

**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 No
Case Manager Crystal Castoreno
Surplus Yes No
Council Initiated Yes No

Owner / Applicant: Chase Place Subdivision

Site Location: 1 - 14 Chase Ct. Mapsco: 77N

Proposed Use: Historic Overlay

Request: From: "A-5" One-Family, "B" Two-Family and "E" Neighborhood Commercial
To: "A-5/HC" One-Family/Historic & Cultural, "B/HC" Two-Family/Historic & Cultural and "E/HC" Neighborhood Commercial/Historic & Cultural

Land Use Compatibility: Not Applicable.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The residents of the proposed Chase Place Historic District have provided a detailed history of the district, written by Mrs. Davis C. Stone. It includes a detailed history of each lot and home within it. All of the existing residences in this proposed historic district are contributing structures. The new district will adopt the Secretary of the Interior guidelines and may consider additional guidelines in the future.

The proposed "HC" Historic and Cultural Overlay designation meets 5 of 10 criteria for designation:

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 4: Embodies elements of architectural design, detail, materials or craftsmanship, which represent a significant architectural innovation

Criteria 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 contribution to the overall character of the area according to the plan based on architectural, historic or cultural motif

Criteria 7: Is the site of a significant historic event

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

- 9 Chase Court was individually designated HC in 1990 based on Criteria 1, 7 and 9.
- 3 Chase Court individually qualifies for HC designation based on Criteria 2, 3, 5 and 10.

Site Information:

Owner: City of Fort Worth/Historic Department/Various Owners
 Agent: City of Fort Worth
 Acreage: 4.38 acres
 Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "C" Medium Density Multifamily and "NS-T4" Near Southside / Fire Station and commercial
 East "CF/DD" Community Facilities/Demolition Delay / Church
 South "B" Two-Family, "E/HC" Neighborhood Commercial/Historic and Cultural Overlay / single-family, duplex and commercial
 West "A-5/HC" One-Family/Historic and Cultural Overlay and "B/HC" Two-Family/Historic & Cultural / single-family and vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-08-168 approved by City Council 11-29-08 various zoning districts subject area and surrounding; ZC-07-164 approved by City Council 11-06-07 various zoning districts with historic overlays subject property to the north and northeast

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Chase Ct.	Residential	Residential	No
Hemphill St.	Major Arterial	Major Arterial	No

Public Notification:

The following Neighborhood Associations were notified:

Organizations Notified	
Fairmount NA	Hemphill Corridor Taskforce
Fort Worth South, Inc.	NUP-Neighborhood Unification Project
Southside Preservation Association	FWISD

Development Impact Analysis:

1. Land Use Compatibility

Chase Place Subdivision is surrounded by other similar residential and commercial 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. However, 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 and the below policies:

- 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





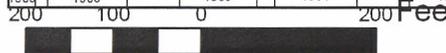
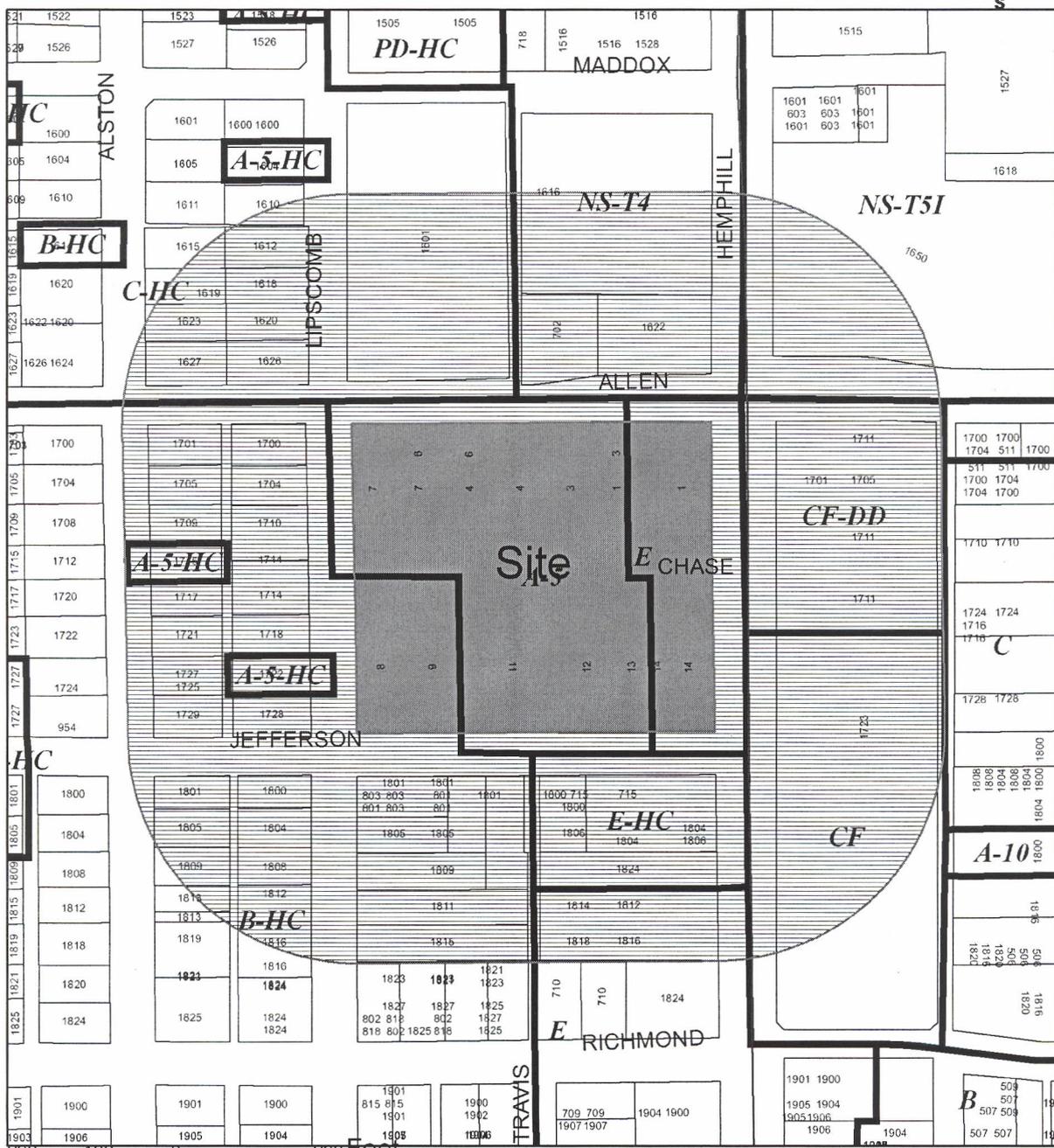
ZC-13-022

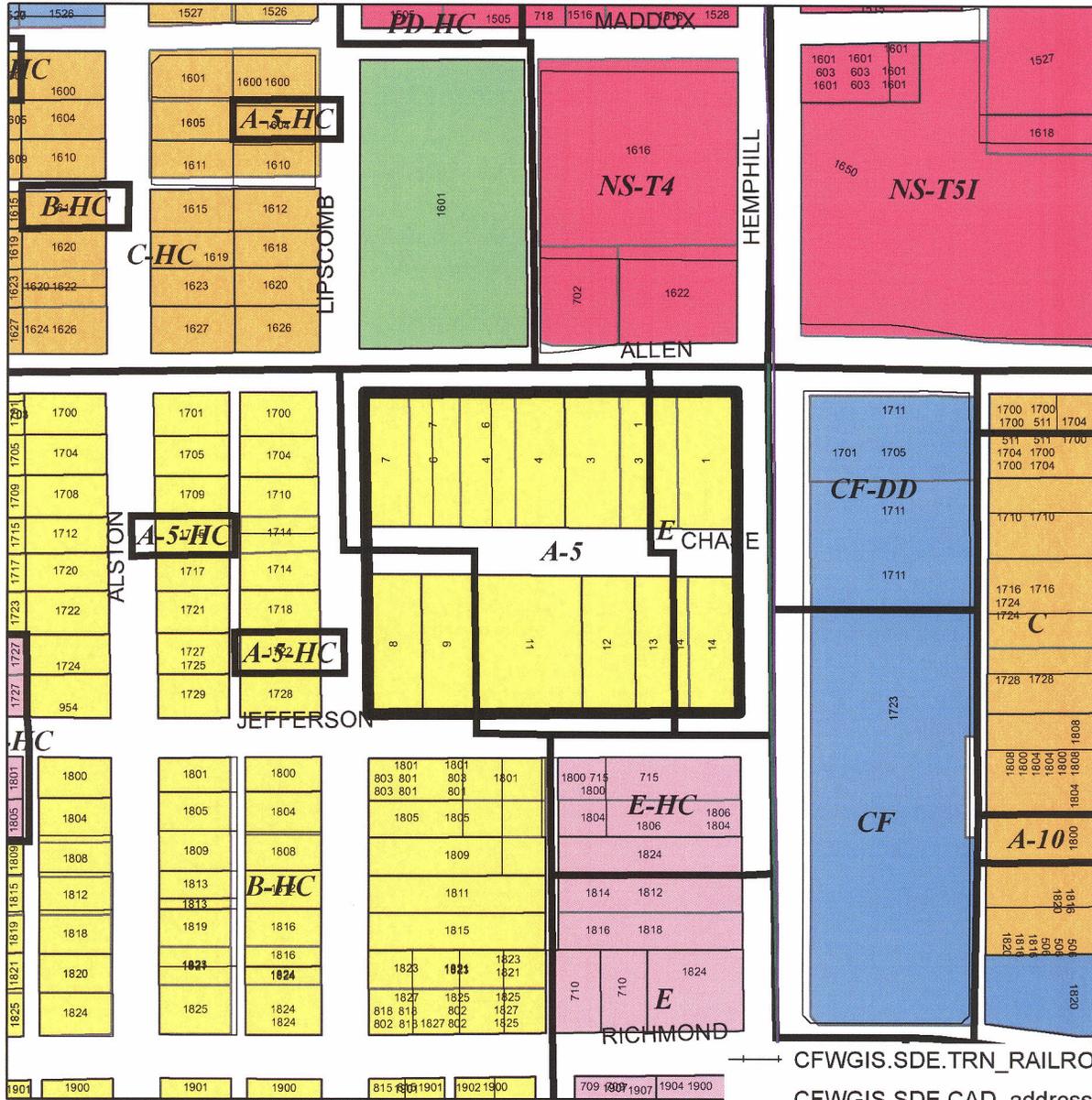
Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 1 - 14 Chase Court
 Zoning From: A-5, B, E
 Zoning To: Add Historic and Cultural overlay
 Acres: 4.38
 Mapsco: 77N
 Sector/District: Southside
 Commission Date: 02/13/2013
 Contact: 817-392-8037



300 Ft. Notification Buffer



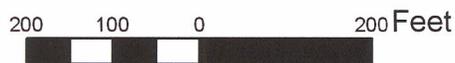


CFWGIS.SDE.TRN_RAILROADS
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- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- 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

- 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



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

DATES: December 10, 2012

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Designation as a Historic & Cultural Landmark District (HC)
APPLICANT/AGENT	City of Fort Worth (petition)
LOCATION	Chase Place Subdivision (Lots1-14)
ZONING/ USE (S)	A-5, E, B
NEIGHBORHOOD ASSOCIATION	Fairmount NA

DESIGNATION

The applicants are requesting 'HCD' Historic and Cultural Landmarks District designation because it meets the following 4 of 10 criteria for 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 4: Embodies elements of architectural design, detail, materials or craftsmanship, which represent a significant architectural innovation
- 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
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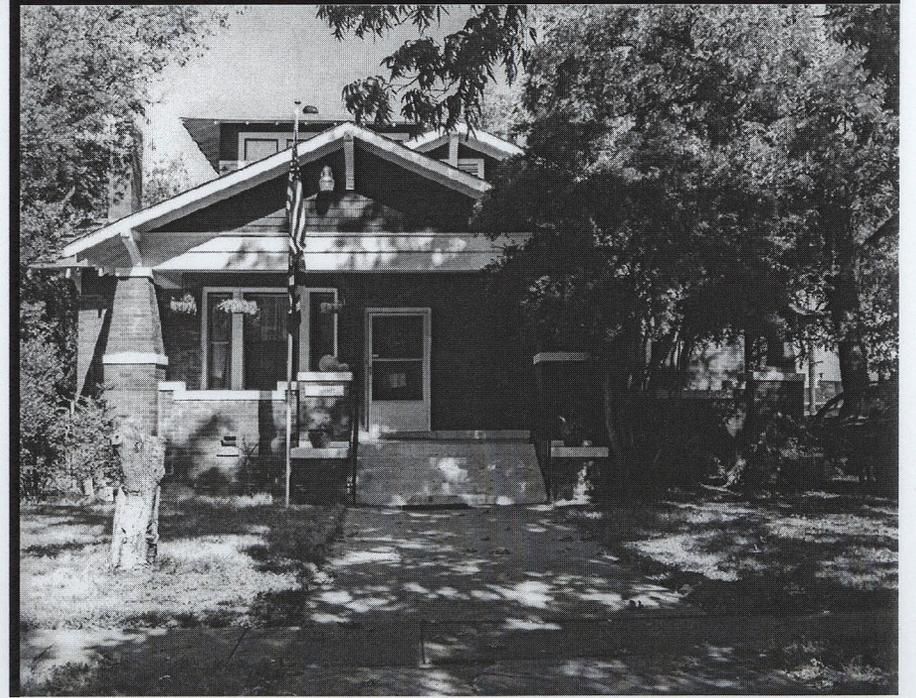
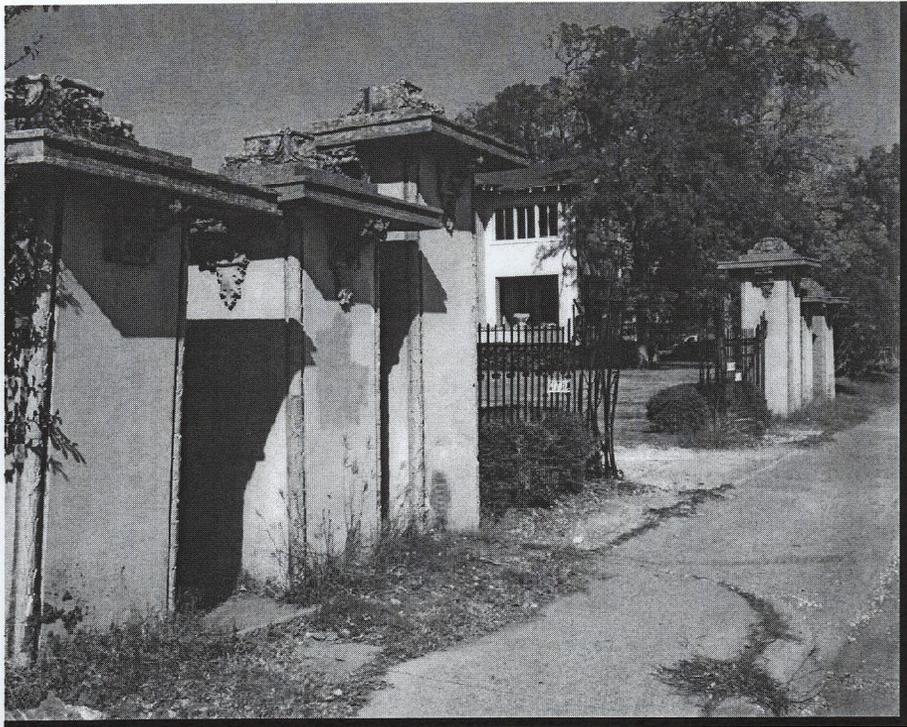
FINDINGS / RECOMMENDATIONS

The residents of the proposed Chase Place Historic District have provided a detailed history of the district, written by Mrs. Davis C. Stone. It includes a detailed history of each lot and home within it. Please see the attached history.

The proposed Chase Place Historic District meets 5 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) districts.

All of the existing residences in this proposed historic district are contributing structures.

Staff recommends the following motion: **Motion to approve the designation of Chase Place Historic District as a Historic and Cultural Landmark (HC) district and the use of the Secretary of the Interior's Standards for Rehabilitation when evaluating any proposed alterations.**



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.

Document received for written correspondence				ZC-13-022	
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.