



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
April 5, 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 Liz Casso  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Fort Worth Heritage Development/ City of Fort Worth-  
Planning and Development

**Site Location:** 497 East Exchange Avenue Mapsco: 62G  
(Cattle run feature only)

**Proposed Use:** Historic Designation

**Request:** From: PD1017 "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use including certain uses, site plan required  
To: PD1017/HC "PD/MU-2/HC" Planned Development for all in "MU-2" High Intensity Mixed-Use including certain uses, site plan required/Historic and Cultural

**Land Use Compatibility:** No effect.

**Comprehensive Plan Consistency:** Requested change is consistent.

**Background:**

The applicant is requesting to designate 497 E. Exchange Avenue, the Cattle Run/Loading Dock, as a Historic and Cultural Landmark. This structure was constructed in conjunction with the rail line that served the stockyards and is located in the Historic Stockyards National Register District.

Attached is the recently completed survey of the property.

The structure/site at 497 E. Exchange Avenue meets 5 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) properties. The structure meets the following criteria for historic designation:

- 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.

Site or structure associated with a documented theme in the history of Fort Worth such as the Pioneer and "Fort Worth" era, the Cattle Drives and the Stockyards, Railroads, development patterns, or oil, aviation and other industries.

- 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.

Contributes to a neighborhood or area described by previous historical survey as eligible local or National Register District;

7. Is the site of a significant historic event

General location establishing a pattern of events significant to the city, state, or country such as an industrial district representing the city's achievements in the meat packing industry or a neighborhood developed by oil barons.

9. Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.

Defines a relationship between features, sites, or structures.

10. 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  
13191 Crossroads Pkwy N 6th Floor  
City Of Industry, CA 91746 3497

Acreage: acres 0.368

Comprehensive Plan Sector: Northside

Agent: City of Fort Worth Historical

Surrounding Zoning and Land Uses:

North "PD 1017" Planned Development  
East "PD 1017" Planned Development  
South "PD 1017" Planned Development  
West "PD 1017" Planned Development

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-14-085 Council initiated rezoning for various properties, various zoning districts; effective 8/12/14

Platting History: NA

**Transportation/Access**

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

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Historic Fort Worth, Inc.	

**Development Impact Analysis:**

1. **Land Use Compatibility**

The requested "HC" 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 2016 Comprehensive Plan:

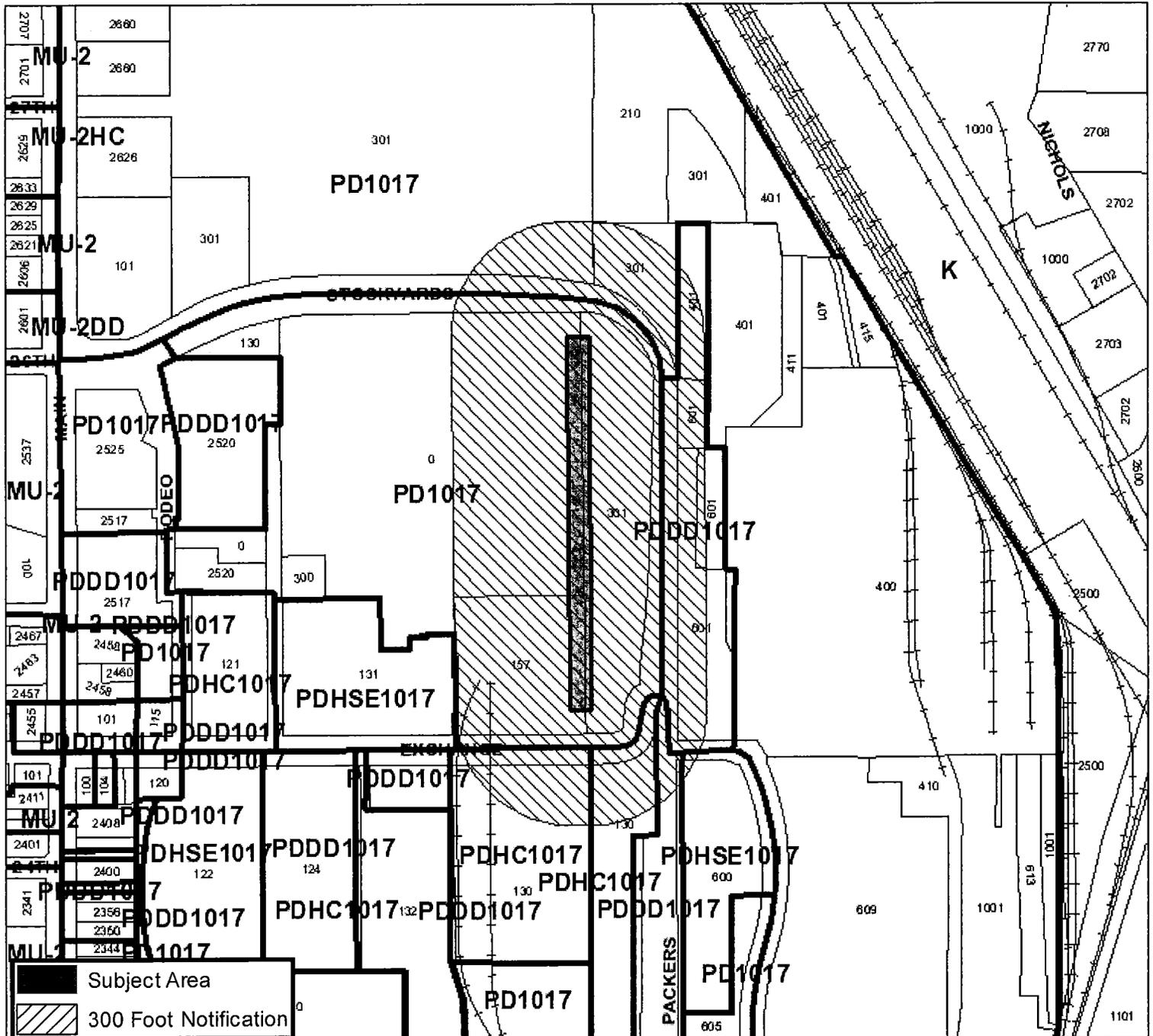
- Protect, enhance and perpetuate landmarks and districts of historical, cultural, architectural, or archaeological importance to Fort Worth.
- Foster civic pride by recognizing accomplishments of the past.
- Facilitate the designation of significant districts, sites, and structures with an overlay for Demolition Delay, Historic and Cultural Landmark, or Highly Significant Endangered.

***Attachments:***

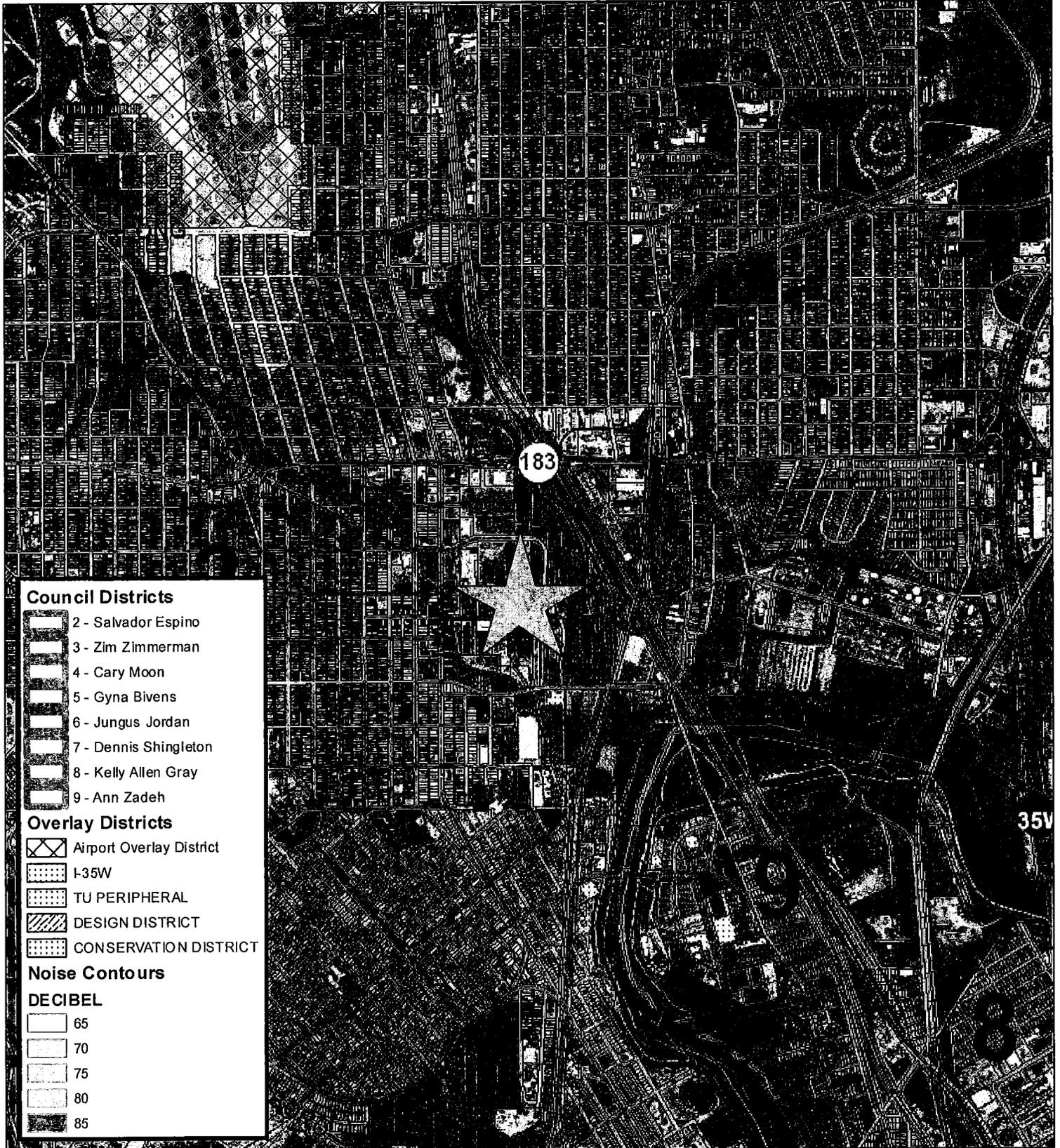
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC staff report and attachments
- Minutes from the Zoning Commission meeting

### Area Zoning Map

Applicant: City of Fort Worth Planning & Development  
 Address: 497 E. Exchange Avenue (cattle run feature only)  
 Zoning From: PD 1017  
 Zoning To: Add HC historic overlay  
 Acres: 0.59299974  
 Mapsco: 62G  
 Sector/District: Northside  
 Commission Date: 3/9/2016  
 Contact: 817-392-8015



## 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

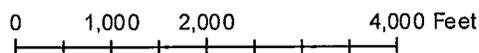
**Overlay Districts**

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

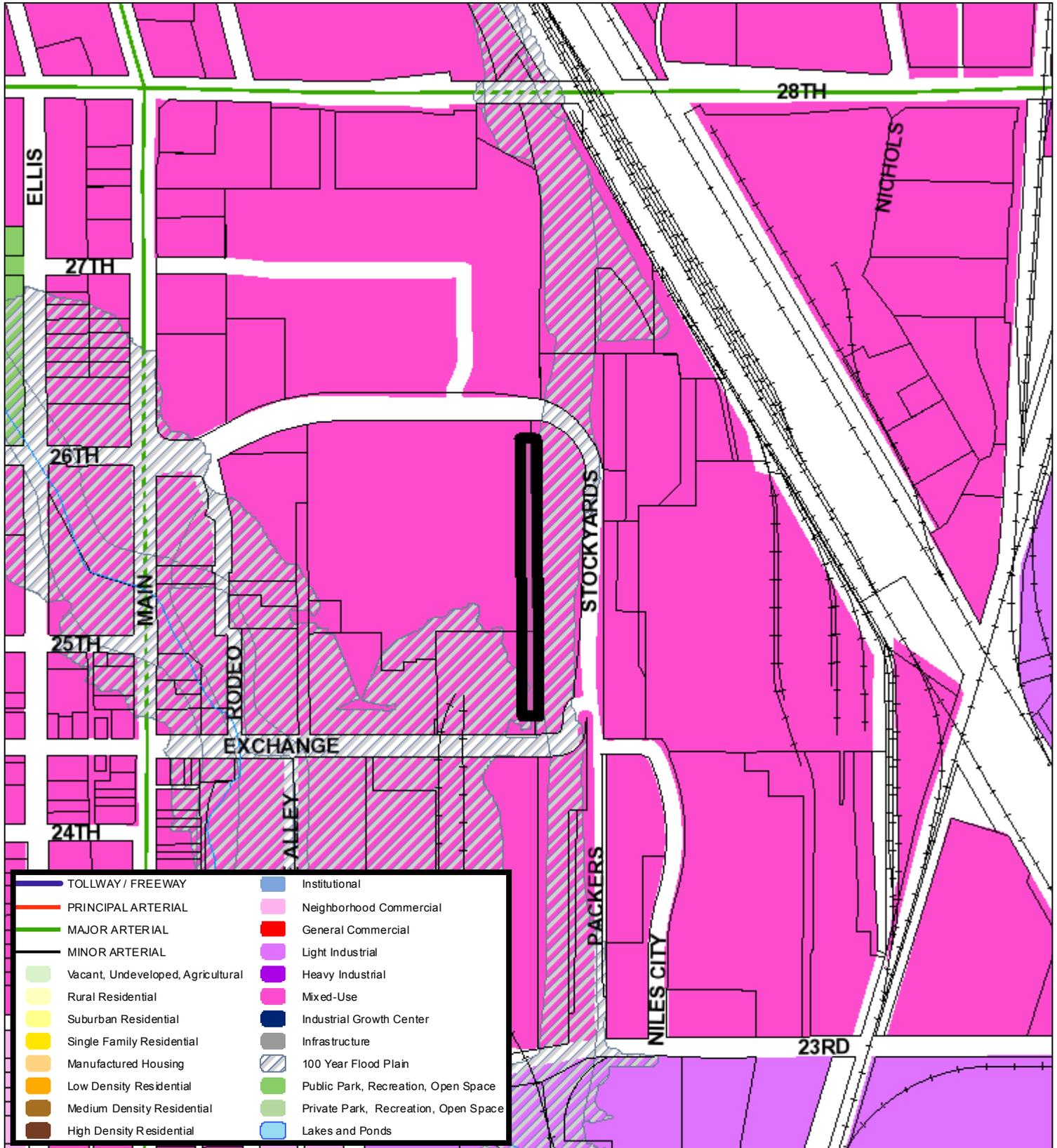
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



### Future Land Use



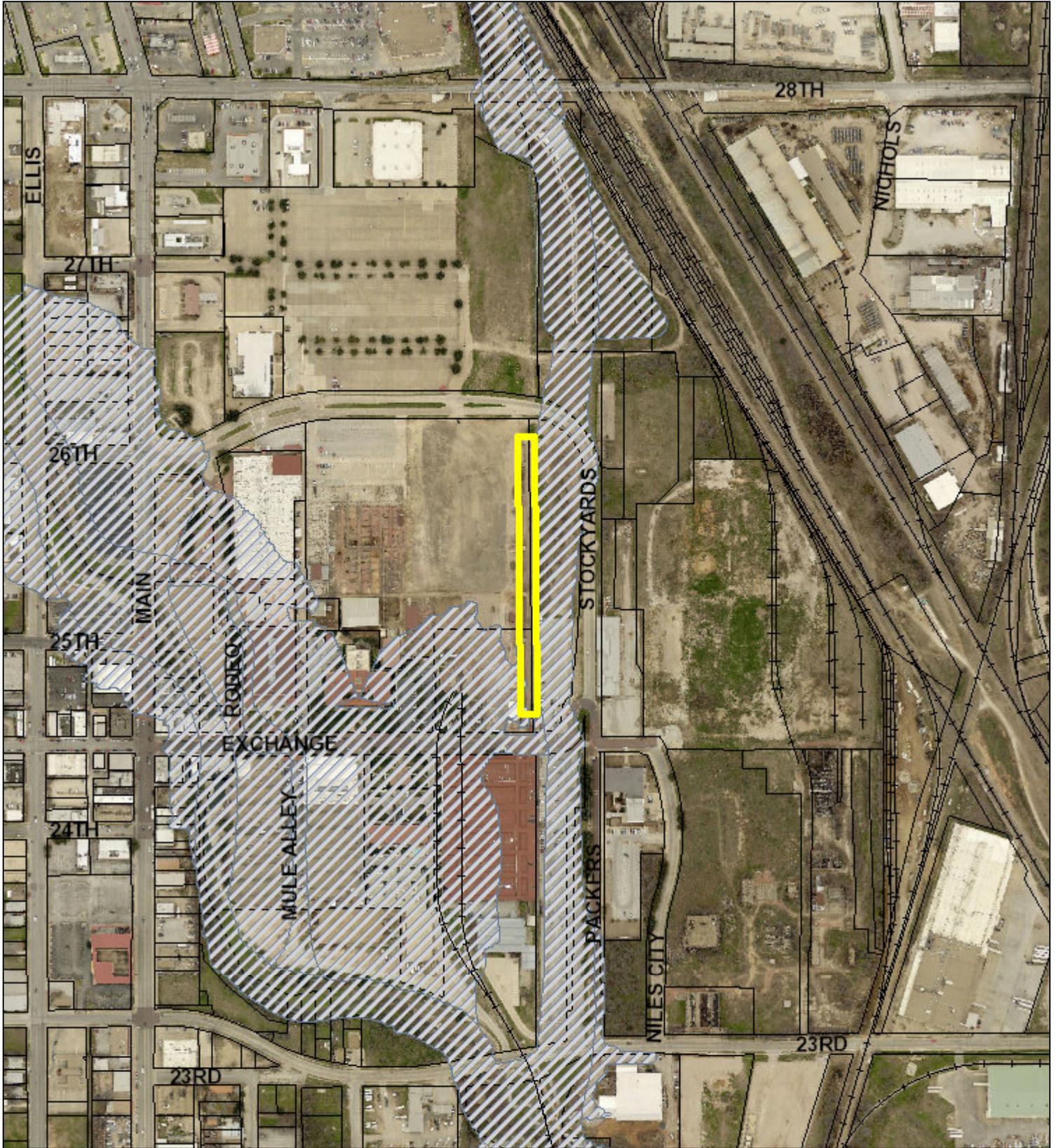
460 230 0 460 Feet



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



0 290 580 1,160 Feet



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

**DATES: February 8, 2016**

**COUNCIL DISTRICT: 2**

***GENERAL INFORMATION***

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<b>REQUEST</b>	Designation as Historic and Cultural Landmarks (HC)
<b>APPLICANT/AGENT</b>	City of Fort Worth
<b>LOCATION</b>	497 E. Exchange Avenue
<b>ZONING/ USE (S)</b>	PD 1017
<b>NEIGHBORHOOD ASSOCIATION</b>	Stockyards

***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.

Site or structure associated with a documented theme in the history of Fort Worth such as the Pioneer and "Fort Worth" era, the Cattle Drives and the Stockyards, Railroads, development patterns, or oil, aviation and other industries.

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.

Contributes to a neighborhood or area described by previous historical survey as eligible local or National Register District;

Criterion 7: Is the site of a significant historic event

General location establishing a pattern of events significant to the city, state, or country such as an industrial district representing the city's achievements in the meat packing industry or a neighborhood developed by oil barons.

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.

Defines a relationship between features, sites, or structures.

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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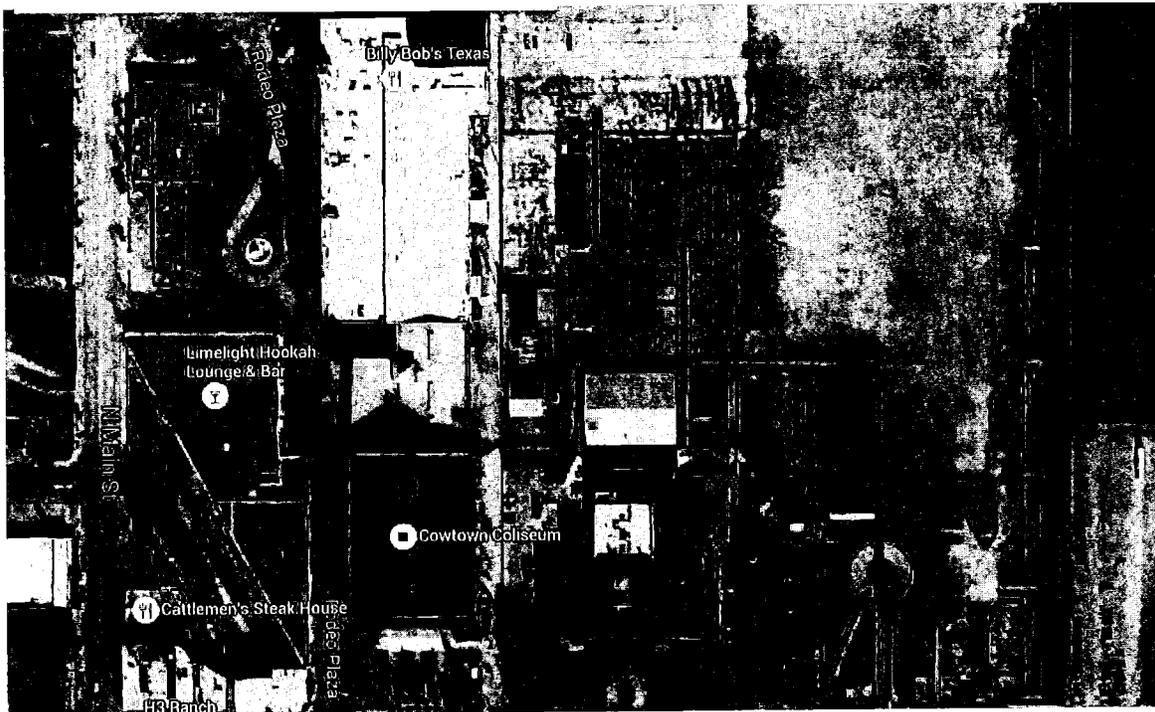
The applicant is requesting to designate 497 E. Exchange Avenue, the Cattle Run/Loading Dock, as a Historic and Cultural Landmark. This structure was constructed in conjunction with the rail line that served the stockyards and is located in the Historic Stockyards National Register District.

Attached is the recently completed survey of the property.

The structure/site at 497 E. Exchange Avenue meets 5 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 497 E. Exchange Avenue 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.**

Supplemental Materials



Aerial

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

PROJECT # 35T  
 County TARRANT  
 Address 200 Block E. Exchange Avenue (North Side)

Local ID 06457525  
 City FORT WORTH

SECTION 1

Basic Inventory

Current Name Stock Yards Livestock Pens  
 Historic Name Stock Yards Livestock Pens

Owner Information:

Name Fort Worth Heritage Dev LLC Status 35T  
 Address 13191 Crossroads Pkwy N #6th City City of Industry  
 State California Zip 91746

Geographic Location: Latitude: 32.790720 Longitude: -97.346495

Legal Description (Lot/Block) \_\_\_\_\_ Year 35T  
 Addition/Subdivision \_\_\_\_\_

Property Type:  Building  Structure  Object  Site  District

Current Designations:

NR District (Is property contributing?  Yes  No)  
 NHL  NR  RTHL  OTHM  HTC  SAL  Local  Other35T

Architect: 35T Builder: 35T

Construction Date: 1911  Actual  Estimated Source: Tarrant County Historic Resources Survey: Fort Worth, Near North Side and West Side, Westover Hills (1988)

Function

Current Use:  Agriculture  Commerce/trade  Defense  Domestic  Educational  
 Government  Healthcare  Industry/Processing  Recreation/Culture  Religious  Social  
 Vacant  Other: 35T

Historic Use:  Agriculture  Commerce/trade  Defense  Domestic  Educational  
 Government  Healthcare  Industry/Processing  Recreation/Culture  Religious  Social  
 Vacant  Other: 35T

Image Information

Recorded by: KIP WRIGHT Date Recorded: AUGUST 2015  
 Photo Data: ID# 35T To: 35T Primary Image ID: 35T



**23. ZC-16-053 Fort Worth Heritage Development (CD 2)- 497 East Exchange Ave (cattle run feature only) (Fort Worth Stockyards Company, Block 10R, Lots 1A & 2B, 0.36 Acres): from PD1017 “PD/MU-2” Planned Development for all uses in “MU-2” High Intensity Mixed-Use including certain uses, site plan required to PD1017 “PD/MU-2/HC” Planned Development for all uses in “MU-2” High Intensity Mixed-Use including certain uses, site plan required/Historic and Cultural**

Diana Bloxom Barbaro, 3409 W. Fuller Avenue, Fort Worth, Texas spoke in support of all the individual historic designations.

Kip Wright, 6608 Kingswood, Fort Worth, Texas spoke in support of all the individual historic designations.

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

Document received for written correspondence					ZC-16-053
Name	Address	In/Out 300 notification area	Position on case		Summary
Diana Bloxom Barbaro	3409 W. Fuller	Out		Support	Spoke at hearing
Kip Wright	6608 Kingswood	Out		Support	Spoke at hearing

**24. ZC-16-054 Fort Worth Heritage Development (CD 2)- 495 East Exchange Ave (scale house E) (Fort Worth Stockyards Co Block 10R, Lot 2B, 0.04 Acres): from PD1017 “PD/MU-2” Planned Development for all uses in MU-2 High Intensity Mixed-Use including certain uses, site plan required to PD1017 “PD/MU-2/HC” Planned Development for all uses in MU-2 High Intensity Mixed-Use including certain uses, site plan required/Historic and Cultural**

Ms. Murphy called the historic case.

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

**25. ZC-16-055 J.B. Hicks (CD 2)- 2401 Ellis Ave (Exchange Subdivision, Block 19, Lots 1-3 & 5-9, Ept & Wpt Lot 1, 0.40 Acres): from “MU-2” High Intensity Mixed-Use to “MU-2/HC” High Intensity Mixed-Use/Historic and Cultural**

Ms. Murphy called the historic case.

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