



**ZONING COMMISSION**

**APRIL AGENDA**

**Wednesday, April 8, 2009  
1000 Throckmorton  
City Council Chamber  
2<sup>nd</sup> 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>    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>    A    </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
- C. Briefing: Historic designation cases on Today's agenda

**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 MAY 5, 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.**

Discussions: 1) Topics for joint City Council, City Plan Commission and Zoning Commission meeting tentatively scheduled for July 21; 2) Potential process changes for the Zoning Commission

Presentations: Proposed amendments to Downtown Urban Design Standards

- A. Call to Order..... Chairman
- B. Approval of March 11, 2009 Meeting Minutes     8-0
- C. Continued Cases:

1. ZC-08-192 JV LEGGETT INC. 3320 Lackland Road 0.63 Acres CD 3	RECOMMEND APPROVAL 8-0
a. Applicant/Agent: Patti Leggett/Dennis Hopkins b. Request: <i>From:</i> "A-5" One Family <i>To:</i> "ER" Neighborhood Commercial Restricted	
2. ZC-08-205A CITY OF FORT WORTH PLANNING AND DEVELOPMENT 901 Sycamore School Road 11.22 Acres CD 6	RECOMMEND APPROVAL 8-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "CR" Low Density Multifamily and "E" Neighborhood Commercial <i>To:</i> "A-5" One Family	
3. ZC-09-021 BASSWOOD DEVELOPMENT LTD. 7301 North Freeway (I-35W) 17.0 Acres CD 2	RECOMMEND DENIAL 8-0
a. Applicant/Agent: Jim Schell b. Request: <i>From:</i> "I" Light Industrial <i>To:</i> "C" Medium Density Multi Family	
4. ZC-09-022 COURTYARDS AT RIVER PARK 3201 River Park Ln. S. 9.598 Acres CD 3	RECOMMEND APPROVAL 8-0
a. Applicant/Agent: Malcolm Street b. Request: <i>From:</i> "D" High Density Multi Family <i>To:</i> "PD/D" Planned Development for High Density Multi Family plus assisted living; site plan included.	
5. ZC-09-027 CITY OF FORT WORTH PLANNING AND DEVELOPMENT Text Amendment: Conservation Overlay Districts CD ALL	CONTINUED 60 DAYS UPON STAFF'S REQUEST 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, by Amending: Section 2.102, "Urban Design Commission" of Chapter 2, "Review Bodies", to amend the duties of the Urban Design Commission and revise subsections "E" and "F" related to Conservation Districts; to change the references to "Design Districts" and delete Mixed Use Growth Centers and Urban Villages; Section 4.100 "Districts Established" to add Design Overlay Districts to Subsection "A", "Special Purpose Districts";	
Amend in its entirety Article 4 "Conservation ("CD") Overlay Districts"	

D. New Cases:

6. ZC-09-018 RICHARD SKIPPER 2900, 2904, 2908, 2912 & 2916 Stuart Drive 0.72 Acres CD 9	CONTINUED 30 DAYS BY ZC 8-0
a. Applicant/Agent: Dennis Hopkins b. Request: <i>From:</i> "E" Neighborhood Commercial & "PD-715" Planned Development for off street parking <i>To:</i> "PD/E" Planned Development for "E" Neighborhood Commercial uses plus off street parking and outside storage; site plan included.	

<p>7. ZC-09-028 SAGAMORE BAPTIST CHURCH 2301 Dottie Lynn Parkway 9.51 Acres CD 5</p> <p>a. Applicant/Agent: Johnny Casten b. Request: <i>From:</i> "A-5" One Family <i>To:</i> "E" Neighborhood Commercial</p>	<p>RECOMMEND APPROVAL AS AMENDED BY THE COMMISSION TO CF 8-0</p>
<p>8. ZC-09-029 DALE HEFLIN 1290 Cantrell Sansom Road 27.03 Acres CD 2</p> <p>a. Applicant/Agent: Dale Heflin b. Request: <i>From:</i> "AG" Agricultural <i>To:</i> "I" Light Industrial</p>	<p>RECOMMEND APPROVAL 8-0</p>
<p>9. ZC-09-030 MARVIN LEONARD FAMILY TRUST 2350 Lands End Boulevard 1.51 Acres CD 7</p> <p>a. Applicant/Agent: John Maddux b. Request: <i>From:</i> "FR" General Commercial Restricted <i>To:</i> "C" Medium Density Multi Family</p>	<p>CONTINUED 60 DAYS UPON APPLICANT'S REQUEST 8-0</p>
<p>10. ZC-09-031 LARRY LOVE 8417 Crosswind Drive 0.54 Acres CD 7</p> <p>a. Applicant/Agent: Larry Love b. Request: <i>From:</i> "A-5" One Family <i>To:</i> "PD/SU" Planned Development/Specific Use for one single family residential plus second kitchen; site plan waiver requested.</p>	<p>RECOMMEND APPROVAL 8-0</p>
<p>11. ZC-09-032 RAMON CHAVEZ 3509 Decatur Avenue 0.17 Acres CD 2</p> <p>a. Applicant/Agent: Yousef Obaid b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "FR" General Commercial Restricted</p>	<p>RECOMMEND DENIAL 8-0</p>
<p>12. ZC-09-033 JUAN MARTINEZ 4401 Cole Street 0.93 Acres CD 8</p> <p>a. Applicant/Agent: Juan Martinez b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "F" General Commercial</p>	<p>RECOMMEND DENIAL 8-0</p>
<p>13. ZC-09-034 SK HIGHLAND MEADOWS LP 301 E. Bonds Ranch Road 70.33 Acres CD 7</p> <p>a. Applicant/Agent: SK Highland Meadows b. Request: <i>From:</i> "A-5" One Family <i>To:</i> "I" Light Industrial</p>	<p>RECOMMEND APPROVAL 8-0</p>
<p>14. ZC-09-035 SUMMIT AVENUE PROPERTIES 1312, 1316, 1320 &amp; 1324 Ballinger Street 0.58 Acres CD 9</p> <p>a. Applicant/Agent: Dunaway &amp; Associates b. Request: <i>From:</i> "G" Intensive Commercial <i>To:</i> "H" Central Business District</p>	<p>RECOMMEND APPROVAL 8-0</p>
<p>15. ZC-09-037 CITY OF FORT WORTH PLANNING &amp; DEVELOPMENT 2709 NW 20<sup>th</sup> Street 0.16 Acres CD 2</p> <p>a. Applicant/Agent: City of Fort Worth</p>	<p>RECOMMEND APPROVAL 8-0</p>

b. Request: <i>From</i> : "B" Two Family <i>To</i> : "A-5" One Family		
16. ZC-09-038 CITY OF FORT WORTH PLANNING & DEVELOPMENT 2803 Gould Avenue 15.0 Acres CD 2	RECOMMEND APPROVAL 8-0	
a. Applicant/Agent: City of Fort Worth b. Request: <i>From</i> : "B" Two Family <i>To</i> : "A-5" One Family		
17. ZC-09-039 CITY OF FORT WORTH PLANNING & DEVELOPMENT 3203 Loving Avenue 0.16 Acres CD 2	RECOMMEND APPROVAL 8-0	
a. Applicant/Agent: City of Fort Worth b. Request: <i>From</i> : "B" Two Family <i>To</i> : "A-5" One Family		
18. ZC-09-040 CITY OF FORT WORTH PLANNING & DEVELOPMENT; CELEBRATION COMMUNITY CHURCH 908 Pennsylvania Avenue 0.62 Acres CD 8	RECOMMEND APPROVAL 8-0	
a. Applicant/Agent: Reverend Carl West b. Request: <i>From</i> : "NS-T4" Near Southside-General Urban <i>To</i> : "NS- T4/HC" Near Southside-General Urban/Historical & Cultural Overlay		
19. ZC-09-041 CITY OF FORT WORTH AVIATION DEPARTMENT 201 Aviation Way 3.80 Acres CD 2	RECOMMEND APPROVAL 8-0	
a. Applicant/Agent: City of Fort Worth b. Request: <i>From</i> : "PD/I" Planned Development for "I" Light Industrial uses with exclusions plus aviation related uses; site plan waived <i>To</i> : "PD/I/HC" Planned Development for "I" Light Industrial uses with exclusions plus aviation related uses/Historical & Cultural Overlay		
20. ZC-09-042 CITY OF FORT WORTH PLANNING & DEVELOPMENT; PPC FIRESTONE 1000 W. 7 <sup>th</sup> Street 0.48 Acres CD 9	RECOMMEND APPROVAL 8-0	
a. Applicant/Agent: City of Fort Worth b. Request: <i>From</i> : "H/DD" Central Business District/Demolition Delay <i>To</i> : "H" Central Business District		
21. ZC-09-043 CITY OF FORT WORTH PLANNING & DEVELOPMENT 7200 & 7400 Blue Mound Road 80.14 Acres CD 2	RECOMMEND APPROVAL 8-0	
a. Applicant/Agent: City of Fort Worth b. Request: <i>From</i> : "A-5" One Family, "R1" Zero Lot Line/Cluster, "C" Medium Density Multifamily, "OM" Office Midrise and "I" Light Industrial <i>To</i> : "A-5" One Family		
22. ZC-09-044 CITY OF FORT WORTH PLANNING & DEVELOPMENT 4200 through 4400 blocks of Heritage Glen Drive, 8851, 9700 through 9800 blocks of North Beach Street 74.83 Acres CD 2	RECOMMEND APPROVAL 9700 NORTH BEACH ST. CONTINUED 90 DAYS 7-0-1	
a. Applicant/Agent: City of Fort Worth b. Request: <i>From</i> : "A-5" One Family, "R1" Zero Lot Line/Cluster, "C" Medium Density Multifamily, and "E" Neighborhood Commercial <i>To</i> : "A-5" One Family and "E" Neighborhood Commercial		

**ADJOURNMENT:**

**1:13**

**ASSISTANCE AT THE PUBLIC MEETINGS:**

The Fort Worth City Hall and 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.