



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 10, 2012

Council District 7

Zoning Commission Recommendation:

Approved by a vote of 9-0

Opposition: None

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	Jocelyn Murphy	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: City of Fort Worth Planning & Development

Site Location: 1100 Van Cliburn Way (Kimball Art Museum) Mapsco: 76A

Proposed Use: Add Demolition Delay Designation to Existing Museum

Request: From: "PD-897" Planned Development for all uses in "CF" Community Facilities plus alcohol sales; site plan waived

To: Add "DD" Demolition Delay designation

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

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

Background:

The heart of the complex that includes the auditorium, coliseum and tower were given a DD Demolition Delay designation in November 1995. It has been determined that 1100 Van Cliburn Way (the Kimball Art Museum) was not included in the newspaper notice at the time therefore the designation was not completed. It is therefore before the City Council at this time for approval. This designation provides up to a 180-day delay in any demolition efforts to provide time to find any available alternatives.

Site Information:

Owners: City of Fort Worth (property)
1000 Throckmorton Street
Fort Worth, TX 76102

Kimball Art Foundation (structure)

Acreage: 9.92 ac
Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

- North MU-2, G / commercial, medical school
- East PD 897 / The Modern Museum, parking lot
- South PD896/DD / Will Rogers Complex
- West PD896/DD / open space and parking lot

Public Notification:

The following Neighborhood Associations were notified:

Case was noticed and processed in 1995

Recent Relevant Zoning and Platting History:

Zoning History: Rezoning to PD/CF for existing use; approved by City Council 1/4/2011

Platting History: None

Development Impact Analysis:

1. **Land Use Compatibility**

The land uses will not change with the implementation of the Demolition Delay overlay. The Kimball Museum is located on city-owned property. The Will Rogers Memorial Center is anchored by the tower, coliseum and auditorium built in 1936, and meets 7 of the 10 criteria designations which is consistent with the requirements of the ordinance for Demolition Delay (DD) properties..

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the future land use as Mixed Use. The properties are also part of the Cultural District Growth Center

The proposed historic overlay designation **is consistent** with the 2011 Comprehensive Plan.

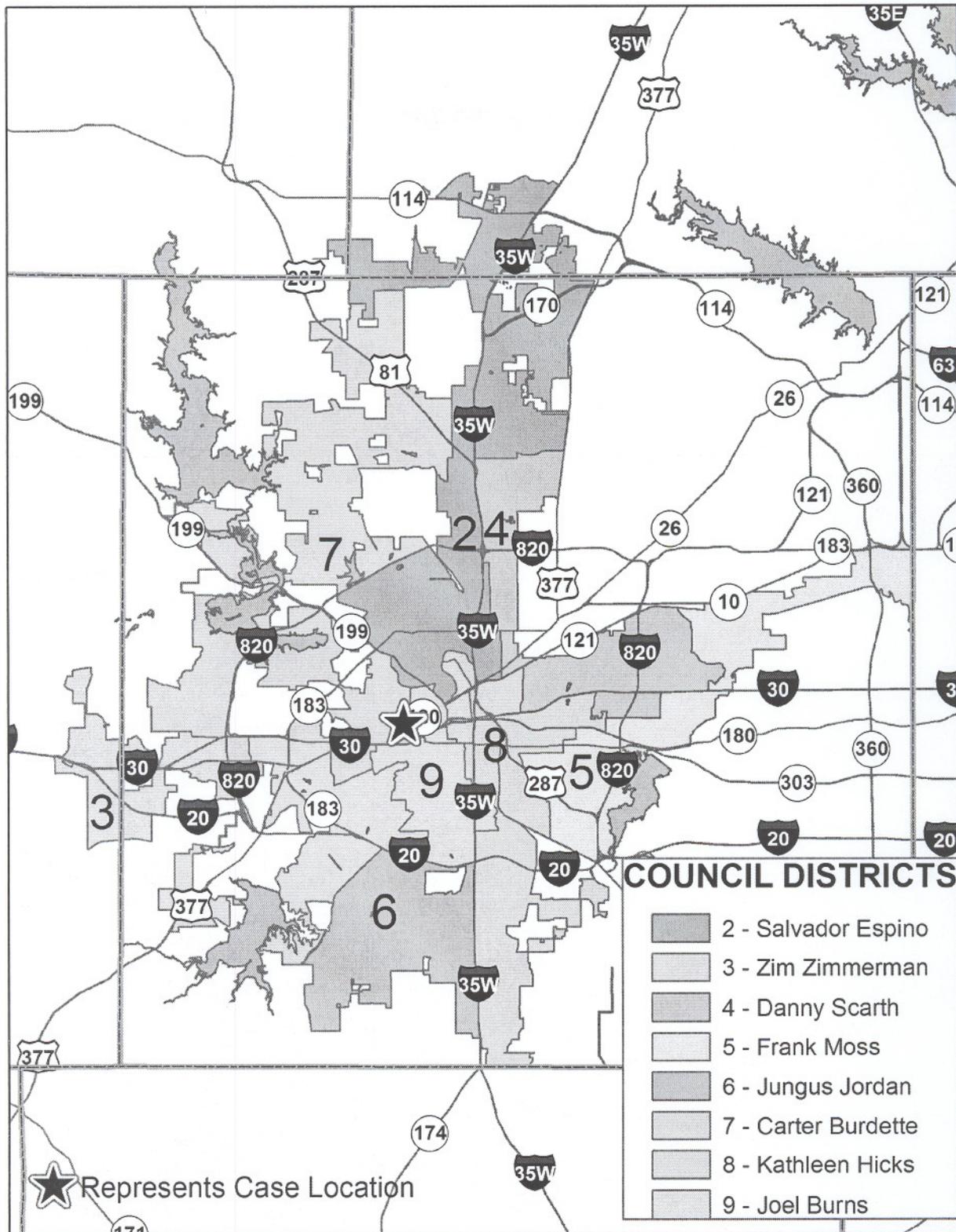
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Report from HCLC approval of designation

FORT WORTH

ZC-10-189A

Location Map

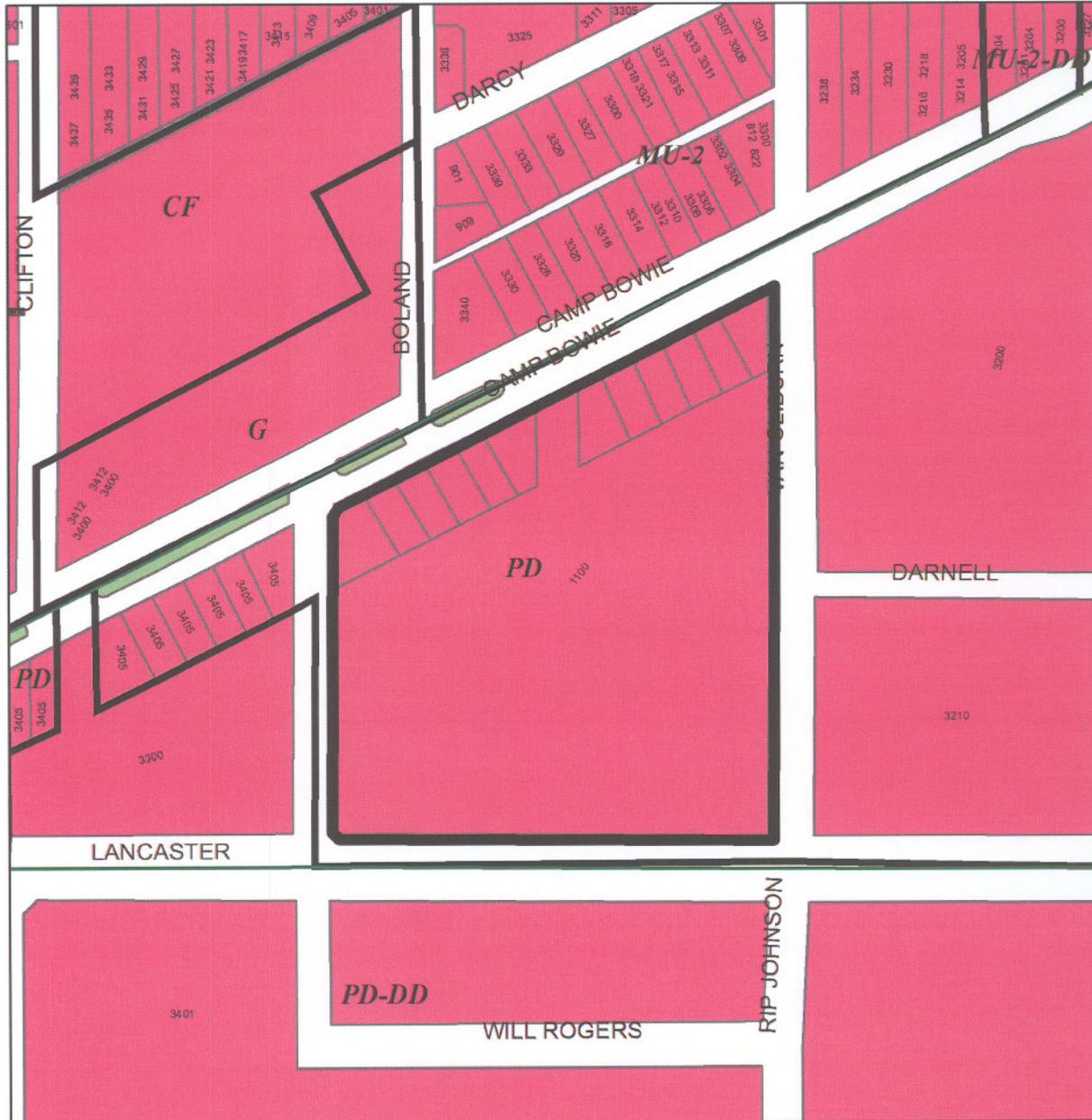




1100 Van Cliburn Way

Future Land Use

ZC-10-189A



- 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



CITY OF FORT WORTH, TEXAS



OFFICE OF THE CITY MANAGER
1000 THROCKMORTON STREET
FORT WORTH, TEXAS 76102
(817) 871-6111
FAX (817) 871-6134

December 19, 1995

Kimbell Art Museum
3333 Camp Bowie Blvd.
Fort Worth, Texas 76107

Kimbell Art Foundation
301 Commerce St.
Fort Worth, Texas 76102

Re: 3333 Camp Bowie Blvd.

Dear Sir or Madam:

We are happy to inform you that the City Council has designated your property described above as "Demolition Delay". This designation recognizes the historic significance of your property and its contribution to the City of Fort Worth. Thank you for your cooperation in preserving the City's heritage.

Yours very truly,

A handwritten signature in cursive script, appearing to read "Ramon Guajardo".

Ramon Guajardo
Assistant City Manager