



**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: Benjamin & Ester Cowan

Site Location: 1945 Chatburn Court Mapsco: 76P

Proposed Use: Historic Designation

Request: From: "A-5/DD" One-Family/Demolition Delay
To: "A-5/HC" One-Family/Historic & Cultural Overlay

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The Italian Renaissance style house was designated Demolition Delay in 1995. According to the Tarrant County Historic Resources Survey, "[the] two-story residence is noteworthy for its sumptuous use of materials, particularly the cast-stone portico and green glazed tile roof. It was built around 1923 for Marvin G. Anderson, owner of the Anderson Drug Company. His wife, Blanche, was an artist, and the house's design was based on a painting by her of a similar house in San Francisco."

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 "A-5/HC" One-Family/Historic & Cultural is necessary to implement the overlay.

Site Information:

Owner: Benjamin & Ester Cowan
1945 Chatburn Court
Fort Worth, TX 76110

Applicant: City of Fort Worth
Acreage: 0.43 ac
Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family
East "A-5" One-Family / single-family
South "A-5" One-Family / single-family
West "A-5" One-Family / single-family

Public Notification:

The following Neighborhood Associations were notified:

Mistletoe Heights
Berkeley Place
Southside Preservation Assoc.

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.

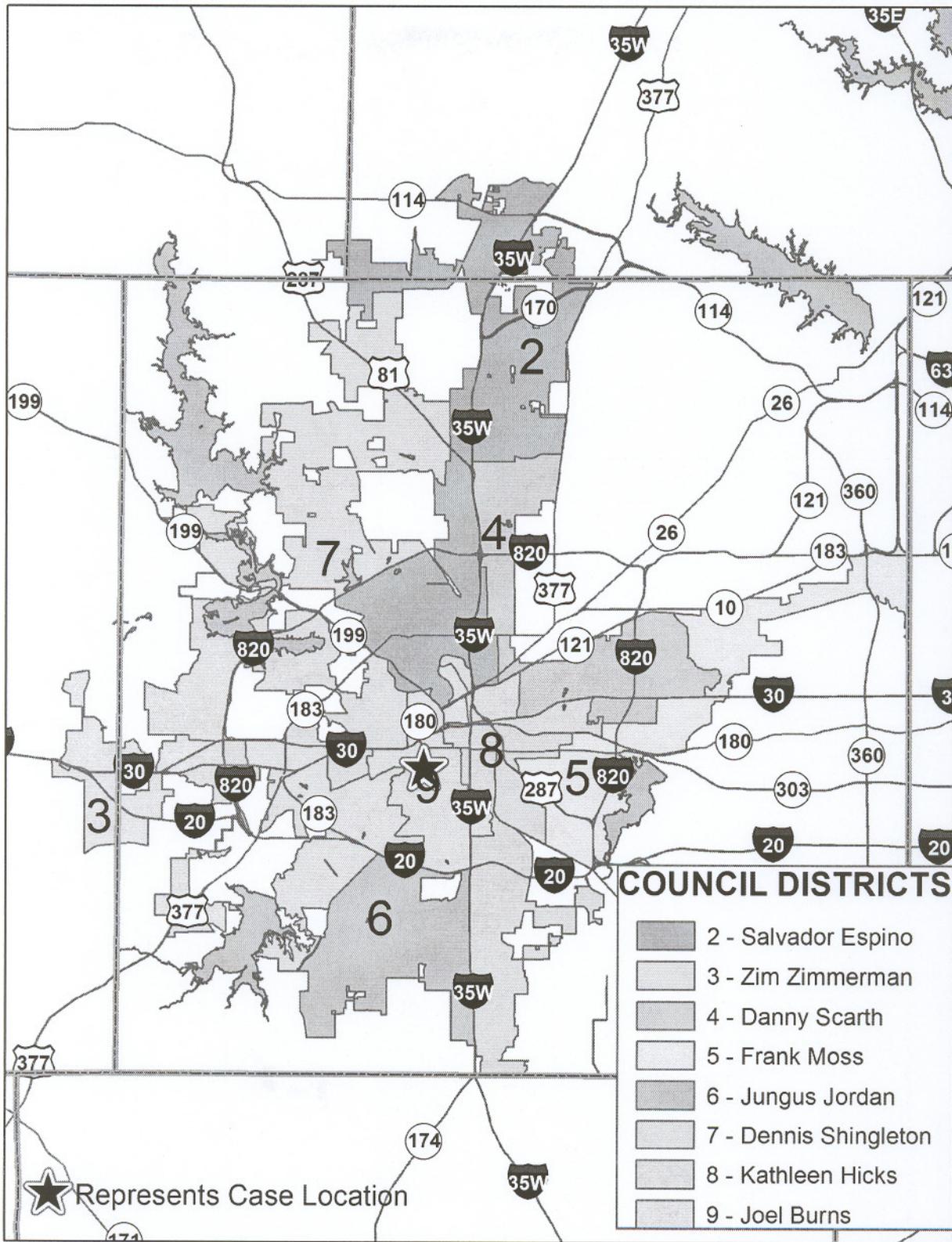
Attachments:

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

FORT WORTH

ZC-11-097

Location Map





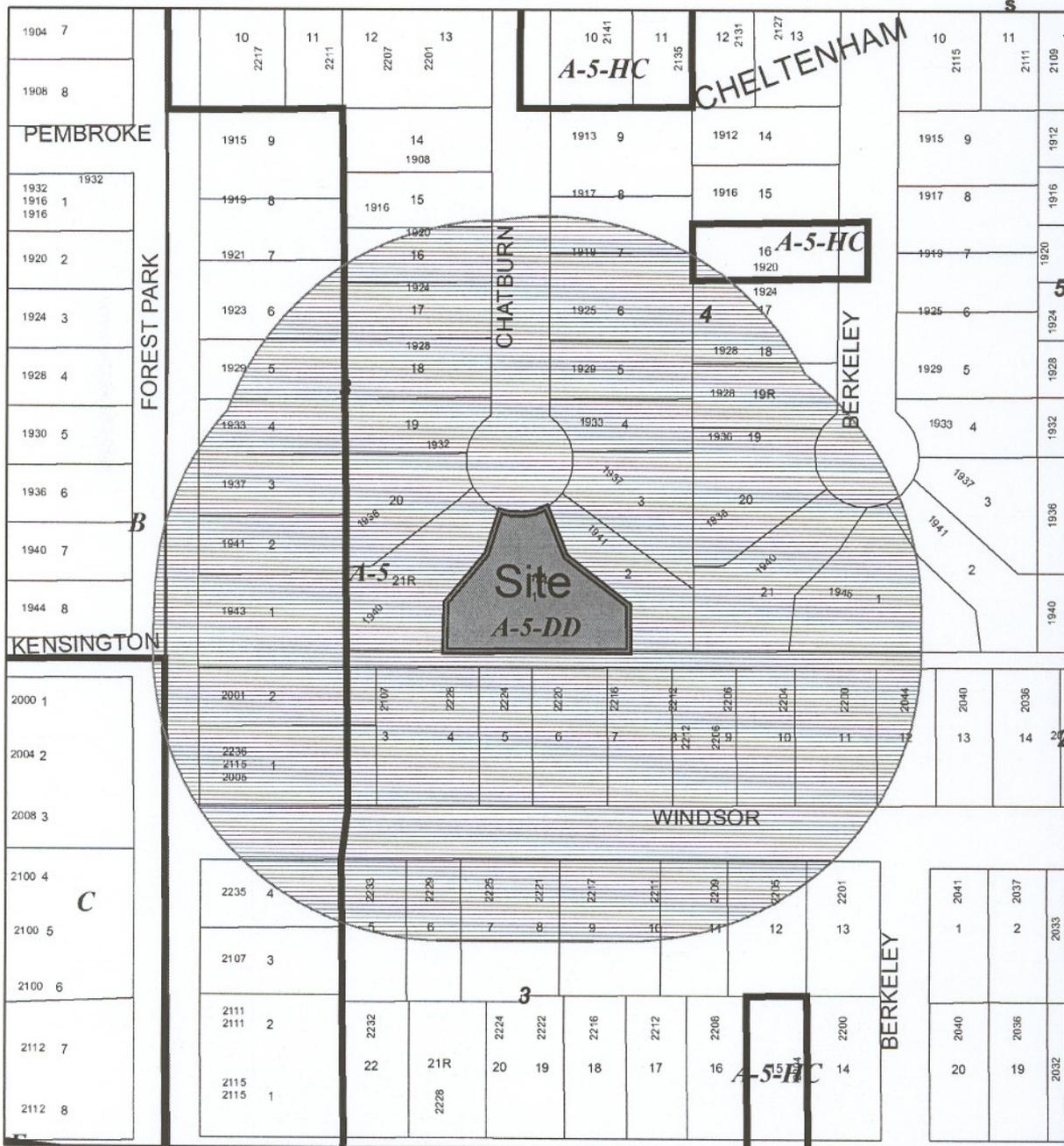
ZC-11-097

Area Zoning Map

Applicant: Benjamin & Ester Cowan
 Address: 1945 Chatburn Court
 Zoning From: A-5/DD
 Zoning To: A-5/HC
 Acres: 0.43512707
 Mapsco: 76P
 Sector/District: TCU/W.Cliff
 Commission Date: 09/14/2011
 Contact: 817-392-8037



 300 Ft. Buffer



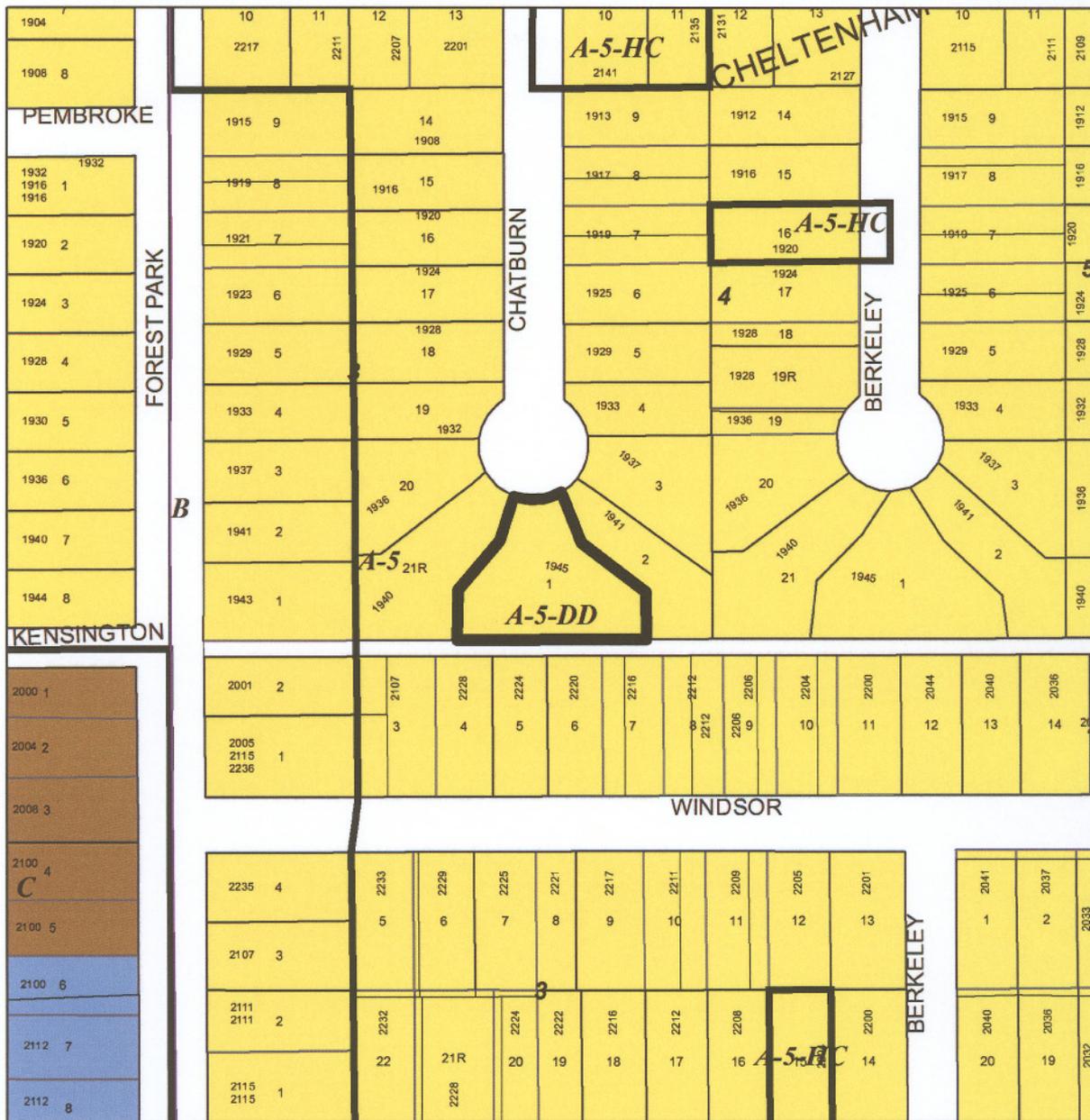
200 100 0 200 Feet



1945 Chatburn Court

Future Land Use

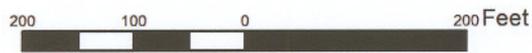
ZC-11-097



- 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

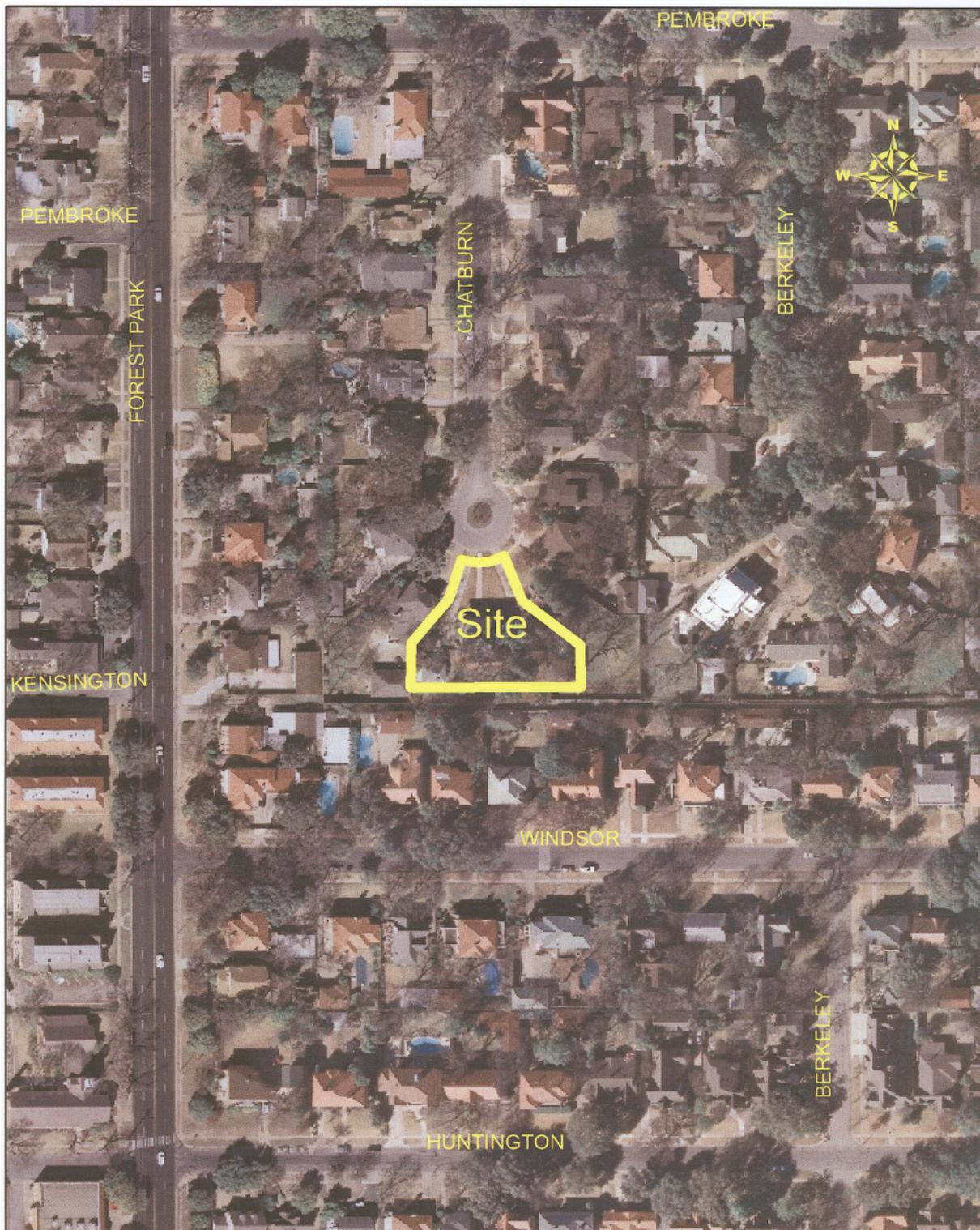
- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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**

DATE: 8 August 2011

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Historic designation change from DD to HC
APPLICANT/AGENT	Benjamin & Esther Cowan
LOCATION	1945 Chatburn Court
ZONING/ USE (S)	A-5 / DD
NEIGHBORHOOD ASSOCIATION	Berkeley Place

DESIGNATION

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

The structure meets the following criteria for historic designation:

- 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.
- Criteria 2: An important example of a particular architectural type or specimen in the City of Fort Worth.
- 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.



321

PORTABLE TOILET

HOUSE AVAILABLE FOR RENT
REMODEL

1941

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

Laura Voltman, Senior Planner, City of Fort Worth explained to the Commissioners this is an upgrade from demolition delay to historic & cultural overlay.

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

**36. ZC-11-100 City of Fort Worth Planning & Development Text Amendment: Camp Bowie Corridor District Text Amendment (CD All)-
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,
Add:**

- **A New Section, Section 4.1203 "Camp Bowie ("CB") District;**
- **Add separate zones within the District;**
- **Providing for design standards and guidelines for new construction and certain renovations; and**
- **Requiring a Certificate of Appropriateness for new construction and certain renovations.**

Laura Voltman, Senior Planner, City of Fort Worth explained to the Commissioners this is a Council-initiated case brought forward by Camp Bowie District Inc.

Brandy O'Quinn, 2801 Willing Avenue, Fort Worth, Texas with Urban Strategies, representing Camp Bowie District explained the request to the Commissioners. Ms. O'Quinn mentioned they started this process about two years ago. The District covers from I-30 to 820 West. Design workshops were held in January 2010 for design and a public meeting was held in April. They have continued to hold public meetings to address concerns from the neighborhood. Gateway Planning has been acquiring all the feedback.

Jay Narayana, 101 Summit Avenue, Fort Worth, Texas representing Gateway Planning Group explained to the Commissioners this was presented to them in their work session last month and only minor changes are still being worked out.

Mr. Ortiz asked staff if the case needed to be continued to work on the minor changes. Ms. Voltman responded and mentioned the minor changes have to deal with uses in the code and how they relate to the use chart of the Zoning Ordinance. She explained the changes are less restrictive than what was noticed for the public hearing and can move forward.

Mr. Edmonds asked for clarification on what they are approving. Ms. Burghdoff explained the use table proposed today will be consistent with what is going before Council. She mentioned some of the uses may need to be worded differently for instance Cottage Industry and what type of industrial uses would be permitted. Ms. Voltman mentioned there is a definition in the code of what Cottage Industry would include that may help.

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