



**ZONING COMMISSION**

**AGENDA**

**Wednesday, August 12, 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>  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 10:00 AM Council Chamber**

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON SEPTEMBER 1, 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) Open Meetings Act
  - 2) Proposed IH-35 N Design Standards
  - 3) Comprehensive Plan 2009 Update

- A. Call to Order..... Chairman
- B. Approval of July 8, 2009 Meeting Minutes       Approved  9-0

C. Continued Cases:

<p>1. ZC-09-062 CITY OF FORT WORTH PLANNING &amp; DEVELOPMENT 4100 block of Golden Triangle, 2766 Keller Hicks, and 10910 Old Denton 124.38 ac. CD 2</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From</i>: "A-5" One Family, "C" Medium Density Multifamily and "E" Neighborhood Commercial <i>To</i>: "CF" Community Facilities, "R2" Townhouse/Cluster and "E" Neighborhood Commercial</p>	<p>APPROVED 9-0</p>
<p>2. ZC-09-072 ENVIRO WATER SERVICES, LP 9601 Southwest Drive 11.4 ac. CD 6</p> <p>a. Applicant/Agent: Texas Lone Star Materials b. Request: <i>From</i>: "J" Medium Industrial <i>To</i>: "PD/K" Planned Development for all uses in "K" Heavy Industrial plus concrete crushing &amp; recycling; site plan included. c. To be heard at the August 18, 2009 Council meeting at 10:00 a.m.</p>	<p>APPROVED 9-0</p>
<p>D. New Cases:</p>	
<p>3. ZC-09-081 CARNICERIA PROPERTIES, LLC 1146 East Seminary Drive 1.99 ac. CD 8</p> <p>a. Applicant/Agent: James Schell b. Request: <i>From</i>: "E" Neighborhood Commercial <i>To</i>: "PD/E" Planned Development for all uses in E plus bingo facility not to exceed 10,000 square feet; site plan waiver requested</p>	<p>APPROVED 9-0</p>
<p>4. ZC-09-082 C. RAY ARMSTRONG 4661 &amp; 4717 White Settlement Road 7.76 ac. CD 7</p> <p>a. Applicant/Agent: Richard Crawford b. Request: <i>From</i>: "A-5" One Family and "D-HR2" High Density High Rise <i>To</i>: "E" Neighborhood Commercial.</p>	<p>APPROVED 9-0</p>
<p>5. ZC-09-084 NORTH TARRANT 226 JV 12700 Timberland Drive 34.19 ac. CD 2</p> <p>a. Applicant/Agent: Jacobs Engineering b. Request: <i>From</i>: "ER" Neighborhood Commercial Restricted and "E" Neighborhood Commercial <i>To</i>: "E" Neighborhood Commercial and "PD/E" Planned Development for all uses in "E" Neighborhood Commercial with no maximum building size; site plan waiver recommended</p>	<p>APPROVED AS AMENDED FOR TRACT 1 PD/E WITH NO MAXIMUM BUILDING SIZE AND SITE PLAN WAIVED 9-0</p>
<p>6. ZC-09-085 MNX INVESTMENTS 4904 Diaz Avenue and 3310 Eldridge Street 0.44 ac. CD 7</p> <p>a. Applicant/Agent: Gustavo Castaneda b. Request: <i>From</i>: "B" Two Family <i>To</i>: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily with a maximum of 8 units; site plan waiver recommended.</p>	<p>APPROVED 9-0</p>

7. ZC-09-086 CITY OF FORT WORTH PLANNING & DEVELOPMENT,  
SCENIC BLUFF AREA Generally bounded by Yucca Avenue, Riverside  
Drive, SH 121, and Oakhurst Scenic Drive  
166.49 ac.  
CD 2

APPROVED  
9-0

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From:* "A-5" One Family, "B" Two Family, "B/DD" Two Family/Demolition Delay, "C" Medium Density Multifamily, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "G" Intensive Commercial, "I" Light Industrial, "J" Medium Industrial, "J/DD" Medium Industrial/Demolition Delay, and "PD-89" Planned Development for E uses with minor auto repair & inspection *To:* "A-5" One Family, "A-5/DD" One Family/Demolition Delay, "B" Two Family, "CF/DD" Community Facilities/Demolition Delay, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, and "G" Intensive Commercial

8. ZC-09-087 Profile Equities, LLC 3031 Honeysuckle Court 0.79 ac.  
CD 2

CONTINUED 30 DAYS  
BY ZONING  
COMMISSION  
8-1

- a. Applicant/Agent: Tim Matheus
- b. Request: *From:* "A-5" One Family *To:* "PD/SU" Planned Development for five detached residential units and one duplex on one lot; site plan included

**ADJOURNMENT:** 11:27 a.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.