Case Number **ZC-16-062**

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	Continued	Yes ___ No _X_
	Case Manager	Liz Casso
	Surplus	Yes ___ No _X_
Opposition: None submitted	Council Initiated	Yes ___ No _X_
Support: None submitted		

Owner / Applicant: **Texas Longhorn Breeders of America Foundation/ City of Fort Worth**

Site Location: 2600 Block of North Main Street Mapsco: 109X
(Piers and retaining wall adjacent to the right-of-way on east side of street)

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 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.

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. Is designated as a Recorded Texas Historic Landmark or State Antiquities Landmark, or is included on the National Register of Historic Places

The applicant is requesting to designate the remaining piers and retaining wall located on the east side of the 2600 block of N. Main Street as a Historic and Cultural Landmark. The retaining wall and piers serve as reminders of the overall infrastructure development in the stockyards.

Any future building changes to the site will be required to seek approval from Historic staff.

Site Information:

Owner:	Texas Longhorn Breeders of America Foundation P.O. Box 4430 Fort Worth, TX 76164
Acreage:	0.05 acres
Comprehensive Plan Sector:	Northside
Agent:	City of Fort Worth

Surrounding Zoning and Land Uses:

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

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)
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

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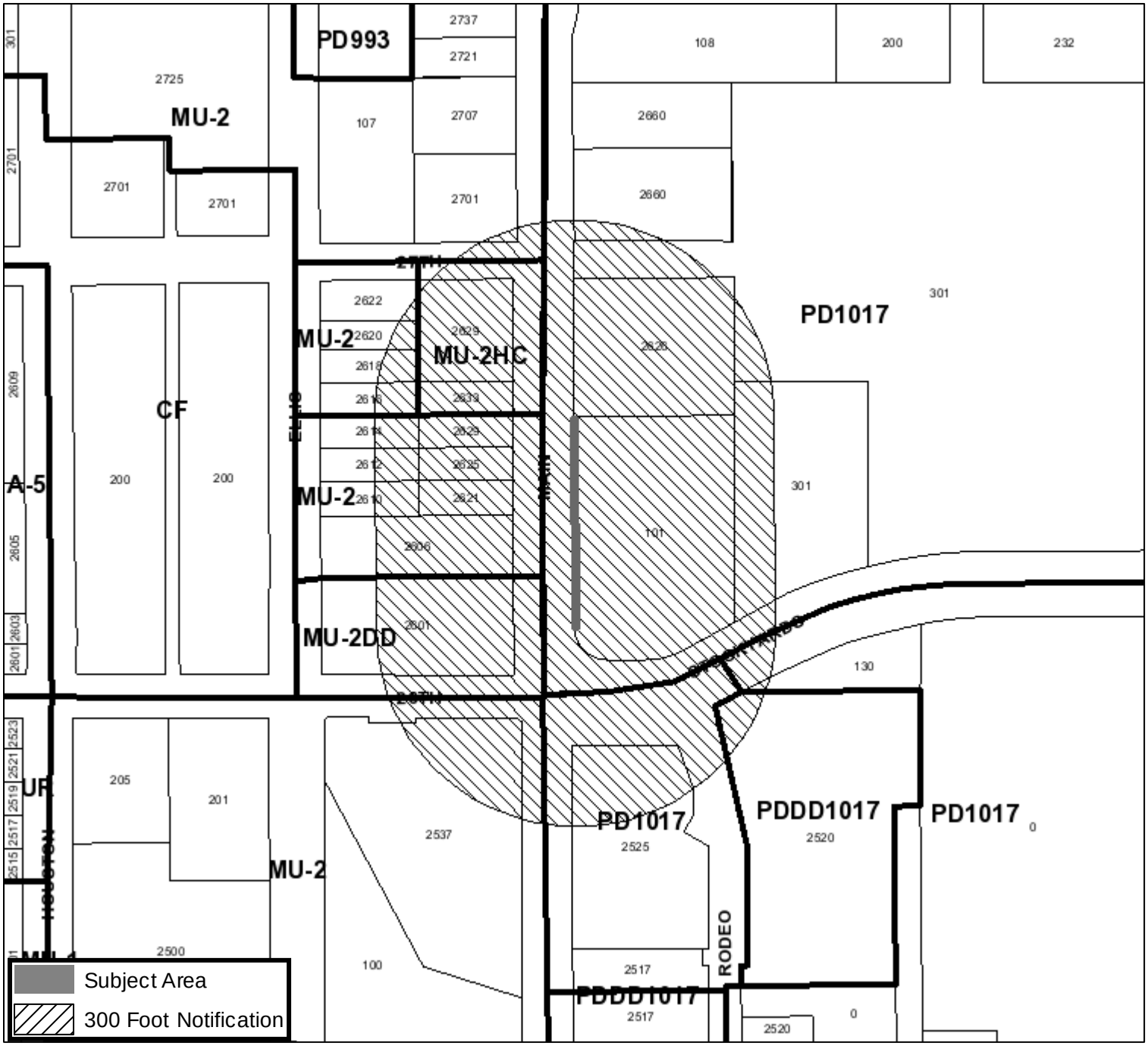
Area Zoning Map

Applicant:	City of Fort Worth Planning & Development
Address:	2600 N. Main Street (fence along western property line only)
Zoning From:	PD 1017
Zoning To:	Add HC historic overlay
Acres:	0.05190272
Mapsco:	62G
Sector/District:	Northside
Commission Date:	3/9/2016
Contact:	817-392-8015



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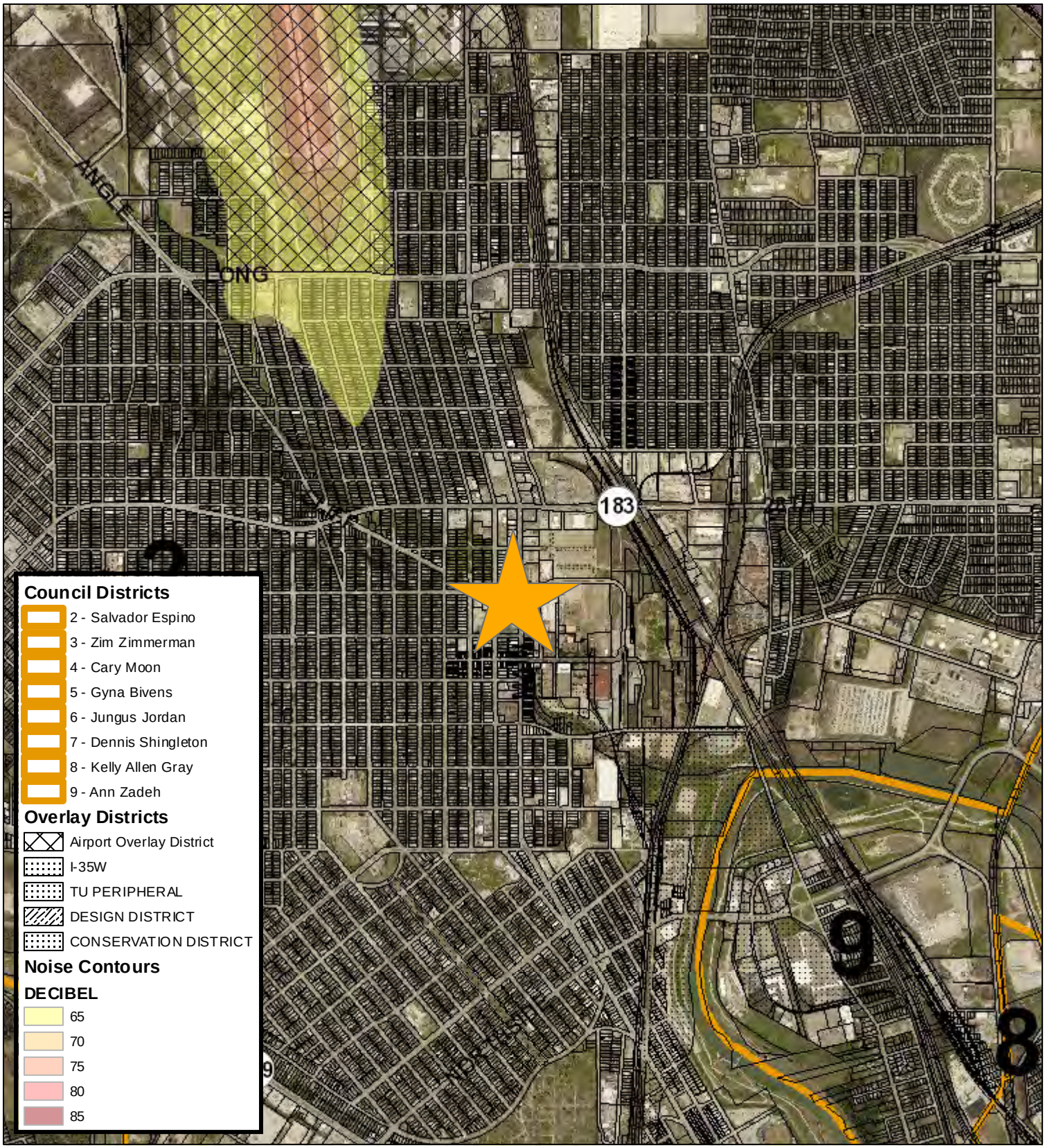
ZC-16-062

Area Map



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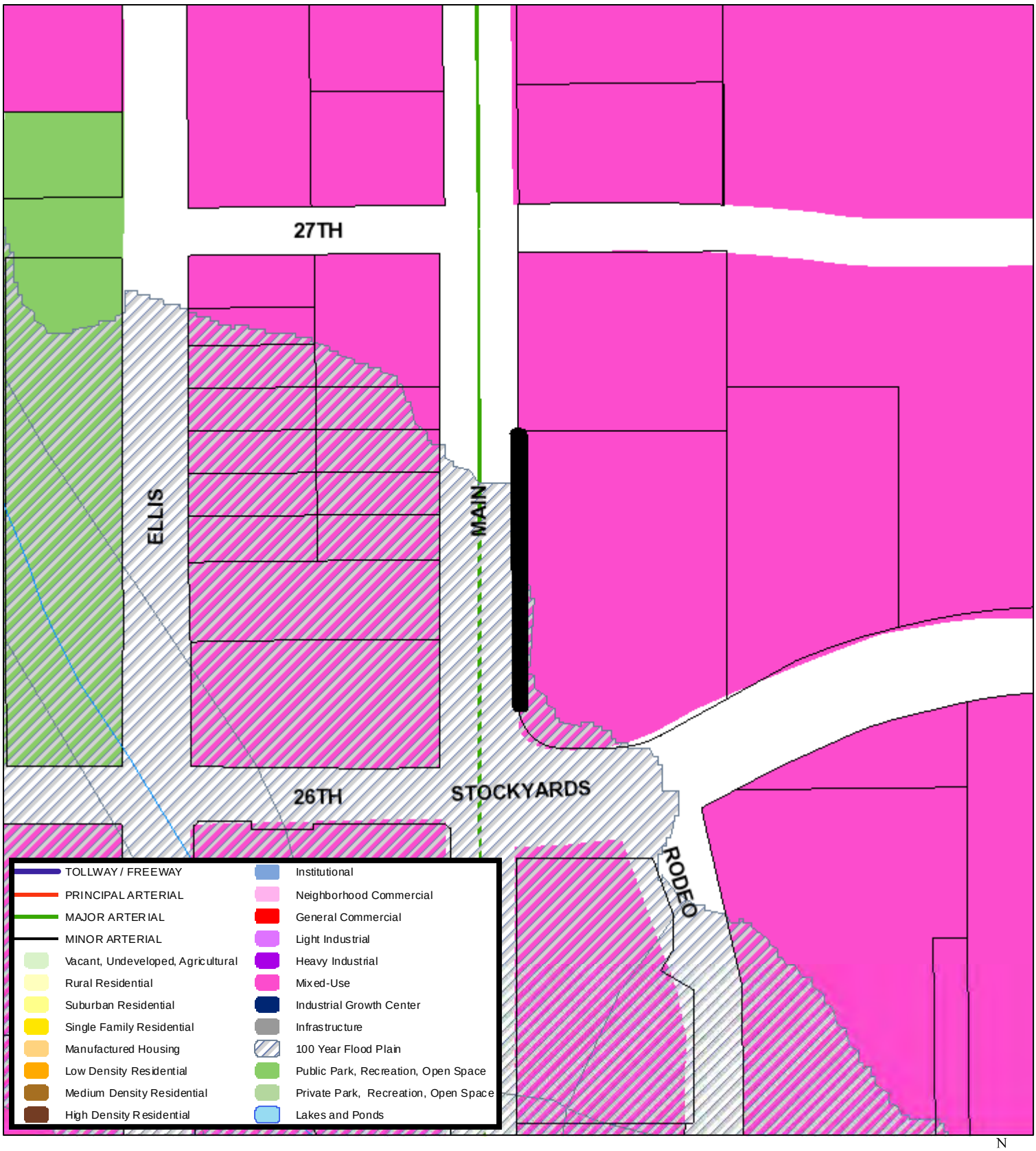
Future Land Use



150 75 0 150 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.

N

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Aerial Photo Map

0 95 190 380 Feet

N

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)	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

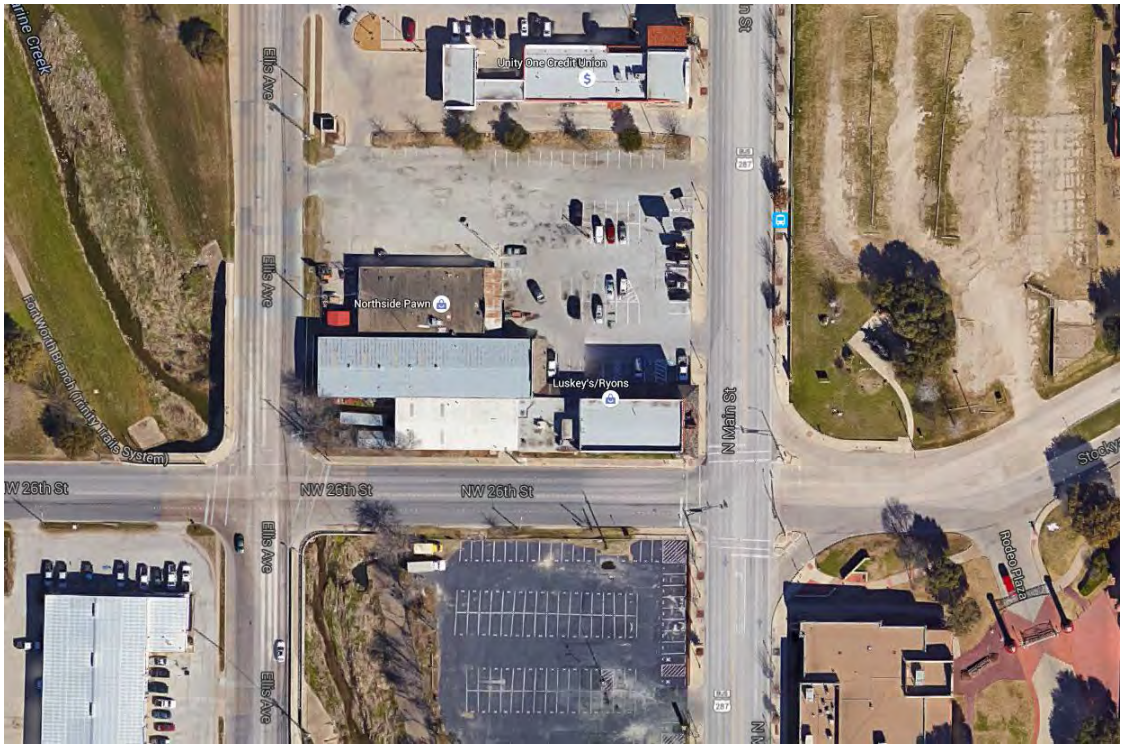
The applicant is requesting to designate the remaining piers and retaining wall located on the east side of the 2600 block of N. Main Street as a Historic and Cultural Landmark. The retaining wall and piers serve as reminders of the overall infrastructure development in the stockyards.

Attached is the recently completed survey of the property.

These features are located in the 2600 block of N. Main Street and meet 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 piers and retaining wall located on the east side of 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 # 35T | Local ID 35T
County TARRANT | City FORT WORTH
Address 2600 Block N Main Street (Piers and Retaining Walls)

SECTION 1

Basic Inventory

Current Name Piers and Retaining Walls
Historic Name Piers and Retaining Walls

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

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