

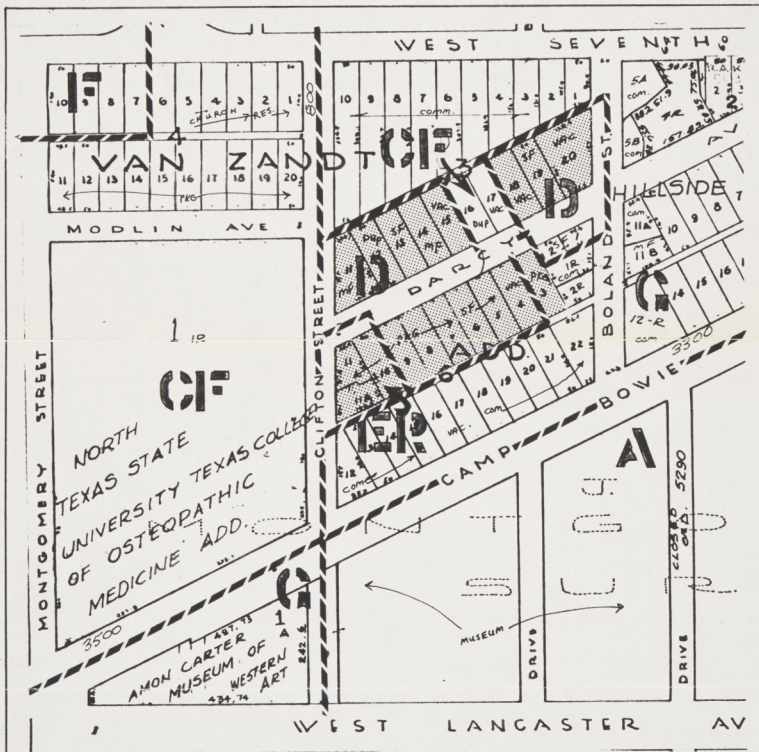
NOTICE OF PUBLIC HEARING

CITY ZONING COMMISSION-FORT WORTH, TEXAS

HEARING DATE April 15, 1987 HEARING TIME 11:00 A. M.

The City Zoning Commission will hold a public hearing on the above noted date and time in the Council Chamber on the Second Floor of Fort Worth Municipal Building to consider the proposed change in zoning classification, as indicated on the map below. This is not a summons to appear at the hearing, but if you care to attend, you will be given an opportunity to be heard. For your information, seven minutes will be permitted the applicant and his supporters to present their proposal; seven minutes will also be permitted for the opponents to present their comments in opposition; a total of three minutes rebuttal will be permitted for each group. Or, you may file a written statement with the Applications Division, Development Department which will be presented at the Commission hearing. **THE APPLICANT MUST BE PRESENT OR REPRESENTED.** If additional information is desired, please contact the Applications Division (Telephone #870-8028). Closed weekends and holidays.

The action of the Zoning Commission is not final, but is a recommendation to the City Council and is reviewed by the Council. Only the Council can change zoning.



SCALE 1" = 200'
0 50 100 150 200



APPLICANT	TEXAS COLLEGE OF OSTEOPATHIC MEDICINE, by Ken Coffelt, Assistant Vice President			LEGEND	
ADDRESS	3400 block of Darcy Street			--- ZONE BOUNDARY	
PROPOSED CHANGE				[Hatched Box] PROPOSED CHANGE	
FROM AREA	"D", "E-R", and "G"	TO "CF" Community Facilities	MAP	SINGLE MEMBER DISTRICT 7	
COMMISSION	3.47 acres	STREET FRONTAGE	1,400'	Z-87-39	
HEARING DATE	April 15, 1987	SECTOR	Arlington Heights	FORT WORTH, TEXAS	

SUMMARY OF ZONING REGULATIONS* OF THE CITY OF FORT WORTH

District	
"AG" Agricultural	Farms, ranches or nurseries for the growing of plants and raising of livestock which are not obnoxious or offensive. Also permitted are public service facilities such as churches, schools, libraries, etc.
"CF" Community Facilities	Public facilities of all types (churches, post offices, health services, public safety, schools, etc.).
"MH" Mobile Home Park	Mobile home parks and subdivisions and their related uses only (dwelling purposes only).
"IP" Industrial Park	A special planned industrial park development district with restricted development standards. Refer to Zoning Ordinance for details.
"O-1" Flood Plain	Limited to lands subject to the 50-year flood, agricultural uses, mining of soil, sand and gravel subject to Board approval, golf courses, driving ranges, etc.
"O-2" Flood Plain	Any use permitted in "O-1" Flood Plain District, but limited to land subject to intermediate regional flood (100-year flood).
"HC" Historic and Cultural	Special subdistrict to provide for protection and preservation of places and areas of historic and cultural importance and significance.
"PD" Planned Development	Special district permitting specific commercial and/or industrial uses and normally requiring site plan approval prior to development.
"CD" Conservation	To provide standard procedures for the establishment of buildings and structures in designated places of architectural importance.
"A" One-Family Residential	One-family dwellings, churches, schools, parks, etc.
"A-R" Residential	Detached single-family dwelling units where such lots are developed on smaller lot areas with zero-lot line construction.
"B" Two-Family	Uses permitted in "A" and "AR", two-family dwellings.
"R-1" Residential	Detached and attached zero-lot line residential - cluster housing.
"R-2" Residential	Row houses and townhouses and cluster homes on unique pattern lots clustered around a common access road or cul-de-sac.
"C-R" Multi-Family	Multi-family dwelling units in accordance with Unified Residential Development provisions. See Section 16-A of the Zoning Ordinance.
"C" Multi-Family	Multi-family dwelling units in accordance with Unified Residential Development provisions. Greater density than "CR" permitted. See Section 16-A.
"D" Multi-Family	Multi-family dwellings, not exceeding twelve (12) stories, in accordance with Unified Residential Development provisions. Greater density than "C" permitted. See Section 16-A.
"D-HR1" Multi-Family High-Rise	Multi-Family High-Rise structures - maximum height 144'.
"D-HR2" Multi-Family High-Rise	Multi-Family High-Rise structures - maximum height 240'.
"E-R" Restricted Commercial	Auto parking and retail, beauty shops, book stores, drug stores, art and photo studios and medical offices. Billboards, front-yard parking and the sale of alcohol are specifically excluded.
"E-P" Planned Commercial	A special planned commercial development district requiring minimum lot area of 120,000 square feet. Refer to Zoning Ordinance, Section 8-A, for details. No residential permitted.
"O-M" Office-Midrise	Permitting the construction of offices and other commercial uses not to exceed six (6) stories or eighty (80) feet in height.
"E" Commercial	Uses permitted in "E-R", retail stores, banks, small theatres, restaurants, filling stations and drive-in businesses, self-service car-wash facilities.
"F-R" Restricted Commercial	Uses permitted in "E", theatres, auto sales, public garages, hotel, health care facilities, commercial and business clubs, bowling alleys, etc. <u>Sale of alcohol is specifically excluded.</u>
"F" Commercial	Uses permitted in "E" and "F-R", amusement enterprises such as night clubs, pool halls, taverns, skating rinks, etc.
"G" Commercial	Uses permitted in "F", other retail uses not offensive or noxious because of odors, smoke, dust, noise or vibration.
"H" Business	Uses permitted in "G", newspaper publishing and printing, wholesale sales offices, etc. No height restrictions and less restrictive area regulations. Limited to the Central Business District (See Section 12-C).
"I" Light Industrial	Uses permitted in "H", amusement parks, blacksmithing, transportation terminals, automobile repairs, warehousing and light manufacturing.
"J" Light Industrial	Uses permitted in "I", breweries, cement products, power plants, grain elevators, poultry killing and manufacturing. <u>Dwellings are excluded.</u>
"K" Heavy Industrial	Uses permitted in "J", heavy industrial such as asphalt mixing plants, cotton oil mills, forge plants, machine shops, soap manufacturing, stone yards, welding shops and certain other uses after public hearing or approval by the Board of Adjustment. <u>Dwellings are excluded.</u>

*See Zoning ordinance for complete and specific listing of uses permitted in each district.

Revised 9/25/86