



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 15, 2020

Council District 7

Zoning Commission Recommendation: Approval by a vote of 7-0 Opposition: 1 letter; 1 notice Support: Arlington Heights NA; 1 letter	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Laura Evans</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Gail Landreth

Site Location: 4730 Pershing Avenue Acreage: 0.16

Proposed Use: Historic Designation

Request: From: "A-5" One Family
 To: Add HSE Highly Significant Endangered Historic Overlay

Land Use Compatibility: No effect.

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

Staff Recommendation: Approval

Background:

The applicant is requesting to designate 4730 Pershing Avenue as a Highly Significant Endangered Landmark (HSE). The structure/site at 4730 Pershing Avenue meets 3 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Highly Significant Endangered Landmark (HSE) properties.

Criterion 1: Is distinctive in character, interest or value, and exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States.

Criterion 2: Is an important example of a particular architectural type or specimen or embodies elements of architectural design, detail, material, or craftsmanship that represent a significant architectural innovation in Fort Worth.

Criterion 5: Bears a significant relationship to other distinctive buildings, structures, sites, objects or areas, either as an important collection of properties of architectural style, or craftsmanship with few intrusions, or by contributing to the overall character of the area according to a plan based on architectural, historic or cultural motif.

Site Information:

Surrounding Zoning and Land Uses:

North "A-5" One Family / single family
 East "A-5" One Family / single family
 South "A-5" One Family / single family
 West "A-5" One Family / single family
Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on August 21, 2020.
 The following organizations were notified: (emailed August 19, 2020)

Organizations Notified	
Westside Alliance	Como NAC
Arlington Heights NA	Alamo Heights NA
West Byers NA	Sunset Heights NA
Crestline Area NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Camp Bowie District, Inc
Fort Worth ISD	

*Located within this Neighborhood Association

Development Impact Analysis:

1. **Land Use Compatibility**

The requested "HSE" zoning overlay will not change the base zoning; as a result, there will be no effect on compatibility.

2. **Comprehensive Plan Consistency – Arlington Heights**

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.

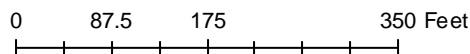
Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph
- HCLC Report

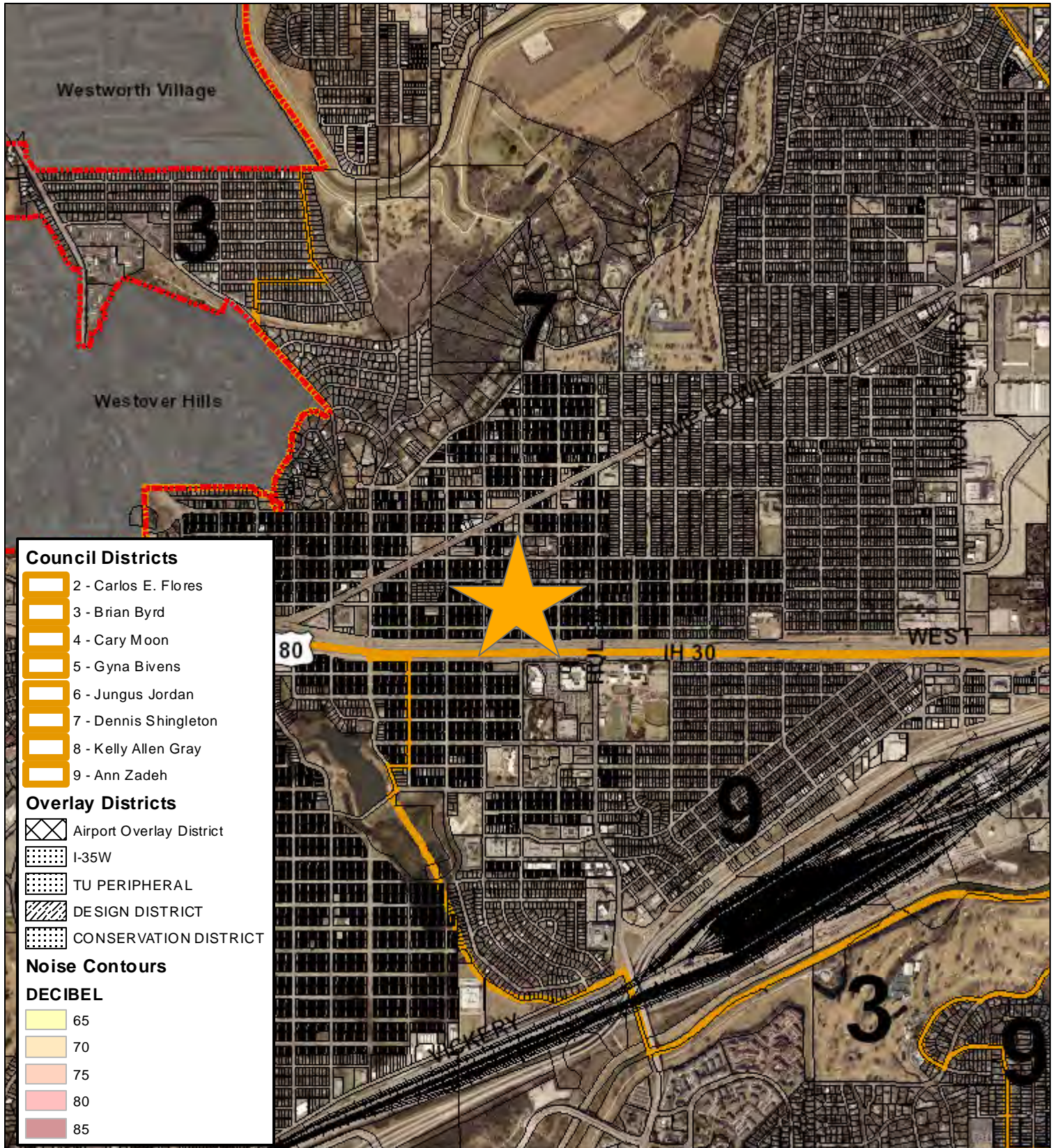


Area Zoning Map

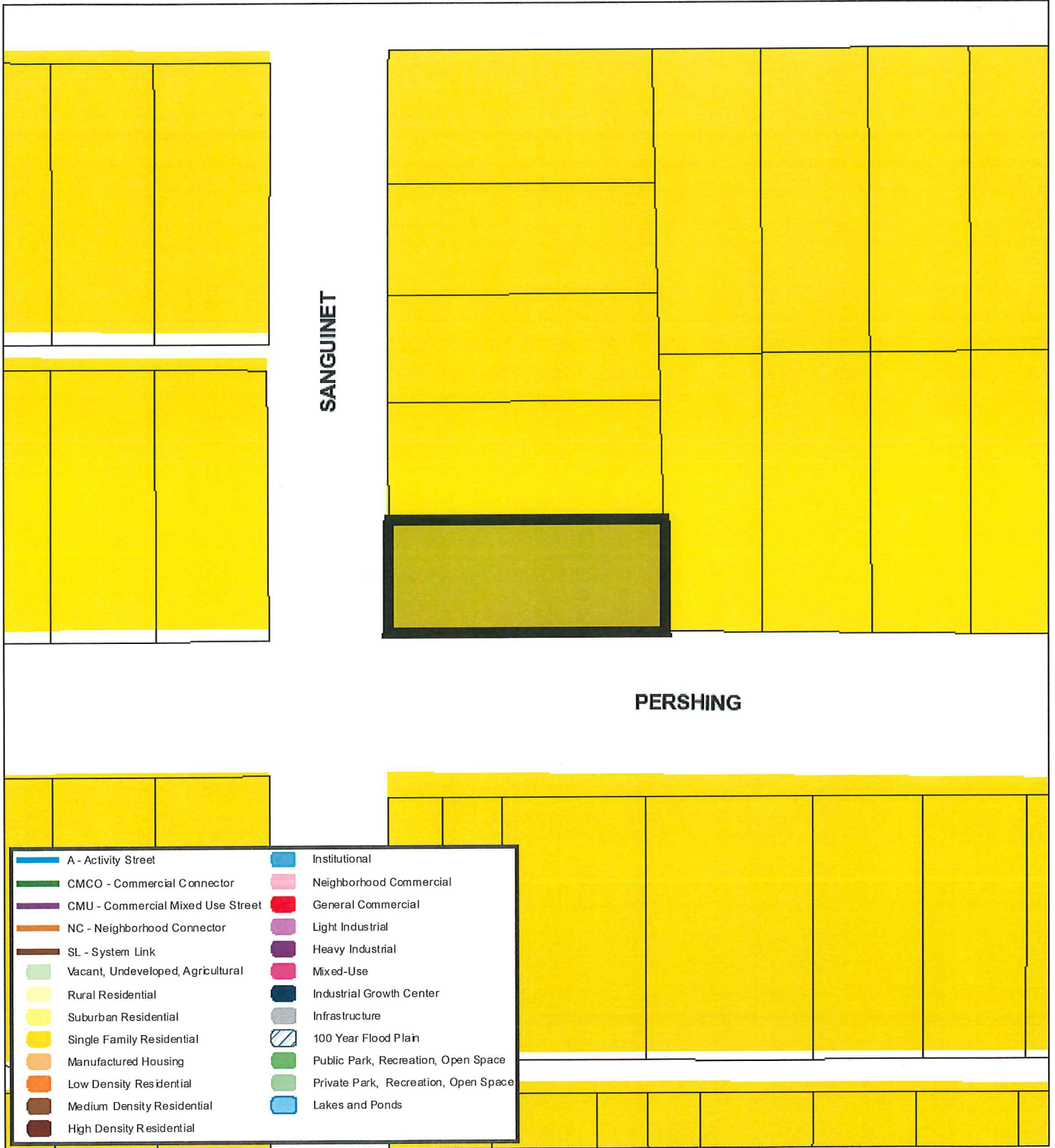
Applicant: Gail Landreth by the City of Fort Worth
 Address: 4730 Pershing Avenue
 Zoning From: A-5
 Zoning To: Add Historic Significantly Endangered Overlay
 Acres: 0.16149817
 Mapsco: 75K
 Sector/District: Arlington Heights
 Commission Date: 9/9/2020
 Contact: 817-392-8043



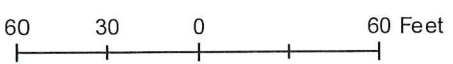
Area Map



Future Land Use



	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		



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 3, 2020



Aerial Photo Map



0 40 80 160 Feet

