



**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: 495 East Exchange Avenue Mapsco: 62G
(Scale House E)

Proposed Use: Historic Designation

Request: From: PD1017 Planned Development for all uses in "MU-2" High Intensity Mixed-Use including certain uses; site plan required

To: PD1017/HC Planned Development for all uses in "MU-5" High Intensity Mixed-Use including certain uses; site plan required / Historic and Cultural Overlay

Land Use Compatibility: No effect.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is requesting to designate 495 E. Exchange Avenue, the Scale House E, 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 495 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 applicant requests historic designation as a Historic and Cultural Landmark (HC). 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.

- 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;

- 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.

- 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.

- 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: 0.04 acres

Comprehensive Plan Sector: Northside

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:

- 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.

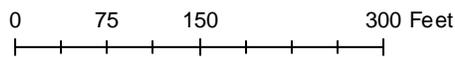
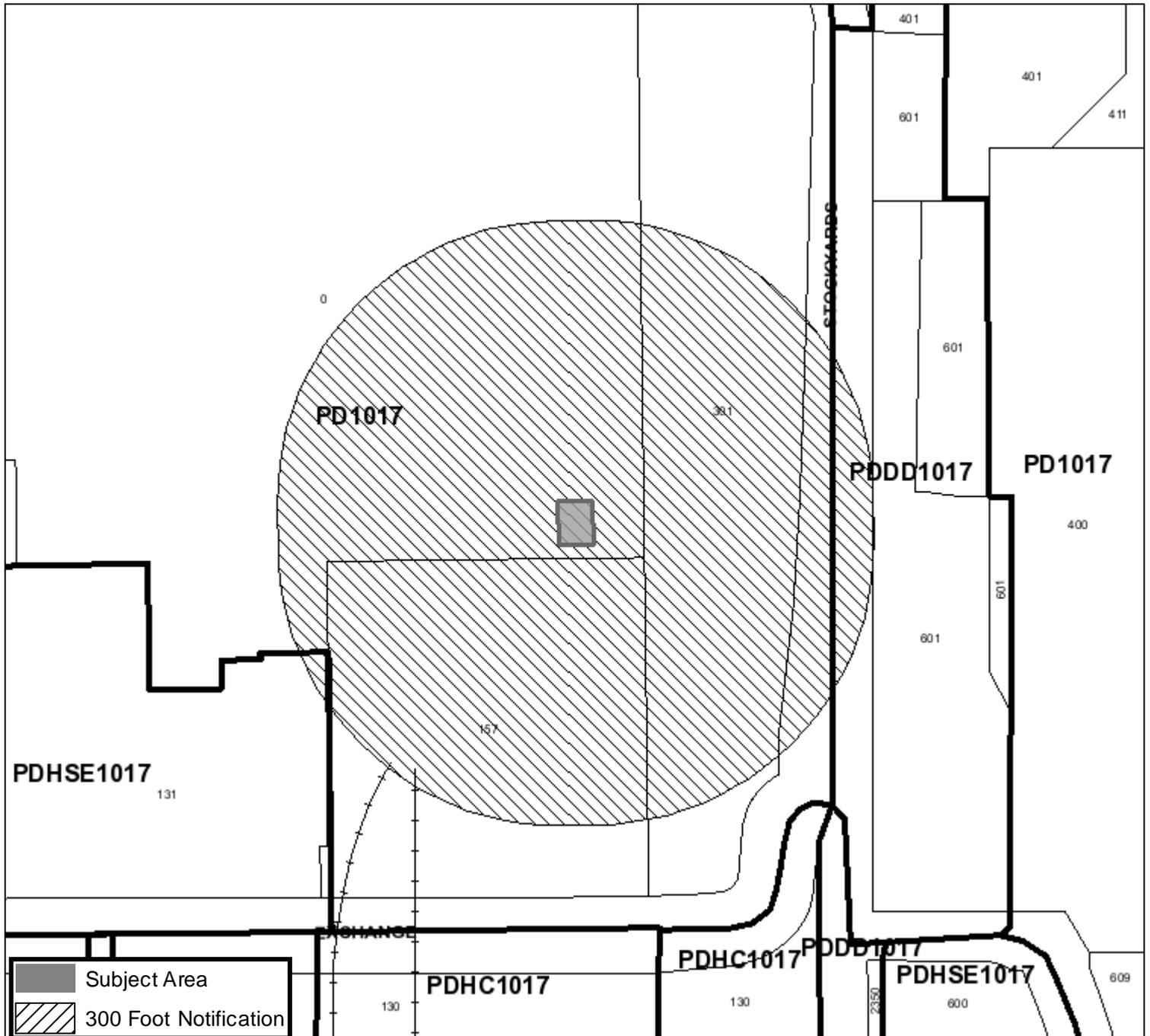
Attachments:

- 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

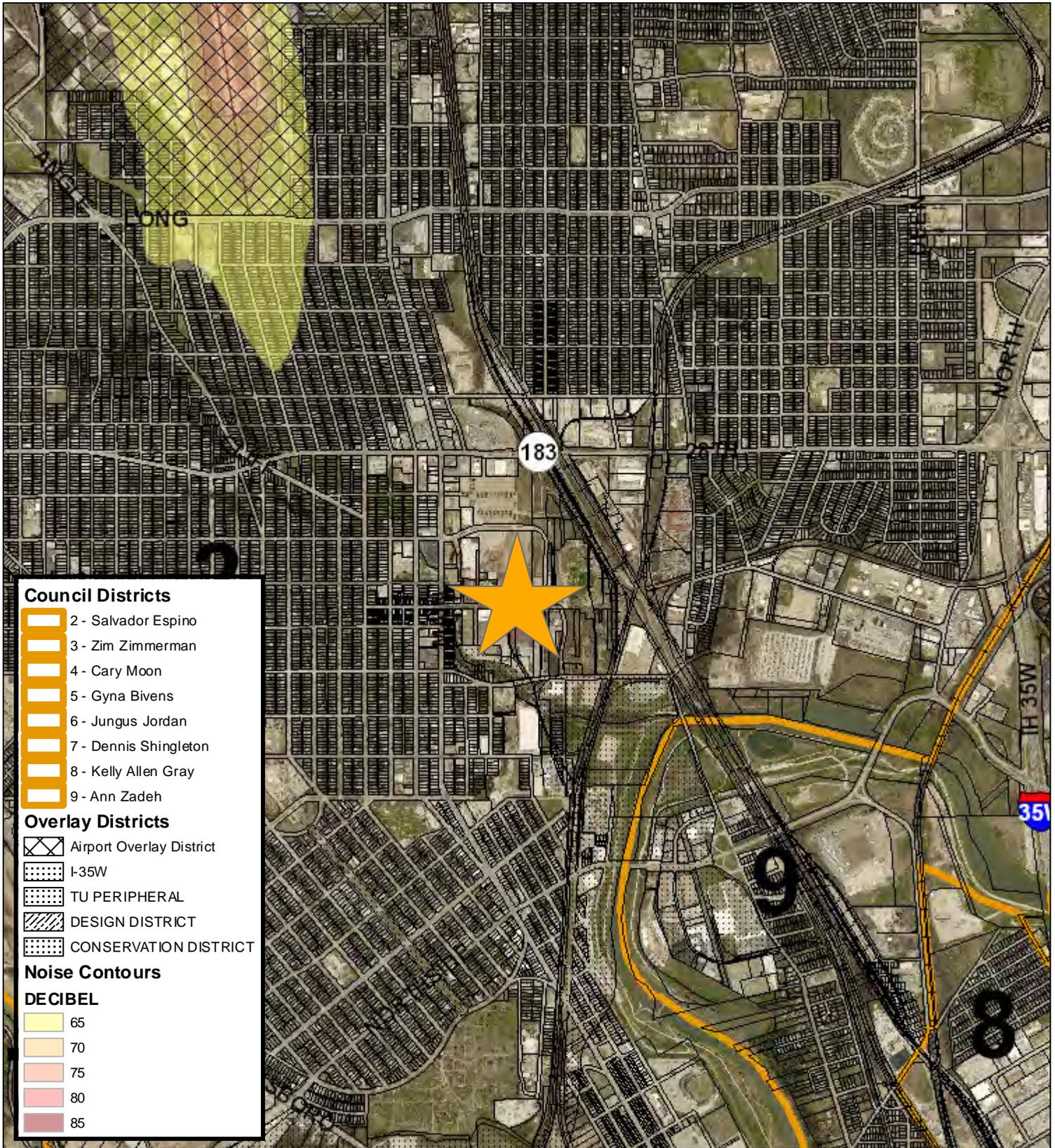


Area Zoning Map

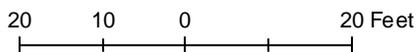
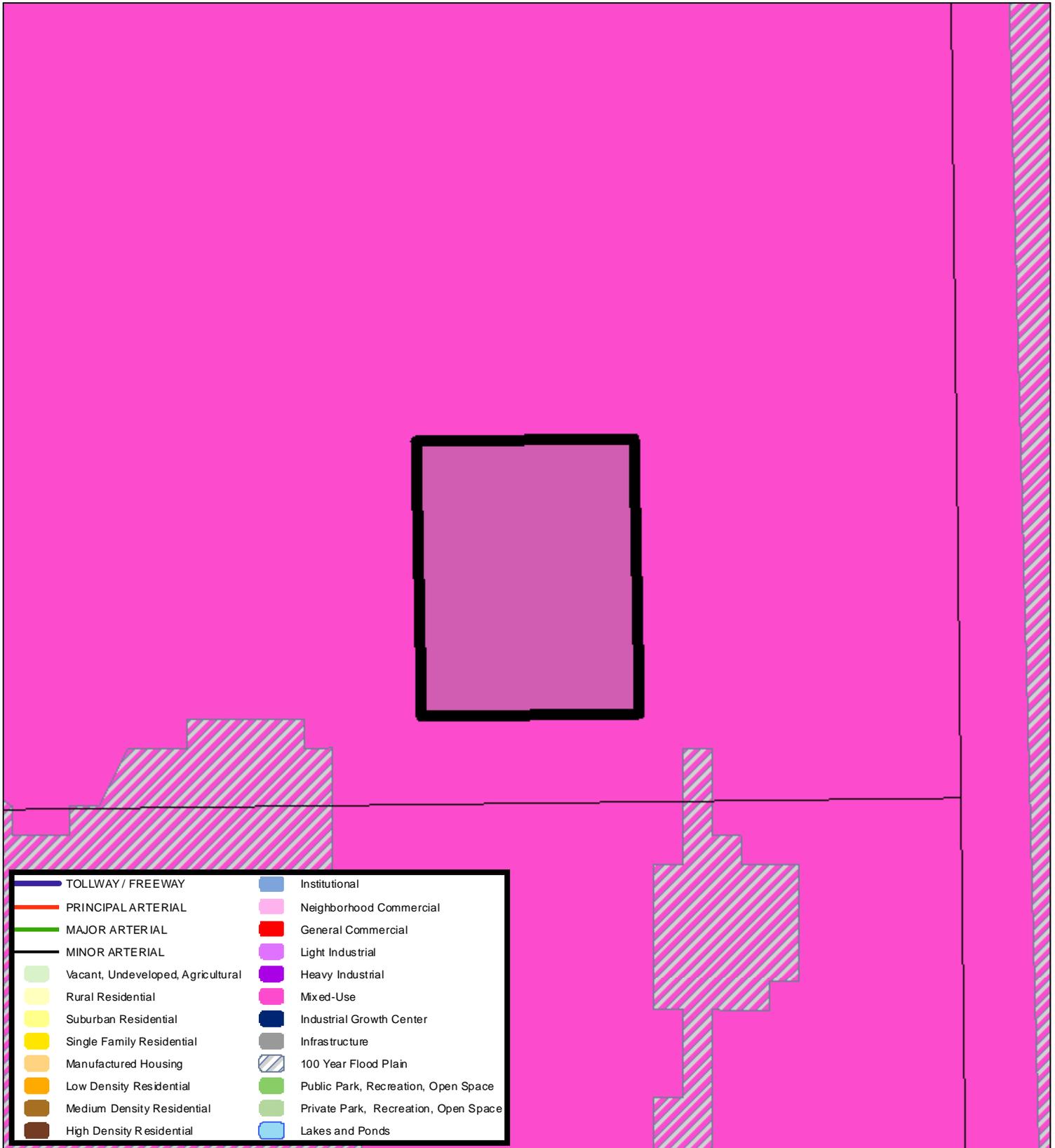
Applicant: City of Fort Worth Planning & Development
Address: 495 E. Exchange Avenue (scale house feature only)
Zoning From: PD 1017
Zoning To: Add HC historic overlay
Acres: 0.04065292
Mapsc0: 62G
Sector/District: Northside
Commission Date: 3/9/2016
Contact: 817-392-8015



Area Map



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 12.5 25 50 Feet



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

DATES: February 8, 2016

COUNCIL DISTRICT: 2

GENERAL INFORMATION

REQUEST	Designation as Historic and Cultural Landmarks (HC)
APPLICANT/AGENT	City of Fort Worth
LOCATION	495 E. Exchange Avenue
ZONING/ USE (S)	PD 1017
NEIGHBORHOOD ASSOCIATION	Stockyards

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.

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

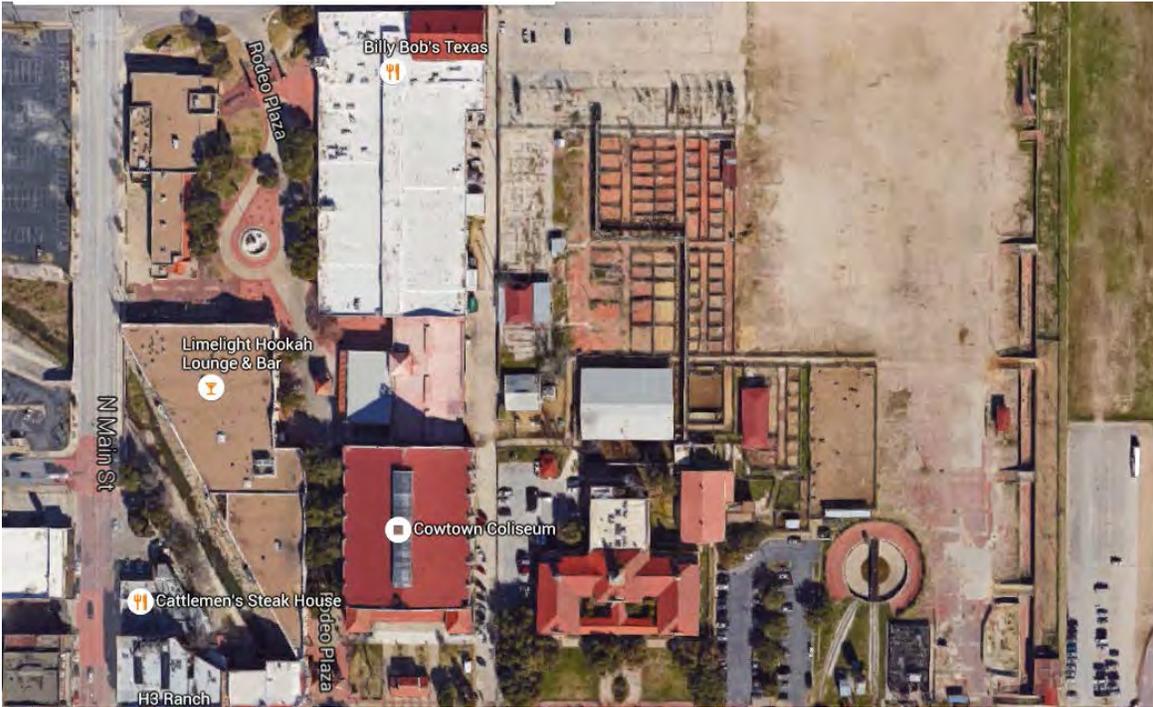
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Attached is the recently completed survey of the property.

The structure/site at 495 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 495 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 (Scalehouse E)

Local ID 06457525-E
 City FORT WORTH

SECTION 1

Basic Inventory

Current Name Scalehouse E

Historic Name Scalehouse E

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: 32.790077 Longitude: -97.344940

Legal Description (Lot/Block) Lot 2a, Block 10r

Addition/Subdivision Fort Worth Stockyards Co. Year 35T

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: 35T Actual Estimated Source:

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

