



**ZONING COMMISSION
AGENDA**

**Wednesday January 08, 2020
Work Session 12:30 PM
City Council Conference Room 290
Public Hearing 2:00 PM
City Council Chambers
2nd Floor – City Hall
200 Texas St.
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

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

I. WORK SESSION / LUNCH 12:30 PM City Council Conference Room 290

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

II. PUBLIC HEARING 2:03 PM City Council Chambers

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, FEBRUARY 04, 2020 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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| A. Call to Order | |
| B. Approval of Meeting Minutes of December 11, 2019 | <u> </u> Approve <u> </u> Chair |

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

C. CONTINUED CASES

1. ZC-19-172 NTP35 LP 7400-9000 Blocks NW Highway 287 (south side) 151.49 ac. CD 2	Recommended for Approval as Amended to PD/G with for 60 ft. setback, 40 ft. landscape buffer, masonry wall; site plan waiver and PD/I same development standards; site plan required 8-0
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- a. Applicant/Agent: Steven McKeever
- b. Request: From: "AG" Agricultural / I-35 Overlay
To: "I" Light Industrial and "G" Intensive Commercial/
I-35 Overlay

2. ZC-19-173 NTP35 LP 7400-8700 Blocks NW Highway
287 (north side) 109.74 ac. CD 7

Recommended for
Approval
8-0

- a. Applicant/Agent: Steve McKeever
- b. Request: From: "I" Light Industrial/I-35 Overlay
To: "UR" Urban Residential and "G" Intensive
Commercial/I-35 Overlay

3 ZC-19-191 SOUTH FORT WORTH BAPTIST CHURCH
800 Blocks W. Fogg & W. Pafford St.
0.80 ac. CD 9

Case was
withdrawn

- a. Applicant/Agent: Kelly Hart & Hallman/ Ray Oujesky
- b. Request: From: "CF" Community Facilities To: "MU-
1" Low Intensity Mixed-Use

***This case has been withdrawn by the applicant. No
public hearing will be held.***

D. NEW CASES

4. ZC-19-139R RIDGLEA 54 LLC 6000 Malvey Ave.
0.14 ac. CD 3

Recommended for
Approval
8-0

- a. Applicant/Agent: Chase Peterson
- b. Request: From: "B" Two Family To: "PD/E"
Planned Development limited to office plus one residential
unit; site plan waiver requested

5. ZC-19-188 SHABAN REAL ESTATE HOLDINGS, LLC
7913 Doreen Ave. 0.17 ac. CD 3

Continued for 30 days
upon Commission's
request
8-0

- a. Applicant/Agent: Peak Construction Group/Todd
Bowers
- b. Request: From: "CF" Community Facilities/NASJRB
"AO" Overlay To: "B" Two Family/NASJRB "AO" Overlay

6. ZC-19-199 WILLIAM SOUDER ESTATE 3300
Raider Dr. 10.19 ac. CD 5

Recommended for
Approval
8-0

- a. Applicant/Agent: Texas Land Use/Dennis Hopkins
- b. Request: From: "AG" Agricultural To: "I" Light
Industrial

7. ZC-20-001 CHISOLM TRAIL WEST, LLC
8800-9100 Blocks Brewer Blvd. 23.8 ac.
CD 6
Continued for 30 days upon Applicant's request
8-0
- a. Applicant/Agent: Dunaway Associates LP/Donald Hemphill
b. Request: From: "G" Intensive Commercial To: PD/C Planned Development for all uses in "C" Medium Density Multifamily; site plan required
8. ZC-20-002 CFI FARM PROPERTIES, LLC 9200-9500 Blocks Saginaw Blvd.; 7800 Block Wagley Robertson Rd. 145.16 ac. CD 7
Recommended for Approval
8-0
- a. Applicant/Agent: VLMC INC
b. Request: From: "AG" Agricultural, "A-10" One-Family, "A-7.5" One Family, "E" Neighborhood Commercial To: "A-5" One-Family
9. ZC-20-003 CFI FARM PROPERTIES, LLC 8000-8100 Blocks Wagley Robertson Rd. 19.06 ac. CD 7
Recommended for Approval
8-0
- a. Applicant/Agent: VLMC INC
b. Request: From: Unzoned, "AG" Agricultural To: "A-7.5" One-Family, "A-5" One Family
c. This case to be heard by the City Council on February 18, 2020
10. ZC-20-004 JULIA ROBERTSON-WEBB AND RAY HUNT 8705 and 8707 Township Ct. 0.32 ac. CD 7
Recommended for Approval
8-0
- a. Applicant/Agent: Julia Robertson Webb
b. Request: From: "A-5" One Family To: PD/A-5 Planned Development for "A-5" One Family to allow a single-family attached dwelling unit; site plan waiver requested
11. ZC-20-005 SCOTT GOAT FARM, LLC 4851 & 4901 Scott Rd. 7.28 ac. CD 7
Recommended for Approval
8-0
- a. Applicant/Agent: Greystar GP II LLC/Lance Hanna
b. Request: From: "UR" Urban Residential To: "PD/C" Planned Development for all uses in "C" Medium Density Residential with development standards and waivers to height, parking, setbacks, open space, density, fencing, signage, urban forestry and garbage collection location ; site plan included
c. This case to be heard by the City Council on January 14, 2020

12. ZC-20-006 OSCAR TRUJILLO 11701 Mosier Valley Rd. 0.56 ac. CD 5 Recommended for Approval 8-0

- a. Applicant/Agent: Oscar Trujillo
- b. Request: From: "AG" Agricultural To: PD/I Planned Development for "I" Light Industrial plus semi-truck parking & light maintenance without a primary use; excluding the following uses: bar, tavern, cocktail lounge, club, private or teen, dance hall, club, commercial or business, massage parlor, sexually oriented business, theater, drive-in, movie theater or auditorium, tattoo parlor; site plan waiver requested

13. SP-20-002 FW WATERSIDE LAND LLC 3996 Bryant Irvin Rd. 11.2 ac. CD 3 Recommended for Approval 8-0

- a. Applicant/Agent: Kimley-Horn/Cody
- b. Request: To: Amend site plan for PD 999D

14. ZC-20-008 JAMES PARKER MCCULLEY 4900 – 5000 block Parker Henderson Rd. 36.27 ac. CD 5 Recommended for Approval 8-0

- a. Applicant/Agent: Robert C. Dye
- b. Request: From: "AG" Agricultural To: "J" Medium Industrial

15. ZC-20-009 MOORE/KEY 22//PINON/ADNA & 828 PROP./ ET AL 2800 Blocks Forest Park Blvd. & Wayside Ave. 3.17 ac. CD 9 Continued for 30 days upon Applicant's request 8-0

- 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

16. ZC-20-010 PATE RANCH LAND/PATE RANCH SINGLE FAMILY Generally bounded by Tavolo Pkwy., Chisholm Trail Pkwy., Columbus Trail, Bryant Irvin Rd. and Winterbloom Way 150.2 ac. CD 6 Recommended for Approval 8-0

- a. Applicant/Agent: Dallas Cothrum Masterplan
- b. Request: From: "A-5" One Family To: PD/A-5 Planned Development for all uses in "A-5" One Family to allow 60% lot coverage; site plan waiver requested

17. ZC-20-011 NTP35 LP 8000 - 8300 Blocks Horseman & Harmon Rd. 20.11 ac. CD 2 Recommended for Approval 8-0

- a. Applicant/Agent: Brandon Middleton
- b. Request: From: "AG" Agricultural To: PD/D Planned Development for all uses in "D" High Density Multifamily plus cottage community with waivers to Muti Family Development (MFD)

submission and certain standards, site plan included for cottage community only

Adjournment: 4:56 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.