



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 5, 2013

**Council District** 7

**Zoning Commission Recommendation:**  
Approved by a vote of 8-1 as amended to remove the retaining wall  
  
**Opposition:** none

Continued Yes  No   
Case Manager Jocelyn Murphy  
Surplus Yes  No   
Council Initiated Yes  No

**Owner / Applicant:** City Of Fort Worth Water and Parks And Community Services Departments

**Site Location:** 7300-7400 Blocks SH 199 Mapsco: 45QRUV

**Proposed Use:** Entertainment Complex and Public Park

**Request:** (Tract 1) *From:* "PD-98" Planned Development/Specific Use for all uses in "F" General Commercial including multiple recreational uses and the sale of alcoholic beverages for catered activity or for special facility rental situations. Multiple uses are excluded. Site plan waived

*To:* "PD/G" Planned Development for all uses in "G" Intensive Commercial for retail and entertainment complex with mobile food vendors and excluding assisted living and hotels; site plan included, and

(Tract 2) *From:* "A-5" One-Family, "E" Neighborhood Commercial, and "PD-98" (above)

*To:* "PD/CF Planned Development for "CF" Community Facilities including public park and indoor and outdoor recreational and entertainment uses and events only with mobile food vendors, and with alcohol sales in the Event Center and adjacent outdoor space and at the Pavilion and adjacent lawn area; site plan included.

**Land Use Compatibility:** Requested change is compatible.

**Comprehensive Plan Consistency:** Requested change is consistent.

**Background:**

Casino Beach Partners LLC, in association with Patterson Equity, has requested a rezoning to a PD for the Casino Beach entertainment complex. The project area is located on Lake Worth at Jacksboro Highway. It is the site of the historical Casino Beach, which began as a swimming hole in 1916 and became a family entertainment center. In 1927, Casino Park offered rides, boardwalk, bathhouse, swimming area, ballroom, and a large rollercoaster, the "Thriller". Much of the park burned and was reopened in 1927. The park operated until another fire in 1943 burned the bathhouse, at which time it was in financial trouble and could not be replaced. The city took the property for back taxes and rent in 1947. In 1949, another entrepreneur entered into a lease with the city and attempted to rebuild and reopen the park but was not successful. The dancehall was demolished in 1973. More information on the history and proposed development may be found at the developer's website, <http://www.casinobeachlakeworth.com/>.

The proposed development includes restaurants, shops, an event center, a boardwalk, beach area, boat slips, and possibly a Ferris wheel. The entertainment complex will include property that will be owned by a private entity and city dedicated parkland. The Developer will operate and maintain the park land portion of this development through a license agreement with a maximum term of 45 years. The non-dedicated park property is currently city owned and will be leased with an option to purchase, fee simple. It is being developed through a 380 Economic Development Agreement approved on June 12, 2012 that will assist in the funding of the road and utility construction. The project is designed so that the parking, drainage, and other functions of the private property can operate independently at the time of expiration of the park license, in the case that the license is not renewed or expires.

The plat was approved by the City Plan Commission on December 21 to create the lots, public streets and easements. At the meeting, a discussion was held concerning a neighbor's request to gate Surfside on the west side of the site plan. This property is a public street and cannot be gated; only private streets can be gated. An interior driveway accessing the boat ramp and the park is proposed to be gated on both ends to control traffic flow to Surfside. Minutes from this meeting are attached with this report.

PD/CF is necessary on the parkland for the construction of the event/community center and to allow alcohol sales. A Special Exception from the Board of Adjustment would be required for the center if the property remains zoned A-5. The property also needs to be removed from A-5 zoning per the Joint Land Use Study in the noise zones for the NASJRB and upon request of the Commanding Officer. The developer has requested that alcohol sales be permitted within the event center and the area outside the center and from the pavilion and adjacent lawn area. Park staff does not object to the sale of alcohol providing that the developer obtains all necessary permits and licenses for service operations and the sale of alcoholic beverages.

Neither the private commercial development nor the event center is within 250 feet of the A-5 district to the west, therefore there is no minimum required parking count. The applicant has separately calculated parking based on the development of the private property (restaurants, retail buildings, and other primary uses) and park property (event/community center) based on the ratios provided in the Zoning Ordinance. It is intended that the parking needs for the privately owned lot will be accommodated within that lot. Using the ratios, 594 spaces would be necessary and 346 spaces are provided for the retail and restaurant component on this lot. This reduced amount of parking could cause a parking shortage in the future in the case that access is no longer available on adjacent lots and/or future development increases the parking demand. No waiver is necessary on this lot for the reduced parking count since there is no required parking.

Parking lots within the park land will remain open for public park use except for special events within the event center. While the parking may be used from time to time by the visitor to the retail and restaurants, the primary use will be for public park access. Overflow parking has been identified on the site plan on the adjacent parkland as necessary.

Storm water drains toward both the center of the property and to the Lake. Due to concerns about the increase in runoff after the buildings and parking lots are constructed, the development will be engineered and bioswales, rain gardens, and other low intensity design facilities will be installed so that the runoff from the private land will be slowed and filtered before it flows into the lake. The water from the park property will continue to flow into the existing drainage area in the park.

Landscaping will be required with each building permit at the amounts determined in the zoning ordinance. However, due to the configuration of the development, a waiver is being requested to not require 75% of the landscaping in the front yard in order to allow for proper distribution. The developer indicates they will meet or exceed the quantity requirements. Since the development involves different lots and different ownerships, an Urban Forestry submittal and review will be required for the private and parkland lots separately.

Ticketed and/or private events may be held in the lawn area near the Pavilion. Discussions were held with the developer and the base commander to not install any perimeter fencing in order to leave the lawn area open for public access. The developer is planning to install landscape hedges to provide screening

to the parking area. A 3 ft. retaining wall is proposed on the eastern edge of the pavilion lawn area. The site plan as submitted proposes a 6 ft. double side wood fence around the volleyball area on the east side.

The park land conversion scheduled for the February 5 City Council meeting will include the new road rights-of-way and utilities within the ROWs. The majority of the park land will remain as open space under the general operation of the Developer with oversight of the Parks and Community Services Department and subject to the park license agreement.

The development is located in the 65 and 70 dnl noise zones of the Naval Air Station Fort Worth Joint Reserve Base (NASJRB). The Base Commanding Officer has been involved in the review process for several months and discussion was held for noise concerns. On October 31, the base organized a flyover for the site in order to give attendees an idea of the possible noise that could occur on the site. The level of noise can be variable depending on the time of the day and the direction of the wind (which determines the direction of take-offs). Training activities are expected at all times of the day and week. It was determined that the site plan as proposed was consistent with the Air Installation Compatible Use Zone (AICUZ) recommendation, provided there is no permanent outdoor entertainment venue and no residential, assisted living, or hotel uses permitted in the development. Any proposed Ferris wheel or other structure should not exceed the height level that would cause concern by the base, and would be required to complete FAA review for flight safety.

**Site Information:**

Owner: City of Fort Worth Water Department  
 City of Fort Worth Parks and Community Services Department  
 1000 Throckmorton  
 Fort Worth, TX 76102

Applicant: Michael Barnard/Patterson Equity Partners/Casino Beach Partners  
 Acreage: 59.63 acres  
 Comprehensive Plan Sector: Far West

**Surrounding Zoning and Land Uses:**

North "A-5" One-Family / City of Fort Worth Nature Center  
 East "A-5" One-Family / Jacksboro Highway  
 South "A-5" One-Family / Lake Worth  
 West "A-5" One-Family; out of city limits / single family

**Recent Relevant Zoning and Platting History:**

Zoning History: PD98 Z-90-017 Planned Development/Specific Use for all uses in "F" General Commercial including multiple recreational uses and the sale of alcoholic beverages for catered activity or for special facility rental situations. Multiple uses are excluded. Site plan waiver recommended Approved by Council 2/13/90

Platting History: None; currently being replatted

**Site Plan Comments:**

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

**Transportation/Public Works (TPW) site plan comments**

No comments have been submitted at this time.

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Jacksboro Highway/SH 199	Principal Arterial (TxDOT)	Principal Arterial (TxDOT)	TxDOT maintained
Watercress St	Residential	Residential	No

**Public Notification:**

The following Neighborhood Associations were notified:

Scenic Shores	FWISD
North Lake Worth	Azle ISD
Lake Worth Alliance	Lake Worth ISD
Lake Worth Civic Club	

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change to “PD/G” for the privately owned lot and “PD/CF” for the park that will remain city-owned. The property was an entertainment complex years ago and the proposed rezoning is an effort to regain that activity.

Surrounding uses consist of the Fort Worth Nature Center to the north, single family to the west, and Lake Worth to the south. The property is within the 65 and 70 noise zones of the NAS FW JRB, therefore any activities, especially outdoor activities have the potential to be affected by aircraft noise. Hotel and assisted living uses are specifically not permitted and outdoor uses are intended not to be permanent.

The proposed zoning for these properties **is compatible** at this location.

2. **Comprehensive Plan Consistency**

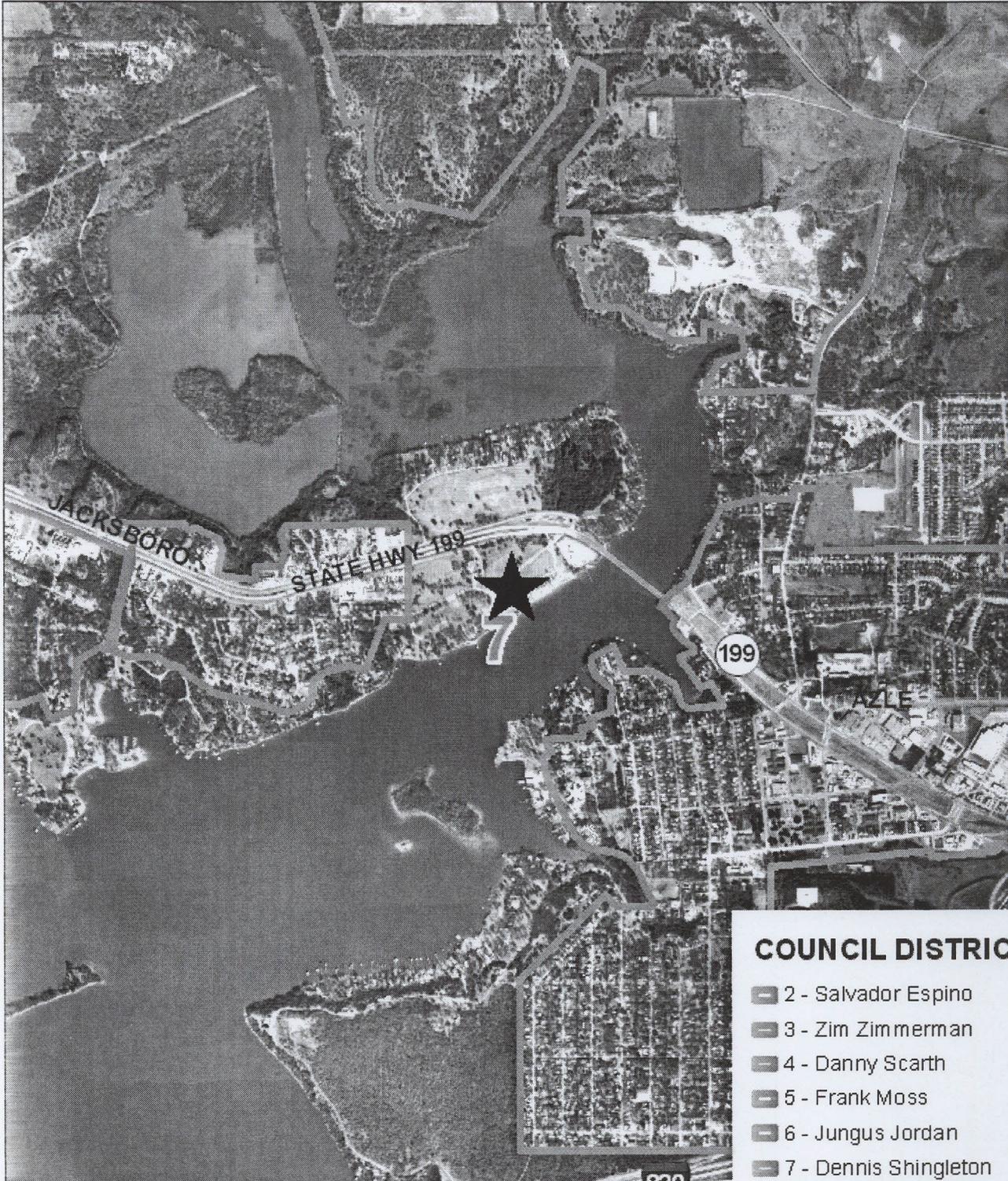
The 2012 Comprehensive Plan designates the subject property as public park and mixed use. The property identified as public park will remain in the city’s ownership and open to the public.

The proposed zoning for PD for the entertainment complex and public park is in conformance with the future land use map, and therefore **is consistent** with the Comprehensive Plan.

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes of the December 21, 2012 City Plan Commission meeting
- Minutes of the Zoning Commission meeting

## Location Map



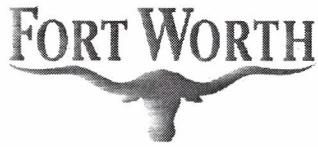
### COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet





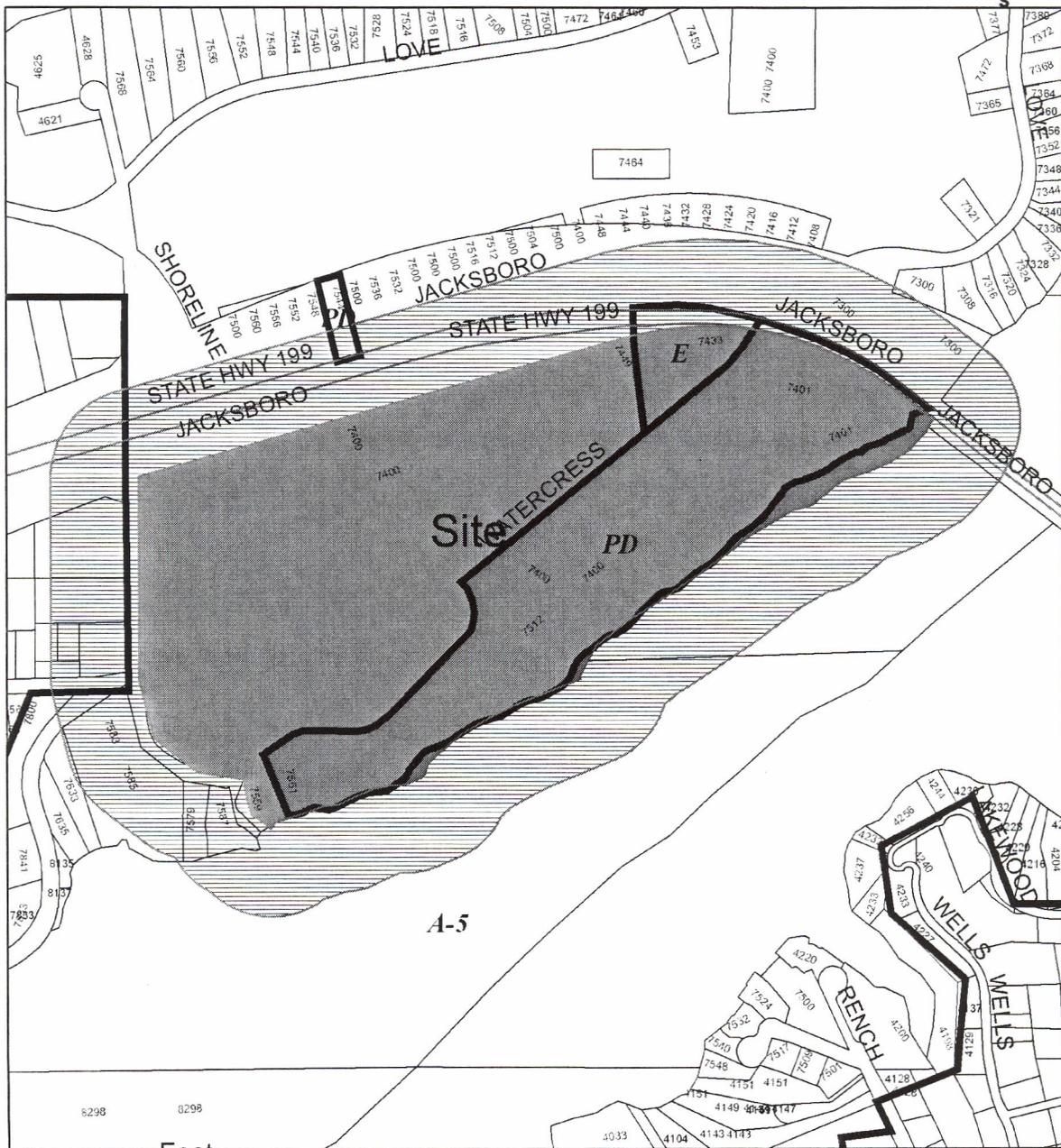
ZC-13-007

# Area Zoning Map

Applicant: City of Fort Worth Water and Parks Departments  
 Address: 7300 - 7400 blocks of Jacksboro Highway  
 Zoning From: A-5, E, PD 98  
 Zoning To: PD/G & PD/CF for public park w/rec & entertainment uses only w alcohol sales  
 Acres: 59.4  
 Mapsco: 45QRUV  
 Sector/District: Far West  
 Commission Date: 01/09/2013  
 Contact: 817-392-6226



 300 Ft. Notification Buffer



200 100 0 200 Feet

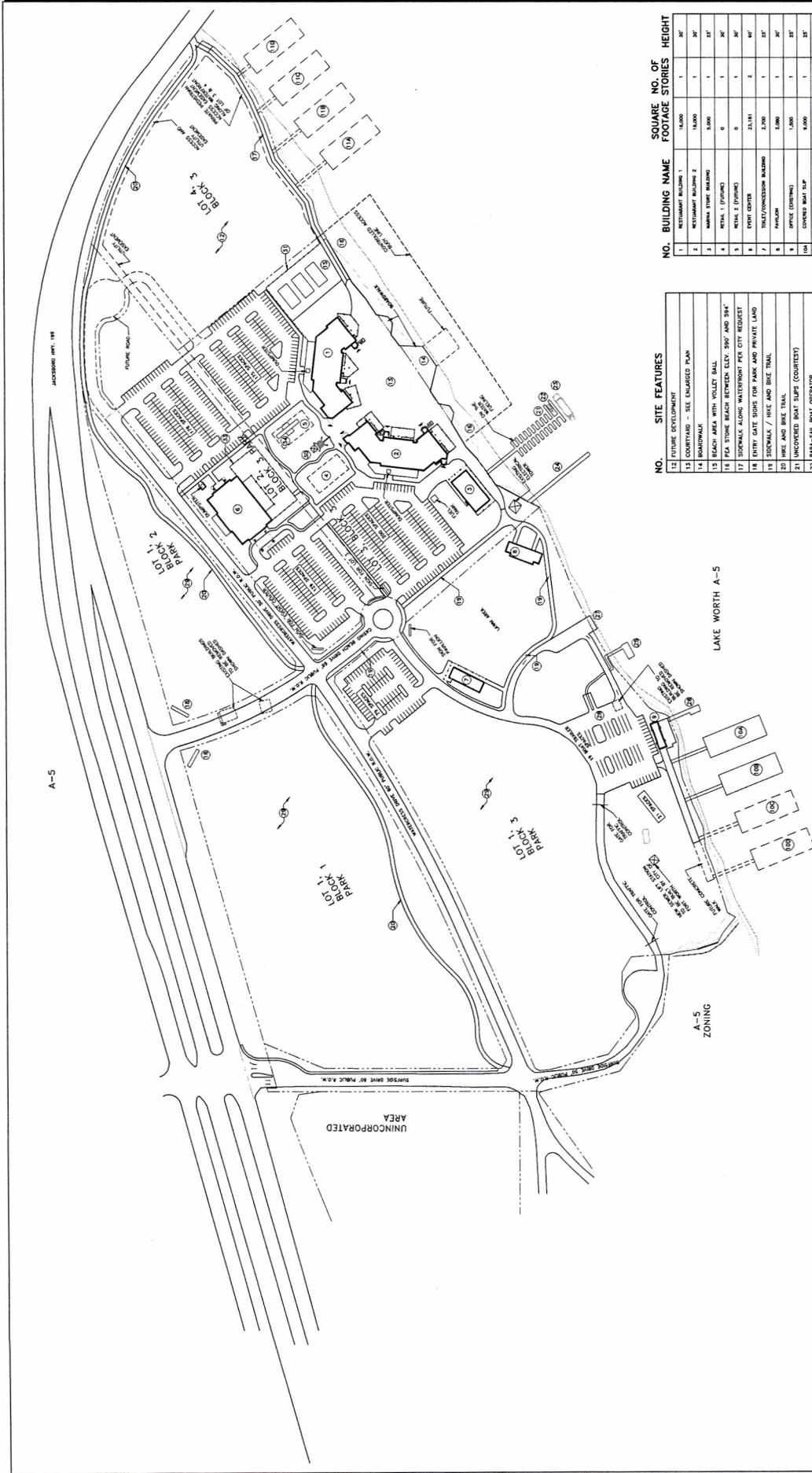


DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 DATE: 1/28/19  
 SCALE: 1" = 100'-0"  
 SHEET NO. 771

NOT FOR REGULATORY APPROVAL  
 PERMITTING, OR CONSTRUCTION  
 LBL ARCHITECTS  
 1100 W. 19TH ST. SUITE 100  
 FORT WORTH, TX 76102  
 TEL: 817.335.1100  
 WWW.LBLARCHITECTS.COM

**CASINO BEACH PARK**  
 JACKSONBO HIGHWAY 198  
 FORT WORTH, TX

772 - SITE PLAN  
**3**



NO.	BUILDING NAME	SQUARE NO. OF FOOTAGE	STORIES	HEIGHT
1	RESTAURANT BUILDING 1	10,000	1	30'
2	RESTAURANT BUILDING 2	10,000	1	30'
3	MINOR STORE BUILDING	5,000	1	25'
4	METAL 1 (PUMP)	0	1	30'
5	METAL 2 (PUMP)	0	1	30'
6	EVENT CENTER	23,181	2	40'
7	TRUCK/CONCRESSION BUILDING	5,000	1	25'
8	BAR/GRILL	5,000	1	30'
9	OFFICE (CONTING)	1,000	1	25'
10A	COVERED BOAT SLIP	6,000	1	25'
10B	COVERED BOAT SLIP	6,000	1	25'
10C	COVERED BOAT SLIP (PUMP)	0	1	25'
10D	COVERED BOAT SLIP (PUMP)	0	1	25'
10E	COVERED BOAT SLIP (PUMP)	0	1	25'
10F	COVERED BOAT SLIP (PUMP)	0	1	25'
10G	COVERED BOAT SLIP (PUMP)	0	1	25'
10H	COVERED BOAT SLIP (PUMP)	0	1	25'
10I	COVERED BOAT SLIP (PUMP)	0	1	25'
10J	COVERED BOAT SLIP (PUMP)	0	1	25'
10K	COVERED BOAT SLIP (PUMP)	0	1	25'
10L	COVERED BOAT SLIP (PUMP)	0	1	25'
10M	COVERED BOAT SLIP (PUMP)	0	1	25'
10N	COVERED BOAT SLIP (PUMP)	0	1	25'
10O	COVERED BOAT SLIP (PUMP)	0	1	25'
10P	COVERED BOAT SLIP (PUMP)	0	1	25'
10Q	COVERED BOAT SLIP (PUMP)	0	1	25'
10R	COVERED BOAT SLIP (PUMP)	0	1	25'
10S	COVERED BOAT SLIP (PUMP)	0	1	25'
10T	COVERED BOAT SLIP (PUMP)	0	1	25'
10U	COVERED BOAT SLIP (PUMP)	0	1	25'
10V	COVERED BOAT SLIP (PUMP)	0	1	25'
10W	COVERED BOAT SLIP (PUMP)	0	1	25'
10X	COVERED BOAT SLIP (PUMP)	0	1	25'
10Y	COVERED BOAT SLIP (PUMP)	0	1	25'
10Z	COVERED BOAT SLIP (PUMP)	0	1	25'

- NO. SITE FEATURES**
- 12 FUTURE DEVELOPMENT
  - 13 COURTYARD - SEE ENLARGED PLAN
  - 14 BOARDWALK
  - 15 BEACH AREA WITH VOLLEY BALL
  - 16 PEA TOWER BEACH BETWEEN ELEV. 500' AND 504'
  - 17 SIDEWALK ALONG WATERFRONT FIRE CITY REQUEST
  - 18 ENTRY GATE SIGN FOR PARK AND PRIVATE LAND
  - 19 SIDEWALK / BIKE AND BIKE TRAIL
  - 20 BIKE AND BIKE TRAIL
  - 21 UNCOVERED BOAT SLIPS (CONTING)
  - 22 PUMP-OUT BOAT OPERATOR
  - 23 PUMP-OUT BOAT OPERATOR
  - 24 WAVEBREAK
  - 25 RELOCATED EXISTING FLAMING DOCK
  - 26 EXISTING BOAT HOUSE TO REMAIN
  - 27 EXISTING BOAT RAMP TO REMAIN
  - 28 BOAT TRAILER PARKING
  - 29 DEVELOPER PARKING ON GRASS
  - 30 LAWN AREA WITH WHIMMIL AND WATER TOWER
  - 31 8'-0" HIGH DOUBLE SIDED WOOD FENCE
  - 32 ON THE WATER FUEL STATION
  - 33 6'-0" HIGH STEEL POCKET FENCE
  - 34 FERRIS WHEEL (TRAILER MOUNTED) AND/OR OTHER ATTRACTIONS

**CASINO BEACH PARK - GENERAL NOTES**  
 1. ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).  
 2. ALL STRUCTURES SHALL BE CONSTRUCTED WITH 4" X 4" SIKING PANELS.  
 3. ALL STRUCTURES SHALL BE PROVIDED AS REQUIRED BY THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).  
 4. SCREENING FENCES OR WALLS ARE NOT PROVIDED.  
 5. AREA LIGHTING WILL BE SHIELDED FROM ADJACENT PROPERTY.  
 6. SIGNS SHALL COMPLY WITH ARTICLE 4 ZONING ORDINANCE.



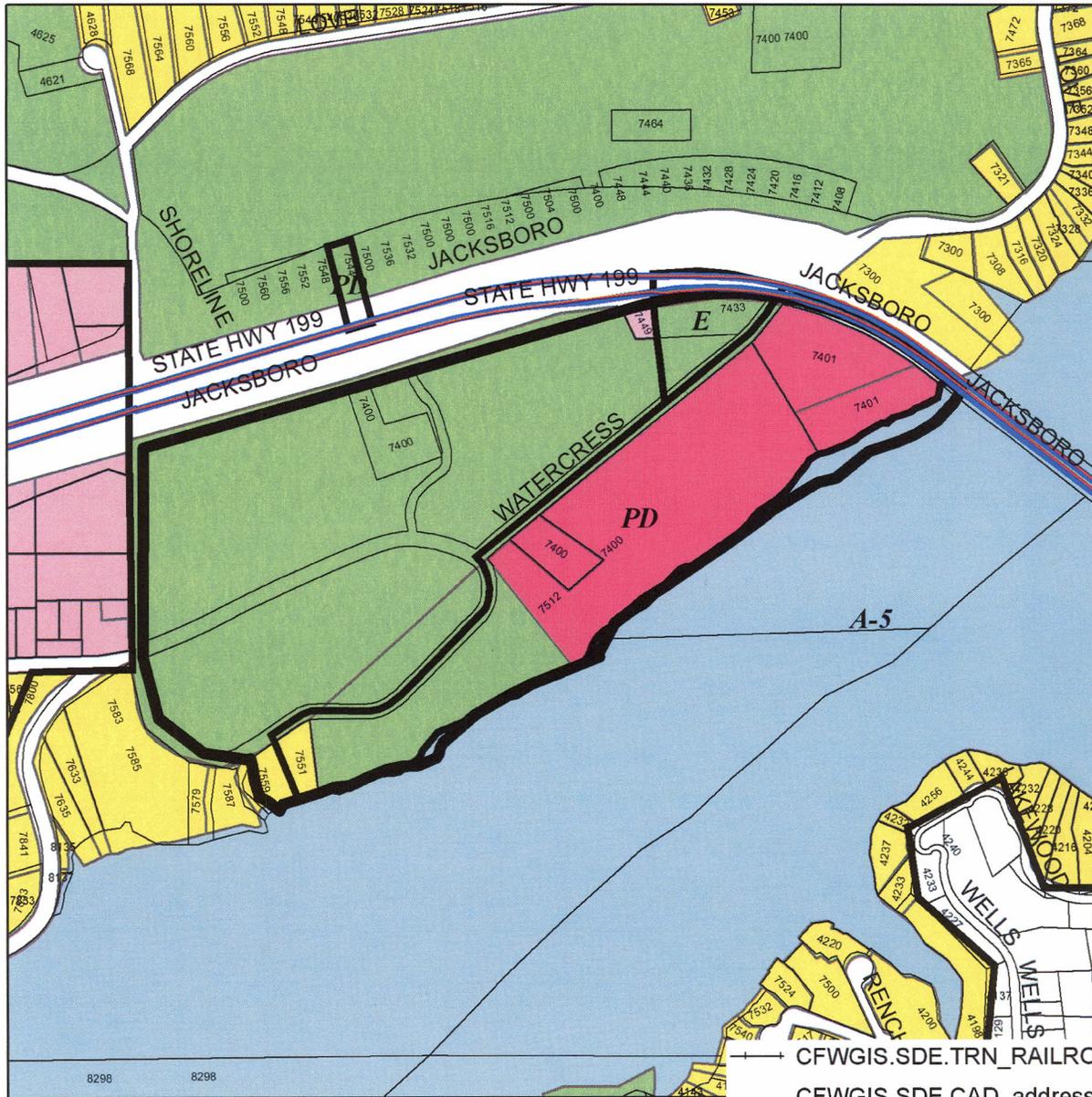
Revid 1-22-13  
 ZC-13-007

# FORT WORTH



## Future Land Use

ZC-13-007



- 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

200100 0 200Feet



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



Aerial Photo Map



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

**13. ZC-13-006 Sundance Square Management LP and Sundance Plaza LLC (CD 9)- 400 Block Main Street (M. Baugh Survey, Abstract 106, 1.70 Acres): from "H" Central Business District and "H/DD" Central Business District/Demolition Delay to "PD/H/DD" Planned Development for "H" Central Business District limited to: outdoor recreational activities, restrooms, temporary uses and activities, and one structure and excluding: residential uses, permanent indoor uses, auto service uses, gasoline sales/service station, electric power substation, gas lift and line compressor stations, and gas drilling and production; site plan included and to retain Demolition Delay overlay, with development standards**

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Sundance Square Mgmt LP and Sundance Plaza LLC, explained to the Commissioners there was a presentation in the work session. There will be permanent restrooms and exhibition space on the north side. The new Commerce and Westbrook buildings are on the east and west sides of the overall plaza. Mr. Hudson said the whole purpose of this case is to allow for daily, weekly, monthly, and annual special events programs by right.

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

**14. ZC-13-007 City of Fort Worth Water and Parks and Community Services Departments (CD 7 )- 7300 – 7400 Blocks SH 199 (Jacob Wilcox Survey No. 33, Abstract No. 1716, 59.63 Acres): (Tract 1) from "PD-98" Planned Development/Specific Use for all uses in "F" General Commercial including multiple recreational uses and the sale of alcoholic beverages for catered activity or for special facility rental situations. Multiple uses are excluded, site plan waived to "PD/G" Planned Development for all uses in "G" Intensive Commercial for retail and entertainment complex with mobile food vendors and excluding assisted living and hotels; site plan included. (Tract 2) from "A-5" One-Family, "E" Neighborhood Commercial, and "PD-98" (above) to "PD/CF" Planned Development for "CF" Community Facilities including public park and indoor and outdoor recreational and entertainment uses and events only with mobile food vendors, and with alcohol sales in the event center and adjacent outdoor space and at the pavilion and adjacent lawn area; site plan included.**

Michael Barnard, 4237 Wells Drive, Fort Worth, Texas explained to the Commissioners the City of Fort Worth owns the property and he is representing for them. He said the project is a public private partnership between the City of Fort Worth and a private developer Casino Beach Properties Inc., and was approved by City Council in June of 2012. They've held several meetings with neighborhood presidents around the lake and with individual neighborhood associations as well as the Lake Worth Regional Coordinating Committee. He noted the project is consistent with the Lake Worth Vision plan that was approved by City Council in 2009. Mr. Barnard also mentioned they have worked closely with the Naval Air Station/Joint Reserve Base making sure the project is compatible with them. He said three of the four neighborhood

associations around the lake are in support, the one adjacent, Scenic Shores, has concerns about traffic and are planning a separate meeting to try and resolve those concerns. They also received a letter of opposition from a neighbor that lives adjacent to the park.

Captain Robert Bennett, Captain U. S. Navy with the Naval Air Station/Joint Reserve Base said they support the project with one exception in the lawn area. Mr. Bennett had a video clip describing the sound coming from an aircraft running a typical pattern. Casino Beach is the ingress/egress corridor for the Naval Air Station and he noted there will be significant noise in this area. He said the group has been very diligent in coordinating, communicating and trying to collaborate with everybody to make this a win-win across the board. He wants to make sure the lawn area is not a public gathering area, only a park. The park dedication is compatible with their AICUZ program. If it is perceived as not being a public park then it would be a challenge for the base.

Mr. West mentioned the letter he sent in that was part of their packet. He asked once the Zoning Commission makes their recommendation and City Council votes on it what happens on the base's end to determine what happens. Capt. Bennett said if and when Congress decides to have something like BRAC, there will be an assessment of the installation. A group of professionals will establish criteria. A quantitative and qualitative program of the installation, each service will decide the long term value. Mr. Bennett said they have been moving forward for seven years with one small hiccup. That is why he wants to make sure it is understood as the lawn area being a public park with no permanent structures. He also noted if there is an outdoor venue and they get a lot of noise complaints, they have to be logged and will be considered part of that assessment.

Mr. Flores asked about a note made on item #3 that says: In addition the developer has agreed that for any pay events that may take place on the property, signage will be posted alerting attendees if their experience is disturbed by the sound of aircraft operations, a 100% ticket refund will be granted. Mr. Flores asked if there was any discussion about a decibel level that would trigger a legitimate complaint. Capt. Bennett said if someone calls and complains about noise, it is a complaint. They do not measure the decibel level for that type of criteria. They want everyone to be happy and enjoy their experience. Mr. Flores asked if there was some type of understanding on the base's side to inform the developer running the event that they would be doing an exercise at any given time to be forewarned. Capt. Bennett said it is not their practice to modify their training or requirements to meet a business's development. He said the noise range would be anywhere from 50 decibels up to 100 plus.

Mr. Edmonds mentioned that what is proposed is a public venue, selling tickets, fencing. It seems to be in contrary with what Council sees for the Naval Air Station. Ms. Murphy Planning Manager mentioned the area annotated as PD/CF is all City owned dedicated park and will remain that way. There will be a licensing agreement for the developer to run the event center and have some access to the lawn area. The lawn area is mentioned to permit temporary events not permanent. Ms. Murphy said they have had discussions and there will be no delineation in the lawn area which will remain open to the public at all times. Mr. Edmonds asked Captain Bennett how he felt about that. Mr. Bennett said if they call it a park and is predominantly used as a park with no complaints, he said they are on safe ground. Mr. Edmonds asked staff for advice on this being able to be worked out. Ms. Burghdoff, Deputy Director said yes it will. In answer the question about fencing, she said it is not shown on the site plan and it would have to

be shown if they planned to install a fence, and a fence is not recommended. Mr. Edmonds acknowledged based on the facts presented, the City is on board with making this compatible with the base.

Mr. Flores wanted to reiterate Mr. Edmonds' concerns about the base. He asked Capt. Bennett if he perceives any problem with this going forward. Capt. Bennett said he can't comment on base closures. His job is to make sure they are compliant with AICUZ requirements, the Department of Defense and how those requirements are laid out. They are supposed to be compatible with their neighborhood environment.

Barbara Wooten Moore, 7583 Surfside, Fort Worth, Texas spoke in opposition. Ms. Moore said she lives adjacent to the site and has several concerns. She mentions crime and asked if a crime impact study has been done, will the Marshalls office remain where it is, has anyone done a noise study to see how it will impact the neighborhood, and about the venue music. She continued with questions including what time will they close and how will it be enforced. Ms. Moore also noted concerns about trash and how it blows up on her property in the winter time when the wind is out of the north. She questioned how will traffic be controlled on and off of 199 during peak times. She also asked if there had been any environmental impact studies done for lighting, signage and sound for the big venues. She mentioned some features in the park that have a historic designation. She would like the area to be gated so people don't come into the subdivision.

In rebuttal, Mr. Barnard responded to Captain Bennett's statement about having a good understanding of where they are and that the developer did remove the fencing. They are modeling their plan like the Arboretum in Dallas. For about five months out of the year, from about 7pm to 9 pm, is when they propose the use. Mr. Barnard said they have some grade issues and that is why they were proposing a retaining wall. They have since labeled this as lawn area so there is no delineation of the area. Alcohol sales will only be in the event center, the outdoor area adjacent to it and the Pavilion which is an open air type that you would see in a city park. The alcohol sales will be contained to about an acre and a half of the overall site. In response to the ticket refund issue, the developer told him if anyone complains about the decibel level they will be refunded. On Ms. Moore's comments they have reviewed them with the civil engineer and many of them they are going to try to work through.

Mr. Flores asked if Lockheed Martin has been involved in any of the discussions. Mr. Barnard said not in any of the meetings he has been in.

Mr. Edmonds thanked Ms. Moore for coming down to discuss her concerns. He said predominantly this is a city park, and the event center will be under a lease with limited use so there will be rules they will have to follow.

Motion: Following brief discussion, Mr. Genua recommended approval as amended of the request to remove the retaining wall, seconded by Mr. West. The motion carried 8-1 with Ms. Conlin against.

<i>Document received for written correspondence</i>				ZC-13-007
Name	Address	In/Out 200 ft notification	Position on case	Summary

		area			
Captain Robert Bennett	JRB	Yes	Support		Spoke at hearing
Barbara W. Moore	7583 Surfside	Yes		Opposition	Spoke at hearing

**15. ZC-13-008 Sarah L. Walker (CD 8) – 2751 E. 1<sup>st</sup> Street (Nies and Rouse Addition, Block 3, Lot 1A, 0.12 Acres): from “E” Neighborhood Commercial to “A-5” One-Family**

Yvette Kent, 2751 E. 1<sup>st</sup> Street, Fort Worth, Texas with Jewell Management, representing Sarah Walker explained to the Commissioners they were surprised when they were getting ready to build on the property that it was not zoned residential.

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

<i>Document received for written correspondence</i>				ZC-13-008
Name	Address	In/Out 200 notification area ft	Position on case	Summary
Yvette Kent	2751 E. 1 <sup>st</sup> St	Yes	Support	Spoke at hearing

**16. ZC-13-009 Legend Bank, Tarrant County Water District (CD 2)- 1351, 1801, and 1811 E. Northside Drive (W. W. Wheat Survey, Abstract No. 1647 and S. K. Smith Survey, Abstract No. 1417, 15.26 Acres): from “O-1” Floodplain, “PD-399” Planned Development for all uses in “F” General Commercial excluding the following: probation or parole, blood bank, electric power sub-station, water supply, treatment or storage facility, ambulance dispatch station, hospital, utility transmission or distribution line, bowling alley, club, commercial or business, massage therapy, swimming pool commercial, rv park, clothing wearing apparel sales, used, convenience store, furniture sales used (in a building), gunsmithing, repairs or sales, liquor or package store, newspaper distribution center, print center, commercial with offset printing, car wash full or self service, gasoline sales, service station, amusement, outdoor, bar, tavern, cocktail lounge, private or teen, drive-in restaurant or business, sexually oriented business, theater, drive-in, business college or commercial school, cold storage plant or ice plant, express office, firewood sales, furniture upholstery, refinishing or resale, laundry, dry cleaning or washateria, mini-warehouses, pawnshop, tattoo parlor, automotive repair, paint and body shop, garage, storage only, parking area, aviation field, heli-stop or landing area, passenger station, recycling collection facility.**

The following limited uses will be permitted: a parking area or garage, so long as such use is in conjunction with or auxiliary to an on-site business, a temporary residence for security purposes, a temporary trailer (portable) used for construction or storage purposes, a bar, tavern, or cocktail lounge if such use is part of, or in connection with a hotel, motel, or restaurant. Property development standards will be set forth in the “F” General Commercial District, except for height. A height of 5 stories or 75’ maximum shall be permitted if approved on required site plan; and “PD-717” Planned Development for same