



ZONING COMMISSION

MARCH DECISIONS

**Wednesday, March 11, 2009
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
- C. Presentation: Proposed Changes to Conservation Overlay Districts ("CD")

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 APRIL 7, 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.

Presentation: Sustainable Development Task Force Update

- A. Call to Order..... Chairman
- B. Approval of February 11, 2009 Meeting Minutes 9-0
- C. Continued Cases:

1. ZC-08-186 CITY OF FORT WORTH PLANNING & DEVELOPMENT TEXT AMENDMENT/ URBAN FORESTRY CD ALL

a. Applicant/Agent: Planning & Development Department

RECOMMENDED FOR

<p>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: 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. Council hearing 3/24/09</p>	<p>APPROVAL 9-0</p>
<p>2. ZC-08-205 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 900-1300 blocks of Sycamore School Rd. and 7900 block Hemphill St. 61.51 Acres CD 6</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "B" Two Family, "CR" Low Density Multifamily, "C" Medium Density Multifamily, and "E" Neighborhood Commercial <i>To:</i> "A-5" One Family and "CF" Community Facilities</p>	<p>RECOMMENDED FOR APPROVAL; CONTINUE 1111 SYCAMORE SCHOOL RD. FOR 30 DAYS 9-0</p>
<p>3. ZC-09-004 BAILEY APARTMENTS, LP 100 block of St. Donovan Street 5.00 Acres CD 7</p> <p>a. Applicant/Agent: James Schell b. Request: <i>From:</i> "C" Medium Density Multifamily <i>To:</i> "MU-1" Low Intensity Mixed Use</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>4. ZC-09-006 BILLIONAIRE 88 LTD. & BEN GREGORY 1500 and 1700 East Bonds Ranch Road 58.09 Acres CD 7</p> <p>a. Applicant/Agent: Ben Harrison b. Request: <i>From:</i> "AG" Agricultural <i>To:</i> "I" Light Industrial</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>D. New Cases:</p>	
<p>5. ZC-09-017 JIM AND NORMA RISCKY 2620, 2622, and 2701 Hanna Ave. 0.87 Acres CD 2</p> <p>a. Applicant/Agent: Walley Culps b. Request: <i>From:</i> "B" Two Family and "C" Multi Family <i>To:</i> "I" Light Industrial</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>6. ZC-09-019 ESTATE OF M. N. HATTARKI 174 Sycamore School Rd. 0.5 Acres CD 6</p> <p>a. Applicant/Agent: Toby Copeland b. Request: <i>From:</i> "A-5 One Family" <i>To:</i> "ER" Neighborhood Commercial Restricted</p>	<p>RECOMMENDED FOR APPROVAL 8-1</p>
<p>7. ZC-09-020 RADI KHADER 3005 Mansfield Hwy 0.33 Acres CD 8</p> <p>a. Applicant/Agent: Radi Khader b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "FR" General Commercial Restricted</p>	<p>RECOMMENDED FOR DENIAL 8-1</p>

<p>8. ZC-09-021 BASSWOOD DEVELOPMENT LTD. 7301 North Freeway (I-35W) 17.0 Acres CD 2</p> <p>a. Applicant/Agent: Jim Schell b. Request: <i>From:</i> "I" Light Industrial <i>To:</i> "C" Medium Density Multi Family</p>	<p>CONTINUED 30 DAYS 9-0</p>
<p>9. SP-09-002 MARSHALL TILLMAN 1408 and 1412 Montgomery 0.3138 Acres CD 7</p> <p>a. Applicant/Agent: Darin Norman, Townsite Company b. Request: Amend PD661 Site plan to change the original configuration</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>10. ZC-09-022 COURTYARDS AT RIVER PARK 3201 River Park Ln. S. 9.598 Acres CD 3</p> <p>a. Applicant/Agent: Malcolm Street b. Request: <i>From:</i> "D" High Density Multi Family <i>To:</i> "PD/D" Planned Development for High Density Multi Family plus assisted living; site plan included.</p>	<p>CONTINUED 30 DAYS 9-0</p>
<p>11. ZC-09-023 PIYUSH AND JYOTSNA NAIK LLP 2720 NE 28th St. 0.604 Acres CD 2</p> <p>a. Applicant/Agent: Piyush Nuik b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "F" General Commercial</p>	<p>RECOMMENDED FOR DENIAL W/O PREJUDICE 9-0</p>
<p>12. ZC-09-024 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 2101 May Street 0.25 Acres CD 9</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "B" Two Family <i>To:</i> "A-5 One Family"</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>13. ZC-09-025 CITY OF FORT WORTH PLANNING AND DEVELOPMENT NW 2414 26th St. 0.25 Acres CD 2</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "B" Two Family <i>To:</i> "A-5 One Family"</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>14. ZC-09-026 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 1801 Galveston Avenue 0.25 Acres CD 9</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "F" General Commercial <i>To:</i> "A-5 One Family"</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>15. ZC-09-027 CITY OF FORT WORTH PLANNING AND DEVELOPMENT Text Amendment: Conservation Districts CD ALL</p> <p>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: Section 2.102, "Urban Design Commission" of Chapter 2, "Review Bodies", to amend the duties of the Urban Design Commission and revise subsections "E" and "F" related to Conservation Districts; to</p>	<p>CONTINUED 30 DAYS 9-0</p>

change the references to “Design Districts” and delete Mixed Use Growth Centers and Urban Villages; Section 4.100 “Districts Established” to add Design Overlay Districts to Subsection “A”, “Special Purpose Districts”;

Amend in its entirety Article 4 “Conservation (“CD”) Overlay Districts”

ADJOURNMENT: 2:20

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.