



ZONING COMMISSION

NOVEMBER DECISIONS

**Wednesday, November 12, 2008
1000 Throckmorton
City Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

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

I. WORK SESSION 9:00 AM Pre-Council Chamber

- A. Election of Officers
- B. Briefing: Previous Zoning Actions by City Council Staff
- C. 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 DECEMBER 2, 2008 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: Update on Draft 2009 Comprehensive Plan Community meetings. Proposed Fee Amendments for Urban Forestry

- A. Call to Order..... Chairman
- B. Approval of October 8, 2008 Meeting Minutes 8-0
- C. Continued Cases

<p>1. ZC-08-138 AIL INVESTMENTS LP 9500 Block of North Freeway Acres 106.03 CD 2</p>	<p>Approved 7-0-1</p>
<p>a. Applicant/Agent: Jacobs Engineering b. Request: <i>From:</i> "C" Medium Density Multifamily District and "J" Medium Industrial <i>To:</i> "C" Medium Density Multifamily District and "G" Intensive Commercial</p>	
<p>2. ZC-08-139 RAUL MENDOZA 1704 North Sylvania Avenue Acres 0.70 CD 2</p>	<p>Approved 8-0 With waivers and dumpster to be screened</p>
<p>a. Applicant/Agent: Raul Mendoza b. Request: <i>From:</i> "A-5" One Family District and "E" Neighborhood Commercial <i>To:</i> "PD" Planned Development Specific use for three detached residential units. Site plan included.</p>	
<p>3. ZC-08-154 TEXT AMENDMENT: MANUFACTURED HOMES & RV PARKS CD ALL</p>	<p>Continued to 12/10/08 8-0</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: Section 4.202 "Manufactured Housing ("MH") District of Chapter 4, "District Regulation" to amend setbacks, height, lot area, paving, and other property development standards.</p>	
<p>4. ZC-08-168A CITY OF FORT WORTH PLANNING & DEVELOPMENT 2315 and 2319 Hemphill Street Acres 0.43 CD 9</p>	<p>Approved 8-0</p>
<p>a. Applicant/Agent: Planning & Development Department b. Request: <i>From:</i> "J" Medium Industrial <i>To:</i> "E" Neighborhood Commercial</p>	

D. New Cases:

<p>5. ZC-08-169 KIEU DINH & LAN THI VU 1617 North Beach Street Acres 0.29 CD4</p>	<p>Approved 8-0</p>
<p>a. Applicant/Agent: Chris Vu b. Request: <i>From:</i> "A-7.5" One Family District <i>To:</i> "ER" Neighborhood Commercial Restricted</p>	
<p>6. ZC-08-170 BIRCHMAN AVENUE REVOC. TRUST/RACHEL SHEERAN 5122 & 5128 Birchman Avenue Acres 0.33 CD 7</p>	<p>Approved as Amended 8-0 5218 to PD/SU with list of uses; site plan waiver requested. 5122 denied without prejudice</p>
<p>a. Applicant/Agent: David Wynne b. Request: <i>From:</i> "CF" Community Facilities <i>To:</i> "PD/SU" Planned Development for specific uses. Site plan waiver requested.</p>	
<p>7. ZC-08-171 BAILLARGEON REALTY, INC. 116 North University Drive Acres 2.15 CD 7</p>	<p>Approved 8-0</p>
<p>a. Applicant/Agent: Bobby Baillargeon</p>	

<p>b. Request: <i>From</i>: "PD-174" Planned Development for all uses in "E" Neighborhood Commercial, plus auto sales and rental. <i>To</i>: Amend "PD-174" Planned Development for "E" uses, plus auto sales and rental to include new and used auto sales, service, retail parts sales, automotive rental, automotive outdoor display and storage, and excluding body repair and painting. Site plan included.</p>		
<p>8. ZC-08-172 LIM & HOUN 6700 Brentwood Stair Road Acres 0.69 CD 4</p>	<p>a. Applicant/Agent: Robert Rambo b. Request: <i>From</i>: "FR" General Commercial Restricted <i>To</i>: "E" Neighborhood Commercial</p>	<p>Denied 8-0</p>
<p>9. SP-08-010 DON VALK 7800 Block of Ederville Road Acres 2.02 CD 5</p>	<p>a. Applicant/Agent: Quiktrip Corp. b. Request: Site plan for Quiktrip 875</p>	<p>Approved with waiver 8-0</p>
<p>10. ZC-08-173 HUNTER CROSSROADS LP 2200 Block of Avondale Haslet Road Acres 7.07 CD 7</p>	<p>a. Applicant/Agent: Susan Kedron b. Request: <i>From</i>: "PD-829" Planned Development for all uses in "F" General Commercial, excluding night clubs, pool halls, liquor stores, bars, taverns, hotels in excess of two stories. Outside storage is not allowed within 200 feet of the perimeter of the northern and eastern property lines. Site plan waived. <i>To</i>: Amend "PD-829" Planned Development for uses in "F" with exclusions, to include mini-warehouses. Site plan waiver recommended.</p>	<p>Approved 8-0</p>
<p>11. ZC-08-174 JAMES AYRES/RIVER DISTRICT HOLDINGS. LLC 357, 359, 407 Foch Street and 2700 Block of Mercedes Avenue Acres 2.10 CD 9</p>	<p>a. Applicant/Agent: Gideon Toal b. Request: <i>From</i>: "R2" Townhouse/Cluster District <i>To</i>: "MU-1" Low Intensity Mixed Use</p>	<p>Continued to 12/10/08 8-0</p>
<p>12. ZC-08-175 CITY OF FORT WORTH HOUSING AND ECONOMIC DEVELOPMENT 100 Block of East Lancaster Avenue Acres 0.72 CD 9</p>	<p>a. Applicant/Agent: James Schell b. Request: <i>From</i>: "PD-592" Planned Development for all uses in "H" Central Business District <i>To</i>: "PD/H" Planned Development for all uses in "H" Central Business District, excluding pawn shops, tattoo parlors, blood bank, taverns/bars/clubs except when associated with a hotel. Site plan waiver requested. Subject to the Downtown Design Review Guidelines, Lancaster Corridor Zone.</p>	<p>Approved 8-0</p>
<p>13. ZC-08-176 FW VERANDAS AT CITYVIEW, LTD. 7301 Oakmont Boulevard Acres 14.73 CD 3</p>	<p>a. Applicant/Agent: James Schell b. Request: <i>From</i>: "C" Medium Density Multifamily District and "G" Intensive Commercial <i>To</i>: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily District. Site plan included.</p>	<p>Approved with two waivers 8-0</p>

<p>14. ZC-08-177 CITY OF FORT WORTH TRANSPORTATION & PUBLIC WORKS 3301 West Lancaster Avenue Acres 2.15 CD 7</p>	<p>Approved with waivers 8-0</p>
<p>a. Applicant/Agent: Planning & Development b. Request: <i>From:</i> "A-5" One Family District <i>To:</i> "PD/SU" Planned Development Specific Use for a parking garage. Site plan included.</p>	
<p>15. ZC-08-178 CITY OF FORT WORTH PLANNING & DEVELOPMENT 3600 Block of Wichita Street Acres 180.66 CD 8</p>	<p>Approved 7-0-1</p>
<p>a. Applicant/Agent: Planning & Development b. Request: <i>From:</i> "A-5/DD" One Family District/Demolition Delay, "PD-720/DD" Planned Development for all uses in "E" with exclusions/Demolition Delay, "PD-721/DD" Planned Development for all uses in "A-5" with restrictions/Demolition Delay <i>To:</i> "A-5" One Family District, "PD-720" Planned Development for "E" uses with exclusions and "PD-721" Planned Development for all uses in "A-5" with restrictions.</p>	
<p>16. ZC-08-179 CITY OF FORT WORTH PLANNING & DEVELOPMENT 2600 - 2800 Blocks of Keller Hicks, 4115 Golden Triangle and 11300 Block of Timberland Boulevard Acres 54.1 CD 2</p>	<p>Approved 8-0</p>
<p>a. Applicant/Agent: Planning & Development b. Request: <i>From:</i> Unzoned <i>To:</i> "A-5" One Family District, "E" Neighborhood Commercial, "FR" General Commercial Restricted and "G" Intensive Commercial</p>	
<p>17. ZC-08-180 CITY OF FORT WORTH PLANNING & DEVELOPMENT 6300 - 6500 Block of Boat Club Road Acres 25.69 CD 7</p>	<p>Approved 8-0</p>
<p>a. Applicant/Agent: Planning & Development b. Request: <i>From:</i> Unzoned <i>To:</i> "A-5" One Family District, and "E" Neighborhood Commercial</p>	
<p>18. ZC-08-181 CITY OF FORT WORTH PLANNING & DEVELOPMENT 10598 Chapin Road Acres 1.20 CD 3</p>	<p>Approved 8-0</p>
<p>a. Applicant/Agent: Planning & Development b. Request: <i>From:</i> Unzoned <i>To:</i> "A-43" One Family District</p>	
<p>19. ZC-08-182 CITY OF FORT WORTH PLANNING & DEVELOPMENT 3700 - 4500 Blocks of FM 1187 and 11751 Old Granbury Road Acres 424.78 CD 6</p>	<p>Approved 8-0</p>
<p>a. Applicant/Agent: Planning & Development b. Request: <i>From:</i> Unzoned <i>To:</i> "MU-1" Low Intensity Mixed Use</p>	
<p>20. ZC-08-183 CITY OF FORT WORTH PLANNING & DEVELOPMENT 9900 Block of Crowley Road Acres 99.66 CD 6</p>	<p>Approved 8-0</p>
<p>a. Applicant/Agent: Planning & Development b. Request: <i>From:</i> "A-5: One Family District, "B" Two Family District, "R1" Zero Lot Line/Cluster, and "C" Medium Density Multifamily District <i>To:</i> "A-5" One Family District and "CF" Community Facilities</p>	
<p>21. ZC-08-184 CITY OF FORT WORTH PLANNING & DEVELOPMENT 8100 - 8400 Block of W. Cleburne Road Acres 53.97 CD 6</p>	

<p>a. Applicant/Agent: Planning & Development b. Request: <i>From:</i> "A-5: One Family District, "B" Two Family District, "C" Medium Density Multifamily District <i>To:</i> "A-5" One Family District and "CF" Community Facilities</p>	<p>Approved 8-0</p>
<p>22. ZC-08-185 CITY OF FORT WORTH PLANNING & DEVELOPMENT 6400 Blocks of Crestmore, Edgehill, Floyd & Woodstock, 3908 and 3962 Edgehill Acres 15.12 CD 3</p>	<p>Approved 8-0</p>
<p>a. Applicant/Agent: Planning & Development b. Request: <i>From:</i> "A-5: One Family District <i>To:</i> "A-10" One Family District</p>	<p>Approved 8-0</p>
<p>23. ZC-08-187 DEBRA MUSE/FITZWATER FAMILY TRUST 6108 and 6212 Willard Road Acres 8.74 CD 5</p>	<p>Approved 8-0</p>
<p>a. Applicant/Agent: James Schell b. Request: <i>From:</i> "A-10: One Family District, "FR" General Commercial Restricted, "I" Light Industrial <i>To:</i> "I" Light Industrial</p>	<p>Approved 8-0</p>

ADJOURNMENT: 12:08

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.