



ZONING COMMISSION

DECISIONS

**Wednesday, September 14, 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

II. PUBLIC HEARING 10:03 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON OCTOBER 18, 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: Consider the attendance of one or more members at the City Plan Commission’s monthly meeting/work session

- A. Call to Order..... Chair
- B. Approval of August 10, 2011 Meeting Minutes 9-0
- C. Continued Cases:

1. ZC-11-044 BLANCA D. CANTU 1207-1211 Clinton Ave. 0.62 ac. CD 2	RECOMMENDED FOR DENIAL 9-0
a. Applicant/Agent: Blanca Cantu	
b. Request: <i>From:</i> “A-5” One-Family <i>To:</i> “PD/A-5” Planned Development for all uses in “A-5” One-Family plus a beauty shop to be developed to	

<p>“ER” Neighborhood Commercial Restricted standards and to include the existing front yard fence; site plan waiver requested</p>		
<p>2. ZC-11-056 CITY OF FORT WORTH PLANNING & DEVELOPMENT/ALTA MERE ADDITION AREA Generally bounded by Calmont Ave., Alta Mere Dr., Garza Ave., and Reagan Dr. 55.60 ac. CD 3</p> <p>a. Applicant/Agent: City Of Fort Worth Planning & Development b. Request: <i>From:</i> “A-5” One-Family, “CF” Community Facilities, “C” Medium Density Multifamily, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “IP” Industrial Park, and PD 654 Planned Development <i>To:</i> “CF” Community Facilities and “I” Light Industrial</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>	
<p>3. ZC-11-059 COBALT INDUSTRIAL REIT II & DM PROPERTIES LTD. 1301 and 1401 Forum Way South 31.56 ac. CD 8</p> <p>a. Applicant/Agent: Cobalt Capital Partners/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 and excluding the following uses: correctional facility, blood bank, tattoo parlor, wastewater (sewage) treatment facility; water supply, treatment or storage facility; sexually oriented business, stable, commercial riding, boarding or rodeo arena; mini-warehouse, assaying, chicken battery or brooder, animal by-products processing, batch plant, concrete or asphalt (permanent); brewery, distillery or winery; brick, clay, glass, shale, tile, or terra cotta products manufacture; cement products plant, cotton gin, cotton oil mill, bailing or compress; egg cracking or processing; furnace, blast, forge plant, boiler works manufacture, galvanizing, sheet or structural shapes, glue manufacture, grain elevator, magnesium casting, machining or fabricating; manufacture of acetylene or oxygen gas, alcohol computers and related electronic products, airplanes, automobiles, trucks and tractors (including assembly plants), ball or roller bearings, steel tanks, candles and celluloid, cash registers, cutlery, disinfectants, dextrin, dyestuff, electrical machinery, farm tools, type writers and vinegar; manufacture of basket material, bicycles, boots, boxes other than paper, caskets, shoes; manufacture of dyes, cores, die-casting molds; metal casting, metal foundry plant or fabrication plant, metal stamping, dying, shearing or punching; planning mill or woodworking shop, poultry killing or dressing, soap manufacture, soda or compound manufacture, stoneyard, building stone, cutting, sawing or storage; tar distillation/manufacturing, tobacco (chewing) manufacture or treatment; site plan included</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>	

D. New Cases:

<p>4. ZC-11-067 CASSCO LAND CO. INC./EDWARDS GEREN LTD. 5200 Block Arborlawn Drive and 3940 International Plaza 26.82 ac. CD 3</p> <p>a. Applicant/Agent: Dunaway Associates b. Request: <i>From:</i> “A-5” One-Family & “G” Intensive Commercial <i>To:</i> “A-5” One-Family</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>5. ZC-11-068 PATRIOT BANK 6000 Cromwell Marine Creek 26.71 ac. CD 7</p> <p>a. Applicant/Agent: CB Development LLC</p>	<p>RECOMMENDED FOR APPROVAL 8-1</p>

b. Request: <i>From</i> : "A-5" One-Family <i>To</i> : "E" Neighborhood Commercial		
6. ZC-11-069	TBTX HOLDINGS LLC 12750 NW U.S. 287 14.99 ac. CD 7	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: O'Donald Engineering/Brandon O'Donald	
b.	Request: <i>From</i> : "AG" Agricultural <i>To</i> : "I" Light Industrial & "PD/I" Planned Development for I uses plus indoor shooting range; site plan included	
7. ZC-11-070	FELLOWSHIP CHURCH 2716-2724 and 2725-2741 Merrimac St. 1.39 ac. CD 9	CONTINUED 30 DAYS UPON COMMISSION'S REQUEST 9-0
a.	Applicant/Agent: Fellowship Church	
b.	Request: <i>From</i> : "R2" Townhouse/Cluster District and "PD-268" Planned Development/Specific Use for additional parking for existing building with restrictions <i>To</i> : "MU-1" Low Intensity Mixed-Use	
8. SP-11-006	FORT WORTH MIDTOWN LLC 2222 W. Rosedale St. 9.99 ac. CD 9	RECOMMENDED FOR APPROVAL AS AMENDED TO WITHDRAW THE MASONRY REQUEST FOR LOT 8 8-0
a.	Applicant/Agent: Raymond Management Inc./Barry Perkel	
b.	Request: <i>To</i> : Amend site plan for PD 558 to not include fenestration/clear glazing for Lot 7, not meet the 60% fenestration requirement for Lots 2, 3 & 8, not meet the 70% minimum masonry for Lot 8, and add screening wall for Lot 2 along south elevation	
9. ZC-11-071	HULEN STREET BAPTIST CHURCH 7100 S. Hulen St. 0.23 ac. CD 6	RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: Gordon E. Pulis	
b.	Request: <i>From</i> : "CF" Community Facilities <i>To</i> : "E" Neighborhood Commercial	
10. ZC-11-072	JOSEPH BIALEK 1314 Alston Ave. 0.15 ac. CD 9	RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth Planning & Development	
b.	Request: <i>From</i> : "NS-T-4/HC" Near Southside T-4 District/Historic and Cultural <i>To</i> : "NS-T-4/HSE" Near Southside T-4 District/Highly Significant Endangered	
11. ZC-11-073	CITY OF FORT WORTH PARKS AND COMMUNITY SERVICES 4680 Mc Pherson 71.43 ac. CD 6	RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: Ronnie Clements	
b.	Request: <i>From</i> : "AR" One-Family Restricted & "E" Neighborhood Commercial <i>To</i> : "CF" Community Facilities	
12. ZC-11-074	CITY OF FORT WORTH PLANNING & DEVELOPMENT Mitchell Boulevard Neighborhood Generally bounded by US 287, E. Berry Street, Mitchell Boulevard, and Cobb Park Drive 274.53 ac. CD 8	RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth	
b.	Request: <i>From</i> : "A-5" One-Family, "B" Two-Family, "C/DD" Medium Density Multifamily/ Demolition Delay, "CF" Community Facilities, "E" Neighborhood Commercial, "FR" General Commercial Restricted, and "PD 361" Planned Development for E uses <i>To</i> : "A-5" One-Family, "B" Two-Family, "R1" Zero Lot Line/Cluster, "CF" Community Facilities,	

"CF/DD" Community Facilities/Demolition Delay, "ER" Neighborhood Commercial Restricted, and "E" Neighborhood Commercial		
<p>13. ZC-11-075 CITY OF FORT WORTH PLANNING & DEVELOPMENT Camp Bowie Corridor Form Based District: I-30 to SW Loop 820 Generally 1/4 mile along both sides of 5500 - 9000 blocks of Camp Bowie Blvd/Camp Bowie Blvd. 502.95 ac. CDs 3,7</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "A-5" One-Family, "B" Two-Family, "C" Medium Density Multifamily, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "MU-1" Low Intensity Mixed-Use, "FR" General Commercial Restricted, "F" General Commercial, "G" Intensive Commercial, "I" Light Industrial, "MU-2" High Intensity Mixed-Use, and "PD" Planned Developments Nos. 51, 108, 135, 167, 190, 227, 250, 315, 340, 378, 400, 546, 580, 615, 628, 633, 744, 784, and 882 <i>To:</i> Camp Bowie Form-Based districts: Highway Frontage, Transition Frontage, Ridglea Gateway, Ridglea Urban Village Core North, Ridglea Urban Village Core South, General Corridor Mixed-Use, Industrial Art, and Western Business District. Related case ZC-11-100 Text Amendment Camp Bowie Corridor</p> <p>Draft http://fortworthgov.org/planninganddevelopment/zoningcommission.aspx</p>	<p>ordinance:</p>	<p>RECOMMENDED FOR APPROVAL WITH RESIDENTIAL EXCLUSIONS IN APZS AND NOISE ZONES UPON REQUEST OF THE NAS FW JRB 8-0</p>
<p>14. ZC-11-076 CITY OF FORT WORTH PLANNING & DEVELOPMENT Eastern portion of the Berry/University Urban Village Generally bounded by W. Bowie Street, James Avenue, W. Devitt Street, and Forest Park Boulevard 29.71 ac. CD 9</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "MU-1" Low Intensity Mixed-Use <i>To:</i> "MU-2" High Intensity Mixed-Use</p>		<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>15. ZC-11-077 CITY OF FORT WORTH PLANNING & DEVELOPMENT 5633 Diaz Ave. 0.07 ac. CD 7</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "A-5 One-Family" <i>To:</i> "ER" Neighborhood Commercial Restricted</p>		<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>16. ZC-11-078 CITY OF FORT WORTH PLANNING & DEVELOPMENT 3216 E. First St. 0.24 ac. CD 8</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 8-0</p>
<p>17. ZC-11-079 CITY OF FORT WORTH PLANNING & DEVELOPMENT 1417 Belzise Terrace 0.31 ac. CD 8</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 8-0</p>
<p>18. ZC-11-080 CITY OF FORT WORTH PLANNING & DEVELOPMENT 1201 Blodgett Ave. 0.15 ac. CD 9</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 8-0</p>

19. ZC-11-081	CITY OF FORT WORTH PLANNING & DEVELOPMENT 3012 Elinor St.	0.29 ac.	CD 4	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			
20. ZC-11-082	CITY OF FORT WORTH PLANNING & DEVELOPMENT 709 E. Harvey St.	0.14 ac.	CD 8	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			
21. ZC-11-083	CITY OF FORT WORTH PLANNING & DEVELOPMENT 4105 Jackson St.	0.32 ac.	CD 8	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			
22. ZC-11-084	CITY OF FORT WORTH PLANNING & DEVELOPMENT 3629 James Ave.	0.32 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			
23. ZC-11-085	CITY OF FORT WORTH PLANNING & DEVELOPMENT 2412 S. Jones St.	0.13 ac.	CD 8	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			
24. ZC-11-086	CITY OF FORT WORTH PLANNING & DEVELOPMENT Kellis St.	0.14 ac.	CD 9	807 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			
25. ZC-11-087	CITY OF FORT WORTH PLANNING & DEVELOPMENT 5307 Lovell Ave.	0.21 ac.	CD 7	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			
26. ZC-11-088	CITY OF FORT WORTH PLANNING & DEVELOPMENT 1921 E. Maddox Ave.	0.16 ac.	CD 8	RECOMMENDED FOR APPROVAL
a.	Applicant/Agent: City of Fort Worth			
b.	Request: <i>From:</i> "B" Two-Family <i>To:</i> "A-5" One-Family			
27. ZC-11-089	CITY OF FORT WORTH PLANNING & DEVELOPMENT 4924 Mona Lisa St.	0.18 ac.	CD 2	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: City of Fort Worth			
b.	Request: <i>From:</i> "B" Two-Family <i>To:</i> "A-5" One-Family			

28. ZC-11-090	CITY OF FORT WORTH PLANNING & DEVELOPMENT 1913 E. Myrtle St.	0.12 ac.	CD 8	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: City of Fort Worth			
b.	Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>			
29. ZC-11-091	CITY OF FORT WORTH PLANNING & DEVELOPMENT 600 E. Ramsey Ave.	0.15 ac.	CD 8	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: City of Fort Worth			
b.	Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>			
30. ZC-11-092	CITY OF FORT WORTH PLANNING & DEVELOPMENT 4113 Sandage Ave.	0.19 ac.	CD 9	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: City of Fort Worth			
b.	Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>			
31. ZC-11-093	CITY OF FORT WORTH PLANNING & DEVELOPMENT 2501 Stuart Dr.	0.17 ac.	CD 8	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: City of Fort Worth			
b.	Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>			
32. ZC-11-094	CITY OF FORT WORTH PLANNING & DEVELOPMENT 1900 Uvalde St.	0.13 ac.	CD 8	RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth			
b.	Request: <i>From: "FR" General Commercial Restricted To: "A-5" One-Family</i>			
33. ZC-11-095	CITY OF FORT WORTH PLANNING & DEVELOPMENT 1000 W. Broadus St.	0.21 ac.	CD 9	RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth			
b.	Request: <i>From: "B" Two-Family To: "A-5" One-Family</i>			
34. ZC-11-096	THE PROPERTY CONNECTION INC. 2340 Lipscomb 0.23 ac.	CD 9		RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: Carlyn Gregory/City of Fort Worth			
b.	Request: <i>From: "B" Two-Family To: "B/HC" Two-Family/Historic and Cultural</i>			
35. ZC-11-097	BENJAMIN AND ESTHER COWAN 1945 Chatburn Ct. ac.	0.43 CD 9		RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth			
b.	Request: <i>From: "A-5/DD" One-Family/Demolition Delay To: "A-5/HC" One-Family/Historic and Cultural</i>			
36. ZC-11-100	CITY OF FORT WORTH PLANNING AND DEVELOPMENT Text Amendment: Camp Bowie Corridor		CD 3&7	RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth			

- 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, to" Add a New Section, Section 4.1203 "Camp Bowie ("CB") District"; Add separate zones within the district; Providing for design standards and guidelines for new construction and certain renovations; and Requiring a Certificate of Appropriateness for new construction and certain renovations
- c. Standards and Guidelines can be found at http://www.fortworthgov.org/uploadedFiles/Planning_and_Development/Boards_and_Commissions/Zoning_Commission/CampBowieCode_aug11.pdf

ADJOURNMENT:

2:08 PM

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.