



ZONING COMMISSION

FEBRUARY DECISIONS

Wednesday, February 11, 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> A </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 City Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON MARCH 3, 2009 AT 7:00 P.M. UNLESS OTHERWISE STATED.

The Zoning Commission will 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.

Presentations: Potential Sign Ordinance Amendments

- A. Call to Order..... Chairman
- B. Approval of December 10, 2008 Meeting Minutes 7-0
- C. Continued Cases:

<p>1. ZC-08-153 DORSEY INTEREST LLC. 2711 W. Cantey, 2800 block of Merida, 2800 block of Lubbock Acres 3.17 CD 9</p> <p>a. Applicant/Agent: Urban Strategies</p> <p>b. Request: <i>From:</i> "B" Two Family and "C" Medium Density Multifamily <i>To:</i></p>	<p>DENIED WITHOUT PREJUDICE</p> <p>7-0</p>
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<p>"PD/MU-1" Planned Development for "MU-1" Low Intensity Mixed Use to include residential only. Site plan required.</p>		
<p>2. ZC-08-174 JAMES AYRES/RIVER DISTRICT HOLDINGS. LLC 357, 359, 407, 409 Foch Street; 2740 Merrimac; 2729 Azalea Avenue; and 2700 block of Mercedes Avenue 2.73 Acres CD 9</p> <p>a. Applicant/Agent: Gideon Toal b. Request: <i>From:</i> "R2" Townhouse/Cluster <i>To:</i> "MU-1" Low Intensity Mixed Use c. Council hearing 2/17/09</p>		<p>DENIED 6-1</p>
<p>3. ZC-08-186 CITY OF FORT WORTH PLANNING & DEVELOPMENT TEXT AMENDMENT/ URBAN FORESTRY CD ALL</p> <p>a. Applicant/Agent: Planning & Development Department 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:</p> <p>Chapter 2, "Review Bodies" to delete Section 2.105 "Urban Forestry Board" and add the duties of the Urban Forestry Board to Section 2.102 "Urban Design Commission" and to add Forestry experience to the qualifications of members, and;</p> <p>Chapter 6, "Development Standards" to delete subsection K of Section 6.301 "Landscaping" and re-letter the remaining subsections, to add a new section, Section 6.302 entitled "Urban Forestry" to include and revise the contents of subsection K related to tree coverage, preservation, planting and maintenance.</p> <p>c. City Council Hearing 2/17/2009</p>		<p>CONTINUED 30 DAYS BY COMMISSION 6-1</p>
<p>4. ZC-08-190 EL MANANTIAL LLC 621 Parkdale Dr. 0.31 Acres CD 8</p> <p>a. Applicant/Agent: Ramon Gonzalez b. Request: <i>From:</i> "PD-329" Planned Development for a Group Home II, a congregate living facility for transitional housing for indigent persons. Site plan required. <i>To:</i> "B" Two Family c. Council hearing 2/17/09</p>		<p>APPROVED 7-0</p>
<p>5. ZC-08-192 JV LEGGETT INC. 3320 Lackland Road 0.63 Acres CD 3</p> <p>a. Applicant/Agent: Patti Leggett b. Request: <i>From:</i> "A-5" One Family <i>To:</i> "I" Light Industrial</p>		<p>CONTINUED 60 DAYS BY APPLICANT 7-0</p>
<p>6. ZC-08-196A CITY OF FORT WORTH PLANNING & DEVELOPMENT 2941 and 2945 Hemphill Street Acres 3.44 CD 9</p> <p>a. Applicant/Agent: Planning & Development b. Request: <i>From:</i> "F" General Commercial <i>To:</i> "A-5" One Family</p>		<p>DENIED WITHOUT PREJUDICE 7-0</p>
<p>7. ZC-08-197 CITY OF FORT WORTH AVIATION DEPARTMENT South of Northwest Loop 820, west of N. Main Street, north of Long Avenue, and east of Angle Avenue Acres 835.6</p>		<p>APPROVED 7-0</p>

CD 2

- a. Applicant/Agent: Aviation Department
- b. Request: *From:* "AG" Agricultural District, "A-5" One Family, "B" Two Family, "E" Neighborhood Commercial, "I" Light Industrial and "J" Medium Industrial *To:* "A-5" One Family, "I" Light Industrial and "PD/I" Planned Development for all uses in "I" Light Industrial plus aviation related uses and excluding bars/nightclubs, junkyards, recycling facilities, motels, sexually oriented businesses and tattoo parlors. Site plan waiver requested.

D. New Cases:

8. ZC-08-201 KEYSTONE EQUITY PARTNERS LLC 3900 block of Angle Ave. 15.02 Acres CD 2	APPROVED 7-0
a. Applicant/Agent: Jim Schell b. Request: <i>From:</i> "J" Medium Industrial <i>To:</i> "PD/J" Planned Development for all uses in "J" Medium Industrial plus plant to process animal byproducts into biodiesel fuel. Site plan waiver requested. c. Council hearing 2/24/09	
9. SP-08-011 TRINITY PARK INC. 2501 Museum Way 2.82 Acres CD 9	APPROVED 7-0
a. Applicant/Agent: Teague, Nall and Perkins b. Request: Site plan amendment to "PD-735" for supplemental setbacks, parking and fence requirements. c. Council hearing 2/17/09	
10. ZC-08-202 EAGLE MOUNTAIN-SAGINAW ISD 4901 Marine Creek Pkwy. 126.62 Acres CD 7	APPROVED 7-0
a. Applicant/Agent: Teague, Nall and Perkins b. Request: <i>From:</i> "IP" Industrial Park <i>To:</i> "CF" Community Facilities c. Council hearing 2/17/09	
11. ZC-08-203 CITY OF FORT WORTH HOUSING AND ECONOMIC DEVELOPMENT 1200, 1204, 1208 Evans Ave. 0.15 Acres CD 8	APPROVED 7-0
a. Applicant/Agent: Larry Hemphill b. Request: <i>From:</i> "NS-T4R" Near Southside General Urban Restricted <i>To:</i> "PD/NS-T4R" Planned Development for medical and office uses, retail sales and service, restaurant, café, or cafeteria only, and excluding alcohol sales unless associated with a restaurant; site plan included. c. Council hearing 2/17/09	
12. ZC-08-204 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 9900, 10100, 10200 and 10700 blocks of Trinity Blvd; 3000 block of Greenbelt Rd.; 3100 block of Bell Spur Dr. 183.19 Acres CD 5	APPROVED 7-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "K" Heavy Industrial and "O-1" Floodplain <i>To:</i> "A-5" One Family c. Council hearing 2/17/09	

<p>13. ZC-08-205 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 900-1300 blocks of Sycamore School Rd. and 7900 block Hemphill St. 61.51 Acres CD 6</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "B" Two Family, "CR" Low Density Multifamily, "C" Medium Density Multifamily, and "E" Neighborhood Commercial <i>To:</i> "A-5" One Family and "CF" Community Facilities c. Council hearing 2/17/09</p>	<p>CONTINUED 30 DAYS BY COMMISSION 7-0</p>
<p>14. ZC-08-206 CITY OF FORT WORTH PLANNING AND DEVELOPMENT Stop Six Area, Phase 3 Generally north of Eastland Street, east of Stalcup Road, south of Fitzhugh Avenue, and west of East Loop 820 South 193.52 Acres CD 5</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "A-5" One Family, "B" Two Family, "D" High Density Multifamily, "ER" Neighborhood Commercial Restricted, "ER/HC" Neighborhood Commercial Restricted/Historic and Cultural Overlay, "E" Neighborhood Commercial, "E/HC" Neighborhood Commercial/Historic and Cultural Overlay, "F" General Commercial, and "I" Light Industrial <i>To:</i> "A-10" One Family, "A-5" One Family, "CF" Community Facilities, "MU-1" Low Intensity Mixed Use, and "MU-1/HC" Low Intensity Mixed Use/Historic and Cultural Overlay c. Council hearing 2/17/09</p>	<p>APPROVED; DENIED WITHOUT PREJUDICE: 5713 BERRY AND 3700 SE LOOP 820 7-0</p>
<p>15. ZC-08-207 CITY OF FORT WORTH HOUSING AND ECONOMIC DEVELOPMENT 725 E. Davis Ave. 0.13 Acres CD 8</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "B" Two Family <i>To:</i> "A-5" One Family c. Council hearing 2/17/09</p>	<p>APPROVED 7-0</p>
<p>16. ZC-09-001 TEXAS HEALTH RESOURCES 6700 block NW Loop 820 30.00 Acres CD 7</p> <p>a. Applicant/Agent: Gordon S Swift b. Request: <i>From:</i> "D" High Density Multifamily <i>To:</i> "G" Intensive Commercial</p>	<p>APPROVED 7-0</p>
<p>17. ZC-09-002 HILLWOOD ALLIANCE RESIDENTIAL LP 9500 – 9700 block Ray White Road 95.00 Acres CD 2</p> <p>a. Applicant/Agent: Jacobs Engineering b. Request: <i>From:</i> "A-5" One Family <i>To:</i> "A-7.5" One Family</p>	<p>APPROVED 7-0</p>
<p>18. ZC-09-003 JPM DIVERSIFIED ENTERPRISES 312 Old Highway 1187 0.30 Acres CD 8</p> <p>a. Applicant/Agent: Jason Moses b. Request: <i>From:</i> "PD-363" Planned Development for Manufactured Home Sales <i>To:</i> "E" Neighborhood Commercial</p>	<p>APPROVED 7-0</p>
<p>19. ZC-09-004 BAILEY APARTMENTS, LP 100 block of St. Donovan Street 5.00 Acres CD 7</p> <p>a. Applicant/Agent: James Schell</p>	<p>CONTINUED 30 DAYS BY COMMISSION 7-0</p>

b.	Request: From: "C" Medium Density Multifamily To: "MU-1" Low Intensity Mixed Use		
20.	ZC-09-005 CITY OF FORT WORTH PLANNING & DEVELOPMENT 4116 Avenue N 0.19 Acres	CD 5	APPROVED 7-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From: "B" Two Family To: "A-5" One Family</i>		
21.	ZC-09-006 BEN GREGORY 1500 and 1700 East Bonds Ranch Road 58.09 Acres CD 7		CONTINUED 30 DAYS BY COMMISSION 7-0
a.	Applicant/Agent: Ben Harrison		
b.	Request: <i>From: "AG" Agricultural To: "I" Light Industrial</i>		
22.	ZC-09-007 CITY OF FORT WORTH PLANNING & DEVELOPMENT 1208 Shadow Lane 0.18 Acres	CD 4	APPROVED 7-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From: "B" Two Family To: "A-5" One Family</i>		
23.	ZC-09-008 CITY OF FORT WORTH PLANNING & DEVELOPMENT 1009 Haynes Avenue 0.25 Acres	CD 8	APPROVED 7-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From: "B" Two Family To: "A-5" One Family</i>		
24.	ZC-09-009 CITY OF FORT WORTH PLANNING & DEVELOPMENT 3216 Ross Avenue 0.16 Acres	CD 2	APPROVED 7-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From: "B" Two Family To: "A-5" One Family</i>		
25.	ZC-09-010 CITY OF FORT WORTH PLANNING & DEVELOPMENT 3507 Ellis Avenue 0.14 Acres	CD 2	APPROVED 7-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From: "B" Two Family To: "A-5" One Family</i>		
26.	ZC-09-011 CITY OF FORT WORTH PLANNING & DEVELOPMENT 3216 Roosevelt Avenue 0.16 Acres	CD 2	APPROVED 7-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From: "B" Two Family To: "A-5" One Family</i>		
27.	ZC-09-012 CITY OF FORT WORTH PLANNING & DEVELOPMENT 3327 Sydney Street 0.15 Acres	CD 5	APPROVED 7-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From: "B" Two Family To: "A-5" One Family</i>		
28.	ZC-09-013 CITY OF FORT WORTH PLANNING & DEVELOPMENT 3421 Rufus Street 0.16 Acres	CD 5	APPROVED 7-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From: "B" Two Family To: "A-5" One Family</i>		

