



**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
September 11, 2012

Council District 2

Zoning Commission Recommendation: Approved by a vote of 9-0 Opposition: none	Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: James Cagle

Site Location: 1605 Grand Avenue Mapsco: 62N

Proposed Use: Removal of Demolition Delay Designation

Request: From: "A-5/DD" One-Family/Demolition Delay

To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is requesting the Demolition Delay be removed from the property. The primary residence was a craftsman style structure. It was destroyed by a fire in 2006 and its remains were demolished. The detached garage structure is all that remains on the site. Per city ordinance, the detached garage may not remain on the site without a primary residence. The detached garage, without the historic primary residence, is out of context. On its own, it does not meet the criteria for designation and is not an eligible historic resource. The applicant has indicated that he is agreeable to allowing interest groups to salvage materials from the detached garage before it is demolished.

The DD removal request was approved by Historic & Cultural Landmarks Commission on June 11, 2012 and a rezoning to "A-5" One-Family is necessary to implement the removal.

Site Information:

Owner: James Cagle
7301 Trianon Court
Colleyville, TX 76034

Applicant: City of Fort Worth
Acreage: 0.51 ac
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

- North "A-5/DD" One-Family/Demolition Delay / single-family
- East "A-5/DD" One-Family/Demolition Delay / single-family and vacant
- South "A-5/DD" One-Family/Demolition Delay / Jacksboro Hwy

West "A-5" One-Family / single-family

Public Notification:

The following Neighborhood Associations were notified:

Northside
Historic Fort Worth
Near Northside Partners Council

Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-10-181 approved by Council 12/07/10 for A-5/DD

Platting History: None

Development Impact Analysis:

1. **Land Use Compatibility**

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

2. **Comprehensive Plan Consistency**

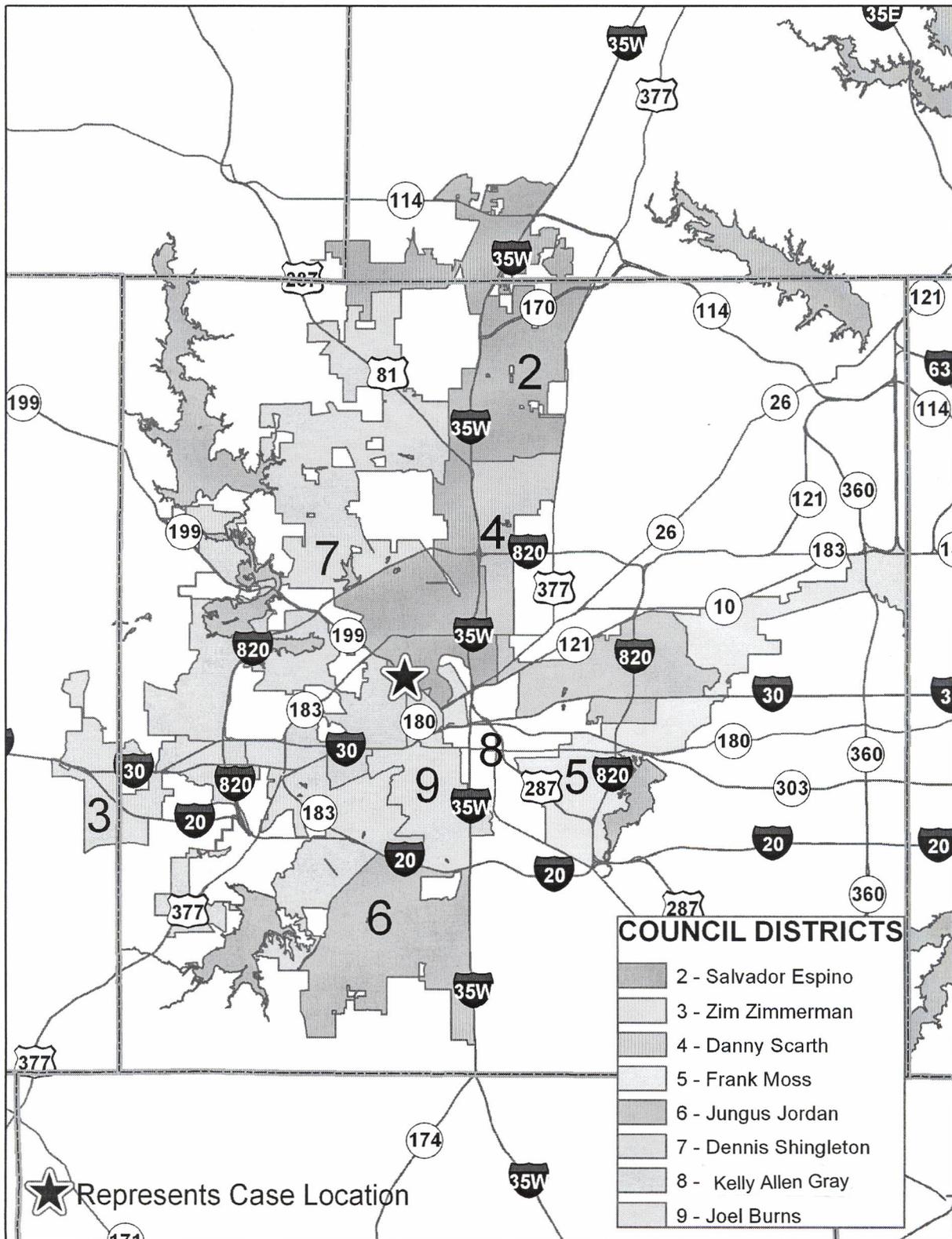
The 2012 Comprehensive Plan designates the subject property as single-family. However, the overlay district will not affect the underlying zoning district and future land use.

As a result, the proposed zoning **is consistent** with the 2012 Comprehensive Plan.

Attachments:

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

Location Map





ZC-12-086

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
Address: 1605 Grand Avenue
Zoning From: A-5/DD
Zoning To: A-5 (removal of Demolition Delay)
Acres: 0.75225584
Mapsc0: 62N
Sector/District: Northside
Commission Date: 8/8/2012
Contact: 817-392-8037



 300 Ft. Notification Buffer

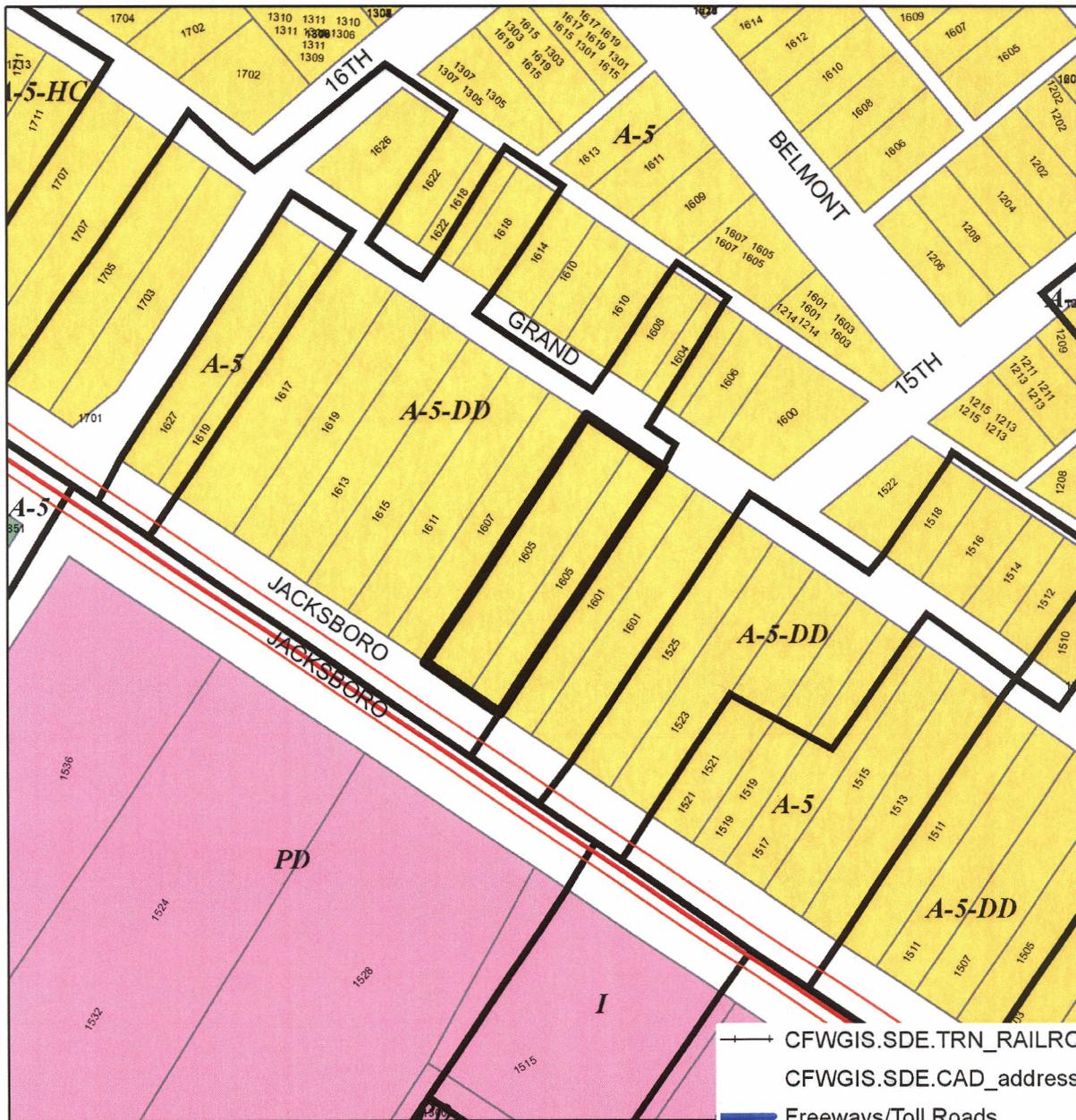




1605 Grand Avenue

Future Land Use

ZC-12-086



- 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 06, 2012





Aerial Photo Map





Certificate of Appropriateness

Historic and Cultural Landmarks Commission

James Cagle
1605 Grand Ave

On **June 11, 2012**, the Historic and Cultural Landmarks Commission **APPROVED** the Certificate of Appropriateness to:

1. Demolish the detached garage without delay;
2. Remove designation of Demolition Delay (DD)

Approve the demolition and remove the designation of demolition delay based on Staff recommendations with the stipulation that the owner contact interested parties that would like to salvage useable material.

The Historic and Cultural Landmarks Commission or Historic Preservation Officer must approve work not included in this Certificate of Appropriateness prior to the issuance of a building permit. Approval of your case *does not* negate you from any other applicable requirements needed to obtain required permits. If necessary, you must obtain all required variances *before* a Certificate of Appropriateness or building permit will be issued.

Approved by the City of Fort Worth's Historic and Cultural Landmarks Commission
James Cagle 6/14/12

An appeal to this decision may be submitted to the Appeals Board by written request to the City Secretary and the undersigned within 10 days of the hearing decision described above. No hearing shall be scheduled before the Appeals Board until the required filing fee of \$295 has been paid to the Planning and Development Department.

Residential Certificates of Appropriateness are valid for one year from the date of issuance. Commercial Certificates of Appropriateness are valid for two years from the date of issuance.

Questions regarding this case should be directed to the Planning and Development Department at (817) 392-8000.

PLANNING AND DEVELOPMENT DEPARTMENT
THE CITY OF FORT WORTH • 2ND FLOOR • 1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102
817-392-8000 • 817-392-8016

Ms. Zadeh noted there is an electric substation to the south of their property, a mini warehouse facility to the west in which both have a fence. She doesn't think a fence along Alta Vista would be reasonable; she doesn't like fences along the street. He would prefer to put more landscaping there to help control it.

Mr. Miller, 6300 Ridglea Place, Suite 404, Fort Worth, Texas said they are trying to address some of his concerns at the other site.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

10. ZC-12-086 James Cagle (CD 2)- 1605 Grand Avenue (Belmont Terrace Addition, Block 131, Lots 2 & 3, 0.51 Acres): from "A-5/DD" One-Family/Demolition Delay to "A-5" One-Family

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is a demolition delay removal.

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

11. ZC-12-087 201 S. Calhoun Partners LLC (CD 8)- 201 S. Calhoun (Daggett 2nd Addition, Block 10, Lot 1R, 0.81 Acres): from "NS-T5/DD" Near Southside-Urban Core/Demolition Delay to "NS-T5/HSE" Near Southside-Urban Core/Highly Significant Endangered

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is an historic overlay case.

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

12. ZC-12-088 City of Fort Worth Planning & Development (CD 7)- 4000 – 4037 Block of Linden Avenue (see addresses in case file, 3.33 Acres): from "A-5" One-Family to "A-5/HC" One-Family/Historic & Cultural Overlay

Jeff Price, 4013 Linden Avenue, Fort Worth, Texas spoke in support of the request. Mr. Price mentioned he and his wife started the petition process. They have lived in the neighborhood for about seven years and are hoping to keep the historic integrity. Out of the 19 homeowners, 14 people signed the petition.

Mr. West noted they received a letter of opposition from John Montgomery who lives at 4031 Collinwood and is not part of this zoning application request. Mr. Price said they've only had discussions with the people directly affected. Mr. Price said five people did not sign the petition, one was against; two verbally said they were ok with it, and two were not property owners.