



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 2, 2016

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: City of Fort Worth/Stockyards Lodge Trust

Site Location: 2408 N Main St Mapsco: 62G

Proposed Use: Historic Designation

Request: From: PD 1017 "PD/MU-2/DD" Planned Development for all uses in High Intensity Mixed-use including certain uses, site plan required/ Demolition Delay

To: PD 1017 "PD/MU-2/HSE" Planned Development for all uses in High Intensity Mixed-use including certain uses, site plan required/ Highly Significant Endangered

Land Use Compatibility: No effect.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is located on N. Main Street near the corner of Exchange Ave. The applicant is proposing a zoning change to PD 1017 "PD/MU-2/HSE" Planned Development for all uses in High Intensity Mixed-use including certain uses, site plan required/ Highly Significant Endangered

The structure at 2408 N Main St. was one of the first buildings erected to serve commercial area that developed around the Armour and Swift packing plants in the early 1900s. Built c.1910, occupants in 1911 included Wells Fargo Express Co., a dry goods store, and a feed warehouse. The stockyards Masonic Lodge met in this building from 1927 until 1935. Several other tenants occupied the space after 1935.

This structure is an excellent example of the mixed-use commercial buildings that sprang-up around the Armour and Swift packing plants in the early decades of the 1900's. This two-story brick structure is rectangular in plan and features a central Mission-style parapet flanked by half-round parapets at either end. Likely added in 1927, cast stone plaques in the parapet depict the letter "G" and the Masonic compass, with the words "Stockyards Lodge-1244" additionally included at center. The garage entries on the first floor have been enclosed. Despite the heavily deteriorated the heavily deteriorated condition of the structure, specifically the roof and interior components the exterior of the building retains a high level of aesthetic integrity.

The structure/site at 2408 North Main Street meets 5 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Highly Significant and Endangered (HSE) properties.

- 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.
- An important example of a particular architectural type or specimen in the City of Fort Worth
- Bears an important and significant relationship to other distinctive structures, sites 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.
- Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.
- Is designated as a Recorded Texas Historic Landmark or State Antiquities Landmark, or is included on the National Register of Historic Places

Any future building changes to the site will be required to seek approval from Historic staff.

Site Information:

Owner: Stockyards Lodge Trust
 2101 Indian Creek
 Fort Worth, TX 76107

Acreage: 0.241 acres

Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North PD 1017 "PD/MU-2" including certain uses, site plan required / commercial
 East PD 1017 "PD/MU-2" including certain uses, site plan required / commercial
 South PD 1017 "PD/MU-2" including certain uses, site plan required / commercial
 West PD 1017 "PD/MU-2" including certain uses, site plan required / commercial

Recent Relevant Zoning and Platting History:

Zoning History: NA
 Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
N Main	Major Arterial	Major Arterial	No
E Exchange	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Inter-District 2 Alliance	Trinity Habitat for Humanity
North Side NA	Streams & Valleys, Inc
North Fort Worth Historical Society	FWISD

Development Impact Analysis:

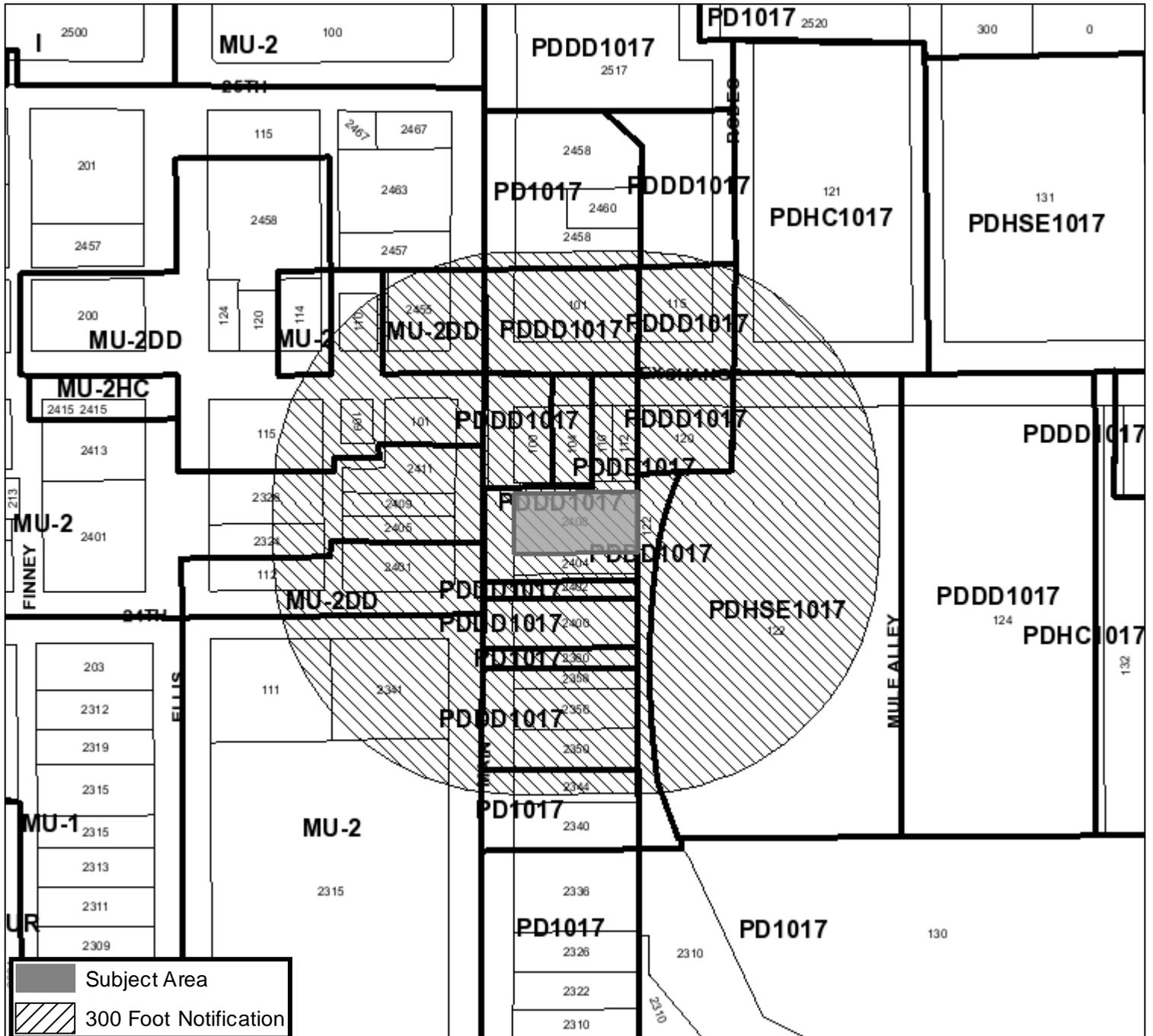
1. **Land Use Compatibility**
 The requested "HSE" zoning overlay will not change the base zoning; as a result, there will be no effect on compatibility.
2. **Comprehensive Plan Consistency**
 The proposed historic designation **is consistent** with the below policies and strategies of Chapter 13, the Historic Preservation Section of the 2015 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:

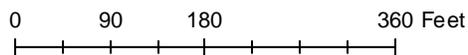
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC staff report
- Minutes from the Zoning Commission meeting

Area Zoning Map

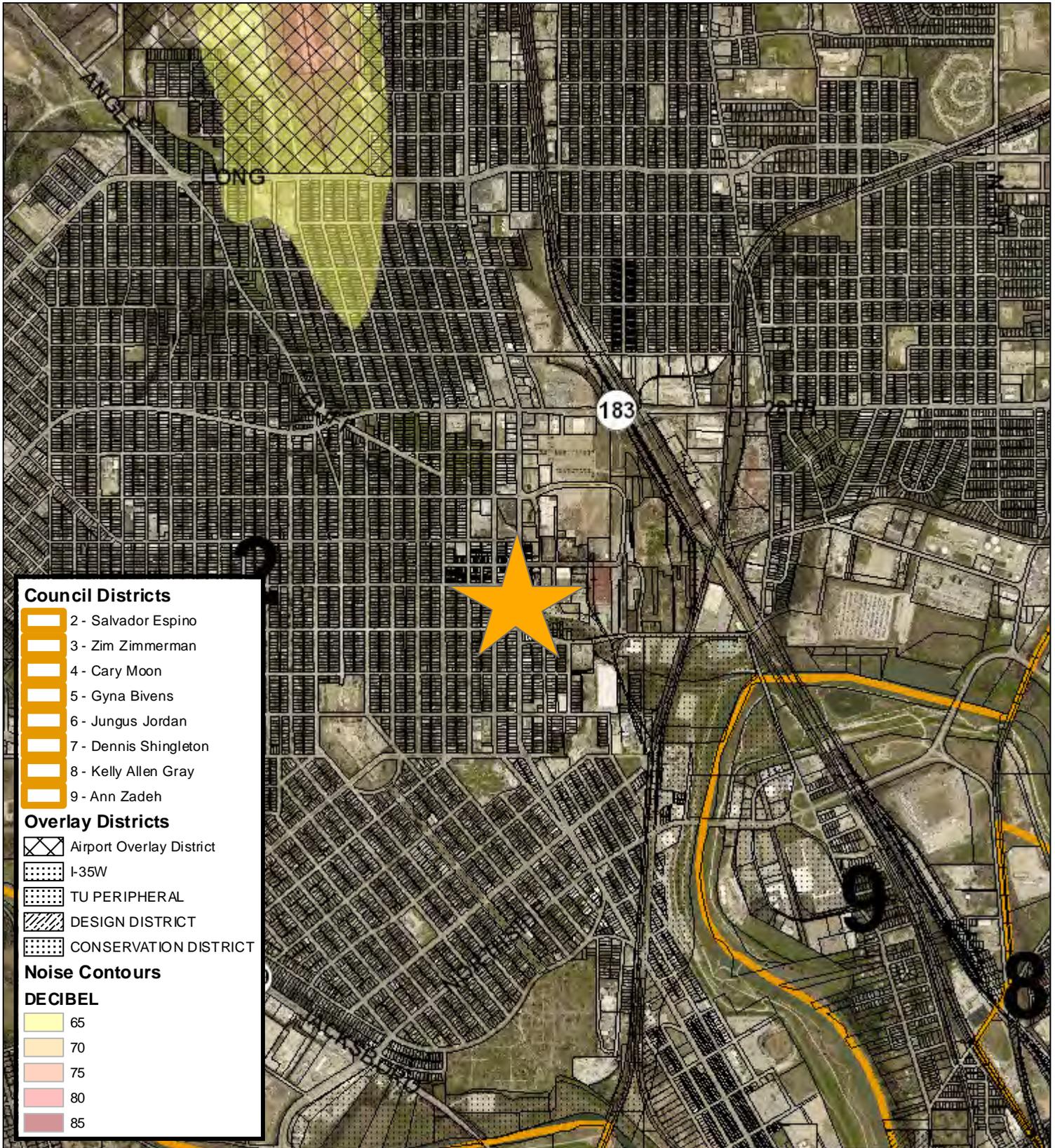
Applicant: Stockyards Lodge Trust/City FW Historic Pres.
 Address: 2408 N. Main Street
 Zoning From: PD 1017/DD demolition delay
 Zoning To: PD 1017/Highly Significant Endangered overlay
 Acres: 0.26706074
 Mapsco: 62G
 Sector/District: Northside
 Commission Date: 1/13/2016
 Contact: 817-392-8043



 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

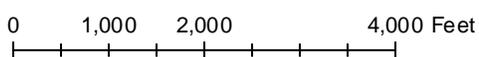
Overlay Districts

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

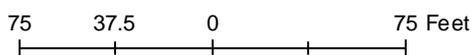
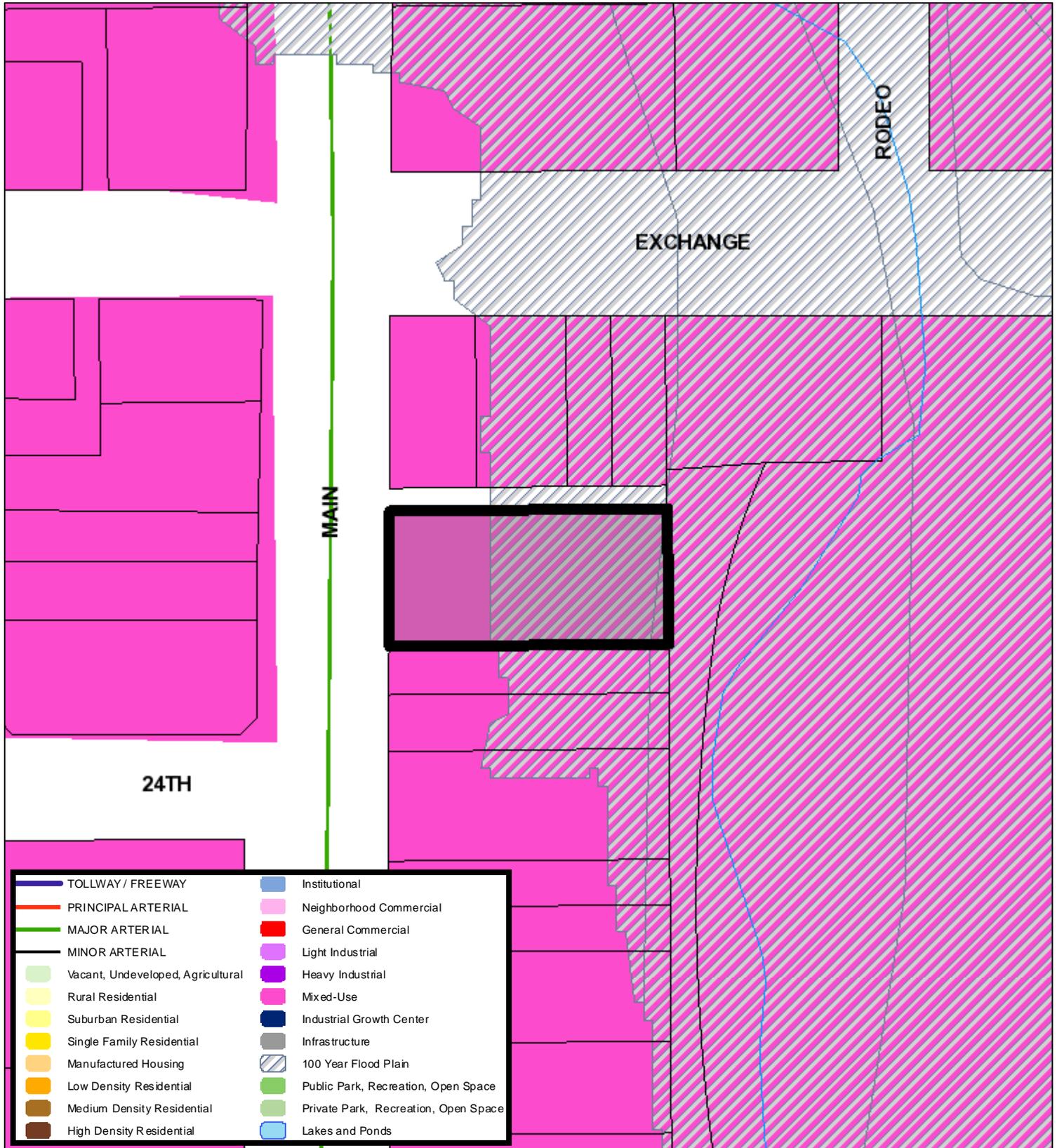
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



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 17, 2015.



Aerial Photo Map



0 45 90 180 Feet



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

DATES: October 12, 2015

COUNCIL DISTRICT: 2

GENERAL INFORMATION

REQUEST	Designation as Highly Significant and Endangered (HSE)
APPLICANT/AGENT	Stockyards Lodge Trust/ Philip Murrin
LOCATION	2408 North Main Street
ZONING/ USE (S)	MU-2/DD
NEIGHBORHOOD ASSOCIATION	Individual

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 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.
- 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 Antiquities Landmark, or is included on the National Register of Historic Places

FINDINGS / RECOMMENDATIONS

The applicant is requesting to designate 2408 North Main Street, the Stockyards Lodge No. 1244 Building, as Highly Significant and Endangered. This structure was constructed circa 1910 and is located in the Historic Stockyards National Register District.

Attached is a summary provided by the applicant explaining how this site meets the criteria for designation.

The structure/site at 2408 North Main Street meets 5 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Highly Significant and Endangered (HSE) properties.

Staff recommends the following motion: **Motion to approve the designation of 2408 North Main Street as a Highly Significant and Endangered Structure (HSE) and the use of the Secretary of the Interior's Standards for Rehabilitation when evaluating any proposed alterations.**