

FORT WORTH

ZONING COMMISSION
AGENDA

Wednesday, June 13, 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:

Will Northern, Chair, CD 1	__P__	Sandra Runnels, CD 6	__A__
Jennifer Trevino, CD 2	__P__	John Aughinbaugh, CD 7	__P__
Beth Welch, CD 3	__P__	Wanda Conlin, Vice Chair CD 8	__P__
Jesse Gober, CD 4	__P__	Kevin Buchanan, CD 9	__P__
Rafael McDonnell, CD 5	__P__		

I. WORK SESSION / LUNCH 11:30 AM City Council Conference Room 290

- A. Briefing: Previous Zoning Actions by City Council Staff
- B. Review: Today's Cases Staff
- C. Briefing: Proposed Text Amendments: Proposed clarification of single family monotony standards; UR on street parking, parking reduction, and rear setback measurement; pylon signs in Unified Sign Agreements; and alternate commissioners for HCLC and UDC

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, JUNE 26, 2018 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order
- B. Approval of Meeting Minutes of May 9, 2018 __8-0__ Chair

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

C. CONTINUED CASES

- | | | | | | | |
|----|--|---------|----------------------------|------|-----|-------------------------------|
| 1. | ZC-18-074 | DJK INC | 5700 Block of E. Berry St. | 1.02 | ac. | RECOMMENDED FOR DENIAL
6-2 |
| | | CD 5 | | | | |
| a. | Applicant/Agent: Ryan Dykstra-Vaquero Ventures | | | | | |

b. Request: From: "MU-1" Low Intensity Mixed-Use To: "E" Neighborhood Commercial

2. ZC-18-080 MWG ENTERPRISES LLC 1000 W. Weatherford St. RECOMMENDED FOR APPROVAL
1.20 ac. CD 9 8-0

a. Applicant/Agent: Justin S. Light- Pope, Hardwicke, Christie, Schell, Kelly & Taplett LLP

b. Request: From: "G/DUDD" Intensive Commercial/Downtown Urban Design District To: "H/DUDD" Central Business/Downtown Urban Design District

D. NEW CASES

3. ZC-18-054 DAVID ANTHONY INC. 2601 Ave. J 3.76 ac. RECOMMENDED FOR APPROVAL
CD 8 8-0

a. Applicant/Agent: Cynthia Swift/Barron Stark

b. Request: From: "A-5" One-Family To: "UR" Urban Residential

4. ZC-18-077 INTCO PROPERTIES II, LP 3400 Post Oak Blvd. 4.01 RECOMMENDED FOR APPROVAL
ac. CD 5 8-0

a. Applicant/Agent: Master Plan/Maxwell Fisher/Shawn Valk

b. Request: From: "F/AO" General Commercial/DFW Airport Overlay To: PD/F/AO Planned Development for all uses in "F" General Commercial plus mini warehouse DFW Airport Overlay; site plan included and required for mini warehouse use only

5. ZC-18-085 FORT WORTH HABITAT FOR HUMANITY 5633 & RECOMMENDED FOR APPROVAL
5637 Shiloh Dr. 0.25 ac. CD 3 8-0

a. Applicant/Agent: Fort Worth Habitat for Humanity

b. Request: From: "E" Neighborhood Commercial To: "A-5" One Family

6. ZC-18-087 SERAFIN FRANCO 511 S. Beach St. 0.22 RECOMMENDED FOR APPROVAL
ac. CD 8 8-0

a. Applicant/Agent: Ruth Franco

b. Request: From: "A-5" One Family To: "ER" Neighborhood Commercial Restricted

7. ZC-18-088 TARRANT ACQUISITIONS LTD 9200-9700 Blocks RECOMMENDED FOR APPROVAL
Trammel Davis Rd. 100.9 ac. CD 5 7-1

a. Applicant/Agent: Dennis Hopkins-Texas Land Use

b. Request: From: "I" Light Industrial, "O-1" Floodplain and "O-2" Floodplain To: "TL-N" Trinity Lakes Neighborhood District and "TL-TR" Trinity Lakes Transition District

8. ZC-18-089 REALTY CAPITAL & CHICO LTD 5600-5700 Blocks Golden RECOMMENDED FOR APPROVAL WITH WAIVERS
Triangle Blvd. 21.0 ac. CD 7 8-0

a. Applicant/Agent: Realty Capital Management

b. Request: From: "I" Light Industrial and PD 1087 Planned Development for all uses in "D" High Density Multifamily plus assisted living and nursing home; site plan approved
To: "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed-Use, with waivers to front yard setback and parking between the building and street; site plan included; and "PD/D" Planned Development for all uses in "D" High Density Multifamily, with waivers to allow a maximum of 4 stories/50 feet and 25 units per acre; site plan included

9. ZC-18-090 MWG ENTERPRISES LLC 900 Block W. Weatherford and
900 Block W. Belknap St. 1.27 ac. CD 9

RECOMMENDED FOR
APPROVAL
8-0

a. Applicant/Agent: Justin S. Light- Pope, Hardwicke, Christie, Schell, Kelly & Taplett LLP

b. Request: From: "J/DUDD" Medium Industrial/ Downtown Urban Design District To: "H/DUDD" Central Business District/Downtown Urban Design District

10. ZC-18-091 TMS SELF STORAGE, LLC;TMS ACQUISITION LLC 2200
State Highway 114 5.88 ac. CD 7

RECOMMENDED FOR
APPROVAL
8-0

a. Applicant/Agent: Barry Hudson/Dunaway & Assoc.

b. Request: From: "F/AO" General Commercial/ Alliance Airport Overlay
To: PD/F/AO Planned Development for all uses in "F" General Commercial plus mini warehouse with on-site residence/ Alliance Airport Overlay; site plan waiver requested

11. ZC-18-092 VAN DYKE FAMILY PARTNERSHIP 1119 Terrace Ave.
0.16 ac. CD 2

RECOMMENDED FOR
APPROVAL WITH
WAIVERS
7-0

a. Applicant/Agent: John L. Van Dyke

b. Request: From: "A-5" One Family To: "PD/SU" Planned
Development/Specific Use for a duplex and commercial uses and warehouse,
with waivers to lot coverage, setbacks, landscaping, and parking, site plan waiver
requested

12. ZC-18-093 MARIA GUADALUPE REYES 3403 N. Elm St. (703 E. Long
Ave.) 0.15 ac. CD 2

CONTINUED 30 DAYS
AT COMMISSIONERS
REQUEST
8-0

a. Applicant/Agent: Maria Guadalupe Reyes

b. Request: From: "B" Two Family To: "PD/SU" Planned
Development/Specific Use for auto sales and repair, restaurant, barber shop and
event center developed to "E" Neighborhood Commercial with waivers to
residential adjacency, setbacks and parking; site plan waiver requested

13. ZC-18-094 CORINNE GONZALEZ 1312 E. Cannon St. 0.11 ac.
CD 8

RECOMMENDED FOR
APPROVAL WITH
WAIVERS
8-0

a. Applicant/Agent: Corinne Gonzalez

b. Request: From: "A-5/HC" One Family/ Historical & Cultural Overlay To:
PD/A-5/HC Planned Development for all uses in "A-5" One-Family plus
fourplex/Historic & Cultural Overlay; site plan waiver requested

14. ZC-18-095 J C LINDSAY FLP & MELISSA STEWART 1400-1500
blocks Avondale Haslet Rd. 31.4 ac. CD 7 CONTINUED 60 DAYS
AT COMMISSIONERS'
REQUEST
8-0
- 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
15. ZC-18-096 LEITO ENTERPRISES, LP 4303 & 4333 E. Loop 820 South
2.33 ac. CD 5 RECOMMENDED FOR
APPROVAL
8-0
- a. Applicant/Agent: Ray Oujesky/Kelly Hart & Hallman LLP
b. Request: From: "FR" General Commercial Restricted To: PD/FR
Planned Development for all uses in "FR" General Commercial Restricted plus
outside sales & storage and fabrication of cast stone; site plan waiver requested
16. ZC-18-097 FW WINGATE PARTNERS, LTD 2728 Azalea Ave. and
2705 Wingate St. CD 9 RECOMMENDED FOR
APPROVAL
8-0
- a. Applicant/Agent: Townsite Company/Mary Nell Poole
b. Request: From: "A-5" One Family and "MU-1" Low Intensity Mixed-Use
To: "UR" Urban Residential
17. ZC-18-098 MARIO BERNARDO & LOUANN UNDERWOOD 2420
and 2424 Roosevelt Ave. 0.22 ac. CD 2 RECOMMENDED FOR
APPROVAL WITH
WAIVERS
5-3
- a. Applicant/Agent: Marcos Solis
b. Request: From: "A-5" One Family and "E" Neighborhood Commercial
To: PD/E Planned Development for "E" Neighborhood Commercial plus
auto repair, with waivers to projected front yard and supplemental
setbacks; site plan included
18. ZC-18-099 ACH FAMILY AND CHILD SERVICES 3001 Grayson St.
3.80 ac. CD 8 RECOMMENDED FOR
APPROVAL
8-0
- a. Applicant/Agent: ACH Child and Family Services
b. Request: From: PD 915 Planned Development for "ER" Neighborhood
Commercial Restricted plus assisted living facility, nursing home with full medical
services, massage therapy with development standards; site plan required
To: Amend PD 722 Planned Development/Specific Use for all uses in
"CF" Community Facilities to add additional property; site plan waiver requested
19. ZC-18-100 CFI TOWN PROPERTIES, LLC 2801 W. 5TH St.
0.29 ac. CD 9 RECOMMENDED FOR
APPROVAL
8-0
- a. Applicant/Agent: J D Granger
b. Request: From: "I" Light Industrial To: "UR" Urban Residential
20. ZC-18-101 AMON CARTER FOUNDATION; SHEILA BRODERICK
JOHNSON ETAL. Generally bounded by Joel East Rd., Wichita St., FW city
limits, Enon Rd. and Oak Grove Rd. 548.4
ac. CD 8 RECOMMENDED FOR
APPROVAL
8-0

- a. Applicant/Agent: Robert Riner Jr.
- b. Request: From: "A-5" One Family To: "J" Medium Industrial

21. ZC-18-102 DOUBLE B LAND LP 7000 Block Boat Club Rd. 1.11
 ac. CD 7

RECOMMENDED FOR
 APPROVAL
 8-0

- a. Applicant/Agent: Hutton Team LLC/ Josh Ligon
- b. Request: From: "E" Neighborhood Commercial To: "PD/E" PD
 Planned Development for all uses in "E" Neighborhood Commercial plus auto
 parts sales; site plan included

22. ZC-18-103 ARLINGTON HEIGHTS MEMORIAL POST 8235 9520, 9522,
 9524 Santa Paula Dr. 0.85 ac. CD 3

CONTINUED 30 DAYS
 AT APPLICANT'S
 REQUEST
 8-0

- a. Applicant/Agent: Charles Beltram, VFW Hall 8235
- b. Request: From: "A-5" One Family and "I" Light Industrial To:
 "PD/E" PD Planned Development for all uses in "E" Neighborhood Commercial
 plus lodge with on premise alcohol sales; site plan included

Adjournment: 3:25 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.

ASSISTENCIA 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.