



**ZONING COMMISSION
AGENDA**

REVISED 02/07/2020

Wednesday February 12, 2020
 Work Session 12:00 PM
 City Council Conference Room 290
 Public Hearing 1:00 PM
 City Council Chambers
 2nd Floor – City Hall
 200 Texas St.
 Fort Worth, Texas 76102

COMMISSION MEMBERS:

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| Will Northern, Chair, CD 1 | <u> P </u> | Sandra Runnels, CD 6 | <u> P </u> |
| Jennifer Trevino, CD 2 | <u> P </u> | John Aughinbaugh, CD 7 | <u> P </u> |
| Beth Welch, CD 3 | <u> P </u> | Wanda Conlin, Vice Chair CD 8 | <u> P </u> |
| Jesse Gober, CD 4 | <u> P </u> | Kimberly Miller, CD 9 | <u> P </u> |
| Rafael McDonnell, CD 5 | <u> P </u> | | |

I. WORK SESSION / LUNCH 12:00 PM City Council Conference Room 290

- A. Briefing: Previous Zoning Actions by City Council Staff
- B. Review: Today's Cases Staff

II. PUBLIC HEARING 1:00 PM City Council Chambers

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, MARCH 03, 2020 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order
- B. Approval of Meeting Minutes of January 08, 2020 Approve 9-0 Chair

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

C. CONTINUED CASES

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| 1. ZC-19-188 SHABAN REAL ESTATE HOLDINGS, LLC 7913 Doreen Ave. 0.17 ac. CD 3 | Recommended for Approval |
| | 9-0 |
| a. Applicant/Agent: Peak Construction Group/Todd Bowers | |
| b. Request: From: "CF" Community Facilities/NASJRB "AO" Overlay | |
| To: "B" Two Family/NASJRB "AO" Overlay | |
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| 2. ZC-19-192 NORTH PRESIDIO, LLC 9200-9400 Blocks Tehama Ridge Pkwy 15.98 ac. CD 7 | Continued for 30 days upon Applicant request |
| | 9-0 |
| a. Applicant/Agent: Kelly Hart & Hallman/ Ray Oujesky | |
| b. Request: From: "G" Intensive Commercial/I-35W Central Zone Overlay | |
| To: "D" High Density Multifamily/I-35W Central Zone Overlay | |
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| 3. ZC-20-001 CHISOLM TRAIL WEST, LLC 8800-9100 Blocks Brewer Blvd. 23.8 ac. CD 6 | Recommended for Denial |
| a. Applicant/Agent: Dunaway Associates LP/Donald Hemphill | 9-0 |
| b. Request: From: "G" Intensive Commercial To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily; site plan required | |
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| 4. ZC-20-009 MOORE/KEY 22//PINON/ADNA & 828 PROP./ ET AL 2800 Blocks Forest Park Blvd. & Wayside Ave. 3.17 ac. CD 9 | Recommended for Denial without Prejudice |
| | 6-3 |
| a. Applicant/Agent: CRG/ Jay Case and Brittani Sanders | |
| b. Request: From: "B" Two Family and "C" Medium Density Multifamily/TCU Residential Overlay | |
| To: "PD/UR" Planned Development for all uses in "UR" Urban Residential; site plan included/TCU Residential Overlay | |
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| D. NEW CASES | |
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| 5. ZC-20-007 ARTEL INC. D & KW PROPERTIES 5600-6200 Blocks South Freeway & 800 – 1000 blocks Loop 820 99.5 ac. CD 8 | Recommended for Approval as Amended to PD/I with development standards to include site plan |
| | 8-0 |
| a. Applicant/Agent: CHI/Acquisitions L.P. | |
| b. Request: From: "A-5" One Family, "E" Neighborhood Commercial, "I" Light Industrial To: "J" Medium Industrial | |
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| 6. ZC-20-012 COCKRELL HILL PARTNERS INC 3400-3600 Blocks FM 157 8.78 ac. CD 5 | Recommended for Approval |
| a. Applicant/Agent: Brandon Middleton | 9-0 |

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| b. Request: Amend PD 1248 to add mini-warehouse use; site plan included for mini-warehouse use only | |
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| 7. ZC-20-014 ALCANNON PROPERTIES, LLC 2933 Alcannon St. & 2819 Old Mansfield Rd. 0.93 ac. CD 8 | Recommended for Denial |
| a. Applicant/Agent: Dulce Tovar | 8-0 |
| b. Request: From: "E" Neighborhood Commercial To: Add Conditional Use Permit (CUP) to allow for auto sales, auto repair and body shop with waivers to front yard and supplemental setbacks, residential proximity, bay doors facing residential; site plan included | |
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| 8. ZC-20-015 COFFMAN FAMILY LIMITED PARTNERSHIP 2828 NE 28 th Street 0.47 ac. CD 9 | Recommended for Approval |
| | 8-0 |
| a. Applicant/Agent: VLMC INC | |
| b. Request: From: "E" Neighborhood Commercial To: Add Conditional Use Permit (CUP) to allow auto auto sales and auto repair with waivers to projected front yard and supplemental setbacks and residential proximity; site plan included | |
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| 9. ZC-20-016 101 NURSERY LANE 101 Nursery Lane 0.59 ac. CD 7 | Recommmeded for Approval as Amended for Art Gallery with Bar with a 5 year time limit |
| a. Applicant/Agent: 101 Nursery Lane LLC | 9-0 |
| b. Request: From: "MU-1"-Low Intensity Mixed-Use To: Add Conditional Use Permit (CUP) to allow for bar/tavern for Suite 108; site plan included | |
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| 10. ZC-20-017 FORT GROWTH PARTNERS LP 303-321 (odds) Athenia Ln 0.84 ac. CD 7 | Case was withdrawn at the public hearing |
| a. Applicant/Agent: Shana Crawford/Fort Growth Partners Lp | |
| b. Request: From: "B" Two Family Residential To: "UR" Urban Residential | |
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| 11. ZC-20-018 ALEXA PEER 329 Blandin St 0.14 ac. CD 9 | Recommended for Approval as Amended PD/A-5 for 3 units on one lot; site plan waived |
| a. Applicant/Agent: Alexa Peer | 7-2 |
| b. Request: From: "A-5" One Family To: "PD/A-5" Planned Development for all uses in "A-5" One Family plus four units on one lot; site plan waiver requested | |
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| 12. ZC-20-019 UNION GOSPEL MISSION OF TARRANT COUNTY 1105-1215 (odds) E. Lancaster Ave | Recommended for Approval |
| 0.97 ac. CD 8 | 9-0 |
| a. Applicant/Agent: Joe Bloodworth | |
| b. Request: From: "MU-2" High Intensity Mixed-Use To: "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with waivers to required primary street frontage, office parking ratio, parking lot screening height, Individual street-oriented entries for street level residential units, and primary residential entrance spacing; site plan included | |
| c. This case will be heard at the February 18, 2020 Council meeting. | |

Adjournment: 4:55 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.