "A-5/HC" One-Family/Historical Overlay, "CF" Community Facilities, "MU-1" Low Intensity Mixed-Use, "ER" Neighborhood Commercial Restricted, "ER/HC" Neighborhood Commercial Restricted/Historical Overlay, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "I" Light Industrial, "J" Medium Industrial; and new PD/I Planned Development for all uses in "I" Light industrial excluding the following uses: alcohol package store for off-premise consumption, bar, auto repair, auto sales, pawn shop, tattoo parlor, outside sales, outside storage, outdoor kennel, batch plant for asphalt or concrete, game rooms as a primary use; site plan waiver recommended

D. NEW CASES

7. ZC-19-060 AMBER FLORES 4120 Merida Ave 0.24 ac.
CD 9

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: Amber Flores
- b. Request: From: "FR" General Commercial Restricted To: "A-5" One-Family

8. ZC-19-063 NORTHWEST BIBLE CHURCH, INC. 5029, 5033
Jacksboro Hwy 1.30 ac. CD 2

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: James Olmstead
- b. Request: From: "A-5" One-Family To: "E" Neighborhood Commercial

9. ZC-19-064 2925 RACE LLC 2919, 2929, 3005, 3007, 3009 Race St;
3000, 3004, 3008 McLemore Ave 1.41 ac. CD 9

RECOMMENDED FOR
APPROVAL
8-0

- a. Applicant/Agent: Chad Colley / Enviktus, PLLC
- b. Request: From: "MU-1" Low Intensity Mixed-Use and PD 1181 "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed-Use plus bar/tavern, site plan waived To: Amend PD 1181 "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed-Use plus bar/tavern to add additional property; site plan waiver recommended

10. ZC-19-065 FORT WORTH EVERMAN/RISINGER DEVELOPMENT,
LLC 229 & 249 W Everman Pkwy 6.16 ac. CD 8

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: Sydney Burgjohann / Kimley-Horn
- b. Request: From: "F" General Commercial and "A-5" One-Family To: "PD/I" Planned Development for all uses in "I" Light Industrial excluding truck wash, truck terminal, batch plant, outdoor kennels plus outdoor storage with the following development standards:

- 30' landscape buffer to be provided along north property line, to include trees planted every 40'.
- Contiguous landscape buffer to be provided along Everman Parkway, including shrubs in addition to the planted trees.
- Truck and trailer storage to be allowed, if truck and trailer storage is visible from residential property line, an 8' masonry wall with columns shall be provided between residential and storage.
- If building is between trailer and truck storage and the residential property line, no masonry wall required.
- No outdoor storage, other than trucks and trailers.
- Any building within 100' of Everman ROW must not have any bay doors facing Everman Parkway
- Exterior portions and/or facades shall use colors consisting of a neutral color, trim and building may be a different neutral color
- Exterior entrances shall consist of 25'0" high solar film glass, smooth and scored painted concrete walls, painted cornice at top of wall and 3'0' deep by 2'0" high composite aluminum canopy.
- Any outdoor lighting within 150' of a residential property line shall not create an ambient light that trespasses onto a residential property.
- Site plan waiver recommended.

11. ZC-19-066 VICTORY AT HERITAGE, LLC 9813 Chloe Creek 1.99 ac. CD 7

RECOMMENDED FOR APPROVAL AS AMENDED WITH REVISED SITE PLAN 9-0

- a. Applicant/Agent: Johnathan Schindler
- b. Request: From: "G" Intensive Commercial/I-35W Central Overlay To: PD/G Planned Development for all uses in "G" Intensive Commercial plus hotel/I-35W Central Overlay, site plan included

12. ZC-19-067 JAMBO REAL ESTATE GROUP 1729 E Tucker St 0.15 ac. CD 8

RECOMMENDED FOR APPROVAL 9-0

- a. Applicant/Agent: Anthony Kuria
- b. Request: From: "E" Neighborhood Commercial To: "A-5" One-Family

13. ZC-19-068 HOLDARAY PARTNERS LTD 8312 Brentwood Stair Rd 0.72 ac. CD 5

RECOMMENDED FOR APPROVAL 9-0

- a. Applicant/Agent: Girish Patel
- b. Request: From: "G" Intensive Commercial To: Add Conditional Use Permit to allow a carwash facility with waivers to parking and residential proximity; site plan included

14. ZC-19-069 HIMALAYAN PROPERTIES LLC 3875 and 3878 Post Oak Blvd 8.41 ac. CD 5

RECOMMENDED FOR APPROVAL 9-0

- a. Applicant/Agent: Robert Cronin / MMA, Inc
- b. Request: From: "C/AO" Medium Density Multifamily/DFW Airport Overlay To: "MU-1/AO" Low Intensity Mixed-Use/DFW Airport Overlay

15. ZC-19-070 BLUE LIGHTNING HOLDINGS, INC 9325 - 9333 (odds) CONTINUED FOR 30 DAYS
Crowley Rd, 9324 - 9332 (evens) Parkview Dr 1.14 ac. UPON COMMISSION'S
CD 8 REQUEST
9-0
- a. Applicant/Agent: Bryan Hull, Real Estate Buy Design
b. Request: From: "FR" General Commercial To: Add Conditional Use
Permit for truck parking with setback waivers; site plan included
16. ZC-19-071 RAMON LUPIAN 804 E Powell 0.18 ac. CD 8 RECOMMENDED FOR
APPROVAL
9-0
- a. Applicant/Agent: Ramon Lupian
b. Request: From: "A-5" One-Family To: "E" Neighborhood
Commercial
17. ZC-19-074 DENTON TEXAS VENTURE LTD 6001 & 6093 Columbus CONTINUED FOR 30 DAYS
Trail 119.53 ac. CD 6 UPON COMMISSION'S
REQUEST
9-0
- a. Applicant/Agent: Jerry Sylo / JBI Partners
b. Request: From: "C" Medium Density Multifamily, "E" Neighborhood
Commercial, and "G" Intensive Commercial To: "A-5" One Family, "D"
High Density Multifamily, "E" Neighborhood Commercial and PD/D Planned
Development for all uses in "D" High Density Multifamily with Development
Standards plus cottage community; site plan required with waivers to
Multifamily Design Standards site plan submission and certain standards for
cottage community only; site plan required
18. ZC-19-075 TOM WITTRUCK 2905 Miller Ave 0.25 ac. CD 5 RECOMMENDED FOR
APPROVAL
9-0
- a. Applicant/Agent: Tom Wittrock
b. Request: From: "A-5" One -Family To: "ER" Neighborhood
Commercial Restricted
19. ZC-19-076 LUKARH INVESTMENTS LLC 9605 Old Granbury Rd CONTINUED FOR 30 DAYS
(Southeast Corner of Brewer & Risinger) 5.49 ac. CD 6 UPON APPLICANT'S
REQUEST
9-0
- a. Applicant/Agent: Barry Hudson, Dunaway Associates
b. Request: From:"G" Intensive Commercial To:"E" Neighborhood
Commercial

Adjournment: 2:50 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.