



**ZONING COMMISSION  
AGENDA**

Wednesday March 04, 2020  
 Work Session 11:30 AM  
 Development Conference Room (Lower Level 1201)  
 Public Hearing 1:00 PM  
 City Council Chambers  
 2<sup>nd</sup> Floor – City Hall  
 200 Texas St.  
 Fort Worth, Texas 76102

COMMISSION MEMBERS:

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

I. WORK SESSION / LUNCH 11:30 AM Development Conference Room (Lower Level 1201)

- |  |                  |
|--|------------------|
| A. Briefing: Previous Zoning Actions by City Council | Staff            |
| B. Review: Today's Cases                             | Staff            |
| C. Presentation on Floodplain Policy                 | Stormwater 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, APRIL 7, 2020 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- |  |             |
|--|-------------|
| A. Call to Order   |             |
| B. Recognition of outgoing Commissioner Jennifer Trevino | Chair       |
| C. Approval of Meeting Minutes of February 12, 2020      | _____ Chair |

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

D. CONTINUED CASES

1. ZC-19-192 NORTH PRESIDIO, LLC 9200-9400 Blocks Tehama Ridge Pkwy 15.98 ac.  CD 7	Continued for 30 days upon Applicant's Request
	7-0
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	
E. NEW CASES	
2. ZC-20-021 ELVIRA RIOS 3905 Galvez Ave. 0.16 ac.  CD 8	Recommended for Approval as Amended No New Constuction
a. Applicant/Agent: Elvira Rios	7-0
b. Request: From: "B" Two-Family To: PD/B Planned Development for all uses in "B" Two-Family plus three units on one lot; site plan waiver requested	
3. ZC-20-022 DESIGN WORK PRO LLC 705 East Jefferson Ave 0.14 ac. CD 8	Recommended for Approval
	7-0
a. Applicant/Agent: Roxanna Castillon-Trevino	
b. Request: From: "J" Medium Industrial	
To: "B" Two-Family	
4. SP-20-006 ALNA PROPERTIES II, LLC 2735 Purington Ave. 0.169 ac. CD 8	Recommended for Approval
	7-0
a. Applicant/Agent: Kevin Schuman/Schuco Renovations	
b. Request: Amend site plan for PD 1020 to reduce parking count	
5. ZC-20-023 YUN KYONG CHU 4001 Fain St 5.07 ac. CD 4	Recommended for Approval
	7-0
a. Applicant/Agent: Justin Light/Pope Hardwicke, Chrislie, Schell, Kelly & Taplett LLP	
b. Request: From: "D" High Density Multifamily To: "PD/D" Planned Development for all uses "D" High Denisty Multifamily with waivers to projected front yard, open space, parking location, dumpster and accessory building setbacks, screening fence, fence location, parking lot landscape islands, parking lot screening and height; site plan included	
6. ZC-20-024 RAFAEL & CLAUDIA LEAL 3116 Haynie St 0.48 ac. CD 5	Recommended for Approval
	7-0
a. Applicant/Agent: Andy Bearden	
b. Request: From: "MU-1" Low Density Mixed-Use	
To: Add Conditional Use Permit (CUP) to allow for cabinet construction; site plan included	

7. ZC-20-025	JLJ INVESTMENTS	301 East Rendon Crowley Rd	1.83 ac.	CD 6	Recommended for Approval
					7-0
	a. Applicant/Agent:	Jacob Petrie			
	b. Request:	From: "E" Neighborhood Commercial To: Add Conditional Use Permit (CUP) to allow for a car wash facility; site plan included			
8. ZC-20-026	CUSTER COMMONS LP	8681 N. Beach	15.35 ac.	CD 4	Recommended for Approval
	a. Applicant/Agent:	Senior Housing Investment Partners 1, LLC			
	b. Request:	From: "E"-Neighborhood Commercial To: "PD/D" Planned Development for all uses in "D" High Density Multifamily with waivers to (MFD) Multifamily Development Submittal, parking, height and screening fence; site plan included			
					6-1
9. ZC-20-027	TEXAS WESLEYAN UNIVERSITY, SEBASTIAN SALAZAR, GLORIA SALAZAR	3222, 3226, 3228 E Rosedale St; 3217, 3221, 3231, 3235 Ave G	1.07 ac.	CD 8	Recommended for Approval
					7-0
	a. Applicant/Agent:	Mary Nell Poole - Townsite			
	b. Request:	From: "MU-1" Low Intensity Mixed-Use To: "MU-2" High Density Mixed-Use			
10. ZC-20-028	HPC REVELSTOKE RESIDENTIAL, LTD	9500 Block of Blue Mound Rd	1.90 ac.	CD 2	Recommended for Approval
					7-0
	a. Applicant/Agent:	Jace Motheral			
	b. Request:	From: "D" High Density Multifamily To: "F" General Commercial			
11. ZC-20-029	TOTAL E & P USA REAL ESTATE, LLC	6700 block Hatch Rd	7.26 ac.	CD 7	Recommended for Approval
					7-0
	a. Applicant/Agent:	JDJR Engineers & Consultants, Inc. / Jim Dewey, Jr., PE			
	b. Request:	From: "AG" Agricultural To: "A-5" One-Family			

Adjournment: 1:45pm

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](mailto: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](mailto: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.