



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 18, 2011

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None

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

Owner / Applicant: Property Connection Inc.

Site Location: 2340 Lipscomb Mapsco: 76V

Proposed Use: Historic Designation

Request: From: "B" Two-Family
To: "B/HC" Two-Family/Historic & Cultural Overlay

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

According to Tarrant County Historic Resources Survey, "Thomas and Sarah Camier had this large wood-frame house built around 1908. Three-sided gabled bays project from a central hipped mass; a full porch with Tuscan columns extends across the front."

The structure meets the following for the historic designation:

1. Distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas, or the United States.
2. An important example of a particular architectural type or specimen in the City of Fort Worth.
3. Bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties of architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to a plan based on architectural, historic or cultural motif.

The HC request was approved by Historic & Cultural Landmarks Commission on August 08, 2011 and a rezoning to "B/HC" Two-Family/Historic & Cultural is necessary to implement the overlay.

Site Information:

Owner: Property Connection Inc.
P O Box 122711
Fort Worth, TX 76121

Applicant: Carlyn Gregory
Acreage: 0.23 ac

Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "B" Two-Family / single-family
East "CF" Community Facilities / middle school
South "B" Two-Family / mission
West "B" Two-Family / single-family

Public Notification:

The following Neighborhood Associations were notified:

Fairmount
Ryan Place Improvement Assoc.
Southside Preservation Assoc.
South Hemphill Heights

Jennings-May St Louis
Hemphill Corridor Task Force
Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Development Impact Analysis:

1. **Land Use Compatibility**

The requested "HC" zoning overlay will not change the base zoning; as a result, there will be no effect on compatibility.

2. **Comprehensive Plan Consistency**

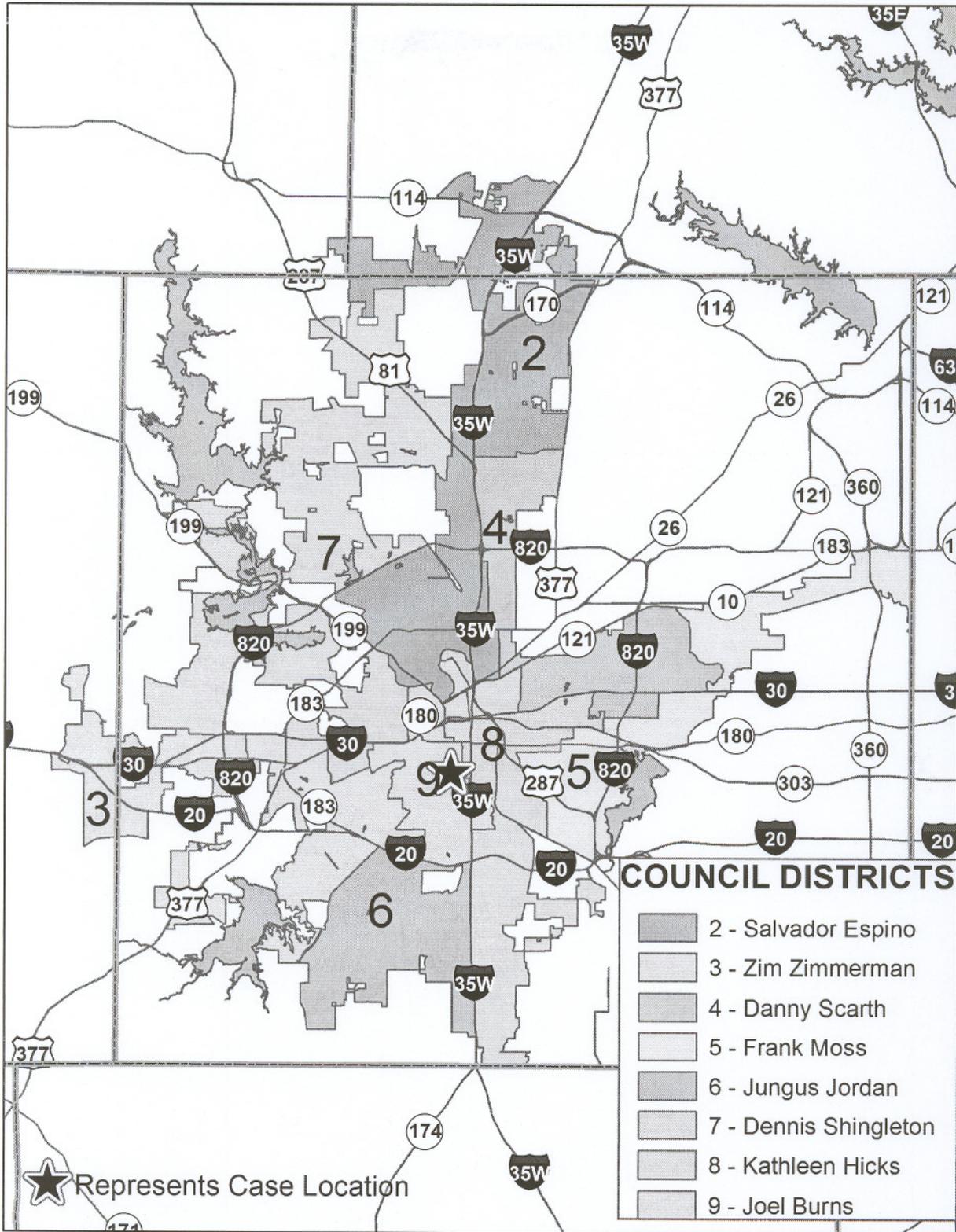
The 2011 Comprehensive Plan designates the subject property as single-family. However, the overlay district will not affect the underlying zoning district and future land use.

As a result, the proposed zoning **is consistent** with the 2011 Comprehensive Plan.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC report
- Zoning Commission minutes

Location Map





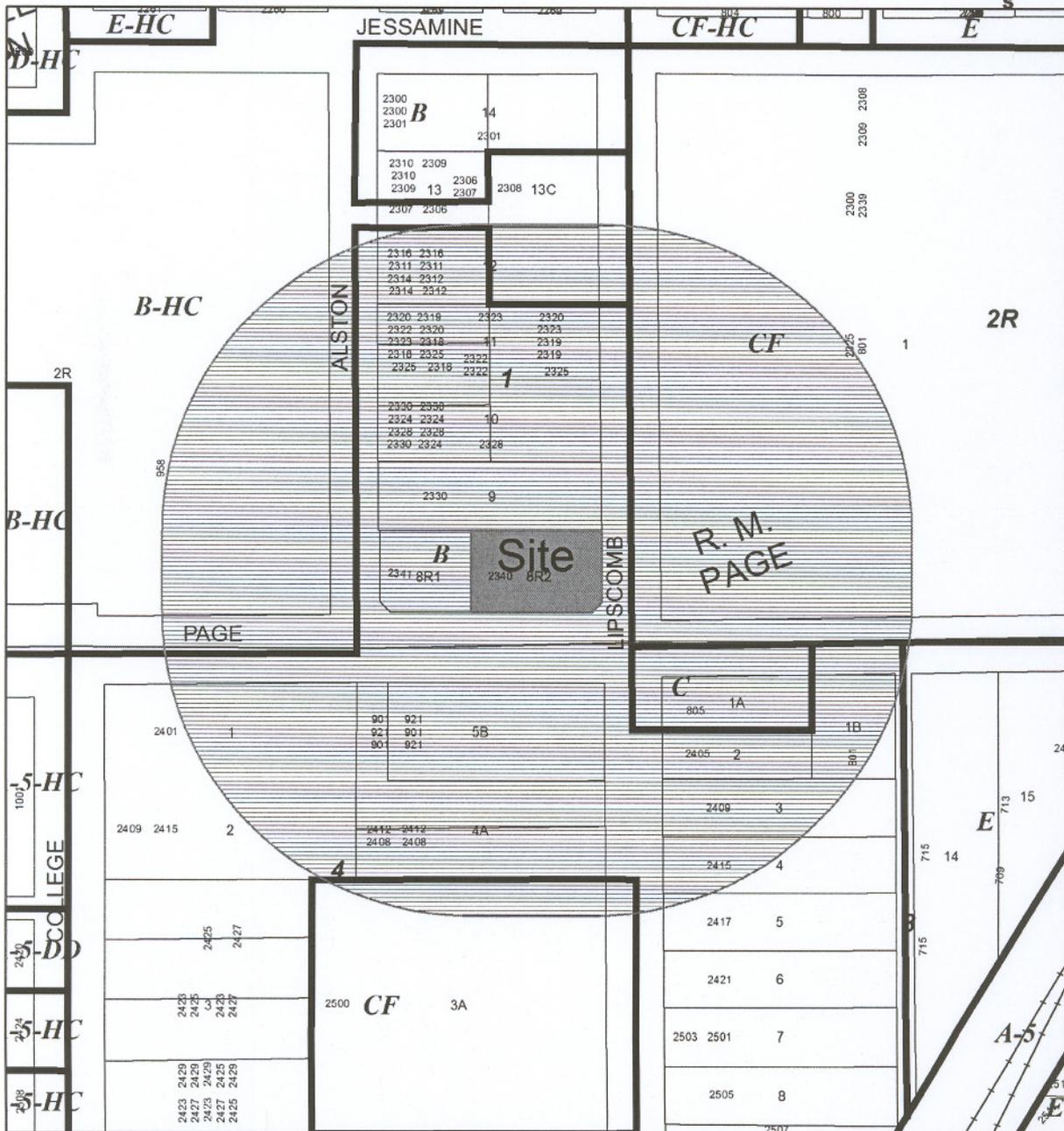
ZC-11-096

Area Zoning Map

Applicant: The Property Connection, Inc.
 Address: 2340 Lipscomb Street
 Zoning From: B
 Zoning To: B/HC
 Acres: 0.2320905
 Mapsco: 76V
 Sector/District: Southside
 Commission Date: 09/14/2011
 Contact: 817-392-8037



 300 Ft. Buffer



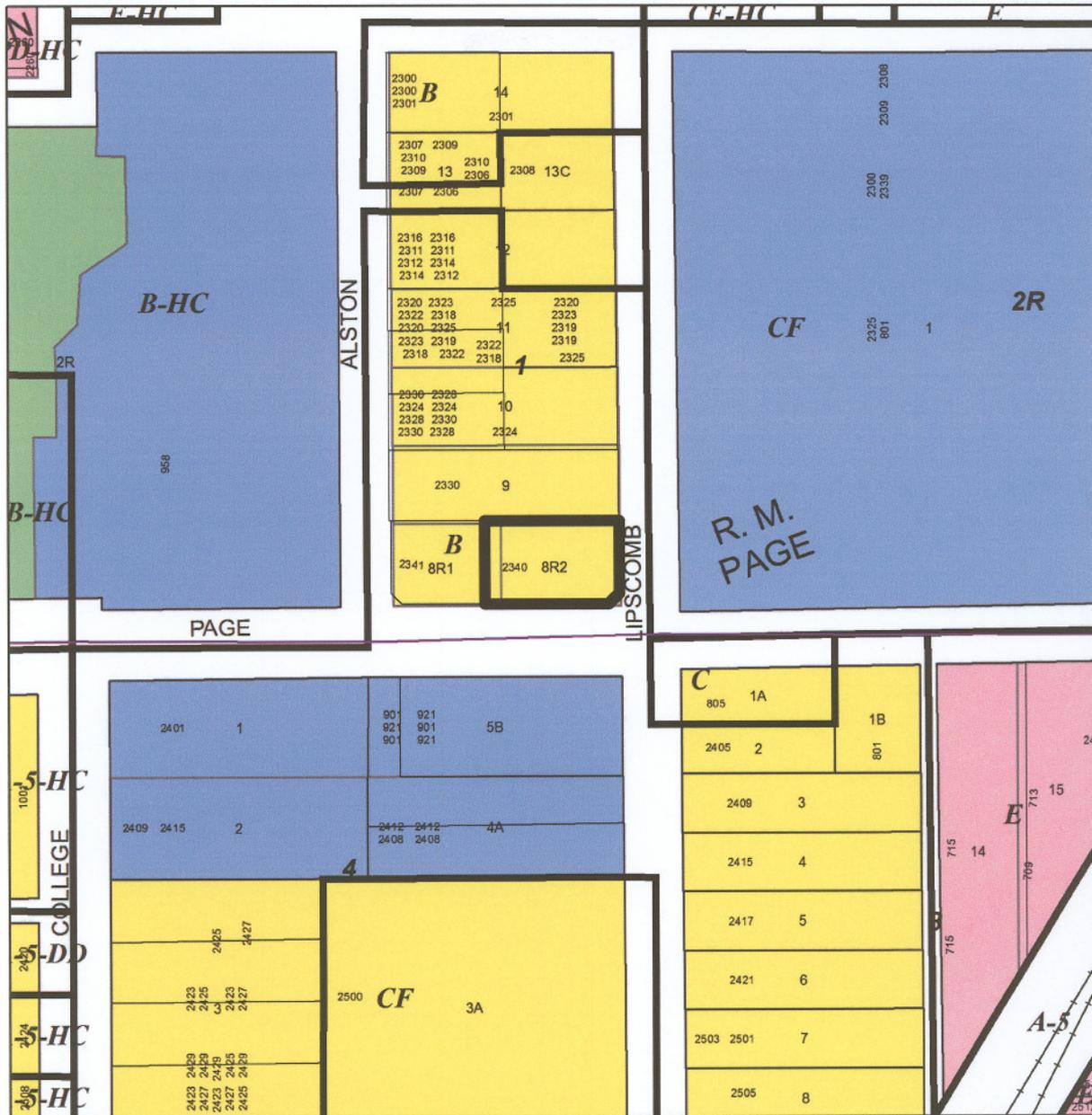
200 100 0 200 Feet



2340 Lipscomb Street

Future Land Use

ZC-11-096



- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial | CFWGIS.SDE.TRN_RAILROADS |
| Rural Residential | General Commercial | CFWGIS.SDE.CAD_addresses |
| Suburban Residential | Light Industrial | Freeways/Toll Roads |
| Single Family Residential | Heavy Industrial | Proposed Freeway/Toll Road |
| Manufactured Housing | Mixed-Use Growth Center | Principal Arterial |
| Low Density Residential | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential | Infrastructure | Major Arterial |
| High Density Residential | Lakes and Ponds | Proposed Major Arterial |
| Institutional | Public Park, Open Space | Minor Arterial |
| | Private Park, Open Space | Proposed Minor Arterial |
| | | Flood Plain |



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 01, 2011



Aerial Photo Map



**STAFF REPORT
HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS**

DATES: 8 August 2011

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Historic and Cultural (HC) local historic designation
APPLICANT/AGENT	Carlyn Gregory
LOCATION	2340 Lipscomb Street
ZONING/ USE (S)	B
NEIGHBORHOOD ASSOCIATION	Ryan Place Improvement District

DESIGNATION

The applicant requests Historic and Cultural Landmark (HC) historic designation, which must meet at least three of the criteria for historic designation.

The structure meets the following criteria for historic designation:

- 1) Criteria 1: Distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas, or the United States.
- 2) Criteria 2: An important example of a particular architectural type or specimen in the City of Fort Worth.
- 3) Criteria 5: Bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties of architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to a plan based on architectural, historic or cultural motif.



Figure 4. Front elevation (7/2011)



Figure 5. Post-rehabilitation (applicant photo)

Document received for written correspondence				ZC-11-093	
Name	Address	In/Out 200 ft notification area	Position on case		Summary
J B Wynn	2420 Stuart Dr	In		Support	Letter of support

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 8-0.

32. ZC-11-094 City of Fort Worth Planning & Development (CD 8)- 1900 Uvalde Street (Graham Park Addition, Block 11, Lots 37 & 38 Less ROW, 0.13 Acres): from "FR" General Commercial Restricted to "A-5" One-Family

Jocelyn Murphy, Planning Manager, City of Fort Worth called cases ZC-11-077 through ZC-11-095 all being surplus properties.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 8-0.

33. ZC-11-095 City of Fort Worth Planning & Development (CD 9)- 1000 West Broadus Street (Southside Addition, Block 11, Lot 1 S PT 1, Block 11, Lot 2, 0.21 Acres): from "B" Two-Family to "A-5" One-Family

Jocelyn Murphy, Planning Manager, City of Fort Worth called cases ZC-11-077 through ZC-11-095 all being surplus properties.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 8-0.

34. ZC-11-096 City of Fort Worth Planning & Development (CD 9)- 2340 Lipscomb Street (R. M. Page Addition, Block 1, Lot 8R2, 0.23 Acres): from "B" Two-Family to "B/HC" Two-Family/Historic & Cultural Overlay

Laura Voltman, Senior Planner, City of Fort Worth explained to the Commissioners this is a Historic Designation.

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

35. ZC-11-097 City of Fort Worth Planning & Development (CD 9)- 1945 Chatburn Court (Cheltenham, Block 4, Lot 1 & PT CLOSED ST 0.43 Acres): from "A-5/DD" One-Family/Demolition Delay to "A-5/HC" One-Family/Historic & Cultural Overlay