



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 7, 2012

Council District 9

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: City of Fort Worth Planning & Development

Site Location: 1400 W. Seminary Drive (Rosemont Park) Mapsco: 90GHLM

Proposed Use: Historic Designation

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

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

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

Background:

Rosemont Park is a large neighborhood park serving the areas of Rosemont and Hubbard Heights. The shelter is the centerpiece of the park, which also consists of playgrounds, ball fields, and a tennis center. This shelter has served the Rosemont neighborhood for over 70 years. The Rosemont Park Shelter/Band Pavilion was constructed between 1936 and 1937 and renovated in 1980-81 to remove walls and provide more space on the platform.

The structure meets the following criteria for the historic designation:

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.
2. An important example of a particular architectural type or specimen in the City of Fort Worth.
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.
4. Bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties of architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to a plan based on architectural, historic or cultural motif.
5. 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.
6. Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.

The HC request was approved by Historic & Cultural Landmarks Commission on December 12, 2011 and a rezoning to "A-5/HC" One-Family/Historic & Cultural is necessary to implement the overlay.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, Texas 76102

Applicant: City of Fort Worth
Acreage: 30.00 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family
East "A-5" One-Family / single-family
South "A-5" One-Family / single-family
West "A-5" One-Family / single-family

Public Notification:

The following Neighborhood Associations were notified:

Hubbard Heights
Rosemont

Seminary Hill
Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

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 2011 Comprehensive Plan designates the subject property as public parkland. 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 2011 Comprehensive Plan.

Attachments:

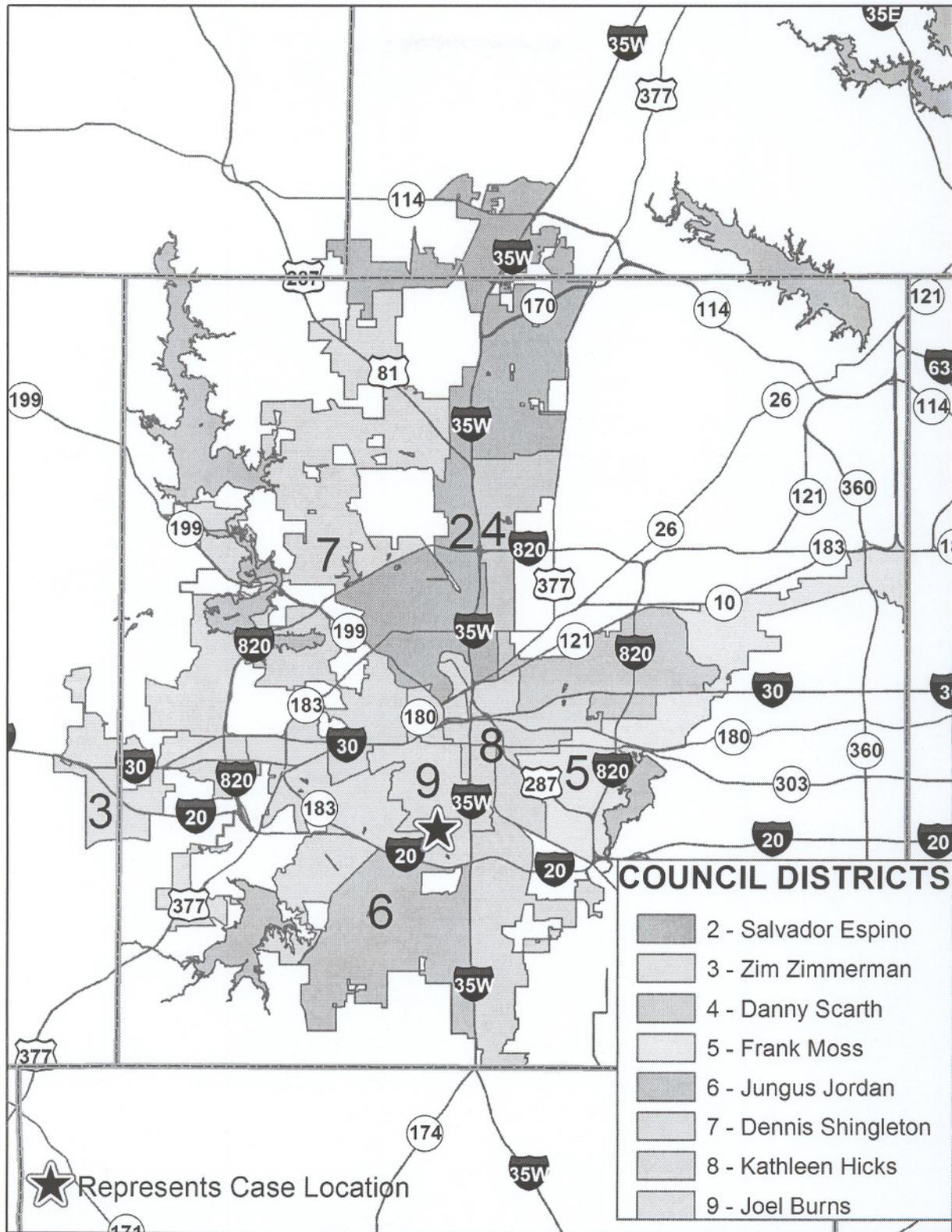
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC report
- Minutes of the Zoning Commission meeting

FORT WORTH



ZC-12-006

Location Map





1400 W. Seminary Drive

Future Land Use

ZC-12-006



- 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

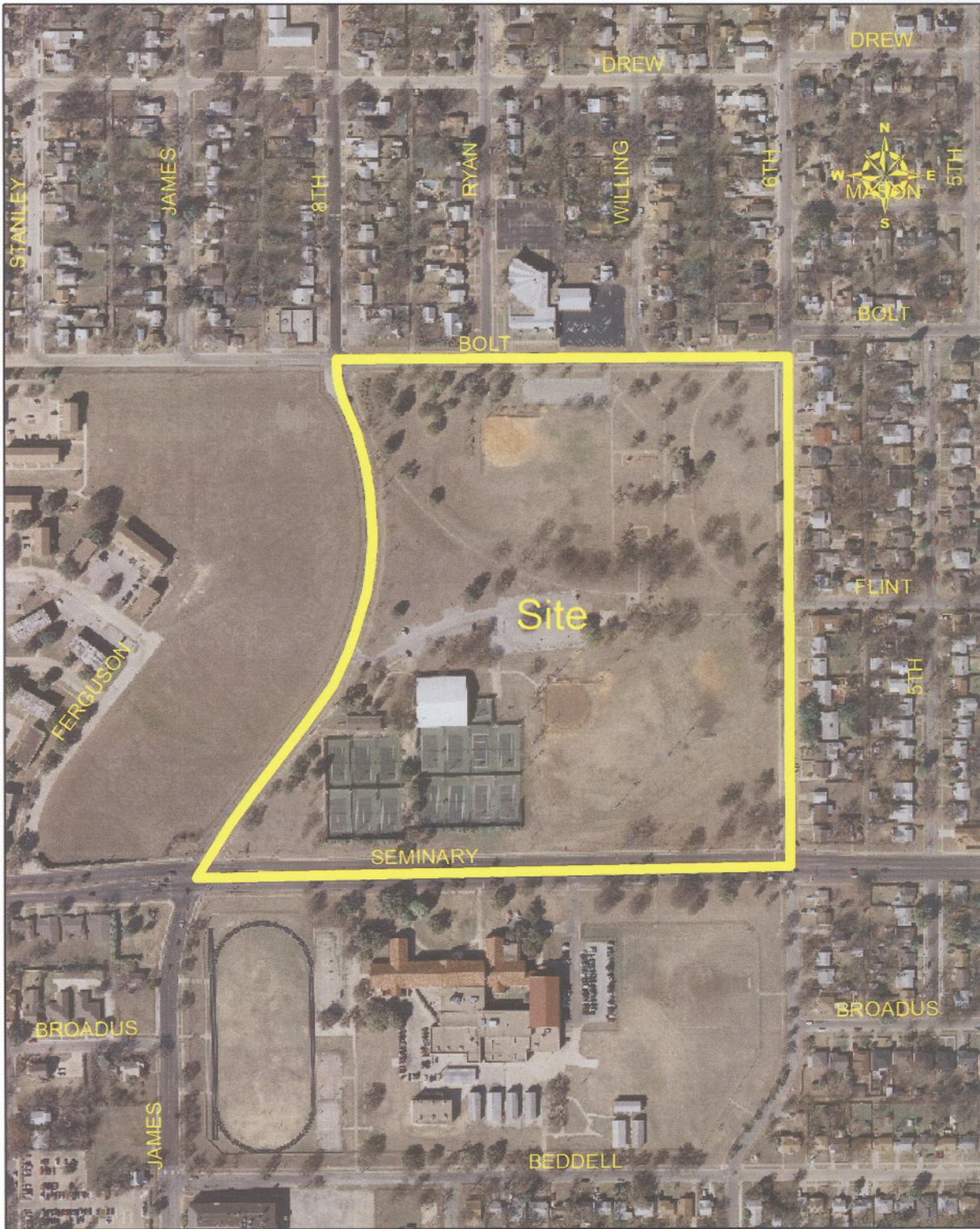




1400 W. Seminary Drive

ZC-12-006

Aerial Photo Map



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

DATES: 12 December 2011

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Historic and Cultural (HC) local historic designation
APPLICANT/AGENT	City of Fort Worth
LOCATION	1400 W. Seminary Drive
ZONING/ USE (S)	A-5 / Public Park
NEIGHBORHOOD ASSOCIATION	Rosemont

DESIGNATION

The applicant requests Historic and Cultural Landmark (HC) historic designation, which must meet at least three of the criteria for historic designation.

The structure meets the following criteria for historic designation:

- 1) 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.
- 2) Criteria 2: An important example of a particular architectural type or specimen in the City of Fort Worth.
- 3) 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
- 4) Criteria 5: Bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties of architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to a plan based on architectural, historic or cultural motif.
- 5) Criteria 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
- 6) 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

FINDINGS / RECOMMENDATIONS

Background:

Rosemont Park is a large neighborhood park serving the areas of Rosemont and Hubbard Heights. The shelter is the centerpiece of the park, which also consists of playgrounds, ball fields, and a tennis center. This shelter has served the Rosemont neighborhood for over 70 years. The Rosemont Park Shelter/Band Pavilion was constructed between 1936 and 1937. The shelter was a part of a master plan for the entire park. The shelter was renovated in 1980-81 to remove the walls of the restroom wings to provide more space on the platform.

Several historic parks within the City of Fort Worth have shelters that were used for protected picnic areas or for bands to play. The shelters were typical in the design of city parks in the first half of the 20th Century. In modern times, shelters were not included in the design of parks.

DESCRIPTION OF THE PROPERTY PROPOSED FOR NOMINATION

"Landscape architects and city planners Hare and Hare of Kansas City designed the shelter and the 38 acre grounds of Rosemont Park as a part of their consulting work for the Park Department. Plans dated 1934 and 1935 specify that the shelter, a raised central pavilion with three-sided ends and small bathroom and dressing room wings on each end, was to be faced in "native" stone set in coursed. On April 9, 1936, work on the W.P.A. project began; cost for construction of the park was \$57,872.70. Apparently, the design specifications for the shelter were changed to allow brick veneer rather than the intended stone. In 1980-81, the shelter underwent rehabilitation by the Park and Recreation Department: the solid exterior walls of the wings were removed, and replaced by low, gabled pavilions to produce additional, paved platform space."

-Tarrant County Historic Resources Survey

Hare and Hare not only designed and planned many of Fort Worth's city parks, but they also landscaped and planned many of the city's public school campuses. The firm greatly influenced the urban landscape of Fort Worth during the 1930's through their design of parks and school campuses. Hare and Hare also master planned the site for Rosemont Middle School, immediately across Seminary Drive from Rosemont Park.

Recommendation:

This structure meets 5 of the 10 criteria designation which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) properties. Staff recommends approval for the designation change and use of the Secretary of the Interior's Standards for Rehabilitation to be used when evaluating any proposed alterations. The shelter is the only structure in Rosemont Park that would be subject to review under the Secretary of the Interior's Standards for Rehabilitation. Other changes to the park will not be reviewed.

possibly do. Mr. West asked him about the MU requirements in this area and should they be changed. Mr. Galbreath noted they need to look at opportunities as they come and have the developers done as much as they can. This is the first step in trying to meet the Urban Village concept.

Mr. Ortiz asked if the 30 day continuance would be amenable. He noted they are out of time and cannot do a continuance.

Mr. Romero asked about the urban Walmart he is finding on their website. Mr. Galbreath was not sure what he was referring to and mentioned they look at each site. Mr. Romero mentioned the two renderings presented and if there were any more. He also asked if they could provide interior designs of the building to appease the neighborhood. Mr. Galbreath could not promise if his applicant can offer any of this at this time. He doesn't feel like they should open this up for redesign.

Motion: Following brief discussion, Ms. Reed recommended a 30 day continuance of the request, seconded by Ms. Zadeh. The motion carried 8-1 with Mr. Edmonds against.

<i>Document received for written correspondence</i>					ZC-12-005
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Vickie Bargas	301 E. Drew			Support	Spoke at hearing
Sandra Dennehy	3124 College Ave			Opposition	Spoke at hearing
Robert Snoke	3526 6 th Ave			Opposition	Spoke at hearing
Fernando Florez	2740 Hemphill			Opposition	Spoke at hearing
Linda Clark	3030			Opposition	Spoke at hearing
Alonzo Aquilar	3725 Stuart Drive			Opposition	Spoke at hearing
Lee Frampton	816 E. Biddison			Opposition	Spoke at hearing
Joan Kline	1215 Elizabeth Blvd			Opposition	Spoke at hearing
Lon Burnam	1067 W. Magnolia			Opposition	Sent letter
Chris Bonilla	8540 Charleston			Support	Spoke at hearing
Laura Rios	3736 S. Jones			Support	Spoke at hearing

7. ZC-12-006 City of Fort Worth Planning & Development (CD 9)- 1400 West Seminary Drive (William Wheat Survey, Abstract 1645, Tract 4, 30.00 Acres): from "A-5" One-Family to "A-5/HC" One-Family/Historic & Cultural Overlay

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained the request is to add an HC overlay to Rosemont Park.

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

8. ZC-12-007 City of Fort Worth Planning & Development (CD 9)- 907 West Berry Street (South Hemphill Heights, Block 39, 4.83 Acres): from "A-5" One-Family to "A-5/HC" One-Family/Historic & Cultural Overlay

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained the request is to add an HC overlay to Capps Park.

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

9. ZC-12-008 City of Fort Worth Planning & Development (CD 9)- 410 West Shaw Street (South Hemphill Heights Addition, Block 48, Lots 13 thru 22, 0.36 Acres): from "J" Medium Industrial to "A-5" One-Family

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is surplus property.

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

10. ZC-12-009 City of Fort Worth Planning & Development (CD 9)- 1341 Elva Warren Street (Weisenberger Sunny Hill Garden, Block 23, Lots 11 & 12, 0.69 Acres): from "B" Two-Family to "A-5" One-Family

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is surplus property.

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

**Meeting adjourned: 12:21 p.m.
01/11/12**

Dana Burghdoff, Executive Secretary & Deputy Director, Planning and Development Department

Neftali Ortiz, Chair