



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 19, 2016

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: None submitted

Continued Yes X No ___
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

Proposed Use: Historic Designation

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

Land Use Compatibility: No effect.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

Update: Staff contacted the property owner on April 13, and the owner indicated support for the historic designation of this property. Staff followed up via email for confirmation. She confirmed that he understood the review requirements and approvals that will be necessary for construction or if there is a request to demolish the structure. She confirmed the date and time of the City Council hearing where this was to be heard. A letter was also sent to the property owner in the case a phone call was not successful.

The applicant is requesting to designate 2245 N. Main Street as a Historic and Cultural Landmark. This single-story commercial structure, built in 1910, was among the first commercial developments built to support the economic activity that had begun to flourish 10 years earlier.

Attached is the recently completed survey of the property.

The one story commercial structure located at 2245 N. Main Street meets 3 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.

- 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 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: 0.341 acres

Comprehensive Plan Sector: Northside

Agent: City of Fort Worth Historical

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 rd	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:

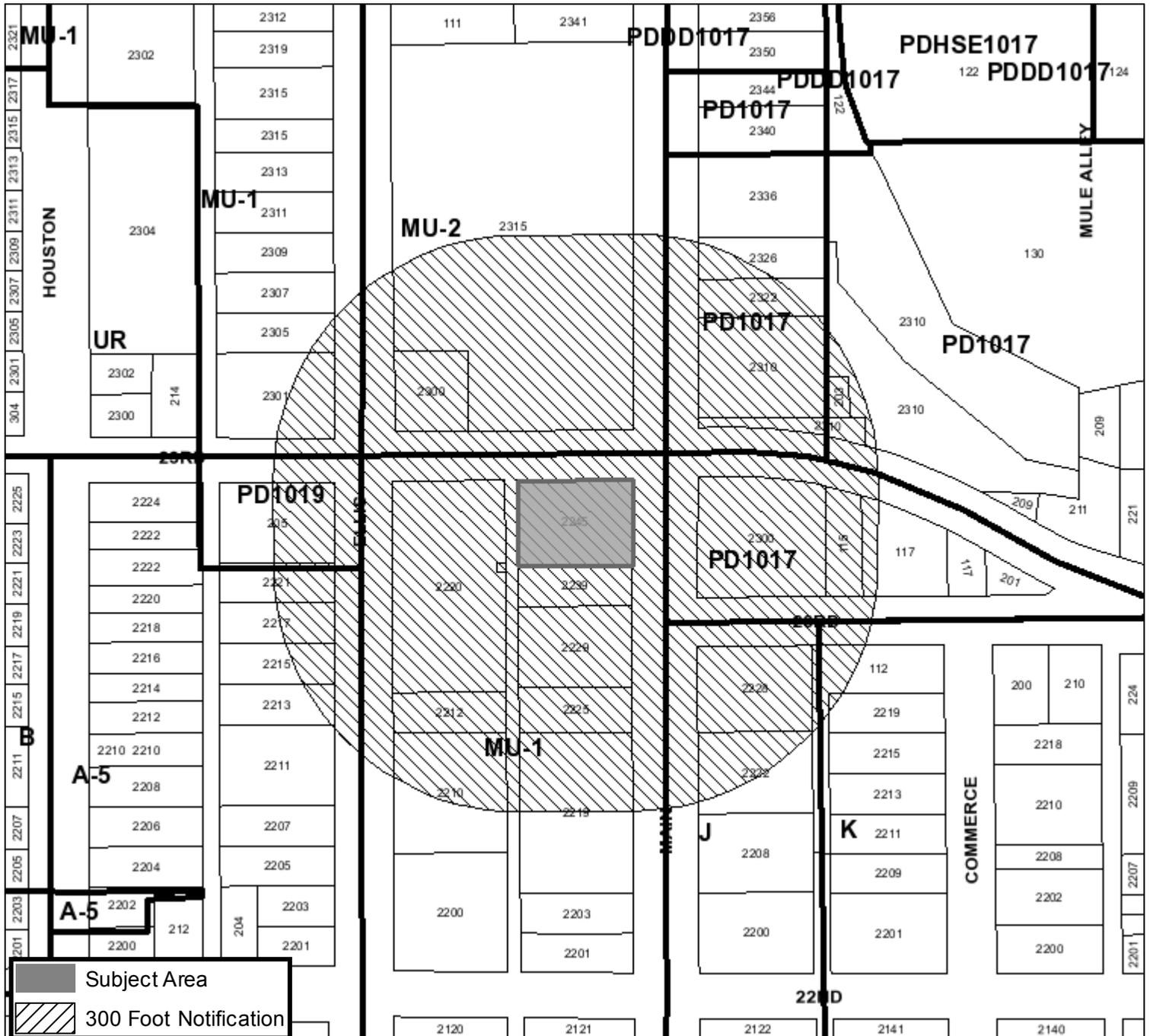
- Protect, enhance and perpetuate landmarks and districts of historical, cultural, architectural, or archaeological importance to Fort Worth.
- Foster civic pride by recognizing accomplishments of the past.
- Facilitate the designation of significant districts, sites, and structures with an overlay for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

Attachments:

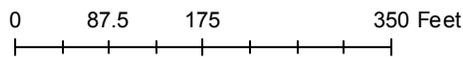
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC staff report and attachments
- Minutes from the Zoning Commission meeting

Area Zoning Map

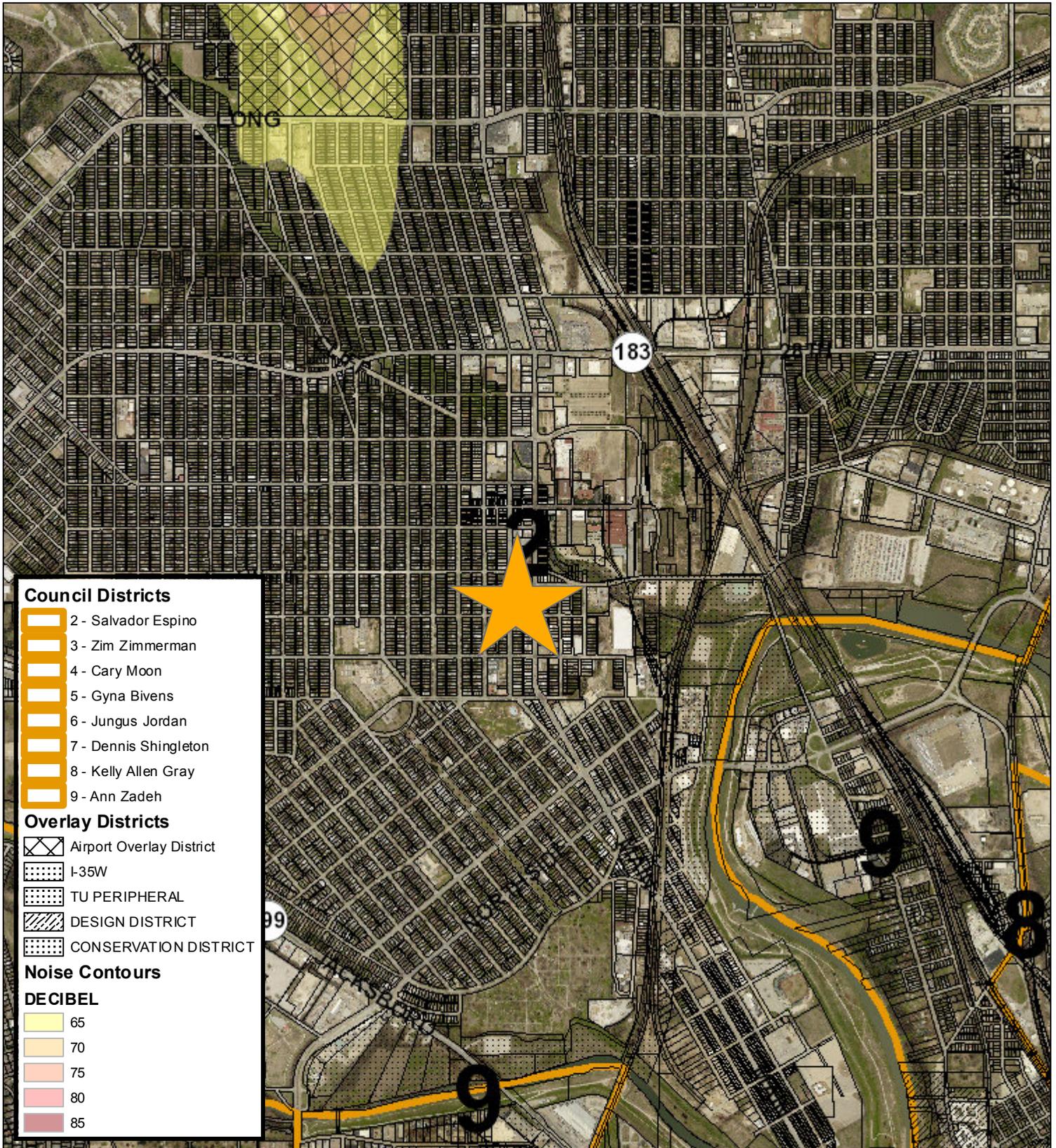
Applicant: City of Fort Worth Planning & Development
 Address: 2245 N. Main Street
 Zoning From: MU-1
 Zoning To: Add HC historic overlay
 Acres: 0.34127969
 Mapsco: 62L
 Sector/District: Northside
 Commission Date: 3/9/2016
 Contact: 817-392-8015



	Subject Area
	300 Foot Notification



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

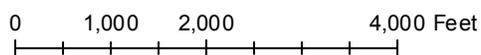
Overlay Districts

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

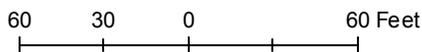
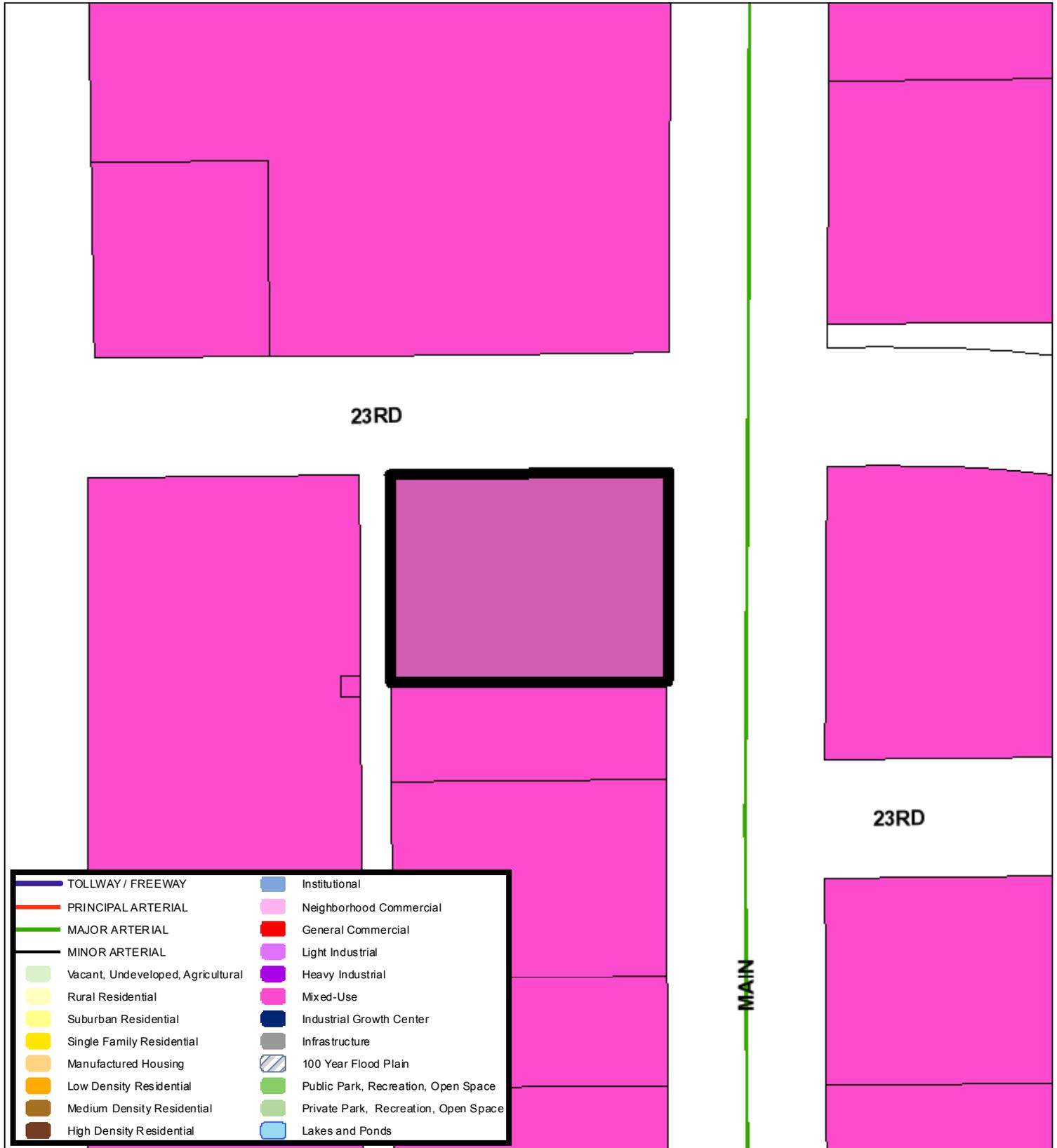
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



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 40 80 160 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	2245 N. Main Street
ZONING/ USE (S)	MU-1
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 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

The applicant is requesting to designate 2245 N. Main Street as a Historic and Cultural Landmark. This single-story commercial structure, built in 1910, was among the first

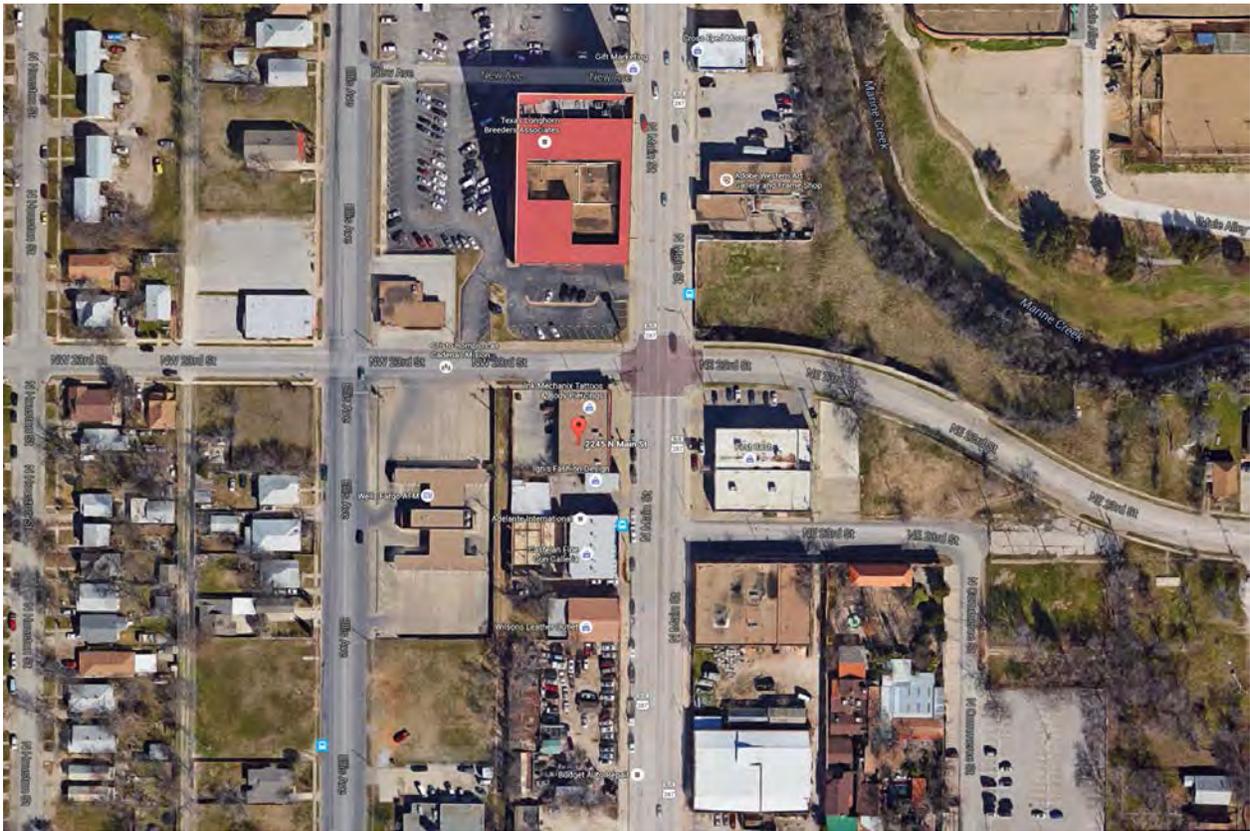
commercial developments built to support the economic activity that had begun to flourish 10 years earlier.

Attached is the recently completed survey of the property.

The one story commercial structure located at 2245 N. Main Street meets 3 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 2245 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
 County TARRANT
 Address 2245 N Main Street

Local ID 01922637
 City FORT WORTH

SECTION 1

Basic Inventory

Current Name 35T

Historic Name 35T

Owner Information:

Name Miguel & Herlinda Martinez Status 35T
 Address 3801 E. Highway 199 City Springtown
 State Texas Zip 76082

Geographic Location: Latitude: 32.786025 Longitude: -97.349373

Legal Description (Lot/Block) Lot 11 & 23/Block 165

Addition/Subdivision North Fort Worth 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: 1910 Actual Estimated Source: Tarrant County Tax Records

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

