



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 1, 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:** Fort Worth Heritage Development, LLC

**Site Location:** 124 E. Exchange Avenue Mapsco: 62G

**Proposed Use:** Historic Designation

**Request:** From: "PD/MU-2/DD" for Planned Development for High Intensity Mixed-Use plus stockyards, stables, and brewery and other uses as listed on Exhibit A; one-story 18 foot minimum height, and retain Historic Overlays; site plan required/Demolition Delay

To: "PD/MU-2/HSE" for Planned Development for High Intensity Mixed-Use plus stockyards, stables, and brewery and other uses as listed on Exhibit A; one-story 18 foot minimum height, and retain Historic Overlays; 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 Exchange Ave. next to Mule Alley. The applicant is proposing a zoning change to "PD/MU-2/HSE" for Planned Development for High Intensity Mixed-Use plus stockyards, stables, and brewery and other uses as listed on Exhibit A; one-story 18 foot minimum height, and retain Historic Overlays; site plan required/Highly Significant Endangered.

The applicant is requesting to designate 124 East Exchange Avenue, the East Mule Barn, as Highly Significant and Endangered. This structure was constructed in 1911 and is located in the Historic Stockyards National Register District.

The Horse and Mule Barns are an important element in the heritage of the City of Fort Worth and the role the Stockyards district played in our City's history. They were constructed in 1911 to replace wood structures which had burned a few months before. The buildings housed the horse and mule retail trade and could hold up to 3000 animals at any one time. The horse and mule business peaked during World Wars I and II when these barns housed the largest horse and mule market in the world.

The St. Louis firm of Klipstein and Rathmann were architects for the Mule Barns. Klipstein and Rathmann were active nationally during this period and were involved in the design of a number of significant

cultural, civic and industrial buildings. Of note, the firm designed the St. Louis civil Courts Building as well as the U.S. Post Office in St. Louis. The Horse and Mule Barns were constructed by the James Stewart Construction Company, also headquartered in St. Louis, with branch offices in a number of cities throughout the U.S.

The decision was made to construct these new buildings as “fireproof” structures. As such, they represent the latest thinking of the time in design and construction methods to be resistant to destruction by fire. The exterior walls and interior fire walls are built of red brick bearing walls, believed to be from Acme Brick’s plant near Mineral Wells. The concrete plank roof structure is supported by bolted metal columns encased in concrete to protect them from fire. These columns also support the elevated catwalks which provided the means for potential buyers to quickly view and select animals for sale, while allowing the means to feed the animals from above.

The Horse and Mule Barns are contributing structures to the overall historic character of the Fort Worth Stockyards area and are designed to complement other historic structures in the area.

The structure/site at 124 East Exchange Avenue meets 7 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Highly Significant and Endangered (HSE) properties.

- Distinctive historical heritage of the City of Fort Worth, State of Texas or the United States.
- Has been identified as the work of an important architect or master builder whose individual work has contributed to the development of the City of Fort Worth
- Embodies elements of architectural design, detail, materials, or craftsmanship, which represent a significant architectural innovation
- 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 the site of a significant historic event
- 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: Fort Worth Heritage Development, LLC  
13191 Crossroad Parkway North  
City of Industry, CA 91746

Acreage: 3.11 acres

Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North PD/MU-2” for Planned Development for High Intensity Mixed-Use plus stockyards, stables, and brewery and other uses as listed on Exhibit A; one-story 18 foot minimum height, and retain Historic Overlays; site plan required / Stockyards

East PD/MU-2” for Planned Development for High Intensity Mixed-Use plus stockyards, stables, and brewery and other uses as listed on Exhibit A; one-story 18 foot minimum height, and retain Historic Overlays; site plan required / Stockyards and retain Historic Overlays; site plan required / Stockyards

South “PD/MU-2” for Planned Development for High Intensity Mixed-Use plus stockyards, stables, and brewery and other uses as listed on Exhibit A; one-story 18 foot minimum height, and retain Historic Overlays; site plan required / Stockyards

West PD/MU-2” for Planned Development for High Intensity Mixed-Use plus stockyards, stables, and brewery and other uses as listed on Exhibit A; one-story 18 foot minimum height, and retain Historic Overlays; site plan required / Stockyards

**Recent Relevant Zoning and Platting History:**

Zoning History: NA  
 Platting History: NA

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Exchange Ave	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:

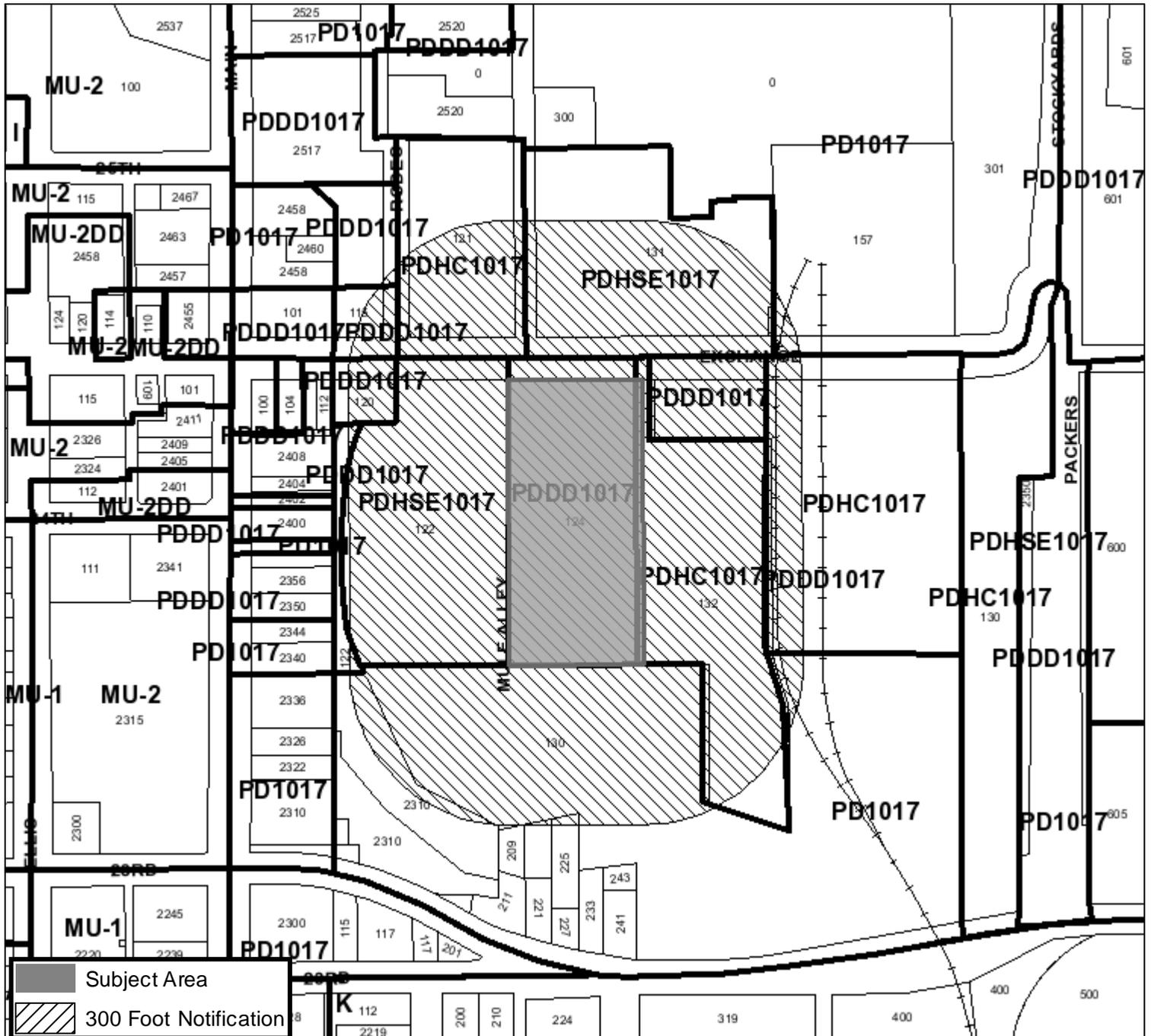
- Protect, enhance and perpetuate landmarks and districts of historical, cultural, architectural, or archaeological importance to Fort Worth.
- Foster civic pride by recognizing accomplishments of the past.
- Facilitate the designation of significant districts, sites, and structures with an overlay for 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: Fort Worth Heritage Development, LLC  
 Address: 124 E. Exchange Avenue  
 Zoning From: PD 1017/DD  
 Zoning To: PD 1017 plus HSE historic overlay  
 Acres: 3.11980559  
 Mapsco: 62G  
 Sector/District: Northside  
 Commission Date: 2/10/2016  
 Contact: 817-392-8043



Subject Area  
 300 Foot Notification

0      135      270      540 Feet

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

**DATES:** October 12, 2015

**COUNCIL DISTRICT:** 2

***GENERAL INFORMATION***

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<b>REQUEST</b>	Designation as Highly Significant and Endangered (HSE)
<b>APPLICANT/AGENT</b>	Fort Worth Heritage Development LLC/ Bennet Benner Partners
<b>LOCATION</b>	124 East Exchange Avenue
<b>ZONING/ USE (S)</b>	PD 1017/DD
<b>NEIGHBORHOOD ASSOCIATION</b>	Individual

***DESIGNATION***

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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 3: Has been identified as the work of an important architect or master builder 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 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 7: Is the site of a significant historic event
- 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***

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The applicant is requesting to designate 124 East Exchange Avenue, the East Mule Barn, as Highly Significant and Endangered. This structure was constructed in 1911 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 124 East Exchange Avenue meets 7 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 124 East 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

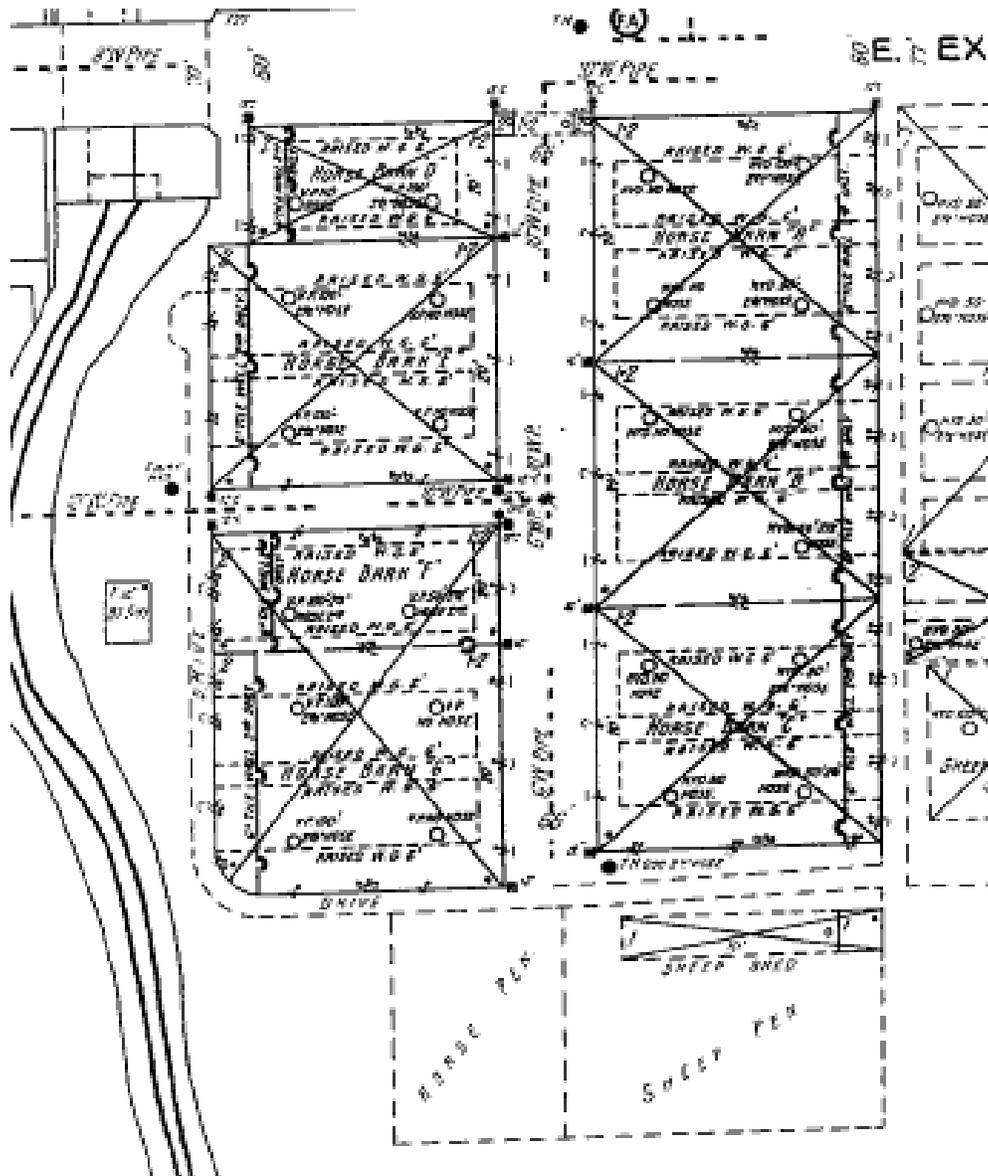


Aerial

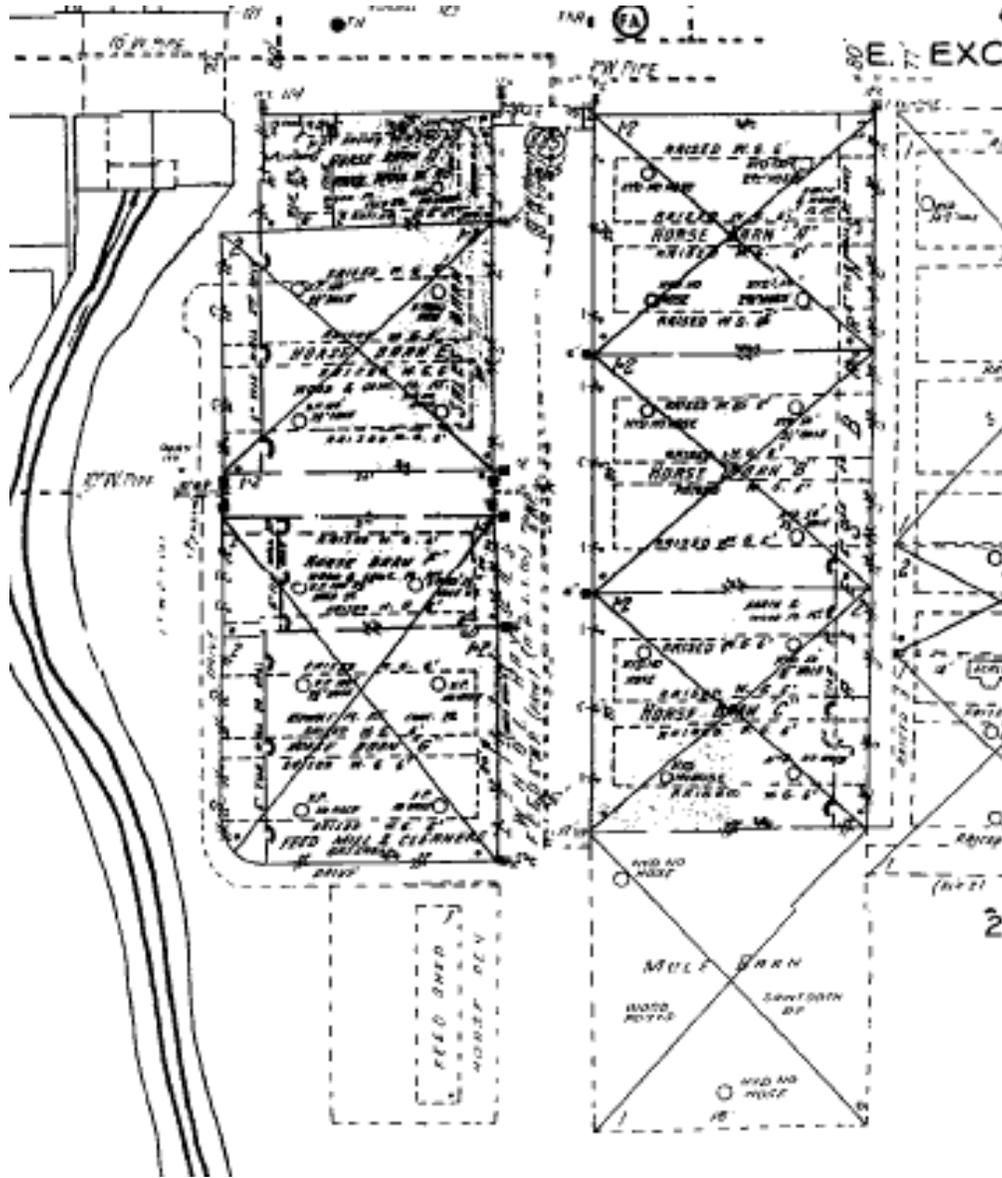


Existing North (Front) & West Elevations of the East Mule Barn

1927 Sanborn Map



1951 Sanborn Map



Criteria for Designation Summary Provided by the Applicant

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.

The Horse and Mule Barns are an important element in the heritage of the City of Fort Worth and the role the Stockyards district played in our City's history. They were constructed in 1911 to replace wood structures which had burned a few months before. The buildings housed the horse and mule retail trade and could hold up to 3000 animals at any one time. The horse and mule business peaked during World Wars I and II when these barns housed the largest horse and mule market in the world.

Criterion 3: Has been identified as the work of an important architect or master builder whose individual work has contributed to the development of the City of Fort Worth

The St. Louis firm of Klipstein and Rathmann were architects for the Mule Barns. Klipstein and Rathmann were active nationally during this period and were involved in the design of a number of significant cultural, civic and industrial buildings. Of note, the firm designed the St. Louis civil Courts Building as well as the U.S. Post Office in St. Louis. The Horse and Mule Barns were constructed by the James Stewart Construction Company, also headquartered in St. Louis, with branch offices in a number of cities throughout the U.S.

Criterion 4: Embodies elements of architectural design, detail, materials, or craftsmanship, which represent a significant architectural innovation

The decision was made to construct these new buildings as "fireproof" structures. As such, they represent the latest thinking of the time in design and construction methods to be resistant to destruction by fire. The exterior walls and interior fire walls are built of red brick bearing walls, believed to be from Acme Brick's plant near Mineral Wells. The concrete plank roof structure is supported by bolted metal columns encased in concrete to protect them from fire. These columns also support the elevated catwalks which provided the means for potential buyers to quickly view and select animals for sale, while allowing the means to feed the animals from above.

Criterion 5: Bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of

properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif.

The Horse and Mule Barns are contributing structures to the overall historic character of the Fort Worth Stockyards area and are designed to complement other historic structures in the area.

Criterion 7: Is the site of a significant historic event

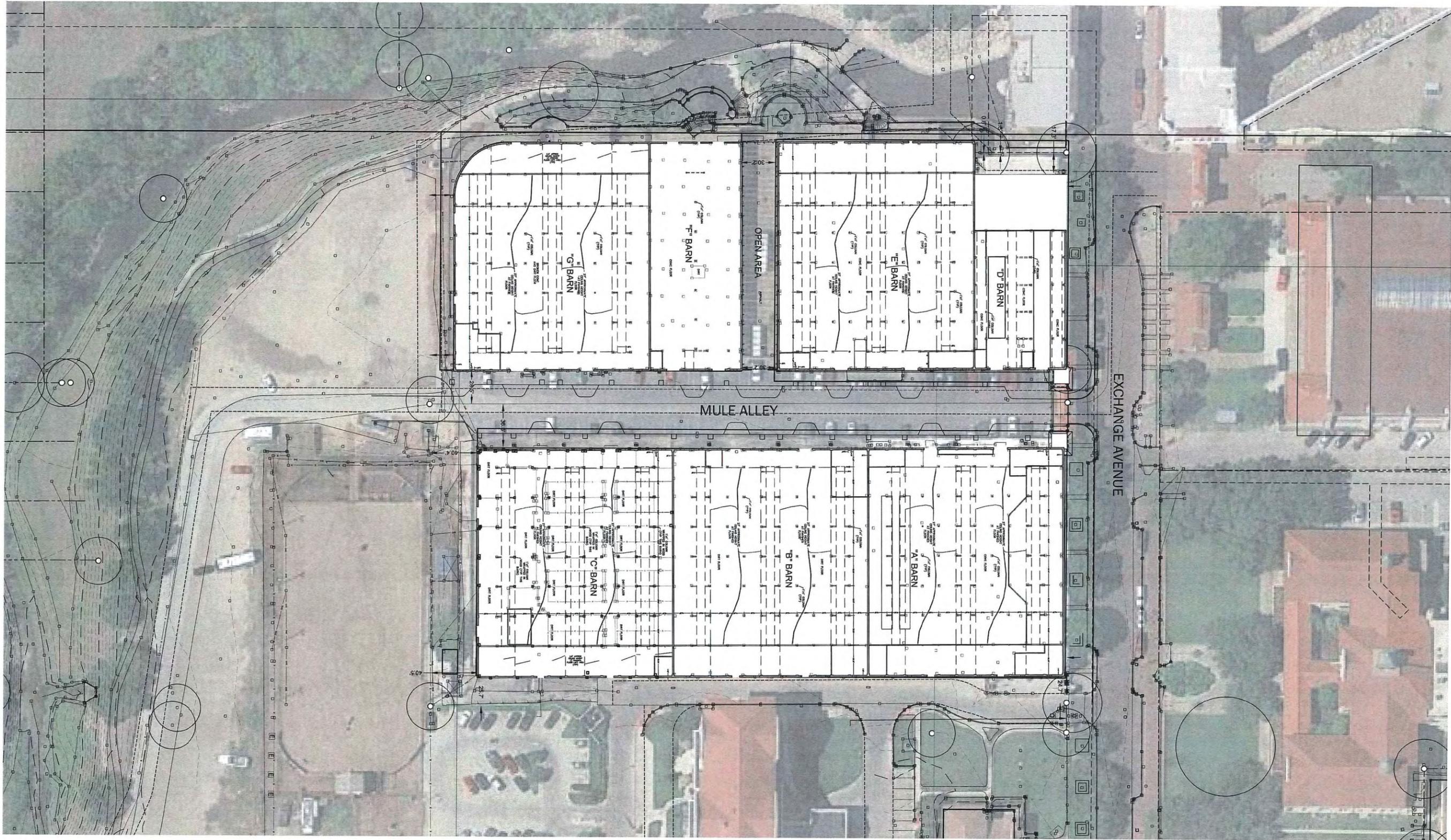
The Horse and Mule Barns played a significant role in the Allies' war effort during both World War I and II.

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.

The Horse and Mule Barns are key contributing structures to the character and image of the historic Fort Worth Stockyards 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

The Horse and Mule Barns are a Recorded Texas Historic Landmark.



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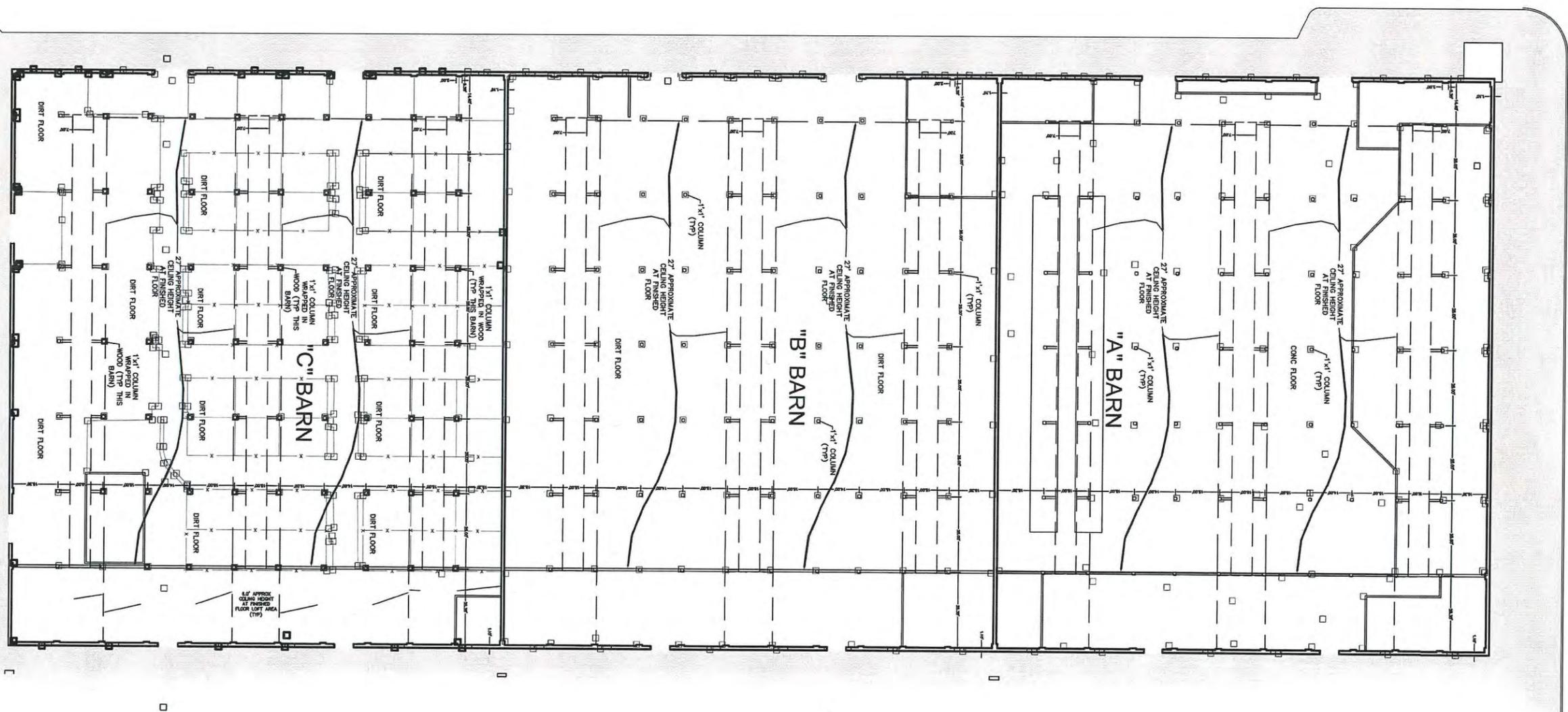
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0 40' 80'



**EXISTING PLAN SURVEY**  
**STOCKYARDS HORSE AND MULE BARNs**

**BENNETT • BENNER**  
**PARTNERS**  
 ARCHITECTS + PLANNERS

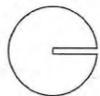


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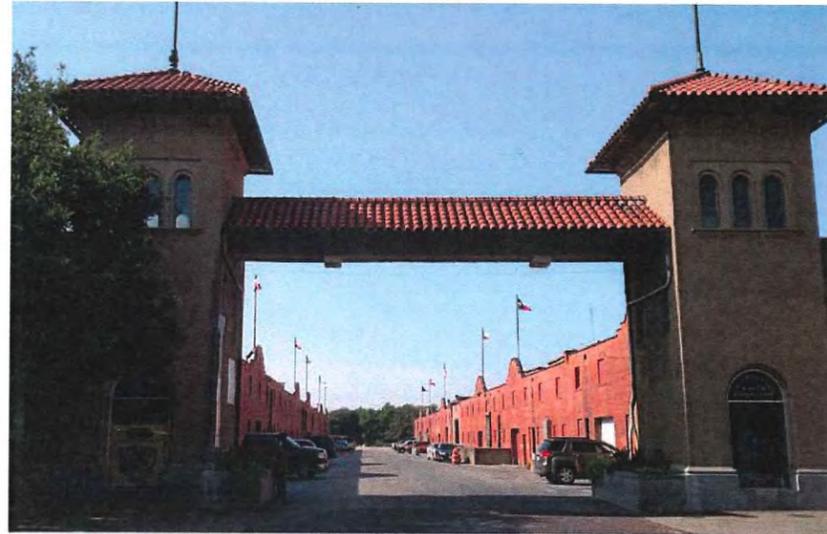
# EAST BARN EXISTING PLAN SURVEY

STOCKYARDS HORSE AND MULE BARN

**BENNETT • BENNER  
PARTNERS**  
ARCHITECTS + PLANNERS



repair and replace wood soffit and out rigger where damaged, Repair to of wall moulding detail and stucco finished to match existing. remove exterior wall lights.



repair and replace metal flashing and brickwork at scuppers.

replace and reset missing roof tiles, remove and reset ridge tiles.

repair and restore existing metal gutter and down pipes, replace PVC down pipes with similar metal down pipes.

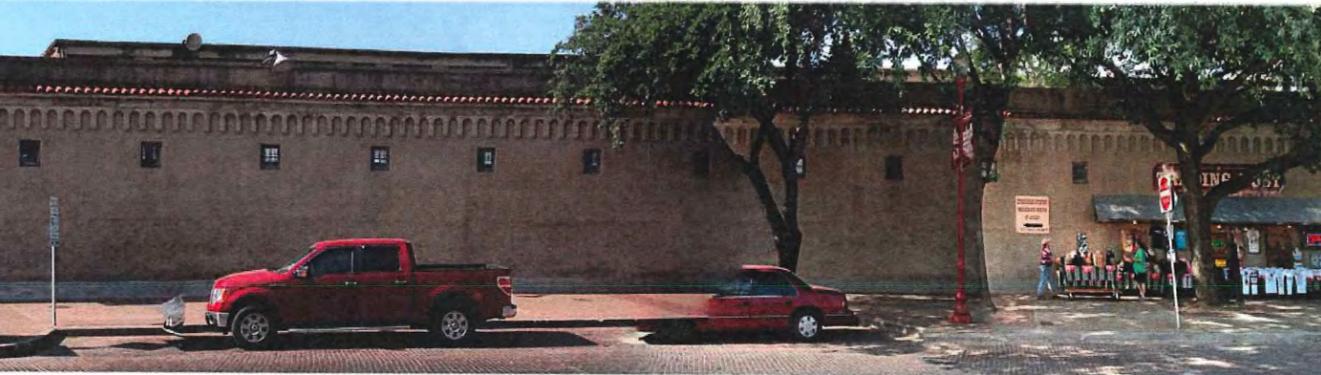
remove not original concrete planters and repair and refinish existing plinth.

repair and restore divided lights wood windows, renovate triple windows to original divided light, paint to match original paint color, provide interior secondary frames glass panels.



remove none original fixed glazing and frames (north) and corrugated metal panel and frame (south) repair brickwork and stucco finish.

remove none original concrete threshold, repair floor, to provide original pass through openings.

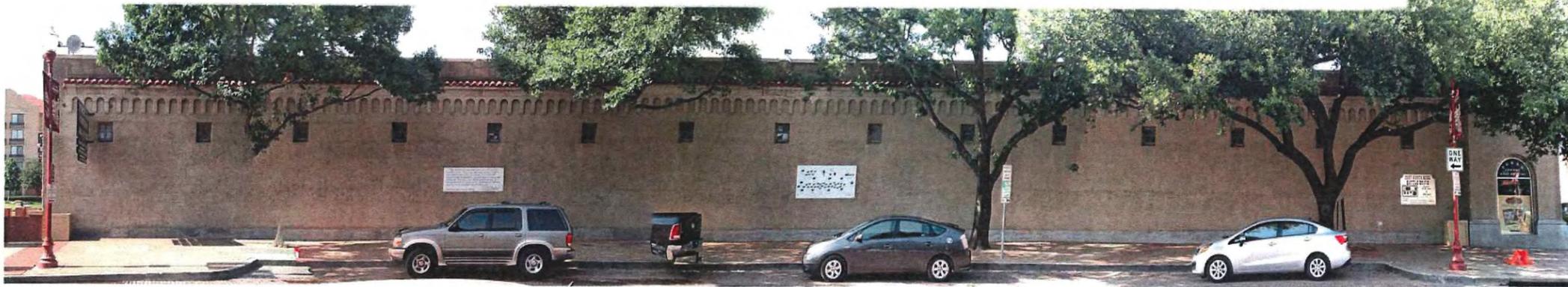


remove temporary metal, wood and canvas canopies, repair and refinish stucco to match existing.

repair, restore and replace wall coping stones, roof tile..

repair and restore mounding details.

remove all existing exterior wall mounted lights



repair and restore any significant cracks in stucco with similar texture and color.

repair and restore concrete ring beam.

## EAST & WEST BARN - NORTH ELEVATIONS

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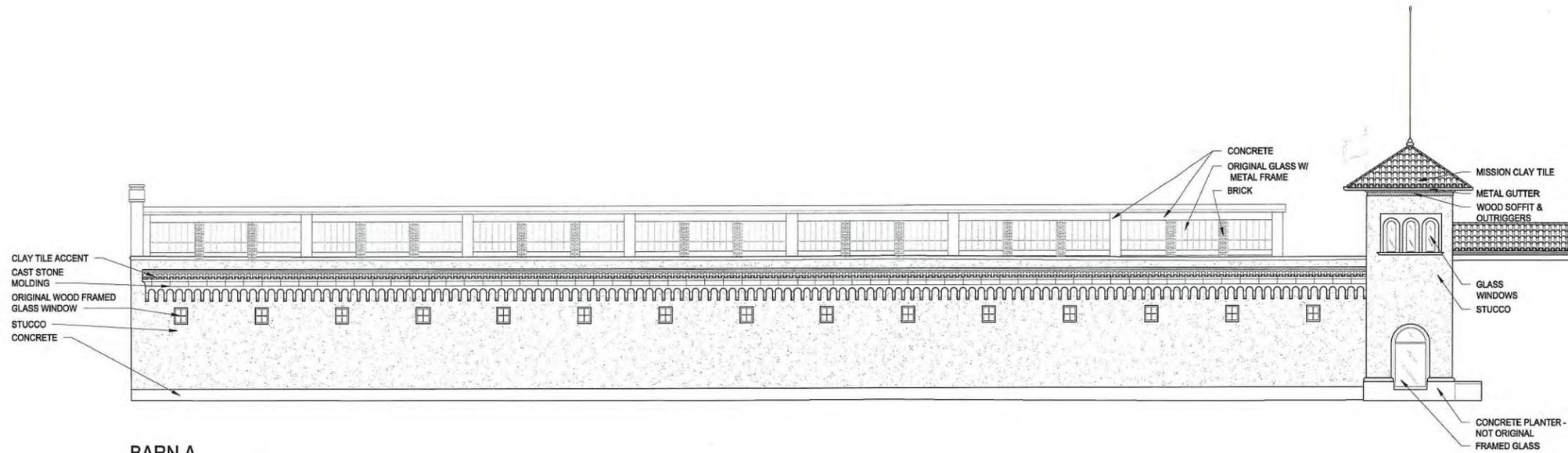
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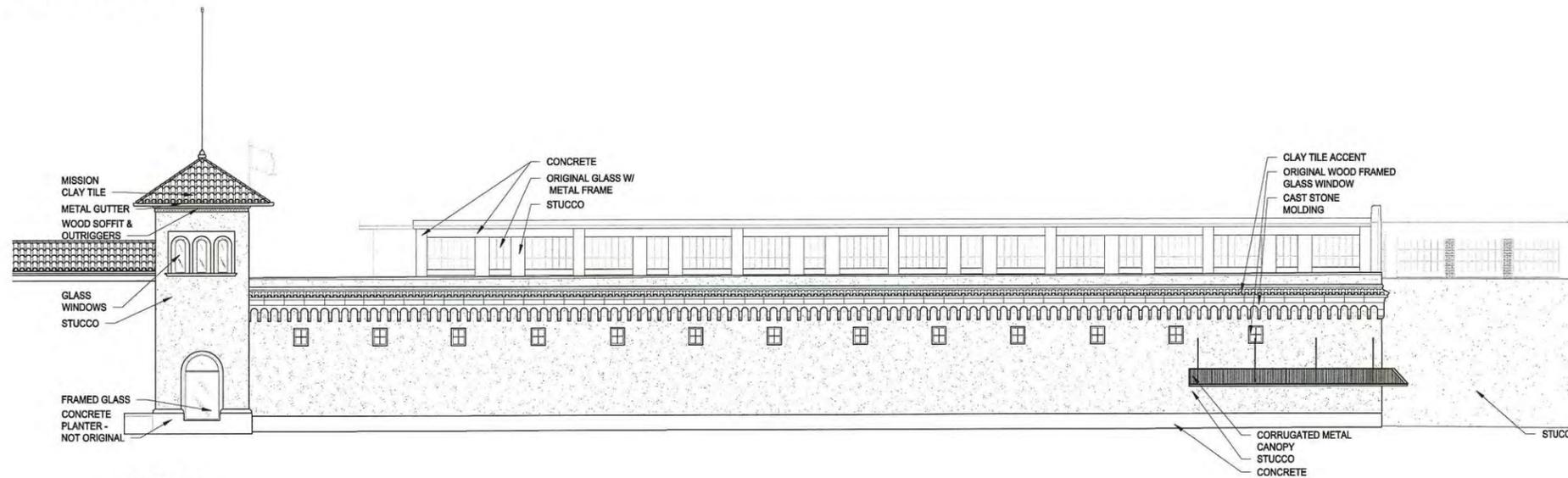
# Stockyards Horse and Mule Barns

EXISTING BUILDINGS PHOTOGRAPHS WITH REPAIR AND RESTORE NOTES

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BARN A  
 0' 10' 20'  
 EAST BARN



BARN D  
 WEST BARN

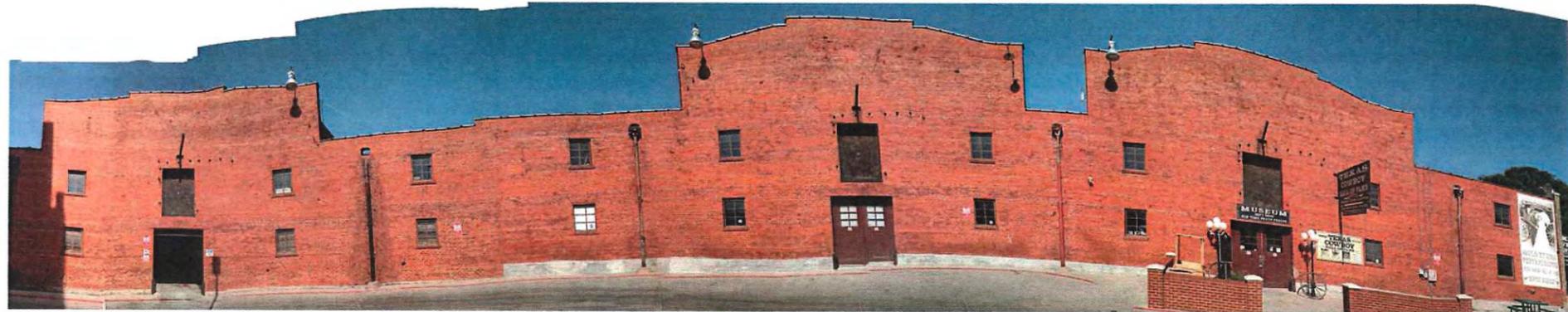
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**EXISTING NORTH ELEVATION**  
 STOCKYARDS HORSE AND MULE BARN

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repair and replace metal flashing and brickwork at scuppers.

remove broken down pipes and scupper boxes  
replace with similar painted metal down pipes and collection boxes

refurbish and repaint ex. sliding doors, door tracks and frame.

rake out and repoint brick work, replace and repair cracked bricks and brickwork.



repair, refurbish and replace wall coping.

remove all existing exterior wall mounted lights

refurbish and repaint ex. windows, provided internal secondary frames glass.

reduce existing none original second floor opening, remove steel I beams, replace metal plate lintel and sill metal angle, repair brickwork.

repair, refurbish concrete ring beam.



remove and replace existing roof membrane and flashing  
provide roof insulation below membrane to existing concrete roof structure.

replacing large door openings  
structurally unsound metal plate lintels.

refurshing and replacing missing metal corner guards.

## EAST BARN- EAST ELEVATIONS

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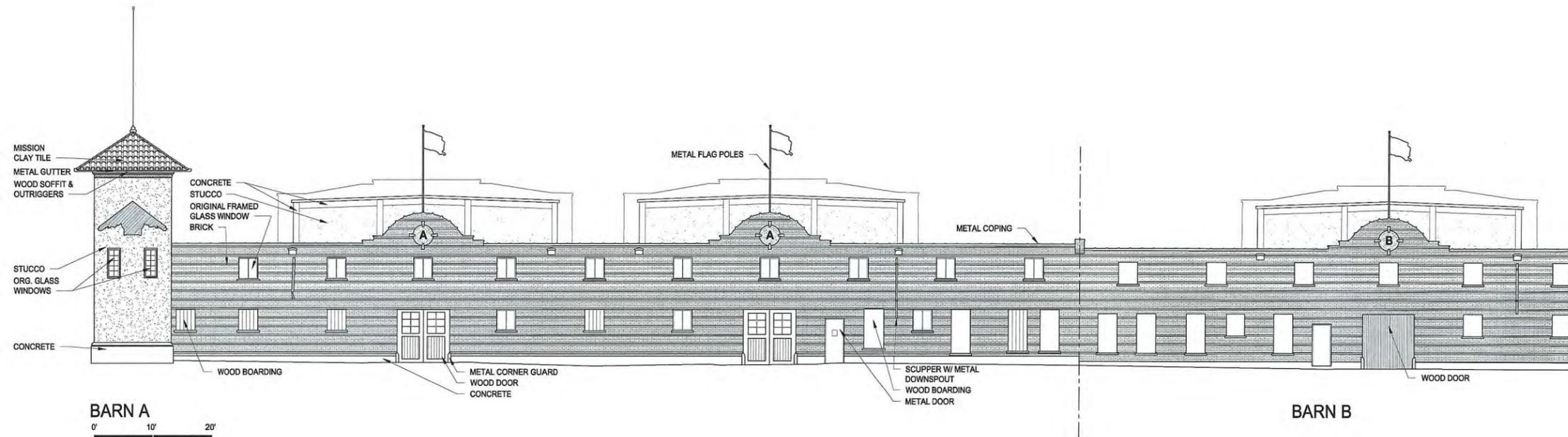
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# Stockyards Horse and Mule Barns

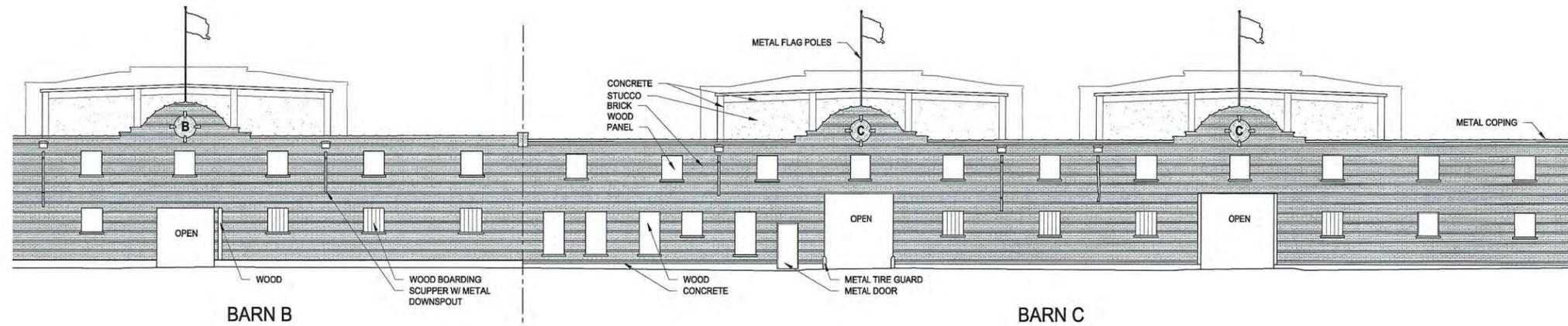
EXISTING BUILDINGS PHOTOGRAPHS WITH REPAIR AND RESTORE NOTES

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BARN A  
0' 10' 20'

BARN B



BARN B

BARN C

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# EAST BARN - EXISTING EAST MULE ALLEY ELEVATION

STOCKYARDS HORSE AND MULE BARN

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remove and replace existing roof membrane and flashing  
provide roof insulation below membrane to existing  
concrete roof structure.

repair, restore and replace wall coping.

rake out and repoint brick work, replace and repair  
cracked bricks and brickwork.  
remove and relocated all electrical conduit, meters and  
braker boxes from exterior walls, repair brickwork.

remove all existing exterior wall  
mounted lights



replacing structurally unsound  
metal plate lintels.

repair, restore and replacing missing  
metal corner guards.

remove wood boarding from existing opening  
and refurbish and repaint ex. door and frame.

repair and restore concrete ring beam.



remove broken down pipes and scupper boxes  
replace with similar painted metal down pipes  
and collection boxes

repair and replace metal flashing  
and brickwork at scuppers.

remove wood boarding from existing opening  
repare, restore and repaint ex. windows,  
provided internal secondary frames glass.  
Those missing or not restorable to be replaced  
with similar.

## EAST BARN - WEST ELEVATIONS

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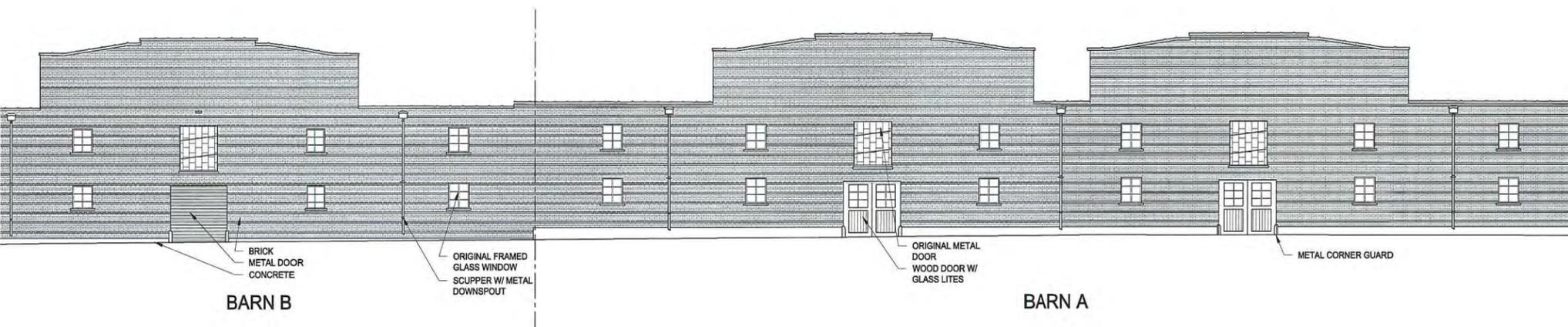
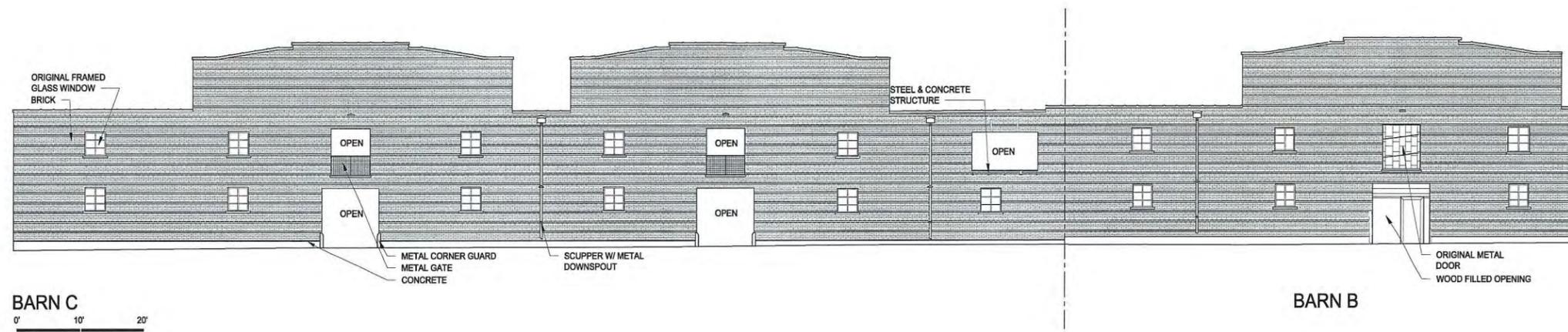
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# Stockyards Horse and Mule Barns

EXISTING BUILDINGS PHOTOGRAPHS WITH REPAIR AND RESTORE NOTES

**BENNETT • BENNER**  
**PARTNERS**  
ARCHITECTS + PLANNERS



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21 September 2015

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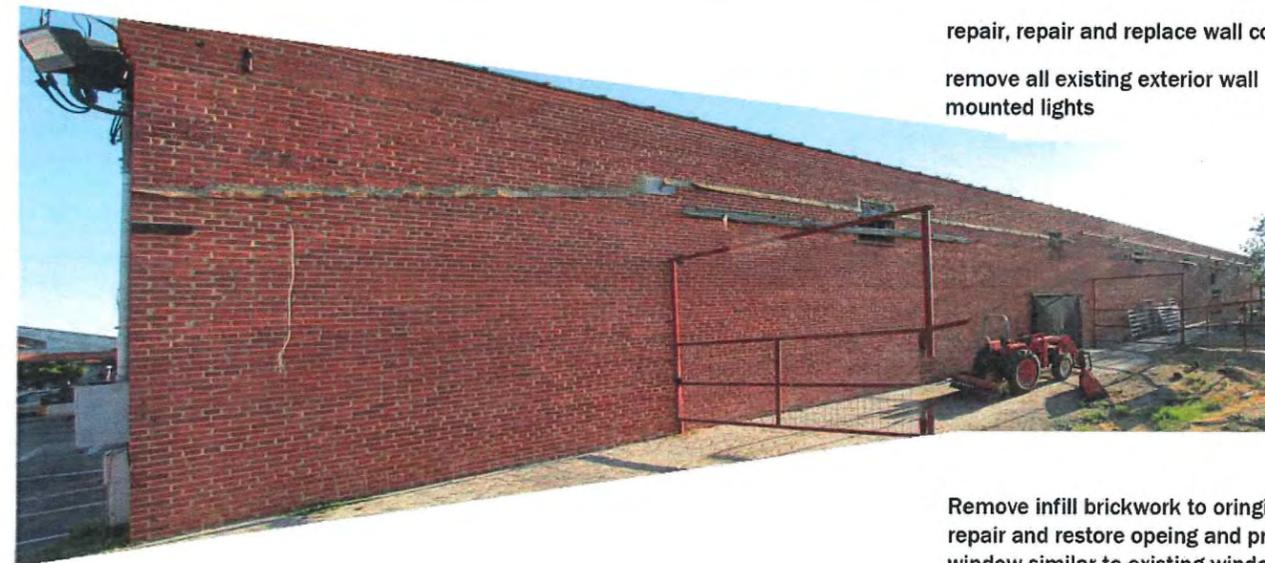
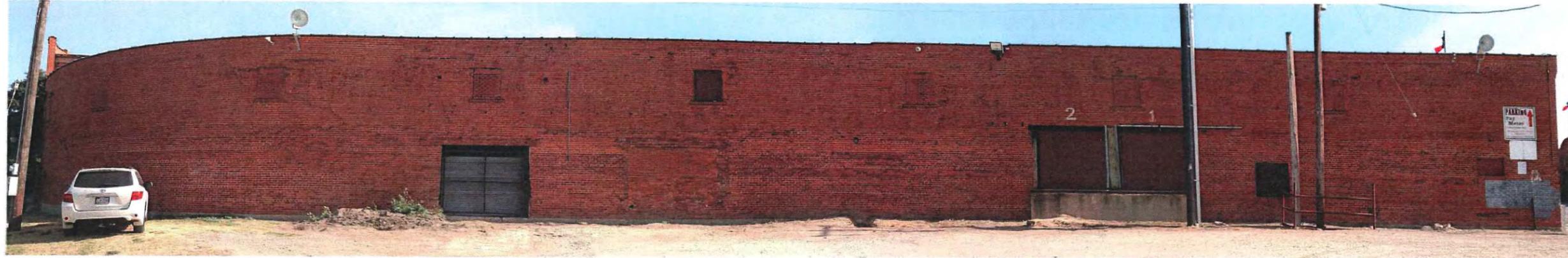
# EAST BARN - EXISTING EAST ELEVATION

STOCKYARDS HORSE AND MULE BARN

**BENNETT • BENNER**  
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 ARCHITECTS + PLANNERS

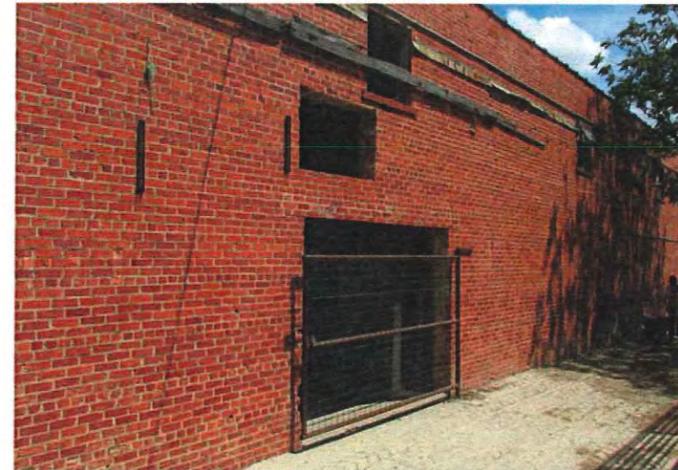
remove and replace existing roof membrane and flashing  
provide roof insulation below membrane to existing  
concrete roof structure.

rake out and repoint brick work, replace and repair  
cracked bricks and brickwork.



repair, repair and replace wall coping.  
remove all existing exterior wall  
mounted lights

Remove infill brickwork to original openings  
repair and restore opening and provide new  
window similar to existing windows and paint .



repair, refurbish concrete ring beam.

replacing structurally unsound  
metal plate lintels.

repare and replacing missing  
metal corner guards.

remove wood boarding from existing opening and  
refurbish and repaint ex. door and frame.

remove wood boarding from existing opening window,  
repair , repaint and provide new windows where non  
with similar frames and paint finish to original.

none original openings fille with matching brickwork,  
motar and brickwork pattern.

remove all none functional wood and metal  
attachments left from none original shred roofs.  
Repair brickwork where needed.

## WEST & EAST BARNS- SOUTH ELEVATIONS

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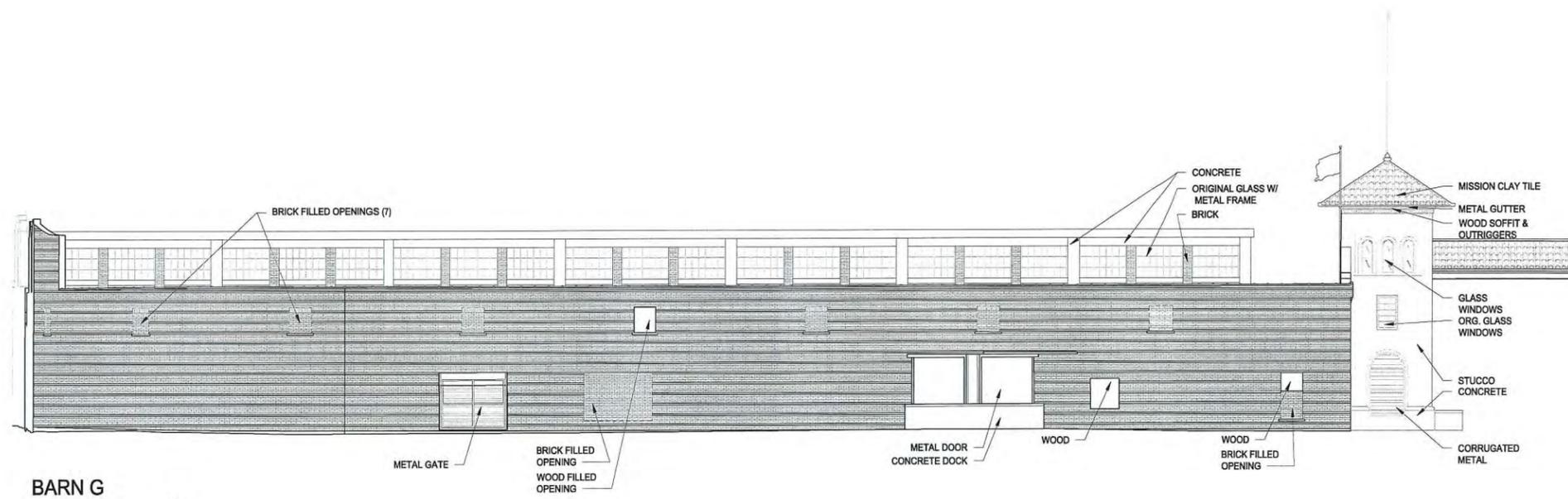
21 SEPTEMBER 2015 #

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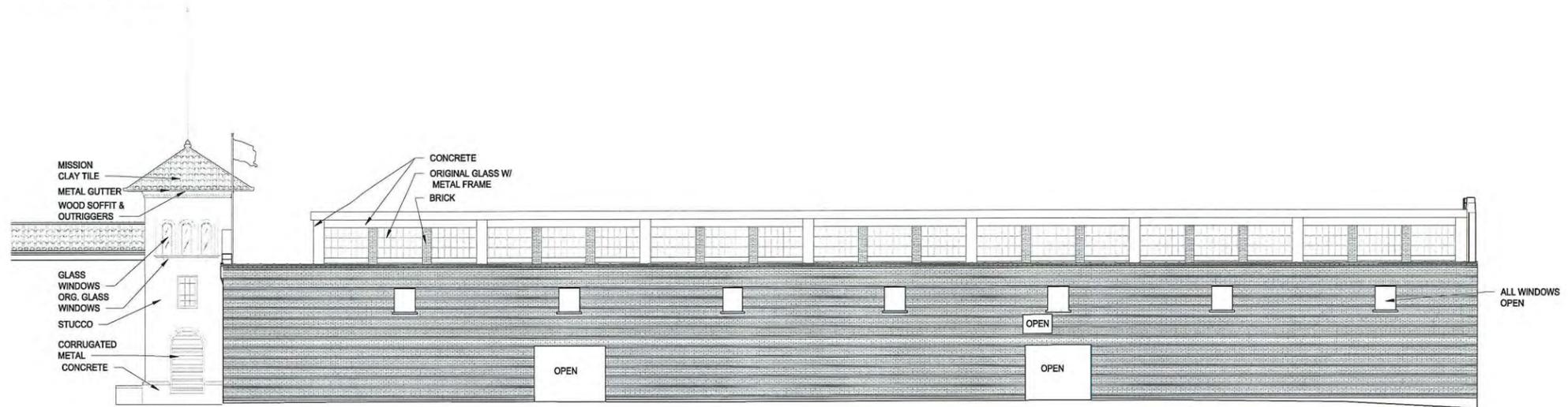
# Stockyards Horse and Mule Barns

EXISTING BUILDINGS PHOTOGRAPHS WITH REPAIR AND RESTORE NOTES

**BENNETT • BENNER**  
**PARTNERS**  
ARCHITECTS + PLANNERS



BARN G  
0' 10' 20'  
WEST BARN



BARN C  
EAST BARN

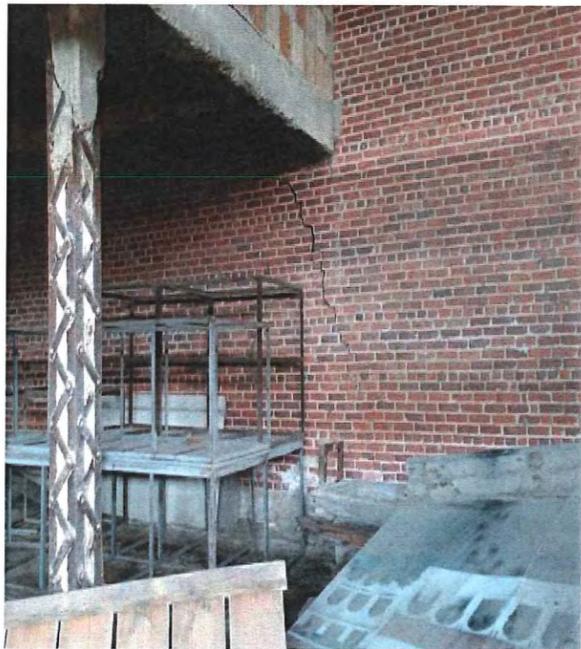
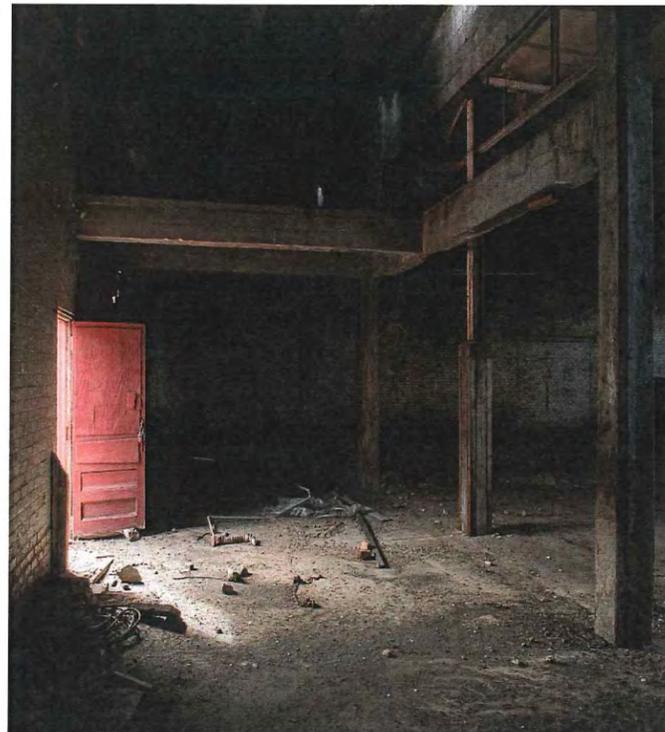
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21 September 2015

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**EXISTING SOUTH ELEVATION**  
STOCKYARDS HORSE AND MULE BARN

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**PARTNERS**  
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all existing interior columns to be repaired and replaced where structural not possible. repair all cracking within brickwork and replace brick where necessary.  
 Barn F non original roof structure and walls to be removed and original structure and walls to be repaired.

These documents may not be used for regulatory approval, permit, or construction.

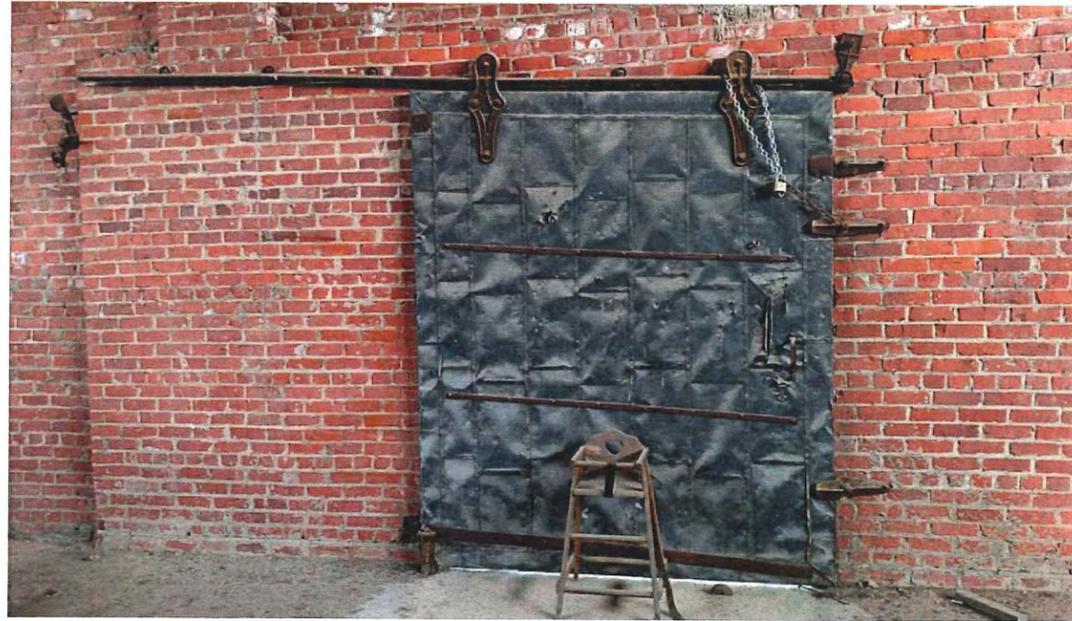
21 SEPTEMBER 2015 #

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# Stockyards Horse and Mule Barns

EXISTING INTERIOR BUILDINGS PHOTOGRAPHS

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**PARTNERS**  
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# Stockyards Horse and Mule Barns

EXISTING BUILDINGS PHOTOGRAPHS-DOORS AND WINDOWS

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**PARTNERS**  
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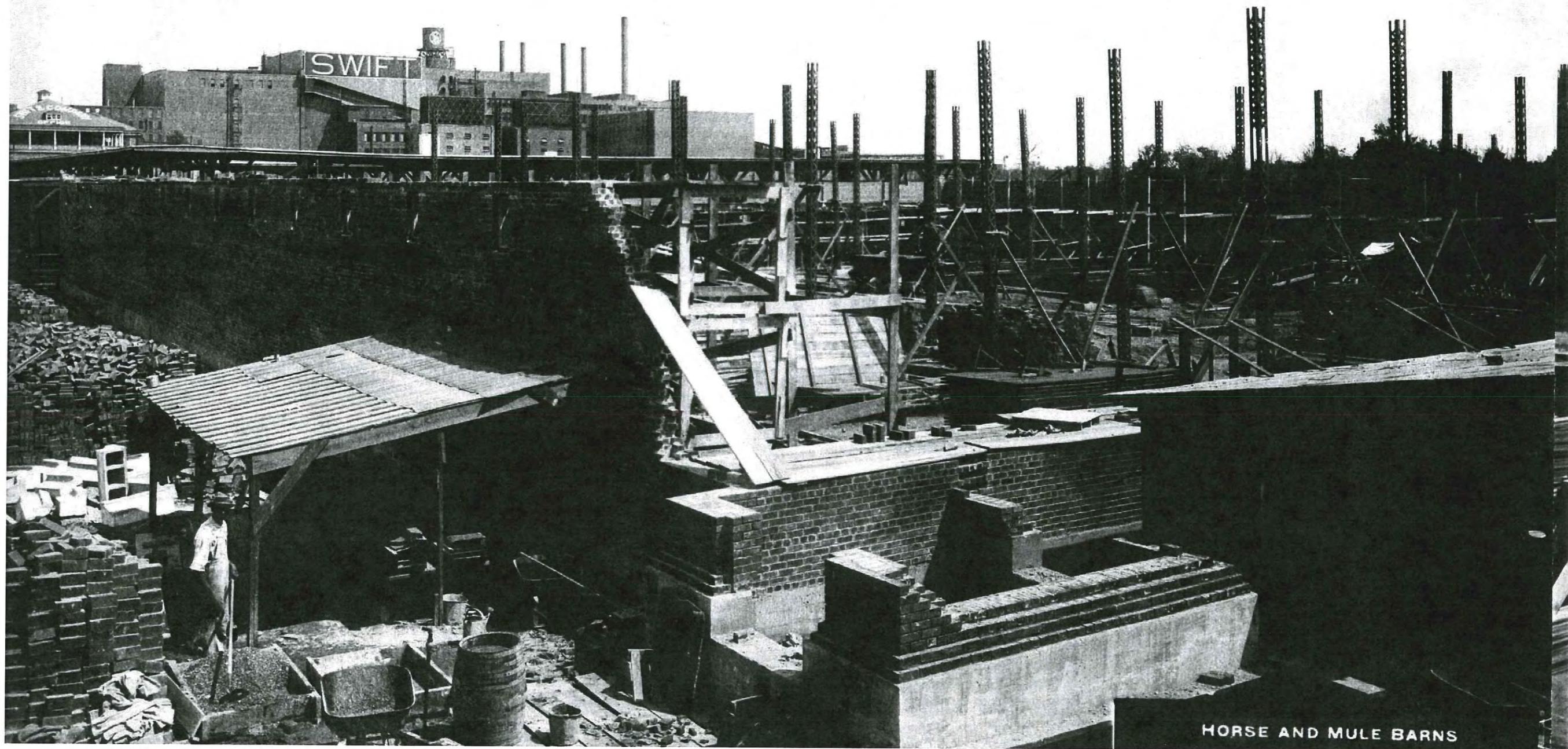
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# Stockyards Horse and Mule Barns

HISTORICAL PHOTOGRAPHS

**BENNETT • BENNER**  
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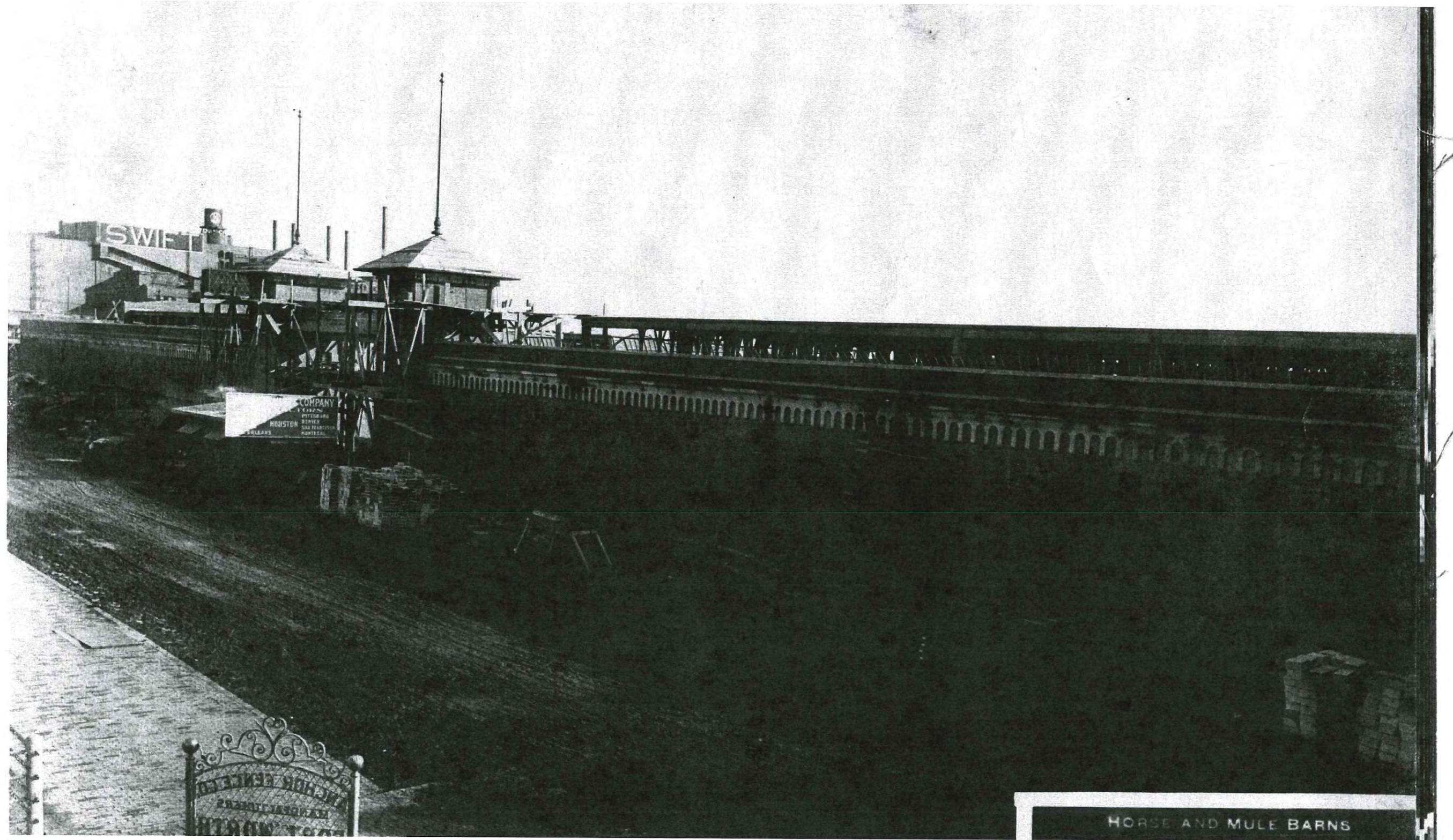
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# Stockyards Horse and Mule Barns

HISTORICAL PHOTOGRAPHS

**BENNETT • BENNER**  
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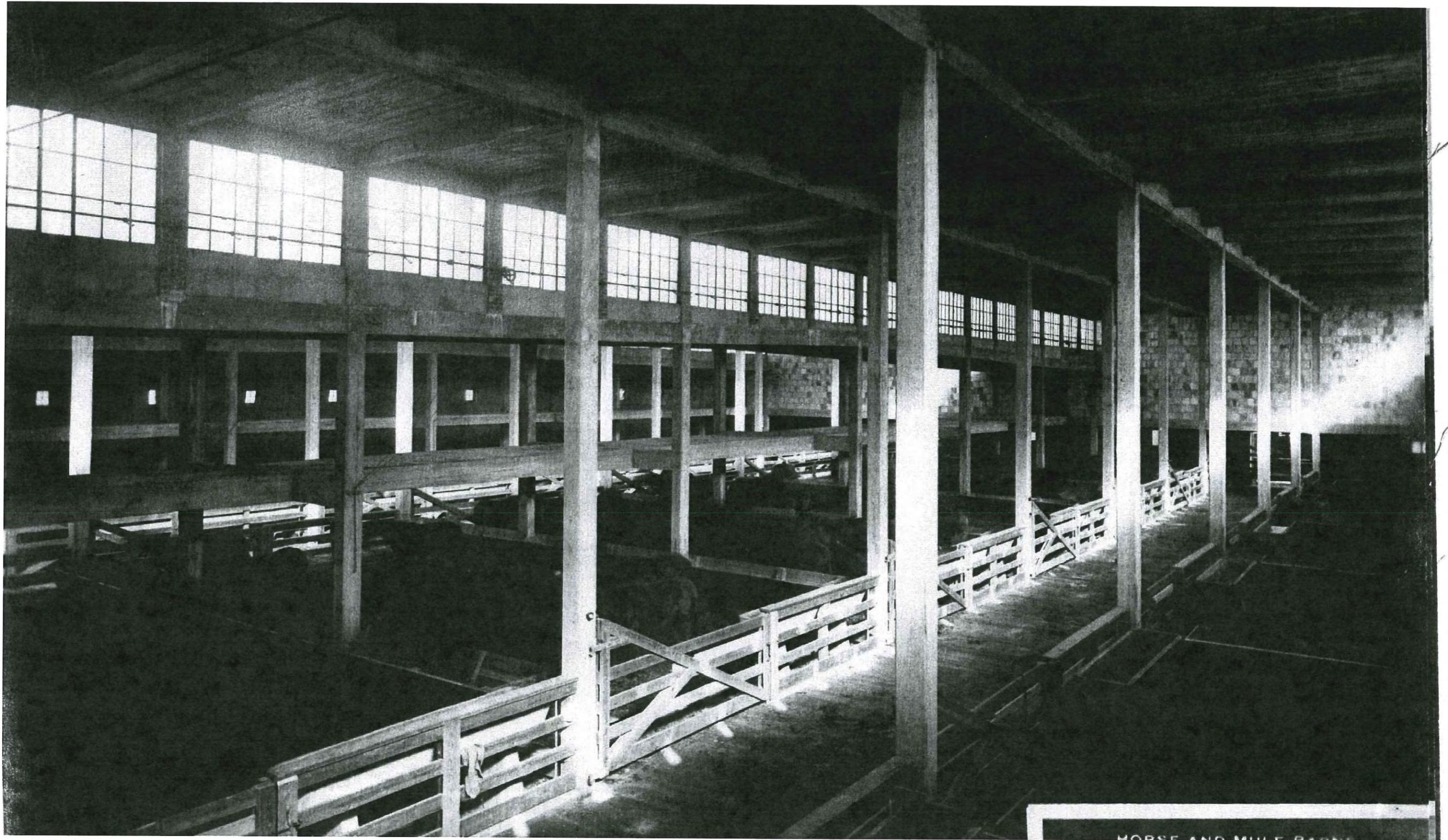
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## Stockyards Horse and Mule Barns

HISTORICAL PHOTOGRAPHS

**BENNETT • BENNER**  
PARTNERS  
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21 SEPTEMBER 2015 #

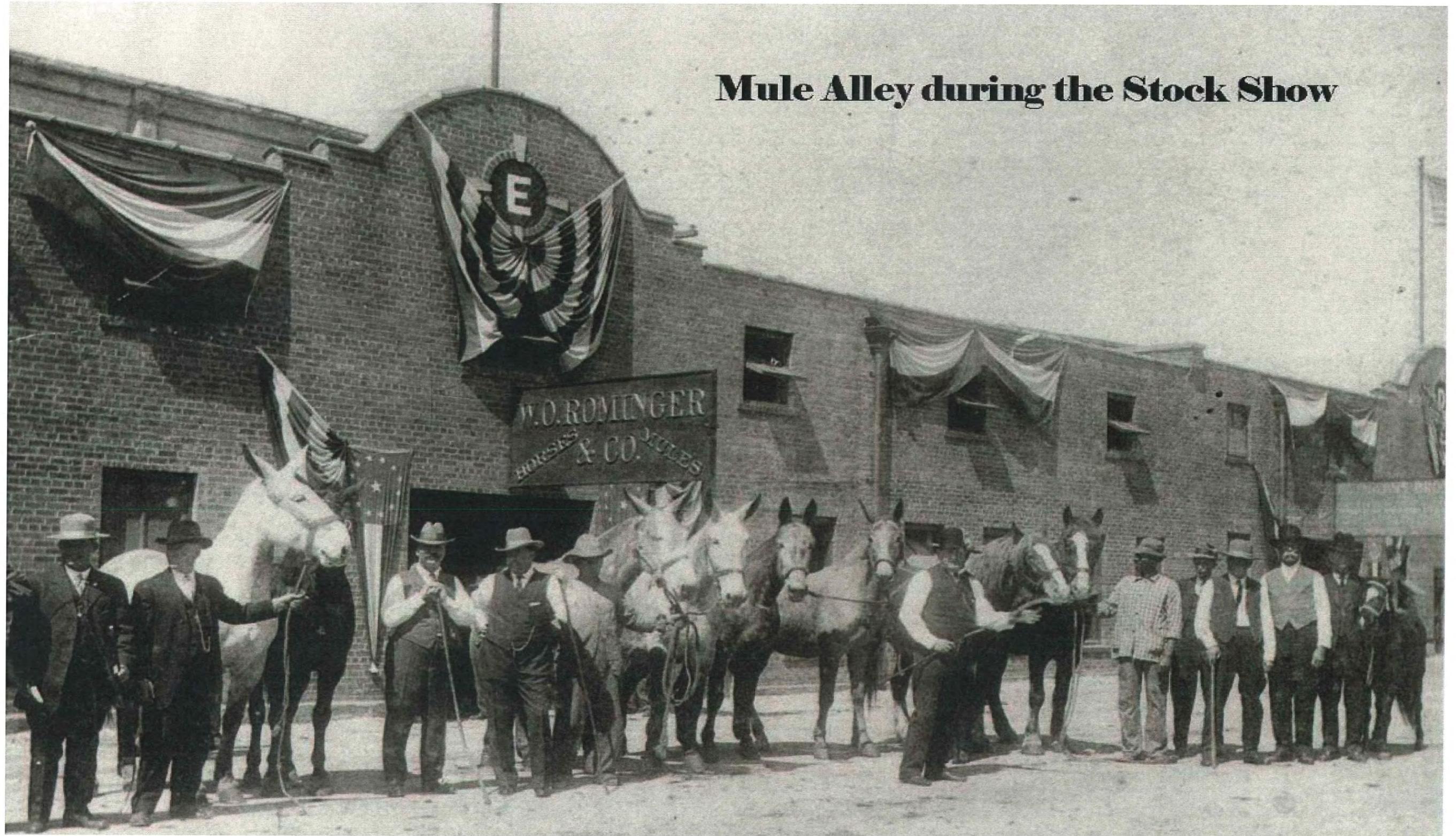
15131.00

## Stockyards Horse and Mule Barns

HISTORICAL PHOTOGRAPHS

**BENNETT • BENNER**  
**PARTNERS**  
ARCHITECTS + PLANNERS

## Mule Alley during the Stock Show



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15131.00

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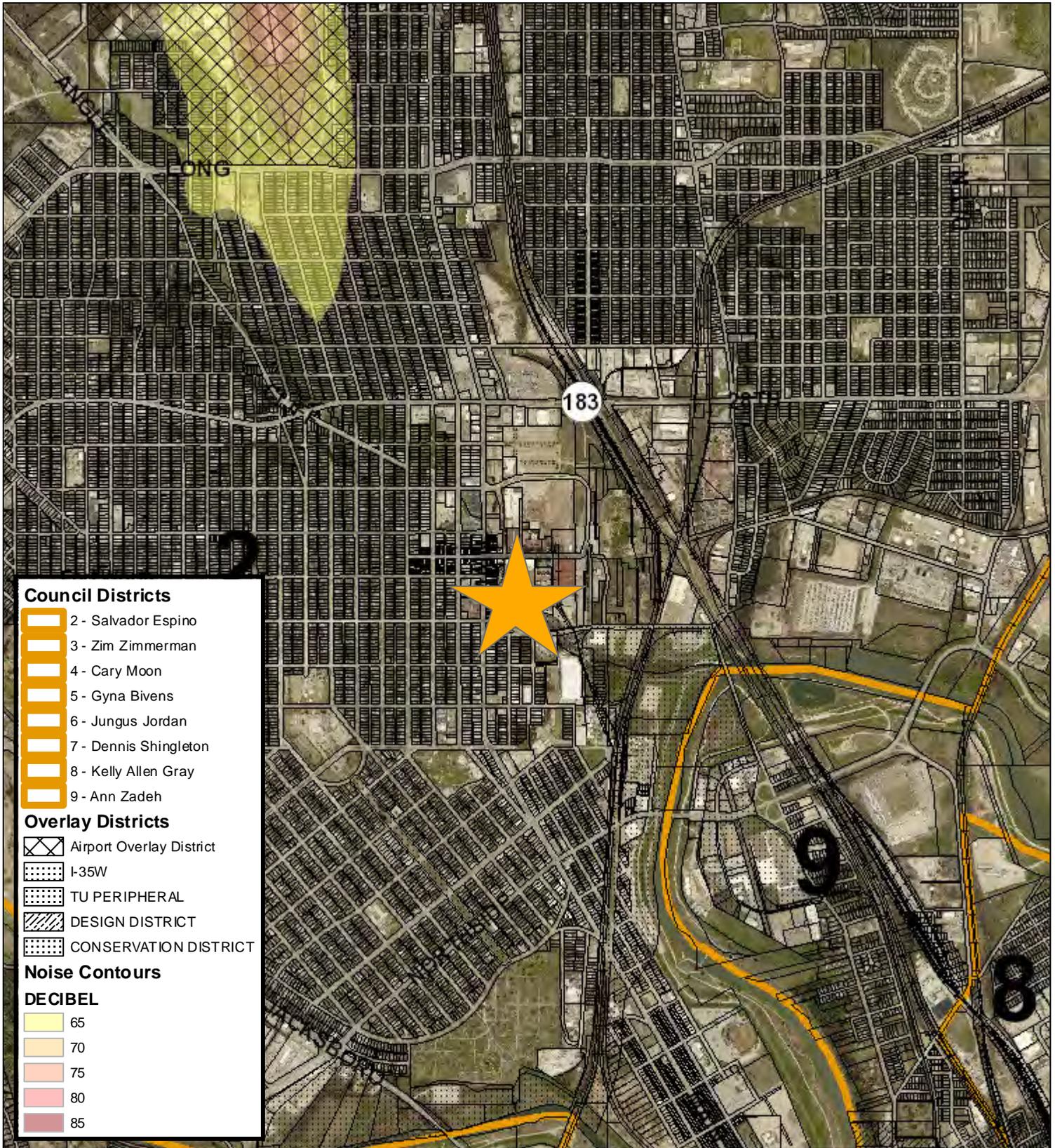
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## Stockyards Horse and Mule Barns

HISTORICAL PHOTOGRAPHS

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### 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

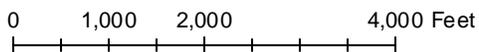
**Overlay Districts**

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

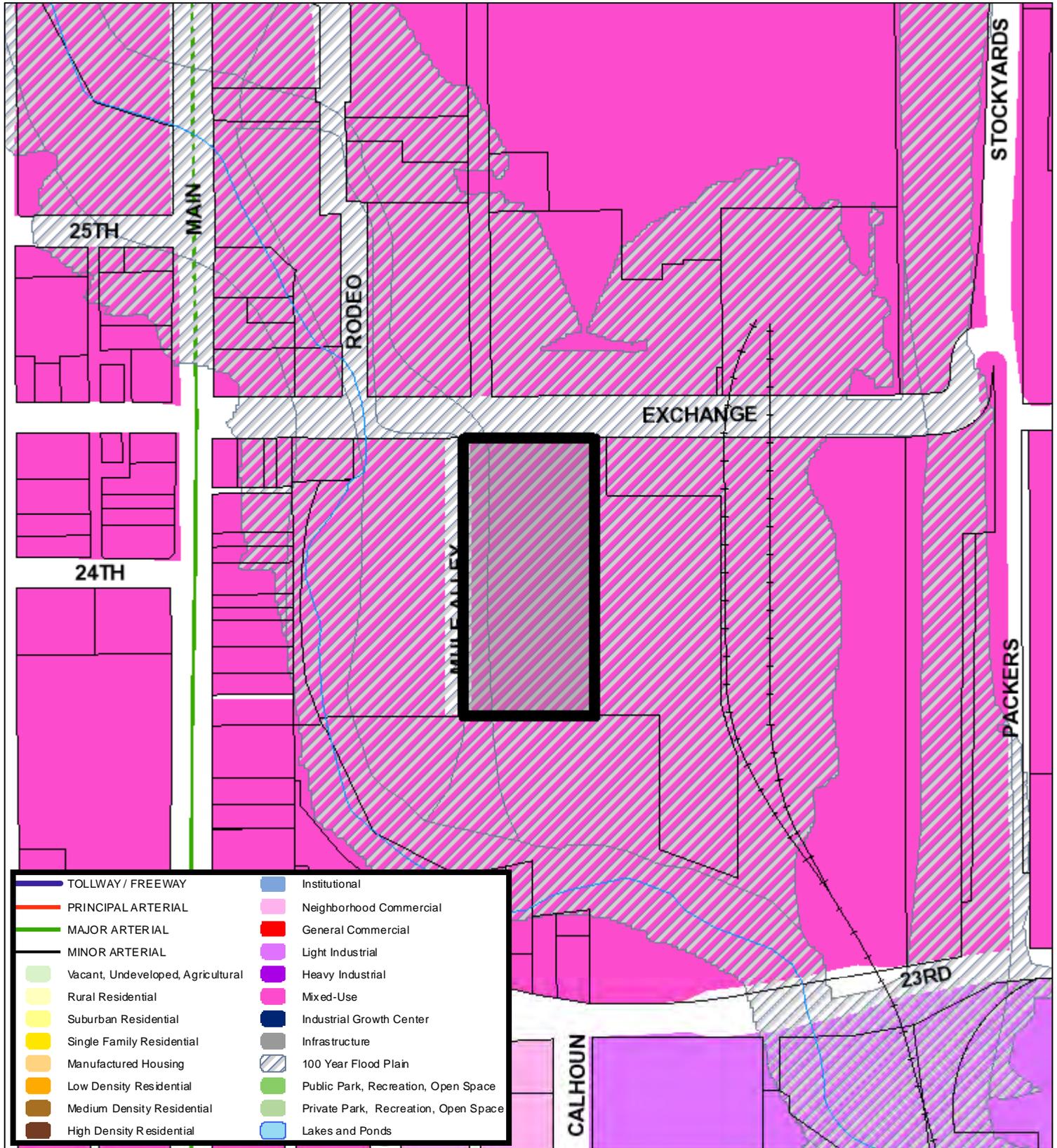
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



### Future Land Use

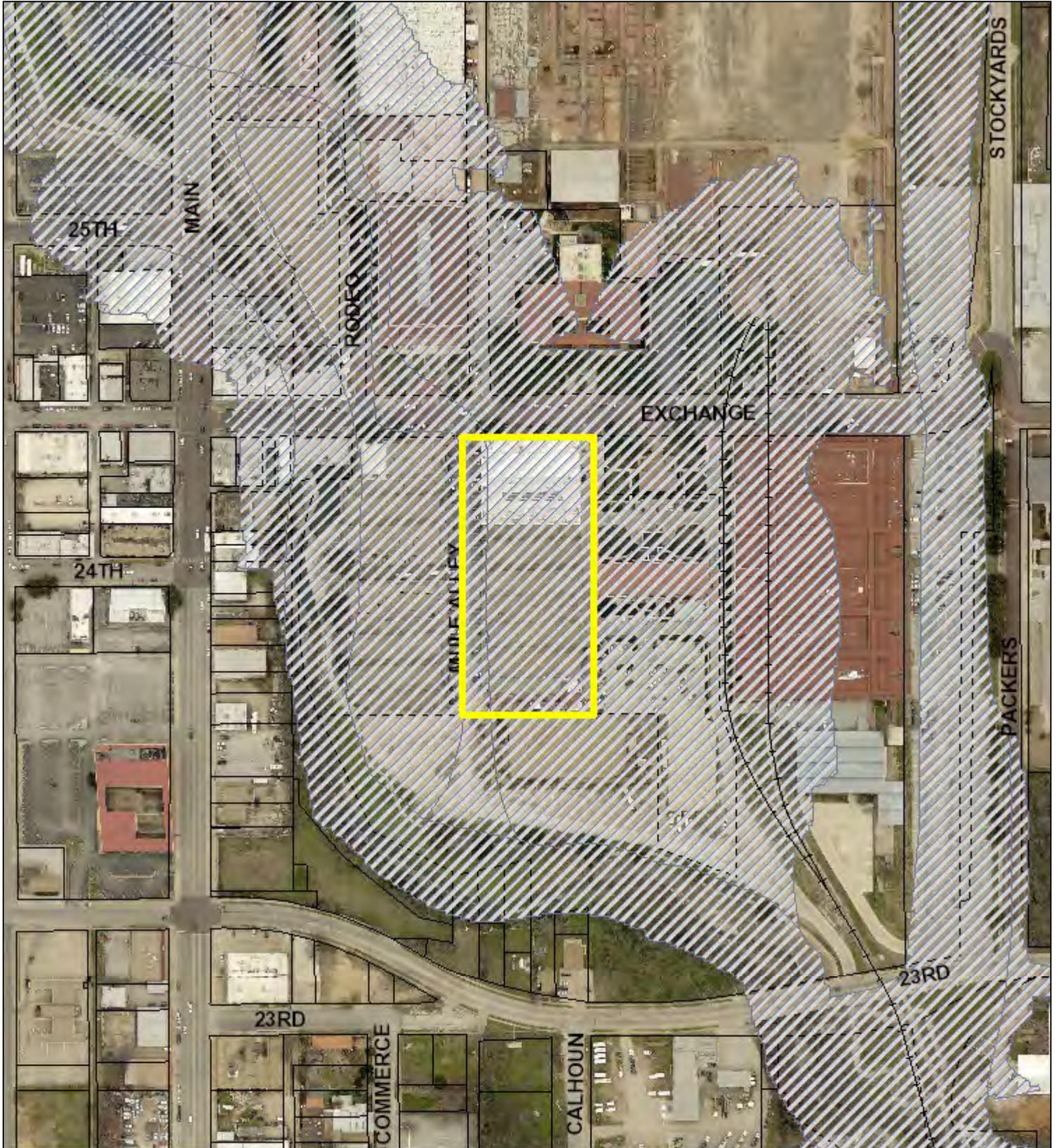


250 125 0 250 Feet

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



0 162.5 325 650 Feet



mention there is a proposed minor arterial on the back side of the proposed "I" and the owner is aware of Spinks Airport requirements.

Mr. Flores asked Mr. Curtis about the triangular area behind the gas line easement and is it proposed to be "I" as well. Mr. Curtis said yes. Mr. Flores asked staff if there were any buffer requirements from the "A-43" single-family. Ms. Murphy said there would be a 50 ft. buffer where no structures are permitted.

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

**15. ZC-16-031 Fort Worth Heritage Development LLC (CD 2) 124 E. Exchange (Fort Worth Stockyards Company, Block 10A, Lot 2, 3.12 Acres): from PD1017 "PD/MU-2/DD" Planned Development for all uses in "MU-2" High Intensity Mixed-Use including certain uses, site plan required/Demolition Delay to PD1017 "PD/MU-2/HSE" Planned Development for all uses in MU-2 High Intensity Mixed-Uses including certain uses; site plan required/Highly Significant Endangered**

Jocelyn Murphy, Planning Manager called the case.

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

**16. ZC-16-032 Fort Worth ISD/MC Lean Middle School (CD 3) 3816 Stadium Drive (Saint Augustine Addition, Tract 4, 13.30 Acres): from "A-5" One-Family to "CF" Community Facilities**

Mike Naughton, 432 Glenwood Terrace, Hurst, Texas representing Fort Worth ISD explained to the Commissioners they are requesting "CF" zoning for McLean Middle School to allow for a replacement marquee sign.

Mr. Flores asked about the dimensions of the proposed sign. Mr. Naughton said maybe 8 ft. by 4 ft. but not for sure on the dimensions.

Shannon Pritchard, 3424 Brady Avenue, Fort Worth, Texas in support but was wondering why schools are zoned in single-family zoning and what is the new paved road behind her house to be used for. Mr. Naughton said there is a significant classroom addition under construction and that is the reason for the new drive. They do not intend to change the use of the property.

Mr. Genua asked where the parking is located. Mr. Naughton said parking is on the north of the school and the road is for access only to the construction site. Ms. Burghdoff explained schools are permitted in any zoning district.

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