



**ZONING COMMISSION
AGENDA**

REVISED 11/08/19

Wednesday November 13, 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__	Sandra Runnels, CD 6	_P__
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__	Kimberly Miller, CD 9	_P__
Rafael McDonnell, CD 5	_P__		

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. Training for Commissioners on new voting system | 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, DECEMBER 03, 2019 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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|---|---|
| A. Call to Order | |
| B. Approval of Meeting Minutes of October 9, 2019 | <u>Approved as amended 8-0</u> Chair |

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

C. NEW CASES

1. ZC-19-154	Address: 10200 Block Summer Creek Dr. Owner: SLF IV- CHISLHOM TRAIL LP Acres: 8.28	Council District 6	Recommended for Approval
a. Applicant/Agent:	Dunaway Associates/Barry Hudson		9-0
b. Request:	<u>From:</u> "G" Intensive Commercial <u>To:</u> PD/G Planned Development for all uses in "G" Intensive Commercial plus mini-warehouse facility; site plan included		

2. ZC-19-158	Address: 3220 Mitchell Blvd. Owner: JAMES AUSTIN Acres: 1.08	Council District 8	Continued for 30 days upon Applicant's Request
			9-0
3. ZC-19-161	Address: 914 N. Sylvania Ave. Owner: SEVANNE STEINER/CHARLOTTE HOGAN Acres: 0.21	Council District 9	Continued for 30 days upon Applicant's Request
a. Applicant/Agent:	Sevanne Steiner		9-0
b. Request:	<u>From:</u> "E" Neighborhood Commercial <u>To:</u> "MU-1" Low Intensity Mixed-Use		
4. ZC-19-162	Address: 3740 S. University Dr. Owner: PO & TINA HOLDING LLC Acres: 0.14	Council District 3	Recommended for Approval
a. Applicant/Agent:	Po-Chu Lu		8-0
b. Request:	<u>From:</u> "D" High Density Multifamily/TCU Residential Overlay <u>To:</u> "E" Neighborhood Commercial/TCU Residential Overlay		
5. ZC-19-163	Address: 9400-9800 Blocks Wagley Robertson Rd. Owner: JAMES VAN ZANDT JARVIS Acres: 10.00	Council District 7	Recommended for Approval
a. Applicant/Agent:	Hanover Property Company/Ben Luedtke		8-0
b. Request:	<u>From:</u> "AG" Agricultural <u>To:</u> "A-5" One Family		
6. ZC-19-164	Address: 8900-9100 Blocks Wagley Roberts Rd. Owner: FORESTAR (USA) REAL ESTATE GROUP INC Acres: 2.56	Council District 7	Recommended for Approval
a. Applicant/Agent:	LJA Engineering/Douglas W. Weaver PE		8-0
b. Request:	<u>From:</u> "E" Neighborhood Commercial <u>To:</u> "A-5" One Family		
7. ZC-19-166	Address: 2008, 2020 Sycamore School Rd. Owner: CORALDANE HAMRICK Acres: 1.00	Council District 8	Continued for 30 days upon Applicant's Request
a. Applicant/Agent:	Peloton Land Solutions/ Kyle Kattner		7-1
b. Request:	<u>To:</u> Add Conditional Use Permit (CUP) for automatic car wash facility in "E" Neighborhood Commercial; site plan included		
8. ZC-19-167	Address: 7701 Summer Creek Dr. Owner: COLUMBUS TRAIL-94 LTD Acres: 0.71	Council District 6	Recommended for Approval
a. Applicant/Agent:	Pope, Hardwicke, Christie, Schell, Kelly & Taplett, LLP		9-0
b. Request:	<u>To:</u> Amending PD 246 to add auto repair use; site plan included		

9. ZC-19-168	Address: 4649 Keller Haslet Rd Owner: KEVIN & JOHN CONLEY Acres: 2.30	Council District 7	Recommended for Approval
a. Applicant/Agent:	Wier Associates/Jake Fears		9-0
b. Request:	<u>From:</u> "A-10" One-Family, "I" Light Industrial <u>To:</u> "R2" Townhouse/Cluster		
10. ZC-19-169	Address: 1221 E. Broadway Ave. Owner: TRU DEFINITION LLC Acres: 0.14	Council District 8	Recommended for Approval
a. Applicant/Agent:	Felipe Neri Garcia		9-0
b. Request:	<u>From:</u> "J" Medium Industrial <u>To:</u> "A-5" One Family		
11. ZC-19-170	Address: 2902 Refugio Ave. Owner: CAROL BROOKS Acres: 0.32	Council District 2	Recommended for Approval
a. Applicant/Agent:	Jody Howard		9-0
b. Request:	<u>From:</u> "CF" Community Facilities <u>To:</u> "A-5" One Family		
12. ZC-19-171	Address: 12460 Northwest Highway 287 Owner: 287 WILLOW SPRINGS STORAGE, LP Acres: 2.50	Council District 7	Recommended for Approval
a. Applicant/Agent:	Christopher J. Ludwig		9-0
b. Request:	<u>From:</u> PD1009 <u>To:</u> "I" Light Industrial		
13. ZC-19-172	Address: 7400-9000 Blocks NW Highway 287 (south side) Owner: NTP35 LP Acres: 151.4	Council District 2	Continued for 30 days upon Applicant's Request
a. Applicant/Agent:	Steve McKeever		9-0
b. Request:	<u>From:</u> "AG" Agricultural/I-35 Overlay <u>To:</u> "I" Light Industrial/I-35 Overlay		
14. SP-19-016	Address: 5369 Sycamore School Rd. Owner: SUMMER CREEK STATION LLC Acres: 1.09	Council District 6	Recommended for Approval
a. Applicant/Agent:	Kimley-Horn & Associates Inc./John Ainsworth		9-0
b. Request:	<u>To:</u> Required Site Plan for PD 471 for restaurant with drive-through		
15. ZC-19-173	Address: 7400-8700 blocks NW Highway 287 (north side) Owner: NTP35 LP Acres: 37.7	Council District 7	Continued for 30 days upon Applicant's Request
a. Applicant/Agent:	Steve McKeever		9-0
b. Request:	<u>From:</u> "I" Light Industrial/ I-35 Overlay <u>To:</u> "UR" Urban Residential/ I-35 Overlay		

<p>16. ZC-19-175</p>	<p>Address: 400 blocks N. Hampton, N. Nichols, & Wall Streets & 1200 block E. Peach Street Owner: CENTALINE/LEGACY CAPITAL/TESTAROSSA/TRINITY BLUFF Acres: 1.54</p>	<p>Council District 9</p>	<p>Recommended for Approval</p>
<p>a. Applicant/Agent: b. Request:</p>	<p>Pope, Hardwicke, Christie, Schell, Kelly & Taplett LLP <u>From:</u> "D" High Density Multifamily, "G" Intensive Commercial and "MU-1" Low Intensity Mixed-Use <u>To:</u> "PD/H" Planned Development for all uses in Central Business District and the Downtown Urban Design District overlay with a 10-story height limit; site plan waiver requested</p>	<p>9-0</p>	
<p>17. ZC-19-176</p>	<p>Address: 2919- 3009 (odds) Race St; 3000, 3004, 3008 McLemore Ave. Owner: 2925 RACE LLC Acres: 1.91</p>	<p>Council District 9</p>	<p>Recommended for Approval</p>
<p>a. Applicant/Agent: b. Request:</p>	<p>Enviktus/Chad Colley <u>To:</u> Amend PD 1181 to add brewery, winery, and distillery; site plan waiver requested</p>	<p>9-0</p>	
<p>18. ZC-19-177</p>	<p>Address: 7701 Summer Creek Dr. Owner: COLUMBUS TRAIL-94 LTD Acres: 2.55</p>	<p>Council District 6</p>	<p>Recommended for Approval</p>
<p>a. Applicant/Agent: b. Request:</p>	<p>Pope, Hardwicke, Christie, Schell, Kelly & Taplett LLP <u>To:</u> Amend PD 246 to add car wash facility; site plan included</p>	<p>9-0</p>	
<p>19. ZC-19-179</p>	<p>Address: 11600-11800 blocks South Freeway (I-35W) Owner: TFG Burleson LP Acres: 16.6</p>	<p>Council District 6</p>	<p>Recommended for Approval</p>
<p>a. Applicant/Agent: b. Request:</p>	<p>Ascendant Commercial/Steven Bradford <u>From:</u> "AG" Agricultural <u>To:</u> "I" Light Industrial</p>	<p>9-0</p>	
<p>20. ZC-19-180</p>	<p>Text Amendment/Small Box Discount Store</p>	<p>Council District All</p>	<p>Recommended for Approval</p>
<p>a. Applicant/Agent: b. Request:</p>	<p>City of Fort Worth Planning & Development Department An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as Amended, Codified as Appendix "A" of the code of the City of Fort Worth, by amending:</p> <ul style="list-style-type: none"> • Article 1 "Standards for Selected Uses", of Chapter 5, "Supplemental Use Standards", to add Section 5.151 "Store, Small Box Discount" to provide for Small Box Discount Stores; • Amend Chapter 4, "District Regulations", Section 4.803 "Nonresidential District Use Table", and; • Add Section 4.1203 "Form-Based District Use Table" to provide for Zoning Districts where Small Box Discount Stores are allowed by Conditional Use Permit, and; • Amend Chapter 9 "Definitions" to add a definition for Small Box Discount Store 	<p>9-0</p>	

To review the proposed amendments: <http://fortworthtexas.gov/zoning/cases/>

Adjournment: **3:10 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.

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.