



**ZONING COMMISSION  
AGENDA**

**Wednesday, August 9, 2017  
Work Session 11:30 AM  
City Council Conference Room 290  
Public Hearing 1:00 PM  
Council Chamber  
2<sup>nd</sup> 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, 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>
John Cockrell, Sr., CD 3	<u>  P  </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**

- A. Swearing in of new Commissioner Jennifer Trevino
- B. Elect Vice Chair
- C. Briefing: Previous Zoning Actions by City Council Staff
- D. Review: Today's Cases Staff
- E. Presentation: Proposed text amendments: Electric Substations, Definition of Event Center 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, SEPTEMBER 12, 2017 AT 7:00 P.M. UNLESS OTHERWISE STATED.**

- A. Call to Order
- B. Approval of July 12, 2017 Meeting Minutes   8-0   Chair

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

**C. CONTINUED CASES**

- 1. ZC-17-087 BERING EDEN PROPERTIES, LLC 3005 & 3011 CONTINUED 30 DAYS  
Stanley Ave 0.28 ac. CD 9 UPON APPLICANT'S REQUEST  
9-0
- a. Applicant/Agent: Rick Hopwood
- b. Request: *From:* "B" Two-Family *To:* "E"  
Neighborhood Commercial

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

RECOMMENDED FOR APPROVAL AS AMENDED TO EXCLUDE INDOOR AMUSEMENT, CONVENIENCE STORE, LIQUOR STORE, DRIVE-THRU RESTAURANT AND DUMPSTER LOCATION TO BE PER STAFF  
6-3

- 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

3. ZC-17-095 JOEL BARAJAS 2615 & 2617 Azle Ave 0.32 ac. CD 2

RECOMMENDED FOR APPROVAL  
9-0

- 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

4. 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

RECOMMENDED FOR APPROVAL AS AMENDED FOR 3600/3700 LOOP 820 PD/FR PLUS OUTDOOR STORAGE, SCREENING, AND LANDSCAPING  
7-2

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

5. ZC-17-108 NATHAN BONTKE 1231 E. Harmon Rd 13.93 ac.  
CD 2

CONTINUED 60 DAYS  
UPON APPLICANT'S REQUEST  
9-0

- a. Applicant/Agent: Dunaway Assoc, Barry Hudson
- b. Request: *From:* "F" General Commercial *To:* "D"  
High Density Multifamily

D. NEW CASES

6. ZC-17-114 MICHAEL AND SARAH FARRIS 4000-4200  
Blocks Keller Hicks Rd 13.96 ac. CD 7

RECOMMENDED FOR  
APPROVAL  
9-0

- a. Applicant/Agent: Realty Capital Management; Rebecca Everitt
- b. Request: *From:* "AG" Agricultural, "I" Light Industrial and PD  
478 Planned Development/Specific Use for single-family with 7,000 sq.  
ft. average lot size and minimum 6,000 sq. ft. lot size; site plan waived  
*To:* "D" High Density Multifamily

7. ZC-17-116 NORTH PRESIDIO LLC 9100 Block Tehama Ridge  
Pkwy 9.96 ac. CD 7

RECOMMENDED FOR  
APPROVAL  
9-0

- a. Applicant/Agent: Alex Dyer
- b. Request: *From:* "E" Neighborhood Commercial *To:*  
"G" Intensive Commercial

8. ZC-17-117 P&M EXCAVATING INC. 3401 S. Riverside Dr  
2.53 ac. CD 8

RECOMMENDED FOR  
DENIAL  
8-1

- a. Applicant/Agent: Norman Driscoll
- b. Request: *From:* "ER" Neighborhood Commercial  
Restricted *To:* "I" Light Industrial

9. ZC-17-118 LIFE COVENANT CHURCH 5400 W. Risinger Rd,  
5651 Summer Creek Dr. 55.35 ac. CD 6

RECOMMENDED FOR  
DENIAL  
8-1

- a. Applicant/Agent: Wallace Engr.; Carolyn Back
- b. Request: *From:* "A-5" One-Family *To:* "E" Neighborhood  
Commercial

10. ZC-17-119 CEMS TEXAS REAL ESTATE LLC 2816 Hemphill  
St 0.17 ac. CD 9

RECOMMENDED FOR  
APPROVAL  
9-0

- a. Applicant/Agent: Calvin East
- b. Request: *From:* "A-5" One-Family *To:* "MU-1" Low  
Intensity Mixed Use

11. ZC-17-121 YVONNE JOHNSON LIVING TRUST 2564 Wabash  
Ave 0.32 ac. CD 9

RECOMMENDED FOR  
APPROVAL AS AMENDED  
WITH A MAXIMUM 7 UNRELATED  
PERSONS  
9-0

- a. Applicant/Agent: Yvonne Johnson
- b. Request: *From:* "A-5" One-Family with TCU Residential  
Overlay *To:* PD/A-5 for all uses in "A-5" One Family plus four  
units in two structures; site plan required for new construction/TCU  
Residential Overlay

12. ZC-17-122 BIPIN N.DOSHI 3400 Hulen St. and 4609 Diaz Ave  
0.37 ac. CD 9

RECOMMENDED FOR  
APPROVAL  
7-2

- a. Applicant/Agent: Bipin N.Doshi
- b. Request: *From:* "B" Two-Family *To:* PD/E Planned Development for all uses in "E" Neighborhood Commercial; site plan included

13. ZC-17-123 SUMMER CREEK STATION LLC 5400-5600 blocks  
Columbus Trl and Sycamore School Rd 10.59 ac.CD 6

RECOMMENDED FOR  
APPROVAL  
8-1

- a. Applicant/Agent: Dunaway Associates; Chris Biggers
- b. Request: *From:* PD 471A Planned Development/Specific Use for all uses in "F" General Commercial District except sexually oriented businesses, tattoo parlor, shooting ranges (indoor) and gambling facilities; site plan required *To:* Amend PD 471A to add indoor animal pet kennel use; site plan included

14. ZC-17-124 WILLIAM SOSROPARTONO 2320 Tremont Ave  
0.21 ac. CD 7

RECOMMENDED FOR  
DENIAL  
9-0

- a. Applicant/Agent:
- b. Request: *From:* "A-5/HC" One-Family/Historic & Cultural Overlay *To:* "B/HC" Two-Family/Historic & Cultural Overlay

15. ZC-17-125 WALTER B. WELBORN 3101 6<sup>th</sup> St, 3108-3112 5<sup>th</sup>  
St, and 1301 W. Berry St 1.24 ac. CD 9

CONTINUED 30 DAYS  
UPON APPLICANT'S REQUEST  
9-0

- 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.

16. ZC-17-128 VERONICA MENDOZA AND KENNETH D TELCHIK  
1717 N. Beach St 0.47 ac. CD 4

RECOMMENDED FOR  
APPROVAL AS AMENDED  
FOR PD/ER FOR OFFICE ONLY  
AND UNILLUMINATED DETACHED  
MONUMENT SIGN; SITE PLAN  
WAIVED  
9-0

- a. Applicant/Agent: Veronica Mendoza
- b. Request: *From:* "A-7.5" One-Family *To:* "E" Neighborhood Commercial

17. ZC-17-129 CROWLEY COMMERCIAL LLC 12301 South  
Freeway/IH 35 South 8.05 ac. CD 6

RECOMMENDED FOR  
APPROVAL  
8-0

- a. Applicant/Agent: GEES Inc.; Greg Edwards PE
- b. Request: *From:* "MU-1" Low Intensity Mixed Use *To:* "F" General Commercial

18. ZC-17-130 BAY MOUNTAIN FUND I LLC 2733, 2737 and 2741  
Merrimac St 0.53 ac. CD 9

RECOMMENDED FOR  
APPROVAL  
9-0

- a. Applicant/Agent: Townsite Co.; Mary Nell Poole
- b. Request: *From:* "R2" Townhouse/Cluster *To:* "UR" Urban Residential

19. ZC-17-131 COPPER CREEK 232 HOLDINGS LP 400-500  
Blocks Heritage Trace Pkwy 74.84 ac. CD 7 RECOMMENDED FOR  
APPROVAL  
8-0
- a. Applicant/Agent: Goodwin and Marshall Inc.  
b. Request: *From:* "A-7.5" One-Family *To:* "A-5" One-Family
20. ZC-17-132 RIVERBEND INV. III LTD. 5501 (5699) Randol Mill  
Rd 30.15 ac, CD 4 RECOMMENDED FOR  
APPROVAL  
8-0
- a. Applicant/Agent: International Leadership Of Texas, Jlt-Texas-030; Matt Kotter  
b. Request: *From:* "AG" Agricultural and "A-5" One-Family  
*To:* PD/CF Planned Development for all uses in "CF" Community Facilities plus dormitories; site plan included
21. ZC-17-133 CARLOS MENDEZ, JIMMY RAY MANLEY, LEGACY  
SCENIC LP 2414, 2416, 2420, 2423, 2424 Marshall St and 2500  
and 2504 Akers Ave 1.67 ac. CD 9 RECOMMENDED FOR  
APPROVAL  
8-0
- a. Applicant/Agent: Ray Oujesky/Kelly, Hart & Hallman LLP  
b. Request: *From:* "B" Two-Family *To:* "MU-2" High Intensity Mixed Use
22. ZC-17-134 BELL CREEK REALTY LLC 1500 Sunset Terrace  
0.32 ac. CD 9 RECOMMENDED FOR  
APPROVAL  
8-0
- a. Applicant/Agent: City of Fort Worth/Historic  
b. Request: *From:* "H" Central Business *To:* Add Historic and Cultural Overlay
23. ZC-17-135 CITY OF FORT WORTH PLANNING &  
DEVELOPMENT/PETITION 3712, 3724, 3725, 3729, 3732, 3733 Elm  
St 1.59 ac. CD 5 RECOMMENDED FOR  
APPROVAL  
8-0
- a. Applicant/Agent: City of Fort Worth  
b. Request: *From:* "AG" Agricultural *To:* "A-5" One-Family
24. ZC-17-139 AUTOBAHN REALTY PARTNERS LP 117 N.  
University DR 0.45 ac. CD 9 RECOMMENDED FOR  
APPROVAL  
8-0
- a. Applicant/Agent: Ray Oujesky, Kelly, Hart & Hallman LLP  
b. Request: *From:* PD 1030 for "PD/E Planned Development for all uses in "E" Neighborhood Commercial plus display of autos for sale as part of the adjacent new and preowned auto sales business to add additional property. Used auto sales only is not permitted. Permanent canopies for shading of autos for sale shall be permitted. Improvements shall be made to the pavement before inventory may be placed. Provide minimum 6 ft. wrought iron fence along southern property line. Lot lighting shall be directed downward and shielded on the property. One 16 ft. tall x 8 ft. wide monument sign similar to that of the existing dealership may be installed on one of the properties. Site plan waiver requested only for the auto sales inventory lot; any office or habitable structure shall require site plan approval

