





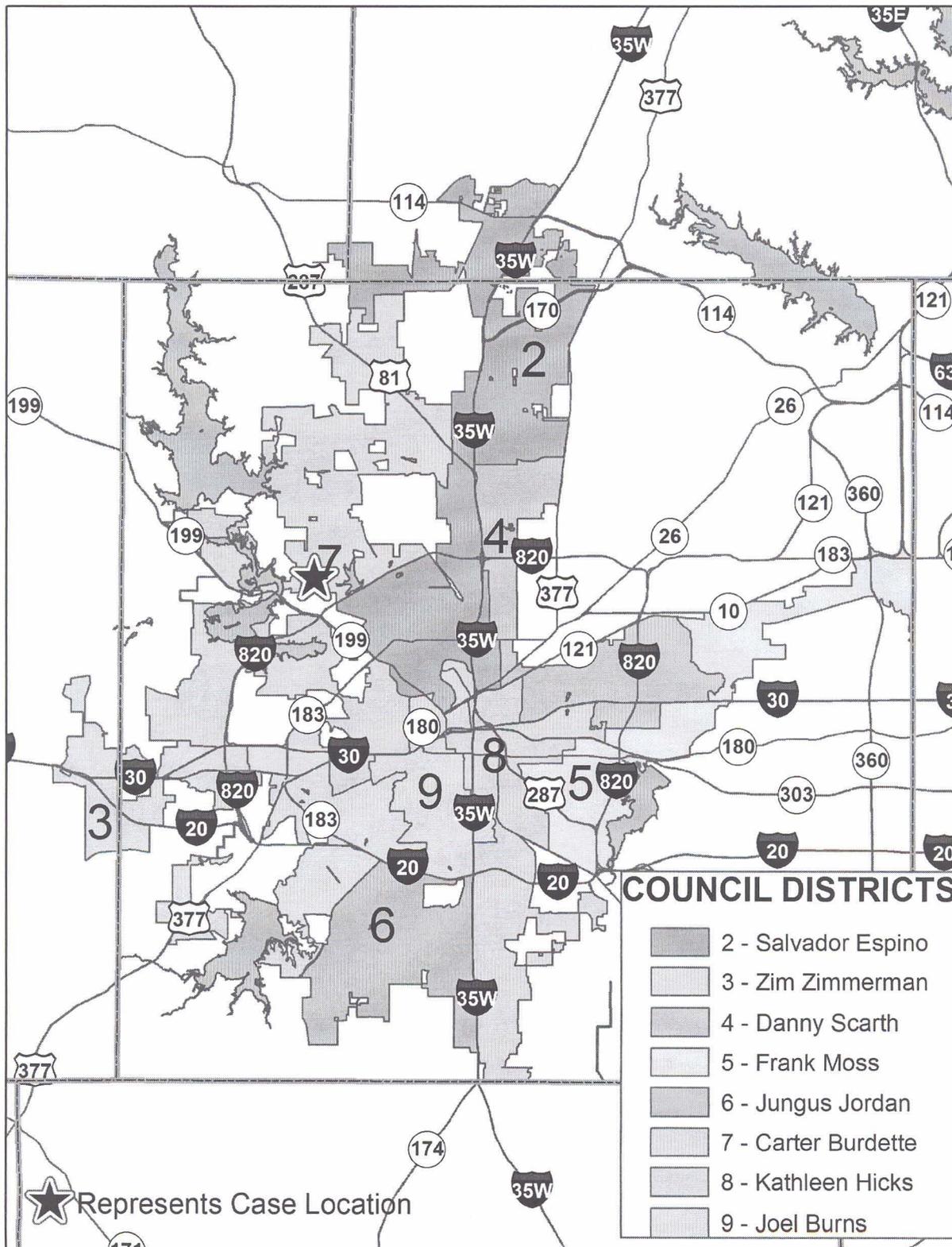
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

# FORT WORTH



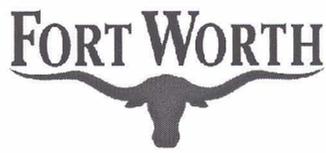
ZC-11-031

## Location Map



★ Represents Case Location



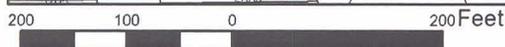
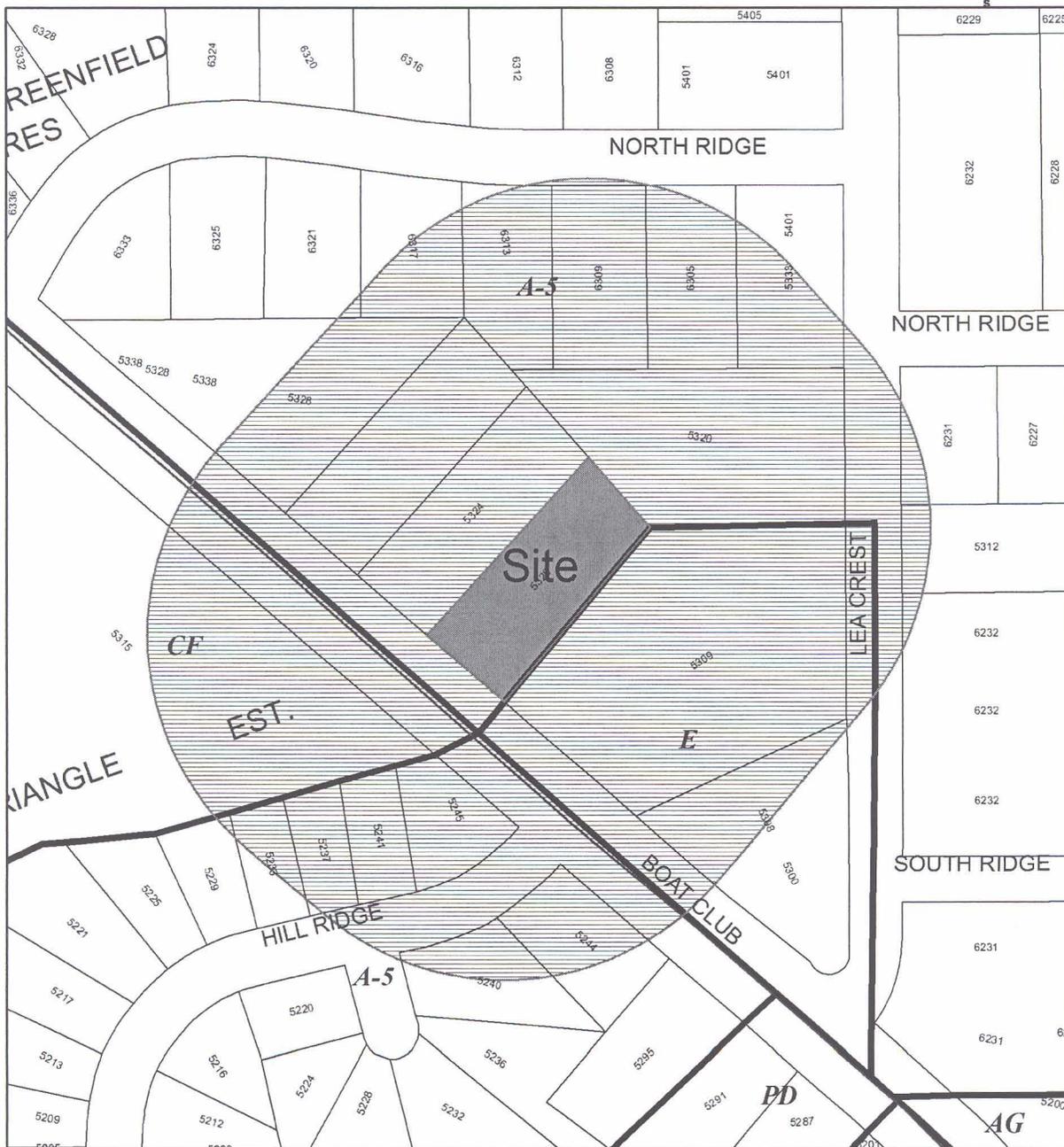


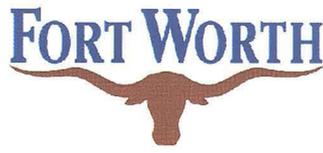
ZC-11-031

# Area Zoning Map

Applicant: Janice West  
 Address: 5320 Boat Club Road  
 Zoning From: A-5  
 Zoning To: ER  
 Acres: 0.61  
 Mapsco: 46L  
 Sector/District: Far Northwest  
 Commission Date: 04/13/2011  
 Contact: 817-392-2495

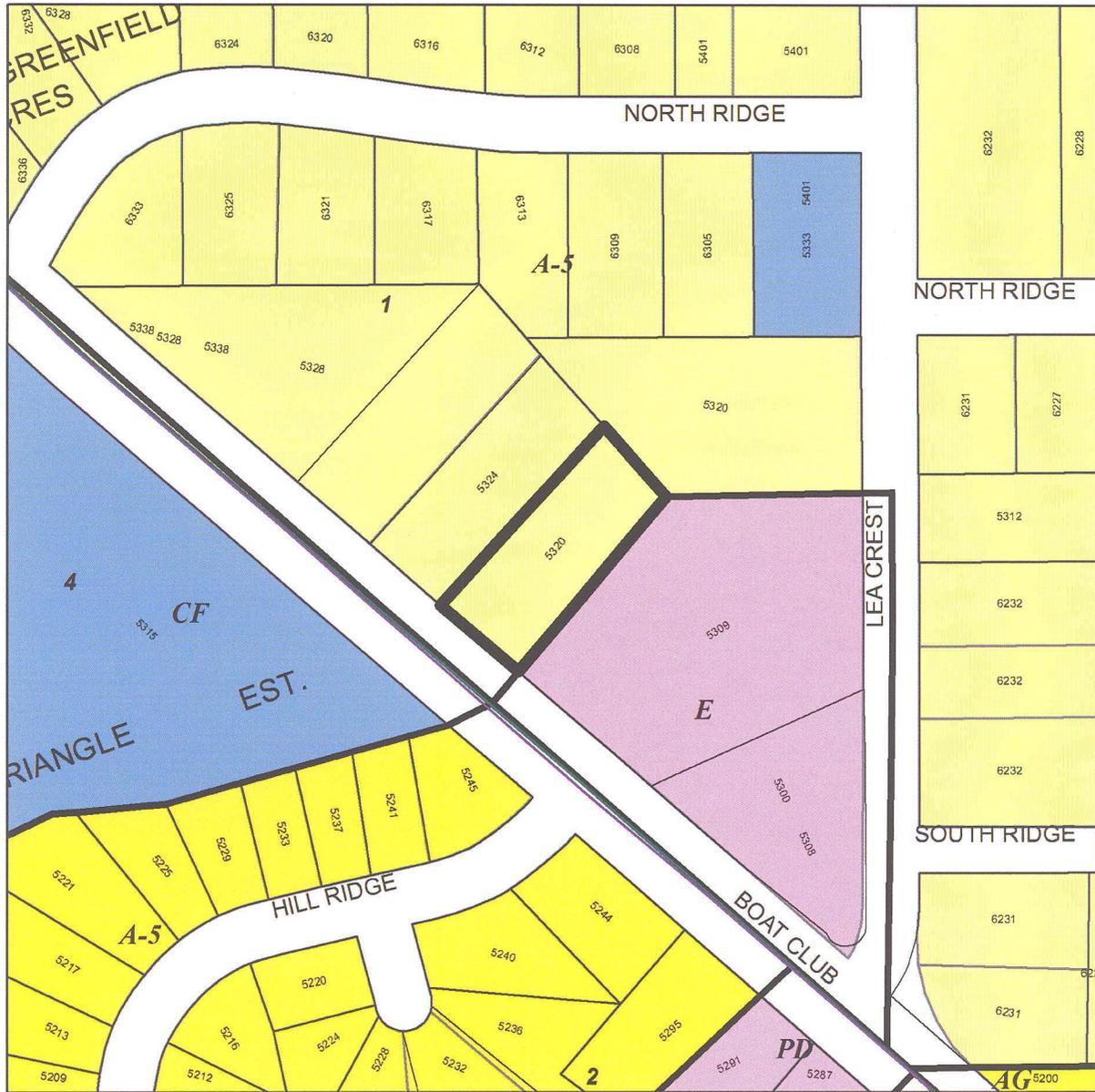
 300 Ft. Notification Buffer





# Future Land Use

ZC-11-031



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 1, 2011



## Aerial Photo Map



Motion: Following brief discussion, Dr. Barnes recommended approval of the request, seconded by Mr. Romero. The motion carried unanimously 9-0.

**4. SP-11-002 Trinity/Precinct LP (CD 4)- 2929 Precinct Line Road (Vincent J. Hutton Survey, Abstract 681, 1.65 Acres): amend PD-627 to provide outdoor storage facilities.**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the applicant has requested to withdraw the case.

Motion: Following brief discussion, Mr. Edmonds recommended a denial without prejudice of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.

**IV. New Cases**

**5. ZC-11-031 Janice M. West. (CD 7)- 5320 Boat Club Road (Greenfield Acres, Block 1, Lot 12B, 0.61 Acres): from "A-5" One-Family to "ER" Neighborhood Commercial Restricted.**

Richard West, 1059 Thornridge Circle, Argyle, Texas representing the owner, explained to the Commissioners over the past ten years the area has changed and more traffic is generated along Boat Club Road. A packet was handed to the Commissioners explaining his presentation. He also mentioned the traffic count and concerns along Boat Club Road. The property was recently renovated and they would like to sell it as a commercial property. He believes the neighborhood would benefit from this change.

Motion: Following brief discussion Mr. Genua recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

**6. ZC-11-032 Derek Sheppard (CD 7)- 6001 River Oaks Boulevard (Cardinal Addition, Block 3, Lots A & B 1.13 Acres): from "FR" General Commercial Restricted to "E" Neighborhood Commercial**

Larry Fowler, 777 Main Street Fort Worth, Texas representing the applicant, explained to the Commissioners they are requesting to rezone the property to E to permit for a restaurant user with alcohol sales. He mentioned there is only one tenant in the shopping center.

Mr. Wilson provided some background history that the property had to be rezoned to allow an upholstery shop.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 9-0.

**7. ZC-11-033 City of Fort Worth Planning & Development (CD 5)- Generally bounded by the East Freeway (I-30), Eastchase Parkway, Brentwood Stair Road and Alda Drive (see**