



**ZONING COMMISSION**

**AGENDA**

**Wednesday, October 14, 2009  
1000 Throckmorton St.  
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>A</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 NOVEMBER 3, 2009 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: 1) Southwest-to-Northeast Station Area Plans
- 2) Unmanned Vending Kiosks

- A. Call to Order..... Chairman
- B. Approval of September 9, 2009 Meeting Minutes A 8-0
- C. Continued Cases:

1. ZC-09-089 LIFE COVENANT CHURCH, INC 20.31 ac. CD 3	6800 and 6850 Harris Pkwy	RECOMMENDED FOR APPROVAL AS AMENDED FOR AREA A TO PD/E WITH EXCLUSIONS AND DEVELOPMENT STANDARDS
a. Applicant/Agent: Profile Consultants Inc.		

b. Request: *From*: "R1" Zero Lot Line/Cluster *To*: "E" Neighborhood Commercial

7-0-1

D. New Cases:

2. ZC-09-105 WALTER B. WELBORN 3213 and 3217 Joyce Dr. 0.47 ac. CD 3	RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: Race Trac Petroleum Inc. b. Request: <i>From</i> : "FR" General Commercial Restricted <i>To</i> : "I" Light Industrial	
3. ZC-09-106 RAED R. K. KHADER 4635 Mansfield Hwy 0.99 ac. CD 5	RECOMMENDED FOR DENIAL WITHOUT PREJUDICE 6-2
a. Applicant/Agent: Bonilla Group b. Request: <i>From</i> : "B" Two Family <i>To</i> : "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus auto sales and detailing; site plan included	
4. ZC-09-107 CHESAPEAKE LAND DEVELOPMENT LLC 1600 E. Northside Drive 2.52 ac. CD 2	CONTINUED TO 11/03/09 6-2
c. Applicant/Agent: Noah Boydston d. Request: <i>From</i> : "J" Medium Industrial <i>To</i> : "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus hotel; site plan included	
5. ZC-09-108 RAINCREEK PRODUCTIONS LLC 5400 Birchman Ave. 0.15 ac. CD 7	RECOMMENDED FOR APPROVAL AS AMENDED TO NOT INCLUDE A MONUMENT SIGN 8-0
a. Applicant/Agent: b. Request: <i>From</i> : "B" Two Family <i>To</i> : "PD/SU" Planned Development/Specific Use for Offices; site plan included	
6. ZC-09-110 LOCKARD CONSTRUCTION South of Berry St. Between Mitchell Blvd. and Vaughn Blvd. 66.58 ac. CD 8	RECOMMENDED FOR APPROVAL AS AMENDED; DENIAL WITHOUT PREJUDICE FOR 3100, 3313, 3317 MLK 3012 BURTON, 2397 BERRY
a. Applicant/Agent: Mike Clark b. Request: <i>From</i> : "PD-720" Planned Development for E uses with exclusions and to include development standards and "PD-721" Planned Development for A-5 uses to include a restricted buffer area for any gas well heads within 600 feet <i>To</i> : Amend development standards for "PD-720" Planned Development; site plan waiver requested c. To be heard by Council 11/10/09	
7. ZC-09-111 PV PARTNERS LTD 8333 Sohi Dr. Suite 112 0.10 ac. CD 4	RECOMMENDED FOR DENIAL 8-0
a. Applicant/Agent: Chris E. Marsh b. Request: <i>From</i> : "E" Neighborhood Commercial <i>To</i> : "F" General Commercial	
8. ZC-09-112 CHESAPEAKE LAND DEVELOPMENT LLC 1400 and 1500 Rockwood Lane 12.64 ac. CD 2	RECOMMENDED FOR APPROVAL 7-1
a. Applicant/Agent: Mike Groomer b. Request: <i>From</i> : "CF" Community Facilities and "E" Neighborhood Commercial <i>To</i> : "PD/E" Planned Development for all uses in "E" Neighborhood Commercial	

plus overnight parking lot; site plan included				
9. ZC-09-113 NORTHWEST ISD	16301 Elementary Dr.	23.18 ac.	CD 2	RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: MJ Thomas Engineering LLC				
b. Request: <i>From:</i> "C" Medium Density Multifamily <i>To:</i> "CF" Community Facilities				
10. ZC-09-114 CITY OF FORT WORTH PLANNING AND DEVELOPMENT	BLUEBONNET HILLS 3100 and 3200 blocks of Wabash Avenue and Rogers Avenue	19.39 ac.	CD 9	RECOMMENDED FOR 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				
11. ZC-09-115 CITY OF FORT WORTH PLANNING AND DEVELOPMENT WEST	MEADOWBROOK NEIGHBORHOOD PHASE I	Generally bounded by I-30 (East Freeway), Oakland Boulevard, Lancaster Avenue, and Ben Avenue	507.21 ac. CD 8	RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: City of Fort Worth				
b. Request: <i>From:</i> "A-5" One Family, "A-5/HC" One Family/Historic and Cultural Overlay, "B" Two Family, "C" Medium Density Multifamily, "C/HC" Medium Density Multifamily/Historic and Cultural Overlay, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "E/HC" Neighborhood Commercial/Historic & Cultural Overlay, "MU-1" Mixed Use Low Density, "FR" General Commercial Restricted, "F" General Commercial, "PD-40" Planned Development for E uses <i>To:</i> "A-10" One Family, "A-7.5" One Family, "A-7.5/HC" One Family/ Historic and Cultural Overlay, "A-5" One Family, "A-5/HC" One Family Historic and Cultural, "B" Two Family, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "ER/HC" Neighborhood Commercial Restricted/Historic and Cultural Overlay, and "E" Neighborhood Commercial				
12. ZC-09-116 CITY OF FORT WORTH PLANNING AND DEVELOPMENT	ARLINGTON HEIGHTS NEIGHBORHOOD	Generally bounded by Camp Bowie Boulevard, Montgomery Street, I-30 (West Freeway), and Merrick Street	359.66 ac. CD 7	CONTINUED 60 DAYS 8-0
a. Applicant/Agent: City of Fort Worth				
b. Request: <i>From:</i> "B" Two Family, "B/HC" Two Family/Historic and Cultural Overlay, "B/DD" Two Family/Demolition Delay, "R1" Zero Lotline/Cluster, "CR" Low Density Multifamily, "C" Medium Density Multifamily, "D" High Density Multifamily, "CF" Community Facilities, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "F/HC" General Commercial/Historic and Cultural Overlay, "F/DD" General Commercial/Demolition Delay, "I" Light Industrial, "J" Medium Industrial <i>To:</i> "A-5" One Family, "A-5/HC" One Family/Historic and Cultural Overlay, "B" Two Family, "R2"Townhouse/Cluster, "CF" Community Facilities, "CF/HC" Community Facilities/Historic and Cultural Overlay, "CF/DD" Community Facilities/Demolition Delay "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, and "E/DD" Neighborhood Commercial/Demolition Delay				
13. ZC-09-117 CITY OF FORT WORTH PLANNING AND DEVELOPMENT	3111 Ross Ave.	0.16 ac.	CD 2	RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: City of Fort Worth				

b. Request: *From: "B' Two Family To: "A-5" One Family*

<p>14. ZC-09-118 CITY OF FORT WORTH PLANNING AND DEVELOPMENT Amendment: HCLC Yards and Projected Yards ALL</p>	<p>Text CD</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>a. Applicant/Agent: City of Fort Worth b. Request: An Ordinance Amending Section 6.101 "Yards" to add Subsection J, "Historic Overlay District Setbacks" to allow structures located within a historic district to be constructed consistent with the setback of the historic district; to revise the title of Subsection F; to provide that side yards may project and to revise the definition of "front yard"</p>		
<p>15. ZC-09-119 CITY OF FORT WORTH PLANNING AND DEVELOPMENT Amendment: HCLC Powers and Duties ALL</p>	<p>Text CD</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>a. Applicant/Agent: City of Fort Worth b. Request: An Ordinance Amending Section 2.103F "Powers and Duties", to delete the designation of two members of the Historic and Cultural Landmarks Commission to serve on the Scenic Preservation Commission</p>		
<p>16. ZC-09-120 CITY OF FORT WORTH PLANNING AND DEVELOPMENT Amendment: Historic Preservation Overlay</p>	<p>Text CD ALL</p>	<p>CONTINUED 30 DAYS UPON STAFF'S REQUEST 8-0</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; to amend Chapter 9, "Definitions" to add definitions related to historic preservation</p>		
<p>17. ZC-09-121 A-E CITY OF FORT WORTH PLANNING AND DEVELOPMENT 921 8<sup>th</sup> Avenue, 802, 804, 810, 900 Pennsylvania Avenue, certain properties bounded by W. Tucker Street, St. Louis Avenue, W. Terrell Avenue, and Grainger Street 2.96 ac. CD 8 &amp; 9</p>		<p>RECOMMENDED FOR APPROVAL AS AMENDED. DENIAL WITHOUT PREJUDICE 802, 804, 810, 900 PENNSYLVANIA</p>
<p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From: "NS-T4" Near Southside-Urban, "NS-T4N" Near Southside-General Urban and "NS-T5I" Near Southside-Urban Center To: Add a "DD" Demolition Delay overlay</i></p>		
<p>18. ZC-09-122 CITY OF FORT WORTH PLANNING AND DEVELOPMENT Amendment: Commercial Exterior Cladding</p>	<p>Text CD ALL</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>a. Applicant/Agent: City of Fort Worth b. Request: An Ordinance Amending all Sections in Article 9 "Commercial Districts" to add language regulating the type of exterior metal cladding on metal buildings and to require that all metal buildings have a minimum of two architectural elements for each building</p>		

19. ZC-09-123 CITY OF FORT WORTH PLANNING AND DEVELOPMENT Text  
Amendment: Downtown Urban Design Standards and Guidelines CD ALL

RECOMMENDED  
FOR APPROVAL  
8-0

- a. Applicant/Agent: City of Fort Worth
- b. Request: An Ordinance Amending Section 4.1200, "Urban Design District-Downtown" to revise in its entirety the design standards for the Downtown Urban Design District; and to delete references to various sections of the Downtown Urban Design Standards and replace with references to the Downtown Urban Design Standards and Guidelines
- c. Downtown Urban Design Standards and Guidelines

<http://www.fortworthgov.org/PlanningandDevelopment/info/default.aspx?id=17890>

**ADJOURNMENT:** 1:40 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.