



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 2, 2016

**Council District** 9

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

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** City of Fort Worth/Shields-Collins Bray

**Site Location:** 3240 Waits Ave. Mapsco: 76X

**Proposed Use:** Historic Designation

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

**Land Use Compatibility:** No effect.

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

**Background:**

The proposed site is located on Waits Avenue and south of Devitt Street. The applicant is proposing a zoning change to "A-5/HC" One-Family/Historic and Cultural Overlay/TCU Overlay.

3240 Waits is an Art Moderne style residence constructed in 1936. It was constructed by Charles M. Davis, a civil engineer with a specialty in concrete construction, and designed by his daughter Zoe Davis. Zoe was a designer who studied at the Sophie Newcomb College and the Art Students League in New York.

This residence was one of four experimental "aparthomes" sponsored by the Portland Cement Association. Charles Davis adapted industrial concrete construction processes for residential designs for this project. The intent of the project was to construct economical, apartment-size single-family residences that required little maintenance. At the time of construction, the designs of these concrete homes were so unusual they proved difficult to sell.

This 900 square foot one-story residence is concrete block construction clad in stucco with a one-car attached garage. The entry portico consists of a circular slab canopy supported by pipe columns. Four horizontal bands of black glazed tile highlight the front entry wall.

The property at 3240 Waits Avenue meets 4 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) properties.

- Is an important example of a particular architectural type or specimen in the City of Fort Worth.
- Has been identified as the work of an important architect or master building whose individual work has contributed to the development of the City of Fort Worth

- Embodies elements of architectural design, detail, materials or craftsmanship, which represent a significant architectural innovation
- 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 instructions, or by contributing to the overall character of the area according to a plan based on architectural, historic or cultural motif

Any future building changes to the site will be required to seek approval from Historic staff.

**Site Information:**

Owner: Shields-Collins Bray  
 3240 Waits Ave.  
 Fort Worth, TX 76109

Acreage: 0.143 acres

Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

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

**Recent Relevant Zoning and Platting History:**

Zoning History: NA  
 Platting History: NA

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Waits Ave	Residential	Residential	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Neighbors Working Together	Berry Street Initiative
Bluebonnet Place NA*	Trinity Habitat for Humanity
Frisco Heights NA	Streams & Valleys, Inc
Bluebonnet Hills NA	FWISD

\*Located within this neighborhood organization

**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 2015 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.

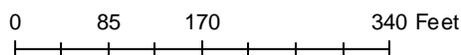
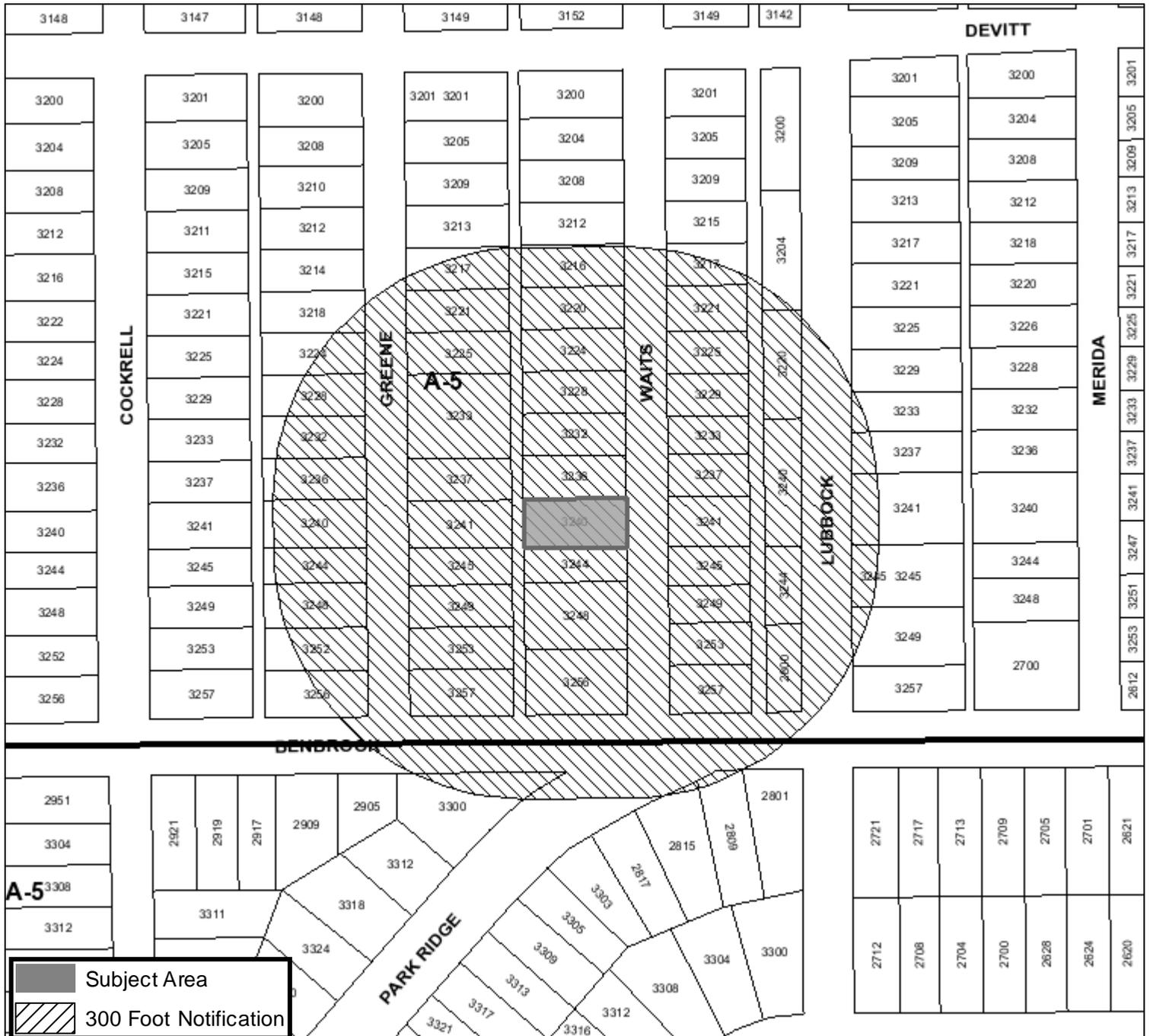
**Attachments:**

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

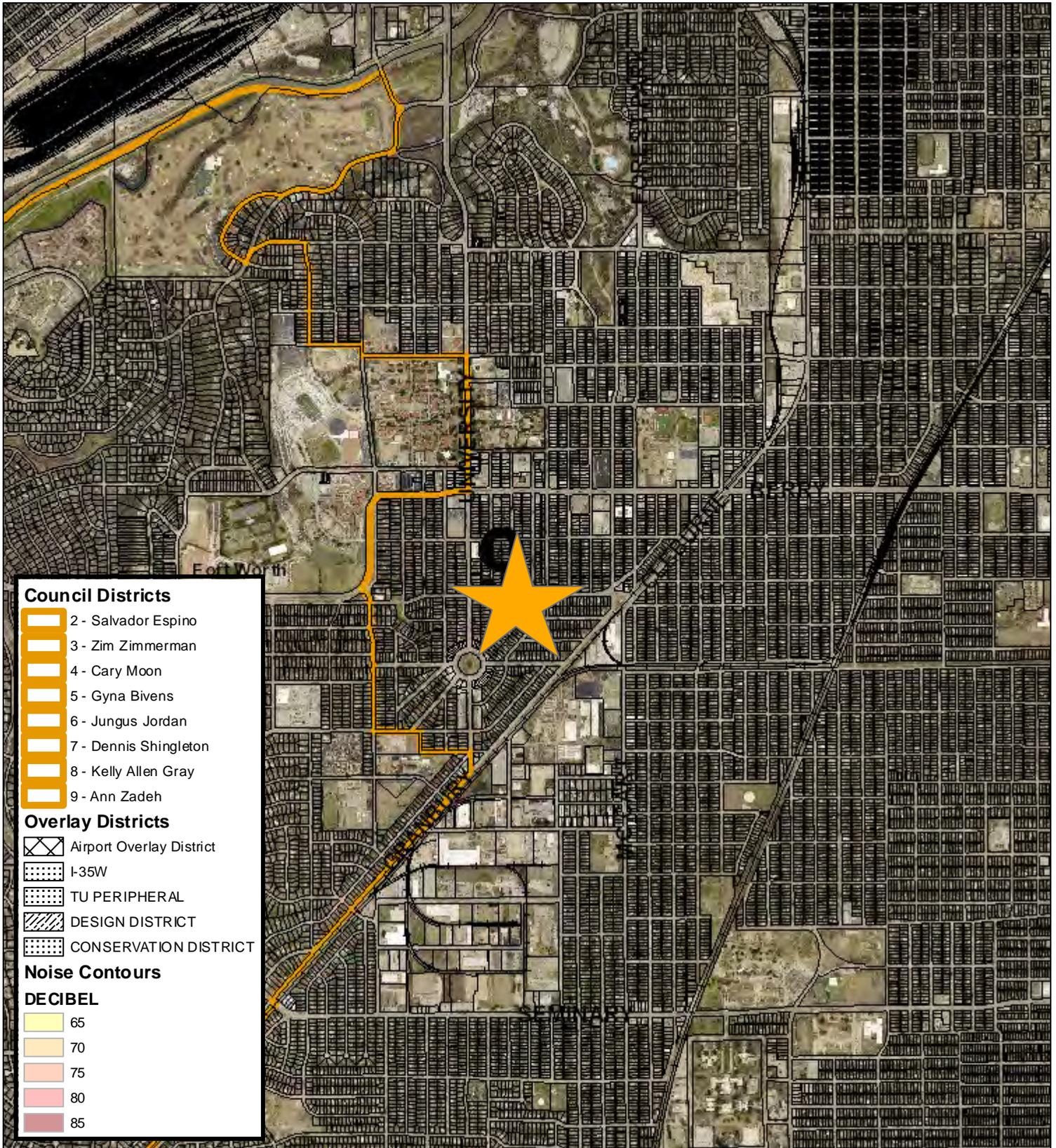


# Area Zoning Map

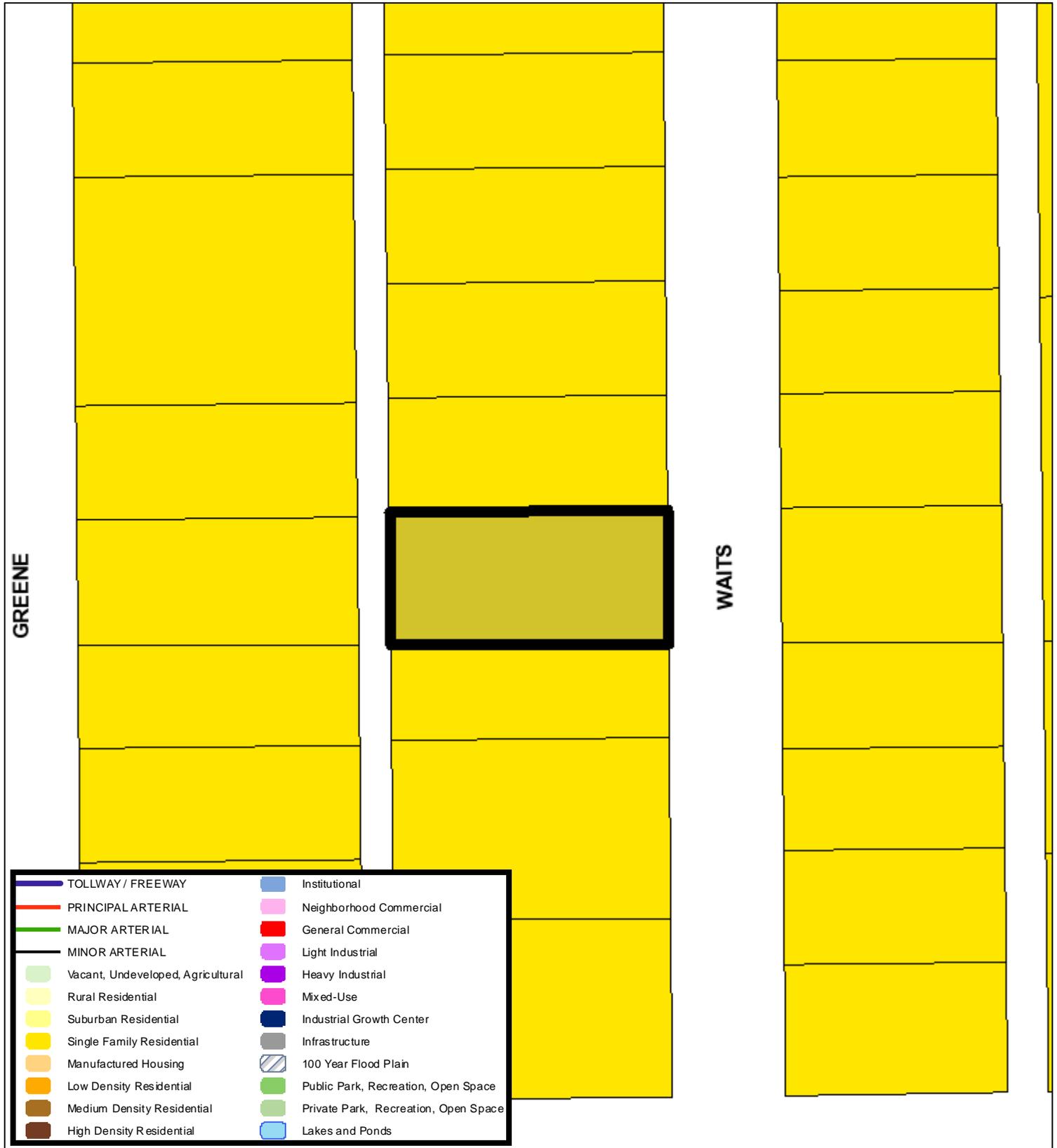
Applicant: Bray Shields/City FW Historic Preservation  
 Address: 3240 Waits Avenue  
 Zoning From: A-5/TCU  
 Zoning To: A-5/TCU plus Historic and Cultural overlay  
 Acres: 0.16582318  
 Mapsco: 76X  
 Sector/District: TCU/W.cliff  
 Commission Date: 1/13/2016  
 Contact: 817-392-8043



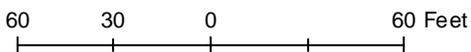
### Area Map



### Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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 17, 2015.





ZC-16-005

# Aerial Photo Map



GREENE

WAITS

0 35 70 140 Feet



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

**DATES:** April 8, 2013

**COUNCIL DISTRICT:** 9

***GENERAL INFORMATION***

---

<b>REQUEST</b>	Designation as Historic and Cultural Landmark
<b>APPLICANT/AGENT</b>	Shields-Collins Bray
<b>LOCATION</b>	3240 Waits Avenue
<b>ZONING/ USE (S)</b>	A-5
<b>NEIGHBORHOOD ASSOCIATION</b>	Individual

***DESIGNATION***

---

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

- Criterion 2: Is an important example of a particular architectural type or specimen in the City of Fort Worth.
- Criterion 3: Has been identified as the work of an important architect or master building whose individual work has contributed to the development of the City of Fort Worth
- 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 of architectural style or craftsmanship with few instructions, or by contributing to the overall character of the area according to a plan based on architectural, historic or cultural motif

***FINDINGS / RECOMMENDATIONS***

---

3240 Waits is an Art Moderne style residence constructed in 1936. It was constructed by Charles M. Davis, a civil engineer with a specialty in concrete construction, and designed by his daughter Zoe Davis. Zoe was a designer who studied at the Sophie Newcomb College and the Art Students League in New York.

This residence was one of four experimental “aparthomes” sponsored by the Portland Cement Association. Charles Davis adapted industrial concrete construction processes for residential

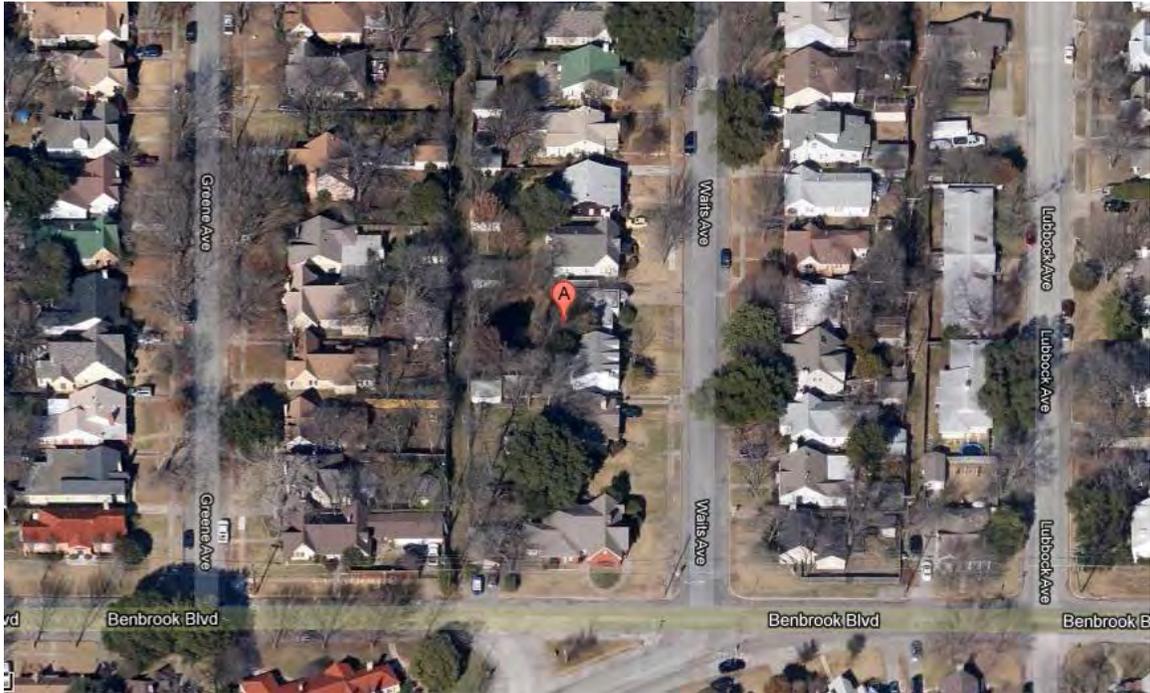
designs for this project. The intent of the project was to construct economical, apartment-size single-family residences that required little maintenance. At the time of construction, the designs of these concrete homes were so unusual they proved difficult to sell.

This 900 square foot one-story residence is concrete block construction clad in stucco with a one-car attached garage. The entry portico consists of a circular slab canopy supported by pipe columns. Four horizontal bands of black glazed tile highlight the front entry wall.

The property at 3240 Waits Avenue meets 4 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) properties.

Staff recommends the following motion: **Motion to approve the designation of 3240 Waits Avenue as a Historic and Cultural Landmark (HC) and the use of the Secretary of the Interior's Standards for Rehabilitation when evaluating any proposed alterations.**

Supplemental Materials



Aerial



Existing East (front) Façades

**residence with office for both units; site plan approved to Amend PD733 to add parking lot; site plan included**

Lynnette Payne, 1547 N Highway 77, Italy, Texas representing Andrew Blake explained to the Commissioners

Motion: Following brief discussion, Mr. Northern recommended a 30 day Continuance of the request, seconded by Ms. Dunn. The motion carried 8-1 with Ms. Conlin against.

<i>Document received for written correspondence</i>				<b>ZC-16-003</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>

**13. ZC-16-005 Bray Collin-Sheilds (CD 9) 3240 Waits (P R Weatherford Addition, Block 6, Lot 12, 0.16 Acres): from “A-5/TCU” One-Family/TCU Overlay to “A-5/TCU/HC” One-Family/TCU Overlay/Historic & Cultural**

Jocelyn Murphy, Planning Manager called all the historic cases.

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

**14. ZC-16-006 Magnolia May LLC (CD 9) 1300 May Street/411 W. Magnolia (S. O. Moodie Subdivision, Block 1, Lot 1R, 0.80 Acres): from “NS-T4” near Southside Neighborhood Zone to “NS-T5/HSE” Near Southside Transect 5 Urban Center Zone**

Jocelyn Murphy, Planning Manager called all the historic cases.

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

**15. ZC-16-007 Stockyards Lodge Trust (CD 2) 2408 N. Main Street (Googins Subdivision, Block 217, Lot 7, 0.25 Acres): from PD1017 “PD/MU-2/DD” Planned Development for all uses in “MU-2” High Intensity Mixed-Use, including certain uses, site plan required/Demolition Delay to “PD/H” Planned Development for PD1017 “PD/MU-2/HSE” Planned Development for all uses in “MU-2” High Intensity Mixed-Use, including certain uses, site plan required/Highly Significant Endangered**

Jocelyn Murphy. Planning Manager called all the historic cases.

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