



**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: Prosperity Bank/City of Fort Worth Planning and Development

Site Location: 2600 Block of North Main Street Mapsco: 62G
(Columns located on the east and west side of right-of-way)

Proposed Use: Historic Designation

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

To: "MU-2/HC" High Intensity Mixed-Use/Historic and Culture Overlay, 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 columns located in the 2600 block of N. Main Street as a Historic and Cultural Landmark.

Attached is the recently completed survey of the property.

The entry columns located in the 2600 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. 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. 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: Prosperity Bank, TX Longhorn Breeders of AM FDN,
City of Fort Worth
80 Sugar Creek Center
Sugar Land, TX 77478

Acreage: 0.002 acres

Comprehensive Plan Sector: Northside

Agent: City of Fort Worth Historical

Surrounding Zoning and Land Uses:

North "MU-2/PD 1017" High Intensity Mixed-Use / Planned Development

East PD 1017 "Planned Development

South "MU-2/PD 1017" High Intensity Mixed-Use / Planned Development

West "MU-2/CF" High Intensity Mixed-Use / Community Facilities

Recent Relevant Zoning and Platting History:

Zoning History: ZC-14-085, City Council initiated rezoning various zoning districts to PD/MU-2, effective 08/12/2014

Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
NW 26 th	Residential	Residential	No
Stockyards Blvd	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.

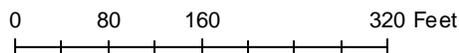
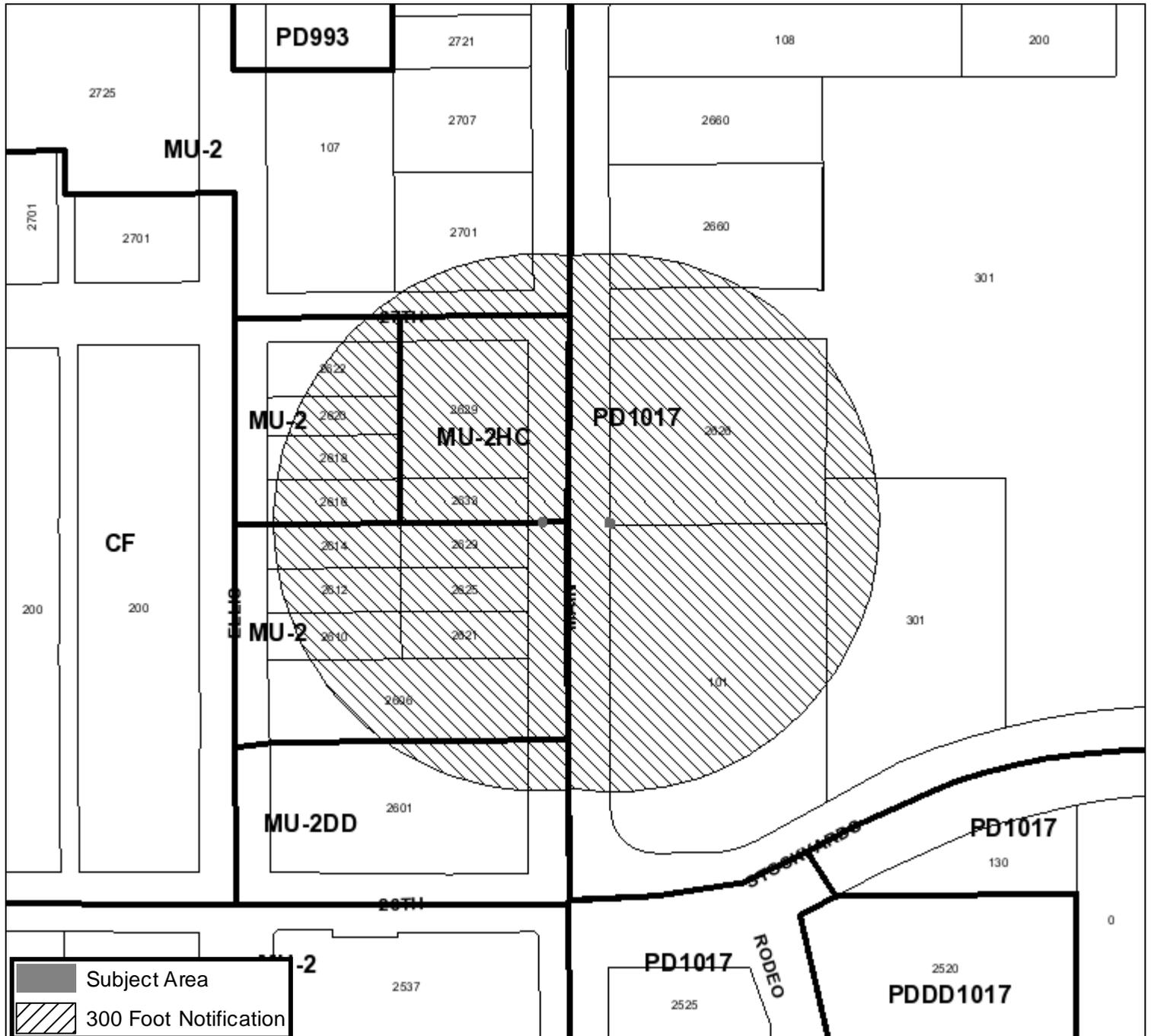
Attachments:

- 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

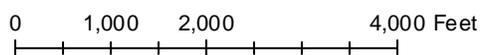
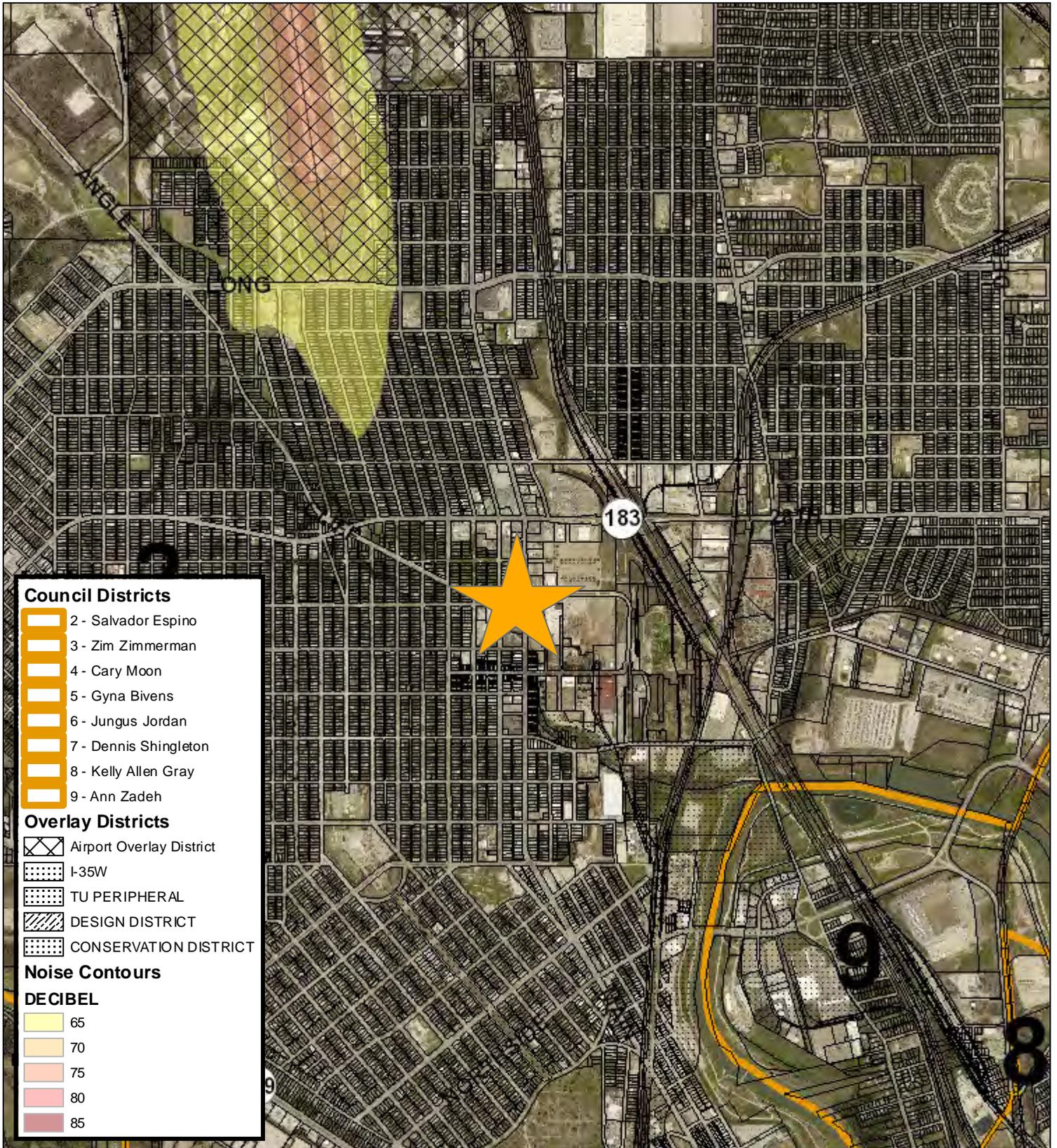


Area Zoning Map

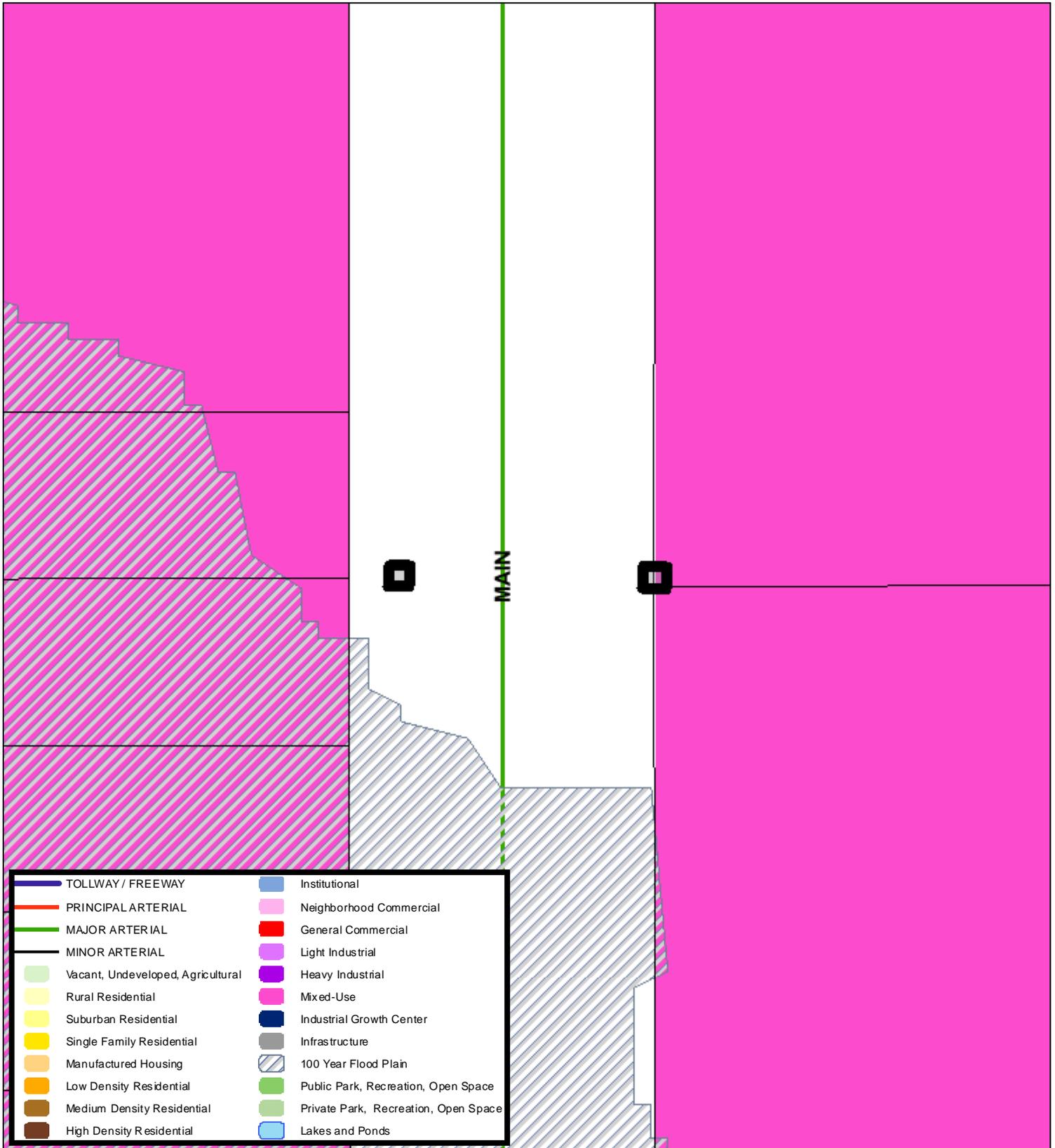
Applicant: City of Fort Worth Planning & Development
 Address: 2600 block N. Main Street (columns in right-of-way only)
 Zoning From: MU-2, PD 1017
 Zoning To: Add HC historic overlay
 Acres: 0.00208483
 Mapsco: 62G
 Sector/District: Northside
 Commission Date: 3/9/2016
 Contact: 817-392-8015



Area Map



Future Land Use

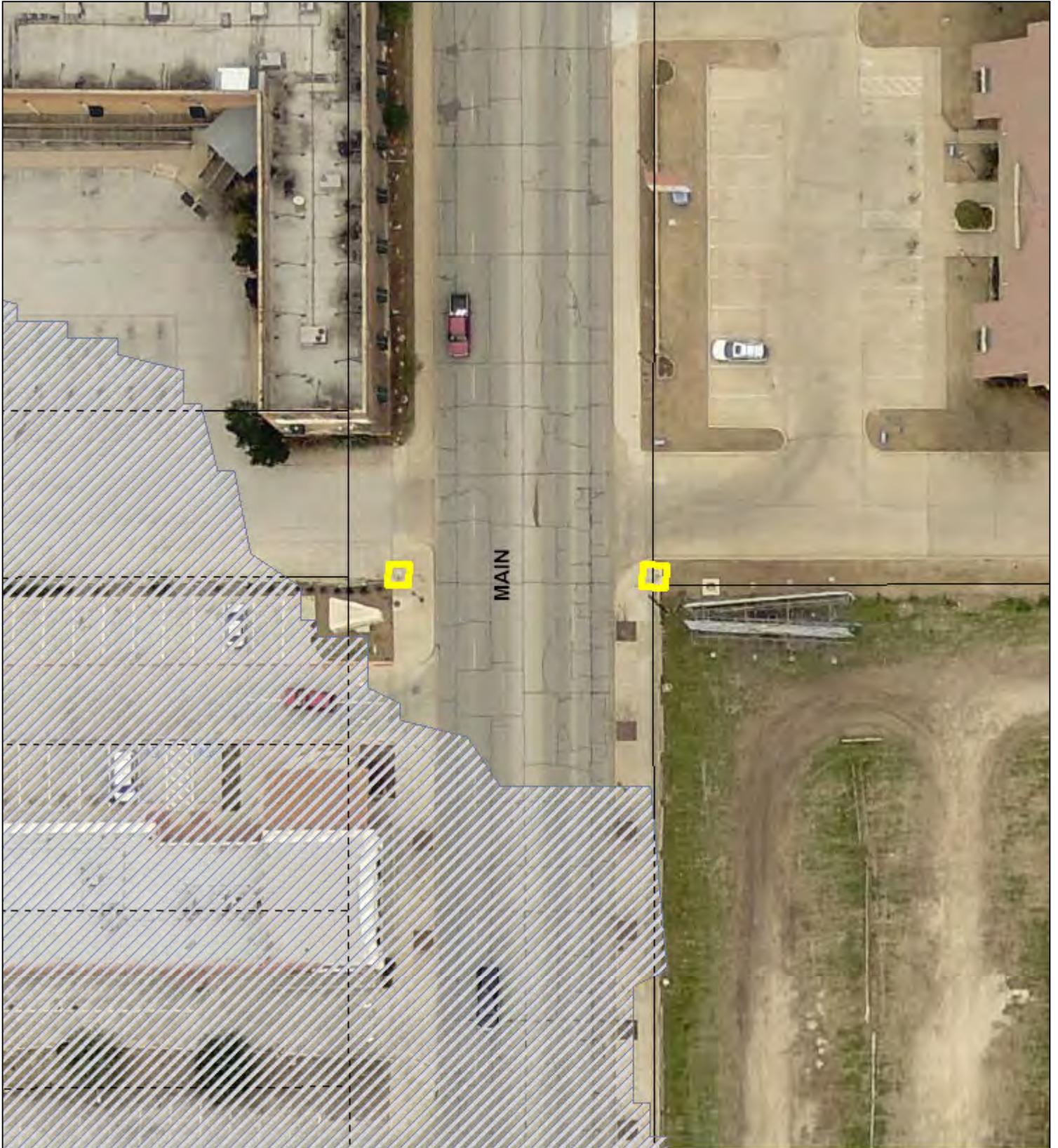


40 20 0 40 Feet

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 25 50 100 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	2600 block of North Main Street
ZONING/ USE (S)	MU-2 and 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

The applicant is requesting to designate the entry columns located in the 2600 block of N. Main Street as a Historic and Cultural Landmark.

Attached is the recently completed survey of the property.

The entry columns located in the 2600 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 entry columns located in the 2600 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 # <u>35T</u>	Local ID <u>35T</u>
County <u>TARRANT</u>	City <u>FORT WORTH</u>
Address <u>2600 Block N Main Street (Entry Columns)</u>	

SECTION 1

Basic Inventory

Current Name Stockyards Entry Columns

Historic Name Stockyards Entry Columns

Owner Information:
 Name City of Fort Worth Status 35T
 Address 1000 Throckmorton Street City Fort Worth
 State Texas Zip 76101

Geographic Location: Latitude: 32.792855 Longitude: -97.349118

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



TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

PROJECT # <u>35T</u>	Local ID <u>35T</u>
County <u>TARRANT</u>	City <u>FORT WORTH</u>
Address <u>2600 Block N Main Street (Piers and Retaining Walls)</u>	

SECTION 1

Basic Inventory

Current Name Piers and Retaining Walls

Historic Name Piers and Retaining Walls

Owner Information:

Name <u>City of Fort Worth</u>	Status <u>35T</u>
Address <u>1000 Throckmorton Street</u>	City <u>Fort Worth</u>
State <u>Texas</u>	Zip <u>76101</u>

Geographic Location: Latitude: 32.792549 Longitude: -97.348987

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 and structural elements

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

Image Information

Recorded by: KIP WRIGHT Date Recorded: AUGUST 2015

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

