



**ZONING COMMISSION**

**DECISIONS**

**Wednesday, January 13, 2010  
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. Presentation: Registered Neighborhood Associations and Redevelopment Corporations
- B. Briefing: Previous Zoning Actions by City Council ..... Staff
- C. Review: Today's Cases..... Staff

**II. PUBLIC HEARING 10:04 AM Council Chamber**

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON FEBRUARY 2, 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 December 9, 2009 Meeting Minutes   7-0

C. Continued Cases:

<p>1. ZC-09-120 CITY OF FORT WORTH PLANNING AND DEVELOPMENT Text Amendment: Historic Preservation Overlay</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: An Ordinance Amending Article 5, "Historic Preservation Overlay Districts" to revise economic hardship criteria; to establish criteria for contributing and non-contributing structures; to revise process to amend guidelines; to provide for administrative approval of Certificate of Appropriateness for non-contributing and contributing structures; to provide that the Appeals board shall remand an appeal to the Historic and Cultural Landmarks Commission when new evidence or testimony is available; and to amend Chapter 9, "Definitions" to add definitions related to historic preservation.</p>	<p>CD ALL</p>	<p>RECOMMENDED APPROVAL 7-1</p>
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D. New Cases:

<p>2. ZC-09-142 CITY OF FORT WORTH PLANNING AND DEVELOPMENT Text Amendment: Urban Residential ("UR") District</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, to amend: Article 7 "Residential Districts", of Chapter 4, "District Regulations" to establish a new residential zoning district; Section 4.713, "Urban Residential "UR" District and establish development standards for the district; Section 4.603, "the Residential District Use Table" of Chapter 4, to reflect the new district and uses to be allowed; Section 4.100, "Districts Established", of Chapter 4 to reflect the new district; Section 6.300, "Bufferyard And Supplemental Building Setback" of Chapter 6 "Development Standards" to reflect applicable standards for the district; and Chapter 9 to add definitions related to Urban Residential District. c. This case will be heard at the January 26, 2010 City Council meeting.</p>	<p>CD ALL</p>	<p>RECOMMENDED APPROVAL AS AMENDED 8-0</p>
<p>3. ZC-09-145 JOSE A. CASTRO 4901 W J Boaz Road 5.06 ac. CD 7</p> <p>a. Applicant/Agent: Jose A. Castro b. Request: <i>From:</i> "CR" Low Density Multifamily and "E" Neighborhood Commercial <i>To:</i> "A-2.5" One-Family</p>		<p>RECOMMENDED APPROVAL 8-0</p>
<p>4. ZC-10-001 THE FIRST CHURCH OF CHRIST, SCIENTIST 4705 Camp Bowie Boulevard 0.45 ac. CD 7</p> <p>a. Applicant/Agent: The First Church of Christ, Scientist b. Request: <i>From:</i> "CF/DD" Community Facilities/Demolition Delay <i>To:</i> "E/DD" Neighborhood Commercial/Demolition Delay</p>		<p>RECOMMENDED APPROVAL 8-0</p>
<p>5. ZC-10-002 G. JAY HESTER / FRED BROWN AND HORIZON GENERAL CONTRACTORS, INC. 3308, 3312 Joyce Drive and 3309, 3313 Marquita Drive 1.27 ac. CD 3</p> <p>a. Applicant/Agent: Jose Labastida b. Request: <i>From:</i> A-5" One-Family <i>To:</i> "I" Light Industrial</p>		<p>RECOMMENDED APPROVAL 8-0</p>

<p>6. ZC-10-003 SOUTHWESTERN BAPTIST THEOLOGICAL SEMINARY AND D. PHILLIPS 4740, 4744 Gordon Ave. and 4701 Townsend 0.54 ac. CD 9</p> <p>a. Applicant/Agent: David McCarver b. Request: <i>From:</i> "B" Two-Family <i>To:</i> "CF" Community Facilities</p>	<p>RECOMMENDED APPROVAL 8-0</p>
<p>7. ZC-10-005 RENAISSANCE SQUARE, LLC 2900 – 3100 blocks E. Berry St., 3000 block Burton Ave., 1.5 ac. CD 8</p> <p>a. Applicant/Agent: Mike Clark/Winkleman &amp; Associates b. Request: <i>From:</i> "A-5" One Family and "B" Two-Family <i>To:</i> "E" Neighborhood Commercial</p>	<p>RECOMMENDED APPROVAL AS AMENDED; DENIAL WITHOUT PREJUDICE 2937 E. BERRY 8-0</p>
<p>8. ZC-10-006 MARK LAMBETH 4901 and 4909 Curzon Avenue 0.43 ac. CD 7</p> <p>a. Applicant/Agent: Mark Lambeth b. Request: <i>From:</i> "B" Two-Family <i>To:</i> "PD/SU" Planned Development/Specific Use for seven attached residential units in two structures and one detached residential unit; site plan included.</p>	<p>RECOMMENDED DENIAL 8-0</p>
<p>9. ZC-10-007 LEWIS BAUER 3431 McCart Ave. 0.13 ac. CD 9</p> <p>a. Applicant/Agent: Lewis Bauer b. Request: <i>From:</i> "PD-462" Planned Development for all uses in "E" Neighborhood Commercial plus woodworking shop with the following conditions: only one overhead door can be open during operating hours, all work to be performed indoors, sales of alcohol prohibited, no outside storage of dumpster, spray painting prohibited, site sketch included in approval with landscape and screening; site plan waived <i>To:</i> Amend "PD-462" to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus wine storage and distribution; sales of alcohol prohibited, no outside storage or dumpster; site plan included.</p>	<p>RECOMMENDED APPROVAL 8-0</p>
<p>10. ZC-10-008 VERTEX ASSET PARTNERS 1524 E. Berry St. 5.79 ac. CD 8</p> <p>a. Applicant/Agent: Chesapeake Land Development b. Request: <i>From:</i> "PD-692" Planned Development for certain uses in "E" Neighborhood Commercial <i>To:</i> Amend "PD-692" to "PD/MU-1" for all uses in "MU-1" Low Intensity Mixed Use excluding auto parts sales, furniture upholstery, refinishing or resale; gasoline sales; alcohol sales for off-premise consumption; and parking area or garage storage (commercial or auxiliary); site plan waiver requested.</p>	<p>RECOMMENDED APPROVAL 8-0</p>
<p>11. ZC-10-009 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 1517 Andante Dr., 1601 Country Manor Rd., 7501 Crowley Rd., 1516 Sycamore School Rd. 38.52 ac. CD 6</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "B" Two-Family, "R2" Townhouse/Cluster, "CR" Low Density Multifamily, and "C" Medium Density Multifamily <i>To:</i> "A-5"</p>	<p>RECOMMENDED APPROVAL 8-0</p>

**One-Family and "CF" Community Facilities**

<p>12. ZC-10-010 CITY OF FORT WORTH PLANNING AND DEVELOPMENT          West Meadowbrook Neighborhood, Phase 4, Generally bounded by          Lancaster Avenue, Edgewood Terrace, Union Pacific Railroad, and          Rampart Street 360.72 ac. CD 8</p> <p>a. Applicant/Agent: City of Fort Worth          b. Request: <i>From:</i> "A-7.5" One-Family, "B" Two-Family, "CR" Low          Density Multifamily, "ER" Neighborhood Commercial Restricted, "E"          Neighborhood Commercial, "FR" General Commercial Restricted, "F"          General Commercial, "J" Medium Industrial, and "PD" Planned          Developments 70 and 479 <i>To:</i> "A-5" One-Family, "CF" Community          Facilities, "ER" Neighborhood Commercial Restricted, "E"          Neighborhood Commercial, and "FR" General Commercial Restricted</p>	<p align="center">RECOMMENDED          APPROVAL          AS AMENDED;          DENIAL          WITHOUT          PREJUDICE          932 S. AYERS          8-0</p>
<p>13. ZC-10-011 CITY OF FORT WORTH PLANNING AND DEVELOPMENT          Far Greater Northside Neighborhood, Phase 1, Generally bounded by          Azle Ave., Ephriham Ave., Hanna Ave., Angle Ave., Sansom Park, and          proposed Marine Creek Pkwy. 486.05 ac. CD 2</p> <p>a. Applicant/Agent: City of Fort Worth          b. Request: <i>From:</i> "AG" Agricultural, "A-7.5" One-Family, "A-5" One-          Family, "B" Two-Family, "C" Medium Density Multifamily, "D" High          Density Multifamily, "ER" Neighborhood Commercial Restricted,          "E" Neighborhood Commercial, "FR" General Commercial          Restricted, "F" General Commercial, "I" Light Industrial, and "PD"          Planned Developments 318 and 445 <i>To:</i> "AG" Agricultural, "A-5"          One-Family, "CR" Low Density Multifamily, "CF" Community          Facilities, and "E" Neighborhood Commercial</p>	<p align="center">RECOMMENDED          APPROVAL          AS AMENDED;          3008 W. LONG          CONTINUED          30 DAYS          8-0</p>

**ADJOURNMENT: 12:06 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.