



**ZONING COMMISSION
AGENDA**

**Wednesday, September 13, 2017
Work Session 11:30 AM
City Council Conference Room 290
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	_____	Sandra Runnels, CD 6	_____
Will Northern, Vice Chair, CD 1	_____	John Aughinbaugh, CD 7	_____
Jennifer Trevino, CD 2,	_____	Wanda Conlin, CD 8	_____
John Cockrell, Sr., CD 3	_____	Leah Dunn, CD 9	_____
Jesse Gober, CD 4	_____		

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 |
| C. Briefing: Historic Preservation Ordinance update | 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 10, 2017 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- | | | |
|-----------------------------------------------|-------|-------|
| A. Call to Order | | |
| B. Approval of August 9, 2017 Meeting Minutes | _____ | Chair |

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

C. CONTINUED CASES

1. ZC-17-087 BERING EDEN PROPERTIES, LLC 3005 & 3011 Stanley Avenue 0.28 ac. CD 9
 - a. Applicant/Agent: Rick Hopwood
 - b. Request: *From:* "B" Two-Family *To:* "PD/E" Planned Development for all uses in "E" Neighborhood Commercial for restaurant with waivers including parking and setbacks; site plan included

2. 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

3. ZC-17-106 CARL SUVERKROP & TYRONE BRADFIELD 3002 & 3004 McKinley Avenue 0.27 ac. CD 2

- a. Applicant/Agent: Carl Suverkrop
- b. Request: *From*: "A-5" One-Family *To*: "B" Two-Family

4. ZC-17-125 WALTER B. WELBORN 3101 6th St, 3108-3112 5th St, and 1301 W. Berry Street 1.24 ac. CD 9

- a. Applicant/Agent: Michael Sawilowsky
- b. Request: *From*: "BU/SH-3" Berry University Form Based Code Shopfront 3 stories, "BU/RA-3" Berry University Form Based Code Residential Attached 3 stories *To*: "PD/BU/SH-3" Planned Development for all uses in "BU/SH-3" Berry University Form Based Code Shopfront 3 stories plus four-story mini-warehouse; site plan included.

D. NEW CASES

5. ZC-17-112 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: Generally Bounded By Metro Drive, Lake Arlington, I-20, And Loop 820; LAKE ARLINGTON PHASE II 553.05 ac. CD 5

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: *From*: "A-10" One-Family, "A-7.5" One-Family, "A-5" One-Family, "B" Two-Family, "CR" Low Density Multifamily, "C" Medium Density Multifamily, "MH" Manufactured Home, "E" Neighborhood Commercial, "I" Light Industrial, "J" Medium Industrial, PD 518 PD/SU" Planned Development/Specific Use for single-family under the "AR" Restricted Residential development standards with 40' lots and side yards as delineated on approved site plan, PD 535 "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus radio tower with maximum height of 300 feet, PD 579 "PD/SU" Planned Development/Specific Use for nursery with outdoor storage of plant materials; screening fence to the north; no storage of large equipment. site plan waived, and PD 773 "PD/FR" Planned Development for "FR" General Commercial Restricted, excluding the following: automotive repair paint & body shop, car wash, parking area or garage, vehicle sales or rentals; site plan waived
To: "O-1" Floodplain, "A-5" One-Family, "R2" Townhouse/Cluster, "CR" Low Density Multifamily, "UR" Urban Residential, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "I" Light Industrial, PD 518 PD/SU" Planned Development/Specific Use for single-family under the "AR" Restricted Residential development standards with 40' lots and side yards as delineated on approved site plan, PD 535 "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus radio tower with maximum height of 300 feet, PD 579 "PD/SU" Planned Development/Specific Use for nursery with outdoor storage of plant materials; screening fence to the north; no storage of large equipment; site plan waiver requested

6. ZC-17-137 MACEDONIA MISSIONARY CHURCH 2740 and 2744 South Freeway/IH 35 0.77 ac. CD 9

- a. Applicant/Agent: Felipe Quintanilla
- b. Request: *From*: "E" Neighborhood Commercial *To*: "I" Light Industrial

7. ZC-17-138 INNISBROOK HOLDINGS, INC. 5900 block WJ Boaz Road 15.25 ac. CD 7
- a. Applicant/Agent: Trace Strevey, Baird, Hampton, and Brown
b. Request: *From*: "CR" Low Density Multifamily *To*: "A-5" One-Family
8. ZC-17-140 DOUGLAS COYLE 940 Anahuac Avenue 0.15 ac. CD 7
- a. Applicant/Agent: Douglas Coyle
b. Request: *From*: "E" Neighborhood Commercial *To*: "A-5" One-Family
9. ZC-17-141 BASTION ON HEMPHILL LLC 2100, 2110 Hemphill Street and 801 Hawthorne Avenue 1.04 ac. CD 9
- a. Applicant/Agent: Richard and Sandra Riccetti
b. Request: *From*: PD 866 "PD/SU/HC" Planned Development/Specific Use for restaurant, cafe, catering facility, cafeteria, cooking school, wedding service, bakery, bed & breakfast inn, offices, medical services, including doctor's office, art, apparel, clothing or tailor, books, medical supplies, antique, leather goods, daycare/kindergarten (child), place of worship/worship auxiliary use, studio (art or photography), museum/cultural facility, library, fine arts, bank, financial institution (no drive-thru), community center, recreation center (private or non-profit), health or recreation club (not open 24 hours), interior decorating, auxiliary parking and a maximum of 8 residential units per site/Historical & Cultural Overlay; site plan approved and on file in the Planning and Development Department. HC
To: Amend PD 866 to allow 13 residential units/Historic & Cultural Overlay; site plan included
10. ZC-17-142 FORT GROWTH PARTNERS 332-416 (evens) Nursery Lane, 403-413 (odds) Sunset Lane 2.22 ac. CD 7
- a. Applicant/Agent: Shana Crawford
b. Request: *From*: "B" Two-Family *To*: "UR" Urban Residential
c. This case will be heard by the City Council on September 19, 2017.
11. ZC-17-143 TROY INVESTMENT CO. NO. 1 LP 3401 Altamesa Boulevard 2.88 ac. CD 6
- a. Applicant/Agent: John Drennan
b. Request: *From*: "FR" General Commercial Restricted *To*: PD/FR Planned Development for all uses in "FR" to expand existing mini storage; site plan included
12. ZC-17-144 ALLIANCE 287 ALL STORAGE LLC 9600 Blue Mound Road 9.02 ac. CD 2
- a. Applicant/Agent: Brandon Middleton, Kimley Horn
b. Request: *From*: PD 1080 "PD/F" Planned Development for all uses in "F" General Commercial plus mini warehouse; site plan waived for mini warehouse *To*: Amend PD 1080 to allow height of 62 feet; site plan included

13. ZC-17-145 TERRA FIRMA QUO LLC 3120 Cockrell Avenue 0.14 ac. CD 9
- a. Applicant/Agent: Jake Proctor
 - b. Request: From: "BU-RA-3" Berry/University Residential Attached-3 Stories To: PD/BU-RA-3 Planned Development for all uses in "BU-RA-3" Berry/University Residential Attached for 5 units; site plan included
14. ZC-17-146 KEITH KIDWILL 3145 Waits Avenue 0.11 ac. CD 9
- a. Applicant/Agent: Jake Proctor
 - b. Request: From: "BU-RA-3" Berry/University Residential Attached 3 Stories To: PD/BU-RA-3 Planned Development for all uses in "BU-RA-3" Berry/ University Residential Attached for 5 units; site plan included
15. ZC-17-147 TOM THORNTON 1502 Lagonda Avenue 0.17 ac. CD 2
- a. Applicant/Agent: Rex Gregory
 - b. Request: From: "B" Two-Family To: PD/B Planned Development for all uses in "B" Two-Family for four units with waivers to setbacks and front yard coverage; site plan waiver requested
16. ZC-17-149 RONALD AND LINDA O'DONNELL 3207 & 3211 House Anderson 0.85 ac. CD 5
- a. Applicant/Agent: Ronald and Linda O'Donnell
 - b. Request: From: "AG" Agricultural To: PD/I Planned Development for all uses in "I" Light Industrial with outside truck storage without a primary use; site plan included
17. ZC-17-150 WARREN MC KNIGHT 3132 Cockrell Avenue 0.14 ac. CD 9
- a. Applicant/Agent: Jake Proctor
 - b. Request: From: "BU-RA-3" Berry/University Residential Attached 3 Stories To: PD/BU-RA-3 Planned Development for all uses in "BU-RA-3" Berry/University Residential Attached for 5 units; site plan included
18. ZC-17-151 DDM DEVELOPMENT, INC. 12665 Calloway Cemetery Road and 3601 Eules South Main Street 83.64 ac. CD 5
- a. Applicant/Agent: Jaime Rodriguez
 - b. Request: From: "C" Medium Density Multifamily, PD 223 "PD/SU" Planned Development/Specific Use for all uses in "I" Light Industrial and sand and gravel mining subject to development standards To: Amend PD 223 to remove mining and allow storage of construction materials and equipment without a primary use and concrete recycling; site plan included
19. ZC-17-152 CITY OF FORT WORTH PLANNING & DEVELOPMENT 1157 E. Fogg Street 0.07 ac. CD 9
- a. Applicant/Agent: City of Fort Worth Planning and Development
 - b. Request: From: "B" Two-Family To: "A-5" One-Family

20. ZC-17-153 CITY OF FORT WORTH PLANNING & DEVELOPMENT 2232 Brookes Street
0.31 ac. CD 8

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: From: "B" Two-Family To: "A-5" One-Family

21. ZC-17-154 CITY OF FORT WORTH PLANNING & DEVELOPMENT 3404 E. 1st Street, 109
Alvord Street 0.14 ac. CD 8

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: From: "B" Two-Family To: "A-5" One-Family

22. ZC-17-155 ERNESTO CANTU 1920 Washington Avenue 0.12 ac. CD 9

- a. Applicant/Agent: City of Fort Worth Historic
- b. Request: From: "B/HC" Two-Family/Historic and Cultural Overlay noncontributing structure in Fairmount Dist. To: ""B/HC" Two-Family Historic & Cultural Overlay contributing structure in Fairmount Dist.

23. ZC-17-156 TCRG OPPORTUNITY IX LLC 11000 block North Freeway (I-35W)
145.05 ac. CD 7

- a. Applicant/Agent: Justin Light
- b. Request: From: "I" Light Industrial To: "K" Heavy Industrial
- c. This case will be heard by the City Council on September 19, 2017.

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.

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 07, 2017 at 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser