



ZONING COMMISSION

DECEMBER AGENDA

**Wednesday, December 10, 2008
1000 Throckmorton
City Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

Neftali Ortiz, CD 2, Chairman	<u> P </u>	Stephanie Spann, CD 6	<u> P </u>
Jackson Wilson, CD 3, Vice Chairman	<u> P </u>	William Greenhill, CD 7	<u> P </u>
Ann Zadeh, CD 1	<u> P </u>	Jesse Kemp, CD 8	<u> P </u>
Jerre Miller, CD 4	<u> P </u>	Gaye Reed, CD 9	<u> P </u>
Maurice Barnes, CD 5	<u> P </u>		

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 City Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON JANUARY 6, 2009 AT 7:00 P.M. UNLESS OTHERWISE STATED.

The Zoning Commission will 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.

Presentations: Briefing on Lake Worth Vision workshop.

- A. Call to Order..... Chairman
- B. Approval of November 12, 2008 Meeting Minutes 9-0
- C. Continued Cases:

1. ZC-08-101 CITY OF FORT WORTH 5613 through 5637 (odds) Birchman Avenue Acres 1.0		
	CD 7	
a. Applicant/Agent: Planning and Development Department		DENIED
b. Request: <i>From: "A-5" One Family District and "C" Medium Density Multifamily</i>		9-0

District To: "ER" Neighborhood Commercial Restricted District

2. ZC-08-154 TEXT AMENDMENT: MANUFACTURED HOUSING DISTRICT
CD ALL

APPROVED
9-0

- a. Applicant/Agent: Planning & Development Department
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:

Section 4.202 "Manufactured Housing ("MH") District of Chapter 4, "District Regulation" to amend setbacks, height, lot area, paving, and other property development standards, and;

Section 5.129 "Recreational Vehicle Park" District of Chapter 5, "Supplemental Use Standards" to add regulations related to setbacks, height, lot area, paving, and other property development standards.

3. ZC-08-174 JAMES AYERS/RIVER DISTRICT HOLDINGS. LLC 357, 359, 407, 409 Foch Street; 2740 Merrimac; 2729 Azalea Avenue; and 2700 block of Mercedes Avenue Acres 2.73 CD 9

CONTINUED
30 DAYS
9-0

- a. Applicant/Agent: Gideon Toal
b. Request: *From:* "R2" Townhouse/Cluster District *To:* "MU-1" Low Intensity Mixed Use District
c. City Council Hearing 12/16/2008

D. New Cases:

4. ZC-08-153 DORSEY INT. LLC 2800 block of Merida, 2800 block of Lubbock, 2711 W. Cantey Acres 3.17
CD 9

CONTINUED
60 DAYS
9-0

- a. Applicant/Agent:
b. Request: *From:* "B" Two Family District and "C" Medium Density Multifamily District *To:* "PD/MU-1" Planned Development for "MU-1" Low Intensity Mixed Use District to include residential only. Site plan required.
c. City Council Hearing 12/16/2008

5. ZC-08-186 TEXT AMENDMENT: URBAN FORESTRY
CD ALL

- a. Applicant/Agent: Planning & Development Department
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:

APPROVED AS
AMENDED
18" DIAMETER FOR
POST OAKS; 27"
DIAMETER FOR
OTHER
SIGNIFICANT
TREES
9-0

Chapter 2, "Review Bodies" to delete Section 2.105 "Urban Forestry Board" and add the duties of the Urban Forestry Board to Section 2.102 "Urban Design Commission" and to add Forestry experience to the qualifications of members, and;

Chapter 6, "Development Standards" to delete subsection K of Section 6.301 "Landscaping" and re-letter the remaining subsections, to add a new

section, Section 6.302 entitled "Urban Forestry" to include and revise the contents of subsection K related to tree coverage, preservation, planting and maintenance.
 c. City Council Hearing 12/16/2008

6. ZC-08-188 Acres	JACK 2199 INC. CD 2	2000 Jacksboro Hwy.	1.4	DENIED 7-2
a. Applicant/Agent: Jim Schell b. Request: <i>From:</i> "E" Neighborhood Commercial District <i>To:</i> "PD/E" Planned Development for all uses in "E" Neighborhood Commercial District plus auto sales and service. Site plan waiver requested.				
7. ZC-08-189 0.28 Acres	ERIC SEAL CD 3	6573 Greenway Road and 3301-3303 Tex. Blvd.		APPROVED 9-0
a. Applicant/Agent: Eric Seal b. Request: <i>From:</i> "B" Two Family District <i>To:</i> "PU/SU" Planned Development/Specific Use for an existing triplex. Site plan waiver requested.				
8. ZC-08-190 Acres	EL MANANTIAL LLC CD 8	621 Parkdale Dr.	0.31	CONTINUED 30 DAYS 9-0
a. Applicant/Agent: Ramon Gonzalez b. Request: <i>From:</i> "PD-329" Planned Development for a Group Home II, a congregate living facility for transitional housing for indigent persons. Site plan required. <i>To:</i> "B" Two Family District				
9. ZC-08-191 Acres	KP COMMERCIAL HOLDINGS LLC CD 9	1100 Foch St.	0.597	APPROVED 9-0
a. Applicant/Agent: Jim Schell b. Request: <i>From:</i> "MU-2" High Intensity Mixed Use District <i>To:</i> "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed Use District plus winery. Site plan waiver requested.				
10. ZC-08-192 CD 3	JV LEGGETT INC.	3320 Lackland Road	0.63 Acres	CONTINUED 60 DAYS 9-0
a. Applicant/Agent: Patti Leggett b. Request: <i>From:</i> "A-5" One Family District <i>To:</i> "I" Light Industrial District				
11. ZC-08-194 Acres	RFM INC./BILL WISDOM CD 3	4309 U.S. Hwy. 377	0.43	APPROVED 9-0 WITH WAIVERS INCLUDING NOT TO REQUIRE 75% OF LANDSCAPING IN FRONT YARD
a. Applicant/Agent: Stanley Don Everett b. Request: <i>From:</i> "E" Neighborhood Commercial District <i>To:</i> "PD/E" Planned Development for Neighborhood Commercial District plus RV Sales. Site plan included.				
12. ZC-08-195	CITY OF FORT WORTH PLANNING & DEVELOPMENT	8800 - 8900 block Boat Club Road, 9400 - 9500 block Park Drive, 6000 - 6200 block of W. Bailey Boswell Road	Acres 193.07 CD 7	APPROVED 9-0
a. Applicant/Agent: Planning & Development b. Request: <i>From:</i> Unzoned <i>To:</i> "AG" Agricultural District, "A-43" One Family				

District, "A-10" One Family District, "R-1" Zero Lotline/Cluster District, "C" Multi-Family District, "CF" Community Facilities District, "E" Neighborhood Commercial District, and "G" Intensive Commercial District			
13. ZC-08-196	CITY OF FORT WORTH PLANNING & DEVELOPMENT	North of W. Bowie Street, east of Travis Avenue, south of Page Street, and west of Jennings Avenue Acres 28.47 CD 9	APPROVED AS AMENDED 9-0 CONTINUED 60 DAYS 2941, 2945 HEMPHILL
a. Applicant/Agent: Planning & Development			
b. Request: <i>From:</i> "A-5" One Family District, "B" Two Family District, "ER" Neighborhood Commercial Restricted District and "F" General Commercial District <i>To:</i> "A-5" One Family District, and "E" Neighborhood Commercial District			
14. ZC-08-197	CITY OF FORT WORTH AVIATION DEPARTMENT	South of Northwest Loop 820, west of N. Main Street, north of Long Avenue, and east of Angle Avenue Acres 835.6 CD 2	CONTINUED 60 DAYS 9-0
a. Applicant/Agent: Aviation Department			
b. Request: <i>From:</i> "AG" Agricultural District, "A-5" One Family District, "B" Two Family District, "E" Neighborhood Commercial District, "I" Light Industrial District and "J" Medium Industrial District <i>To:</i> "A-5" One Family District, "I" Light Industrial District and "PD/I" Planned Development for all uses in "I" Light Industrial plus aviation related uses and excluding bars/nightclubs, junkyards, recycling facilities, motels, sexually oriented businesses and tattoo parlors. Site plan waiver requested.			
15. ZC-08-198	CITY OF FORT WORTH PLANNING & DEVELOPMENT	South of Keller Hicks Road, west of US 377, north of Golden Triangle Boulevard, and east of Kenny Drive Acres 177.8 CD 2	APPROVED 9-0
a. Applicant/Agent: Planning & Development			
b. Request: <i>From:</i> Unzoned <i>To:</i> "A-10" One Family District, "MH" Manufactured Home District, "E" Neighborhood Commercial District, and "I" Light Industrial District			
16. ZC-08-199	CITY OF FORT WORTH PLANNING & DEVELOPMENT	South of Westport Parkway, west of US 377, north of Caylor and Carrotwood, and east of Angelfood and Caylor Acres 534.4 CD 2	APPROVED 9-0
a. Applicant/Agent: Planning & Development			
b. Request: <i>From:</i> Unzoned <i>To:</i> "A-21" One Family District, "A-10" One Family District, "CF" Community Facilities District and "I" Light Industrial District			
17. ZC-08-200	RIDGLEA CONGREGATION OF JEHOVAH'S WITNESSES	4500 Old Benbrook Road Acres 2.99 CD 3	APPROVED 9-0
a. Applicant/Agent: Bryce Schirner			
b. Request: <i>From:</i> "PD-200" Planned Development for an industrial warehouse and office display <i>To:</i> "CF" Community Facilities District			

ADJOURNMENT:

12:18

ASSISTANCE AT THE PUBLIC MEETINGS:

The Fort Worth City Hall and 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.