



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 7, 2012

**Council District** 9

<b>Zoning Commission Recommendation:</b> Approved by a vote of 9-0	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"/>

**Opposition:** none

**Owner / Applicant:** City of Fort Worth Planning & Development

**Site Location:** 907 W. Berry Street (Capps Park) Mapsco: 76Z

**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:**

In 1909, an amendment to the City of Fort Worth Charter established the Fort Worth Park System. During the next decade the park board aggressively bought city land for park use. Capps Park was one of the park board's earliest acquisitions.

Capps Park is named for the developer of South Hemphill Heights, William Capps. Mr. Capps was instrumental in bringing TCU to Fort Worth.

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: 4.83 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:

Shaw Clarke  
Ryan Place Improvement Assoc  
Jennings-May St. Louis  
Worth Heights  
Rosemont  
Southside Preservation Assoc.

Hemphill Corridor Task Force  
South Hemphill Heights  
Berry Street Initiative  
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:**

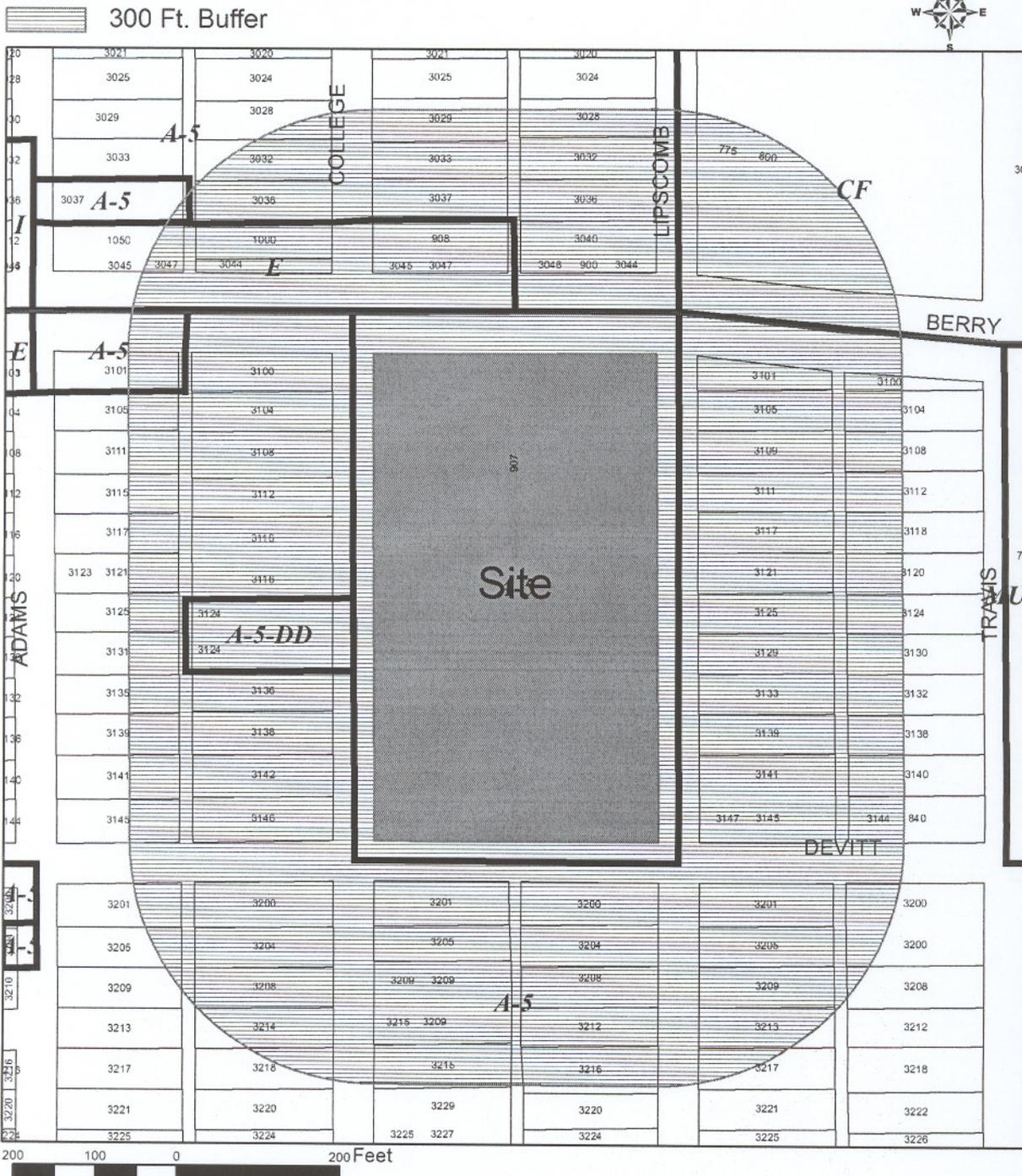
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC report
- Minutes of the Zoning Commission meeting



ZC-12-007

# Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
 Address: 907 W. Berry Street  
 Zoning From: A-5  
 Zoning To: A-5/HC  
 Acres: 4.83374362  
 Mapsco: 76Z  
 Sector/District: Southside  
 Commission Date: 01/11/2012  
 Contact: 817-392-8015





907 W. Berry Street

# Future Land Use

ZC-12-007



- 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





## Aerial Photo Map



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

DATES: 12 December 2011

COUNCIL DISTRICT: 9

**GENERAL INFORMATION**

---

<b>REQUEST</b>	Historic and Cultural (HC) local historic designation
<b>APPLICANT/AGENT</b>	City of Fort Worth
<b>LOCATION</b>	907 W. Berry Street
<b>ZONING/ USE (S)</b>	A-5 / Public Park
<b>NEIGHBORHOOD ASSOCIATION</b>	South Hemphill Heights

**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:**

In 1909, an amendment to the City of Fort Worth City Charter, established the Fort Worth Park System. During the next decade the park board aggressively bought city land for park use. Capps Park (along with Sycamore, Hillside, Paddock and Burnett parks) was one of the park board earliest acquisitions. (Susan Kline, p9) Capps Park in the South Hemphill Heights addition was deeded to the City of Fort Worth on February 8, 1910. The park was designed by the noted landscape architectural firm, Hare & Hare of Kansas City, Missouri. The shelter was part of the master plan for the entire park.

Capps Park is named for the developer of South Hemphill Heights, William Capps. When Capps died in 1925 at the age of 67 he was a senior member of the Fort Worth law firm of Capps, Cantey, Hanger, and Short. His residence was at 1120 Penn Street. He had been instrumental in bringing Texas Christian University to Fort Worth. In 1902, William Capps bought five blocks of land for \$34,500 that was owned by Denver & Fort Worth Investment Company and previously called Porter Heights. Capps changed the subdivision's name to South Hemphill Heights.

### **Description of the Property Proposed for Nomination**

Capps Park, the park plan includes the following structure, Park Shelter and Bandstand, 1929: "Faced in Palo Pinto County sandstone, the shelter is composed as a raised masonry platform with stairs along the north and south long sides. A pergola is formed at each end of the structure by four piers, originally, storage rooms and dressing rooms were located in the basement level. The shelter has undergone alterations, including the closing off of the basement rooms." The Park & Recreation Department reconstructed the concrete platform surface, removed the southern connecting railing between the two pergolas adding the south stairs & railings, north stair railing picnic tables and redesigned the pergola trellis, simplifying the trellis design. -*Tarrant County Resources Survey*

According the Park Board Meeting minutes, April 5, 1927 Park Superintendent, George C. Clarke was authorized by the Park Board to write to S. Herbert Hare for a recommendation for locations of park shelter houses in Sycamore, Capps and other parks. S. Herbert Hare, a noted planner and designer with the landscape architecture firm of Hare & Hare, Kansas City, Missouri, was a consultant to the Fort Worth Parks Department. Hare & Hare worked for the city for 30 years and was responsible for over 60 park projects in the city. The firm also drew several campus plans for Texas Christian University from 1945 to 1955. While Sydney J. Hare was the landscape architect, his son, S. Herbert Hare, mastered the details of community planning and design.

As with all neighborhood parks, Capps Park serves the people of South Hemphill Heights with open space, exercise and recreational opportunities. The houses surrounding the park are greatly valued for their ease of access to the park. Because Capps Park has features and materials which are exact or similar to several Fort Worth parks this park is contributes to the overall character of the historical and cultural landscape of Fort Worth.

### **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 Capps 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.

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