



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 2, 2014

Council Districts 3, 9

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: 3 people spoke
Support: 8 people spoke; several present representing neighborhoods

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

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: Generally bounded by Park Place, 8th Ave., FW & W Railroad, Overton Park & Trinity River

Proposed Use: Add TCU Residential Overlay District

Request: From: Multiple Districts
To: Add TCU Residential Overlay (TCU) District

Land Use Compatibility: Not Applicable.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

Due to concerns from area residents regarding occupancy of single family homes, the City Council has proposed an Overlay Zoning District within approximately one mile of the Texas Christian University (TCU) campus.

The accompanying zoning text amendment, ZC-14-137, creates the overlay district regulations.

This map amendment (ZC-14-138) creates an overlay zoning district around TCU to limit occupancy by unrelated persons to three (3) in "A" One Family zoning districts. For structures grandfathered for occupancy by four (4) or five (5) persons, such occupancy may not be re-established if discontinued for two years (24 months) or more. The occupancy restriction does not apply to other zoning districts within the overlay district boundary.

At the Zoning Commission meeting of October 8, a resident requested and the commission agreed to extend the boundaries of the overlay to the west to include Overton Park Blvd. The boundaries were also expanded slightly to the east to include all of a property proposed for development. Both of these areas received notice of the overlay.

Site Information:

Owner: Multiple
Applicant: City of Fort Worth

1000 Throckmorton Street
Fort Worth, TX 76102

Acreage: 2498.03 acres
Comprehensive Plan Sector: Multiple
Surrounding Zoning and Land Uses:
North Various / Various including golf course and railroad tracks
East Various / Various, primarily single family
South Various / Various, including residential and industrial
West Various / Various, primarily single family and multifamily

Recent Relevant Zoning and Platting History:

Zoning History: Multiple

Platting History: Multiple

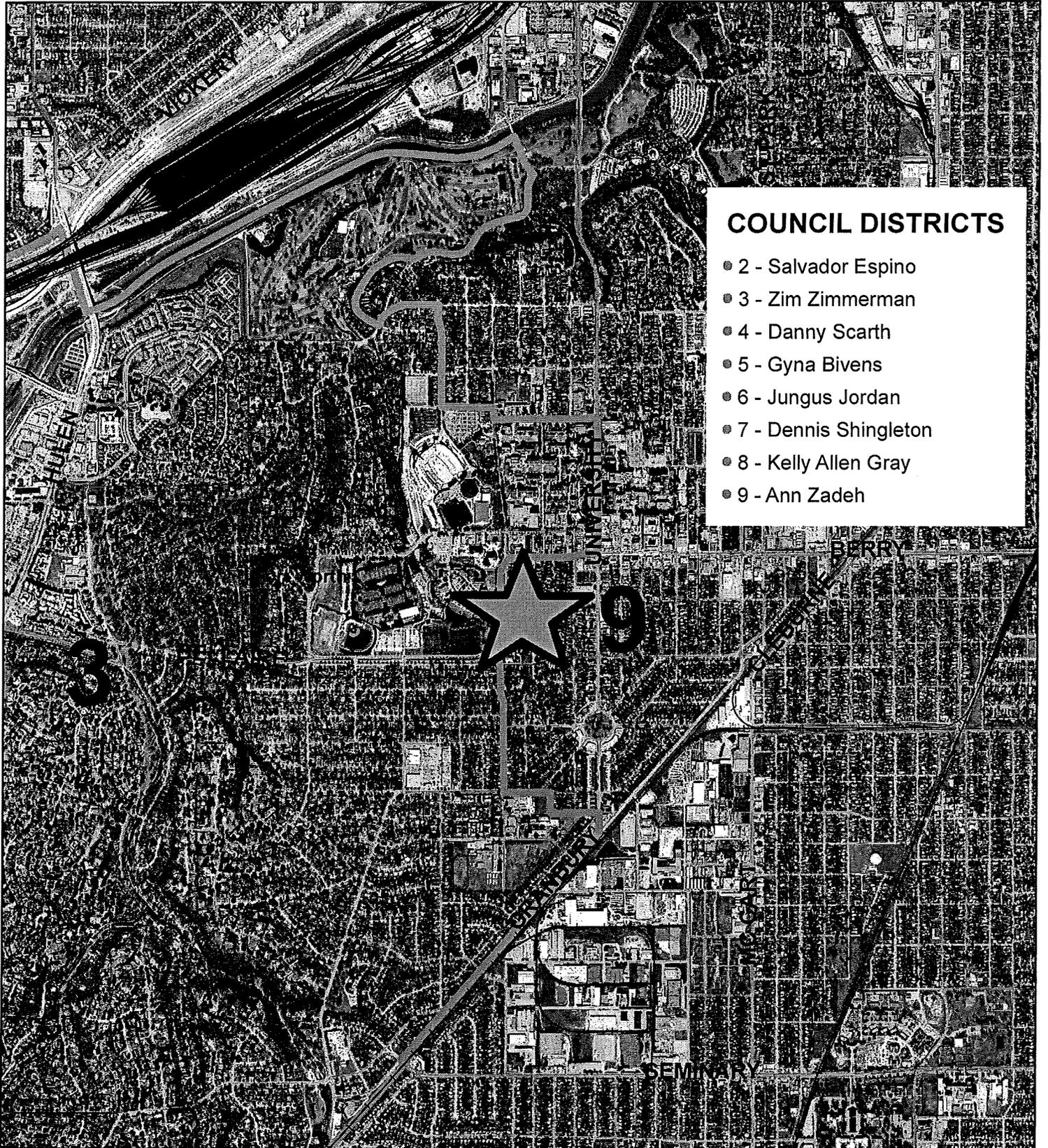
Development Impact Analysis:

1. **Land Use Compatibility:** Not applicable. The proposed TCU Overlay is proposed for the protection of the residential community. No change in land use is proposed.
2. **Comprehensive Plan Consistency:** The 2014 Comprehensive Plan has multiple designations for the large area covered by the proposed overlay. The requested zoning change **is consistent** with the following Comprehensive Plan policy:
 - Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 37)

Attachments:

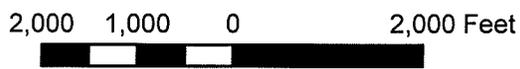
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh

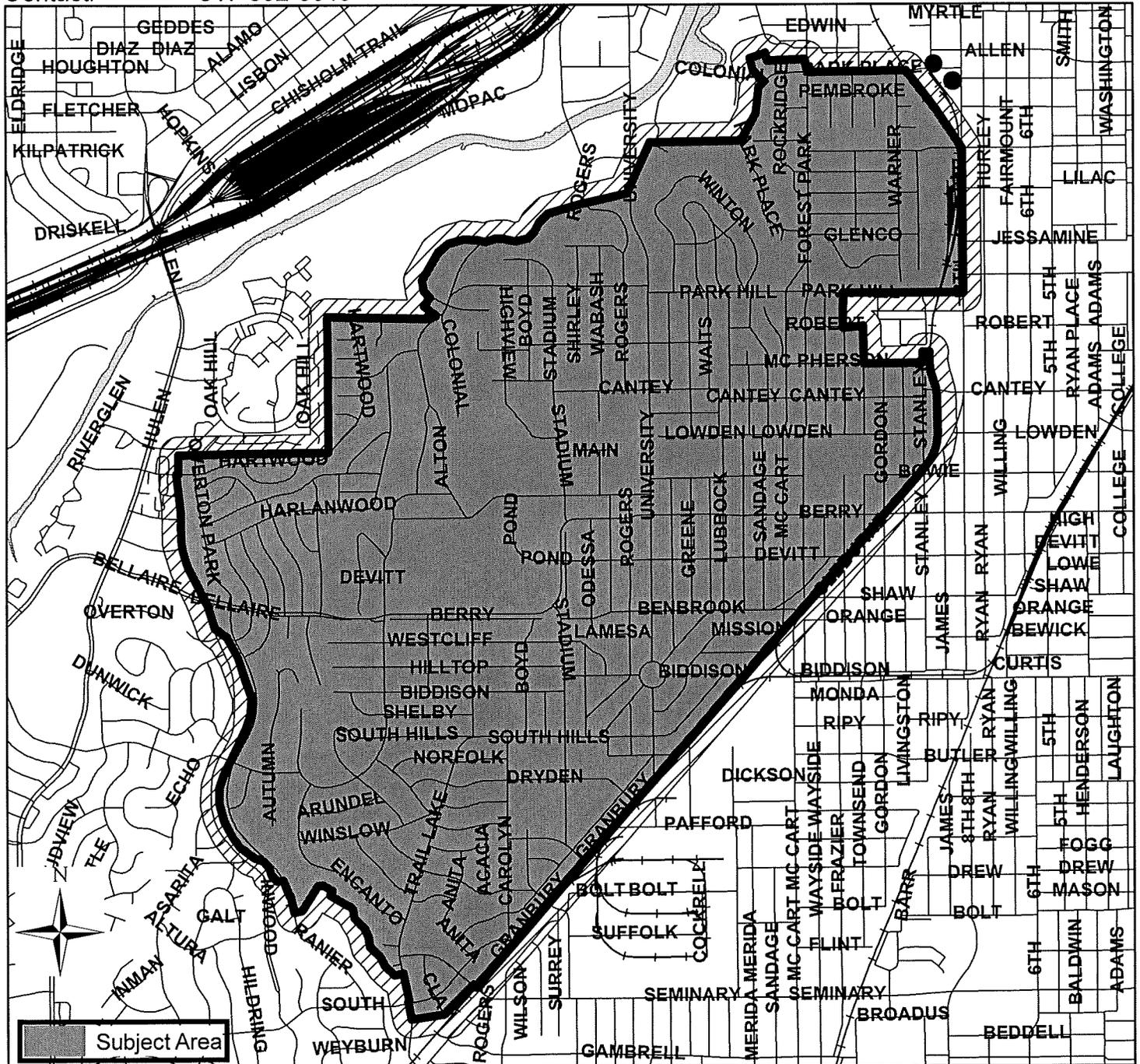




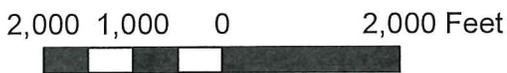
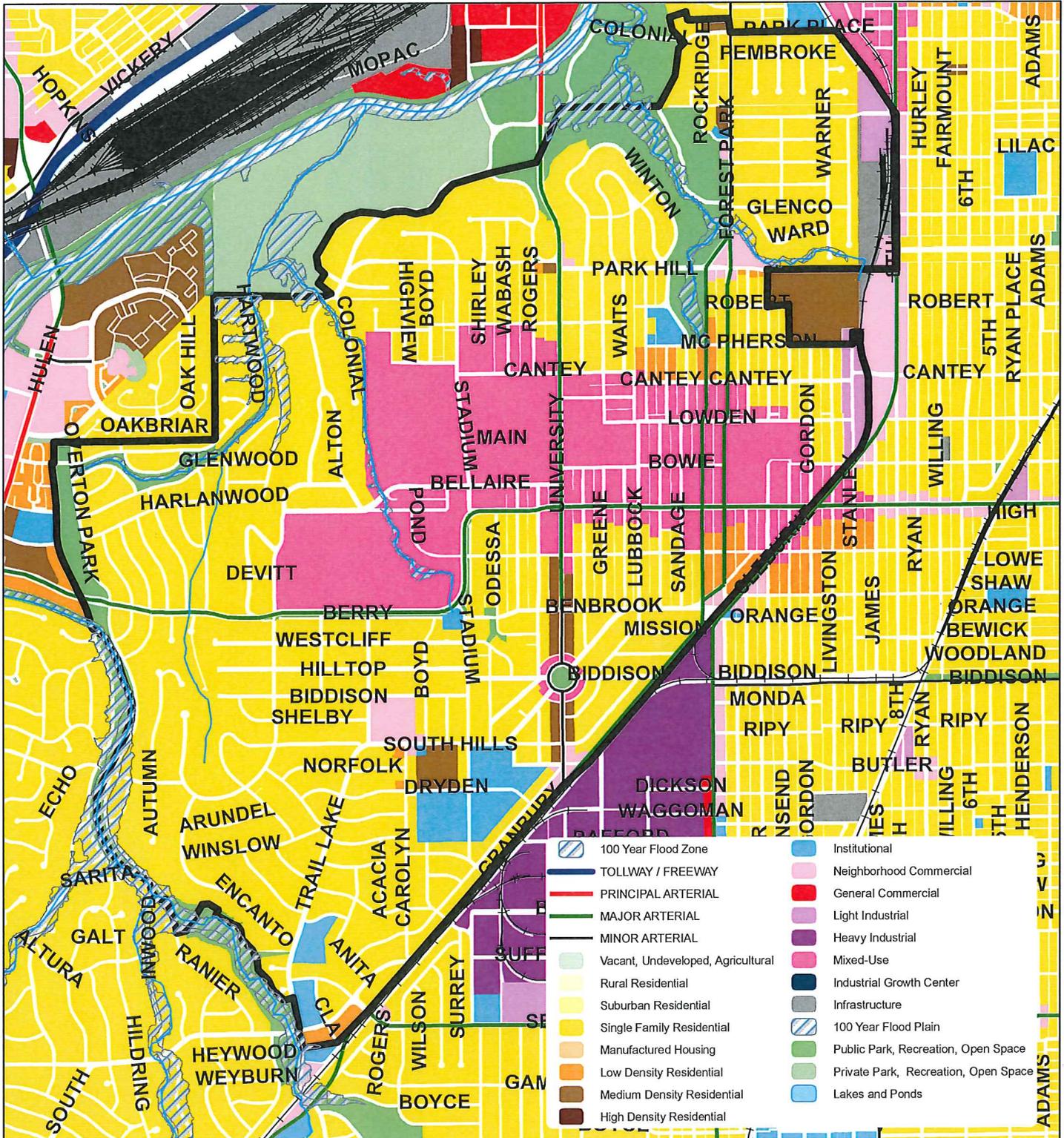
ZC-14-138

Area Zoning Map

Applicant: City of Fort Worth Planning & Development
 Address: Generally bounded by Park Place, 8th Ave, FW & W railroad, Overton Park & Trinity River
 Zoning From: various
 Zoning To: Addition of TCU overlay
 Acres: 2498.036693
 Mapsco: multiple
 Sector/District: TCU/W.cliff
 Commission Date: 10/08/2014
 Contact: 817-392-8043



Future Land Use



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 18, 2014.



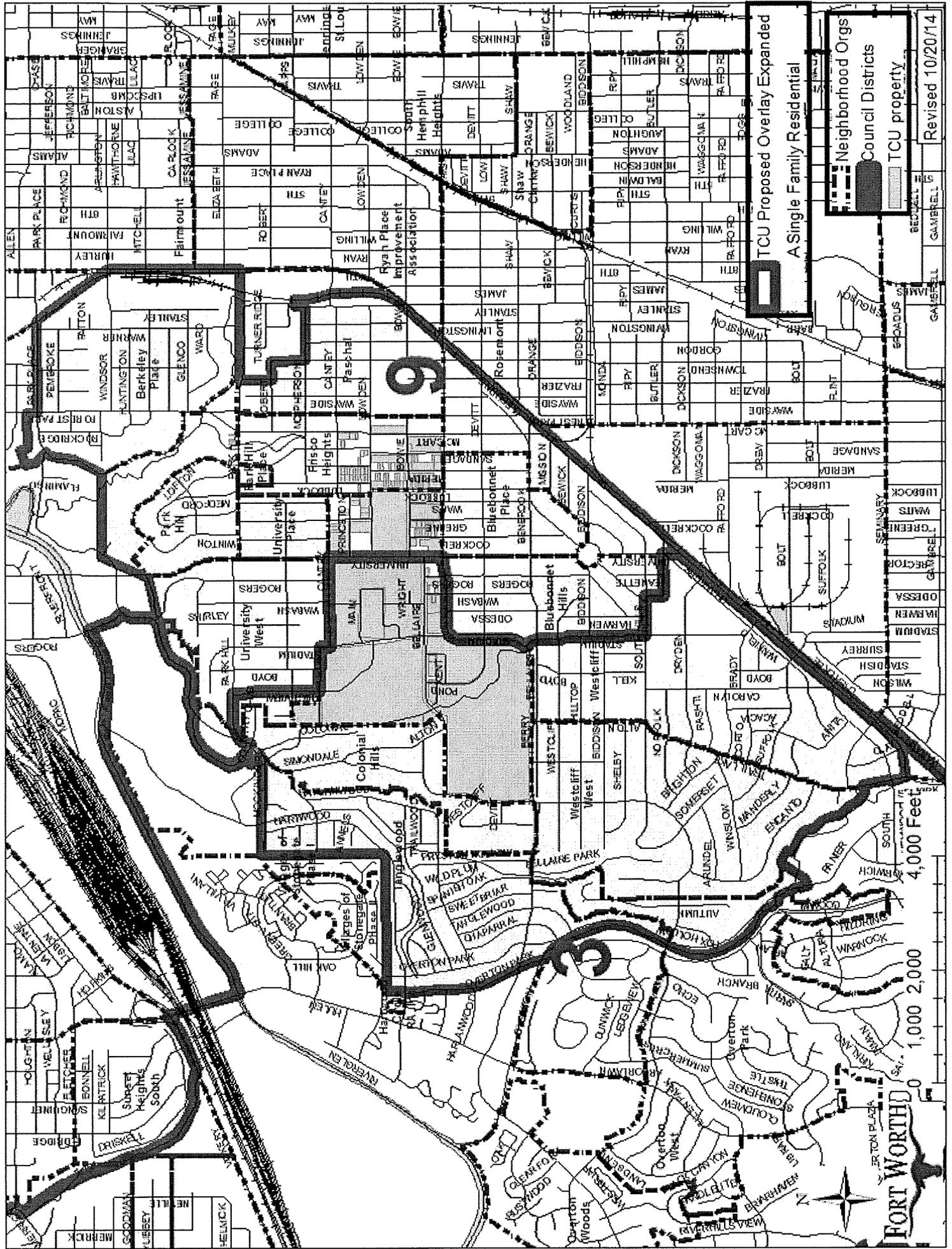


Aerial Photograph



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 18, 2014.





TCU Proposed Overlay Expanded
A Single Family Residential

- Neighborhood Orgs
- Council Districts
- TCU property

Revised 10/20/14

9

FORT WORTH

0 1,000 2,000 4,000 Feet



MEETING SUMMARY
MEDIATION GROUP ON TCU-AREA HOUSING ISSUES

Wednesday, October 22, 2014, 6:00 p.m.
Room 207, University Christian Church, 2720 South University Drive

Group Members Present

Bob Adams, Berkeley Place NA	Martha Jones, Bluebonnet Hills NA
Michael Banta, Bluebonnet Place NA	Glenn Leimbach, investor
Bill Campbell, Tanglewood NA	Debbie Norris, Park Hill NA
Alex Cohen, TCU Student Association	Chris Powers, investor and resident
Andrew delaTorre, investor	Ben Procter, University West NA
Michael Dike, investor	Maddie Reddick, TCU Student Association
Brian Eppstein, Colonial Hills NA	Mike Russell, TCU Administration
Robert Gleason, Greater FW Assoc. of Realtors	Jon Samson, FW Builders Association
Anita Horky, Paschal NA	Sall-Ann Sauer, Westcliff NA
Greg Jackson, Berkeley Place NA	Paula Deane Traynor, Frisco Heights NA

Staff Present

Fernando Costa, Assistant City Manager
Dana Burghdoff, Planning and Development
Melinda Ramos, Legal
Randle Harwood, Planning and Development
Jocelyn Murphy, Planning and Development
Katherine Smith, Council Aide, District 9

Fernando Costa called the meeting to order at 6:05 p.m. and provided opening remarks and ground rules for the group to confirm. Group members and other attendees introduced themselves and summarized their interests in the discussion.

Dana Burghdoff reviewed a presentation titled TCU Mediation Group 10-22-14, which included the status of the TCU overlay district, the moratorium, and a list of potential issues for discussion by the mediation group.

Fernando asked members for questions related to the presentation. Questions included:

- Purpose of proposed rental registration and requirement to have a local contact
- Vagueness of definitions, including fraternity and family
- Tracking of Code complaints
- Identification of what is controlled by the Zoning Ordinance versus City codes on the list of potential issues
- Grandfathering options
- If the proposed parking requirements could be retroactive
- How to prove the number of occupants with one lease
- How Code could require a person to provide the information to confirm occupancy
- Staffing of Code Compliance to enforce rental registration
- If there was ever a time when grandfathering of existing uses was not permitted by the City of Fort Worth after a zoning change.

Members also provided comments, which included:

- Provide the option to grandfather different aged properties with different standards.
- Consider making parking rules part of rental registration so they can apply to existing structures.
- Giving rental registration some teeth so that Code can enforce. Make the registration information available to the public so that the neighborhoods can contact owners as needed and in a shorter time.
- Clearly communicate these discussions and concerns to the City Council.
- The increase in taxable value of land by TAD is a tacit encouragement to tear down homes.
- Define whether rentals are a commercial use in single family zoned districts.
- Be aware that allowing fewer residents per home will cause more houses to be built to meet demand.
- The conduct of students is the core issue, not the number of students in a home.
- TCU needs to partner with landlords to identify consistent problem homes and a fine structure could be set.

Group members requested the following information for the next meeting:

- Code violations for the proposed overlay
- Police calls for the proposed overlay
- Examples of definitions from other cities for fraternity house, boarding house, and family
- Annual cost of one Code Officer
- Legal determination if parking regulations can be tied to rental registration

Fernando then requested that the group review the list of potential issues and identify the most important ones to address in the next two meetings. Fernando suggested that the top two issues are number of unrelated persons and grandfathering of existing structures, and the group agreed.

Members suggested issues and then discussed issues to take off the list or to group with similar issues. The group reached consensus on the following five issues for discussion at the next two meetings:

1. Number of unrelated persons per dwelling unit
2. Grandfathering of existing rental structures
3. Rental registration, code enforcement, and resident behavior
4. Definitions: fraternity/sorority house, boarding house, and family (single housekeeping unit)
5. Neighborhood character

Future Meetings

- a. Wednesday, October 29, 6:00 p.m.: Mediation Group meets at University Christian Church to discuss issues and options.
- b. Wednesday, November 5, 6:00 p.m.: Mediation Group meets at University Christian Church to discuss conclusions and recommendations.

Fernando thanked everyone and adjourned the meeting at 8:28 p.m.

MEETING SUMMARY
MEDIATION GROUP ON TCU-AREA HOUSING ISSUES

Wednesday, October 29, 2014, 6:00 p.m.
Room 207, University Christian Church, 2720 South University Drive

Group Members Present

Bob Adams, Historic Fort Worth, Inc.	Glenn Leimbach, investor
Keith Ashcraft, University Place NA	Rebecca Lucas, investor
Michael Banta, Bluebonnet Place NA	Debbie Norris, Park Hill NA
Bill Campbell, Tanglewood NA	Chris Powers, investor and resident
Mike Coffey, University West NA	Jon Samson, Greater FW Builders Association
Alex Cohen, TCU Student Govt. Association	Sall-Ann Sauer, Westcliff NA
Michael Dike, investor	Maddie Reddick, TCU Student Govt. Association
Robert Gleason, Greater FW Assoc. of Realtors	Mike Russell, TCU Administration
Anita Horky, Paschal NA	Andrew de la Torre, investor
Greg Jackson, Berkeley Place NA	Paula Deane Traynham, Frisco Heights NA
Martha Jones, Bluebonnet Hills NA	

Staff Present

Fernando Costa, Assistant City Manager
Dana Burghdoff, Planning and Development
Melinda Ramos, Legal
Randle Harwood, Planning and Development
Stephen Murray, Planning and Development
Captain Michael Baldwin, Police
Shannon Elder, Code Compliance
Katherine Smith, Council Aide, District 9

Fernando Costa called the meeting to order at 6:05 p.m. He provided opening remarks, summarized last week's meeting, and reiterated the ground rules for the meeting. Group members and other attendees introduced themselves. The group voted to approve the meeting minutes. Fernando indicated that the intent for the second meeting was not to necessarily reach conclusion on the five selected issues. Since the first two issues – number of unrelated persons and grandfathering – are related, Fernando recommended that the group discuss them together.

Dana Burghdoff reviewed the basic purpose of zoning, which is to address land use and development standards. The zoning overlay district was initiated to address a land use matter, which is just one tool for the TCU area. Zoning does not and cannot address behavior. Behavior will be discussed separately by the group as part of the rental registration/code enforcement/resident behavior issue. In addition, zoning does not address ownership or financial characteristics. A family occupying a dwelling unit is considered a residential use, regardless of whether the family owns or rents the unit. The proposed overlay is meant to address the intensity of land use in single family zoning districts.

Dana reviewed occupancy and grandfathering regulations in Fort Worth and referenced the handout containing a table with this information for other cities. All cities have some form of grandfathering with some containing additional conditions, such as rental registration. The last column in the table provided information about any amortization periods and appeal bodies.

Following the presentation, members discussed the overlay and various issues, and provided comments, which included:

- Supreme Court cases related to unrelated people and the constitutionality of reducing the number of unrelated persons to three.
- City regulations that provide a lower number of unrelated persons and still stand today without legal challenge.
- Single-family households average three occupants in Fort Worth.
- Potential impact of occupancy limit to LGBT community and domestic partnerships.
- Occupancy limitations and potential impact to the poor.
- Potential legal challenges and regulatory takings.
- Grandfathering, fair housing and the likelihood of not renting to a related family in order to retain grandfathering for unrelated person occupancy.
- New houses that transform the character of the neighborhood. They are dense, intense, creating parking issues, changing the neighborhood, pushing related families out, and are contrary to single-family.
- Proposed change to the definition of fraternity and sorority that would apply citywide.

Discussion on Code Enforcement

- Enforcement will be on a complaint basis and Code Compliance will have the authority to determine occupancy in conjunction with rental registration
- Students and parents that don't want to provide personal information for rental registration and legality of collecting this information.
- Lack of data on occupancy and how bad the problem actually is and difficulty of enforcement.
- Registration to identify legal nonconforming properties for occupancy, and availability of information on City website.
- Timing of occupancy for grandfathering varying for new construction versus existing houses.

Discussion on Potential Compromise and Grandfathering

- Need to compromise regarding the grandfathering issue.
- Multiple neighborhood association reps and investors expressed support for three unrelated persons with grandfathering.
- TCU student government reps expressed support for overlay proposal with grandfathering and recommended starting a good neighbor program to address student behavior; suggested possibility of adding a conservation district overlay for neighborhoods.
- Greg Jackson of Berkeley NA expressed support for creation of overlay with 3 unrelated persons, but with no grandfathering or a stricter limitation on grandfathering.
- Investors and homeowners need to work together with TCU regarding behavior and rental issues.

The group reached general consensus on the following recommendation, with dissent from Mr. Jackson, subject to review of the draft ordinance language:

- Support creation of the overlay district allowing three unrelated persons per dwelling in "A" One Family zoning districts, with full grandfathering.
 - The standard discontinuance/abandonment period of two years would apply.
 - Occupancy of a grandfathered structure by a related family for any period of time would not affect the grandfathered status of the structure (to prevent potential discrimination against related families).

The group requested the draft ordinance language for review prior to the next meeting.

Fernando then called on Police Captain Baldwin to discuss policing issues and calls pertaining to the TCU neighborhood and their relation to overall citywide calls. Maps displayed the types of calls and the general location where they occurred. The following issues were also discussed:

- Neighborhood concerns and student behavioral issues.
- The bulk of parking violations occur on TCU event days.
- The majority of calls for service occur along Berry Street and Bluebonnet Circle or along the business corridors where bars and businesses are located.
- Many of the neighborhood calls are around Paschal High School; Police deal with loud music and issues there related to the high school rather than TCU.
- TCU neighborhood calls are relatively low compared to the entire city.
- Police would rather turn over an intoxicated student to TCU Police because they will take care of the students, and they see it as a medical issue.
- The TCU neighborhoods appreciate the Police and their outreach.
- Neighborhoods were apt to not make as many calls to Police because of their choice to live near TCU.
- Neighborhoods need to be more diligent in making calls and in a timely manner.
- Discussed the need for TCU students and surrounding neighborhoods to address various concerns.

Shannon Elder with Code Compliance and group members discussed code violations in the TCU area:

- Violations from 2011 to 2014 were displayed on maps provided; occupancy violations are included under zoning violations.
- Types of code violations and nuisance abatement.
- Issuance of citations to the property owner and/or to the occupying resident depending on the code violation.
- People continuously calling Code to harass a property owner and ways that Code responds.
- First year cost for a Code officer (salary, vehicle, training) is \$80,000; following years \$58,000.

Group members requested the following information for the next meeting

- Updated overlay district map showing newly acquired TCU property.
- Occupancy violations if they can be identified within zoning violation database.
- Prepared comments from members on rental registration given complexity of issue.
- Draft ordinance language for the overlay district prior to the next meeting.

Next Meeting

Wednesday, November 5, 6:00 p.m.: Mediation Group meets at University Christian Church to discuss conclusions and recommendations.

Fernando thanked everyone and adjourned the meeting at 8:17 p.m.

MEETING SUMMARY
MEDIATION GROUP ON TCU-AREA HOUSING ISSUES

Wednesday, November 5, 2014, 6:00 p.m.
Room 207, University Christian Church, 2720 South University Drive

Group Members Present

Bob Adams, Historic Fort Worth, Inc.	Glenn Leimbach, Investor
Keith Ashcraft, University Place NA	Rebecca Lucas, Investor
Michael Banta, Bluebonnet Place NA	Scott Marlow, Colonial Hills NA
Bill Campbell, Tanglewood NA	Debbie Norris, Park Hill NA
Mike Coffey, University West NA	Chris Powers, Investor and resident
Alex Cohen, TCU Student Govt. Association	Ben Proctor, University West NA
Michael Dike, Investor	Maddie Reddick, TCU Student Govt. Association
Brian Eppstein, Colonial Hills NA	Mike Russell, TCU Administration
Robert Gleason, Greater FW Assoc. Of Realtors	Sall-Ann Sauer, Westcliff NA
Anita Horky, Paschal NA	Andrew de la Torre, Investor
Greg Jackson, Berkeley Place NA	Paula Deane Traynham, Frisco Heights NA
Martha Jones, Bluebonnet Hills NA	

Staff Present

Fernando Costa, Assistant City Manager
Dana Burghdoff, Planning and Development
Melinda Ramos, Legal
Randle Harwood, Planning and Development
Jocelyn Murphy, Planning and Development
Lynn Jordan, Planning and Development
Shannon Elder, Code Compliance

Fernando Costa called the meeting to order at 6:07 p.m. He provided opening remarks, summarized last week's meeting, and reiterated ground rules for the meeting. Some group members stated they did not receive the meeting summary and had not reviewed it. Approval of the meeting summary was deferred. Fernando indicated the intent for the third meeting was to come to a consensus as a group on occupancy for the number of unrelated persons and grandfathering.

Dana Burghdoff provided a brief overview of the draft overlay ordinance for occupancy and grandfathering. She explained that off-street parking requirements controlled by zoning do not apply retroactively to existing properties. The group may wish to address parking during the rental registration discussion. Ms. Burghdoff also gave a brief explanation on use restrictions as they pertain to zoning and the rental registration program. She explained that the effective date of the ordinance if approved would be the same for existing structures and any that were submitted for permit before the moratorium.

Dana Burghdoff addressed changes in the draft ordinance from the group's last discussion:

1. Discontinuance: Changed the time period for losing legal nonconforming status from 12 to 24 months for discontinuance, consistent with the citywide application of the Zoning Ordinance.
2. Procedure for registering: Deleted the August 25th date as the date of determination for number of unrelated occupants and instead used the effective date of the ordinance. Property owners would need to register by March 31, 2015 in order to take advantage of grandfathering.

3. Discontinuance: Added language that clarifies that leasing to a related family within the 24 month period would not cause a property to lose legal nonconforming status.

Following the presentation, members discussed grandfathering and provided comments, which included:

- The occupancy rules would apply to a duplex within an “A” One Family zoning district.
- A preference to keep the 12 month discontinuance period for grandfathering.
- Allow a property owner live in a home without losing nonconforming status for any number of years; require that the 24 month rule only apply to renters.
- Chapter 7, Nonconformities, in the Zoning Ordinance is the standard language citywide.
- A preference to include that a change in ownership could affect nonconforming status.
- Request from the Greater Fort Worth Association of Realtors representative to allow indefinite use of the property by a related family instead of the 24 month rule.

The group discussed the meaning of intent and how staff will determine intent to discontinue a nonconforming use. Comments were made on whether this should be specifically clarified or continue to allow staff to provide interpretations and case-by-base considerations. The group concluded that staff makes similar determinations on a daily basis on various types of nonconforming uses. If a property owner or affected neighbor disagrees with the determination of nonconforming status made by the Zoning Administrator, then that person may appeal the interpretation to the Board of Adjustment (BOA).

The group also wanted to consider if violations such as parking and noise could be used to revoke nonconforming status. Legal is looking into this and advised that action could only be taken based on convictions, after due process for the property owner has been completed.

Fernando Costa asked for any minor changes or clarifications to be made to the ordinance. Group members offered the following items:

- Nonconformance runs with the land/structure and not the owner. (This was considered redundant because is it a standard consideration in the Zoning Ordinance.)
- Incorporate language on intent and how staff interprets. (Continue with the current staff process and available BOA appeal option.)

There was no consensus from the members to make any minor changes.

Mr. Costa read a letter provided by Jim Schell for his client Chris Powers with a few minor clarifications to the language. Two items were agreed to be included in the ordinance:

1. Adjust the nonconforming language in Section F to mirror language currently provided in the Zoning Ordinance.
2. Revise Section G to remove “up to five” and include “four or five” when referring to the number of unrelated occupants at the time of the effective date of the ordinance.

No one objected to making the changes above.

Mr. Costa asked for any substantive changes and alterations to the ordinance. Discussion was held concerning not limiting the time period to 24 months, whether to include specifics on determining intent, and amortization. A group member also offered to tie behavior to grandfathering. There was no consensus to include any of these items in the ordinance.

Fernando Costa read a motion to:

Recommend approval of the draft ordinance as amended with the two points of clarification, subject to resolution of outstanding issues relating to rental registration.

The group will have until December 2 -- the scheduled day for action by the City Council on the overlay district and on rental registration -- to work through these items.

The group voted to approve a motion to amend the recommendation to allow six months before the ordinance effective date for determining nonconforming use by four or five unrelated occupants. After discussion and clarification, that vote was reconsidered and then repealed.

Mr. Costa called for a vote on the original motion:

Recommend approval of the draft ordinance as amended with the two points of clarification, subject to resolution of outstanding issues relating to rental registration.

The motion was passed 18:3.

The group reached consensus to have one or more future meetings to discuss rental registration and other issues. Group members requested there be no further discussion about grandfathering at the next meeting.

Next Meeting:

Wednesday, November 12, 6:00 p.m.: Mediation Group meets at University Christian Church to discuss rental registration and other remaining issues.

Mr. Costa thanked everyone and adjourned the meeting at 8:50 p.m.

City of Fort Worth, being Ordinance No. 13896, as Amended, Codified as Appendix “A” of the Code of The City of Fort Worth, by amending:

- **Article 4 “Overlay Districts”, of Chapter 4, “District Regulations” to add a new Section, Section 4.406, “TCU Residential Overlay”; providing regulations for TCU Residential Overlay Zone (“TCU”)**
- **Amending Chapter 9, “Definitions” to amend the definition of “Fraternity” and add a new definition for “Unrelated”**

Jocelyn Murphy, Planning Manager called this case and the following related case, ZC-14-138, to be heard and discussed together.

14. ZC-14-138 City of Fort Worth Planning & Development (CD 3,7) – Map Amendment: TCU Residential Overlay District; Generally bounded by Park Place, 8th Avenue, FW & W Railroad, Overton Park and Trinity River (see metes and bounds in case file, 2479.51 Acres): from Multiple Districts to Add TCU Residential Overlay (TCU) District

Fernando Costa, Assistant City Manager explained to the Commissioners the findings of the mediation group and to allow for the legal non-conforming rentals to be continued if approved by City Council. He stated that this is the same grandfathering clause as in the Zoning Ordinance.

John Sampson, 100 East 15th Street, Fort Worth, Texas with the Greater Fort Worth Builders Association spoke in support of the ordinance recommended by the mediation group.

Bryan Eppstein, 2908 Alton Road, Fort Worth, Texas spoke in support of the ordinance recommended by the mediation group.

Jim Schell, representing Chris Powers spoke in support.

Paula Traynham, 2624 Lubbock Avenue, Fort Worth, Texas representing Frisco Heights NA spoke in support of the ordinance recommended by the mediation group.

Jeremy Chalker, 3105 Stadium Drive, Fort Worth, Texas spoke in support but not sure changing it to three may not fix the problem.

Chris Powers, 3005 Preston Hollow, Fort Worth, Texas spoke in support of the ordinance recommended by the mediation group.

Martha Jones, 3136 Wabash Avenue, Fort Worth, Texas representing Bluebonnet Hills NA spoke in support of the ordinance recommended by the mediation group.

Kyle O’Keefe, 1817 Turner Ridge, Fort Worth, Texas spoke in support of the ordinance recommended by the mediation group.

Michael Dike, 1513 Rivercrest, Fort Worth, Texas spoke in support of the ordinance recommended by the mediation group.

Greg Jackson, 2019 Ward Parkway, Fort Worth, Texas representing Berkley Place NA spoke in opposition to the unlimited grandfathering.

Robert Adams, 2216 Huntington Lane, Fort Worth, Texas spoke in opposition. He wants the zoning amendment to be heard with rental registration.

Ray Brown, 3408 Cockrell Avenue, Fort Worth, Texas spoke in opposition.

Clay Brants, 4911 Bryce Avenue, Fort Worth, Texas spoke in opposition to the grandfathering clause as it relates to Fair Housing law. Melinda Ramos, Sr. Assistant Attorney explained they are not forcing anyone into any particular FHA claim.

John Langston, 2566 Hillview Terrace, Fort Worth, Texas representing University West spoke in opposition to the grandfathering.

Motion: Following brief discussion, Ms. Reed recommended Approval of the ordinance recommended by the Mediation Group, seconded by Mr. Reeves. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-14-138
Name	Address	In/Out 300 ft notification area	Position on case		Summary
John Sampson	100 E. 15 th St.	Out		Support	Spoke at hearing
Bryan Eppstein	2908 Alton Rd	In		Support	Spoke at hearing
Jim Schell		Out		Support	Spoke at hearing
Paula Traynham/ Frisco Heights NA	26224 Lubbock	In		Support	Spoke at hearing
Jeremy Chalker	3105 Stadium Dr	In		Support	Spoke at hearing
Chris Powers	3005 Preston Hollow	Out		Support	Spoke at hearing
Martha Jones/ Bluebonnet Hills NA	3136 Wabash Ave	In		Support	Spoke at hearing
Kyle O'Keefe	1817 Turner Ridge	In		Support	Spoke at hearing
Mike Dike	1513 Rivercrest	In		Support	Spoke at hearing
Greg Jackson/ Berkley Place NA	2019 Ward Parkway	In	Opposition		Spoke at hearing
Robert Adams	2216 Huntington Ln	In	Opposition		Spoke at hearing
Ray Brown	3408 Cockrell Ave	In	Opposition		Spoke at hearing

Clay Brants	4911 Bryce	In	Opposition		Spoke at hearing
John Langston	2566 Hillview Terr	In	Opposition	Support	Spoke at hearing

15. ZC-14-103 City of Fort Worth Planning & Development (CD All) - Text Amendment: Urban Forestry; An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as Amended, Codified as Appendix “A” of the Code of The City of Fort Worth, by amending:

- **Chapter 6, “Development Standards” of Article 3, “Landscaping, Buffers, and Urban Forestry, to revise Section 6.302 ‘Urban Forestry’ Regulations relating to Tree Coverage, Preservation, Planting and Maintenance, and;**
- **Amend Chapter 9, “Definitions”, Section 9.101, “Defined Terms” to revise and add Definitions related to Urban Forestry**

Jocelyn Murphy, Planning Manager explained the text amendment.

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

**Meeting adjourned: 2:47 p.m.
11/12/14**

Dana Burghdoff, Executive Secretary and Deputy Director, Planning and Development Department

Nick Genua, Chair