

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Fort Worth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Wednesday, December 01, 2010 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas



ZONING COMMISSION

AGENDA

**Wednesday, December 8, 2010
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

Neftali Ortiz, CD 2, Chair	_____	Stephanie Spann, CD 6	_____
Ann Zadeh, CD 1, Vice Chair	_____	Nick Genua, CD 7	_____
Jackson Wilson, CD 3	_____	Ramon Romero, CD 8	_____
Charles Edmonds, CD 4	_____	Gaye Reed, CD 9	_____
Maurice Barnes, CD 5	_____		

I. WORK SESSION 9:00 AM Pre-Council Chamber

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

II. PUBLIC HEARING 10:00 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON JANUARY 4, 2011 AT 7:00 P.M. UNLESS OTHERWISE STATED.

The Zoning Commission may break for lunch and a staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and will reconvene at approximately 1:00 P.M. if a break is taken.

Discussions: None

- A. Call to Order..... Chair
- B. Approval of November 10, 2010 Meeting Minutes _____
- C. Continued Cases:

1. ZC-10-133 S.J. THORNHILL PARTNERSHIP 12000 block of Trinity Blvd. 17.71 ac. CD 5

- a. Applicant/Agent: F.P. Greenhaw III/Steve Hawkins
- b. Request: *From*: "E" Neighborhood Commercial and "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, and
 - Maximum Dwelling Units per Structure: no individual dwelling units will exceed a maximum of six attached dwelling units; site plan waived

To: Amend PD 778 to add additional property and to include a minimum and maximum front yard setback of 10 to 30 feet, not to project; site plan waiver requested

2. ZC-10-178 GREAT DANE HOLDINGS LLC 4621 Geddes 0.19 ac. CD 7

- a. Applicant/Agent: Jim Schell
- b. Request: *From*: "B" Two-Family *To*: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial excepting certain uses; site plan required

3. SP-10-009 GREAT DANE HOLDINGS LLC 4605-4621 Geddes and 4616 Diaz 1.12 ac. CD 7

- a. Applicant/Agent: Jim Schell
- b. Request: Site Plan for "PD-805" Planned Development for E uses, excepting certain uses

4. ZC-10-180 CITY OF FORT WORTH PLANNING & DEVELOPMENT Generally bounded by Old Denton Rd, High School Dr, Alta Vista Rd, & Golden Triangle Blvd; AX 007-006
360.37 ac. CD 2

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From*: Unzoned *To*: "A-43" One-Family, "A-10" One-Family "MH" Manufactured Housing, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "I" Light Industrial and "PD/SU" Planned Development/Specific Uses (11855 Alta Vista uses are warehouse, outdoor storage, greenhouse, show room, retail sales, office, and up to 15 temporary portable storage containers not to exceed 6 months use in a 12 month period; 11865 Alta Vista uses are landscaping and construction contractor yard, greenhouse/nursery with plant sales, beauty shop and pest elimination services), site plan waiver requested

D. New Cases:

5. ZC-10-186 SAI BUSINESS ASSOCIATES INC. 7020 W. Vickery Blvd. 0.33 ac. CD 3

- a. Applicant/Agent: Bhaskar Pabba
- b. Request: *From*: "E" Neighborhood Commercial *To*: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouse; site plan waiver requested

6. ZC-10-187 REGINALD WILSON 4503 Mansfield Hwy. 0.81 ac. CD 5

- a. Applicant/Agent: Emad Abati
- b. Request: *From*: "E" Neighborhood Commercial *To*: "FR" General Commercial Restricted

7. ZC-10-188 CITY OF FORT WORTH PLANNING & DEVELOPMENT NORTHSIDE
NEIGHBORHOOD PHASE 2 Generally bounded by McKinley Avenue, NW 28th Street,
Lincoln Avenue, and Park Street 429.04 ac. CD 2

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From*: "A-5" One-Family, "B" Two-Family, "B/HC" Two-Family/Historic & Cultural Overlay, "CR" Low Density Multifamily, "C" Medium Density Multifamily, "C/DD" Medium Density Multifamily/Demolition Delay, "D" High Density Multifamily, "CF" Community Facilities, "E" Neighborhood Commercial, "E/DD" Neighborhood Commercial/Demolition Delay, "FR" General Commercial Restricted, "F" General Commercial, "I" Light Industrial, "I/DD" Light Industrial/Demolition Delay, and PD's 39 and 777 *To*: "A-5" One-Family, "A-5/HC" One-Family/Historic & Cultural Overlay, "A-5/DD" One-Family/Demolition Delay, "B" Two-Family, "CR" Low Density Multifamily, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, and "FR" General Commercial Restricted

8. ZC-10-189 CITY OF FORT WORTH PUBLIC EVENTS WILL ROGERS AREA Generally
bounded by Montgomery Street, Camp Bowie Boulevard, University Drive, and Harley
Ave. 152.36 ac. CD 7

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From*: "A-5" One-Family, "A-5/DD" One-Family/Demolition Delay, "C" Medium Density Multifamily, "CF" Community Facilities, "E" Neighborhood Commercial, "J" Medium Industrial, and "K" Heavy Industrial *To*: "PD/CF" Planned Development for all uses in "CF" Community Facilities plus alcohol sales, "PD/CF/DD" Planned Development for all uses in "CF" Community Facilities plus alcohol sales and retaining Demolition Delay, "PD/I" Planned Development for all uses in Light Industrial, including certain uses and excluding certain uses, and "PD/I/DD" Planned Development for all uses in Light Industrial, including certain uses and excluding certain uses and retaining Demolition Delay; site plan waiver requested

9. ZC-10-190 CITY OF FORT WORTH PLANNING & DEVELOPMENT TEXT AMENDMENT: IH 35
DESIGN DISTRICT TEXT & MAP AMENDMENT CD ALL

- a. Applicant/Agent: City of Fort Worth
- b. Request: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of the City of Fort Worth, by amending:
 - Article 12 "Urban Design Districts", of Chapter 4, "District Regulations" to add a new section, Section 4.1300 "I-35W Design ("I35W") Overlay District, providing for Design Standards and Guidelines for New Construction in the I35W Design Overlay District, and;
 - To require a Certificate of Appropriateness for New Construction in the I35W Design Overlay District; and;

- To provide for Administrative Approval of Certificate of Appropriateness under certain circumstances, and;
- To provide an Appeal Process

Link: <http://www.fortworthgov.org/planninganddevelopment/zoningcommission.aspx>

10. ZC-10-191 CITY OF FORT WORTH PLANNING & DEVELOPMENT TEXT AMENDMENT: BOAT DOCKS, PIERS, AND BOAT HOUSES CD ALL

- Applicant/Agent: City of Fort Worth
- Request: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of the City of Fort Worth, by amending:
 - Article 3, "Accessory Uses" of Chapter 5, "Supplemental Use Standards" to add a new section, Section 5.308, "Docks, Piers and Boat Houses" to regulate Residential Docks and Boat Houses; and
 - To amend Chapter 9, "Definitions" to add new definitions related to Docks, Piers and Boat Houses

Link: <http://www.fortworthgov.org/planninganddevelopment/zoningcommission.aspx>

11. ZC-11-001 HOUSING FINANCE CORPORATION 5240 Wooten Dr., & 5250 Wonder Dr. 3.60 ac. CD 6

- Applicant/Agent: City of Fort Worth
- Request: *From*: "E" Neighborhood Commercial To: "MU-1" Low Intensity Mixed Use
- This case will be heard by City Council on December 14, 2010

ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

The Fort Worth City Hall and Pre-Council Chambers are wheelchair accessible. Access to the building and special parking are available on the south side of the building off of Texas Street. Persons requiring special accommodations, sign interpretive services, Spanish translation, or large print may call 817-392-8028, FAX 817-392-7526, or call TDD 1-800-RELAY-TX at least 72 hours (three working days) prior to the meeting so that appropriate arrangements can be made.

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.