

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Fort Worth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Wednesday, February 01, 2012 at 3:30 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Romala P. Gonzalez

Assistant City Secretary for the City of Fort Worth, Texas



ZONING COMMISSION

AGENDA

Wednesday, February 8, 2012

1000 Throckmorton St.

Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

COMMISSION MEMBERS:

Neftali Ortiz, CD 2, Chair	_____	Stephanie Spann, CD 6	_____
Ann Zadeh, CD 1, Vice Chair	_____	Nick Genua, CD 7	_____
Robert West, CD 3	_____	Ramon Romero, CD 8	_____
Charles Edmonds, CD 4	_____	Gaye Reed, CD 9	_____
Hugh Ferrell, CD 5	_____		

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 MARCH 6, 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: Standing item: Report of activities of the City Plan Commission

- A. Call to Order..... Chair
- B. Approval of January 11, 2012 Meeting Minutes _____
- C. Continued Cases:

1. ZC-12-003 EDWARDS GEREN LTD. Southeast corner of Vickery Blvd. and Bryant Irvin Rd. 12.18 ac. CD 3

- a. Applicant/Agent: Jacobs Engineering/Travis Pierce
- b. Request: *From:* "PD-630" Planned Development for all uses in MU-2 High Intensity Mixed Use as outlined in the September 30, 2003 Comprehensive Zoning Ordinance with a minimum and maximum

block length with 20% allowed to be between 200 and 500 feet; site plan waived To: "G" Intensive Commercial

2. ZC-12-005 TRAVIS AVENUE BAPTIST CHURCH 717 West Berry St. 3.97 ac. CD 9

- a. Applicant/Agent: Wal-Mart Stores/Gerald Taylor; Dunaway Assoc./Tom Galbreath
- b. Request: *From*: "MU-1" Low Intensity Mixed Use *To*: "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use with waivers to Development Standards for Wal-Mart building only; site plan included
- c. This case is scheduled to be heard by the City Council on February 14, 2012.

D. New Cases:

3. ZC-11-100A CITY OF FORT WORTH PLANNING & DEVELOPMENT TEXT AMENDMENT:
AMENDMENTS TO CAMP BOWIE FORM BASED DISTRICT, RIDGLEA URBAN VILLAGE
CORE SOUTH CD ALL

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: *From*: Text Amendment; amending Section 5 "Schedule of Permitted Uses" of the Camp Bowie Revitalization Code of Section 4.1204 of Chapter 4, District Regulations" to revise the table of permitted uses in the Ridglea Urban Village Core South Zone

4. ZC-12-013 RODRIGO ARMENDARIZ 7108 South Freeway 0.46 ac. CD 6

- a. Applicant/Agent: Justin Goddard
- b. Request: *From*: "E" Neighborhood Commercial *To*: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus outdoor storage of granite slabs for sale and outdoor storage in rear; site plan included

5. ZC-12-014 MANHEIM REMARKETING, INC. 2221 - 2235 Jacksboro Hwy. and 4020 – 4140 Ohio
Garden Rd. 13.50 ac. CD 7

- a. Applicant/Agent: Dunaway Assoc./Chris Biggers
- b. Request: *From*: "E" Neighborhood Commercial and "I" Light Industrial *To*: "G" Intensive Commercial
- c. This case is scheduled to be heard by the City Council on February 14, 2012.

6. ZC-12-015 CONTI RIDGMAR, L.L.C. 2600 S. Cherry Ln. 11.65 ac. CD 3

- a. Applicant/Agent: Jim Schell
- b. Request: *From*: "E" Neighborhood Commercial *To*: "I" Light Industrial

7. ZC-12-016 WILLIAM M. WEST 3104 Louise St. 0.13 ac. CD 5

- a. Applicant/Agent: William West
- b. Request: *From*: "B" Two-Family *to* "FR" General Commercial Restricted

8. ZC-12-018 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 4836 Melody Ln.
0.12 ac. CD 2

- a. Applicant/Agent: City of Fort Worth Planning and Development

b. Request: *From:* "B" Two-Family *To:* "A-5" One-Family

9. ZC-12-019 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 1829 E. Davis
0.15 ac. CD 8

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: *From:* "B" Two-Family *To:* "A-5" One-Family

10. ZC-12-020 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT:
URBAN DESIGN COMMISSION QUORUM CHANGE CD ALL

- a. Applicant/Agent: City of Fort Worth Planning & Development
- b. Request: Text Amendment; amending Chapter 2, "Review Bodies" to amend Section 2.102 "Urban Design Commission" to reduce the quorum from six to five members.

11. ZC-12-021 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT:
AMENDMENTS TO TELECOMMUNICATION TOWERS CD ALL

- a. Applicant/Agent: City of Fort Worth Planning & Development
- b. Request: Text Amendment; amending Article 1, "Standards for Selected Uses", of Chapter 5, "Supplemental Use Standards" to amend Sections 5.136 "Telecommunications Antenna" and 5.137 "Telecommunication Tower and Stealth Telecommunication Tower" in their entirety to reorganize sections and revise setbacks, application requirements, design review responsibility, and allow for administrative approvals; and to amend Section 2.102 "Urban Design Commission" to revise the duties of the Urban Design Commission; and to amend Chapter 9, "Definitions" to revise definitions related to Telecommunications.

12. ZC-12-022 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT:
REORGANIZE AND RENUMBER OVERLAY DISTRICTS AND ADD A MIXED-USE AND
FORM BASED DISTRICT USE TABLE; REACTIVATE O-1 AND O-2 FLOODPLAIN
DISTRICTS CD ALL

- a. Applicant/Agent: City of Fort Worth Planning & Development
- b. Request: Text Amendment; to reorganize and to renumber Chapter 4, "District Regulations"; to add a Mixed-Use and Form-Based District Use Table; to reactivate Floodplain "O-1" and "O-2" Districts.

To review the proposed amendments:

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

The Fort Worth City Hall and 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.