



**ZONING COMMISSION**

**DECISIONS**

**Wednesday, December 14, 2011  
1000 Throckmorton St.  
Council Chamber  
2<sup>nd</sup> 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>
Robert West, 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>
Hugh Ferrell, CD 5	<u>  P  </u>		

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

- A. Swearing in of New Commission Member..... Staff
- B. Briefing: Previous Zoning Actions by City Council ..... Staff
- C. 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 JANUARY 10, 2012 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: 2012 Comprehensive Plan Update  
Proposed Amendments to Telecommunication Tower Ordinance  
Proposed Amendments to Reorganize Overlay Districts and Form Based Districts  
and Reactivate O-1 and O-2  
Standing item: Report of activities of the City Plan Commission

- A. Call to Order..... Chair
- B. Recognition of Outgoing Commission Member..... Chair
- C. Approval of November 9, 2011 Meeting Minutes       9-0
- D. Continued Cases:

<p>1. ZC-11-070 FELLOWSHIP CHURCH 2716-2724 and 2725-2741 Merrimac St. 1.39 ac. CD 9</p> <p>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</p>	<p>CONTINUED 90 DAYS AT APPLICANT'S REQUEST 9-0</p>
<p>E. New Cases:</p>	
<p>2. ZC-11-114 CAROLINA SERRA 2501-2503 Lincoln Ave. 0.31 ac. CD 2</p> <p>a. Applicant/Agent: Louis Zapata b. Request: <i>From</i>: "A-5" One-Family <i>To</i>: "FR" General Commercial Restricted</p>	<p>MOTION FOR APPROVAL FAILED 3-6 RECOMMENDED FOR DENIAL</p>
<p>3. ZC-11-118 287/156 PARTNERS LP 9100 Blk Blue Mound Rd. 18.56 ac. CD 7</p> <p>a. Applicant/Agent: Peloton Land Solutions/Marc Paquette b. Request: <i>From</i>: "IP" Industrial Park <i>To</i>: "A-5" One-Family</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>4. ZC-11-119 HILLWOOD ALLIANCE RESIDENTIAL L.P. 8500 Ray White Rd. and 5351 North Tarrant Pkwy . 21.61 ac. CD 2</p> <p>a. Applicant/Agent: Peloton Land Solutions/Gena Terrell b. Request: <i>From</i>: "E" Neighborhood Commercial and "C" Medium Density Multifamily <i>To</i>: "C" Medium Density Multifamily and "E" Neighborhood Commercial</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>5. ZC-11-120 KEYSTONE EQUITY PARTNERS, LLC 4200 Blk. Old Decatur Rd. 4.3 ac. CD 2</p> <p>a. Applicant/Agent: Tom Blanton b. Request: <i>From</i>: "A-5" One-Family <i>To</i>: Include into "PD-917" Planned Development for all uses in "K" Heavy Industrial plus rolling mills, rock, cement crushers and stone quarries; wholesale storage of petroleum products; oil drilling and production; manufacture of heavy rubber products. A site development plan shall be provided for administrative review by the Planning &amp; Development Department for the following uses per Section 4.305(D) of the Comprehensive Zoning Ordinance: recycling center, waste tire facility; facilities handling, processing, and loading of municipal solid waste and 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; and processing and storage of scrap tires at waste tire facilities. Site plan waiver requested for all other uses. The following uses are prohibited: gambling facilities, circus, adult entertainment, sexually oriented businesses, night clubs, massage parlors, hazardous waste disposal including household hazardous waste, halfway house, horse, dog, or automotive racing, shooting or weapons firing range, disposal, dumping or reducing of offal or dead animals, packing plant, poultry killing or dressing, cotton gin, cotton oil mill, bailing or compress, paper or pulp manufacture, municipal waste landfill.</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>

<p>6. ZC-11-121 MILLENIUM RECYCLING 3750 N. Main St. and 3713-3715 N. Commerce St. 3.34 ac. CD 2</p>	<p>RECOMMENDED FOR APPROVAL AS AMENDED FOR 8' SOLID FENCE AROUND 3703 N.COMMERCE 8-1</p>
<p>a. Applicant/Agent: James. W. Schell  b. Request: <i>From</i>: "K" Heavy Industrial <i>To</i>: Include into "PD-787" Planned Development for all uses in "K" Heavy Industrial plus metal recycling, site plan included.</p>	
<p>7. SP-11-007 CITY OF FORT WORTH 1050 Missouri Ave. 1.65 ac. CD 8</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>a. Applicant/Agent: Kartavya Patel, The Dimension Group  b. Request: Site Plan for PD 863</p>	
<p>8. ZC-11-122 EDWARD ZUBIZARRETA PARTNERSHIP 6011 Tension Dr. and 6033-6051 Dallas 1.26 ac. CD 5</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>a. Applicant/Agent: Ready Metal, Rocky Adams; Dunaway Associates, Barry Hudson  b. Request: <i>From</i>: "FR" General Commercial Restricted and "K" Heavy Industrial <i>To</i>: Tract 1: "PD/K Planned Development for all uses in "K" Heavy Industrial plus indoor metal recycling facility and Tract 2: "PD/FR" Planned Development for all uses in "FR" General Commercial Restricted plus recycling truck scale and auxiliary parking for recycling business, site plan included.</p>	
<p>9. ZC-11-123 CITY OF FORT WORTH HOUSING AND ECONOMIC DEVELOPMENT 908, 912, 916, 930, 952, 954, 958, &amp; 962 E. Humbolt St. 1.20 ac. CD 8</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>a. Applicant/Agent: City of Fort Worth  b. Request: <i>From</i>: "A-5/HC" One-Family/Historic and Cultural <i>To</i>: "NST4-R/HC" Near Southside T4 Restricted/Historic and Cultural</p>	
<p>10. SP-11-008 SANDAGE DEVELOPMENT PARTNERS, LLC 2816-2828 Sandage Ave. 0.57 ac. CD 9</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>a. Applicant/Agent: Sandage Development Partners LLC  b. Request: Site Plan for PD-794</p>	
<p>11. ZC-11-124 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 4700 S. Loop 820 W. &amp; 9300 and 9336 Team Ranch Rd. 9.87 ac. CD 3</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>a. Applicant/Agent: City of Fort Worth  b. Request: <i>From</i>: Unzoned <i>To</i>: "E" Neighborhood Commercial</p>	
<p>12. ZC-11-125 TARRANT COUNTY COLLEGE DISTRICT 4801 Marine Creek Pkwy. 2.93 ac. CD 7</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>a. Applicant/Agent: Logan McWhorter / Pacheco Koch  b. Request: <i>From</i>: "AG" Agricultural <i>To</i>: "PD/AG" Planned Development for all uses in "AG" Agricultural plus indoor shooting range, site plan included.</p>	
<p>13. ZC-11-126 COMPASSIONATE CHURCH OF GOD 951-957 Evans Ave. 0.24 ac. CD 8</p>	<p>RECOMMENDED FOR</p>

<p>a. Applicant/Agent: City of Fort Worth  b. Request: <i>From</i>: "NS-T4NR/HC" Near Southside-T4 Neighborhood  Restricted /Historic and Cultural <i>To</i>: "NS-T4R/HC" Near Southside-T4 Restricted /Historic and Cultural</p>	APPROVAL 9-0
<p>14. ZC-11-127 CITY OF FORT WORTH PLANNING AND DEVELOPMENT  3013 E. 12<sup>th</sup> St. 0.126 ac. CD 8</p>	RECOMMENDED FOR APPROVAL
<p>a. Applicant/Agent: City of Fort Worth  b. Request: <i>From</i>: "B" Two-Family <i>To</i>: "A-5" One-Family</p>	9-0
<p>15. ZC-11-128 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 601  S. Retta St. 0.159 ac. CD 8</p>	RECOMMENDED FOR APPROVAL
<p>a. Applicant/Agent: City of Fort Worth  b. Request: <i>From</i>: "B" Two-Family <i>To</i>: "A-5" One-Family</p>	9-0
<p>16. ZC-11-129 CITY OF FORT WORTH PLANNING AND DEVELOPMENT  1821 E. Davis St. 0.148 ac. CD 8</p>	RECOMMENDED FOR APPROVAL
<p>a. Applicant/Agent: City of Fort Worth  b. Request: <i>From</i>: "B" Two-Family <i>To</i>: "A-5" One-Family</p>	9-0
<p>17. ZC-11-130 CITY OF FORT WORTH PLANNING AND DEVELOPMENT  2128 May St. 0.102 ac. CD 9</p>	RECOMMENDED FOR APPROVAL
<p>a. Applicant/Agent: City of Fort Worth  b. Request: <i>From</i>: "B" Two-Family <i>To</i>: "A-5" One-Family</p>	9-0
<p>18. ZC-11-131 RICK RILEY 2226 W. Rosedale Street S. 0.23 ac. CD 9</p>	RECOMMENDED FOR DENIAL
<p>a. Applicant/Agent: Melanie Werth  b. Request: <i>From</i>: "ER/HC" Neighborhood Commercial Restricted/Historic &amp; Cultural Overlay <i>To</i>: "PD/SU/HC" Planned Development/Specific use for an existing triplex and to retain the HC overlay, site plan waiver requested.</p>	8-1

**ADJOURNMENT:**

**12:43 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.