



**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 Properties, Inc.

Site Location: 115 W. Exchange Avenue Mapsco: 62G

Proposed Use: Historic Designation

Request: From: "MU-2/DD" High Intensity Mixed-Use / Demolition Delay
To: "MU-2/HSE" High Intensity Mixed-Use / Highly Significant Endangered

Land Use Compatibility: No effect.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is located on the corner of Ellis Avenue and W. Exchange Ave. The applicant is proposing a zoning change to "MU-2/HSE" High Intensity Mixed-Use / Highly Significant Endangered.

This commercial structure was constructed circa 1910 and is located in the Historic Stockyards National Register District. It is an excellent example of one of the commercial blocks in the mixed-use commercial district that sprang up around the Armour and Swift packing plants in the early decades of the 1900's. From 1914 through the 1920's, a number of dry goods and grocery stores, furniture dealers, and saloons occupied the premises. The Edelbrook Harness Co, was a tenant from 1925 to 1945. A café, beauty shop, and hardware store were located here in the 1930's and 40's.

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. Covering five lots on W. Exchange Avenue, this structure contains six storefronts in three bays which step up the sloping site. The red-orange parapeted brick façade with cast-stone coping shows geometrically-patterned frieze sections and corbelled buttresses terminating each bay. The building's facades reflect a high level of aesthetic integrity with respect to their intricate brickwork.

The structure/site at 115 W. Exchange 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 Properties Inc.
 6100 Valley View
 Fort Worth, TX 76116

Acreage: 0.295 acres

Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North "MU-2" High Intensity Mixed-Use / commercial
 East "MU-2" High Intensity Mixed-Use / commercial
 South "MU-2" High Intensity Mixed-Use / commercial
 West "MU-2" High Intensity Mixed-Use / commercial

Recent Relevant Zoning and Platting History:

Zoning History: NA
 Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Ellis Ave	Residential	Residential	No
W 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 And Valleys Inc.
North Fort Worth Historical Society	Fort Worth ISD

*Located within this neighborhood organization

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.

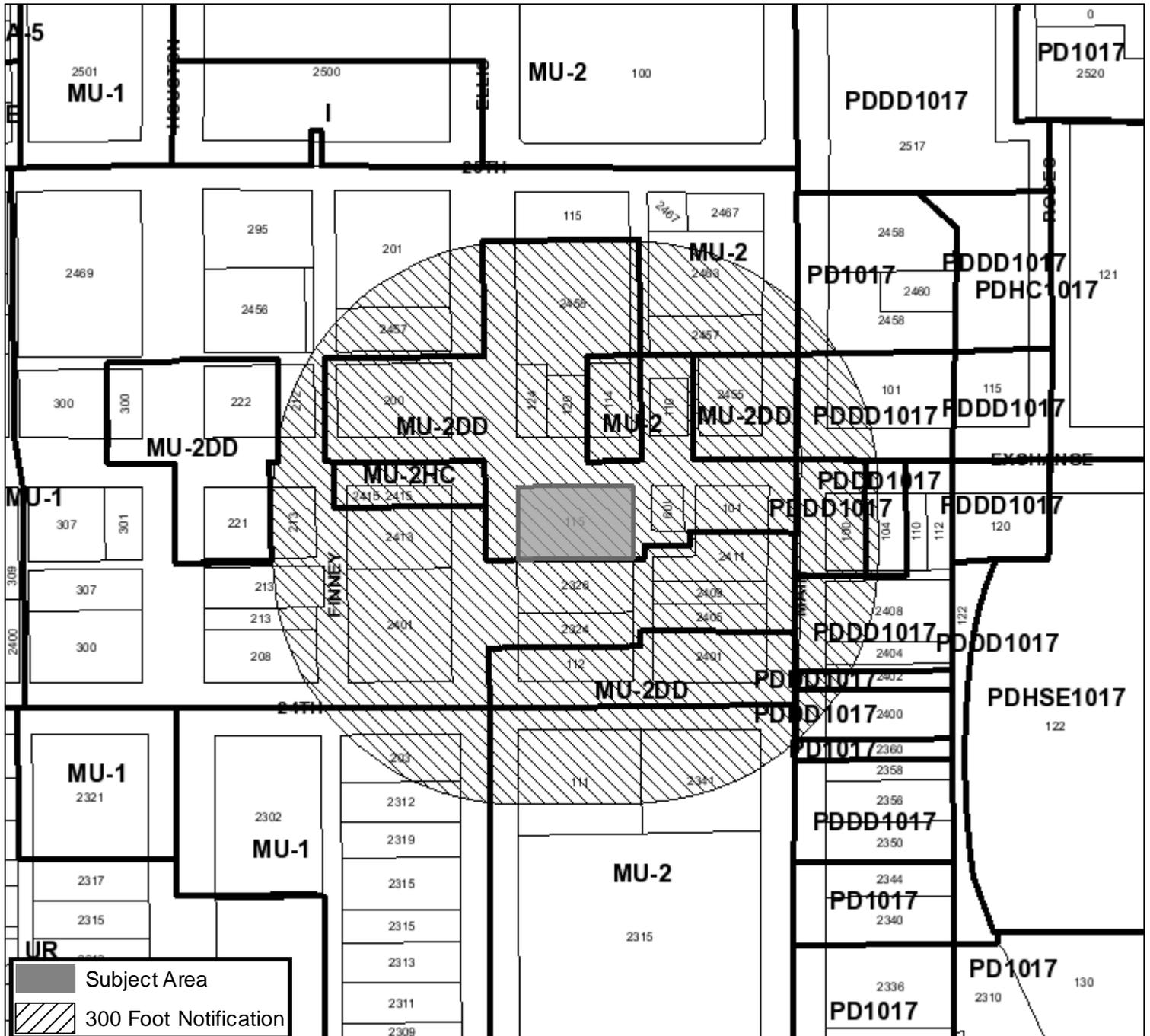
Attachments:

- Location Map

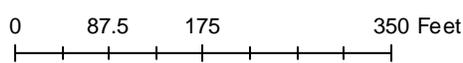
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC staff report
- Minutes from the Zoning Commission meeting

Area Zoning Map

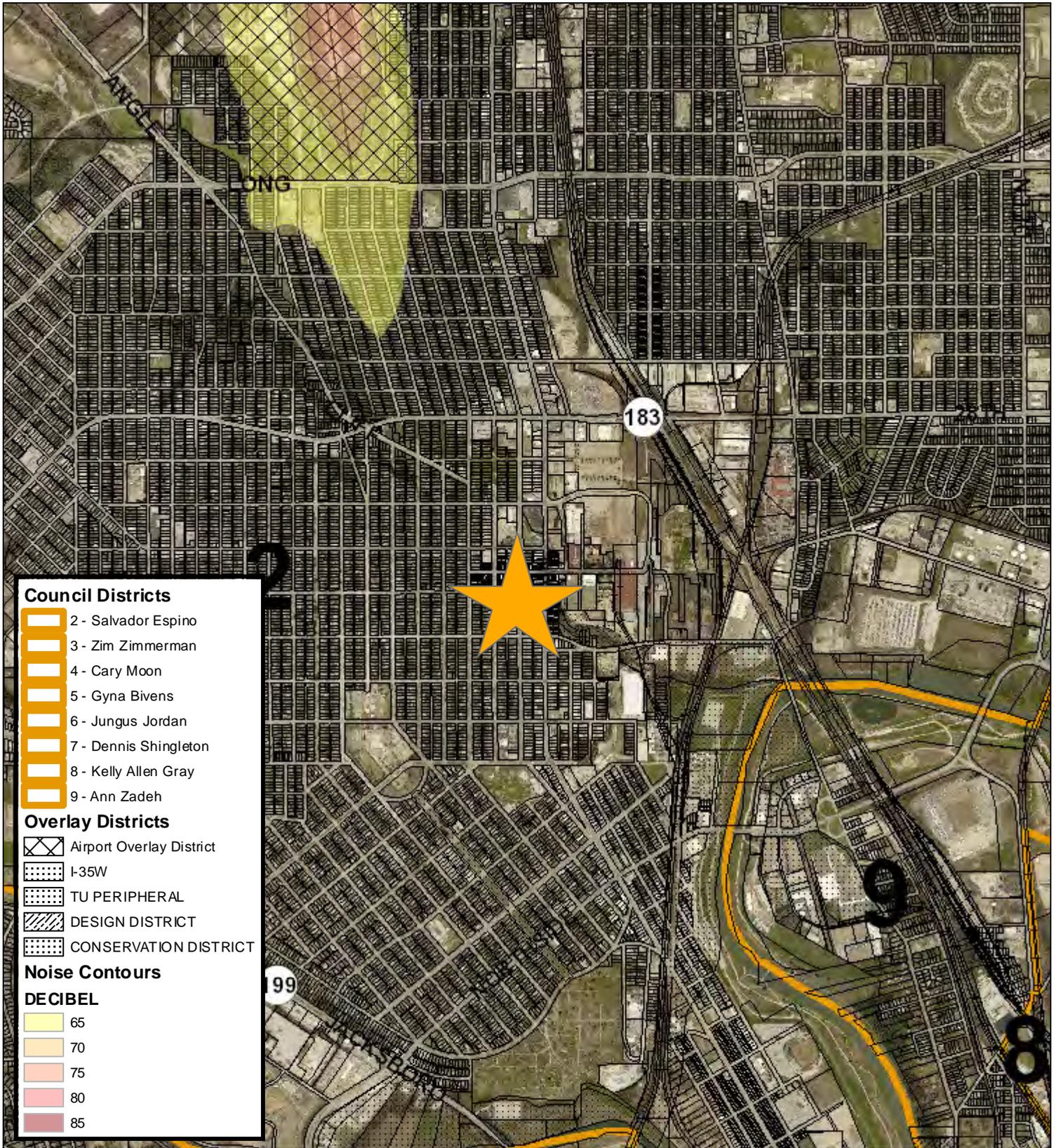
Applicant: Stockyards Properties/City FW Historic Pres.
 Address: 115 W. Exchange Avenue
 Zoning From: MU-2/DD demolition delay
 Zoning To: MU-2/Highly Significant Endangered overlay
 Acres: 0.28720806
 Mapsco: 62G
 Sector/District: Northside
 Commission Date: 1/13/2016
 Contact: 817-392-8043



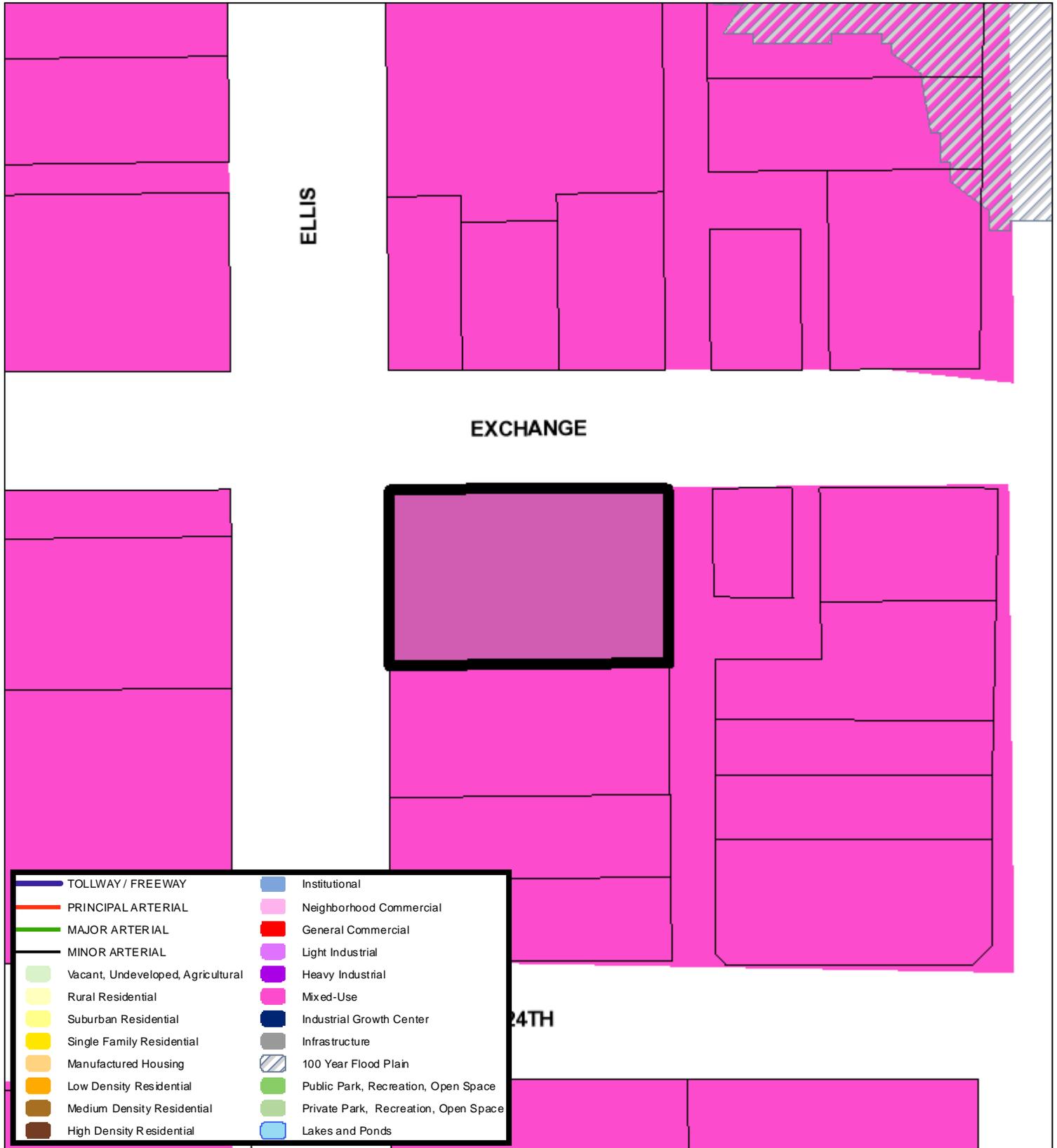
Subject Area
 300 Foot Notification



Area Map



Future Land Use



60 30 0 60 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 17, 2015.



Aerial Photo Map



0 40 80 160 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 Properties Inc./ Philip Murrin
LOCATION	115-125 West Exchange Avenue
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 115-125 West Exchange Avenue, the Longhorn Saloon/Edelbrock Harness Co. Building, as Highly Significant and Endangered. This

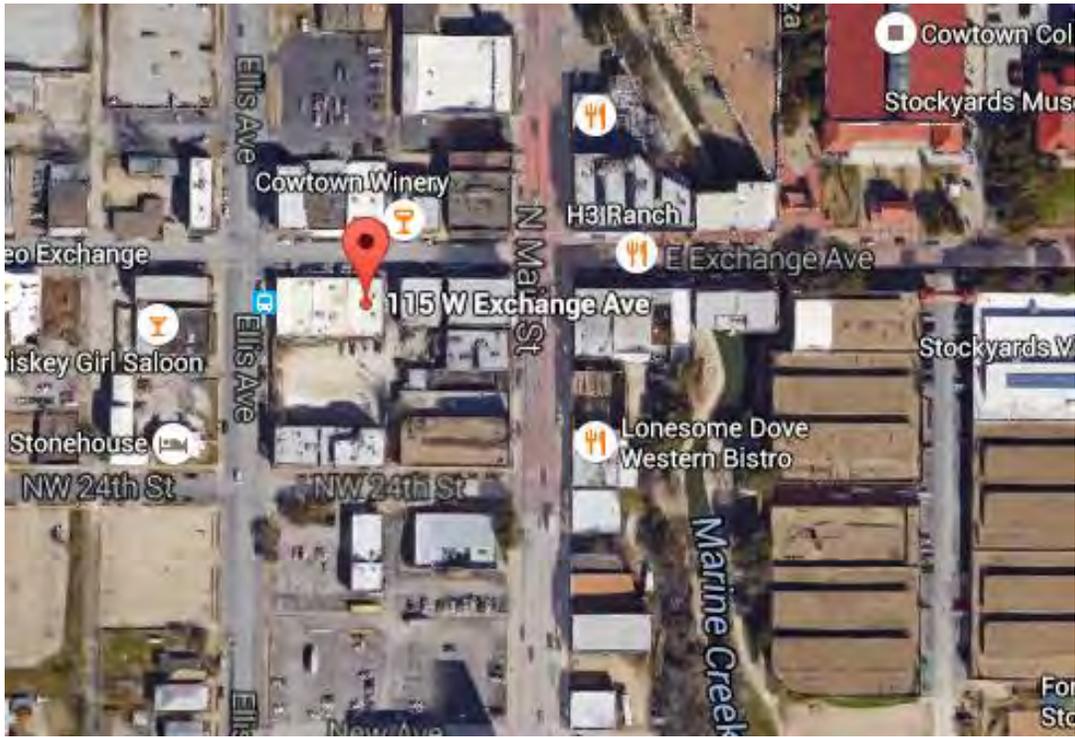
commercial structure was constructed circa 1910 and is located in the Historic Stockyards National Register District.

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

The structure/site at 115-125 West Exchange Avenue 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 115-125 West Exchange Avenue 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.**

Supplemental Materials



Aerial



Existing North (Front) Elevation

16. ZC-16-008 Stockyards Properties Inc. (CD 2) 115 W. Exchange Avenue (Exchange Subdivision, Block 20, Lots 4-8, 0.28 Acres): from “MU-2/DD” High Intensity Mixed-Use/Demolition Delay to “MU-2/HSE” High Intensity Mixed-Use/Highley Significant Endangered

Jocelyn Murphy, Planning Manager called all the historic cases.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 9-0.

17. ZC-16-009 Murrin Brothers 1885 LTD. (CD 2) 101 W. Exchange Avenue (Exchange Subdivision, Block 20, Lots A & C, 0.11 Acres): from “MU-2/DD” High Intensity Mixed-Use/Demolition Delay to “MU-2/HSE” High Intensity Mixed-Use/Highley Significant Endangered

Jocelyn Murphy, Planning Manager called all the historic cases.

Phillip Murrin 10201 Camp Bowie West, Fort Worth, Texas property owner spoke in support.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					<i>ZC-16-009</i>
Name	Address	In/Out 300 notification area	Position on case		Summary
Phillip Murrin	10201 Camp Bowie W	In		Support	Spoke at hearing

18. ZC-16-010 SUP 916 Bryan LLC (CD 9) 916 Bryan Avenue (Rosedale Addition, Block B, Lot 2R1, 0.33 Acres): from “NS-T5I” Near Southside Transect 5 Industrial/Institutional to “NS-T5I/HSE” Near Southside Transect 5 Industrial/Institutional/Highley Significant Endangered

Jocelyn Murphy, Planning Manager called all the historic cases.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 9-0.

19. ZC-16-011 Matt Speight (CD 9) 2800, 2808, and 2812 Hemphill Street (South Hemphill Heights, Block 14, Lot 21, 0.72 Acres): from “MU-1” Low Intensity Mixed-Use to “MU-2/HC” Low Intensity Mixed-Use/Historic and Cultural

Jocelyn Murphy, Planning Manager called all the historic cases.