



**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: One person spoke

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

Owner / Applicant: City of Fort Worth/ Murrin Brothers 1885 Ltd.

Site Location: 101 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 N Main St 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 1906 and is an example of one of the substantial, brick, two-story commercial buildings in the mixed-use commercial district that sprang up around the Armour and Swift packing plants in the early decades of the 1900's.

This red brick structure contains six bays along the W Exchange Ave elevation and four bays along the N. Main St. front. Finely laid brick windows lintels, corbelling, and a sheet metal cornice embellish the upper story; a stepped parapet with coping further adorns the north facade. A number of businesses occupied this building in the first half of the twentieth century including dry goods stores, clothing retailers, grocery stores and cafes.

As one of the four properties anchoring the corners of the major stockyards intersection of Exchange Ave and N Main Street, this structure is a key contributor to the most extensive and intact commercial historic district in Fort Worth.

The structure/site at 101 West Exchange Avenue meets 6 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.
- Is identified with a person or person who significantly contributed to the culture and development of the City of Fort Worth, State of Texas or the United States
- 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: Murrin Brothers 1885 Ltd.
 500 NE 23rd
 Fort Worth, TX 76164

Acreage: 0.119 acres

Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North "MU-2" High Intensity Mixed-Use / commercial
 East PD 1017 "PD/MU-2" including certain uses, site plan required / 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
N Main	Major Arterial	Major Arterial	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

*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:

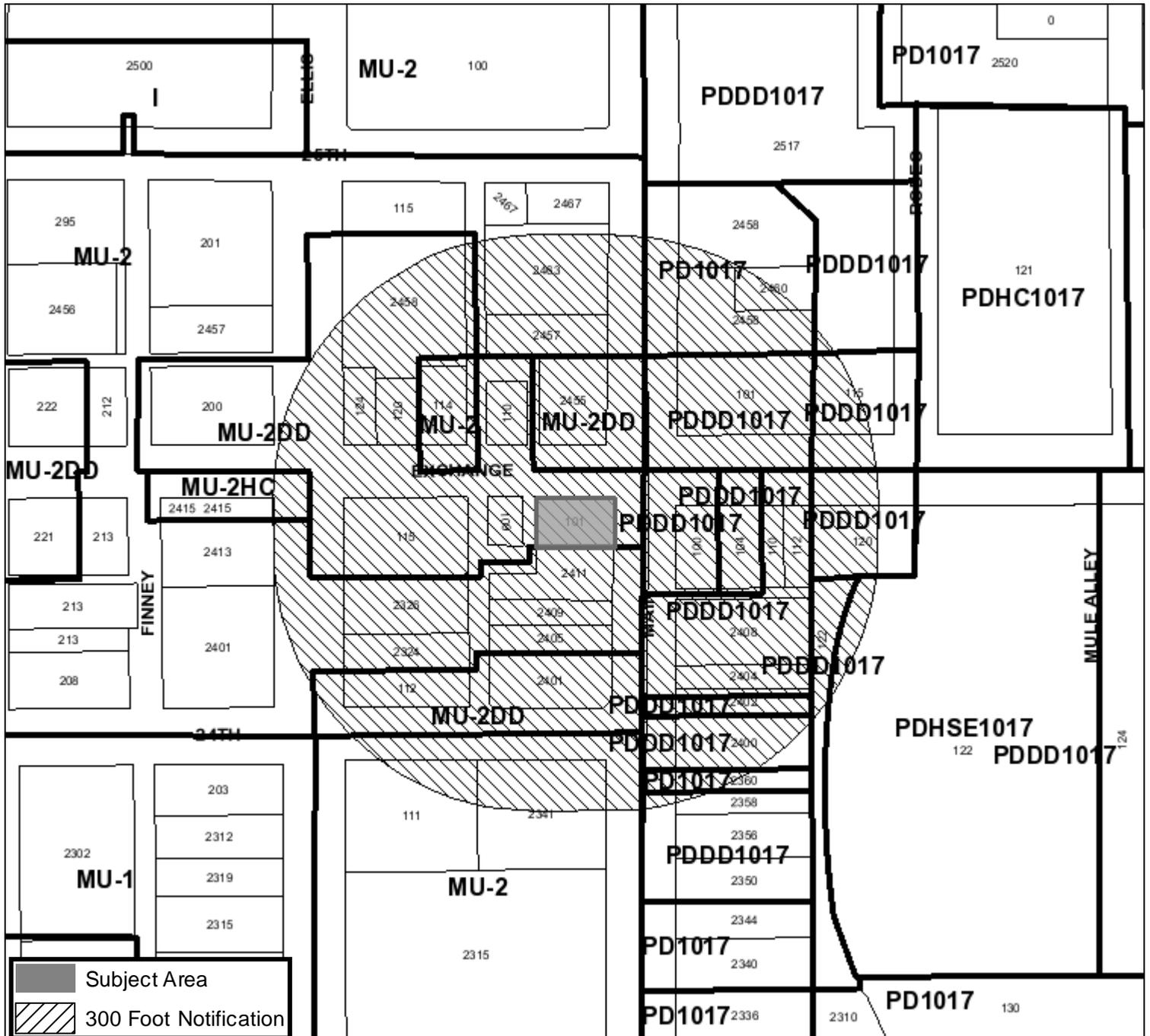
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC staff report
- Minutes from the Zoning Commission meeting



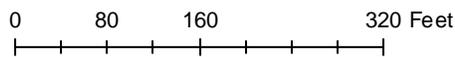
ZC-16-009

Area Zoning Map

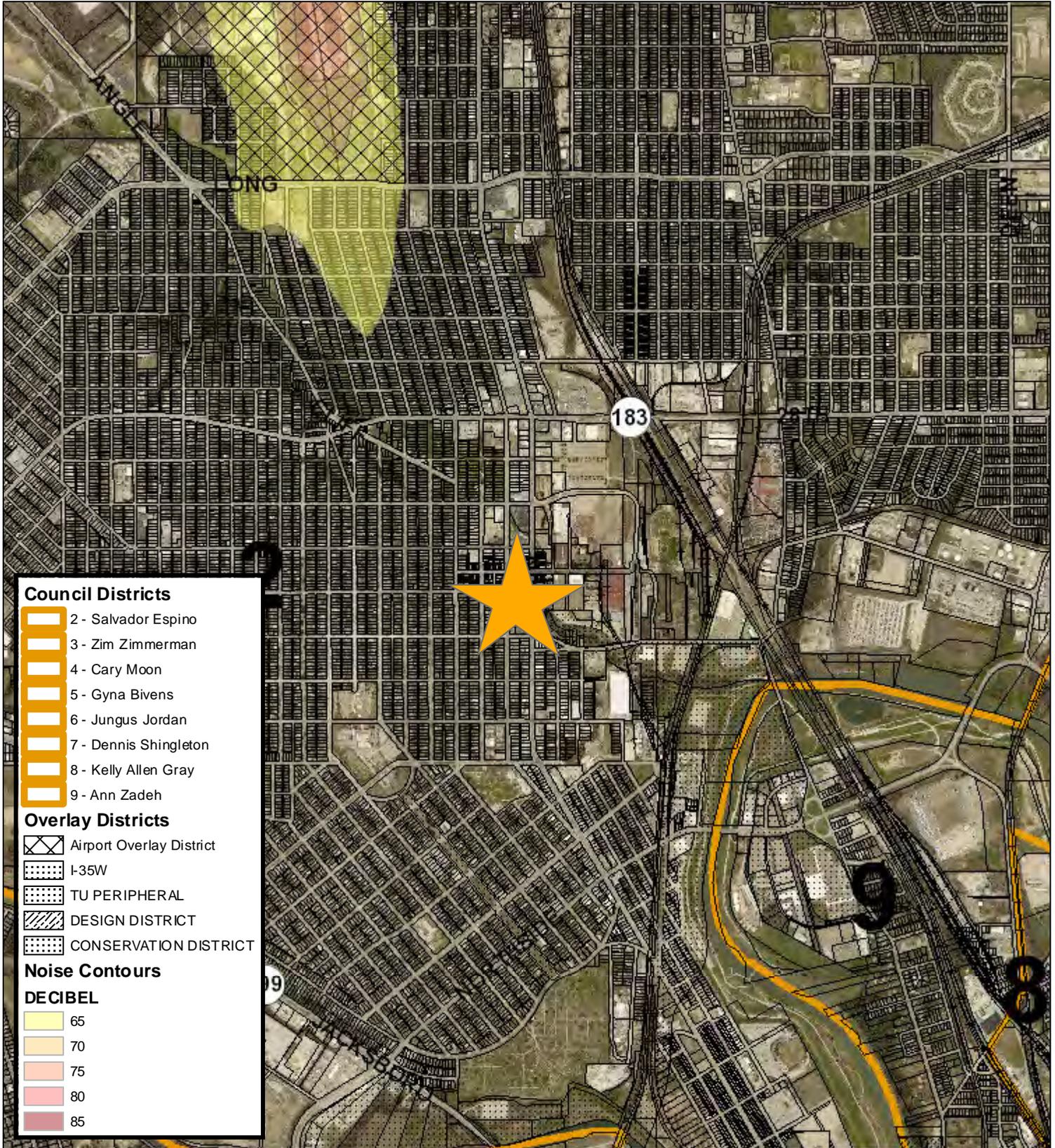
Applicant: Murrin Bros. 1885 LTD/City FW Historic Pres.
 Address: 101 W. Exchange Avenue
 Zoning From: MU-2/DD demolition delay
 Zoning To: MU-2/Highly Significant Endangered overlay
 Acres: 0.11803466
 Mapsco: 62G
 Sector/District: Northside
 Commission Date: 1/13/2016
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



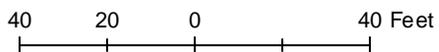
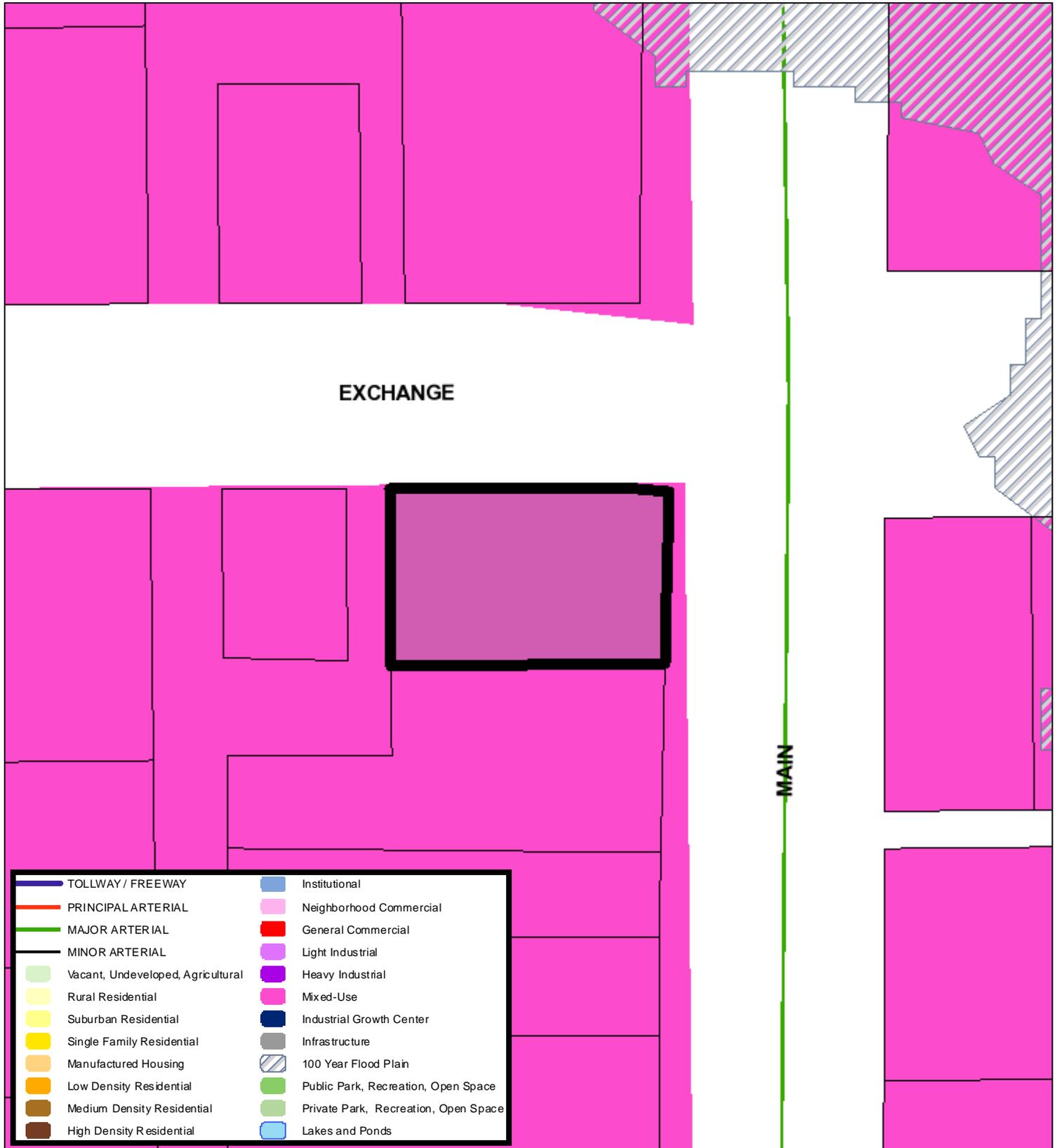
Area Map



0 1,000 2,000 4,000 Feet



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 25 50 100 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	Murrin Brothers 1885 LTD/ Philip Murrin
LOCATION	101-107 West Exchange Avenue
ZONING/ USE (S)	PD 1017/ 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 8: Is identified with a person or person 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 Antiquities Landmark, or is included on the National Register of Historic Places

FINDINGS / RECOMMENDATIONS

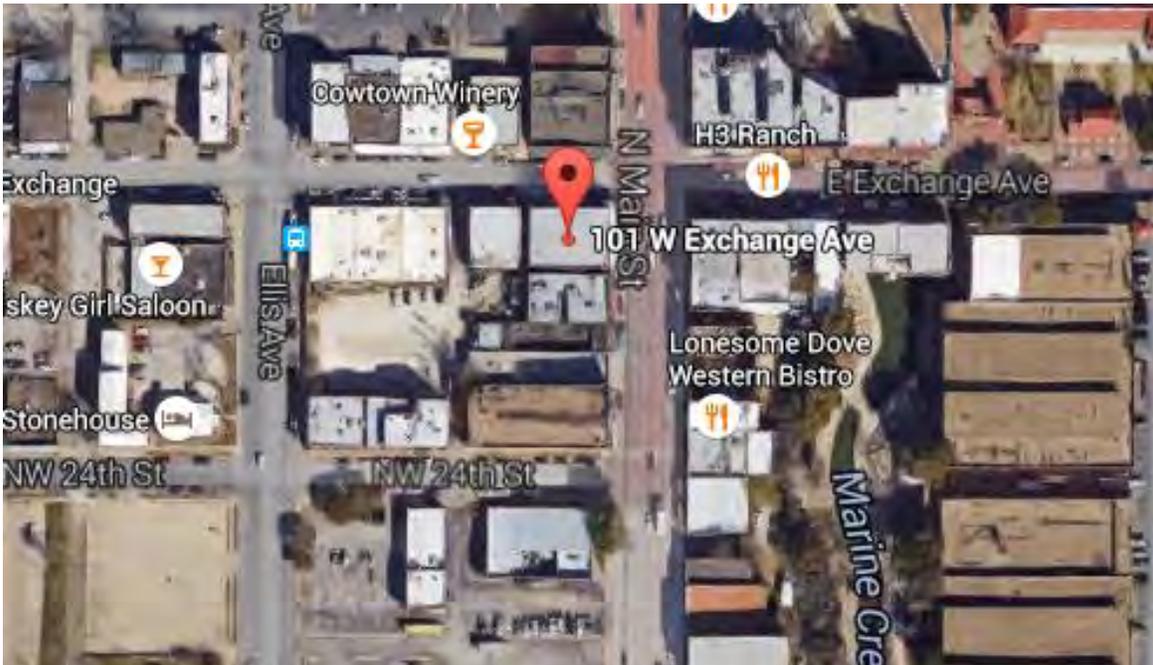
The applicant is requesting to designate 101-107 West Exchange Avenue, the O’Keefe Long Commercial Building, as Highly Significant and Endangered. This commercial structure was constructed circa 1906 and is located in the Historic Stockyards National Register District.

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

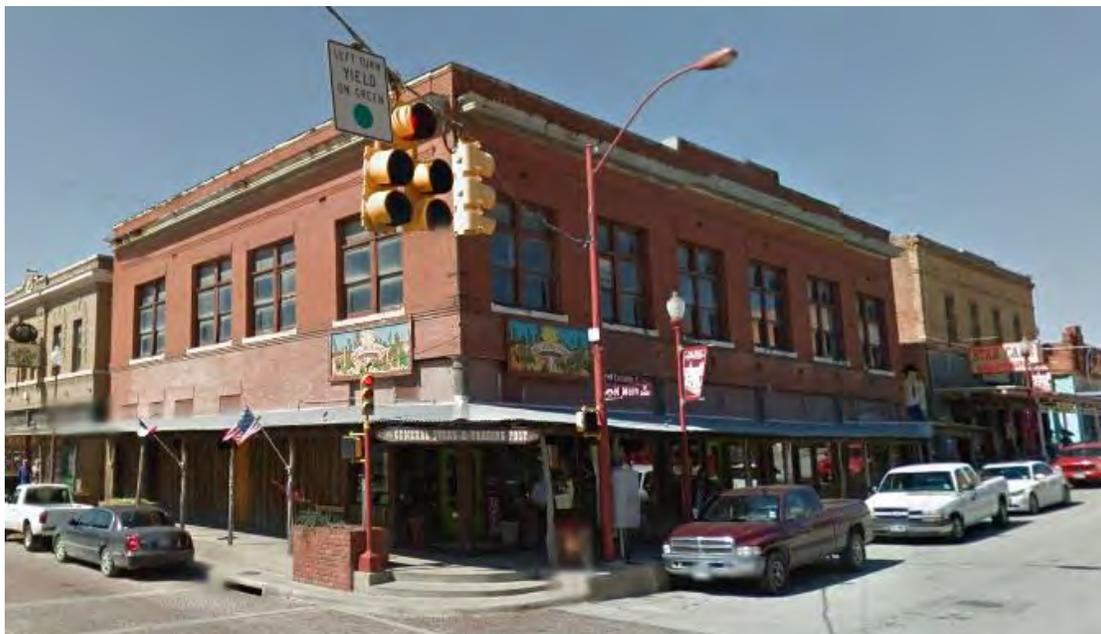
The structure/site at 101-107 West Exchange Avenue meets 6 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Highly Significant and Endangered (HSE) properties.

Staff recommends the following motion: **Motion to approve the designation of 101-107 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) & East Elevations