



ZONING COMMISSION

DECISIONS

**Wednesday, February 23, 2011
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

Neftali Ortiz, CD 2, Chair	<u>P</u>	Stephanie Spann, CD 6	<u>P</u>
Ann Zadeh, CD 1, Vice Chair	<u>P</u>	Nick Genua, CD 7	<u>P</u>
Jackson Wilson, CD 3	<u>P</u>	Ramon Romero, CD 8	<u>P</u>
Charles Edmonds, 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
- 2011 Comprehensive Plan Future Land Use Map Changes..... Staff

II. PUBLIC HEARING 10:04 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON MARCH 8, 2011 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:	Update on CPC/ZC Merger
	Lake Arlington Master Plan Briefing

- A. Call to Order..... Chair
- B. Approval of January 12, 2011 Meeting Minutes 9-0
- C. Continued Cases:

<p>1. ZC-11-004 QUADRANT NORTH TARRANT PARTNERS, LTD. 5000 North Tarrant Pkwy CD 4 33 ac.</p> <p>a. Applicant/Agent: Winkelmann and Associates/Mike Clark b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "PD/E" Planned Development for all uses in "E" Neighborhood Commercial, plus oil lube and tune ups and associated services, tire changes and new tire sales; site plan included</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>2. ZC-11-005 TRINITY BLUFF DEVELOPMENT LTD. 761 and 765 Samuels Ave. 2.60 ac. CD 9</p> <p>a. Applicant/Agent: Tom Struhs b. Request: <i>From:</i> "D" High Density Multifamily and "O-1" Floodplain <i>To:</i> "PD/TU-N1" Planned Development for all uses in Trinity Uptown/Neighborhood Zone with Development Standards; site plan included</p>	<p>CONTINUED TO APRIL 13, 2011 PER APPLICANT'S REQUEST 9-0</p>

D. New Cases:

<p>3. SP-10-008 CHAMPIONS AUTO SALES CO. 2004/2024 Jacksboro Hwy 5.81ac. CD 2</p> <p>a. Applicant/Agent: Martimiano Aguiayo b. Request: Amend Site Plan for PD-821 to add parking spaces to expand auto sales and amend required landscaping</p>	<p>CONTINUED TO MARCH 9, 2011 PER APPLICANT'S REQUEST 9-0</p>
<p>4. SP-11-001 MIGUEL MURILLO 7724 Norman Ave 1.04 ac. CD 3</p> <p>a. Applicant/Agent: C.R. Bonilla b. Request: Amend Site Plan for PD-649 to increase the size of the rear cabinet shop</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>5. ZC-11-012 METROPORT CITIES FELLOWSHIP/ TRANSCONTINENTAL REALTY INV. 1101 Old Denton Rd & 11501 N. Riverside Dr 13.32 ac. CD 2</p> <p>a. Applicant/Agent: David Speicher b. Request: <i>From:</i> "C" Medium Density Multifamily and "G" Intensive Commercial <i>To:</i> "PD/D" Planned Development for all uses in "D" High Density Multifamily plus Assisted Living; site plan included</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>6. ZC-11-013 HILLWOOD ALLIANCE RESIDENTIAL 4300 Heritage Trace Parkway & 9700 N. Beach St 23.01 ac. CD 2</p> <p>a. Applicant/Agent: Peloton Land Solutions b. Request: <i>From:</i> "R2" Townhouse/Cluster Residential and "E" Neighborhood Commercial <i>To:</i> "A-5" One-Family</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>7. ZC-11-014 CENTRE PORT VENTURES 14400 block of Sovereign Dr. 16.24 ac. CD 5</p> <p>a. Applicant/Agent: Alliance Residential</p>	<p>RECOMMENDED FOR APPROVAL AS AMENDED 9-0</p>

<p>b. Request: <i>From:</i> "J" Medium Industrial <i>To:</i> "PD/D" Planned Development for all uses in "D" High Density Multifamily with a maximum setback of 20 feet; site plan included</p>	
<p>8. ZC-11-015 CITY OF FORT WORTH PLANNING & DEVELOPMENT STOP SIX POLY NEIGHBORHOOD Phase 1 Generally bounded by Ramey Avenue, Miller Ave., E. Rosedale St., and Lloyd St. 149.26 ac. CD5</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "A-5" One-Family, "B" Two-Family, "E" Neighborhood Commercial, and "FR" General Commercial Restricted <i>To:</i> "A-10" One-Family, "A-7.5" One-Family, "A-5" One-Family, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, and "E" Neighborhood Commercial</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>9. ZC-11-016 CITY OF FORT WORTH PLANNING & DEVELOPMENT NORTHSIDE NEIGHBORHOOD PHASE 4 Generally bounded by Park St., NW 20th St., North Main St., Grand Ave., and Harrington Ave. 306.70 ac. CD 2</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "A-5" One-Family, "B" Two-Family, "B/DD" Two-Family/Demolition Delay, "C" Medium Density Multifamily, "C/DD" Medium Density Multifamily/Demolition Delay, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "I" Light Industrial, "J" Medium Industrial, and PD 415, 440, & 442 <i>To:</i> "A-5" One-Family, "A-5/DD" One-Family/Demolition Delay, "B" Two-Family, "UR" Urban Residential, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "E/DD" Neighborhood Commercial/Demolition Delay, and "MU-1" Low Intensity Mixed Use</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>10. ZC-11-017 FORT WORTH AREA HABITAT FOR HUMANITY 3609 Garrett St. 0.32 ac. CD 5</p> <p>a. Applicant/Agent: Michelle Kennedy b. Request: <i>From:</i> "AG" Agricultural <i>To:</i> "A-5" One-Family c. Case to be heard by City Council March 1, 2011</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>11. ZC-11-018 KEN SCHAEFER/PROVIDENCE PARTNERSHIP LLC 1228 S. Adams St. CD 9 0.20ac.</p> <p>a. Applicant/Agent: City Of Fort Worth Planning & Development b. Request: <i>From:</i> "NS-T4/HC" Near Southside/Neighborhood Zone/Historic & Cultural Overlay <i>To:</i> "NS-T4/HSE" Near Southside Neighborhood Zone/Highly Significant Endangered</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>12. ZC-11-019 THE GAS PIPE/AMY LYNN INC. 6025 Camp Bowie and 3309 Winthrop Ave. CD 3 1.59 ac.</p> <p>a. Applicant/Agent: Jerry Shults or Amy Herrig b. Request: <i>From:</i> "MU-1" Low Intensity Mixed Use <i>To:</i> "MU-1/HSE" Low Intensity Mixed Use/Highly Significant Endangered</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>

<p>13. ZC-11-020 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 3028 James Ave CD 9 0.15 ac.</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "B" Two-Family <i>To:</i> "A-5" One-Family</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>14. ZC-11-021 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 3300 Horne St CD 7 0.15 ac.</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "A-5" One - Family</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>15. ZC-11-022 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 5519 Bonnell Ave. CD 7 0.15 ac.</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "I" Light Industrial <i>To:</i> "ER" Neighborhood Commercial Restricted</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>16. ZC-11-024 M6 LEASING LP 4536 North Tarrant Pkwy 1.13 ac. CD 4</p> <p>a. Applicant/Agent: Magee Architects LP b. Request: <i>From:</i> "AR" One-Family Residential Restricted and "E" Neighborhood Commercial <i>To:</i> "E" Neighborhood Commercial</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>17. ZC-11-025 RICHARD YOUNG 5700 McCart Ave 0.50 ac. CD 6</p> <p>a. Applicant/Agent: Jack Lee b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus auto detailing shop; site plan waiver requested</p>	<p>RECOMMENDED FOR DENIAL 6-3</p>

ADJOURNMENT: 11:17

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.