



**ZONING COMMISSION**

**DECISIONS**

**Wednesday, December 9, 2009  
1000 Throckmorton St.  
Council Chamber  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102**

**COMMISSION MEMBERS:**

Neftali Ortiz, CD 2, Chair	<u>  P  </u>	Stephanie Spann, CD 6	<u>  P  </u>
Ann Zadeh, CD 1, Vice Chair	<u>  P  </u>	Nick Genua, CD 7	<u>  P  </u>
Jackson Wilson, CD 3	<u>  P  </u>	Jesse Kemp, CD 8	<u>  A  </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 10:01 AM Council Chamber**

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON JANUARY 5, 2010 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 11, 2009 Meeting Minutes   Approved 8-0

**C. Continued Cases:**

1. ZC-09-107 CHESAPEAKE LAND DEVELOPMENT LLC 1600 E. Northside Drive 3.65 ac. CD 2	APPROVED 8-0
<ul style="list-style-type: none"> <li>a. Applicant/Agent: Noah Boydston</li> <li>b. Request: <i>From:</i> "J" Medium Industrial <i>To:</i> "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus hotel; site plan included.</li> </ul>	

<p>2. ZC-09-116 CITY OF FORT WORTH PLANNING AND DEVELOPMENT          ARLINGTON HEIGHTS NEIGHBORHOOD Generally bounded by Camp Bowie Boulevard, Montgomery Street, I-30 (West Freeway), and Merrick Street          359.66 ac. CD 7</p> <p>a. Applicant/Agent: City of Fort Worth          b. Request: <i>From:</i> "B" Two Family, "B/HC" Two Family/Historic and Cultural Overlay, "B/DD" Two Family/Demolition Delay, "R1" Zero Lotline/Cluster, "CR" Low Density Multifamily, "C" Medium Density Multifamily, "D" High Density Multifamily, "CF" Community Facilities, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "F/HC" General Commercial/Historic and Cultural Overlay, "F/DD" General Commercial/Demolition Delay, "I" Light Industrial, and "J" Medium Industrial <i>To:</i> "A-5" One Family, "A-5/HC" One Family/Historic and Cultural Overlay, "B" Two Family, "R2" Townhouse/Cluster, "CF" Community Facilities, "CF/HC" Community Facilities/Historic and Cultural Overlay, "CF/DD" Community Facilities/Demolition Delay, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, and "E/DD" Neighborhood Commercial/Demolition Delay</p>	<p>APPROVED          7-0          AS AMENDED TO          CONTINUE ALL          COMMERCIAL          PROPERTIES ALONG          CAMP BOWIE AND          MONTGOMERY          STREETS AND          PROPERTIES AS          STATED ON THE LIST OF          ADDRESSES AT THE          ZONING COMMISSION          MEETING TO THE          MARCH 10, 2010          MEETING</p>
<p>3. ZC-09-130A CITY OF FORT WORTH PLANNING &amp; DEVELOPMENT          Generally south of SH 114 and west of Texas Motor Speedway          27.72ac CD 2</p> <p>a. Applicant/Agent: City of Fort Worth          b. Request: <i>From:</i> Unzoned <i>To:</i> "F" General Commercial</p>	<p>APPROVED          7-1</p>
<p>4. ZC-09-133 CITY OF FORT WORTH PLANNING &amp; DEVELOPMENT East Rosedale Corridor and portions of Terrell Heights North of Magnolia, east of IH-35W, south of Vickery, and west of Exeter Street          91.82 ac. CD 8</p> <p>a. Applicant/Agent: City of Fort Worth          b. Request: <i>From:</i> "A-5" One-Family, "A-5/HC" One-Family/Historic &amp; Cultural Overlay, "A-5/HSE" One-Family/Highly Significant Endangered, "B/HC" Two Family/Historic &amp; Cultural Overlay, "C/HC" Medium Density Multifamily /Historic &amp; Cultural Overlay, "C" Medium Density Multifamily, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "ER/HC" Neighborhood Commercial Restricted/Historic &amp; Cultural Overlay, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "F/HC" General Commercial/Historic &amp; Cultural Overlay, "MU-1" Low Intensity Mixed-Use, "MU-1/DD" Low Intensity Mixed-Use /Demolition Delay, "I" Light Industrial, and "I/HC" Light Industrial/Historic &amp; Cultural Overlay - <i>To:</i> "A-5" One-Family, "A-5/HC" One-Family/Historic &amp; Cultural Overlay, "CF" Community Facilities, "CF/HC" Community Facilities/Historic &amp; Cultural Overlay, "ER" Neighborhood Commercial Restricted, "ER/HC" Neighborhood Commercial Restricted/Historic &amp; Cultural Overlay, "E" Neighborhood Commercial, "E/HC" Neighborhood Commercial /Historic &amp; Cultural Overlay, "NS-T4NR/HC" Near Southside-Neighborhood Restricted/Historic &amp; Cultural Overlay, "NS-T4NR/DD" Near Southside-Neighborhood Restricted/Demolition Delay, "NS-T4R" Near Southside Restricted, "NS-T4R/HSE" Near Southside-Restricted/Highly Significant Endangered, "NS-T4R/HC" Near Southside-Restricted/ Historic &amp; Cultural Overlay, and "PD" Planned Development for E uses plus auto</p>	<p>APPROVED          6-2</p>

repair; site plan waiver requested.

5. ZC-09-134 CITY OF FORT WORTH WATER DEPARTMENT Northwest Loop 820 and Cahoba Street 16.10 ac. CD 7	DENIED WITHOUT PREJUDICE 8-0
a. Applicant/Agent: City of Fort Worth	
b. Request: <i>From:</i> "A-5" One Family <i>To:</i> "CF" Community Facilities	

D. New Cases:

6. ZC-09-136 JOSE AND MARIA RESENDIZ 1319 S. Riverside 0.15 ac. CD8	DENIED 8-0
a. Applicant/Agent: Jose And Maria Resendiz	
b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "A-5" One Family	

7. ZC-09-137 ELEUTERIO GONZALEZ 4167 and 4171 S. Hemphill St. 0.25 ac. CD 9	APPROVED 8-0
a. Applicant/Agent: Michael Lynch	
b. Request: <i>From:</i> "FR" General Commercial <i>To:</i> "E" Neighborhood Commercial	

8. ZC-09-138 ARCHIE'S REALTY CO. INC. 3310 Sappington Place, 3315 Lackland Rd. and 6729 W. Elizabeth Ln. 1.15 ac. CD 3	APPROVED 8-0
a. Applicant/Agent: Gerry Curtis	
b. Request: <i>From:</i> "A-5" One Family and "E" Neighborhood Commercial <i>To:</i> "E" Neighborhood Commercial	

9. ZC-09-139 R. J. SIKES 309 W. Oleander St., 1201, 1205, 1209 May St., 1221 S. Jennings St., and 1200-1204 St. Louis Ave. 0.98 ac. CD 9	APPROVED 7-0
a. Applicant/Agent: Phillip Poole - Townside Co.	
b. Request: <i>From:</i> "NS/T4N" Near Southside-General Urban Neighborhood <i>To:</i> "NS/T5" Near Southside-Urban Center	

10. ZC-09-140 CITY OF FORT WORTH PLANNING & DEVELOPMENT DEPARTMENT 1401 Altamesa Blvd., 7000 Camelot Rd., 6800 block of Crowley Rd. 49.92 ac. CD 6	APPROVED 7-0
a. Applicant/Agent: City of Fort Worth	
b. Request: <i>From:</i> "CF" Community Facilities, "C" Medium Density Multifamily, and "E" Neighborhood Commercial <i>To:</i> "A-5" One Family and "CF" Community Facilities	

11. ZC-09-141 CITY OF FORT WORTH PLANNING & DEVELOPMENT West Meadowbrook, Phase 3, Generally bounded by I-30 (East Freeway), Edgewood Terrace, Lancaster Avenue and Oakland Boulevard 317.38 ac. CD 8	APPROVED 7-0
a. Applicant/Agent: City of Fort Worth	
b. Request: <i>From:</i> "A-5" One-Family, "A-5/HC" One-Family/Historical and Cultural Overlay, "B" Two-Family, "E" Neighborhood Commercial, "FR" General Commercial Restricted, and "PD-133" Planned Development	

To: "A-21" One-Family, "A-10" One-Family, "A-10/HC" One-Family/Historic & Cultural Overlay, "A-7.5" One-Family, "A-7.5/HC" One-Family/Historic & Cultural Overlay, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "ER/HC" Neighborhood Commercial Restricted/Historic & Cultural Overlay, and "E" Neighborhood Commercial

12. ZC-09-143 CITY OF FORT WORTH PLANNING AND DEVELOPMENT  
Text Amendment: Unified Sign Agreements for On-Premise Signs CD ALL

APPROVED  
7-0

- a. Applicant/Agent: City of Fort Worth
- b. Request: An Ordinance Amending Article 4 "Signs" of Chapter 6, "Development Standards", amending Section 6.410 "Unified Sign Agreements"; to provide for the administrative approval of an amendment to a Unified Sign Agreement; to extend eligibility to single lot developments with multiple tenants, to allow for the construction of entry features; and to expand the allowable area that can be included in the Unified Sign Agreement.

13. ZC-09-144 CITY OF FORT WORTH PLANNING AND DEVELOPMENT  
Text Amendment: Two-Family Residential Parking CD ALL

APPROVED  
7-0

- a. Applicant/Agent: City of Fort Worth
- b. Request: An Ordinance Amending Subsection D. "Other Development Standards" of Section 4.707 "Two-Family ("B") District" to increase the number of parking spaces required per dwelling unit based on the number of bedrooms.

**ADJOURNMENT:** 12:01 P.M.

**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.