



**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:** First Cash Ltd./ City of Fort Worth Planning and Development

**Site Location:** 2300 North Main Street Mapsco: 62L  
**(Zoning application shows East side of 2200 block of N Main.)**  
(Column adjacent to right-of-way 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 "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

**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 east 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 east 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: First Cash LTD, City of Fort Worth  
 690 E Lamar Blvd STE 400  
 Arlington, TX 76011  
 Acreage: 0.001 acres  
 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 "J/K" Medium Industrial/Heavy Industrial  
 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:***

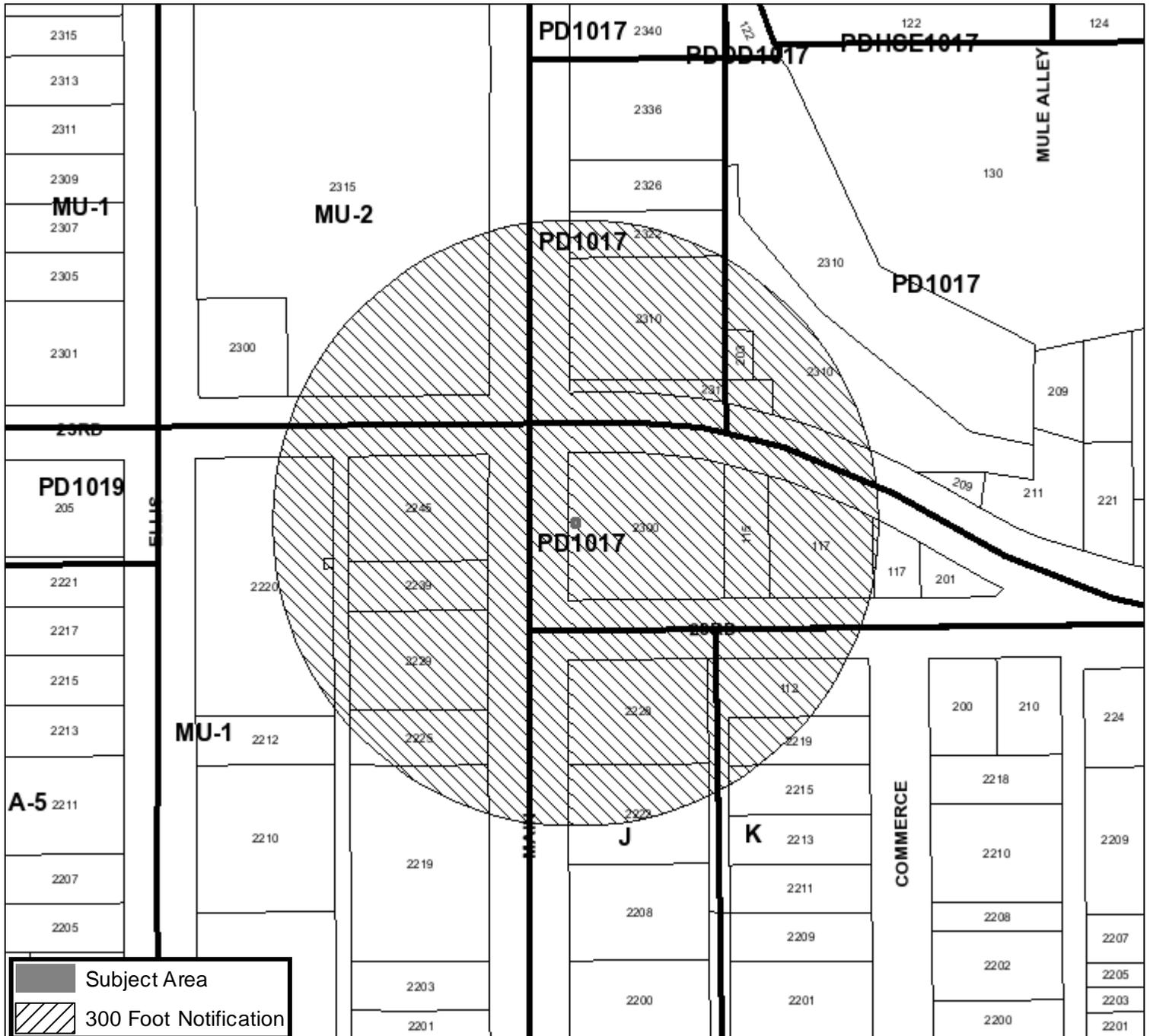
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC staff report and attachments
- Minutes from the Zoning Commission meeting



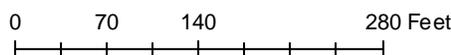
ZC-16-057

# Area Zoning Map

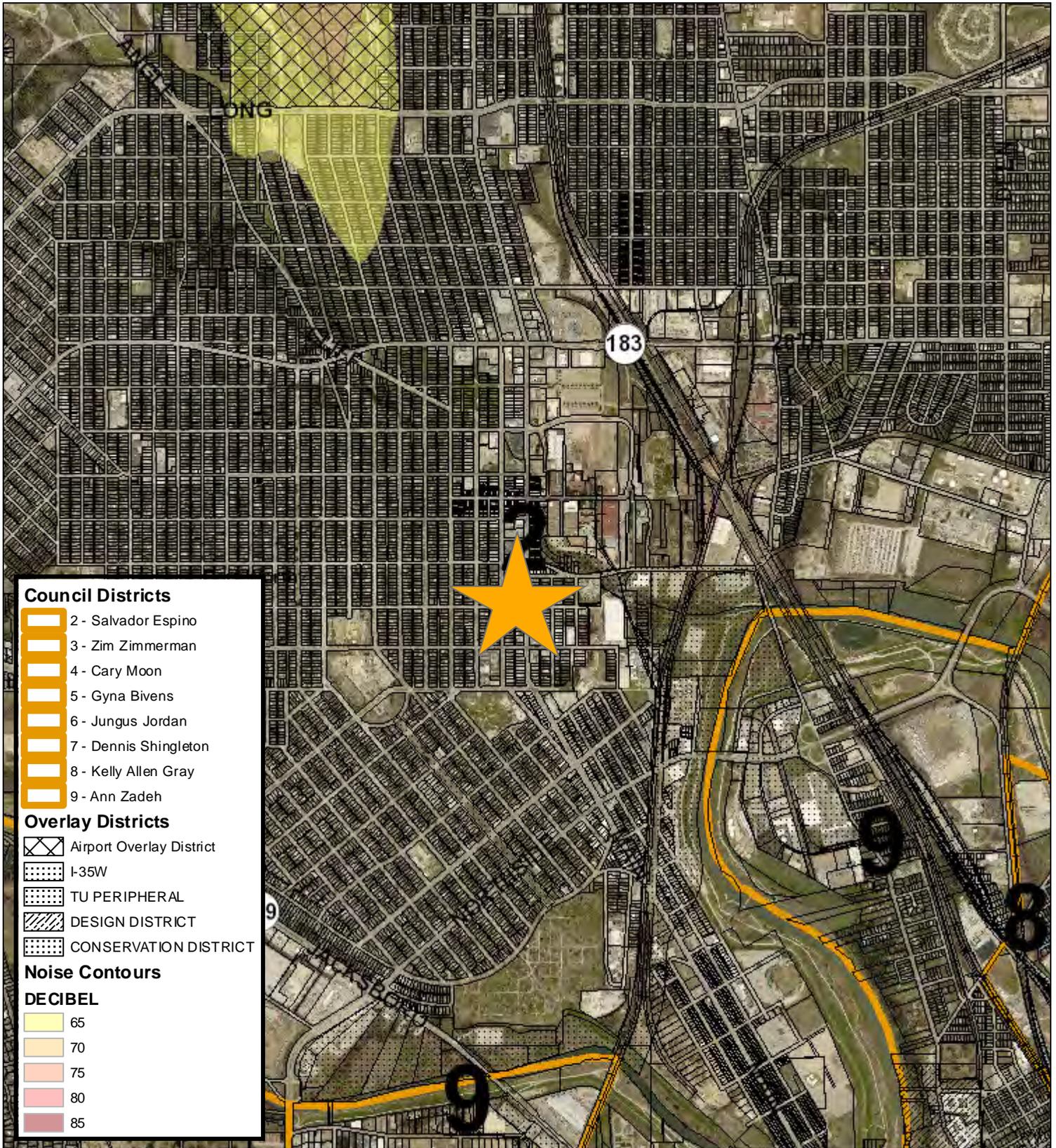
Applicant: City of Fort Worth Planning & Development  
 Address: 2300 N. Main Street (column adjacent to right-of-way only)  
 Zoning From: PD 1017  
 Zoning To: Add HC historic overlay  
 Acres: 0.00095078  
 Mapsco: 62L  
 Sector/District: Northside  
 Commission Date: 3/9/2016  
 Contact: 817-392-8015



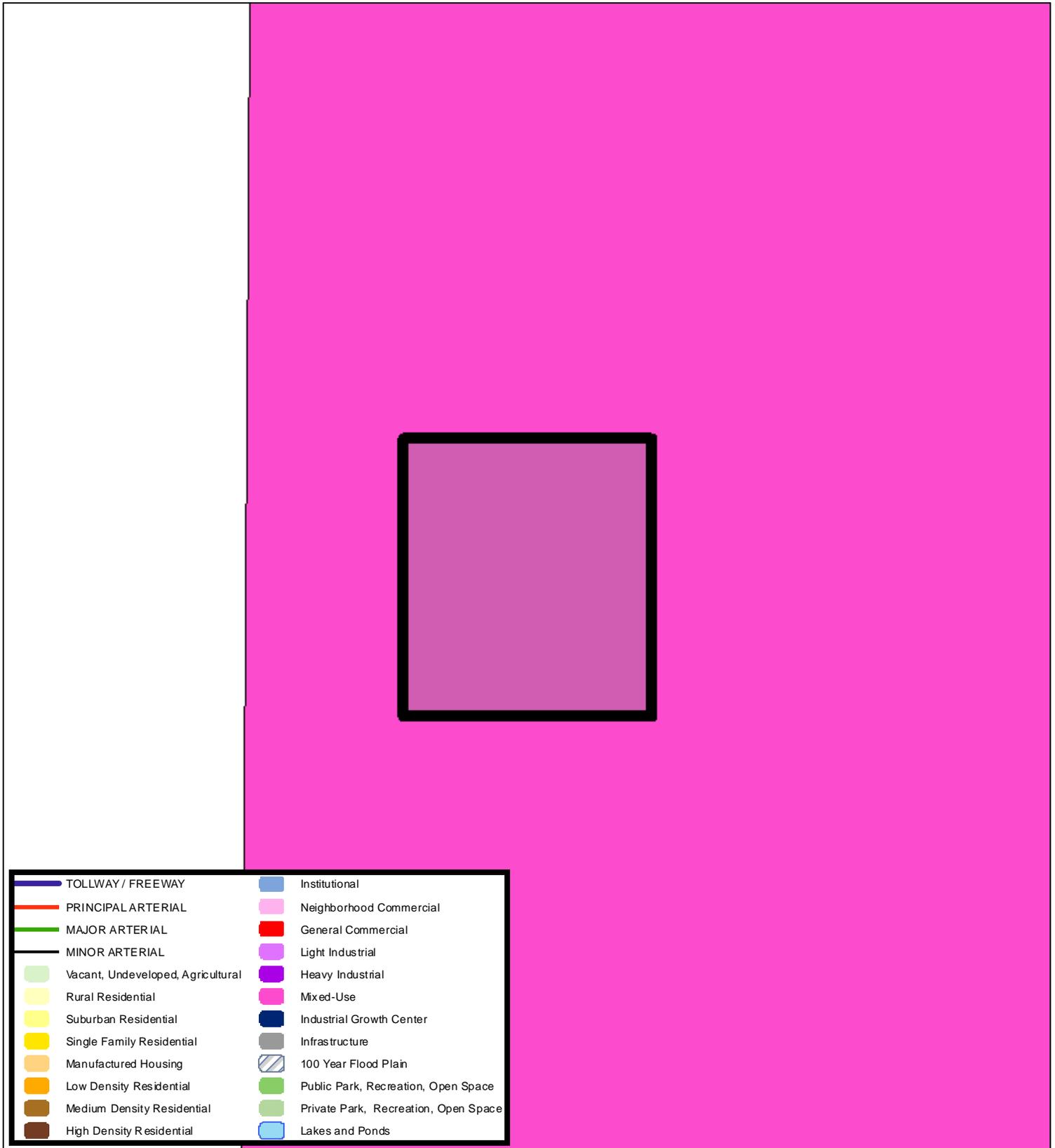
 Subject Area  
 300 Foot Notification



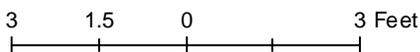
## Area Map



### Future Land Use



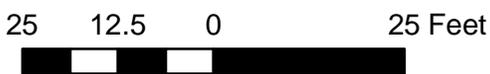
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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



**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>	East side of the 2200 block of North Main
<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 the entry column located on the east 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 east 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 east 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.**



TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

PROJECT # 35T  
 County TARRANT  
 Address 2200 Block N Main Street (Entry Columns)

Local ID 35T  
 City FORT WORTH

**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

