



ZONING COMMISSION

DECISIONS

**Wednesday, August 10, 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
- C. Presentation: UR Urban Residential Zoning District Staff

II. PUBLIC HEARING 10:01 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON SEPTEMBER 13, 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: Joint Land Use Study OverviewCaptain R. Bennett, NAS FW, JRB
Proposed Camp Bowie Form Based District

- A. Call to Order..... Chair
- B. Approval of July 13, 2011 Meeting Minutes 9-0
- C. Continued Cases:

1. ZC-11-049 VERTEX ASSET PARTNERS LP 2942 S. Riverside Dr. 8.87 ac. CD 8	RECOMMENDED FOR APPROVAL 9-0
<ul style="list-style-type: none"> a. Applicant/Agent: Urban Strategies of Texas/Brandy O’Quinn b. Request: <i>From:</i> “PD 852” Planned Development for all uses in “E” 	

Neighborhood Commercial with exclusions and development standards; site plan waiver requested To: "UR" Urban Residential

c. This case will be heard by the City Council on August 16, 2011.

D. New Cases:

<p>2. ZC-11-040 F.W. MASON HEIGHTS L.P. 3670 Wichita St.; South of Berry St. between Mitchell Blvd. and Wichita St. 94.4 ac. CD 8</p> <p>a. Applicant/Agent: Michael Clark, Winkleman and Associates b. Request: <i>From</i>: "PD-721" Planned Development for "A-5" One Family Residential uses to include a buffer <i>To</i>: Tract 1: "PD/A-5" Planned Development for One Family Residential uses with development standards, site plan waiver requested; Tract 2: "PD/R2" Planned Development for Townhouse/Cluster uses with development standards, site plan waiver requested; Tracts 3, 4, 6: "PD/ER" Planned Development for Neighborhood Commercial Restricted uses plus assisted living facility, nursing home with full medical services, and massage therapy & spa with development standards, site plan required; and Tract 5: "PD/C" Planned Development for Medium Density Multifamily uses with development standards, site plan required</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>3. ZC-11-059 COBALT INDUSTRIAL REIT II 1301 Forum Way South 13.38 ac. CD 8</p> <p>a. Applicant/Agent: Michelle Annett b. Request: <i>From</i>: "I" Light Industrial <i>To</i>: "PD/K" Planned Development for all uses in "K" Heavy industrial plus auto recycling; site plan waiver requested</p>	<p>CONTINUED 30 DAYS UPON APPLICANT'S REQUEST 9-0</p>
<p>4. ZC-11-060 THOMAS BLANTON & KEYSTONE EQUITY PARTNERS LLC Generally bounded by Angle Ave., Old Decatur Rd. Loop 820 West, Meacham Airport and Limestone Terr. 405.13 ac. CD 2</p> <p>a. Applicant/Agent: James Schell b. Request: <i>From</i>: "C" Medium Density Multifamily, "I" Light Industrial, "J" Medium Industrial, "K" Heavy Industrial, and "PD-847" Planned Development for J uses plus biodiesel fuel processing <i>To</i>: "PD/K" Planned Development for "K" Heavy Industrial plus rolling mills, rock, cement crushers; wholesale storage of petroleum products; paper and pulp manufacture; oil drilling and production; manufacture of heavy rubber products, recycling center, household hazardous wastes or waste tire facility, recyclable materials for transportation at transfer stations, storage, processing, bailing or reclamation of paper, glass, wood, metals, plastics rags, junk, concrete, asphalt and other materials and materials recovery facilities and recycling centers; composting for yard and wood wastes, municipal solid waste, and/or sludge at composting facilities; collection and storage of household hazardous wastes; and processing and storage of scrap tires at waste tire facilities. A site development plan shall be provided for administrative review by the Planning & Development Department for recycling and other uses per Section 4.305(D) of the Comprehensive Zoning Ordinance of the City of Fort Worth; site plan waiver recommended for uses outside of recycling. The following uses are prohibited: gambling facilities, circus, sexually oriented businesses.</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>5. ZC-11-061 FW MASON HEIGHTS LP./RENAISSANCE SQUARE 2600 – 3100 blocks of E. Berry & 3670 Wichita Street 67.54 ac. CD 8</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>a. Applicant/Agent: Winkleman and Associates/Mike Clark</p>	

<p>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>: Modify limits of PD-720 to include a portion of PD-721; site plan waiver recommended</p>						
6.	ZC-11-062	TRIPLE T FARMS	6051 W. Bailey Boswell Road	16.16 ac.	CD 7	RECOMMENDED FOR APPROVAL 9-0
<p>a. Applicant/Agent: Winkleman and Associates/Mike Clark b. Request: <i>From</i>: “PD-906” Planned Development for “E” Neighborhood Commercial with no maximum building size <i>To</i>: Amend PD-906 site plan and add a car wash; site plan included</p>						
7.	ZC-11-063	HILLWOOD ALLIANCE RESIDENTIAL, LP	4600 Heritage Trace Parkway	15.94 ac.	CD 2	RECOMMENDED FOR APPROVAL WITH WAIVERS AND AS AMENDED WITH TREE ISLANDS AND NO PYLON SIGN 9-0
<p>a. Applicant/Agent: Winkleman 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 with no maximum building size and car wash; site plan included</p>						
8.	ZC-11-064	DALTON AND EULINDA WHATLEY	13600 Oak Grove Rd. South	1.14 ac.	CD 8	RECOMMENDED FOR APPROVAL 9-0
<p>a. Applicant/Agent: Dumas Surveying Inc./ Erik Dumas b. Request: <i>From</i>: “AG” Agricultural <i>To</i>: “A-21” One-Family Residential</p>						
9.	ZC-11-066	LINCOLN BEACH TARRANT LTD.	4532 N. Tarrant Pkwy.	0.64 ac.	CD4	RECOMMENDED FOR APPROVAL 9-0
<p>a. Applicant/Agent: Icon Consulting Engineers Inc./ David Gregory b. Request: <i>From</i>: “AR” One-Family Restricted & “E” Neighborhood Commercial, <i>To</i>: “E” Neighborhood Commercial c. This case will be heard by the City Council on August 16, 2011.</p>						

ADJOURNMENT: 11:31 AM

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.