



ZONING COMMISSION

MAY DECISIONS

**Wednesday, May 13, 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

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 JUNE 2, 2009 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.

Presentations (at lunch break, if taken, or after adjournment): 1) Proposed amendments to Zoning Ordinance; Landscaping and Accessory Uses 2) Reconvening of Mixed Use Zoning Advisory Group

- A. Call to Order..... Chairman
- B. Approval of April 8, 2009 Meeting Minutes _____
- C. Continued Cases:

1. ZC-09-018 RICHARD SKIPPER 2900, 2904, 2908, 2912 & 2916 Stuart Drive 0.72 Acres	CD 9	RECOMMEND DENIAL WITHOUT
a. Applicant/Agent: Dennis Hopkins		

b. Request: <i>From</i> : "E" Neighborhood Commercial & "PD-715" Planned Development for off street parking <i>To</i> : "PD/E" Planned Development for "E" Neighborhood Commercial uses plus off street parking and outside storage; site plan included	PREJUDICE 9-0
2. ZC-09-036 WATERVIEW ESTATES NORTH, L. P. 4700 through 5200 blocks of E. Loop 820 S. 16.33 Acres CD 5 a. Applicant/Agent: Jacobs Carter & Burgess b. Request: <i>From</i> : "A-5" One Family <i>To</i> : "CR" Low Density Multifamily	RECOMMEND APPROVAL 9-0

D. New Cases:

3. ZC-09-045 2 WINDS PROPERTY LLC 3291 House Anderson Road 1.8 Acres CD 5 a. Applicant/Agent: b. Request: <i>From</i> : "AG" Agricultural <i>To</i> : "I" Light Industrial	RECOMMEND 60 DAY CONTINUANCE UPON APPLICANT'S REQUEST 9-0
4. ZC-09-046 TEXAS CATHOLIC COMMUNITY CREDIT UNION 4312 Town Center Drive 1.71 Acres CD 9 a. Applicant/Agent: JEA/Hydrotech Engineering b. Request: <i>From</i> : "K" Heavy Industrial <i>To</i> : "E" Neighborhood Commercial	RECOMMEND APPROVAL 9-0
5. ZC-09-047 JOSE CARLOS GARCIA 2500 block of Mansfield Highway 0.99 Acres CD 8 a. Applicant/Agent: Jose Carlos Garcia b. Request: <i>From</i> : "E" Neighborhood Commercial <i>To</i> : "I" Light Industrial	RECOMMEND DENIAL 8-1
6. ZC-09-049 PATTI LEGGETT 2725 and 2729 W. 5 th Street 0.38 Acres CD 9 a. Applicant/Agent: Louis Zapata b. Request: <i>From</i> : "MU-2" High Intensity Mixed Use <i>To</i> : "FR" General Commercial Restricted	RECOMMEND DENIAL 9-0
7. ZC-09-050 CHARLES T. BEAVERS 2603 and 2605 Hale Avenue 0.29 Acres CD 2 a. Applicant/Agent: Dennis Hopkins b. Request: <i>From</i> : "A-5" One Family <i>To</i> : "PD/SU" Planned Development/Specific Use for five residential units; site plan included	RECOMMEND DENIAL 9-0
8. ZC-09-051 RANKIN FAMILY LP 7800 South Freeway (I-35W) 1.97 Acres CD 6 a. Applicant/Agent: Justin King b. Request: <i>From</i> : "E" Neighborhood Commercial <i>To</i> : "FR" General Commercial Restricted	RECOMMEND DENIAL 8-0-1
9. ZC-09-052 THOMAS B. BLANTON & KEYSTONE EQUITY PARTNERS, LLC 3600 through 4100 blocks of Angle Avenue 273.13 Acres CD 2	RECOMMEND

<p>a. Applicant/Agent: Jim Schell b. Request: <i>From:</i> "A-5" One Family, "C" Medium Density Multifamily and "CF" Community Facilities <i>To:</i> "I" Light Industrial and "J" Medium Industrial</p>	<p>APPROVAL 9-0</p>
<p>10. ZC-09-053 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 3304 NW 23rd Street 0.17 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>RECOMMEND APPROVAL 9-0</p>
<p>11. ZC-09-054 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 2305 Prospect Avenue 0.16 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>RECOMMEND APPROVAL 9-0</p>
<p>12. ZC-09-055 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 3005 Lee Avenue 0.16 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>RECOMMEND APPROVAL 9-0</p>
<p>13. ZC-09-056 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 2303 & 2305 NW 20th St. Street 0.34 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>RECOMMEND APPROVAL 9-0</p>
<p>14. ZC-09-057 CITY OF FORT WORTH PLANNING AND DEVELOPMENT; HEMPHILL CORRIDOR PHASE 3 Generally bounded by Bewick Street, May Street, Seminary Drive and Hemphill Street 89.61 Acres CD 9</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "E" Neighborhood Commercial, "F" General Commercial, "J" Medium Industrial and "K" Heavy Industrial <i>To:</i> "B" Two Family, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "I" Light Industrial and "PD/I" for "I" Light Industrial uses plus outdoor storage, manufacture of steel tanks and sheet metal shop using 16-gauge or thicker; site plan waiver requested</p>	<p>RECOMMEND APPROVAL AS AMENDED TO EXCLUDE 4221 HEMPHILL 9-0</p>
<p>15. ZC-09-058 CITY OF FORT WORTH PLANNING AND DEVELOPMENT; EASTLAND AREA NEIGHBORHOOD Generally bounded by Berry Street, May Street, Edgewood Terrace, Wilbarger and US Highway 287 388.58 Acres CD 5</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "B" Two Family, "D" High Density Multifamily, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "I" Light Industrial, "PD-143", "PD-151" and "PD-752" <i>To:</i> "A-5" One Family, "CF" Community Facilities, "E" Neighborhood Commercial and "MU-1" Low Intensity Mixed Use</p>	<p>RECOMMEND APPROVAL 9-0</p>

16. ZC-09-059 CITY OF FORT WORTH PLANNING AND DEVELOPMENT; MARINE PARK NEIGHBORHOOD Generally bounded by NE 14th Street, N. Grove Street, Northside Drive, and N. Main Street
27.61 Acres CD 2

RECOMMEND
APPROVAL
AS AMENDED
TO EXCLUDE
1301 AND 1309
N. COMMERCE
9-0

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From*: "A-5" One-Family, "J" Medium Industrial, and "J/DD" Medium Industrial /Demolition Delay *To*: "B" Two-Family, "B/DD" Two-Family/Demolition Delay, "E" Neighborhood Commercial, and "PD 130" Planned Development for meeting/reception hall for social functions; site plan waiver requested

ADJOURNMENT:

12:18 P.M.

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.