



S E P T E M B E R D E C I S I O N S

ZONING COMMISSION

Wednesday, September 10, 2008

C O M M I S S I O N E R S

1 / Ann Zadeh	<u> P </u>	4 / Jerre Miller	<u> P </u>	7 / William Greenhill	<u> P </u>
2 / Neftali Ortiz	<u> P </u>	5 / Maurice Barnes	<u> P </u>	Vice Chairman	
3 / Jackson Wilson	<u> P </u>	6 / Jon Wise	<u> P </u>	8 / Jesse Kemp	<u> P </u>
		Chairman		9 / Gaye Reed	<u> P </u>

9:00 AM WORK SESSION — Pre-Council Chamber

- Briefing: Previous Zoning Actions by City Council Staff
- Review: Today's Cases..... Staff

10:00 AM PUBLIC HEARING — City Council Chamber

- Call to Order Chairman
- Approval of August 13, 2008 Meeting Minutes 9-0
- Cases

12:00 Noon LUNCH & STAFF BRIEFING — Pre-Council Chamber

1:00 PM PUBLIC HEARING (CONTINUED) — City Council Chamber

Cases (Continued)

CITY COUNCIL MEETING
October 7 14, 2008
7:00 P.M.

Continued Cases:

Case & Item No.	Council District	Case	Commission Action
<u>ZC-07-187</u>		<u>TEXT AMENDMENT: ER DISTRICT REGULATIONS</u>	
1	ALL	<p>An Ordinance amending the Comprehensive 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 (1986), by amending:</p> <ul style="list-style-type: none">• Section 4.900, "Neighborhood Commercial Restricted District", of Chapter 4, "District Regulations" to amend uses and development standards; and• Section 4.803, "Non-Residential District Use Table" of Chapter 4, "District Regulations" to add and remove uses from the "ER District" <p>Link to website: http://www.fortworthgov.org/uploadedFiles/Planning_and_Development/Zoning_(template)/ER%20zoning%20district%20for%20web.pdf</p>	Approved 9-0
<u>ZC-08-101</u>		<u>CITY OF FORT WORTH</u>	
2	7	<p>5613 - 5637 (Odds) Birchman Avenue</p> <p>Applicant/Agent: Planning & Development Department</p> <p>Request: From: "A-5" One Family Residential and "C" Medium Density Multifamily Residential</p> <p>To: "ER" Neighborhood Commercial Restricted</p>	Continued to 11/12/08 at Applicant's Request 9-0
<u>ZC-08-116</u>		<u>TEXAS HEALTH RESOURCES</u>	
3	7	<p>6700 Block of NW Loop 820</p> <p>Applicant/Agent: Gordon Swift</p> <p>Request: From: "D" High Density Multifamily Residential</p> <p>To: "G" Intensive Commercial</p>	Continued to 10/8/08 at Applicant's Request 9-0
<u>ZC-08-121</u>		<u>HUNTER CROSSROADS, L.P.</u>	
4	7	<p>2100 through 2300 Blocks Avondale Haslet Road</p> <p>Applicant/Agent: Hunter Crossroads, L.P.</p> <p>Request: From: "A-5" One Family Residential</p> <p>To: "E" Neighborhood Commercial (Tracts 1 & 2), "C" Medium Density Multifamily Residential (Tract 3), "F" General Commercial (Tract 4) and "I" Light Industrial (Tract 5)</p>	Approved as Amended to PD with Prohibited Uses and Development Standards; Site Plan Waived 9-0

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New Cases:			
<u>ZC-08-117</u>		<u>OLLIE PARKER JR.</u> 11424 South Pipeline Road	
5	7	Applicant/Agent: Cardinal Towing & Auto Repair/Dennis Hopkins Request: From: "AG" Agricultural To: "I" Light Industrial	Approved 9-0
<u>ZC-08-136</u>		<u>PEDRO SOLIS</u> 5427 Anderson Street	
6	5	Applicant/Agent: Pedro Solis Request: From: "E/HC" Neighborhood Commercial/Historic & Cultural Overlay To: "A-5/HC" One Family Residential/Historic & Cultural Overlay	Approved 9-0
<u>ZC-08-137</u>		<u>TRIAD SENIOR LIVING I, LP</u> 6700 Dan Danciger Road	
7	6	Applicant/Agent: Capital Senior Development Request: From: "C" Medium Density Multifamily Residential To: "CF" Community Facilities	Approved 9-0
<u>SP-08-009</u>		<u>MITHUL LLC</u> 6501 Old Denton Road	
8	2	Applicant/Agent: Panchal Thakor Request: Site plan to amend "PD-781" to add one story to the previously approved three story hotel.	Approved as Amended to Require a Monument Sign 9-0
<u>ZC-08-138</u>		<u>AIL INVESTMENTS LP</u> 9500 Block North Freeway	
9	2	Applicant/Agent: Jacobs Engineering Request: From: "C" Medium Density Multifamily Residential and "J" Medium Industrial To: "C" Medium Density Multifamily Residential and "G" Intensive Commercial	Continued to 11/12/08 at Applicant's Request 9-0

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<u>ZC-08-140</u> 10	5	<u>EASTLAND REAL ESTATE INVESTORS</u> 5500 Eastland Street and 4133 Nelms Applicant/Agent: Jim Austin Request: From: "B" Two Family Residential and "CR" Low Density Multifamily Residential To: "I" Light Industrial	Approved 8-1
<u>ZC-08-141</u> 11	9	<u>CATHOLIC DIOCESE OF FORT WORTH</u> 100 Block of East Hammond Street Applicant/Agent: Catholic Charities Request: From: "K" Heavy Industrial To: "PD/K" Planned Development for all uses in "K" Heavy Industrial, plus children's shelter center. Site plan included.	Approved as Amended to PD/CF 8-0-1
<u>ZC-08-143</u> 12	4	<u>EMERGING PROPERTIES</u> 6750 Fossil Bluff Drive Applicant/Agent: Ridgeline Hospitality, LLC. Request: From: "G" Intensive Commercial To: "PD/G" Planned Development for all uses in "G" Intensive Commercial, plus hotel. Site plan included.	Approved 9-0
<u>ZC-08-144</u> 13	8	<u>N. LUCILLE GILKEY</u> 821 East Terrell, 810 and 812 Kentucky Avenue Applicant/Agent: N. Lucille Gilkey Request: From: "A-5" One Family Residential and "A-5/HC" One Family Residential/Historic & Cultural Overlay To: "MU-1" Low Intensity Mixed Use and "MU-1/HC" Low Intensity Mixed Use/Historical & Cultural Overlay	Approved as Amended to PD/MU1/HC to not include Alcohol Sales or Use 9-0
<u>ZC-08-145</u> 14	6	<u>POUNDS INVESTMENTS, INC.</u> 7004 and 7006 South Freeway Applicant/Agent: John Green Request: From: "E" Neighborhood Commercial To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial, plus hotel. Site plan included.	Approved as Amended to Require an 8' Fence on N. Side. 9-0

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<u>ZC-08-147</u> 15	2	<u>NITINBHUI BHUGUBHAT PATEL</u> 3107 and 3109 North Main Street Applicant/Agent: Abell Companies Request: From: "I" Light Industrial To: "PD/I" Planned Development for all uses in "I" Light Industrial, plus hotel. Site plan included.	Approved as Amended to PD/E plus Hotel 9-0
<u>ZC-08-148</u> 16	7	<u>PHILLIPS PARKER JV</u> 1601 Block of West Loop 820 North Applicant/Agent: Doug Woodson Request: From: "C" Medium Density Multifamily Residential and "PD-452" Planned Development for all uses in "G" Intensive Commercial, excluding: bar, SOB, cold storage plant, liquor or package store, mini-warehouse, pawn shop, tattoo parlor, auto repair/body shop, probation/parole office and RV park, and no increase in surface water runoff to adjacent property. To: "C" Medium Density Multifamily Residential.	Continued to 10/8/08 at Applicant's Request
<u>ZC-08-149</u> 17	6	<u>CITY OF FORT WORTH</u> 10300 Block of West Cleburne Road Applicant/Agent: Planning and Development Department Request: From: "B" Two Family Residential, "R1" Zero Lot Line/Cluster Residential, "CR" Low Density Multifamily Residential and "E" Neighborhood Commercial To: "A-5" One Family Residential	Denied Without Prejudice 9-0
<u>ZC-08-150</u> 18	5	<u>CITY OF FORT WORTH</u> Fairhaven Area North of Wilbarger, east of Edgewood Terrace, south of Eastland Street and west of Carey Street Applicant/Agent: Planning and Development Department Request: From: "A-5" One Family Residential, "B" Two Family Residential, "E" Neighborhood Commercial, "I" Light Industrial and "PD-173" Planned Development To: "A-21" & "A-5" One Family Residential and "E" Neighborhood Commercial	Approved 8-0

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<u>ZC-08-151</u> 19	5	<u>CITY OF FORT WORTH</u> Portion of Hillside Morningside Neighborhood North of Ramsey, east of IH-35W South, south of Rosedale Street and west of Riverside Drive Applicant/Agent: Planning and Development Department Request: From: "A-5" One Family Residential, "B" Two Family Residential, "B/HC" Two Family Residential/Historic & Cultural Overlay, "B/HSE" Two Family Residential/Highly Significant Endangered, "C" Medium Density Multifamily Residential, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "F" General Commercial, "I" Light Industrial, "J" Medium Industrial and "PD" Planned Development To: "A-5/HC" One Family Residential/Historic & Cultural Overlay, "A-5/HSE" One Family Residential/Highly Significant Endangered, "CF" Community Facilities and "E" Neighborhood Commercial	Approved as Amended to Exclude 2318 E. Evans 9-0
<u>ZC-08-152</u> 20	5	<u>CURTIS WINSTON</u> 4808 and 4812 Richardson Street Applicant/Agent: Curtis L. Winston Request: From: "FR" General Commercial Restricted To: "A-5" One Family Residential	Approved 7-0
<u>ZC-08-154</u> 21	ALL	<u>TEXT AMENDMENT: MANUFACTURED HOMES & RV PARKS</u> Owner/Applicant/Agent: Planning & Development Department 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: <ul style="list-style-type: none">• Section 4.202 "Manufactured Housing ("MH") District of Chapter 4, "District Regulation" to amend setbacks, height, lot area, paving, and other property development standards.	Continued to 10/8/08 at Applicant's Request 7-0

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ADJOURNMENT: 1:50 p.m.

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 city hall building off of Texas Street](#). Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact Al Godwin at 817-392-7825, FAX 817-392-7985, or call TDD 1-800-RELAY-TX at least two (2) 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.