



**ZONING COMMISSION
DECISIONS**

**Wednesday, August 8, 2018
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> A </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 11:30 AM City Council Conference Room 290

- A. Swearing in of new commissioner Kimberly Miller
- B. Briefing: Previous Zoning Actions by City Council Staff
- C. Review: Today's Cases Staff
- D. Presentations: Proposed Text Amendments: Multifamily Design Standards and Light Industrial Height/Industrial District Adjacency 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, SEPTEMBER 12, 2018 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order
- B. Approval of Meeting Minutes of July 11, 2018 8-0 Chair

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

C. CONTINUED CASES

- 1. ZC-18-095 J C LINDSAY FLP & MELISSA STEWART 1400-1500 WITHDRAWN
blocks Avondale Haslet Rd. 31.4 ac. CD 7
- a. Applicant/Agent: Avondale Development Group/Ben Raef/Peloton Land

b. Request: From: "A-5" One Family, PD 712 Planned Development/Specific Use for all uses in "E" Neighborhood Commercial; site plan required To: "A-5" One Family and "E" Neighborhood Commercial

2. ZC-18-112 CROWLEY 272 JOINT VENTURE 1450, 10301, 10601 W. Cleburne Crowley Rd., 10700 Old Cleburne Crowley Rd. 280.59 ac. CD 6

RECOMMENDED FOR APPROVAL
8-0

a. Applicant/Agent: Goodwin and Marshall/Edward Eckart
b. Request: From: Unzoned To: "A-5" One Family and "E" Neighborhood Commercial

3. ZC-18-117 KARL WILLIAMS REVOCABLE TRUST & ALMA MCCASLIN 8017 & 8025 John T.White Rd. 5.46 ac. CD 5

RECOMMENDED FOR DENIAL
8-0

a. Applicant/Agent: Stantec/David Pitcher
b. Request: From: "A-43" One Family To: PD/CR Planned Development for all uses in "CR" Low Density Multifamily with waivers to density, building separation, open space and setbacks; site plan included

4. ZC-18-125 TARRANT COUNTY 2752 Premier St. 43.1 ac. CD 4

WITHDRAWN

a. Applicant/Agent: HDR/John Crespo
b. Request: From: PD325 Planned Development/Specific Use for youth detention center, offices, warehousing, maintenance of vehicles and road construction equipment, vehicle wash facilities, sheriff compound/offices and vehicle impound, woodshop, all related to provision of county services and operations; site plan required To: Amend PD 325 site plan to reconfigure buildings

D. NEW CASES

5. ZC-18-114 MCKELVEY COLE LP 1100-1200 blocks SH 114 20 ac. CD 7

RECOMMENDED FOR APPROVAL
8-0

a. Applicant/Agent: NexMetro Communities/Bo Trainor
b. Request: From: "A5" One Family and "D" High Density Multifamily To: PD/D Planned Development for all uses in "D" High Density Multifamily with Development Standards plus cottage community; with waivers to URD submission and certain standards; site plan included for cottage community only

6. ZC-18-115 NATIONAL RETAIL PROPERTIES 6801 Randol Mill Road 1.5 ac. CD 5

RECOMMENDED FOR APPROVAL
8-0

a. Applicant/Agent: Yvette Kent/Jewell Management
b. Request: From: "E" Neighborhood Commercial To: "FR" General Commercial Restricted

7. ZC-18-119 BALOG PROPERTIES LLC 14315 & 14399 Day Road 10.04 ac. CD 7

RECOMMENDED FOR APPROVAL
7-0

- a. Applicant/Agent: Paula Reagan
 - b. Request: From: "A-43" One-Family To: "I" Light Industrial
8. ZC-18-120 MADELON, INC. 2120 Ridgmar Boulevard
0.67 ac. CD 3
- RECOMMENDED FOR
APPROVAL AS AMENDED NO
EXPANSION FOR BAR USE ONLY
8-0
- a. Applicant/Agent: John Maddux
 - b. Request: From: "E" Neighborhood Commercial and "FR" General Commercial Restricted with "AO"NASJRB Airport Overlay To: "PD/E" PD Planned Development for all uses in "E" Neighborhood Commercial plus bar/lounge with no outside activity where adjacent to single family zoning/"AO" NASJRB Overlay; site plan waiver requested
9. ZC-18-124 DRENNAN COMMERCIAL GROUP 6, LLC 3601
Bell Drive 1.19 ac. CD 5
- RECOMMENDED FOR
APPROVAL
8-0
- a. Applicant/Agent: Jerry Drennan
 - b. Request: From: "AG" Agricultural To: "K" Heavy Industrial
10. ZC-18-126 SASHA VELOZ 3617 Garrett Street
0.26 ac. CD 5
- RECOMMENDED FOR
APPROVAL
8-0
- a. Applicant/Agent: Rosie Rosales
 - b. Request: From: "AG" Agricultural and "A-5" One-Family To: "A-5" One-Family
11. ZC-18-127 G.L. CARPENTER FAMILY LIMITED PA 3533
Kenwood Ave 0.37 ac. CD 3
- RECOMMENDED FOR
DENIAL
7-0
- a. Applicant/Agent: Ben Carpenter
 - b. Request: From: "A-5" One-Family To: "B" Two Family
12. ZC-18-129 L&S LAND COMPANY & PWB INTERESTS LTD 5050
Azle Avenue and 2951 NW Loop 820 64.34 ac. CD 2
- RECOMMENDED FOR
APPROVAL
8-0
- a. Applicant/Agent: Ryan Voorhees, Gold Creek Homes
 - b. Request: From: "A-5" One-Family and PD 451 Planned Development/Specific Use for all uses in "A-5" One-Family with minimum lot size of 4,100 square feet and a minimum lot width of 41 feet; site plan waived To: "CR" Low Density Multifamily, "D" High Density Multifamily and "E" Neighborhood Commercial
13. ZC-18-130 ATALLAH ZITON 512 & 516 Cliff Street
0.21 ac. CD 2
- RECOMMENDED FOR
APPROVAL
8-0
- a. Applicant/Agent: Atallah Zitoon
 - b. Request: From: "A-5" One-Family To: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus food truck with waiver to front yard setbacks, rear setback and bufferyard; site plan waiver requested

14. ZC-18-131 CITY OF FORT WORTH PARK AND RECREATION DEPARTMENT 1601 Lipscomb Street 1.75 ac. CD 9
 RECOMMENDED FOR APPROVAL 8-0
 a. Applicant/Agent: Naoto Kumazawa, City of Fort Worth PARD
 b. Request: From: "C/HC" Medium Density Multifamily/Historic & Cultural Overlay To: NS-T4/HC Near Southside Transition District/Historic & Cultural Overlay
15. ZC-18-132 CITY OF FORT WORTH LIBRARY DEPARTMENT 3851 E. Lancaster Ave. 1.58 ac. CD 8
 RECOMMENDED FOR APPROVAL 8-0
 a. Applicant/Agent: Anna Blackwell, Carillo Engineering
 b. Request: From: "CF" Community Facilities and "MU-1" Low Intensity Mixed-Use To: "MU-1" Low Intensity Mixed-Use
16. ZC-18-133 CHAPEL CREEK DEVELOPMENT CO. 10137 First Chapel Drive 2.01 ac. CD 3
 CONTINUED 60 DAYS UPON APPLICANT'S REQUEST 8-0
 a. Applicant/Agent: Hady Aghili
 b. Request: From: "G" Intensive Commercial To: Amend and expand PD 965 Planned Development for "G" Intensive Commercial uses plus mini-warehouse; site plan included
17. ZC-18-134 ROANOKE RANCH AND INVESTMENT LP 2700 block State Highway 114 76.71 ac. CD 7
 RECOMMENDED FOR APPROVAL 8-0
 a. Applicant/Agent: Albert Jarrell/Stream Realty Acquisition LLC
 b. Request: From: Unzoned To: "K" Heavy Industrial
18. ZC-18-135 LASATER BASSWOOD LLC 1700 block Basswood Boulevard 5.48 ac. CD 2
 RECOMMENDED FOR APPROVAL 8-0
 a. Applicant/Agent: Justin Light
 b. Request: From: "E" Neighborhood Commercial To: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus auto repair; site plan included
19. ZC-18-136 NATIONAL MULTICULTURAL WESTERN HERITAGE MUSEUM 3430, 3520 and 3534 E. Berry St. 5.51 ac. CD 5
 RECOMMENDED FOR APPROVAL 8-0
 a. Applicant/Agent: Jim Austin
 b. Request: From: "A-5" One-Family and "CF" Community Facilities To: "E" Neighborhood Commercial
20. ZC-18-137 DDRE MCDONALD FAMILY, LP 7701 Bellaire Drive S. 2.60 ac. CD 3
 CONTINUED 60 DAYS UPON APPLICANT'S REQUEST 7-0
 a. Applicant/Agent: Nolan Bradshaw

b. Request: From: "F" General Commercial To: PD/C Planned Development for all uses in "C" Medium Density Multifamily with waivers to density, height, setbacks, and building separation; site plan included

Adjournment: 3:28PM

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.