



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 13, 2016

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** One person spoke

Continued Yes \_\_\_ No X  
Case Manager Sevanne Steiner  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Denise Bennett & Kathryn Omarhail / CFW Planning and Development

**Site Location:** 2055 West Lotus Avenue Mapsco: 63F

**Proposed Use:** Historic Designation

**Request:** From: "A-21" One-Family  
To: "A-21/HC" One-Family/Historic & Cultural Overlay

**Land Use Compatibility:** No effect.

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

**Background:**

The applicant is requesting historic designation and meets the following criteria for historic designation.

Criterion 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.

Criterion 5: Bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif

Criterion 8: Is identified with a person or persons who significantly contributed to the culture and development of the City of Fort Worth, State of Texas or the United States.

Criterion 10: Is designated as a Recorded Texas Historic Landmark or State Antiquities Landmark, or is included on the National Register of Historic Places

**Site Information:**

Owner: Denise Bennett & Kathryn Omarkhail  
Acreage: 0.851 acres  
Comprehensive Plan Sector: Northeast  
Agent: City of Fort Worth Historical  
Surrounding Zoning and Land Uses:

North "A-21" One-family / residential  
 East "A-21" One-family / residential  
 South "A-21" One-family / residential  
 West "A-21" One-family / residential

**Recent Relevant Zoning and Platting History:**

Zoning History: NA  
Platting History: NA

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Lotus	Residential	Residential	No
Oakhurst Scenic	Residential	Residential	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Notified through the HCLC process	

**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 proposed historic designation **is consistent** with the below policies and strategies of Chapter 13, the Historic Preservation Section of the 2016 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.
- Facilitate the designation of significant districts, sites, and structures with an overlay for Demolition Delay, Historic and Cultural Landmark, or Highly Significant Endangered.

**Attachments:**

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



ZC-16-146

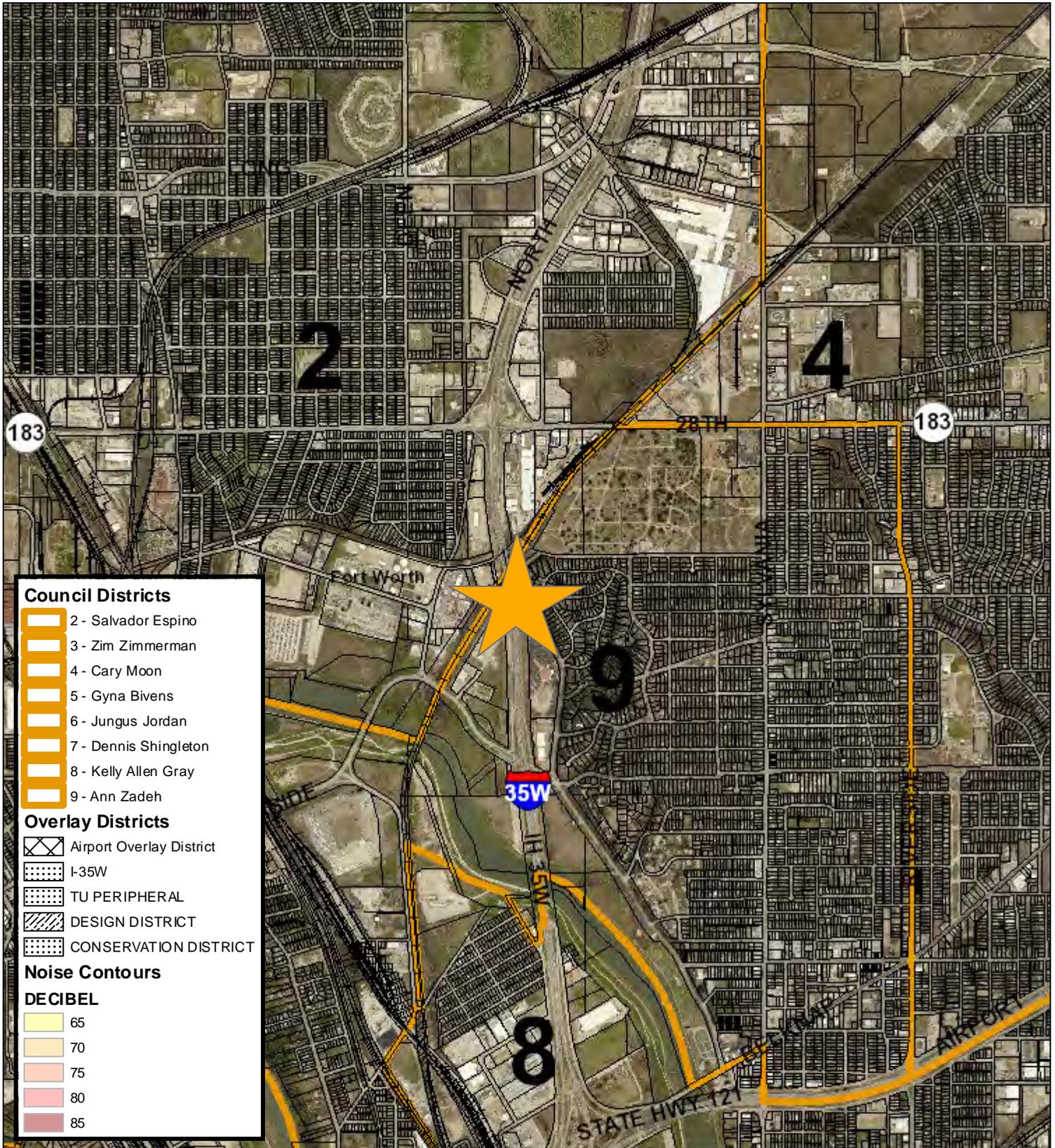
# Area Zoning Map

Applicant: Denise Bennett & Kathryn Omarhail  
 Address: 2055 W. Lotus Avenue  
 Zoning From: A-21  
 Zoning To: A-21 with HC Historic and Cultural overlay  
 Acres: 0.85254387  
 Mapsco: 63F  
 Sector/District: Northeast  
 Commission Date: 8/10/2016  
 Contact: 817-392-8000



0 100 200 400 Feet

### Area Map



**Council Districts**

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

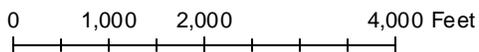
**Overlay Districts**

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

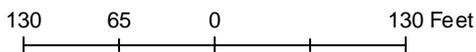
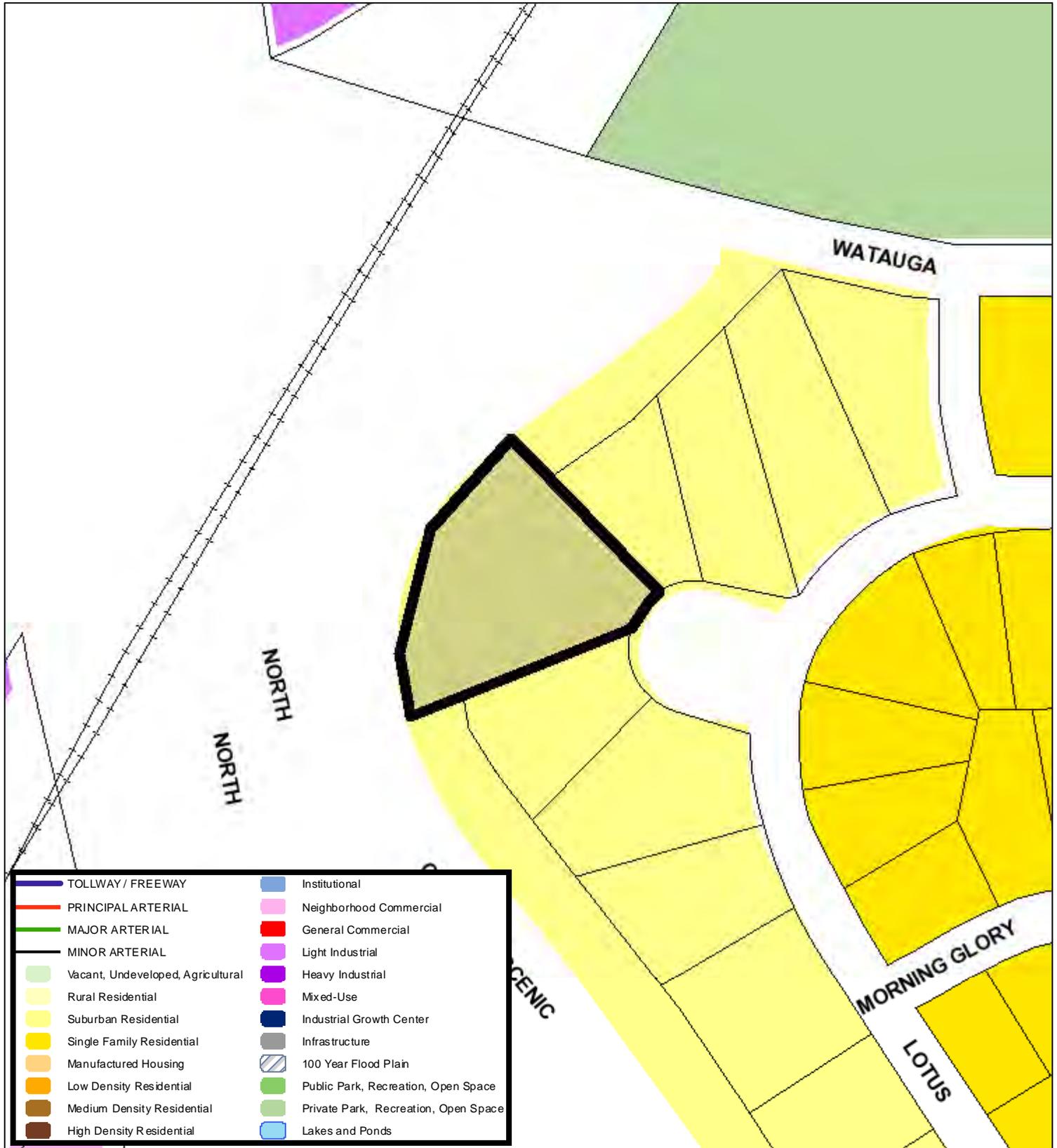
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 29, 2016.





ZC-16-146

# Aerial Photo Map



0 80 160 320 Feet



STAFF REPORT  
HISTORIC AND CULTURAL LANDMARKS COMMISSION  
CITY OF FORT WORTH, TEXAS

DATES: May 9, 2016

COUNCIL DISTRICT: 2

**GENERAL INFORMATION**

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<b>REQUEST</b>	Designation as Historic and Cultural Landmarks (HC)
<b>APPLICANT/AGENT</b>	Denise Bennett & Kathryn Omarkhail/ Libby Willis
<b>LOCATION</b>	2055 West Lotus Avenue
<b>ZONING/ USE (S)</b>	A-21
<b>NEIGHBORHOOD ASSOCIATION</b>	Oakhurst

**DESIGNATION**

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The applicant requests historic designation as a Historic and Cultural Landmark (HC). The structure meets the following criteria for historic designation:

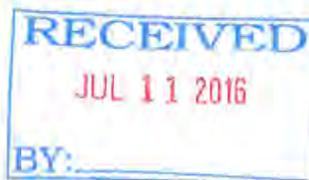
- Criterion 1: Distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States.
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**FINDINGS / RECOMMENDATIONS**

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The applicant is requesting to designate 2055 West Lotus Avenue as a Historic and Cultural Landmark.

ZC-16-146-





Additional Photos



Front Elevation



Left Elevation

Mr. Genua asked Ms. Murphy to call ZC-16-145, ZC-16-146 and ZC-16-147 together.

**17. ZC-16-145 Aaron and Amanda Vorwerk/City of Fort Worth Planning & Development (CD 9) – 2112 Morning Glory (West Oakhurst Addition, Block 3, Lot 7R, 0.32 Acre): from “A-10” One-Family to “A-10/HC” One-Family/Historic & Cultural**

Libby Willis spoke in support and gave some background history of the property.

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

<i>Document received for written correspondence</i>					ZC-16-145
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Libby Willis	2300 Primrose Ave	Out		Support	Spoke at hearing
Gerald Franks	2112 W. Lotus	Yes	Opposition		Sent letter in

**18. ZC-16-146 Denise Bennett and Kathryn Omarhail/City of Fort Worth Planning & Development (CD 9) – 2055 W. Lotus Avenue (West Oakhurst Addition, Block 1, Lots 18B & 19A, 0.85 Acre): from “A-21” One-Family to “A-21/HC” One-Family/Historic & Cultural**

Libby Willis spoke in support and gave some background history of the property.

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

<i>Document received for written correspondence</i>					ZC-16-146
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Libby Willis	2300 Primrose Ave	Out		Support	Spoke at hearing
Jeff Redding	2039 W. Lotus	In		Support	Sent letter in

**19. ZC-16-147 Virginia Bason/City of Fort Worth Planning & Development (CD 9) – 1600 Oakhurst Scenic Drive (West Oakhurst Addition, Block 6, Lots 1B & 4B2, 0.52 Acre): from “A-21” One-Family to “A-21/HC” One-Family/Historic & Cultural**

Libby Willis spoke in support and gave some background history of the property.

Mr. Genua mentioned to Ms. Willis a letter of opposition received from Mr. Franks on Lotus and asked if he understood the zoning request. Ms. Willis went on to mention he may not have