



**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: Aaron & Amanda Vorwerk/ CFW Planning and Development

Site Location: 2112 Morning Glory Avenue Mapsco: 63F

Proposed Use: Historic Designation

Request: From: "A-10" One-Family
To: "A-10/HC" One-Family/Historic & Cultural Overlay

Land Use Compatibility: No effect.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The structure at 2112 Morning Glory Avenue is a Ranch Style residence, constructed in 1948. It is a contributing structure to the Oakhurst National Register Historic District. The structure meets 5 of the 10 criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) Properties.

Criteria 1: Distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic, or heritage of the City of Fort Worth, State of Texas or the United States.

Criteria 2: An important example of a particular architectural type or specimen in the City of Fort Worth.

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

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.

Criteria 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: Aaron & Amanda Vorwerk
Acreage: 0.31 acres
Comprehensive Plan Sector: Northeast
Agent: City of Fort Worth Historical
Surrounding Zoning and Land Uses:
North "A-10" One-family / residential
East "A-10" One-family / residential
South "A-10" One-family / residential
West "A-10" 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)
Morning Glory	Residential	Residential	No
Lotus	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:

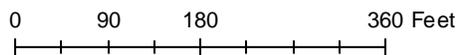
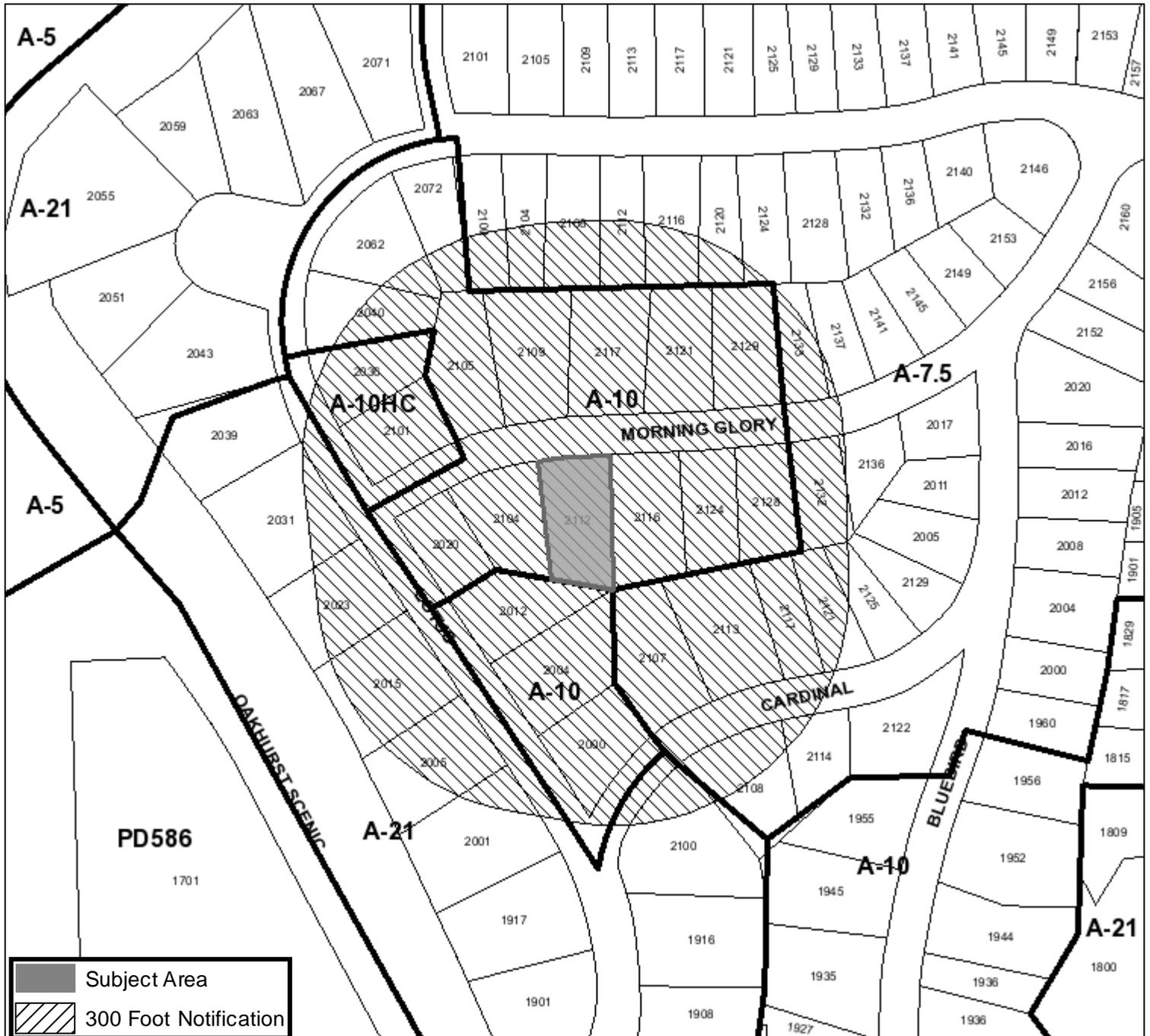
- Protect, enhance and perpetuate landmarks and districts of historical, cultural, architectural, or archaeological importance to Fort Worth.
- Foster civic pride by recognizing accomplishments of the past.
- Facilitate the designation of significant districts, sites, and structures with an overlay for Demolition Delay, Historic and Cultural Landmark, or Highly Significant Endangered.

Attachments:

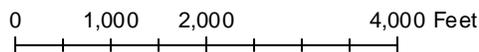
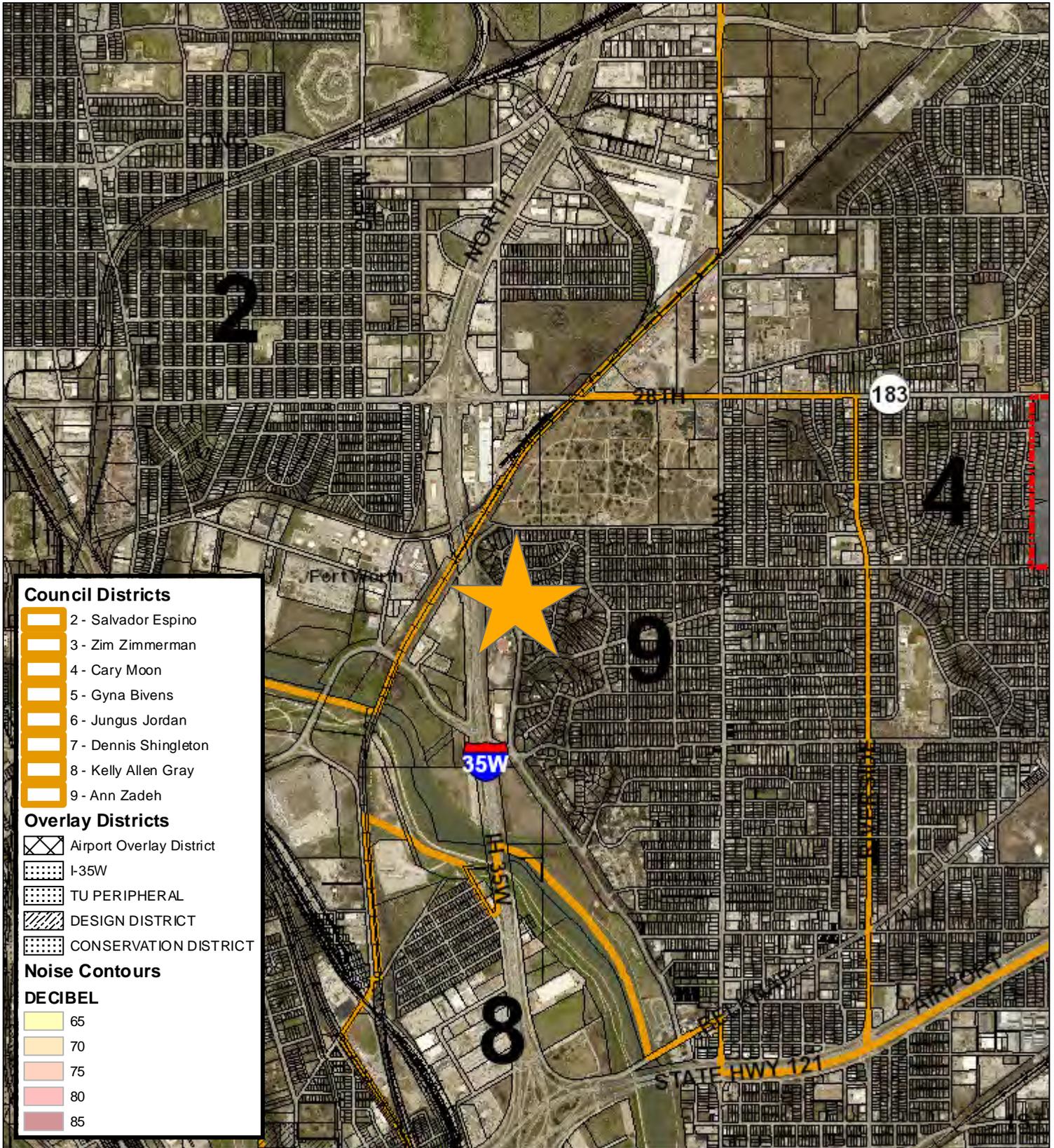
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC staff report and attachments
- Minutes from the Zoning Commission meeting

Area Zoning Map

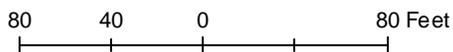
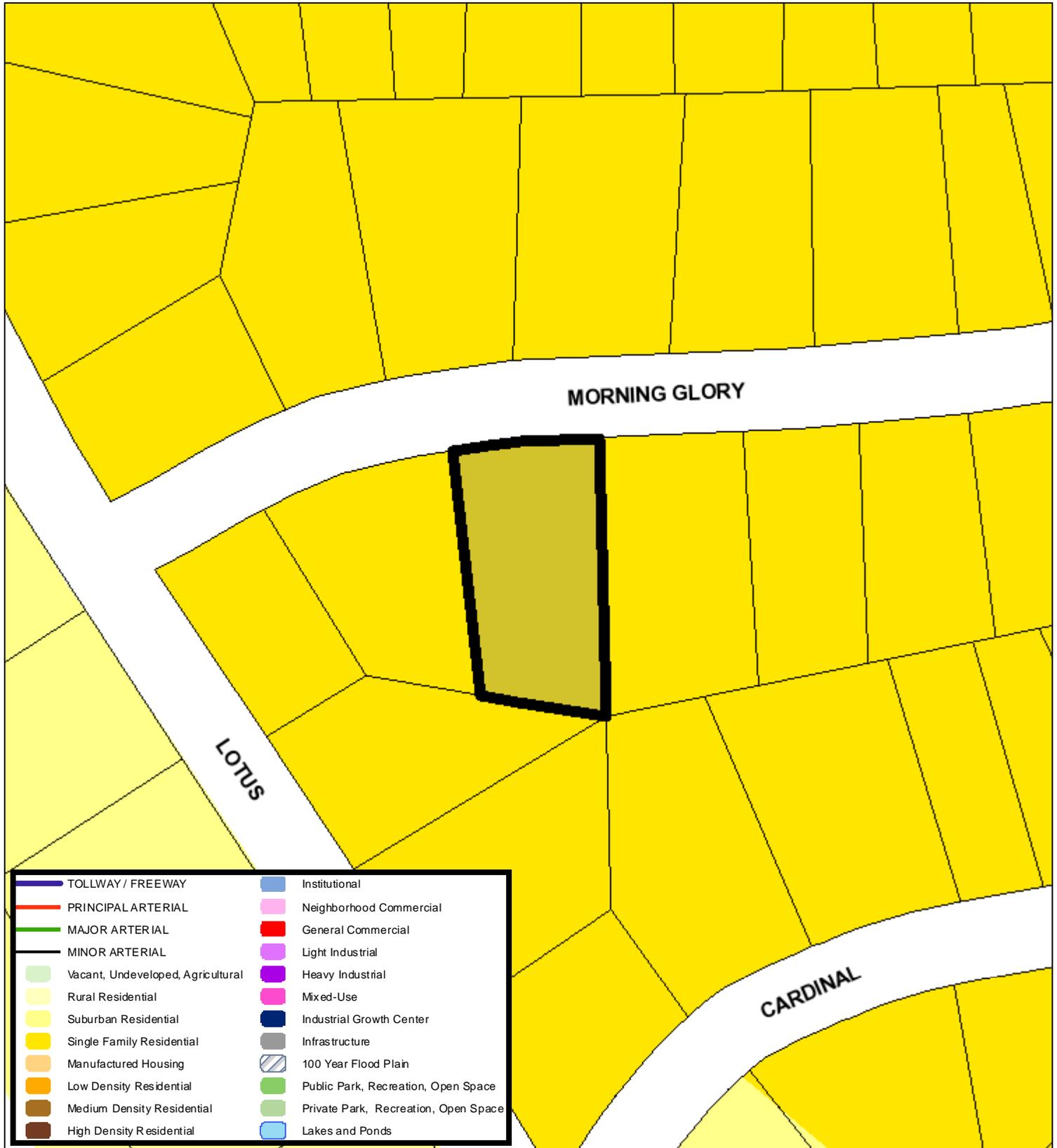
Applicant: Aaron & Amanda Vorwerk
 Address: 2112 Morning Glory Avenue
 Zoning From: A-10
 Zoning To: A-10 with HC Historic and Cultural overlay
 Acres: 0.31856714
 Mapsco: 63F
 Sector/District: Northeast
 Commission Date: 8/10/2016
 Contact: 817-392-8000



Area Map



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.



Aerial Photo Map



0 50 100 200 Feet



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

DATES: April 11, 2016

COUNCIL DISTRICT: 2

GENERAL INFORMATION

REQUEST	Designation as Historic and Cultural Landmarks (HC)
APPLICANT/AGENT	City of Fort Worth
LOCATION	2112 Morning Glory Avenue
ZONING/ USE (S)	A-10
NEIGHBORHOOD ASSOCIATION	Oakhurst

DESIGNATION

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.
- Criterion 2: An important example of a particular architectural type or specimen in the City of Fort Worth
- 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

FINDINGS / RECOMMENDATIONS

The applicant is requesting to designate 2112 Morning Glory as a Historic and Cultural Landmark.



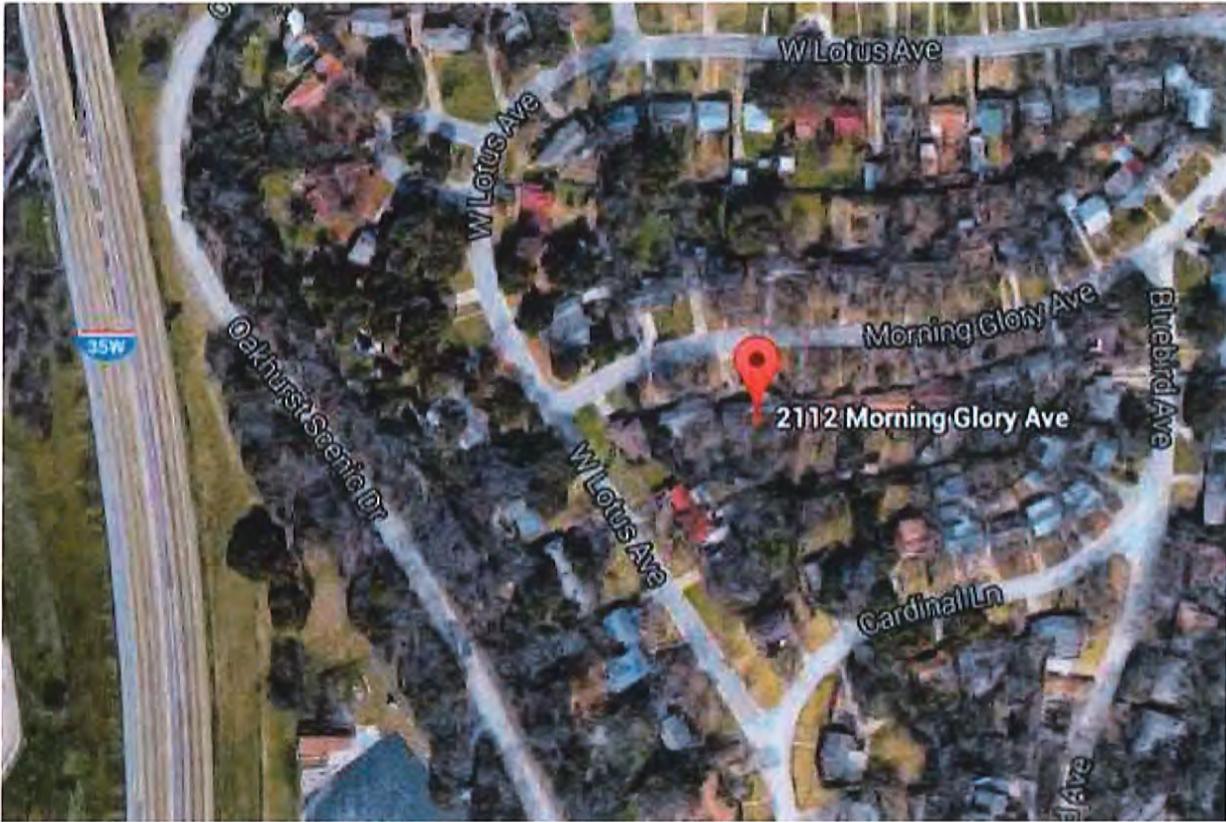
ZC-16-145-

2112 Morning Glory Avenue is a Ranch Style residence, constructed in 1948. It is a contributing structure to the Oakhurst National Register Historic District. The applicant provided an excellent summary explaining how the site meets the above criteria for designation. Please see attached.

The structure/site at 2112 Morning Glory Avenue meets 5 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 2112 Morning Glory 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 Front Elevation

RECEIVED
JUL 11 2016
BY:

ZC-16-145-

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