



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 2, 2021

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 Monica Lafitte
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Domain at the Bluff View LLC

Site Location: 915 Samuels Avenue, 901 Bennett Street Acreage: 10.23

Proposed Use: Remove the Demolition Delay designation

Request: From: "PD1097"/DD (Demolition Delay)
To: "PD1097" (remove Demolition Delay designation)

Land Use Compatibility: Requested change **has no effect.**

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

Staff Recommendation: **Approval**

Background:

The two sites are located where a multifamily development has recently been built on the eastern bank of the West Fork Trinity River off of Samuels Avenue, about halfway between E. Northside Dr. to the north and E. Belknap St. to the south. The two sites formerly had structures, which have since been removed and replaced by the multifamily development. The sites are located within the Historic Samuels Downtown Urban Design District. The applicant is requesting to remove the "DD" Demolition Delay designation where these two addresses were formerly located.

Per 4.401(c)4.a.2. of the Zoning Ordinance regarding the Historic Preservation Overlay Districts: The DD designation may be removed if it no longer conforms to the criteria for significance and integrity or changed to HC or HSE if it satisfies the applicable criteria for significance and integrity. The DD designation must be removed if the property is demolished in accordance with this Historic Preservation Ordinance.

901 Bennett Street

- On November 14, 1995 the property at 901 Bennett Street was designated a Demolition Delay. Under the Preservation Ordinance in place at the time, the property meet 5 out of 16 criteria for significance.
- On April 11, 2016 the Historic and Cultural Landmarks Commission approved a Certificate of Appropriateness to demolish the historic structure, subject to a 180-day demolition delay.
- On October 8, 2016 the demolition delay period expired.

- On May 2, 2017 the structures at 815 and 901 Bennett Street were demolished.

915 Samuels Avenue

- On November 14, 1995 the property at 915 Samuels Avenue was designated as
- Demolition Delay. Under the Preservation Ordinance in place at the time, the property meet 6 out of 16 criteria for significance.
- On April 11, 2016 the Historic and Cultural Landmarks Commission approved a
- Certificate of Appropriateness to demolish the historic structure, subject to a 180-day demolition delay.
- On October 8, 2016 the demolition delay period expired.
- On May 23, 2017 the structure at 915 Samuels Avenue, known as the Talbott-Wall house, was relocated to the property at 1102 Samuels Avenue.

Although the Preservation Ordinance only speaks to whether a DD designation should be removed for demolition, the effect of the relocation of the structure off site has the same effect as demolition, i.e. the building is no longer extant anywhere on the original site. Since the structure was relocated after the demolition delay period had expired in accordance with the Historic Preservation Ordinance, the DD designation must be removed.

Site Information:

Surrounding Zoning and Land Uses:

- North "PD1097" / multifamily
- East "PD1097" / multifamily
- South "PD1097" / multifamily
- West "PD1097" / multifamily

Zoning History: ZC-16-080 from "O-1" Floodplain, "D" High Density Multifamily; "D/DD" High Density Multifamily/Demolition Delay; "D/HC" High Density Multifamily/Historic and Cultural Overlay; PD931 "PD/TU-N2" Planned Development with design regulations to "PD/D" Planned Development for all uses in "D" High Density Multifamily, retaining historical overlays, with Development Standards and Downtown Urban Design standards; effective 10/29/16

ZC-16-107 from Multiple to Expand and Revise Downtown Urban Design District Overlay; effective 1/8/17

Public Notification:

300 foot Legal Notifications were mailed on December 22, 2020.

The following organizations were notified: (emailed December 21, 2020)

Organizations Notified	
Inter-District 2 Alliance	Fort Worth Downtown Neighborhood Alliance
Greenway NA	Tarrant Regional Water District
Friends of Riverside Park	Streams And Valleys Inc
Trinity Habitat for Humanity	Oakhurst Alliance of Neighbors
Fort Worth ISD	

*Not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The requested removal of the "DD" Demolition Delay designation will not change the base zoning; as a result, there will be no effect on compatibility.

2. Comprehensive Plan Consistency - Northeast

The 2020 Comprehensive Plan designates the subject property as High-Density Residential and the removal of the "DD" Demolition Delay designation will not affect the underlying zoning district and future land use.

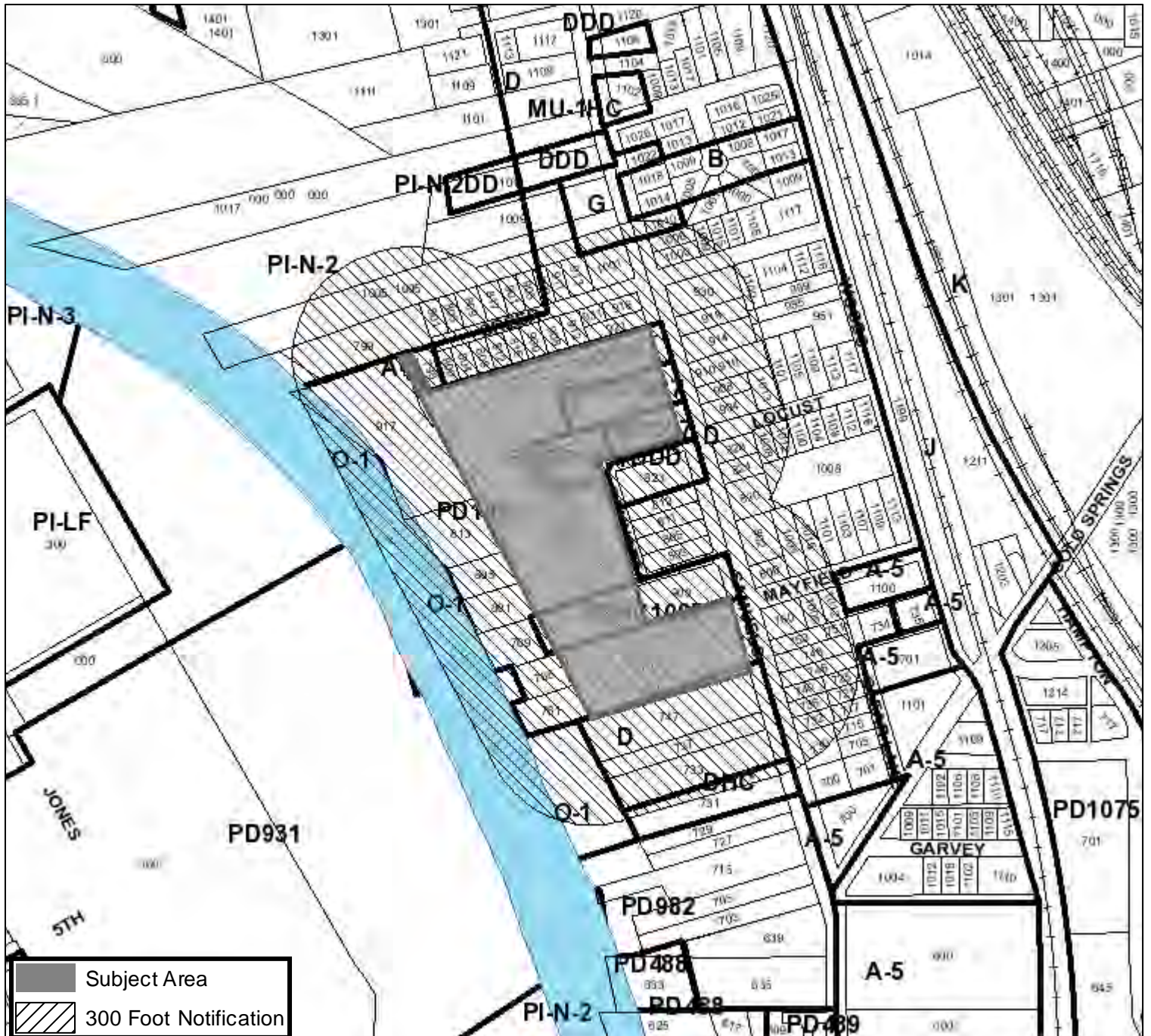
As a result, the proposed zoning **is consistent** with the 2020 Comprehensive Plan.



Attachments:

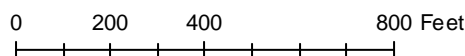
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph
- HCLC reports (two)

Area Zoning Map

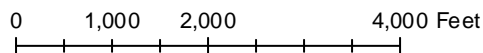
Applicant: Domain at the Bluff View, LLC
 Address: 901 Bennett Street/915 Samuels Avenue
 Zoning From: PD 1097, PD 1097/DD, PD 1097/HC
 Zoning To: PD 1097 (removing historic overlays)
 Acres: 10.56466663
 Mapsco: 63S
 Sector/District: Northeast
 Commission Date: 1/13/2021
 Contact: 817-392-2806



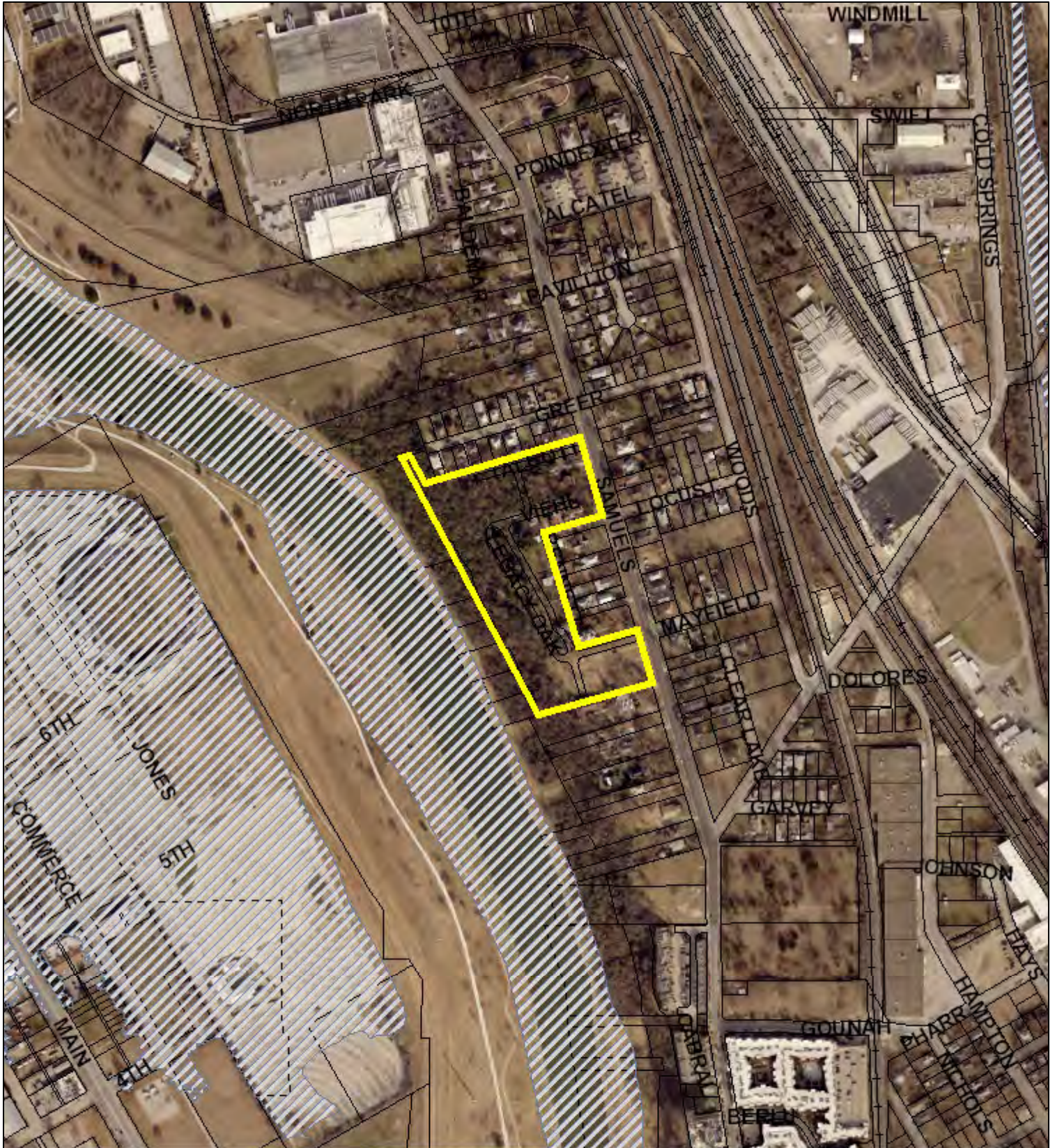
	Subject Area
	300 Foot Notification



Area Map



Aerial Photo Map



0 325 650 1,300 Feet



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

DATES: December 14, 2020

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Recommendation for Removal of Demolition Delay Designation
APPLICANT/AGENT	Domain at Bluff View, LLC
LOCATION	901 Bennett Street
ZONING/ USE (S)	PD 1097/DD
NEIGHBORHOOD ASSOCIATION	Individual

REQUEST

The owner requests a recommendation to City Council to consider removing the Demolition Designation from the property at 901 Bennett Street.

BACKGROUND INFORMATION

- On November 14, 1995 the property at 901 Bennett Street was designated as Demolition Delay. Under the Preservation Ordinance in place at the time, the property meet 5 out of 16 criteria for significance.
- On April 11, 2016 the Historic and Cultural Landmarks Commission approved a Certificate of Appropriateness to demolish the historic structure, subject to a 180-day demolition delay.
- On October 8, 2016 the demolition delay period expired.
- On May 2, 2017 the structures at 815 and 901 Bennett Street were demolished.

APPLICABLE CITY OF FORT WORTH ZONING ORINANCE PROVISIONS

4.401 Historic Preservation Overlay Districts

(c) Identification and Designation of Cultural Resources

4. Criteria and special considerations for removal or change of historic designation
 - a. Criteria.
 2. The DD designation may be removed if it no longer conforms to the criteria for significance and integrity or changed to HC or HSE if it satisfies the applicable criteria for significance and integrity. The DD designation must be removed if the property is demolished in accordance with this Historic Preservation Ordinance.

FINDINGS / RECOMMENDATIONS

Since the structure was demolished after the demolition delay period had expired in accordance with the Historic Preservation Ordinance, the DD designation must be removed.

Therefore, staff recommends the following motion:

That the HCLC recommend that City Council consider removing the Demolition Delay (DD) designation for the property at 901 Bennett Street.

Supplemental Materials



Fig. 1 – Location of 801 Bennett Street. Note that an apartment complex is on site.

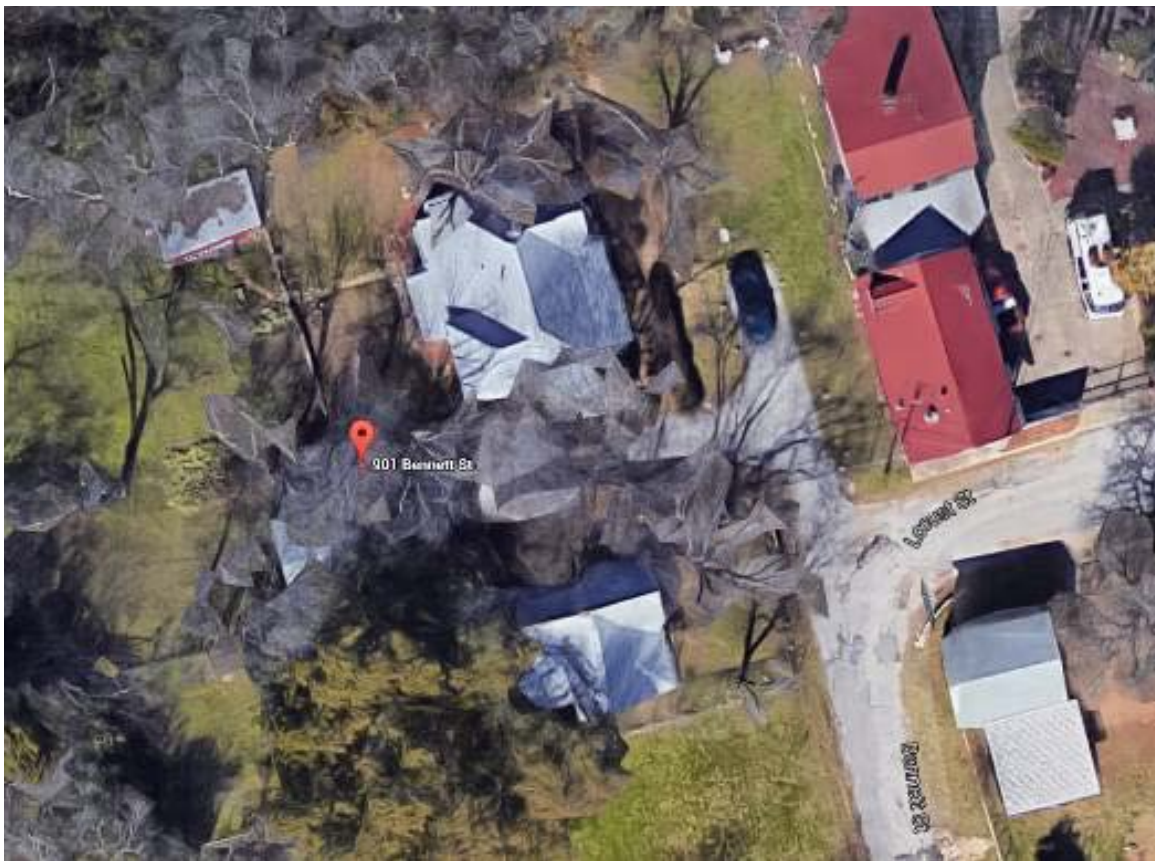


Fig. 2 – Two structures that were formerly on site.



Fig. 3 – Two structures that were formerly on site.



Fig. 4 – New apartment complex on site.

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

DATES: December 14, 2020

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Recommendation for Removal of Demolition Delay Designation
APPLICANT/AGENT	Domain at Bluff View, LLC
LOCATION	915 Samuels Avenue
ZONING/ USE (S)	PD 1097/DD
NEIGHBORHOOD ASSOCIATION	Individual

REQUEST

The owner requests a recommendation to City Council to consider removing the Demolition Designation from the property at 915 Samuels Avenue.

BACKGROUND INFORMATION

- On November 14, 1995 the property at 915 Samuels Avenue was designated as Demolition Delay. Under the Preservation Ordinance in place at the time, the property meet 6 out of 16 criteria for significance.
- On April 11, 2016 the Historic and Cultural Landmarks Commission approved a Certificate of Appropriateness to demolish the historic structure, subject to a 180-day demolition delay.
- On October 8, 2016 the demolition delay period expired.
- On May 23, 2017 the structure at 915 Samuels Avenue, known as the Talbott-Wall house, was relocated to the property at 1102 Samuels Avenue.

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Therefore, staff recommends the following motion:

That the HCLC recommend that City Council consider removing the Demolition Delay (DD) designation for the property at 915 Samuels Avenue.

Supplemental Materials



Fig. 1 – Location of 915 Samuels Avenue. Note that an apartment complex is on site.

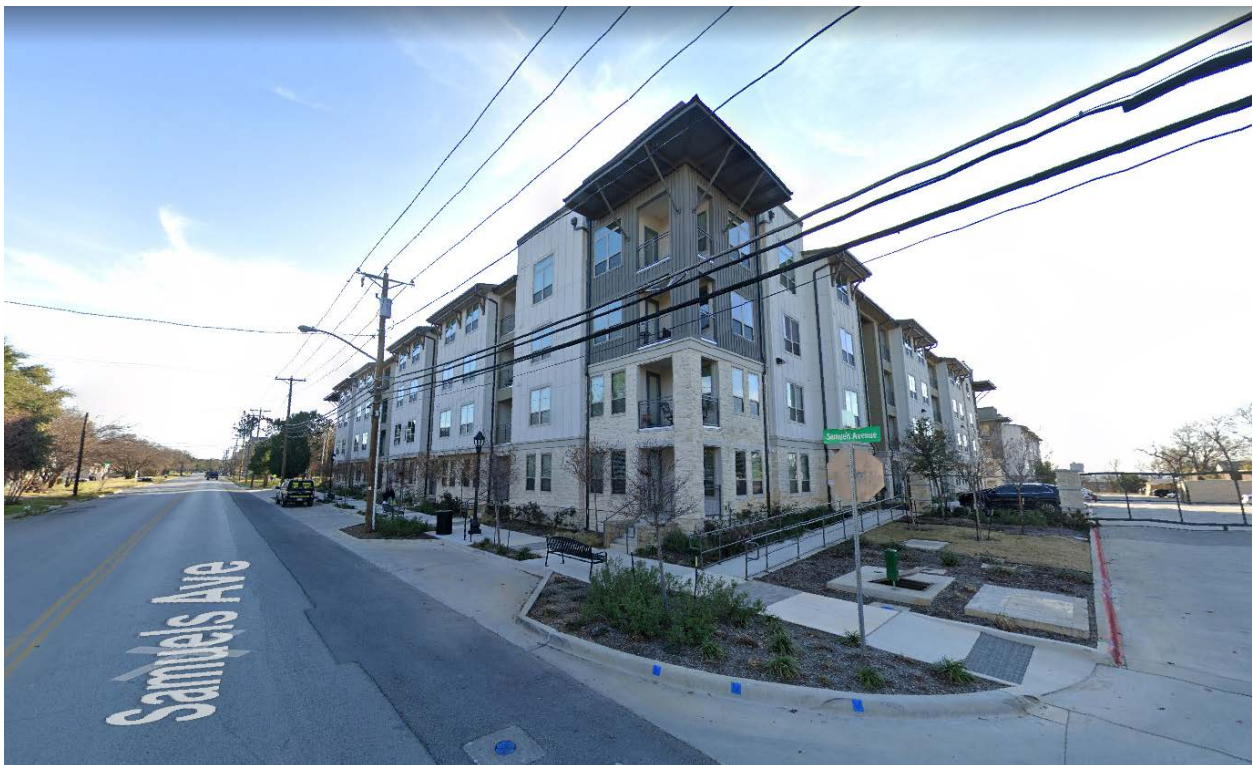


Fig. 2 – New apartment complex on site.



Fig. 3 – Talbott-Wall House at its new location at 1102 Samuels Avenue.