



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 3, 2015

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Sundance Plaza Buildings, LLC

Site Location: 400 Commerce Street Mapsco: 63W

Proposed Use: Historic Designation

Request: From: "H" Central Business District and "H/DD" Central Business District/Demolition Delay

To: "H" Central Business District and "H/HC" Central Business District/Historic & Cultural Overlay

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

400 Commerce Street is a Victorian commercial building with Romanesque Revival style features, constructed circa 1889. It was designed by prominent Fort Worth architect, Marshall R. Sanquinet. The exterior is clad in pressed red brick, with red sandstone trim and stain glass windows. Blake Alexander, architectural historian, notes that the building significant due to the Romanesque style features- "a style seldom seen outside of the eastern part of the country."

The building was renovated in the 1980's. It was designated a Recorded Texas Historic Landmark in 1981. The structure may be eligible for the National Register.

The applicant requested an (HC) historic designation for the subject property in which it meets seven of the ten designations:

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.
2. Is an important example of a particular architectural type or specimen in the City of Fort Worth.
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.
4. Embodies elements of architectural design, detail, materials or craftsmanship, which represent a significant architectural innovation.
5. 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.
6. Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.

7. Is designated as a Recorded Texas Historic Landmark or State Archeological Landmark, or is included on the National Register of Historic Places.

Site Information:

Owner: Sundance Plaza Buildings, LLC
 201 Main Street
 Suite 2700
 Fort Worth, TX 76102

Acreage: 0.41 ac

Comprehensive Plan Sector: Downtown

Surrounding Zoning and Land Uses:

North "H" Central Business District / commercial
 East "H" Central Business District / commercial
 South "H" Central Business District / commercial
 West "PD/DD/959" Planned Development / Sundance Square Plaza

Recent Relevant Zoning and Platting History:

Zoning History: PD-959 Approved by City Council 01/29/13 for Planned Development for H uses limited with development standards, subject property to the west.

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Commerce St	Major Arterial	Major Arterial	No
3 rd St	Major Arterial	Major Arterial	No
4 th St	Major Arterial	Major Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Ft Worth Downtown Neighborhood Alliance	Streams & Valleys, Inc
Downtown Fort Worth, Inc.	Fort Worth ISD
Trinity Habitat for Humanity	

Development Impact Analysis:

1. **Land Use Compatibility**

Uses surrounding the proposed site are primarily commercial within the downtown area. The proposed HC Historic Designation and use **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the subject property as Mixed-Use. The proposed historic designation is consistent with the following Comprehensive Plan policies.

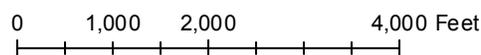
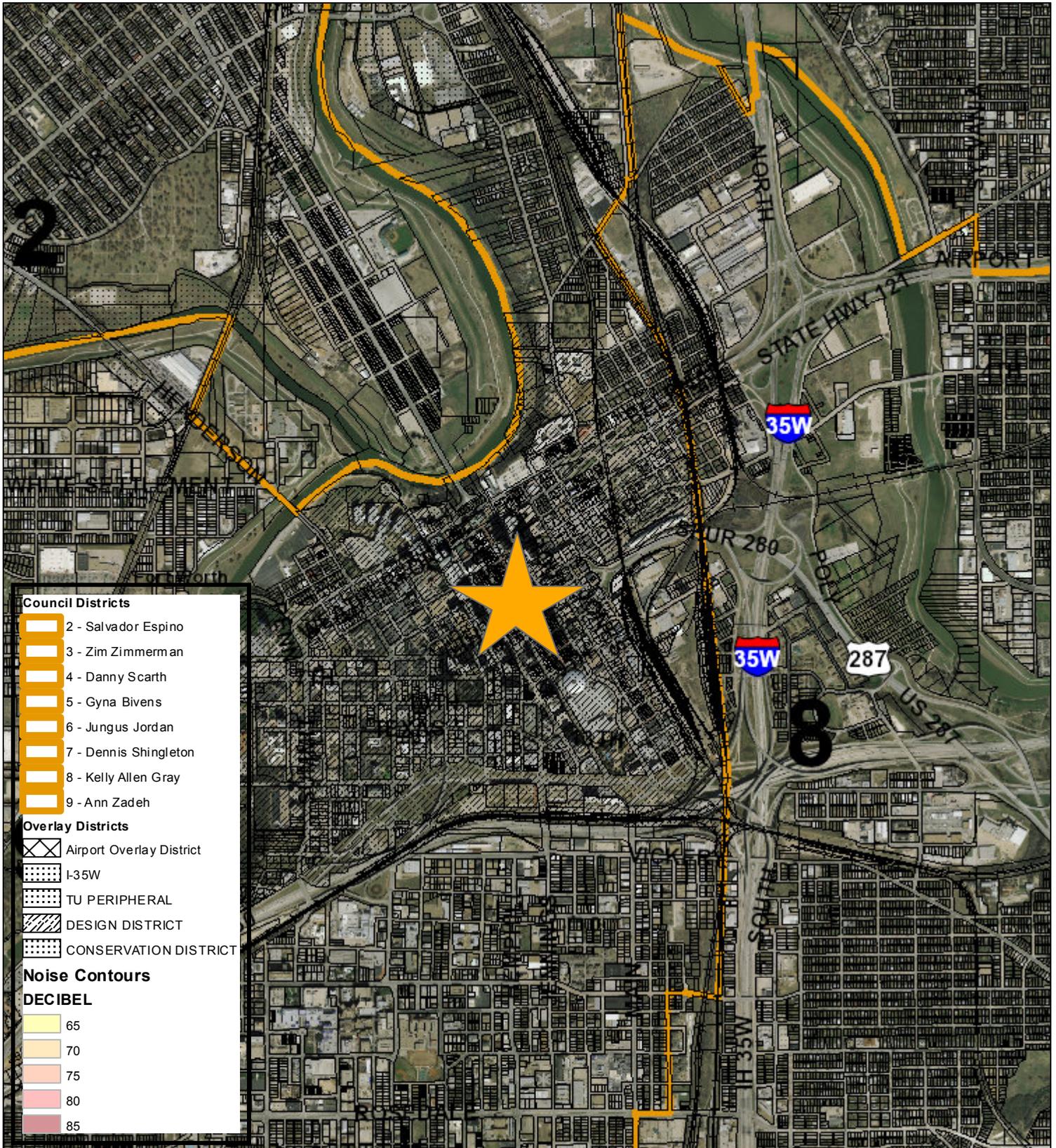
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

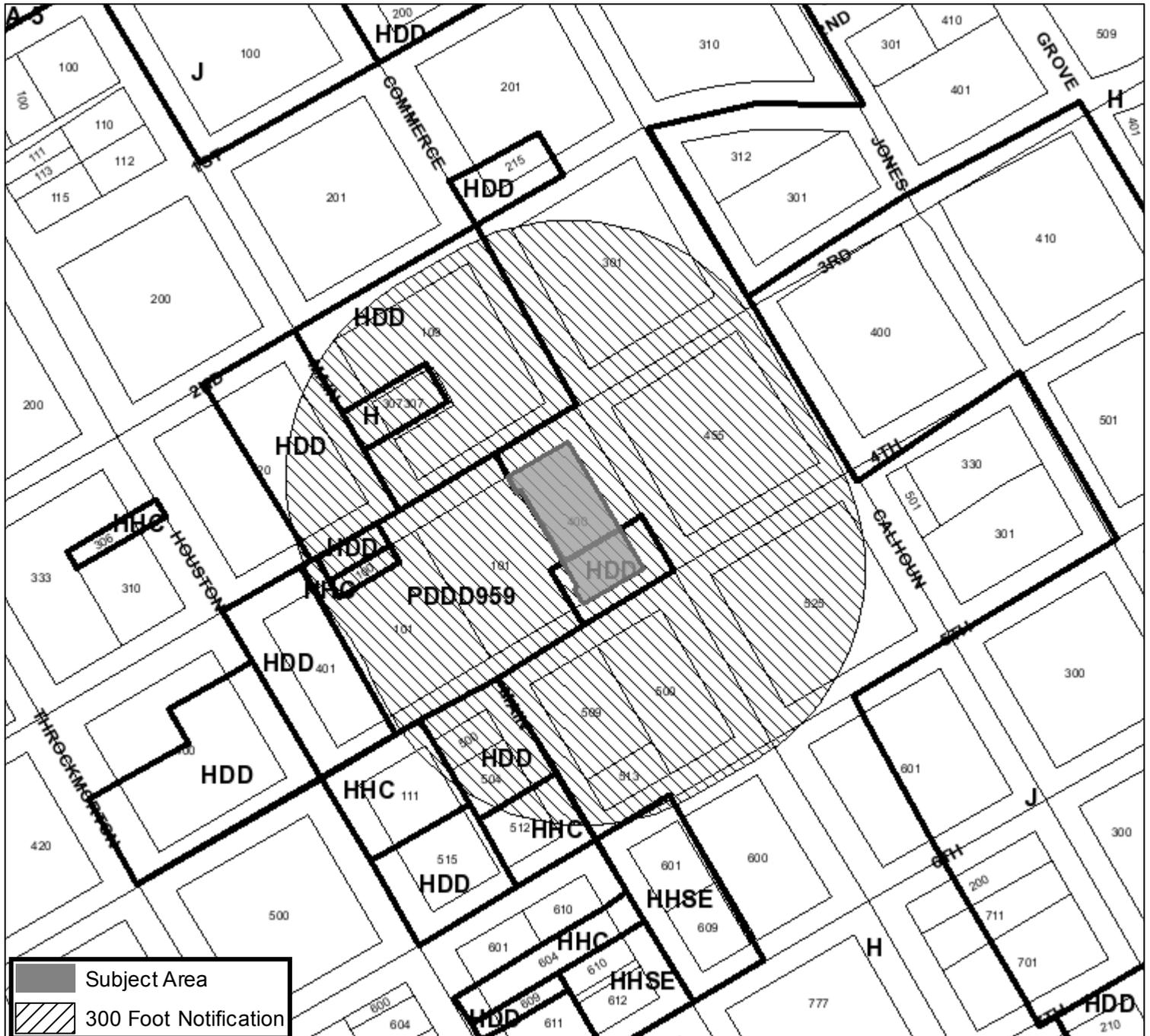
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC report
- Minutes from the Zoning Commission meeting

Area Map

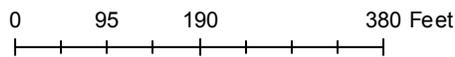


Area Zoning Map

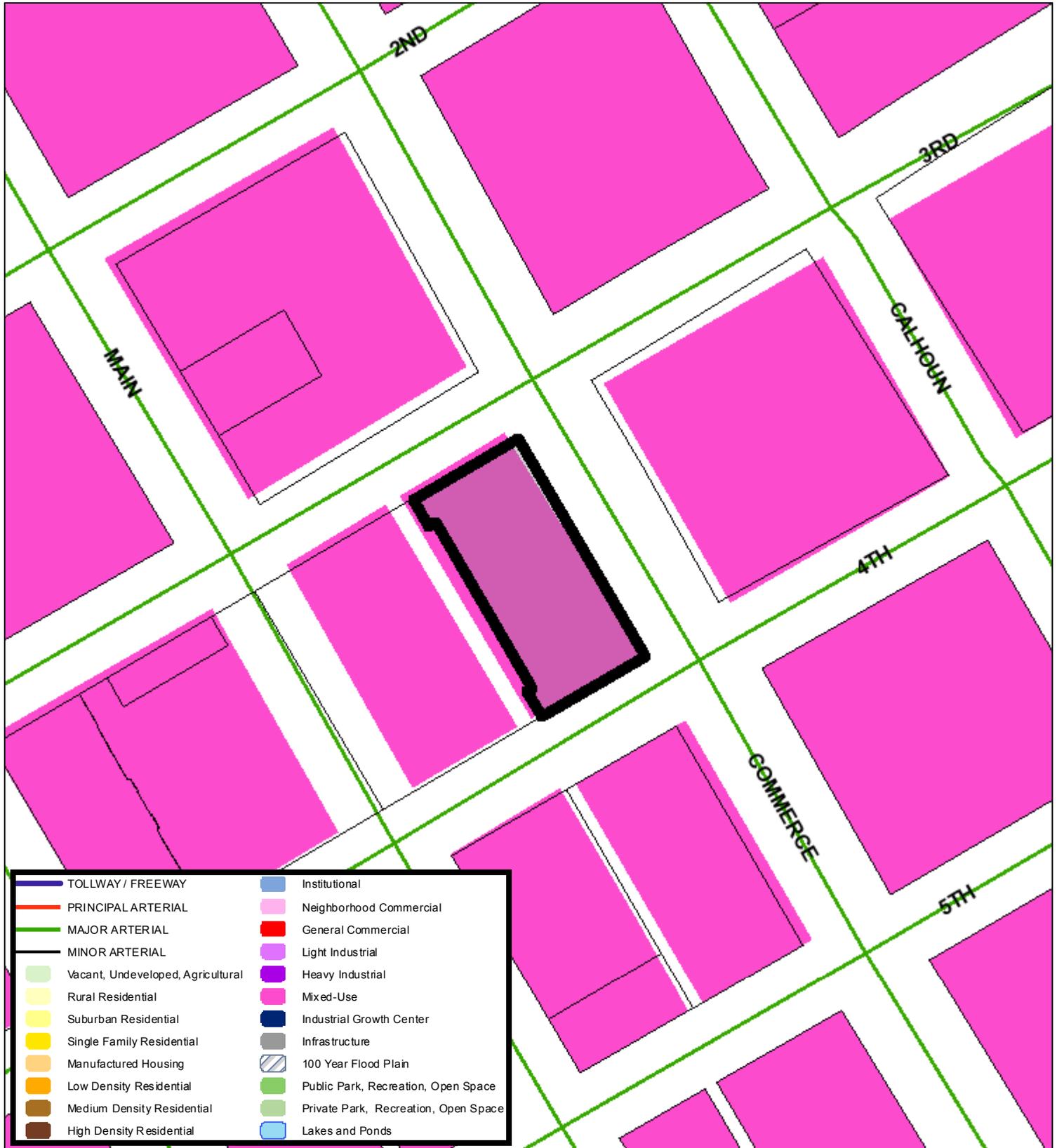
Applicant: Sundance Plaza Buildings, LLC
 Address: 400 Commerce Street
 Zoning From: H, H/DD
 Zoning To: H/HC
 Acres: 0.41920286
 Mapsco: 63W
 Sector/District: Downtown
 Commission Date: 1/14/2015
 Contact: 817-392-8037



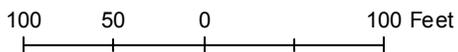
	Subject Area
	300 Foot Notification



Future Land Use



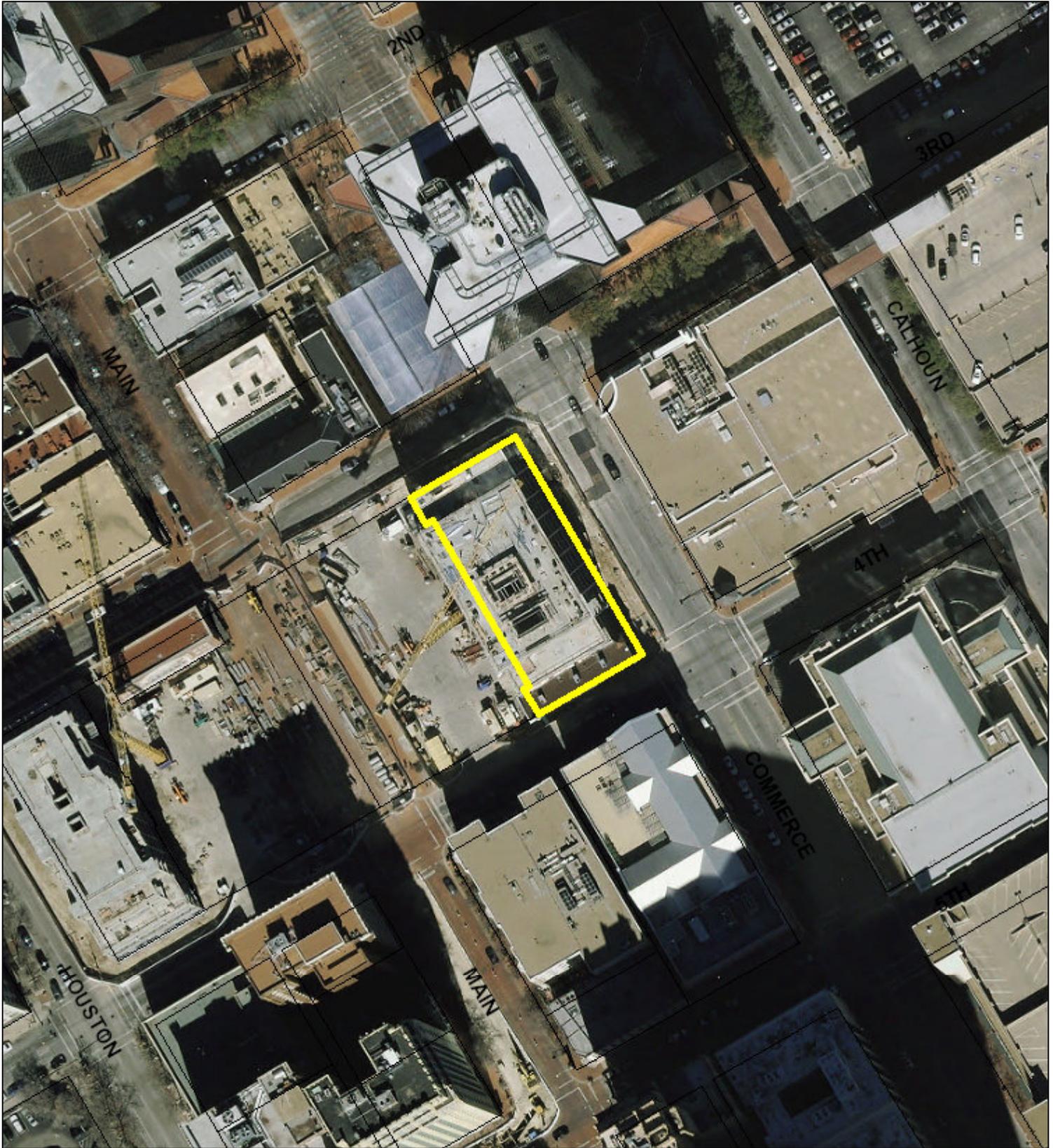
 TOLLWAY / FREEWAY	 Institutional
 PRINCIPAL ARTERIAL	 Neighborhood Commercial
 MAJOR ARTERIAL	 General Commercial
 MINOR ARTERIAL	 Light Industrial
 Vacant, Undeveloped, Agricultural	 Heavy Industrial
 Rural Residential	 Mixed-Use
 Suburban Residential	 Industrial Growth Center
 Single Family Residential	 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 219.005.) Land use designations were approved by City Council on March 18, 2014.



Aerial Photo Map



0 65 130 260 Feet



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

DATES: December 10, 2012

COUNCIL DISTRICT: 9

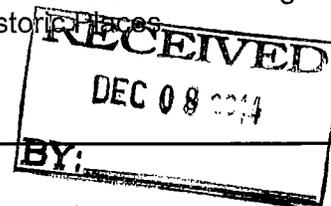
GENERAL INFORMATION

REQUEST	Designation upgrade to a Historic & Cultural Landmark
APPLICANT/AGENT	Sundance Square Inc. / Brandon Elms
LOCATION	111 E 4th Street
ZONING/ USE (S)	E/DD
NEIGHBORHOOD ASSOCIATION	Individual

DESIGNATION

The applicant requests historic designation change 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: 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 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 9: Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area
- Criterion 10: Is designated as a Recorded Texas Historic Landmark or State Archeological Landmark, or is included on the National Register of Historic Places



FINDINGS / RECOMMENDATIONS

111 E Fourth Street is a Victorian commercial building with Romanesque Revival style features, constructed circa 1889. It was designed by prominent Fort Worth architect, Marshall R. Sanguinet. The exterior is clad in pressed red brick, with red sandstone trim and stain glass windows. Blake Alexander, architectural historian, notes that the building significant due to the Romanesque style features – “a style seldom seen outside of the eastern part of the country.”

The first tenants included the Land Mortgage Bank of Texas, Chamberlin investment Co., and the law firm of Ross, Head and Ross..

The building was renovated in the 1980s. It was designated a Recorded Texas Historic Landmark in 1981. The structure may be eligible for the National Register.

The property at 111 E 4th Street meets 7 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 111 E 4th Street 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.**