ZONING COMMISSION
AGENDA

Wednesday June 12 2019
Work Session 11:30 AM
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:

Will Northern, Chair, CD 1 __P__
Jennifer Trevino, CD 2 __P__
Beth Welch, CD 3 __A__
Jesse Gober, CD 4 __P__
Rafael McDonnell, CD 5 __P__
Sandra Runnels, CD 6 __P__
John Aughinbaugh, CD 7 __P__
Wanda Conlin, Vice Chair CD 8 __P__
Kimberly Miller, CD 9 __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. Residential Subdivision Fence Material                                                                   Staff
D. Proposed Stop Six District Overlay                                                                                             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, JUNE 25, 2019 AT 7:00 P.M. UNLESS OTHERWISE STATED.

A. Call to Order
B. Approval of  Meeting Minutes of May 8, 2019 APPROVE AS AMENDED  __8-0__ Chair

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

C. CONTINUED CASES

1. ZC-19-043    AIL INVESTMENT, LP  3001 Alliance Gateway
4.87 ac.        CD 7

   a. Applicant/Agent: Jonathan Ragsdale / Peloton Land Solutions

   RECOMMENDED FOR APPROVAL

   8-0
b. Request: From: "C" Medium Density Multifamily To: “G” Intensive Commercial

2. ZC-19-070  BLUE LIGHTNING HOLDINGS, INC  9325 - 9333 (odds) Crowley Rd, 9324 - 9332 (evens) Parkview Dr 1.14 ac.  CD 8
   a. Applicant/Agent: Bryan Hull, Real Estate Buy Design
   b. Request: From: “FR” General Commercial To: Add Conditional Use Permit for truck parking with setback waivers; site plan included

3. ZC-19-074  DENTON TEXAS VENTURE LTD  6001 & 6093 Columbus Trail  119.53 ac.  CD 6
   a. Applicant/Agent: Jerry Sylo / JBI Partners

4. ZC-19-076  LUKARH INVESTMENTS LLC  9605 Old Granbury Road (southeast corner of Brewer and Risinger) 2.49 ac.  CD 6
   a. Applicant/Agent: Barry Hudson / Dunaway & Assoc.

D. NEW CASES

5. ZC-18-201A  EAGLE MOUNTAIN - SAGINAW ISD  2900-3100 blks W. Bonds Ranch Road  13.5 ac.  CD 7
   a. Applicant/Agent: Peloton Land Solutions Inc./Nathan Thompson
   b. Request: From: PD 424 Planned Development/Specific Use for mixed-use and residential form based code; site plan required To: “CF” Community Facilities

6. ZC-19-061  H.S. CHURCHILL TRUST  806 & 816 Churchill Road  1.93 ac.  CD 2
   a. Applicant/Agent: Dennis Hopkins
   b. Request: From: PD 1023 Planned Development for all uses in “C” Medium Density Multifamily; site plan approved To: Amend PD 1023 Planned Development to increase height to three stories and increase unit count to 45 units; site plan included

RECOMMENDED FOR APPROVAL 8-0

RECOMMENDED FOR APPROVAL 8-0

RECOMMENDED FOR APPROVAL 8-0

RECOMMENDED FOR APPROVAL 8-0

RECOMMENDED FOR APPROVAL 8-0
7. ZC-19-077 COLE BUSINESS LLC 5890 E Berry St 4.44 ac. CD 5
   RECOMMENDED FOR DENIAL
   8-0
   a. Applicant/Agent: Ron Ramirez / Evolving Texas
   b. Request: From: “MU-2” High Intensity Mixed-Use
      To: “I” Light Industrial

8. ZC-19-078 BEW DEVELOPMENT LLC 8650 South Freeway 1.69 ac. CD 8
   RECOMMENDED FOR APPROVAL
   8-0
   a. Applicant/Agent: Robert Petrie
   b. Request: From: “F” General Commercial To: Add Conditional Use Permit for a car wash facility; site plan included

9. ZC-19-080 SUZANNE AND JERRY WEBB 108 Cromwell St, 101 S Riverside Dr 0.38 ac. CD 8
   RECOMMENDED FOR APPROVAL
   8-0
   a. Applicant/Agent: Mathijs Melchors

10. ZC-19-081 MATTERHORN HOUSES, LLC 1349 E. Arlington Avenue 0.091 ac. CD 8
    RECOMMENDED FOR APPROVAL
    7-0
    a. Applicant/Agent: Alejandro Zancani
    b. Request: From: “A-5” One Family To: “R1” Zero Lot Line/Cluster

11. ZC-19-082 NICOLE GILBERT & BENJAMIN HOWELL 3813 Wedgway Drive 0.41 ac. CD 6
    RECOMMENDED FOR APPROVAL
    8-0
    a. Applicant/Agent: Nicole Gilbert & Benjamin Howell
    b. Request: From: “A-5” One-Family To: Add Conditional Use Permit for a daycare facility for 12 children; site plan included

12. ZC-19-083 RICHARD BENNETT 2509 McCart Ave 0.13 ac. CD 9
    RECOMMENDED FOR APPROVAL
    8-0
    a. Applicant/Agent: Richard & Sally Bennett
    b. Request: From: “ER/TCU” Neighborhood Commercial Restricted/TCU Residential Overlay To: “B/TCU” Two Family/TCU Residential Overlay

13. ZC-19-084 CASSCO DEVELOPMENT CO, INC. 3000 block Acme Brick Plaza 6.10 ac. CD 3
    RECOMMENDED FOR APPROVAL
    8-0
    a. Applicant/Agent: Peloton Land Solutions
    b. Request: From: “A-5” One-Family, PD 630 Planned Development - “MU-2” High Intensity Mixed-Use as outlined in the September 30, 2003 Comprehensive Zoning Ordinance, with a maximum 20 foot front yard setback and a minimum block length of 500 feet, maximum block length 1500 feet, with 20% of the block
length allowed between 200 and 500 feet, and allow for front yard signage; site plan waived.

To: Amend PD 630 Planned Development “MU-2” High Intensity Mixed-Use as outlined in the September 30, 2003 Comprehensive Zoning Ordinance, to increase the maximum front yard setback to 65 feet, to revise block length to a maximum block perimeter of 2,200 feet, and amend parking standards; site plan waiver requested.

14. ZC-19-086 COCKRELL HILL PARTNERS 11600 - 12000 blocks Trinity Boulevard 18.41 ac.
   CD 5
   a. Applicant/Agent: Chase Helm
   b. Request: From: “AG” Agricultural, “F” General Commercial, “J” Medium Industrial To: PD/I Planned Development for all uses in “I” Light Industrial excluding sexually oriented business; site plan waiver requested

15. ZC-19-087 COCKRELL HILL PARTNERS 12200 block Trinity Boulevard 4.55 ac. CD 5
   a. Applicant/Agent: Chase Helm/Winklemann
   b. Request: From: “J” Medium Industrial, PD 778 Planned Development for “R2” Townhouse/Cluster residential with the following criteria:
      • Masonry: all dwelling structures located along and visible from the Texas Star Golf Course will have effectively 100% rear masonry, and 90% masonry on the ground floor of all structures, excluding windows, doors and small areas not designed or engineered for masonry;
      • Fencing: will be constructed of tubular steel fencing material and installed along the common property boundary lines contiguous with the subject property and Texas Star Golf Course. Fencing will not be less than 6 ft in height, and shall be painted black and brown in accordance with customary industry standards;
      • Minimum Square Footage: dwelling units in the various structures (individual pods) will have a minimum size of 1,250 sq. ft. of living area, excluding garage, porches, and patios, the 1,250 sq. ft. units will be limited to a maximum of one such unit per lot, all other units will have a minimum size of 1,450 sq. ft. of living area, excluding garage, porches, and patios;
      • Garages: all dwelling units will have two car, front entry garages;
      • Setbacks: to include a minimum and maximum front yard setback of 10 to 30 feet, and
      • Dwelling Units: Single family detached residential units only; site plan waived
   To: “R2” Townhouse/Cluster

16. ZC-19-088 FORT WORTH DEER CREEK, LP 9915 Crowley Road 16.8 ac. CD 6
   a. Applicant/Agent: Mani P Jacob

CONTINUED FOR 30 DAYS UPON COMMISSION’S REQUEST
8-0

RECOMMENDED FOR DENIAL 6-2

17. SP-19-009 SUMMER SYCAMORE I, LTD 5332 Sycamore School Road 1.38 ac. CD 6
   a. Applicant/Agent: Clay Cristy / ClayMoore Engineering
   b. Request: From: PD 823 Planned Development for “MU-1” Low Intensity Mixed-Uses; site plan required To: Provide required site plan for PD 823 for commercial development

18. 8. ZC-19-089 CROSSING AT MARINE CREEK ET AL 4400 block Huffines Blvd 5.88 ac. CD 2
   a. Applicant/Agent: Mary Nell Poole
   b. Request: From: “F” General Commercial and “G” Intensive Commercial To: Add Conditional Use Permit for outdoor equipment rental facility; site plan included

19. ZC-19-091 BYD TALON HILL DEVELOPMENT LLC 6801 Lake Country Dr 4.92 ac. CD 7
   a. Applicant/Agent: Joseph Reue/Burgess & Nipple

20. ZC-19-092 S Main ABC LLC 212 S Main St 0.17 ac. CD 9
   a. Applicant/Agent: City of Fort Worth
   b. Request: From: NS-T5/DD Near Southside Urban Center / Demolition Delay To: Add Historic and Cultural (“HC”) Overlay

21. ZC-19-093 CITY OF FORT WORTH PLANNING AND DEVELOPMENT/PETITION 2900-3000 blocks 8th and James Avenues 12.5 ac. CD 9
   a. Applicant/Agent: City of Fort Worth
   b. Request: From: “B” Two Family To: “A-5” One Family

22. ZC-19-094 CITY OF FORT WORTH PLANNING AND DEVELOPMENT/PETITION 1600 - 1900 blocks Clark Road 82.95 ac. CD 6
   a. Applicant/Agent: City of Fort Worth

23. ZC-19-095 TOTAL E & P USA REAL ESTATE LLC 2020 E. Loop 820 10.40 ac. CD 4
   a. Applicant/Agent: Charles Lawhon

   RECOMMENDED FOR APPROVAL
   5-3

   CONTINUED FOR 30 DAYS UPON APPLICANT’S REQUEST
   8-0

   CONTINUED FOR 30 DAYS UPON APPLICANT’S REQUEST
   8-0

   CONTINUED FOR 30 DAYS UPON APPLICANT’S REQUEST
   8-0

   CONTINUED FOR 30 DAYS UPON COMMISSION’S REQUEST
   8-0
b. Request: From: “E” Neighborhood Commercial To: “I” Light Industrial

24. SP-19-010 SLF IV - CHISHOLM TRAIL, LP 8900 - 9100 RECOMMENDED FOR
blocks Chisholm Trail Pkwy 19.09 ac. APPROVED
CD 6 8-0

a. Applicant/Agent: Jeff Moten
b. Request: From: PD 971A "PD/D" Planned Development
   for all uses in "D" High Density
   Multifamily with a maximum of 24 units per acre and a waiver to
   allow on-street parking
   to count toward required parking; site plan required
   To:
   Amend required site plan for multifamily uses

Adjournment: 3:27 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
comunicen 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.