



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 4, 2014

Council District 5

Zoning Commission Recommendation:
Denial by a vote of 7-1

Opposition: one person spoke

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: N. Lucille Gilkey

Site Location: 4023 E. Berry Street Mapsco: 78V

Proposed Use: Funeral Home/Mortuary

Request: From: "ER" Neighborhood Commercial Restricted
To: "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted plus funeral home or mortuary; site plan included

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

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

Background:

The Zoning Commission recommended denial based on parking issues and possible overflow into the street. A petition was submitted with several signatures in opposition of the request.

The proposed site is located north of E. Berry Street and east of Noe. The applicant would like to change the zoning from "ER" Neighborhood Commercial Restricted to "PD/ER" Planned Development for ER uses plus mortuary and funeral home, site plan included. The existing building is approximately 1,400 square feet; last known use is a restaurant.

The case was continued again from the December Zoning Commission meeting. At that time, there was confusion from the church across the street; the pastor had approved for the applicant to use church parking however a board member appeared and said the board had not heard the request nor approved it. Two letters have been submitted from the church and beauty shop allowing Ms. Gilkey to utilize their parking lots for overflow parking if needed. The applicant also turned in six letters of support from nearby property owners.

There will be no crematory services performed on site; all will be out sourced. The applicant explained that the maximum number of people expected for family viewing is 65-70 people; if the service exceeds this number, the applicant explained that arrangements would need to be made elsewhere. The parking count is based on how many seats are in the viewing area; a minimum of 13 parking spaces would be required. According to Building Plans Review staff, the total occupant load for the proposed use based on square footage is 107 people.

No additions are proposed to the building built in 1987. However the change of use causes it to lose its legal non-conforming status. The current ER development standards such as front yard parking and setback apply and waivers are necessary in the PD for the new use.

The applicant explained she intended to use an existing pole sign. However it appears to have been retrofitted at some time and does not meet the City standards for detached signage. If this is proven true by the sign inspector, the pole sign has lost its legal nonconforming status. The planting of some trees between the building and single-family use would help to mitigate any external effects from the rear of the building.

Development Standards	ER	PD/ER
Business Tenant size	5,000 sq. ft. max.	Approximately 1400 sq. ft.
Building Lot Coverage	30% max.	Meets standards
Front Yard	20 ft. min., no parking permitted; no gravel or hard surface; only open or landscaped green space	Base/Gravel proposed parking lot
Rear Yard	20 ft. Supplemental setback	Meets the standards
Side Yard	20 ft. projected setback, no parking permitted	Proposed parking (waiver required)
Height	32 ft. maximum	32 ft. maximum
Landscaping	Shrubs for 10% of net area; Screening including fence, trees, and shrubs must be provided in 5' buffer area along property line adjacent to A or B zoning district	Building is legal nonconforming commercial, so no additional requirements until expansion or rebuild occurs
Parking	For funeral home one space per every 5 seats, minimum of 13 parking spaces	Will need additional parking possibly from adjacent property through a joint use parking agreement
Signs	No freestanding signs, non illuminated	Attached signage only; reuse of the existing altered pole sign is not permitted (waiver required). The applicant is requesting to use one detached sign.

	Parking requirement
Funeral Home	1 space per every 5 seats or 18" in sanctuary
Place of Worship	1 space per 5 seats or 18" in sanctuary
Beauty Shop	4 spaces per 1,000 sq. ft.
Place of public assembly	1 per 4 seats, 1 per 4 employees, 5 per 1,000 sq. ft.

Site Information:

Owner: N. Lucille Gilkey
 PO Box 163127
 Fort Worth, TX 76161

Acreage: 0.16 acres
 Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:
 North "A-5" One-Family / single-family
 East "ER" Neighborhood Commercial Restricted / single-family

South "A-5" One-Family / single-family
 West "ER" Neighborhood Commercial Restricted / office

Recent Relevant Zoning and Platting History:

Zoning History: ZC-10-105 various addresses approved by City Council 06-09-10 for various zoning districts; subject property from E to ER
Platting History: None
BOA History: None

Site Plan Comments:

The site plan as submitted is not in general compliance with the zoning regulations. The key deficiencies are:

1. The site plan indicates required parking along Noe Street. Parking is not permitted within the projected setback. (*waiver is required*)
2. A maximum of seven parking spaces is required. Site plan indicates 11 parking spaces; one additional tree will be required for planting.
3. No freestanding signs are permitted in the ER district. Site plan indicates the reuse of an existing pole sign. (*waiver is required to permit a detached monument sign*)
4. Indicate on the site plan where the dumpster is located; shall be screened from public row. (*waiver may be required*)

Compliance with the items noted above shall be reflected on the site plan or waivers will be required.

Transportation/Public Works (TPW)

No comments have been submitted at this time.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
E. Berry St	Minor Arterial	Minor Arterial	No
Noe St	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
South Poly*	Stop Six Poly Oversight
Eastland *	Southeast Fort Worth, Inc
	Fort Worth ISD

**within this neighborhood organization*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/ER" Planned Development for Neighborhood Commercial Restricted plus a mortuary and funeral home use. Surrounding land uses consist of single-family to the north, east and south across Berry and office to the west.

The site is located at the corner of Noe and E. Berry Street, which is considered a minor arterial. The operating characteristics of a funeral home and mortuary, depending on the hours of operation, would not negatively impact the neighborhood.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as neighborhood commercial. The requested zoning change is consistent with the following Comprehensive Plan policies; however the use is not permitted in the ER district. With the submittal of a site plan some issues may be able to be addressed.

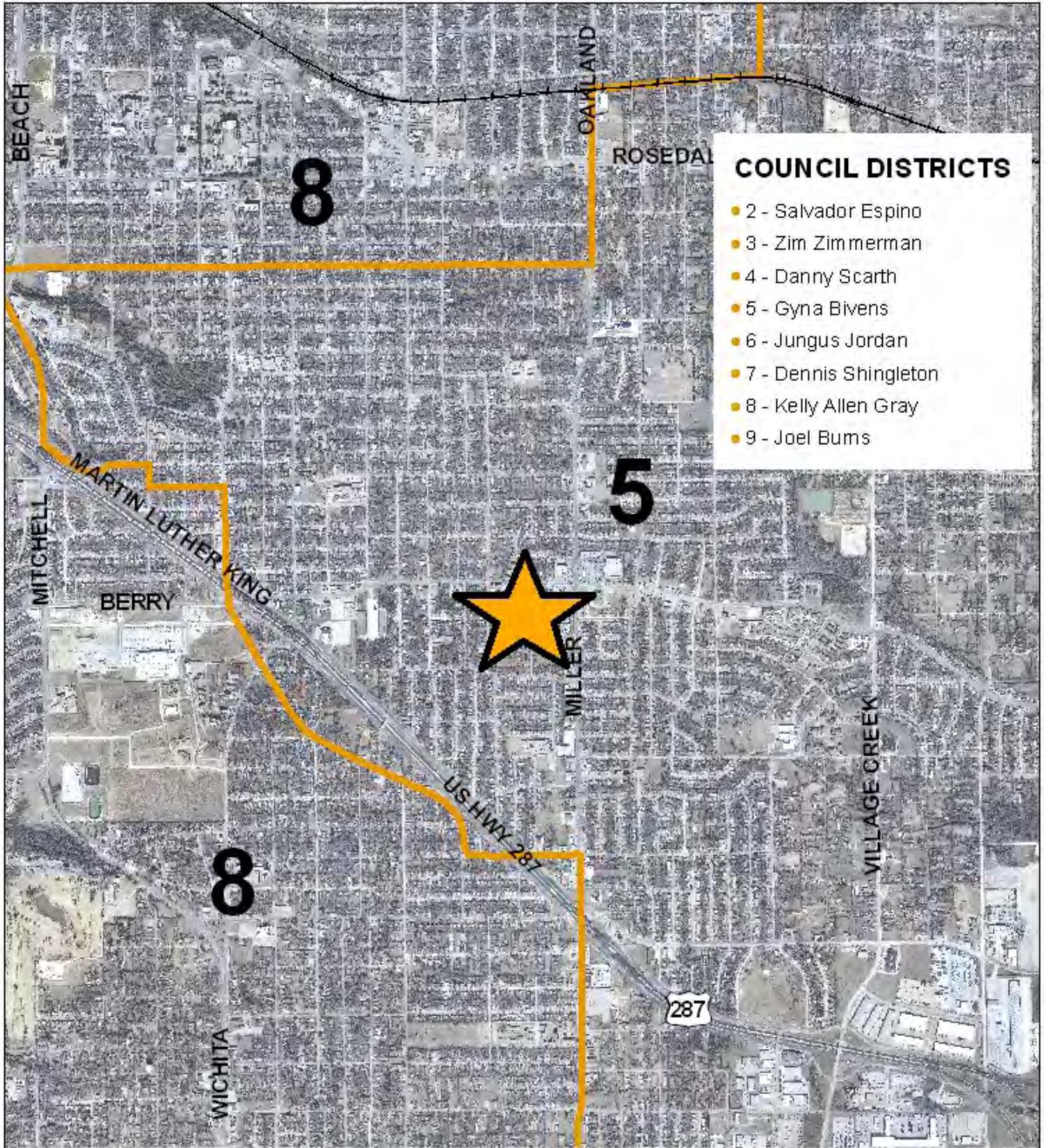
- Encourage development type and intensity appropriate to existing or planned street infrastructure (pg 38)

Based on nonconformance with the future land use map and the policies stated above, the proposed zoning **is consistent**

Attachments:

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

Location Map

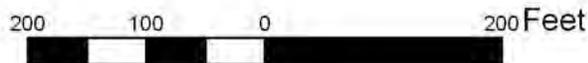
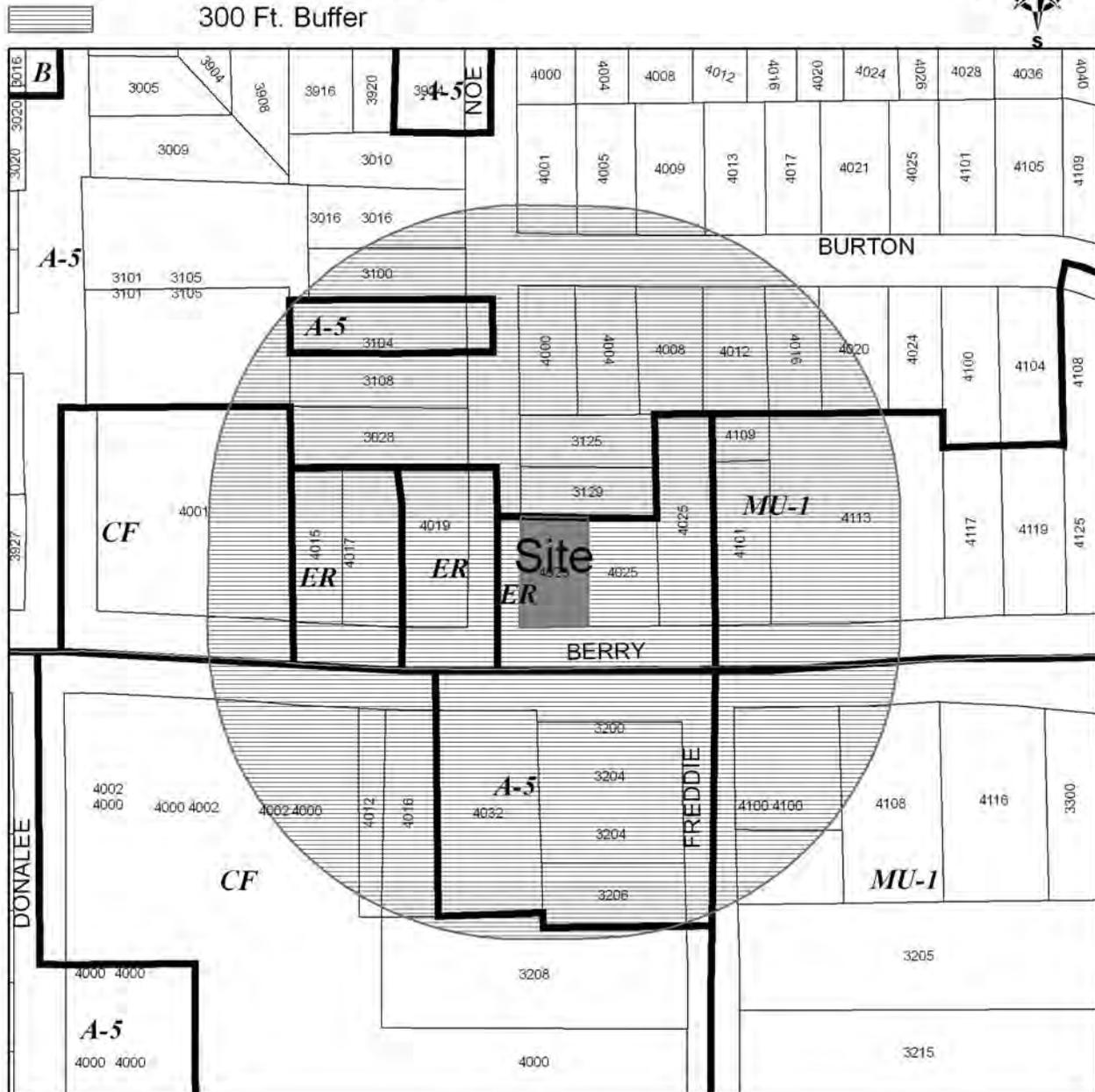


2,000 1,000 0 2,000 Feet

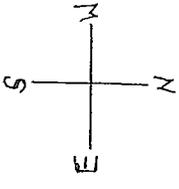


Area Zoning Map

Applicant: N. Lucille Gilkey
 Address: 4023 E. Berry Street
 Zoning From: ER
 Zoning To: PD for ER uses plus funeral home or mortuary
 Acres: 0.15964424
 Mapsco: 78V
 Sector/District: Southeast
 Commission Date: 11/13/2013
 Contact: 817-392-2495



ZC-13-162



Berry Street

Noe Street

EXISTING Signage Pole

Approximately 12' Tall

Surrounding Zoning
N → A-5

ER ← E

N → A-5

Legend

... SIDE WALK/Concrete

Grass or Greenery

Fencing

Scale: 1/8" = 2'

Date: Nov 22, 2013

Drawn by: ndj@keykey

RECEIVED
 DEC 05 2013
 BY: **ZC 13-162**

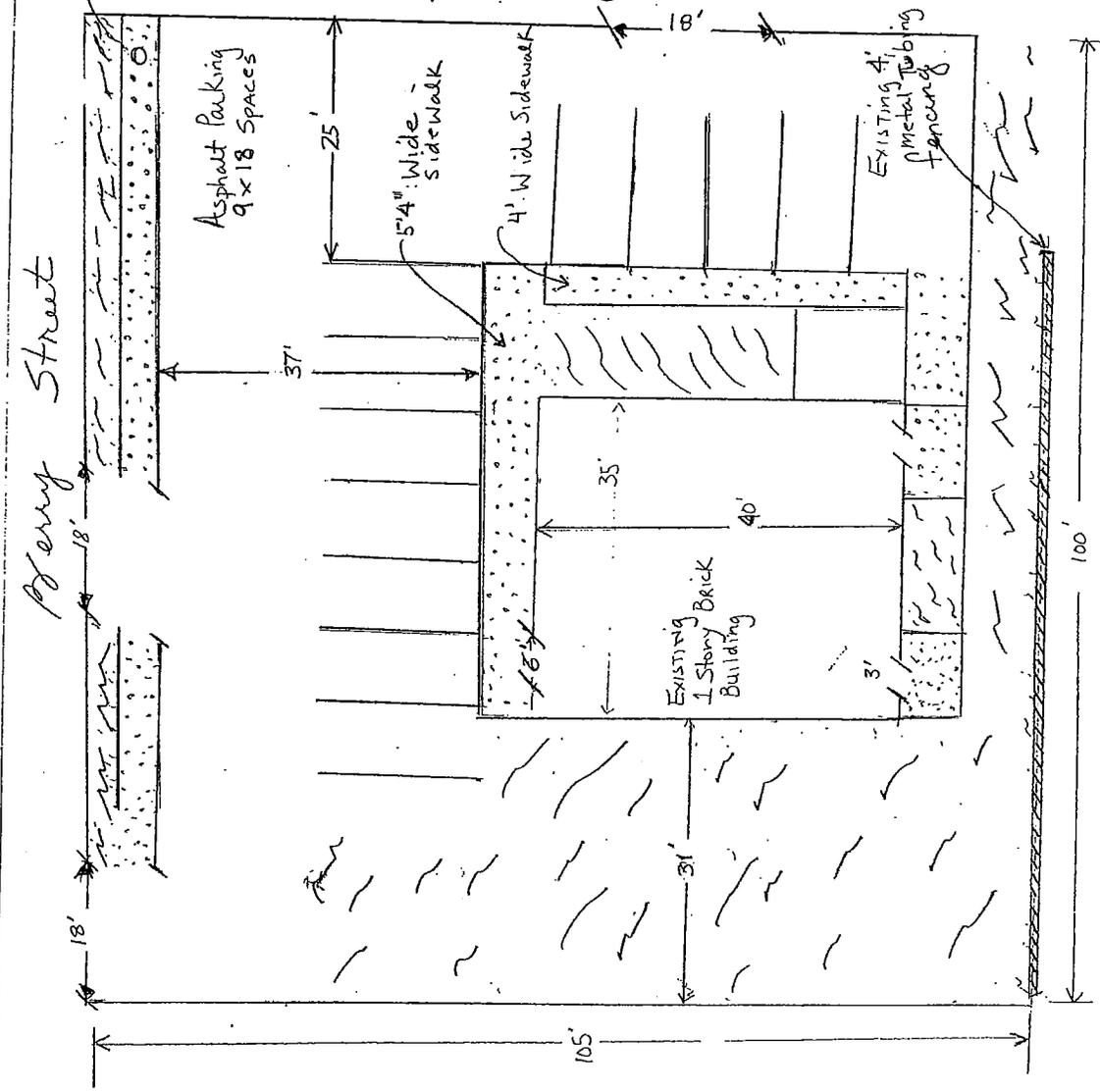
ZC-13-162

GILKEY MORTUARY
 and CREMATION
 4023 E. Berry St.
 Fort Worth, TX
 76101

Planning and
 Development
 Director:

Date:

**RECOMMENDED
 FOR DENIAL**

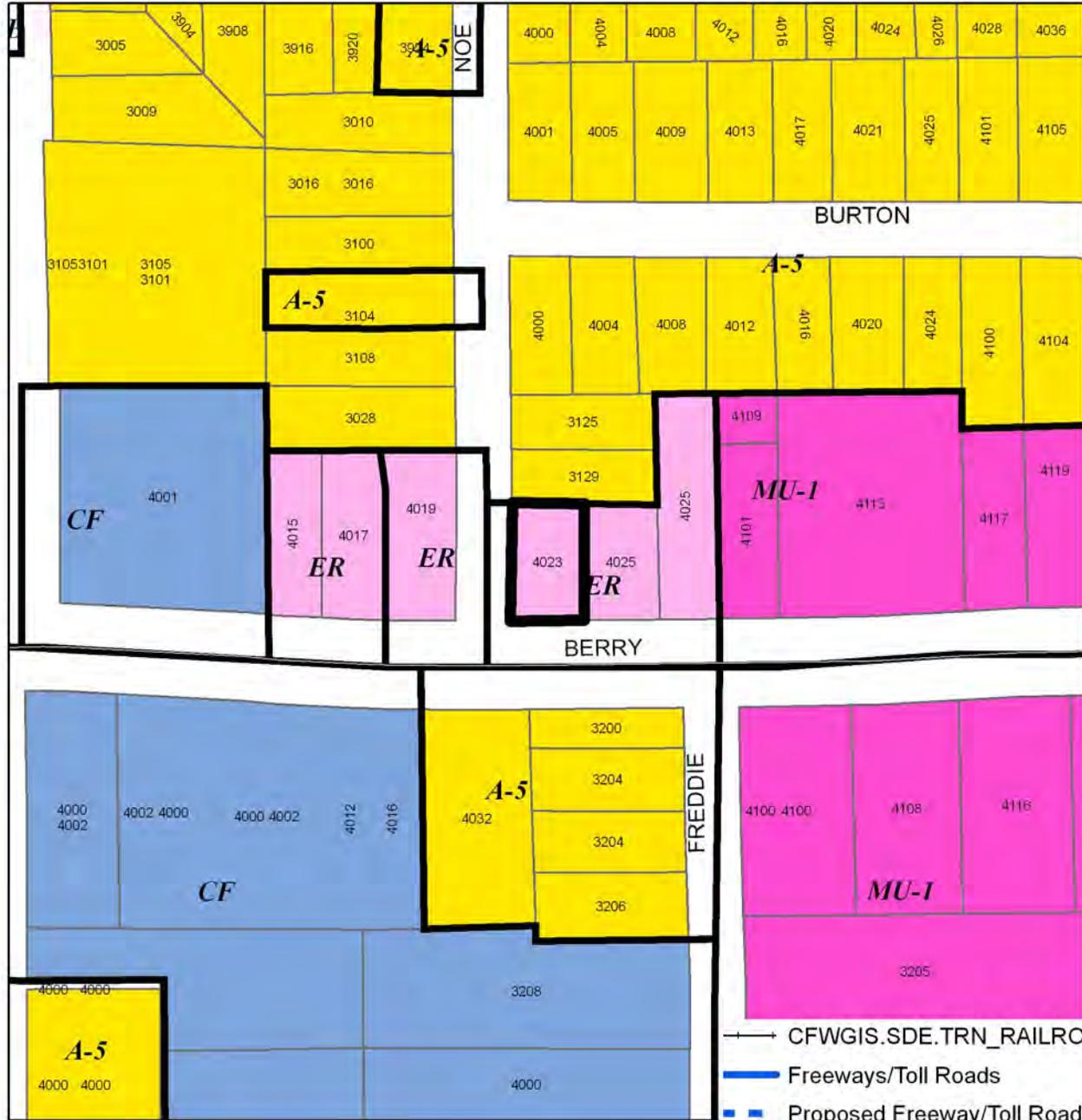




4023 E. Berry Street

Future Land Use

ZC-13-162



CFWGIS.SDE.TRN_RAILROADS

Freeways/Toll Roads

Proposed Freeway/Toll Road

Principal Arterial

Proposed Principal Arterial

Major Arterial

Proposed Major Arterial

Minor Arterial

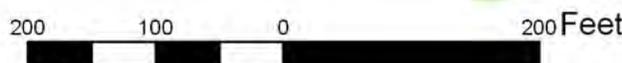
Proposed Minor Arterial

FLD_ZONE

Floodplain

- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space



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 5, 2013.



Aerial Photo Map



City of Fort Worth, Texas
Zoning Commission
February 12, 2014 – Meeting Minutes

Present:

Nick Genua, Chair, District 7
Will Northern, District 1
Carlos Flores, District 2
Robert West, District 3
Charles Edmonds, Jr., Vice Chair, District 4
Melissa McDougall, District 5
Wanda Conlin, District 8
Gaye Reed, District 9

Staff Members Present:

Dana Burghdoff, Deputy Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Beth Knight, Senior Planner
Melinda Ramos, Sr. Assistant City Attorney

Absent:

Namon Hollis, District 6

I. Public Hearing – 10:00 A. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Edmonds, seconded by Ms. Conlin, on a vote of 8-0, voted to approve the Zoning Commission minutes of the January 08, 2014 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-13-162 N. Lucille Gilkey (CD 5) – 4023 East Berry Street (San Roe Addition 4th Filing, Block 5, Lot 12, 0.16 Acres): from “ER” Neighborhood Commercial Restricted to “PD/ER” Planned Development for all uses in “ER” Neighborhood Commercial Restricted plus funeral home and mortuary; site plan waiver requested

Lucille Gilkey, 1025 Lindstrom Drive, Fort Worth, Texas is the property owner. She explained to the Commissioners the building is 1400 square feet and is currently being used as a restaurant with occupancy of 45. Ms. Gilkey mentioned the total occupancy for the proposed use is 107. The proposed sanctuary seating has a capacity of 70 people, and if the capacity exceeds this count she will coordinate with the family or client that they will need to contact a church location or some other facility that the family agrees to. Ms. Gilkey said soft music will be played and be contained within the walls of the facility.

She mentioned the surrounding zoning districts. She also noted the existing pole sign is approximately 12 feet will be removed and replaced with attached signage. Ms. Gilkey presented a letter with 14 signatures of those in support, of which six of them are within the 300 ft boundary notification area. She spoke with Alfonze Newton in Environmental and noted she would have to install two RPZ backflow valves for the funeral home use. She also mentioned the

State of Texas Funeral Home Commission has 25 items they look for when doing their inspection. Ms. Gilkey mentioned the minimum parking spaces required for the proposed use is 14 spaces, based on a seating capacity of 70; however the current use has 11 parking spaces. She has a letter from Mr. Bobby Boone who owns the property at 4019 E. Berry Street stating she can use about 28 spaces. That should be adequate for what she will need. Ms. Gilkey mentioned she has acquired the two lots to the east of her property which can also be used for parking.

Ms. McDougall wanted clarification from staff on whether she could park cars on the lots she obtained. Ms. Burghdoff, Deputy Director said those lots are zoned ER. Ms. McDougall asked Ms. Gilkey where the lot is that she has secured parking. Ms. Gilkey said it is 4019, right across the street to the west. Ms. McDougall asked about the waiver to the parking requirements and parking on the side of the building. Ms. Burghdoff asked staff for clarification and if there is a deficiency in the required parking. Ms. Murphy, Planning Manager mentioned there is no deficiency. Ms. McDougall asked if she would need a waiver for the side yard parking. Ms. Burghdoff said yes along Noe Street. Ms. McDougall asked if she planned on removing the existing sign. Ms. Gilkey said yes. Ms. McDougall what other locations has she secured if you have more than 70 people. Ms. Gilkey mentioned that depends on the family. Ms. McDougall asked her if this is a 24 hour operation. Ms. Gilkey said it is only 24 hour operation if a death cause. Meeting with families can happen between 8 and 5.

C.D. Jackson, 4024 Burton Avenue, Fort Worth, Texas spoke in opposition. Mr. Jackson mentioned they had issues with the current tenant and had to install no parking signs. He said the place in question is not big enough for a funeral home. He mentioned one of the ladies in the beauty shop said they don't have enough parking as it is. He said a funeral home should have enough parking for their use and not have to rely on someone else. He said what happens if the funeral home goes away what else will go there. They don't need convenience stores; they have enough. Mr. Jackson said if you had to build two restrooms in the building there won't be enough room.

In rebuttal, Lucille Gilkey said everything they do will be inspected by the City and by the State Board of Funeral Service Committee. She feels there is a need for this service in the area.

Mr. Flores asked staff about the parking spaces and if she had enough. Ms. Murphy said yes. Mr. Flores also mentioned the parking agreement with the property owner to the west and the purchase by Ms. Gilkey for the two properties to the east and could this position her for future expansion of parking. Ms. Burghdoff said yes that is her understanding. Mr. Flores noted the majority of the opposition centers around the parking. Mr. Flores asked staff what are the parking requirements for ER zoning. Ms. Burghdoff said the parking requirements are not based on zoning; they are based on land use.

Mr. West mentioned the property to the west and the two properties to the east that have been purchased are zoned ER which allows for commercial uses and convenience stores. Ms. Burghdoff wanted to mention the ER zoning doesn't allow for alcohol sales and it is not common for convenience stores to go in ER zoning.

Motion: Following a brief discussion, Ms. McDougall recommended Denial, seconded by Ms. Conlin. The motion carried 7-1 with Mr. Northern against.

Document received for written correspondence					ZC-13-162
Name	Address	In/Out 300 notification area	Position on case		Summary
C D Jackson	4024 Burton	Out		Opposition	Spoke at hearing
George Hernandez	3120 Noe St.	In	Support		Sent letter in
Glen Williams	4017 E. Berry	In	Support		Sent letter in
L & M Auto Sales	4116 Berry St	Out	Support		Sent letter in
Betty Lyons	4101 E Berry St	In	Support		Sent letter in
Jener Hersoon	4032 E Berry St	Out	Support		Sent letter in
Noeed Khalid	4100 E Berry St	In	Support		Sent letter in
Glen Williams	4017 E Berry St	Out	Support		Sent letter in
Connie Hodgins	2833 Burchill Rd S	Out	Support		Sent letter in
Curtis Mitchell	2512 Spiller St	Out	Support		Sent letter in
Kenton Fisher	3108 Noe St	In		Opposition	Signed petition
B. E. P.	4013 Burton	Out		Opposition	Signed petition
John Browning	3931 Forbes	Out		Opposition	Signed petition
Verlena Cummings	3920 Forbes	Out		Opposition	Signed petition
Will Ingram	3913 Forbes	Out		Opposition	Signed petition
Dustin Tarver	3921 Forbes	Out		Opposition	Signed petition
John Whitley	4012 Forbes	Out		Opposition	Signed petition
Floyd McCoy	3000 Miller	Out		Opposition	Signed petition
Mary Dever	3004 Miller	Out		Opposition	Signed petition
Christine Jackson	3008 Miller	Out		Opposition	Signed petition
Paul Spriggs	4113 Burton	Out		Opposition	Signed petition
Sonia Robinson	4105 Burton	Out		Opposition	Signed petition
Billy Seay	4100 Burton	Out		Opposition	Signed petition
Hildred Woolen	4025 Burton	Out		Opposition	Signed petition
Oscar Rodgers	3919 E Berry St	Out		Opposition	Signed petition
Jeanette DeCloutte	3016 Noe St	In		Opposition	Signed petition
Ruby Tubbs	4017 Forbes	Out		Opposition	Signed petition
Cassie Johnson	4040 Forbes	Out		Opposition	Signed petition

J D Livingston	4004 Forbes	Out		Opposition	Signed petition
Darrell Bell	4021 Burton	Out		Opposition	Signed petition
Deborah Robinson	4009 Burton	In		Opposition	Signed petition
Donna Woods	4104 Burton	Out		Opposition	Signed petition
Earnestine Bryant	4026 Forbes	Out		Opposition	Signed petition
Jaime Espinoza	3010 Noe St	Out		Opposition	Signed petition
Mario Cortina	4004 Burton	In		Opposition	Signed petition
Araceli Resendiz	4001 Burton	In		Opposition	Signed petition
Fabiola Estrada	3908 Forbes	Out		Opposition	Signed petition
Baltazar Ochoo	2040 Burton	Out		Opposition	Signed petition
Radriga Vasquez	3100 Noe St	In		Opposition	Signed petition
Mario Navarro	4000 Forbes	Out		Opposition	Signed petition
Francisco R	3917 Forbes	Out		Opposition	Signed petition
Demetria De Hoyas	4009 Burton	In		Opposition	Signed petition
Joe Tate	4117 Burton	Out		Opposition	Signed petition

2. SP-14-001 Garland All Storage Associates, Ltd (CD 5) – 2941 Precinct Line Road (River Trails All Storage Addition, Block A, Lots 4 & 5, 2.52 Acres): to Amend “PD-“627” site plan to add storage units, outdoor storage, and a retail building; site plan included

Coy Quine, 301 S. Sherman, Suite 100, Richardson, Texas representing Garland All Storage Associates, Ltd. explained to the Commissioners at last month’s meeting he was informed there were a couple of other neighborhood organizations that were not registered with the City and it was suggested to try to meet with them. Mr. Quine said they did meet with the two neighborhood organizations; they had a joint meeting with River Trails HOA, River Trails West HOA, and River Trails North HOA.

There was concern about softening the look along Precinct Line Road and they promised they would look at the landscape ordinance and try to improve so as to soften the appearance. Mr. Quine said they have modified the site plan to incorporate a zeriscape garden along the corner of the property. The elevation drawing shows the property falls towards Concho Trail. They will have a stair step landscape area using zeriscape bushes. They have also added some pine and evergreen trees.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Ms. Reed. The motion carried 8-0.

City of Fort Worth, Texas
Zoning Commission
January 8, 2014 – Meeting Minutes

Present:

Nick Genua, Chair, District 7
Will Northern, District 1
Carlos Flores, District 2
Robert West, District 3
Charles Edmonds, Jr., Vice Chair, District 4
Melissa McDougall, District 5
Namon Hollis, District 6
Wanda Conlin, District 8
Gaye Reed, District 9

Staff Members Present:

Dana Burghdoff, Deputy Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Beth Knight, Senior Planner
Melinda Ramos, Sr. Assistant City Attorney

Absent:

None

I. Public Hearing – 10:08 A. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Ms. Reed, seconded by Mr. Hollis, on a vote of 8-0-1, voted to approve the Zoning Commission minutes of the December 11, 2013 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-13-162 N. Lucille Gilkey (CD 5) – 4023 East Berry Street (San Roe Addition 4th Filing, Block 5, Lot 12, 0.16 Acres): from “ER” Neighborhood Commercial Restricted to “PD/ER” Planned Development for all uses in “ER” Neighborhood Commercial Restricted plus funeral home and mortuary; site plan waiver requested

Lucille Gilkey, 1025 Winston Drive, Fort Worth, Texas is the property owner. She explained to the Commissioners the site plan for funeral home/mortuary and that there will be no cremation on site. Ms. Gilkey said that she has agreements for additional parking across the street at Samaria Baptist Church as well the barber shop to the west for an additional 88 spaces. The maximum occupancy for viewing is 70-80 spaces and if more space is needed, arrangements will be made elsewhere at another facility. Also mentioned, no loud music will be played during services and only soft music will be played within designated areas. Ms. Gilkey also stated the existing 12 foot high pole sign will comply with city sign code and the site will comply with Urban Forestry.

Mr. Hollis asked her to explain the details of the parking agreement. Ms. Gilkey mentioned the first agreement with Samaria Baptist Church is for about 60 parking spaces. They will coordinate

parking on Wednesday services and that no time limit was given by the church. Ms Gilkey also mentioned the barber shop would agree to 28 parking spaces and no time limit was given.

Ms. McDougall wanted to say for the record that she attended a meeting where she was approached by Ms. Gilkey and it was confirmed that the square footage is 1400 square feet and not the 2400 originally mentioned. Ms. McDougall was also approached by few individuals at meeting with opposition. Ms. McDougall expressed concerns on parking and asked to specify on site plan where individuals would enter the building. Ms. Gilkey mentioned they would enter through the front door off of Berry Street and submitted a revised layout of the interior building.

Ms. McDougall asked if property owners who signed the agreement were present today; Ms. Gilkey replied they were both out of town. Ms. McDougall also asked if there was any communication between neighbors surrounding the site. Ms. Gilkey said that she had met with neighbors to the north as well as the east and has signatures for support. George Hernandez who lives behind her was in support. The individual at 3108 Nole Street and 2201 Berry Street also signed a support letter. Ms. McDougall asked about the buffer between the properties and Ms. Gilkey mentioned there is a pipe metal fence that separates her from the neighbor to the north.

Mr. Genua asked about a waiver to the existing pole sign and asked if she could put in a monument sign. Ms. Burgdoff clarified in the “ER” district you can not have a detached sign and explained allowable signs. Mr. Genua asked staff to make clear to Ms. Gilkey on what is required for joint use of parking agreements. Mrs. Murphy mentioned at the time of building permit she will be required to record parking agreement at the court house for record.

Chester McGowen, Chairman of the Samaria Baptist Church, spoke in opposition. He mentioned the parking agreement was only approved by the pastor and not to the Board Of Trustees. When it was brought before the board, it was turned down. Mr. Hollis asked if he was speaking for the entire board and if the case moves forward that they would be asked for a formal parking agreement. Mr. McGowen noted that if and when the agreement is presented before the board that they would act on it then. Ms. McDougall noted that she is still concerned with the traffic and parking due to possible church and funeral services going on at the same time.

In rebuttal, Lucille Gilkey, 1025 Winston Dr , Fort Worth, Texas property owner explained that she did meet with the pastor over a month ago and was given his word on the parking agreement. She explained that her intent is not to have many funeral services and that most of the use would be for viewing and arrangement services and that parking would not be an issue.

Motion: Following a brief discussion, Mrs. McDougall recommended Denial, seconded by Ms. Conlin. On a substitute motion Mr. Northern recommended a continuance of 30 days, seconded by Mr. Flores. The motion carried 7-2 with Ms. McDougall and Ms. Conlin against.

<i>Document received for written correspondence</i>				ZC-13-162	
Name	Address	In/Out 300 notification area	Position on case		Summary
Chester McGowen	NA	In		Opposition	Spoke at hearing
George Hernandez	3120 NE St.	Out	Support		Sent letter in

Xoeed Khalid	4100 E. Berry	In	Support		Sent letter in
Curtis Mitchell	2521 Spiller St	Out	Support		Sent letter in
Bernaddino Adame	2833 Burchill Rd S	Out	Support		Sent letter in
Glen Williams	4017 E Berry St	Out	Support		Sent letter in
L & M Auto Sales	4116 Berry St	Out	Support		Sent letter in
Betty Lyons	4101 E Berry St	In	Support		Sent letter in
Karen Moss	3911 E Berry St	Out	Support		Sent letter in
Andrea Price	5032 Elgin St	Out	Support		Sent letter in

2. ZC-13-165 Nicholas Martin Jr. (CD 5) – 8913 Randol Mill Road (Cottonwood Village, Block 1, Lot 1, 5.61 Acres): from “PD-933” Planned Development for “R2” Townhouse/Cluster uses, limited to six units per acre; site plan required to Amend “PD-933” to “PD/CR” Planned Development for “CR” Low Density Multifamily to allow six fourplexes plus clubhouse for senior housing; site plan included

Anton Mireiter, 14 Avenue Twenty, Trophy Club, Texas representing Nicholas Martin Jr. explained to the Commissioners the request is to construct 6 fourplexes for a senior living center. He said it would consist of 24 condominiums with a clubhouse and asked for approval of the request.

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

3. ZC-13-174 H. S. Churchill Trust (CD 2) 816 Churchill Road (Edward S. Ellis Survey, Abstract No. 462, 1.90 Acres): from “B” Two-Family and “E” Neighborhood Commercial to “PD/SU” Planned Development/Specific Use for Mobile Home Park; site plan included

Dennis Hopkins, 2131 North Collins Street, Arlington, Texas, representing H S Churchill Trust explained to the Commissioners they are requesting a postponement for a 60 day continuance to March 12 to address concerns with the Parks and T/PW departments. Mr. Flores asked about the continuance and if there are any issues with the Water department. Mr. Hopkins replied that there were and that he would discuss any water issues with staff. Mr. Genua asked if there are any letters of support or petition of support. Mr Hopkins said that there were many renters and elderly that he has spoken with many of them. He said that he could bring people to the meeting if needed.

Motion: Following brief discussion, Mr. Flores recommended a 60 day continuance of the request, seconded by Mr. Hollis. The motion carried unanimously 9-0.