



**ZONING COMMISSION**

**AGENDA**

**Wednesday, February 10, 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. Briefing: Previous Zoning Actions by City Council ..... Staff
- B. Review: Today's Cases..... Staff

**II. PUBLIC HEARING 10:00 AM Council Chamber**

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON MARCH 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: Alliance Airport Noise Compatibility Program

- A. Call to Order..... Chair
- B. Approval of January 13, 2010 Meeting Minutes   7-0

C. Continued Cases:

1. ZC-10-011A CITY OF FORT WORTH PLANNING AND DEVELOPMENT		
3008 W. Long Ave.	CD 2	
	0.43 ac.	CONTINUED
a. Applicant/Agent: City of Fort Worth		30 DAYS
b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "PD/E plus auto		AT STAFF'S REQUEST

repair; site plan waiver requested.

D. New Cases:	7-0
2. ZC-10-012 FERNANDO DIAZ 4037 McCart Avenue 0.16 ac. CD 9 a. Applicant/Agent: Fernando Diaz b. Request: <i>From</i> : "E" Neighborhood Commercial <i>To</i> : "A-5" One-Family	RECOMMENDED FOR APPROVAL 7-0
3. ZC-10-013 PRP CAPITAL, LLC 6150 Oakmont Trail 8.53 ac. CD 3 a. Applicant/Agent: Sunny Partovi b. Request: <i>From</i> : "C" Medium Density Multifamily <i>To</i> : "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus assisted living; site plan included.	RECOMMENDED FOR APPROVAL WITH WAIVERS 7-0
4. ZC-10-014 ASHLYN HOMES, INC. 3419 Ellis Avenue 0.21 ac. CD 2 a. Applicant/Agent: Henry Lopez b. Request: <i>From</i> : "E" Neighborhood Commercial <i>To</i> : "A-5" One-Family	RECOMMENDED FOR APPROVAL 7-0
5. ZC-10-015 EDWARD MEINEN 3403 S. University Drive 0.16 ac. CD 9 a. Applicant/Agent: Dan McInnis land Consultants b. Request: <i>From</i> : "C" Medium Density Multifamily <i>To</i> : "PD/UR" Planned Development for all uses in "UR" Urban Residential plus office use, site plan waiver requested	CONTINUED 30 DAYS UPON COMMISSION'S REQUEST; TO INCLUDE SITE PLAN 7-0
6. ZC-10-016 MARKEN INTEREST LTD, ETAL 7250 Randol Mill Road and 244 Williams Road 15.17 ac. CD 4 a. Applicant/Agent: Ron Boutte b. Request: <i>From</i> : "A-7.5" One-Family, A-5" One-Family and "C" Medium Density Multifamily <i>To</i> : "CF" Community Facilities	RECOMMENDED FOR APPROVAL 7-0
7. ZC-10-017A-D CITY OF FORT WORTH PLANNING & DEVELOPMENT 1619 W. Allen St., 1400 Hemphill St., certain properties generally bounded by S. Adams St., Vickery Blvd., South Freeway (I-35W), and Leuda St. 10.15 ac. CD 8 & 9 a. Applicant/Agent: City of Fort Worth b. Request: <i>From</i> : "NS-T4" Near Southside General Urban, "NS-T4N" Near Southside General Urban Neighborhood, "NS-T5" Near Southside Urban Center, "NS-T5I" Near Southside Urban Center Industrial Zone <i>To</i> : Add a Demolition Delay (DD) Overlay	RECOMMENDED FOR APPROVAL AS AMENDED TO CONTINUE 901 W. VICKERY AND 1400 HEMPHILL FOR 60 DAYS 8-0
8. ZC-10-018 CITY OF FORT WORTH PLANNING & DEVELOPMENT 4917 Melody Lane 0.31 ac. CD 2 a. Applicant/Agent: City of Fort Worth b. Request: <i>From</i> : "B" Two-Family <i>To</i> : "A-5" One-Family	RECOMMENDED FOR APPROVAL 87-0
9. ZC-10-019 CITY OF FORT WORTH PLANNING & DEVELOPMENT 1815 Lincoln Ave. 0.15 ac. CD 2	RECOMMENDED FOR

a.	Applicant/Agent: City of Fort Worth		APPROVAL
b.	Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>		8-0
10.	ZC-10-020 CITY OF FORT WORTH PLANNING & DEVELOPMENT 3322 NW 23 <sup>rd</sup> St. 0.17 ac. CD 2		RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>		
11.	ZC-10-021 CITY OF FORT WORTH PLANNING & DEVELOPMENT 3033 Lackland Rd. 0.24 ac. CD 3		RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From: "C" Medium Density Multifamily To: "E" Neighborhood Commercial</i>		
12.	ZC-10-022 CITY OF FORT WORTH PLANNING & DEVELOPMENT 2712 Hanger Ave. 0.16 ac. CD 5		RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>		
13.	ZC-10-023 CITY OF FORT WORTH PLANNING & DEVELOPMENT 3320 Hanger Ave. 0.16 ac. CD 5		RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>		
14.	ZC-10-024 CITY OF FORT WORTH PLANNING & DEVELOPMENT 3600 Millet Ave. 0.18 ac. CD 5		RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>		
15.	ZC-10-025 CITY OF FORT WORTH PLANNING & DEVELOPMENT 2204 Mitchell Blvd. 0.14 ac. CD 8		RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>		
16.	ZC-10-026 CITY OF FORT WORTH PLANNING & DEVELOPMENT 2001 Schmidt St. 0.26 ac. CD 5		RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>		
17.	ZC-10-027 CITY OF FORT WORTH PLANNING & DEVELOPMENT 2520 Sheraton Dr. 0.16 ac. CD 5		RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>		
18.	ZC-10-028 CITY OF FORT WORTH PLANNING & DEVELOPMENT 3229 Thannisch Ave. 0.18 ac. CD 5		RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>		
19.	ZC-10-029 CITY OF FORT WORTH PLANNING & DEVELOPMENT 4617 Meeker Blvd. 0.15 ac. CD 7		RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>		
20.	ZC-10-030 CITY OF FORT WORTH PLANNING & DEVELOPMENT		

1906 Avenue B	0.15 ac.	CD 8	RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: City of Fort Worth			
b. Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>			
21. ZC-10-031	CITY OF FORT WORTH PLANNING & DEVELOPMENT 3504 Avenue I	0.14 ac.	CD 8
a. Applicant/Agent: City of Fort Worth			
b. Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>			
22. ZC-10-032	CITY OF FORT WORTH PLANNING & DEVELOPMENT 1203 Bradley St.	0.23 ac.	CD 5
a. Applicant/Agent: City of Fort Worth			
b. Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>			
23. ZC-10-033	CITY OF FORT WORTH PLANNING & DEVELOPMENT 1929 Burchill Rd.	0.15 ac.	CD 8
a. Applicant/Agent: City of Fort Worth			
b. Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>			
24. ZC-10-034	CITY OF FORT WORTH PLANNING & DEVELOPMENT 304 W. Hammond St.	0.06 ac.	CD 9
a. Applicant/Agent: City of Fort Worth			
b. Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>			
25. ZC-10-036	CITY OF FORT WORTH PLANNING & DEVELOPMENT Text Amendment: Government Junkyards, Tow Yards, and Outdoor Storage	CD ALL	RECOMMENDED FOR APPROVAL 8-0
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 8 "Nonresidential District Use Table", of Chapter 4, "District Regulations"; Amending Section 4.803, "the Nonresidential District Use Table" to add Governmental Vehicle Storage Yard/Junkyard as a permitted use in "J" Medium and "K" Heavy Industrial Districts; to add Towing Yard With Office as a permitted use in "I" Light, "J" Medium and "K" Heavy Industrial; and to add Outside Storage Or Display as a permitted Accessory Use in "J" Medium and "K" Heavy Industrial.			
c. This case will be heard at the February 23, 2010 City Council meeting.			

**ADJOURNMENT:** \_\_\_\_\_

**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.