



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 5, 2013

**Council District** 9

**Zoning Commission Recommendation:**

Approval by a vote of 9-0

**Opposition:** none

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Crystal Castoreno</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Owner / Applicant:** Robert Adams

**Site Location:** 2216 Huntington Lane Mapsco: 76Q

**Proposed Use:** Historic Overlay

**Request:** From: "A-5" One-Family  
To: "A-5/HC" One-Family/Historic and Cultural Overlay

**Land Use Compatibility:** Not Applicable.

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

**Background:**

2216 Huntington Lane is a Spanish Colonial style residence constructed in 1924. It was built for Charles E. Nash, president or owner of Nash Hardware in downtown. It is believed to be the work of architect, Wiley G. Clarkson, who designed many homes in the Ryan Place and Rivercrest neighborhoods.

The residence is currently owned by Robert and Leann Adams, who purchased the property in 1974. Both Robert and Leann have served as the Berkley Place Neighborhood Association president and as the chair person for the Historic Preservation Council of Tarrant County. Also, Robert has served on the City of Fort Worth Parks and Recreation Board, and is currently the chair of the Historic and Cultural Landmarks Commission. In November 2011, both Leann and Bob were honored by the City of Fort Worth and the Berkley Place neighborhood Association for their work preserving and restoring the Forest Park entry gate towers, constructed in 1917.

The structure was selected by the Greater Fort Worth Board of Realtors to be illustrated on their brochure of representative homes in the Berkley Place Neighborhood.

The property at 2216 Huntington Lane meets 5 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) properties.

- 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 3: Has been identified as the work of an important architect or master builder whose individual work has contributed to the development of the City of Fort Worth.

- Criteria 8: Is identified as the work of an important architect or master builder whose individual work has contributed to the development of the City of Fort Worth.
- Criteria 9: Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.

**Site Information:**

Owner: Robert Adams  
 2216 Huntington Lane  
 Fort Worth, TX 76110

Agent: City of Fort Worth

Acreage: 0.21 acres

Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:

North "A-5" One-Family Residential / single-family

East "A-5" One-Family,"A-5/HC" One-Family/Historic and Cultural Overlay / single-family

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

West "A-5" One-Family and "B" Two-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Huntington Lane.	Residential	Residential	No
Forest Park Blvd	Major Arterial	Major Arterial	No

**Public Notification:**

The following Neighborhood Associations were notified:

Organizations Notified	
Berkley Place	FWISD
Southside Preservation Association	

**Development Impact Analysis:**

1. **Land Use Compatibility**

2216 Huntington Lane is surrounded by other similar residential uses. The requested addition of the "HC" zoning overlay will not change the base zoning; as a result, there will be no effect on compatibility.

2. **Comprehensive Plan Consistency**

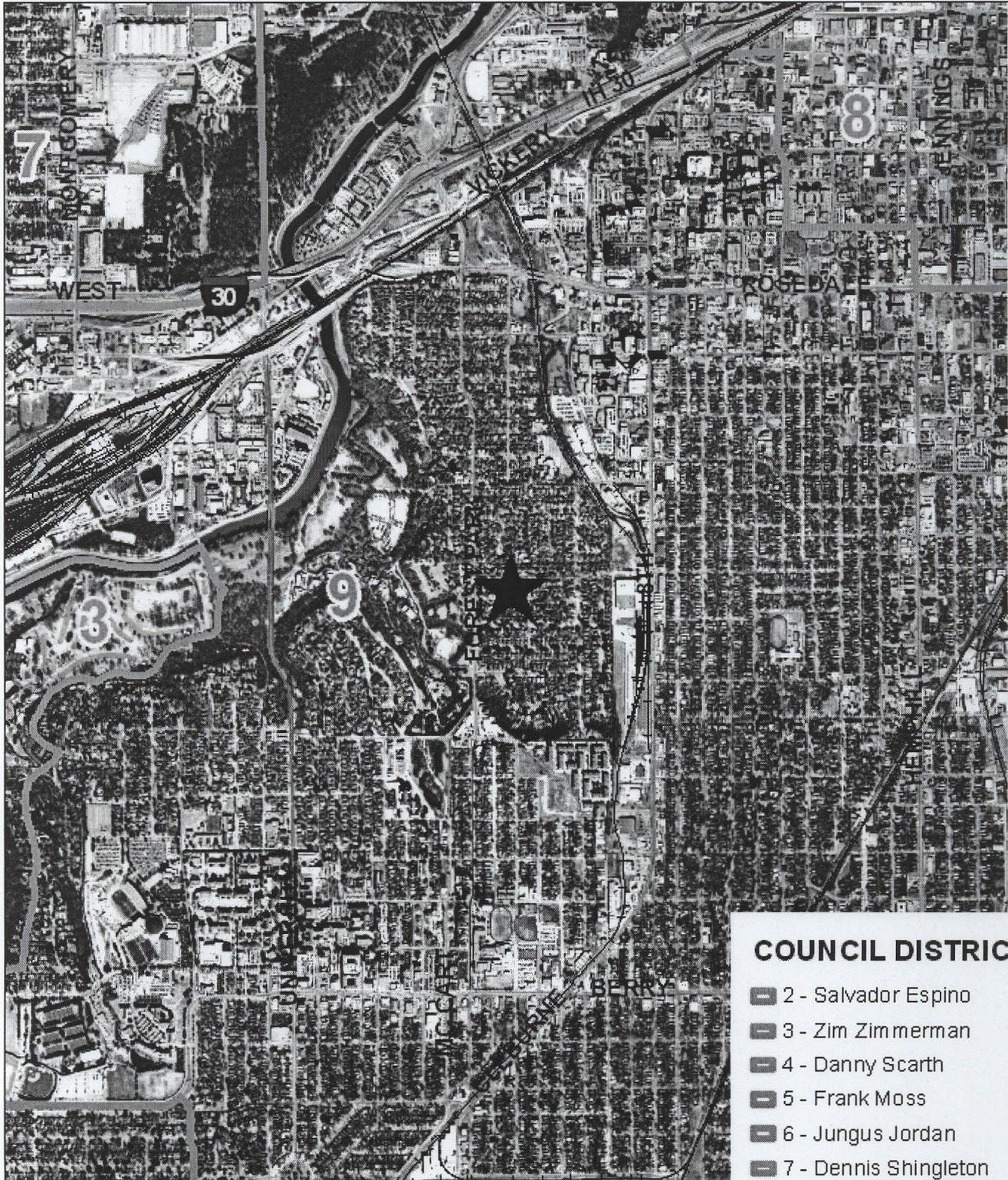
The 2012 Comprehensive Plan designates the subject property as single-family. Therefore, the overlay district will not affect the underlying zoning district and future land use. Based on conformance with the future land use map; the proposed zoning **is consistent** with the Comprehensive Plan.

- Protect, enhance and perpetuate landmarks and districts of historical, cultural, architectural, or archaeological importance to Fort Worth.
- Foster civic pride by recognizing accomplishments of the past.

**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



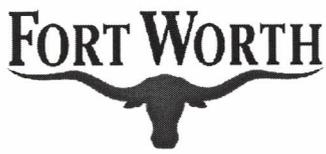
### COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet





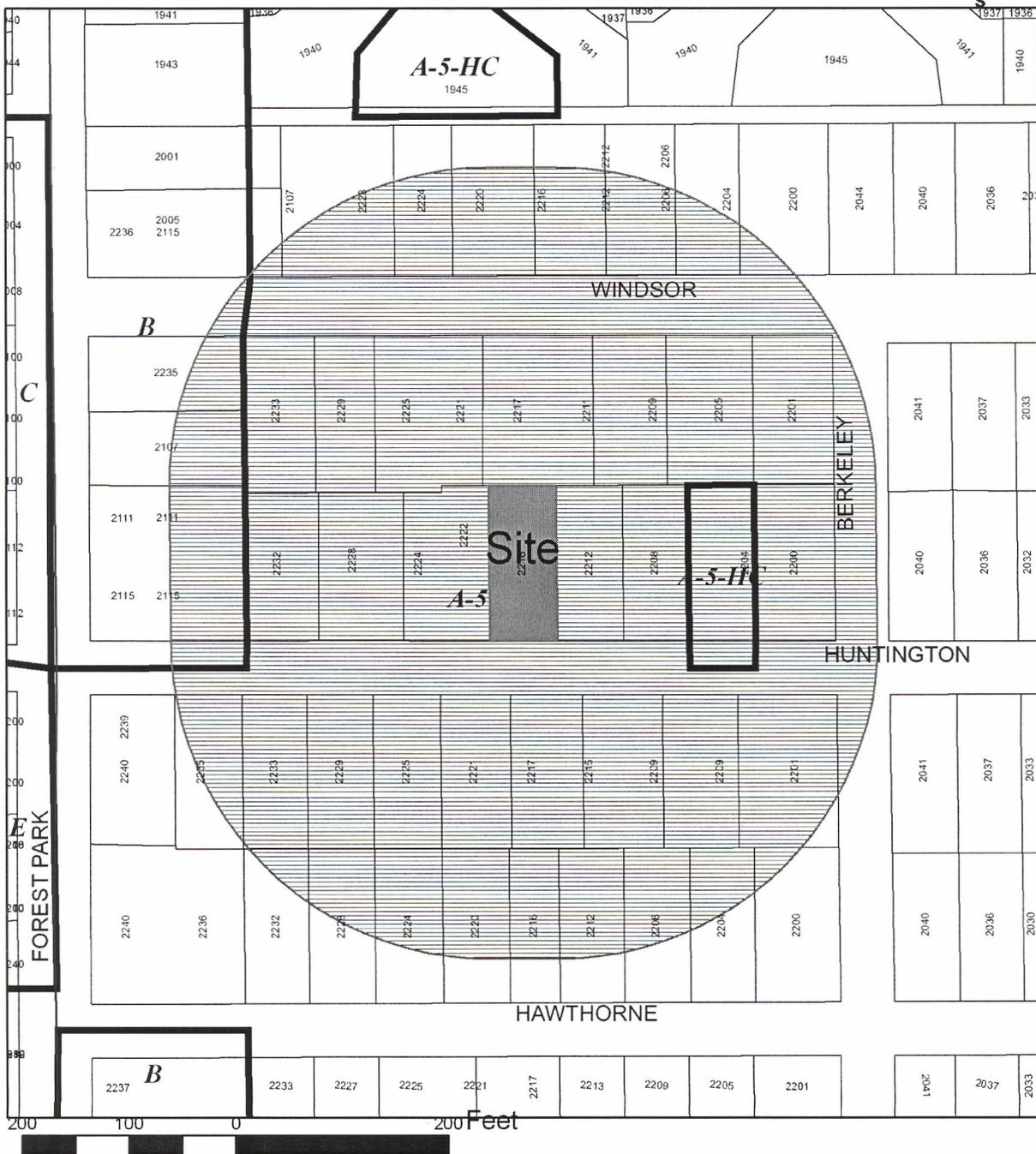
ZC-13-024

# Area Zoning Map

Applicant: Robert Adams  
 Address: 2216 Huntington Lane  
 Zoning From: A-5  
 Zoning To: Add Historic and Cultural overlay  
 Acres: 0.22  
 Mapsco: 76Q  
 Sector/District: TCU/W.cliff  
 Commission Date: 02/13/2013  
 Contact: 817-392-8037



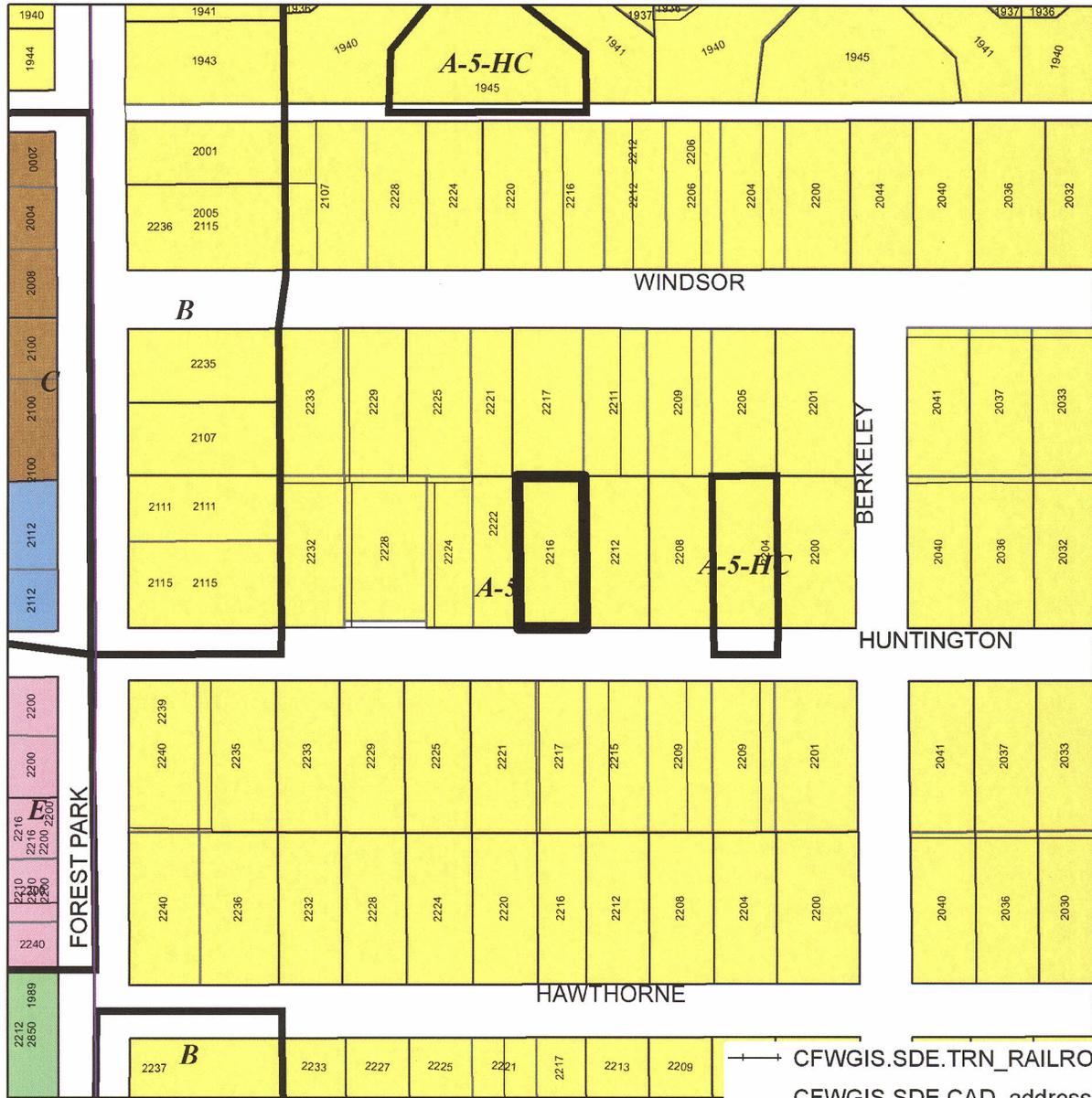
 300 Ft. Notification Buffer





# Future Land Use

ZC-13-024



- 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

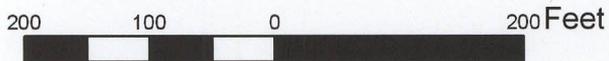
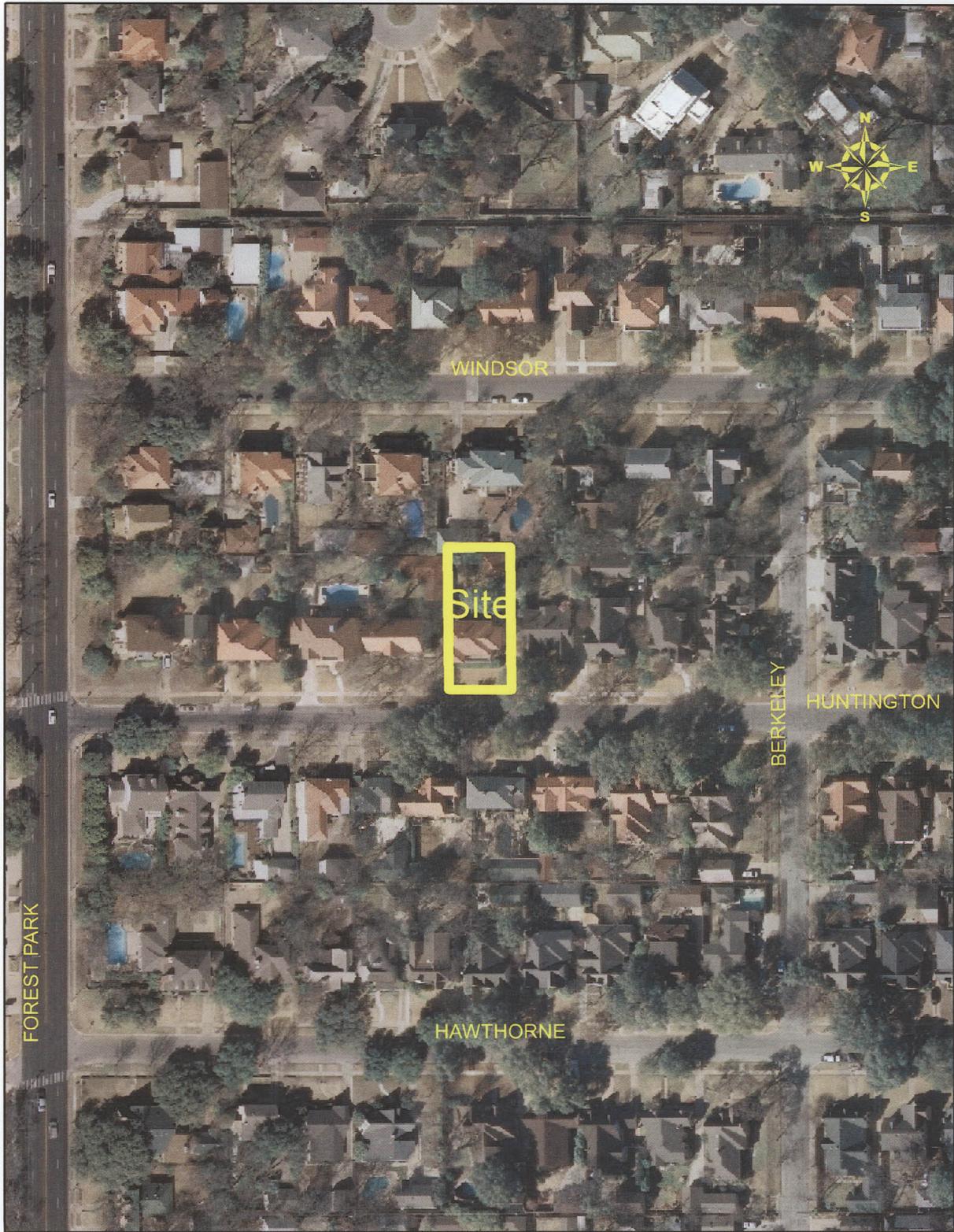
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



Aerial Photo Map



**15. ZC-13-022 Chase Place Subdivision (CD 9) – 1 – 14 Chase Court (Chase Place Addition, Block , Lots 1 & E1/2 2, 3 & W1/2 2, 4 & E1/2 5, W1/2 5, 7 & W1/2 6, 8, 9, 10R, 12, W60’ 13, 14 & E7’ 13, 4.38 Acres): from “A-5” One-Family, “B” Two-Family, “E” Neighborhood Commercial to “A-5/HC” One-Family/Historic & Cultural Overlay, “B/HC” Two-Family/Historic & Cultural Overlay, “E/HC” Neighborhood Commercial/Historic & Cultural Overlay**

Dana Burghdoff, Deputy Director, City of Fort Worth, Texas explained to the Commissioners there is usually representation from the neighborhood for support. She mentioned this is coming to them with approval from the Historic & Cultural Landmarks Commission.

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

<i>Document received for written correspondence</i>				<i>ZC-13-022</i>	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Paul & Janna Randall	3 Chase Court	In		Support	Sent letter in

**16. ZC-13-023 James Daren George (CD 9) – 1901 Ben Hall Court (Cheltenham, Block 8, Lot 7, 0.74 Acres): from “A-5” One-Family to “A-5/HC” One-Family/Historic & Cultural Overlay**

A request was made to move this case up before ZC-13-019. A motion by Ms. Reed, seconded by Mr. Flores was made. The motion carried unanimously.

James Daren George, 1901 Ben Hall Court, Fort Worth, Texas property owner, explained to the Commissioners they are requesting to add the overlay to the existing structure. They have spent a lot of money revamping this house.

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

**17. ZC-13-024 Robert Adams (CD 9) – 2216 Huntington Lane (Berkeley, Block 3, Lot 18, 0.26 Acres): from “A-5” One-Family to “A-5/HC” One-Family/Historic & Cultural Overlay**

Robert Adams, 2216 Huntington Lane, Fort Worth, Texas property owner explained to the Commissioners the house was built back in 1924 by Charles Nash. This is one of the few Fort Worth residents with Spanish colonial architectural design. They purchased the home in 1974 and have served on several of the Berkley neighborhood organizations. Mr. Adams is currently Chair of the Historic & Cultural Landmarks Commission.

Mr. West said he thinks he recognizes this house. Mr. West thanked them for their services.

Mr. Flores also thanked him for their many services.

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

**18. ZC-13-025 City of Fort Worth (CD 8) – 2405 S. Riverside Drive (Belmont Addition, Block 15, Lot 2, 0.14 Acres): from “I” Light Industrial to “E” Neighborhood Commercial**

On a motion by Mr. Flores, seconded by Mr. Genua to hear cases ZC-13-025 thru ZC-13-031, excluding ZC-13-030. The motion carried unanimously 9-0.

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

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

**19. ZC-13-026 City of Fort Worth (CD 9) – 2132 May Street (Emory College Sub of Patillo, Block 19, S Pt Lot 13, 0.06 Acres): from “A-5” One-Family and “B” Two-Family to “A-5” One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

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

**20. ZC-13-027 City of Fort Worth (CD 4) – 4209 Fain Street (Tinsley, Lewis G. Survey, Abstract 1523, Tract 28F, 0.14 Acres): from “B” Two-Family to “A-5” One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

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

<i>Document received for written correspondence</i>				<i>ZC-13-027</i>	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Graham Brizendine	1000 Shadow Lane	In		Opposition	Sent letter in

**21. ZC-13-028 City of Fort Worth (CD 8) – 1700 Bryan Street (Saint Helena Addition, Block 2, Lot 10, 0.06 Acres): from “J” Medium Industrial to “ER” Neighborhood Commercial Restricted**