



**ZONING COMMISSION
DECISIONS**

**Wednesday, January 10, 2018
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	<u> A </u>	Sandra Runnels, CD 6	<u> P </u>
Will Northern, Vice Chair, CD 1	<u> P </u>	John Aughinbaugh, CD 7	<u> P </u>
Jennifer Trevino, CD 2	<u> P </u>	Wanda Conlin, CD 8	<u> P </u>
Beth Welch, CD 3	<u> P </u>	Kevin Buchanan, 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 |
| C. Presentation: 2018 Comprehensive Plan 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, FEBRUARY 6, 2018 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- | | | |
|--|----------------|-------|
| A. Call to Order | | |
| B. Approval of December 13, 2017 Meeting Minutes | <u> 8-0 </u> | Chair |

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

C. CONTINUED CASES

- | | | |
|--------------|---|---------------------------------|
| 1. ZC-17-203 | AERO ENDEAVORS, LLC 325 NW 38 th Street and 3716 Clinton Avenue 0.11 ac. CD 2 | RECOMMENDED FOR APPROVAL
7-0 |
| a. | Applicant/Agent: Penney Pollard | |
| b. | Request: From: "A-5" Single Family To: PD/SU Planned Development/Specific Use for office/warehouse or aviation repair only to "I" Light Industrial standards, all operations in building, no outside storage, and waivers to side and rear setbacks to A-5 district; site plan waiver requested | |

- 7-0
- a. Applicant/Agent: Enviktus PLLC
b. Request: From: "MU-1" Low Intensity Mixed-Use To:
"PD/MU1" Planned Development/ Low Intensity Mixed-Use plus
bar/tavern; site plan waiver requested
8. SP-17-017 NEC SUMMER CREEK & SYCAMORE, LP 5200 block
Sycamore School Rd. 3.00 ac. CD 6 RECOMMENDED FOR
APPROVAL
8-0
- a. Applicant/Agent: Vista Property
b. Request: From: PD 246 PD Planned Development for all uses in "E"
Neighborhood Commercial excluding tattoo and massage parlor; site plan
required To: Provide required Site Plan for PD 246
9. ZC-18-001 820/30 INTERCHANGE LTD 1304 Alameda Street
10.8 ac. CD 3 RECOMMENDED FOR
APPROVAL
8-0
- a. Applicant/Agent: Mark Allen- D.R. Horton, Inc.
b. Request: From: "A-5" One Family and "F" General Commerical
To: "A-5" One Family
c. This case will be heard by the City Council on January 23, 2018.
10. ZC-18-002 GHI PROPERTIES CORP. 3625 and 3635 Northwest
Centre Dr, 6600 Charbonneau Rd. 28.06 ac. CD 7 RECOMMENDED FOR
APPROVAL
8-0
- a. Applicant/Agent: Mary Nell Poole-Village Homes, LP
b. Request: From: "G/AO" Intensive Commercial with NASJRB Airport
Overlay To: "R1/AO" Zero Lot Line/Cluster with NASJRB Airport Overlay
11. ZC-18-004 STRATFORD LAND SLF IV-CHISHOLM TRAIL, LP
8900-9100 blks Summer Creek 38.6 ac. CD 6 RECOMMENDED FOR
APPROVAL
8-0
- a. Applicant/Agent: Dunaway Associates
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; and "G" Intensive Commercial
To: Amend PD 971 to reconfigure boundaries and a waiver to allow on-
street parking to count toward required parking, site plan required; and "R1"
Zero Lot Line/Cluster
12. ZC-18-005 MARCUS JACKSON 2512 Miller Ave.
0.38 ac. CD 5 CONTINUED 30 DAYS
UPON ZONING
COMMISSION REQUEST
8-0
- a. Applicant/Agent: Marcus Jackson
b. Request: From: "A-10" Single Family To: "E" Neighborhood
Commerical
13. ZC-18-006 275 UNIVERSITY DR, LLC 275 University Dr.
1.72 ac. CD 9 RECOMMENDED FOR
DENIAL
7-1
- a. Applicant/Agent: Shana Crawford
b. Request: From: PD 936 Planned Development for all uses in "E"
Neighborhood Commercial plus indoor storage of automobiles; site plan
waived To: Amend PD 936 to remove auto storage and add auto sales
and service; site plan waiver requested

c. This case will be heard by the City Council on January 23, 2018.

14. ZC-18-007 275 UNIVERSITY DR, LLC 251 University Dr.
0.81 ac. CD 9

RECOMMENDED FOR
APPROVAL
8-0

a. Applicant/Agent: Shana Crawford
b. Request: From: "E" Neighborhood Commerical To: "UR"
Urban Residential

c. This case will be heard by the City Council on January 23, 2018.

15. ZC-18-008 DAVID MATOKE 3300 Rodolphus St.
0.55 ac. CD 5

CONTINUED 30 DAYS
UPON ZONING
COMMISSION REQUEST
8-0

a. Applicant/Agent: Wayne Barton
b. Request: From: "AG" Agricultural To: PD 534 Planned
Development "PD/I" Planned Development for all uses in "I" Light Industrial
plus tow yard with short term auto storage without a primary use; site plan
included

16. ZC-18-010 CITY OF FORT WORTH PLANNING AND DEVELOPMENT:
LOST CREEK NEIGHBORHOOD Generally bounded by I-30 (West
Freeway), Diamond Bar Trail, Walsh Ranch and Devonaire Dr.
382.7 ac. CD 3

RECOMMENDED FOR
APPROVAL
8-0

a. Applicant/Agent: Various
b. Request: From: "A-5" Single Family and "F" General Commercial
To: PD Planned Development for all uses in "A-10" One-Family with 20-foot
minimum front yard setback and 50% maximum lot coverage; site plan waiver
requested

17. ZC-18-011 CITY OF FORT WORTH PLANNING AND
DEVELOPMENT 2608 La Salle St. 0.11 ac. CD 8

RECOMMENDED FOR
APPROVAL
8-0

a. Applicant/Agent: City of Fort Worth
b. Request: From: "ER" Neighborhood Commerical Restricted To: "A-
5" Single Family

18. ZC-18-012 CITY OF FORT WORTH PLANNING AND
DEVELOPMENT 1400 E. Ripy St. 0.16 ac. CD 9

RECOMMENDED FOR
APPROVAL
8-0

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

19. ZC-18-013 CITY OF FORT WORTH PLANNING AND
DEVELOPMENT: TEXT AMENDMENT SHORT TERM RENTAL AND
EVENT CENTER/RENTAL HALL CD ALL

RECOMMENDED FOR
APPROVAL
8-0

a. Applicant/Agent: City of Fort Worth Planning And Development
b. Request: 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), To Amend:

- Articles 6, 8 And 12 respectively of Chapter 4, "District Regulations," specifically Section 4.603, "Residential District Use Table," Section 4.803, "Nonresidential District Use Table"

and Section 4.1203, "Form-Based District Use Table" to provide for zoning districts where "Event Center or Rental Hall", "Indoor Amusement" and "Short Term Home Rental" are allowed and

- Chapter 9, "Definitions" To Add Definitions For "Event Center Or Rental Hall" "Short Term Rental" and "Indoor Amusement" and revise the definition for "Transient And Short Term Resident"

20. ZC-18-014 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT: EXPANSION OF NONCONFORMING TWO FAMILY DWELLINGS CD ALL

RECOMMENDED FOR APPROVAL 8-0

- a. Applicant/Agent: City of Fort Worth Planning And Development
- b. Request: 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), To Amend:
 - Section 7.105(B), "One or Two Family Dwelling" Of Chapter 7, "Nonconformities" to remove the exception allowing the expansion of nonconforming two-family dwellings in One-Family Districts

Adjournment: 3:04 P.M.

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.