



**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:** Miguel Martinez/ City of Fort Worth Planning and Development

**Site Location:** 2245 North Main Street Mapsco: 62L  
(Column in right-of-way only)

**Proposed Use:** Historic Designation

**Request:** From: "MU-1" Low Intensity Mixed-Use  
To: "MU-1/HC" Low Intensity Mixed-Use / Historic and Cultural Overlay

**Land Use Compatibility:** No effect.

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

**Background:**

The applicant is requesting to designate the entry column located on the west side of the 2200 block of N. Main Street as a Historic and Cultural Landmark.

Attached is the recently completed survey of the property.

The entry column located on the west side of the 2200 block of N. Main Street 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. 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.

- 5. 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;

7. 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.

9. 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.

10. Criterion 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: Miguel M. Martinez, City of Fort Worth  
 3801 E HWY 199,  
 Springtown, TX 76082

Acreage: 0.001 acres

Comprehensive Plan Sector: Stockyards Review

Surrounding Zoning and Land Uses:

North "MU-2" High Intensity Mixed-Use  
 East "PD 1017" Planned Development  
 South "MU-1" Low Intensity Mixed-Use  
 West "MU-1" Low Intensity Mixed-Use

**Recent Relevant Zoning and Platting History:**

Zoning History: NA  
 Platting History: NA

**Transportation/Access**

| Street/Thoroughfare | Existing       | Proposed       | In Capital Improvements Plan (CIP) |
|---------------------|----------------|----------------|------------------------------------|
| NW 23 <sup>rd</sup> | 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.

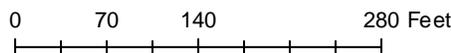
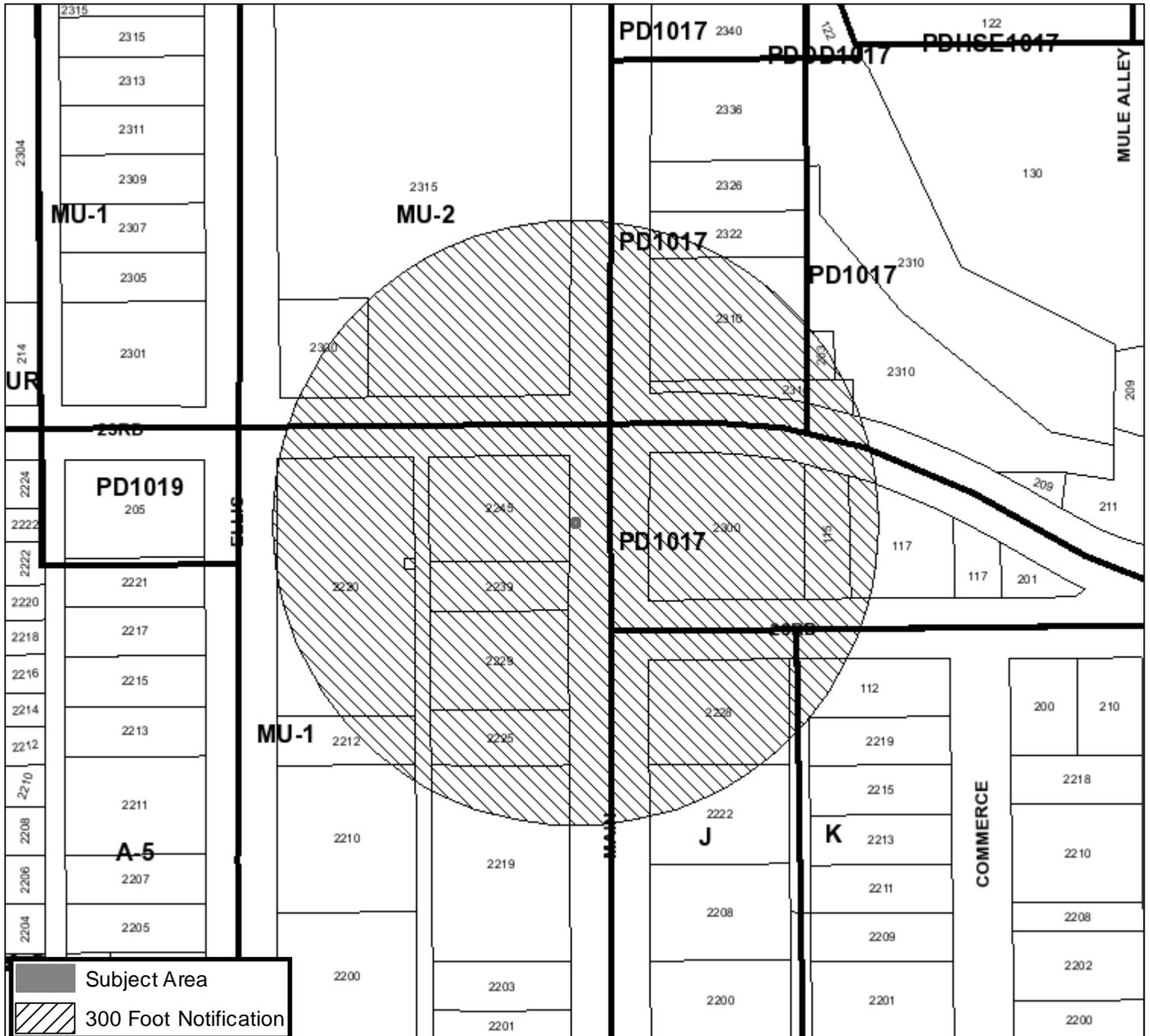
- Facilitate the designation of significant districts, sites, and structures with an overlay for Demolition Delay, Historic and Cultural Landmark, or Highly Significant Endangered.

***Attachments:***

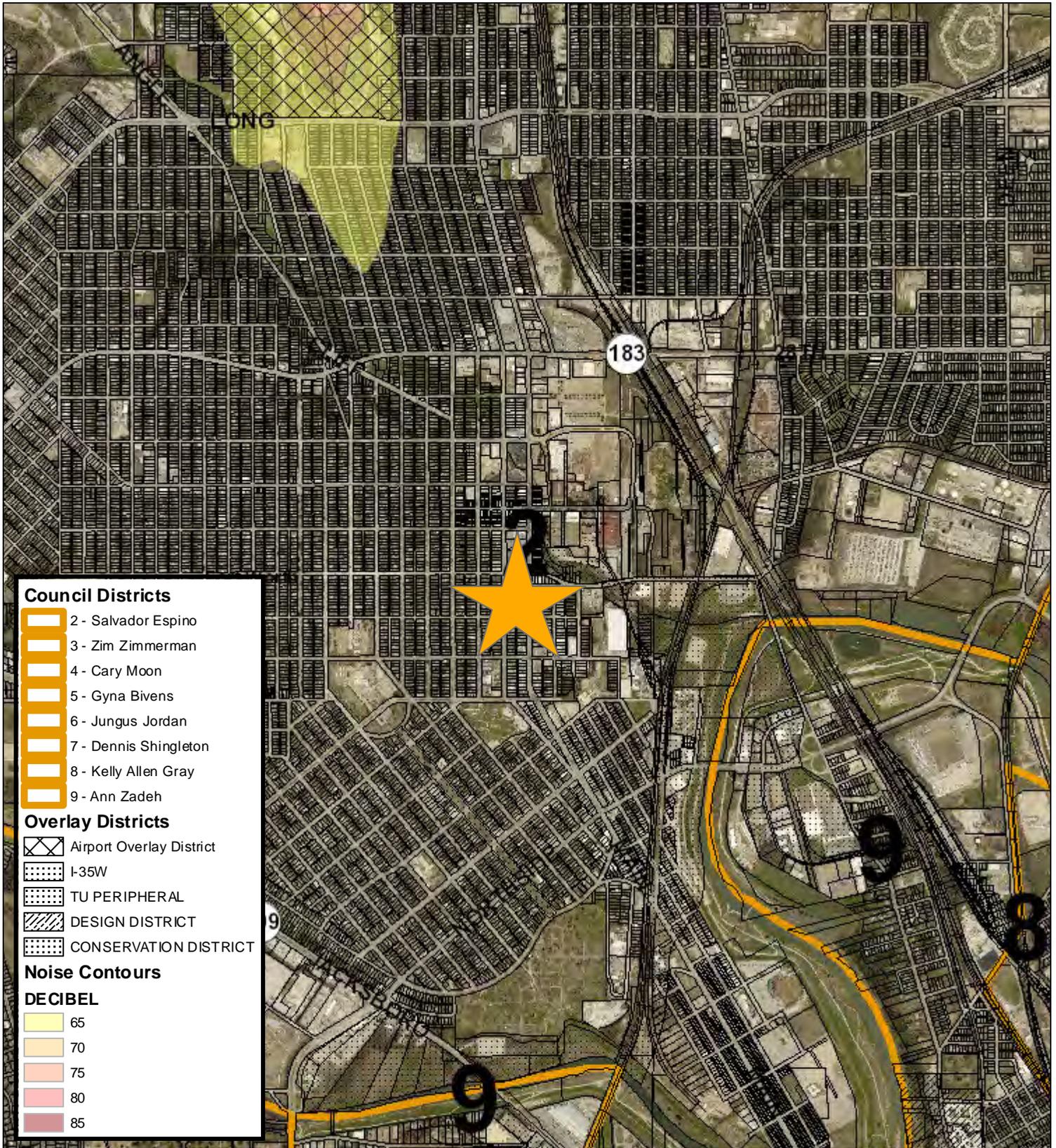
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC staff report and attachments
- Minutes from the Zoning Commission meeting

### Area Zoning Map

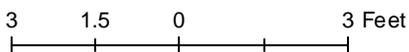
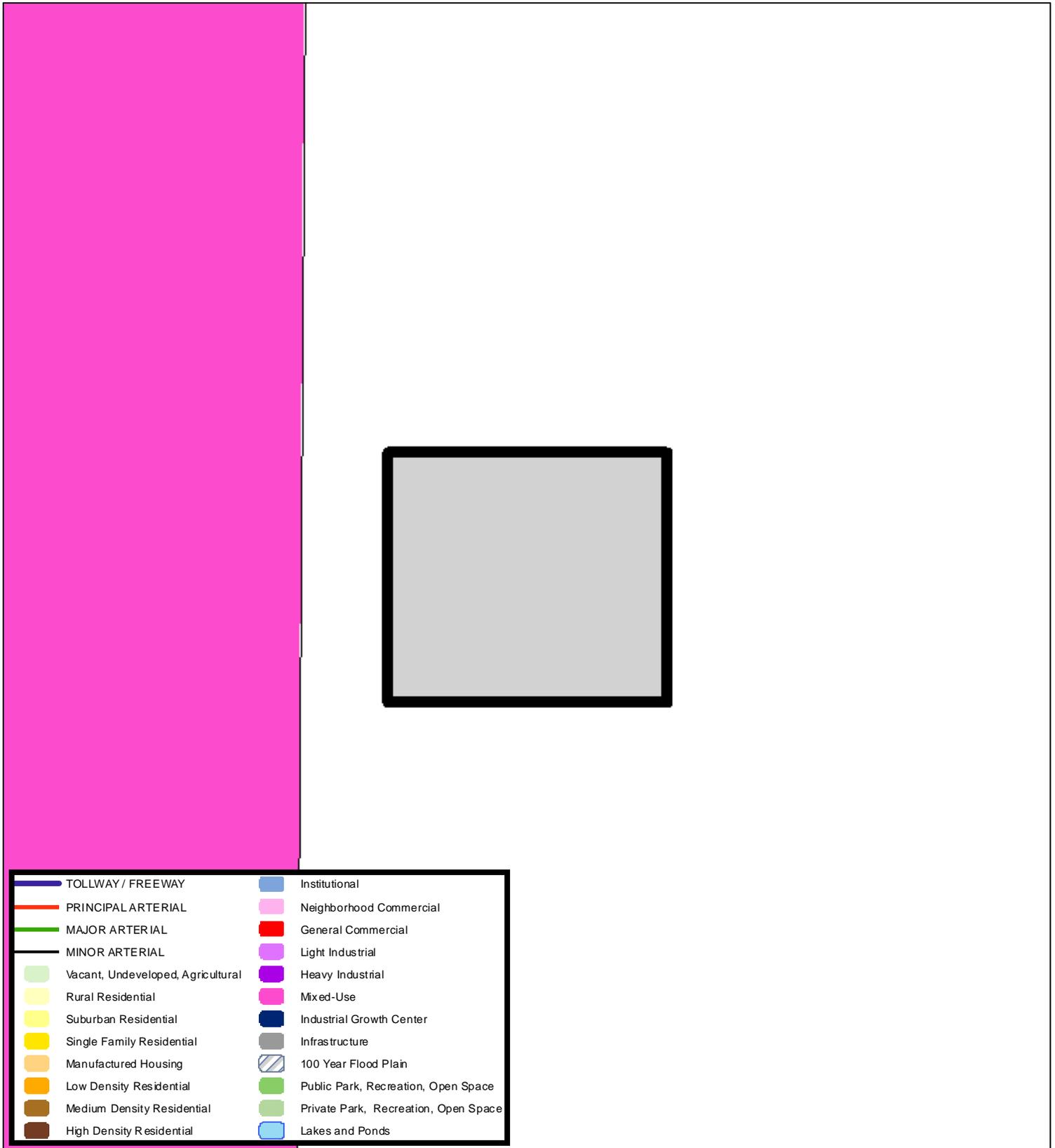
Applicant: City of Fort Worth Planning & Development  
 Address: 2245 N. Main Street (column in right-of-way only)  
 Zoning From: MU-1  
 Zoning To: Add HC historic overlay  
 Acres: 0.00102706  
 Mapsco: 62L  
 Sector/District: Northside  
 Commission Date: 3/9/2016  
 Contact: 817-392-8015



### Area Map



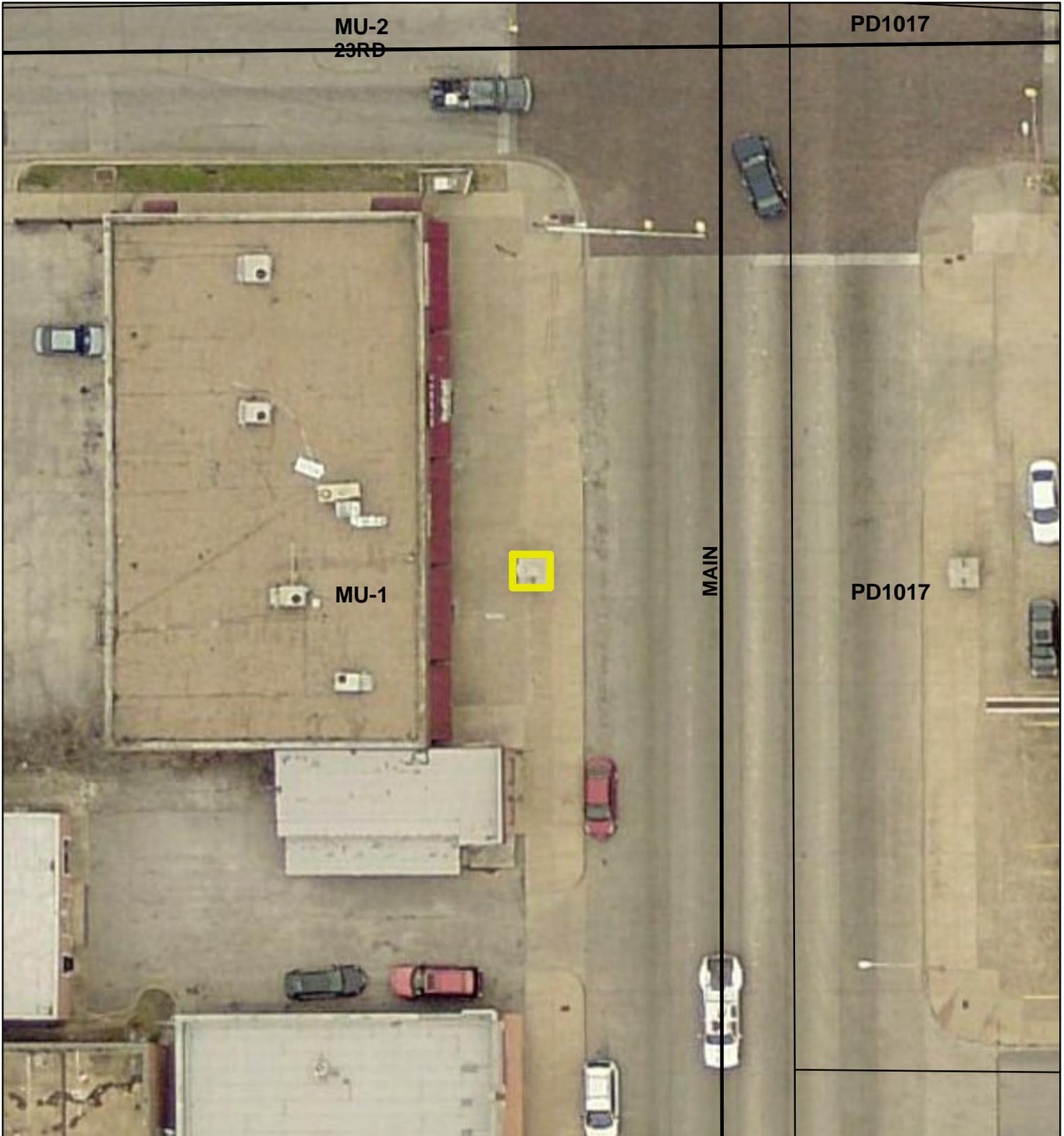
### Future Land Use



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 Photograph



25 12.5 0 25 Feet

Aerial Photography Date February 2015



**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>                 | West side of the 2200 block of North Main           |
| <b>ZONING/ USE (S)</b>          | MU-2  |
| <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.

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***FINDINGS / RECOMMENDATIONS***

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The applicant is requesting to designate the entry column located on the west side of the 2200 block of N. Main Street as a Historic and Cultural Landmark.

Attached is the recently completed survey of the property.

The entry column located on the west side of the 2200 block of N. Main Street 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 the west entry column in the 2200 block of N. Main Street 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 Local ID 35T  
 County TARRANT City FORT WORTH  
 Address 2200 Block N Main Street (Entry Columns)

**SECTION 1**

**Basic Inventory**

Current Name Stockyards Entry Columns

Historic Name

**Owner Information:**

Name City of Fort Worth Status 35T  
 Address 1000 Throckmorton Street City Fort Worth  
 State Fort Worth Zip 76101

**Geographic Location:** Latitude: 32.785971 Longitude: -97.349188

Legal Description (Lot/Block) Public right-of-way

Addition/Subdivision 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: Decorative elements

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

**Image Information**

Recorded by: KIP WRIGHT Date Recorded: NOVEMBER 2015

Photo Data: ID# 35T To: 35T Primary Image ID: 35T

