



**ZONING COMMISSION
AGENDA**

**Wednesday, February 14, 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	_____	Sandra Runnels, CD 6	_____
Will Northern, Vice Chair, CD 1	_____	John Aughinbaugh, CD 7	_____
Jennifer Trevino, CD 2	_____	Wanda Conlin, CD 8	_____
Beth Welch, CD 3	_____	Kevin Buchanan, 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. Presentation: Economic Development Strategic Plan | ED 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, MARCH 6, 2018 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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| A. Call to Order | |
| B. Approval of January 10, 2018 Meeting Minutes | _____ Chair |

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

C. CONTINUED CASES

1. ZC-17-205	JOYCE HEREDIA	2525 & 2529 Wilkinson Ave	0.49 ac.	CD 8
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| a. Applicant/Agent: Gregorio Chierz | |
| b. Request: From: "B" Two Family | To: "PD/B" Planned Development for all uses in "B" |
| Two-Family plus barbershop on one side only; site plan waiver requested | |

2. ZC-17-220 FOURTH & SYLVANIA INC, S. CREAM, CITY OF FORT WORTH Generally bounded by Galvez, S. Sylvania, Fisher, and Trinity River 4.90 ac. CD 8
- a. Applicant/Agent: Joe Lacroix, Baird, Hampton & Brown
 - b. Request: From: "A-5" One Family, "B" Two Family, "J" Medium Industrial and PD 1138 PD/R2 with site plan
To: Amend PD 1138 "PD/R2" Planned Development for all uses in "R2" Townhouse/Cluster to reconfigure and add property; units facing the Trinity River, South Sylvania, Galvez and Fisher Streets not to exceed four units per building and the interior units not to exceed five units per building, not to exceed a total of 100 units, site plan included

3. ZC-18-005 MARCUS JACKSON 2500 and 2512 Miller Ave. 0.93 ac. CD 5
- a. Applicant/Agent: Marcus Jackson
 - b. Request: From: "A-10" One-Family and "E" Neighborhood Commercial To: PD/E Planned Development for all uses in "E" Neighborhood Commercial to include site plan for event center and parking; site plan included

4. ZC-18-008 DAVID MATOKE 3300 Rodolphus St. 0.55 ac. CD 5
- a. Applicant/Agent: Wayne Barton
 - b. Request: From: "AG" Agricultural To: Amend PD 534 Planned Development for all uses in "I" Light Industrial plus tow yard with short term auto storage without a primary use to expand and add service building; site plan included

NEW CASES

5. ZC-17-191 QUARRY FALLS DEVELOPMENT, LLC 4800 & 4900 Old Decatur Rd, 4466 Angle Ave 72.44 ac. CD 2
- a. Applicant/Agent: Quarry Falls Development, LLC/ Louis Barron/Eddie Eckart
 - b. Request: From: "C" Medium Density Multifamily, "CF" Community Facilities, "E" Neighborhood Commercial and "F" General Commercial
To: "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed-Use plus bars, hotel, maximum height seven stories for hotel and entertainment structures only, ferris wheel height maximum 135 ft.; site plan included; and
"PD/D" Planned Development for all uses in "D" High Density Multifamily for four stories with a building height not to exceed 60 ft. with no required URD submittal; site plan included

6. ZC-18-003 DAVID BERNARDO GENARO 3400 and 3404 Stuart Dr. 0.28 ac. CD 9
- a. Applicant/Agent: David Genaro
 - b. Request: From: "A-5" One-Family To: "I" Light Industrial

7. ZC-18-015 SABAZIA PARTNERS, LP, DAVID ADAMS 1934 & 1960 Watauga Rd 12.55 ac. CD 2
- c. Applicant/Agent: Sabazia Partners, LP & Generation Housing Partners, LLC
 - d. Request: From: "AG" Agricultural To: "C" Medium Density Multifamily

8. ZC-18-016 KHORRAMI ENTERPRISES, INC 6500 Shadydell Dr. and 6450 Loydhill Ln 6.65 ac. CD 7

- a. Applicant/Agent: Kevin Khorrami
b. Request: From: "CF" Community Facilities To: "E" Neighborhood Commercial
9. ZC-18-017 ADMIK PROPERTIES, LLC 5525 Parker Henderson Rd. and 4609 Maxey Rd
1.07 CD 5
- a. Applicant/Agent: ADMK Properties, LLC
b. Request: From: "B" Two-Family and "FR" General Commercial Restricted To: "B" Two-Family
10. ZC-18-018 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD
13900-14300 blocks John Day Rd 84.3 ac. CD 7
- a. Applicant/Agent: Lennar Homes of Texas Land and Construction, LTD
b. Request: From: "I" Light Industrial To: "A-5" One Family
11. ZC-18-019 SHEILA J. REYNOLDS 3120 W. 4th St. 0.15 ac. CD 9
- a. Applicant/Agent: Sheila J. Reynolds
b. Request: From: "C" Medium Density Multifamily To: "E" Neighborhood Commercial
12. SP-18-001 CONTINENTAL FARMS, LP 5700 Block Birchman Ave 0.15 ac. CD 7
- a. Applicant/Agent: Tom Purvis
b. Request: From: PD 1166 PD/E Planned Development for all uses in "E" Neighborhood Commercial, excluding indoor amusement, drive-thru restaurant, convenience store, liquor store, dumpster location inside building with waivers to parking, landscaping and setback; site plan required
To: Provide required site plan for PD 1166
13. ZC-18-020 CATHY TRIANA 2802 Hanna Ave 0.11 ac. CD 2
- a. Applicant/Agent: Cathy Triana
b. Request: From: "FR" General Commercial Restricted To: "A-5" One-Family
14. ZC-18-021 MARSHALL TILLMAN 1500 Montgomery St, 3600 Crestline Rd
0.35 ac. CD 7
- a. Applicant/Agent: Mary Nell Poole- Townsite Company
b. Request: From: PD 393 Planned Development/Specific Use for museum or cultural facility, professional offices, antique shop, book, stationary store, clothing/wearing apparel store, furniture sales, new in a building, photograph/portrait or camera shop, retail sales/jewelry, art studio/art photography; subject to the following:
- Provision of a 2' high brick wall up to 3' high wrought iron fence, along Montgomery Street (height not to exceed 4' on Crestline Rd. and Watonga St.) with brick rock painted the same color as the buildings.
 - Provide a 6' cedar wooden fence along the west property line.
 - Provide a 4' high masonry metal rail along the frontage of lot 8 and on the west property line within the required front yard.
 - Entry off Montgomery Street and exit on Crestline Road with TPW approval.
 - No vehicle access along Watonga Street.

- Landscape islands as indicated on Exhibit A.
- Provision of trees per Exhibit A within Montgomery Street row subject to City Forestry approval; site plan waived

To: Amend PD 393 to include massage therapy/spa; site plan waiver requested

15. ZC-18-022 PETRUS INVESTMENT, LP 10598 Oak Grove Rd 270.6 ac. CD 8

- Applicant/Agent: Joe Schneider-Hillwood
- Request: From: "A-5" One-Family; "I" Light Industrial; and "PD 597" Planned Development for all uses in "AR" One-Family Restricted, site plan required. To: "K" Heavy Industrial

16. ZC-18-023 9728 CBW LLC 9715-9719 (odds) Santa Paula Dr. 1.05 ac. CD 3

- Applicant/Agent: Lee Hughes
- Request: From: "A-5" One-Family and "E" Neighborhood Commercial To: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus furniture or cabinet repair or construction, furniture upholstery, refinishing and carving of monument or marble works; site plan included

17. ZC-18-024 DON VALK 7430 Parkwood Hill Blvd 11.3 ac. CD 4

- Applicant/Agent: Collier Bailey-Skorbury Company
- Request: From: "IP" Industrial Park To: "A-5" One Family

18. ZC-18-025 RAED KHADER 3009 & 3013 Mansfield Hwy 1.22 ac. CD 8

- Applicant/Agent: Jewell Management, LLC-Yvette J. Kent
- Request: From: "E" Neighborhood Commercial To: PD/E Planned Development for "E" Neighborhood Commercial plus auto repair, sales, and wash detail; site plan waiver requested

19. ZC-18-026 201 S CALHOUN LLC; CITY OF FORT WORTH PLAN & DEV 201 S. Calhoun St.
0.8 ac. CD 9

- Applicant/Agent: City of Fort Worth
- Request: From: "NS-T5" Near Southside/"HSE" Highly Significant Endangered To: Change historical overlay designation to "HC" Historic and Cultural

20. ZC-18-027 DAVID AND JERRE TRACY; FORT WORTH PLAN & DEV 2734 Colonial Parkway
0.40 ac. CD 3

- Applicant/Agent: City of Fort Worth
- Request: From: "A-5" One-Family To: Add "HC" (Historic) Overlay
- This case will be heard by the City Council April 3, 2018

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.

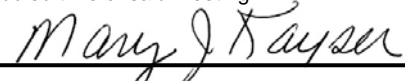
ASISTENCIA A REUNIONES PUBLICAS:

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, February 08, 2018 at 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas