



ZONING COMMISSION

JULY AGENDA

**Wednesday, July 8, 2009
1000 Throckmorton St.
Pre-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> A </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 10:03 AM Pre-Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON AUGUST 4, 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.

- Discussions:
- 1) Summary of Infrastructure Study
 - 2) Proposed I-35W North Design District Standards
 - 3) Proposed amendments to Telecommunication Tower regulations
 - 4) Proposed amendments to Unified Sign Agreement regulations

- A. Call to Order..... Chairman
- B. Approval of June 10, 2009 Meeting Minutes 8-0
- C. Continued Cases:

<p>1. ZC-09-044A CITY OF FORT WORTH PLANNING & DEVELOPMENT 9700 block of N. Beach Street 7.6 Acres CD 2</p> <p>a. Applicant/Agent: City of Fort Worth</p> <p>b. Request: <i>From:</i> "C" Medium Density Multifamily <i>To:</i> "R2" Townhouse/Cluster</p>	<p>APPROVED 7-0-1</p>
<p>2. ZC-09-045 2 WINDS PROPERTY LLC 3291 House Anderson Road 1.8 Acres CD 5</p> <p>a. Applicant/Agent: Dennis Hopkins</p> <p>b. Request: <i>From:</i> "AG" Agricultural <i>To:</i> "I" Light Industrial</p>	<p>APPROVED 6-2</p>
<p>3. ZC-09-070 CITY OF FORT WORTH PLANNING AND DEVELOPMENT Text Amendment: Sign Amendments CD ALL</p> <p>a. Applicant/Agent: City of Fort Worth</p> <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: Article 4 "Signs" of Chapter 6, "Development Standards" Amending section 6.401 "Definitions" to rename the Section "Enforcement" and add language relating to Enforcement and move the definitions contained therein to Chapter 9, "Definitions"; to Amend Section 6.411, "Electronic Changeable Copy Signs: to Clarify that variances are not allowed; and to revise definitions of "Signs", "Attached Signs", and "Temporary Signs" and add definitions for "Inflatable or Balloon Signs, "Flag Strings" and "Projected Image Signs" in Chapter 9.</p>	<p>APPROVED 8-0</p>

D. New Cases:

<p>4. ZC-09-071 RM BASS, WESTOVER PROPERTIES LP, J. SEARCY & W. BRITTAIN 1829 & 1900 Block of Westover Square Drive 3.01 Acres CD 3</p> <p>a. Applicant/Agent: Jackson Walker LLC</p> <p>b. Request: <i>From:</i> "D" High Density Multifamily and "PD-537" Planned Development for A-5 uses with 55% lot coverage and 10 foot front yard setbacks <i>To:</i> Amend "PD-537" for A-5 uses with maximum lot coverage of 65% and a minimum front yard setback of 5 feet and a maximum of 10 feet plus auxiliary parking for residents; site plan included</p>	<p>APPROVED WITH WAIVERS 8-0</p>
<p>5. ZC-09-072 ENVIRO WATER SERVICES, LP 9601 Southwest Drive 0.35 ac. CD 9</p> <p>a. Applicant/Agent: Texas Lone Star Materials</p> <p>b. Request: <i>From:</i> "J" Medium Industrial <i>To:</i> "PD/J" Planned Development for all uses in "J" Medium Industrial plus concrete crushing & recycling; site plan included</p>	<p>CONTINUED 30 DAYS BY ZONING COMMISSION 7-0</p>
<p>6. ZC-09-073 AIL INVESTMENTS LP 10100 block of Old Denton Road 7.68 Acres CD 2</p> <p>a. Applicant/Agent: Jacobs/Nikki Sopchak</p> <p>b. Request: <i>From:</i> "J" Medium Industrial <i>To:</i> "C" Medium Density Multifamily</p>	<p>APPROVED 7-0-1</p>

<p>7. ZC-09-075 CITY OF FORT WORTH PLANNING & DEVELOPMENT; East of Berry Street Corridor Generally bounded by Glen Garden Dr., Sandgate St., Glen Garden Avenue, and South Freeway (I-35W) 324.59 Acres CD 8</p>	<p>APPROVED AS AMENDED TO INCLUDE 2900 S. RIVERSIDE INTO PD 760 7-1</p>
<p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "A-5" One Family, "C" Medium Density Multifamily, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "E/HC" Neighborhood Commercial/Historic & Cultural Overlay, "FR" General Commercial Restricted, "F" General Commercial, "G" Intensive Commercial, "I" Light Industrial, "K" Heavy Industrial, and "PD-307"Planned Development <i>To:</i> "A-5" One Family, "R1" Zero Lot Line/Cluster, "C" Medium Density Multifamily, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "ER/HC" Neighborhood Commercial Restricted/Historic & Cultural Overlay, "E" Neighborhood Commercial, "MU-1" Low Intensity Mixed Use, "FR" General Commercial Restricted, "G" Intensive Commercial, and "I" Light Industrial</p>	
<p>8. ZC-09-076 CITY OF FORT WORTH PLANNING & DEVELOPMENT 4500 block of Birchman Avenue 3.91 Acres CD 7</p>	<p>APPROVED 8-0</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>9. ZC-09-077 CITY OF FORT WORTH PLANNING & DEVELOPMENT 4900 block of Pershing Avenue 3.80 Acres CD 7</p>	<p>APPROVED 8-0</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>10. ZC-09-078 CITY OF FORT WORTH PLANNING AND DEVELOPMENT Text Amendment: Landscaping CD ALL</p>	<p>APPROVED 8-0</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 6.301 "Landscaping" of Article 3. "Landscaping and Buffers" of Chapter 6 "Development Standards" to allow Landscape Planting with Native Plants to include Bioretention Areas, Drip and Temporary Irrigation Systems and provide a Native Plant List; and Amend Chapter 9 "Definitions" to add definitions related to Grouping, Native and Adaptive Plants, Bioretention Areas.</p>	
<p>11. ZC-09-079 CITY OF FORT WORTH PLANNING & DEVELOPMENT 1807 Washington Avenue 0.06 Acres CD 9</p>	<p>APPROVED 7-0</p>
<p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "B/HC" Two Family/Historic & Cultural Overlay <i>To:</i> "A-5/HC" One Family/Historic & Cultural Overlay</p>	
<p>12. ZC-09-080 CITY OF FORT WORTH PLANNING & DEVELOPMENT 405 W. Bowie Street 0.04 Acres CD 9</p>	<p>APPROVED 7-0</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>	

ADJOURNMENT:

11:54

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.