



Case Number

ZC-12-087

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 11, 2012

Council District 8

Zoning Commission Recommendation: Approved by a vote of 9-0 Opposition: none	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: 201 South Calhoun Partners, LLC / Eddie Vanston

Site Location: 201 S. Calhoun Street Mapsco: 77E

Proposed Use: Highly Significant Endangered Overlay

Request: From: "NS-T5/DD" Near Southside T-5 / Demolition Delay
To: "NS-T5/HSE" Near Southside T-5 / Highly Significant Endangered

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is requesting a zoning change from "NS-T5/DD" Near Southside-T5/Demolition Delay to "NS-T5/HSE" Near Southside-T5/Highly Significant Endangered. The proposed designation will provide more protection to this historic site.

The former Fort Worth Warehouse & Transfer Building is located at the southeast corner of South Calhoun and East Daggett Streets. It was built in three phases; in 1913, 1915, and 1954. The structure is a local example of an early 20th century industrial/warehouse building. The oldest and most historic section of the building is three stories tall and is constructed of reinforced concrete and red paving brick.

The earliest 20th century warehouses in Fort Worth were typically constructed of brick load bearing walls or a combination of brick and wood. After the Great Southside Fire of 1909, construction of fireproof buildings and the use of reinforced concrete as a structural element was encouraged. 201 S Calhoun was constructed in this way with reinforced concrete.

In the early 1900s, Fort Worth was experiencing rapid growth. The growing population needed a business that both stored merchandise and personal possessions and offered moving services to the many families and businesses coming into the city. The structure was located next to the Missouri, Kansas, and Texas railroad tracks. This ideal location as well as, its many freight doors, loading dock and large freight elevator made it well equipped to handle merchandise coming in on the trains. The business contributed to the commercial growth of Fort Worth.

201 S. Calhoun has been nominated for listing on the National Register of Historic Places. The application is currently under review. The property at 201 S Calhoun Street meets 5 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Highly Significant and Endangered (HSE) properties.

Site Information:

Owner: 201 South Calhoun Partners, LLC/Eddie Vanston
P.O. Box 847
Fort Worth, TX 76101

Agent: City of Fort Worth/Liz Casso
Acreage: 0.81 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "NS-T5" Near Southside-T5 District / industrial
East "NS-T5I" Near Southside-T5I District/Demolition Delay / industrial
South "NS-T5" Near Southside-T5 District / industrial
West "NS-T5" Near Southside-T5 District / industrial

Public Notification:

The following Neighborhood Associations were notified:

Historic Southside NA
NUP-Neighborhood Unification Project
Downtown Fort Worth, Inc.
Fort Worth South
East Fort Worth Business Assoc..
Southeast Fort Worth, Inc.
FW Downtown Neighborhood Alliance
United Communities Association
Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Calhoun Street	2 way, Residential	Residential	No
Broadway Avenue	2 way, Residential	Residential	No

Development Impact Analysis:

1. **Land Use Compatibility**

The requested "HSE" 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 a mixed-use growth center. 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 Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

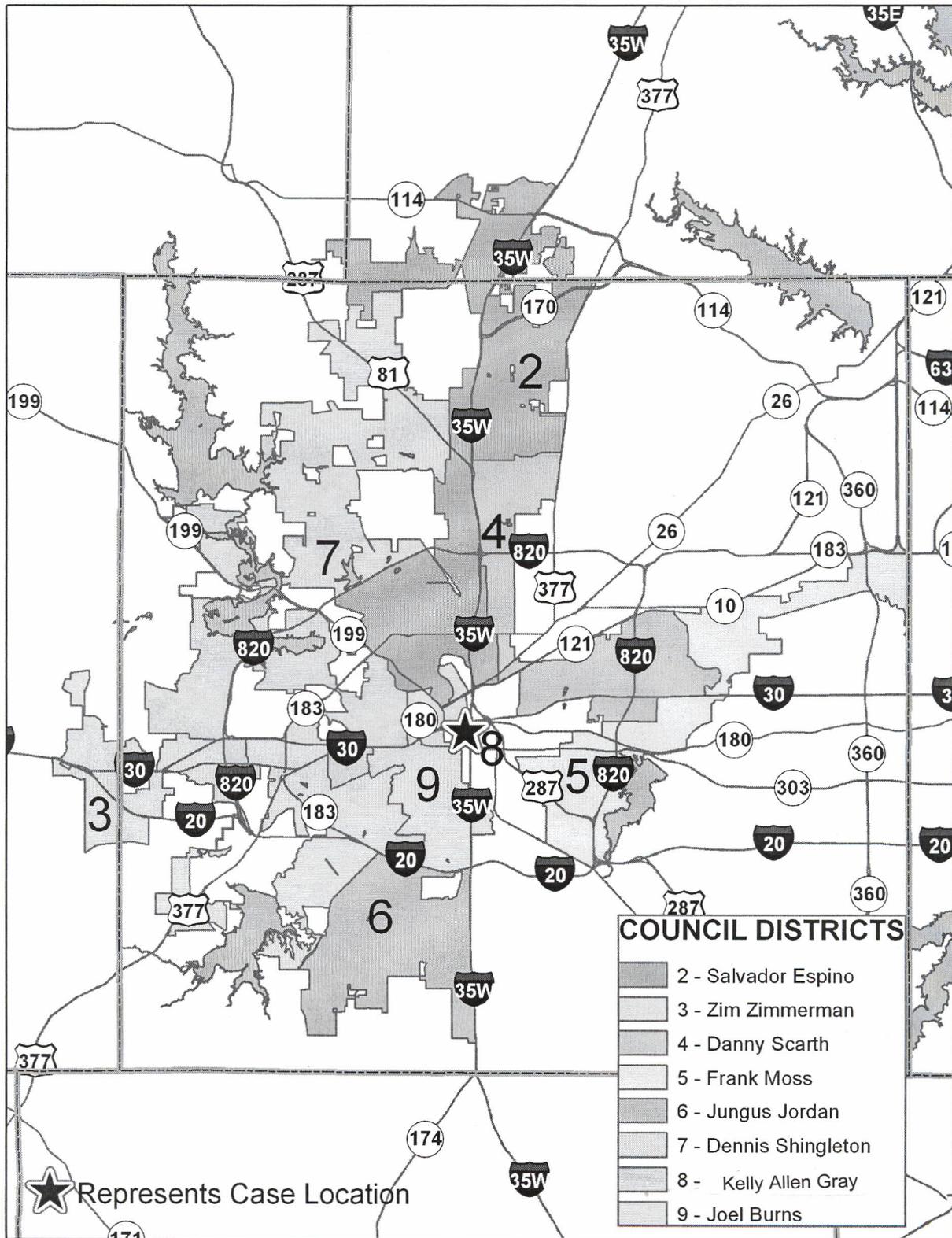
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

FORT WORTH



ZC-12-087

Location Map





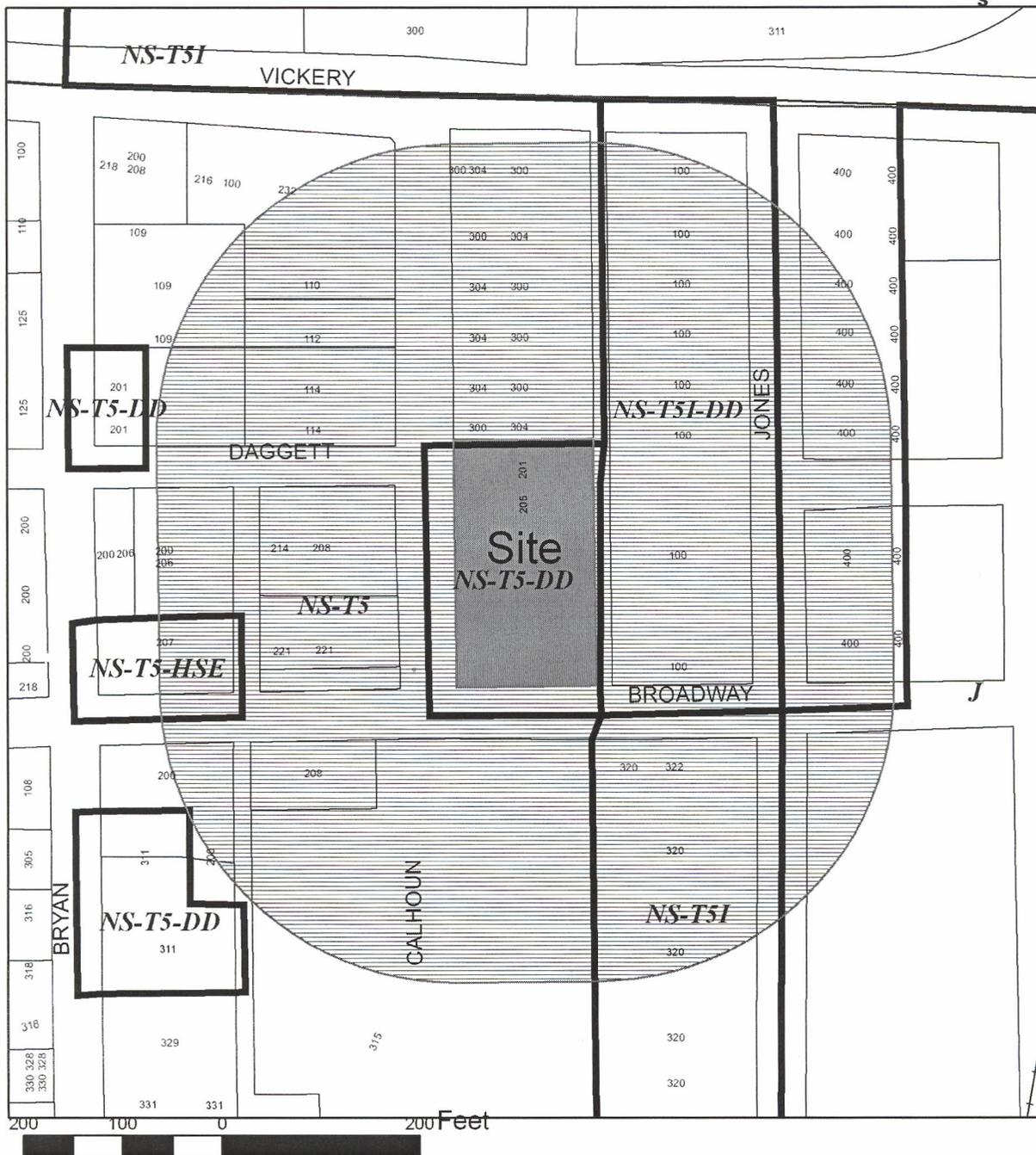
ZC-12-087

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 201 S. Calhoun Street
 Zoning From: NS-T5/DD
 Zoning To: NS-T5/HSE
 Acres: 0.8149673
 Mapsco: 77E
 Sector/District: Southside
 Commission Date: 8/8/2012
 Contact: 817-392-8037



 300 Ft. Notification Buffer



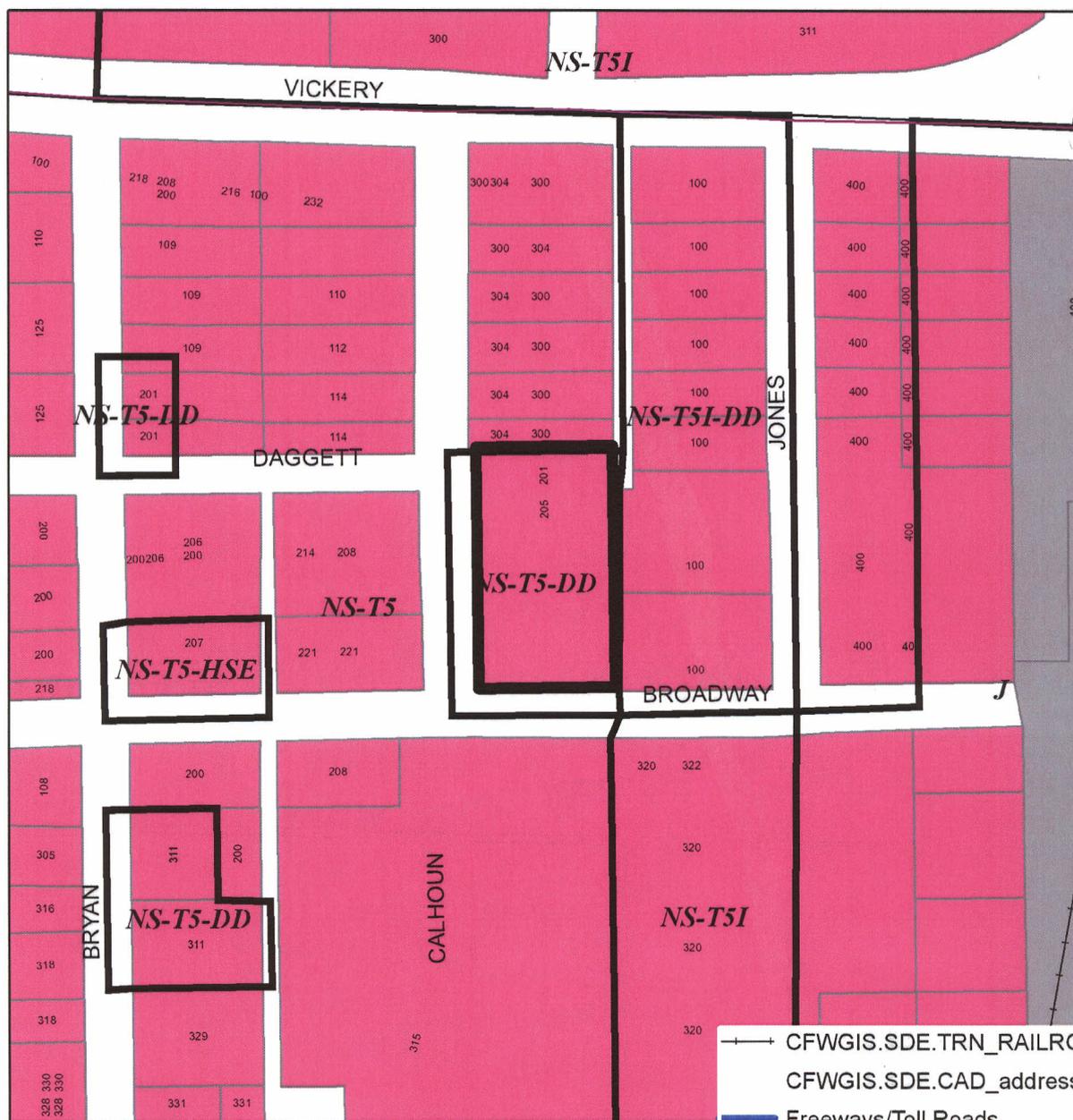
FORT WORTH



201 S. Calhoun Street

Future Land Use

ZC-12-087



- 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

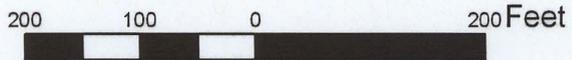


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 06, 2012





Aerial Photo Map



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.