



**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: Virginia Bason/ CFW Planning and Development

Site Location: 1600 Oakhurst Scenic Dr. Mapsco: 63K

Proposed Use: Historic Designation

Request: From: "A-21" One-Family
To: "A-21/HC" One-Family/Historic & Cultural Overlay

Land Use Compatibility: No effect.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The structure at 1600 Oakhurst Scenic Drive is a Ranch Style residence, constructed in 1951. It is a contributing structure to the Oakhurst National Historic District. The structure meets 3 of the 5 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 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 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: Virginia Bason
Acreage: 0.51 acres
Comprehensive Plan Sector: Northeast
Agent: City of Fort Worth Historical

Surrounding Zoning and Land Uses:
North "A-21" One-family / residential
East "A-10" One-family / residential
South "A-21" 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)
Oakhurst Scenic	Residential	Residential	No
Daisy	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



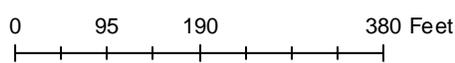
ZC-16-147

Area Zoning Map

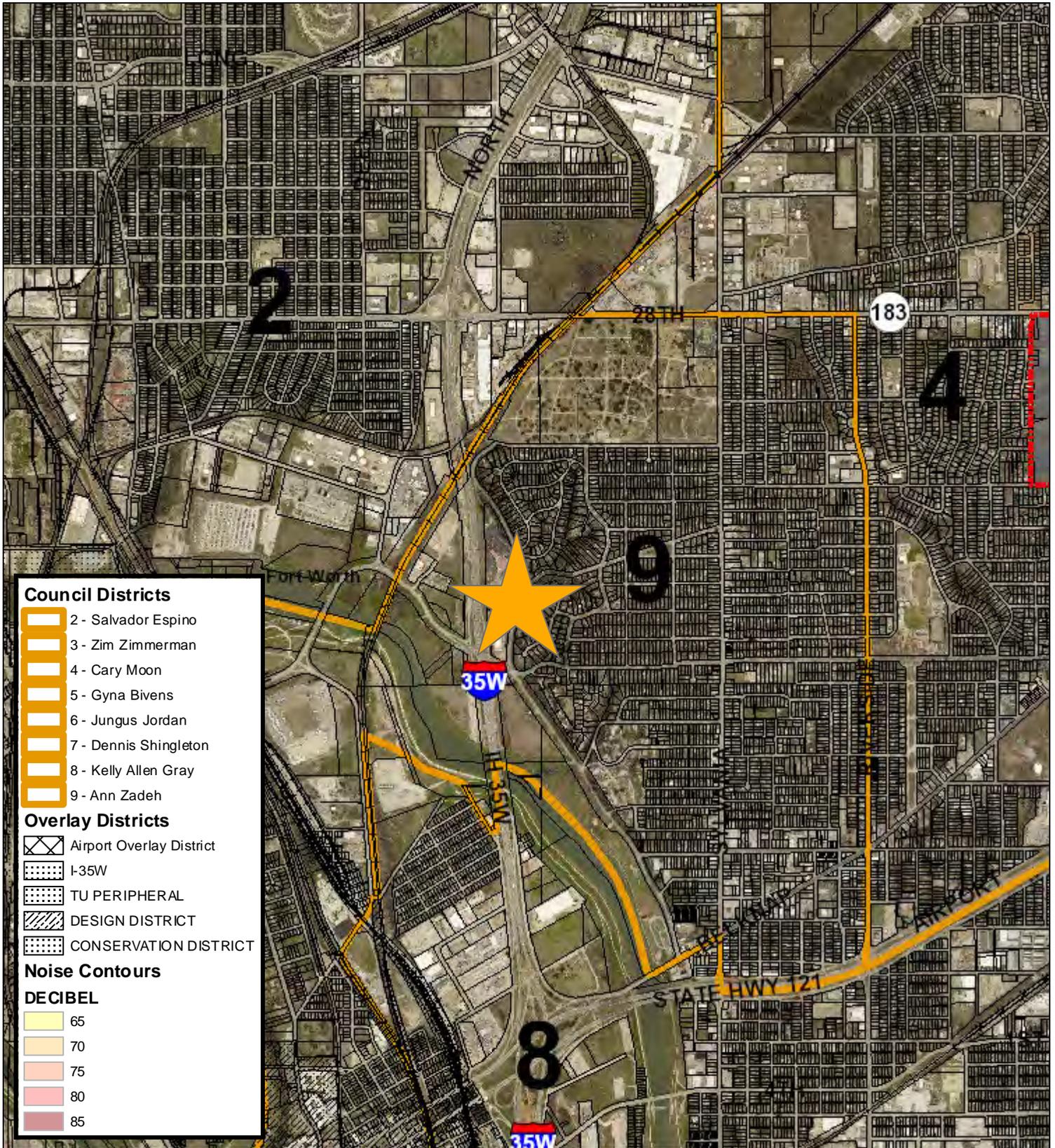
Applicant: Virginia Bason
 Address: 1600 Oakhurst Scenic Dr.
 Zoning From: A-21
 Zoning To: A-21 with HC Historic and Cultural overlay
 Acres: 0.51598203
 Mapsco: 63K
 Sector/District: Northeast
 Commission Date: 8/10/2016
 Contact: 817-392-8000



	Subject Area
	300 Foot Notification



Area Map



Council Districts

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

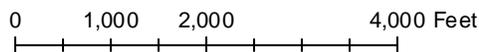
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

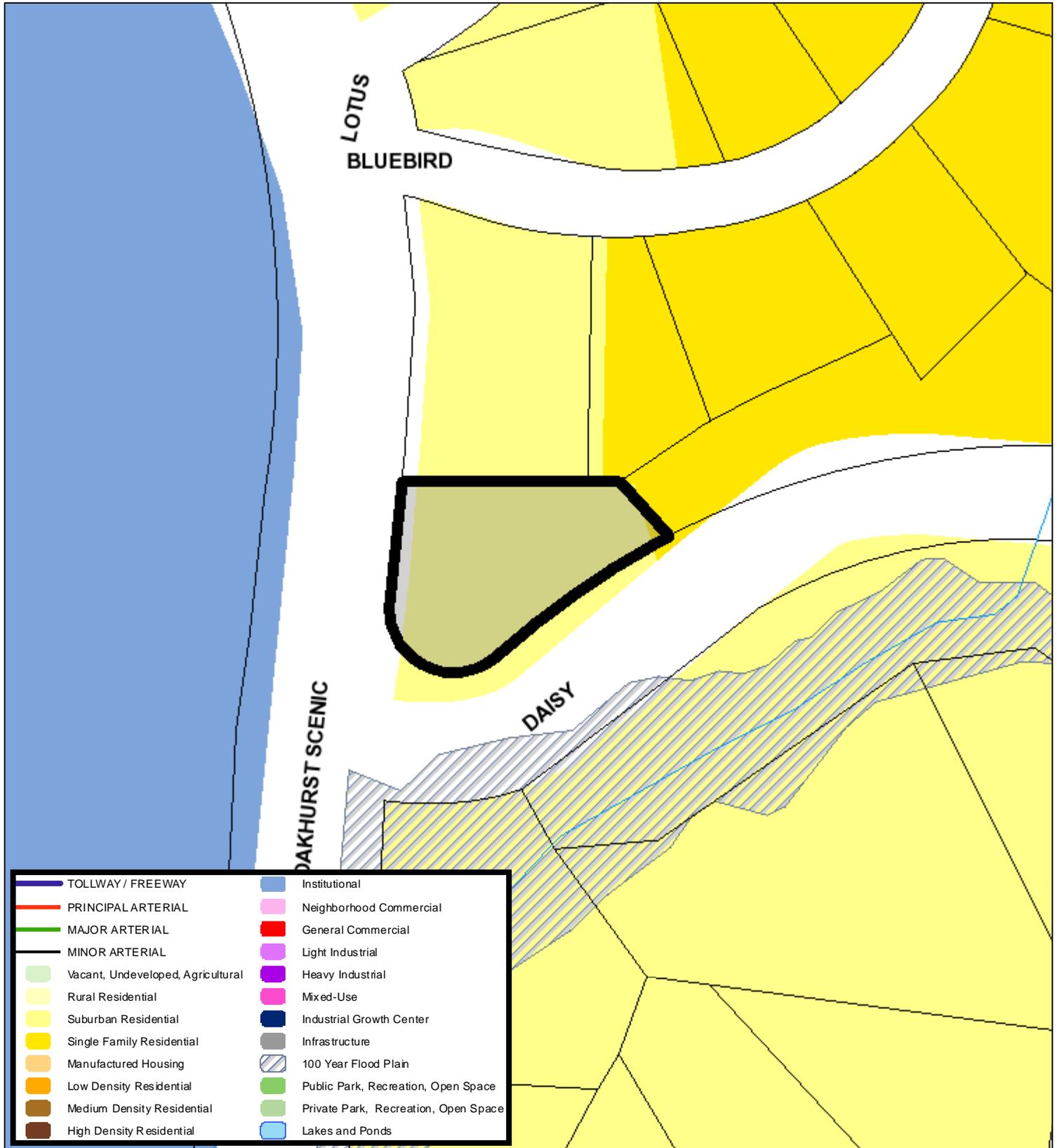
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



100 50 0 100 Feet

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.





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Aerial Photo Map



0 65 130 260 Feet



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

DATES: May 9, 2016

COUNCIL DISTRICT: 2

GENERAL INFORMATION

REQUEST	Designation as Historic and Cultural Landmarks (HC)
APPLICANT/AGENT	Virginia Bason/ Libby Willis
LOCATION	1600 Oakhurst Scenic Drive
ZONING/ USE (S)	A-21
NEIGHBORHOOD ASSOCIATION	Oakhurst

DESIGNATION

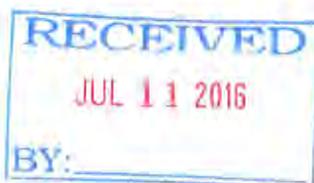
The applicant requests historic designation as a Historic and Cultural Landmark (HC). The structure meets the following criteria for historic designation:

- 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 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 10: Is designated as a Recorded Texas Historic Landmark or State Antiquities Landmark, or is included on the National Register of Historic Places

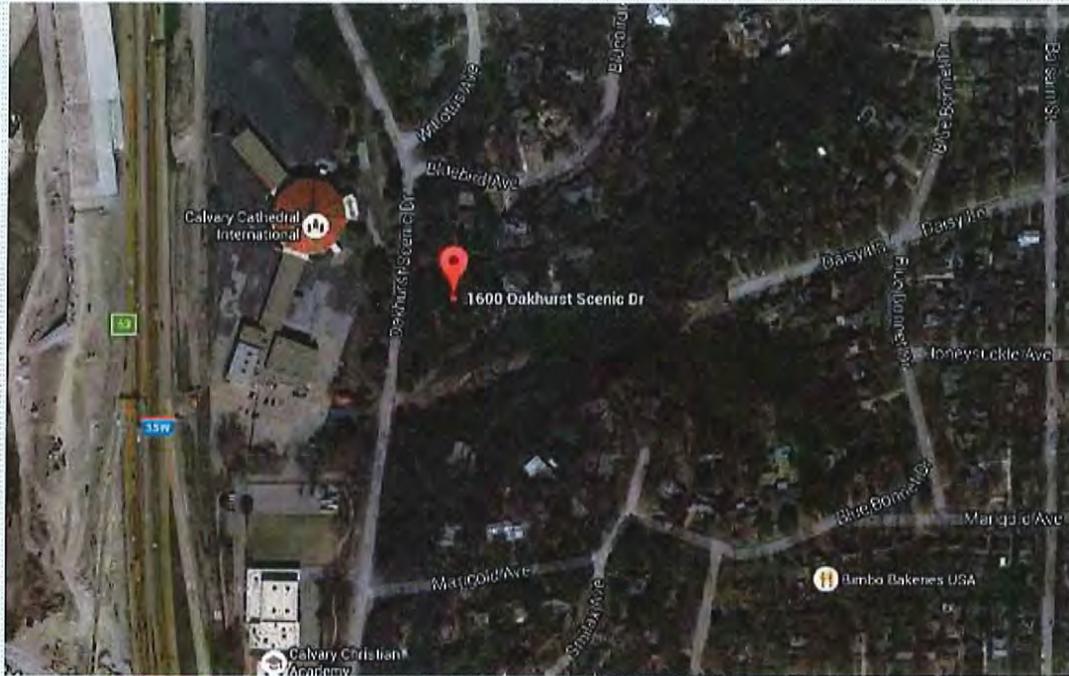
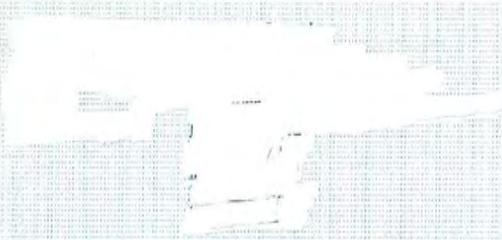
FINDINGS / RECOMMENDATIONS

The applicant is requesting to designate 1600 Oakhurst Scenic Drive as a Historic and Cultural Landmark.

1600 Oakhurst Scenic Drive is a Ranch Style residence, constructed in 1951. 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.



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Aerial



Existing Front Elevation

Additional Photos



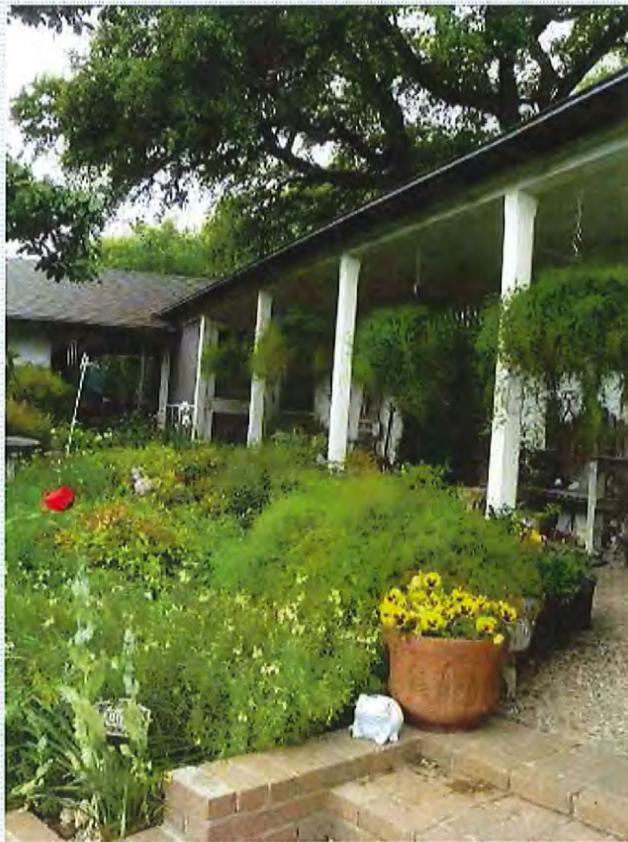
Front Elevation



Rear and Left Elevation



Right Elevation and Covered Walkway to Garage



Covered Walkway to Garage