



**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: Luskey Brothers Inv./ City of Fort Worth

Site Location: 2601 North Main Street Mapsco: 62G

Proposed Use: Historic Designation

Request: From: "MU-2/DD" High Intensity Mixed-Use/Demolition Delay
To: "MU-2/HC" High Intensity Mixed-Use/Historic and Cultural Overlay

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.

- 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.

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

2601 N. Main Street is the former site of D. Hart and Sons’ Livestock Company. This two-story commercial structure, built in 1915, was among the early commercial developments built to support the economic activity that had begun to flourish 10 years earlier. It currently houses Luskey’s and Ryon’s, two stores specializing in western wear and ranch supplies (such as saddles).

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

Site Information:

Owner: Luskey Brothers Inv
 2601 N Main ST
 Fort Worth, TX 76164

Acreage: 1 acre

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-2” High Intensity Mixed-Use
 West “CF” Community Facilities

Recent Relevant Zoning and Platting History:

Zoning History: NA
 Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Ellis Ave	Residential	Residential	No
NW 26 th	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:

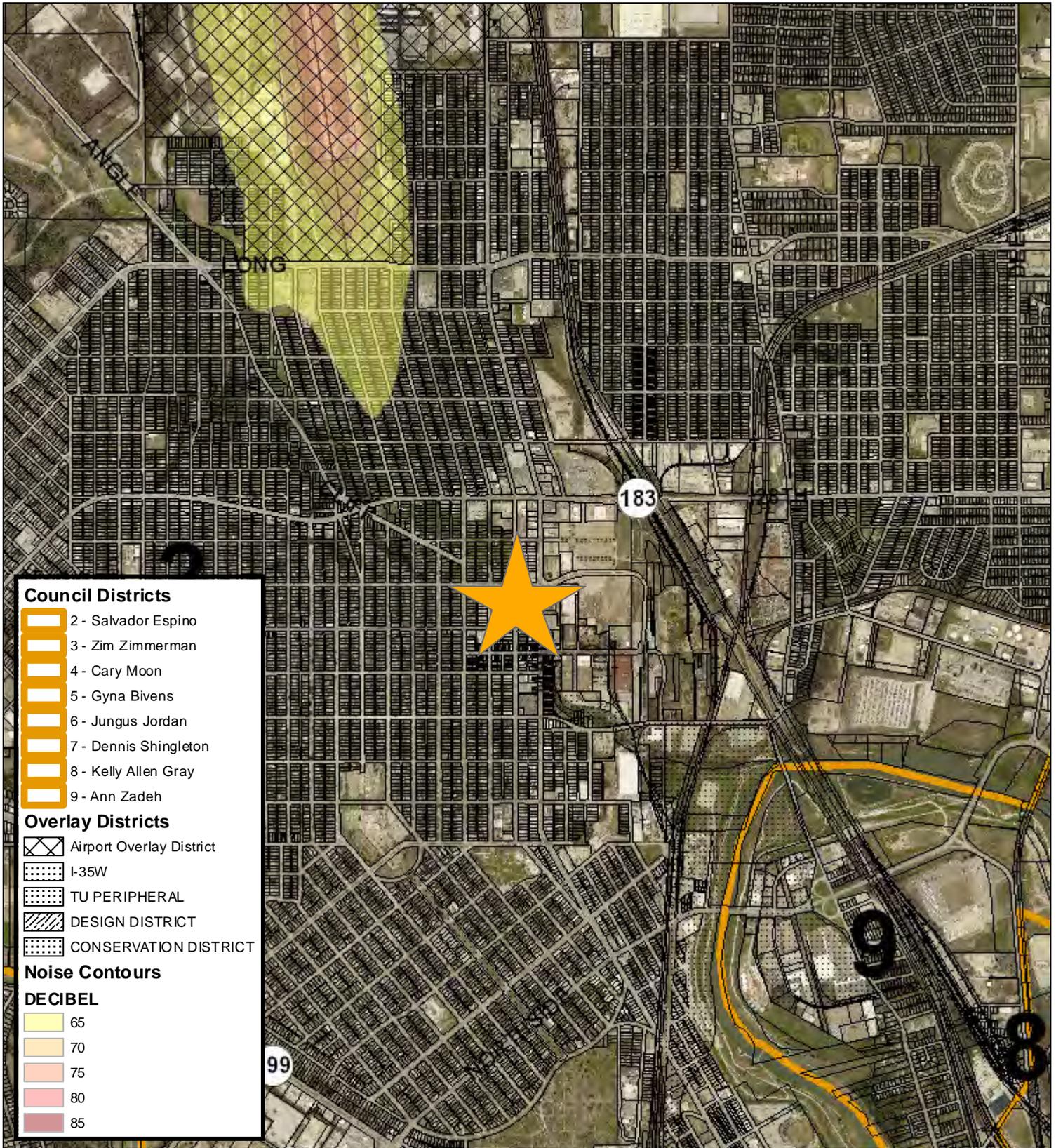
- Land Use Compatibility**
 The requested “HC” zoning overlay will not change the base zoning; as a result, there will be no effect on compatibility.
- Comprehensive Plan Consistency**
 The proposed historic designation **is consistent** with the below policies and strategies of Chapter 13, the Historic 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.

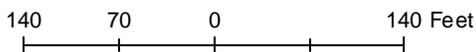
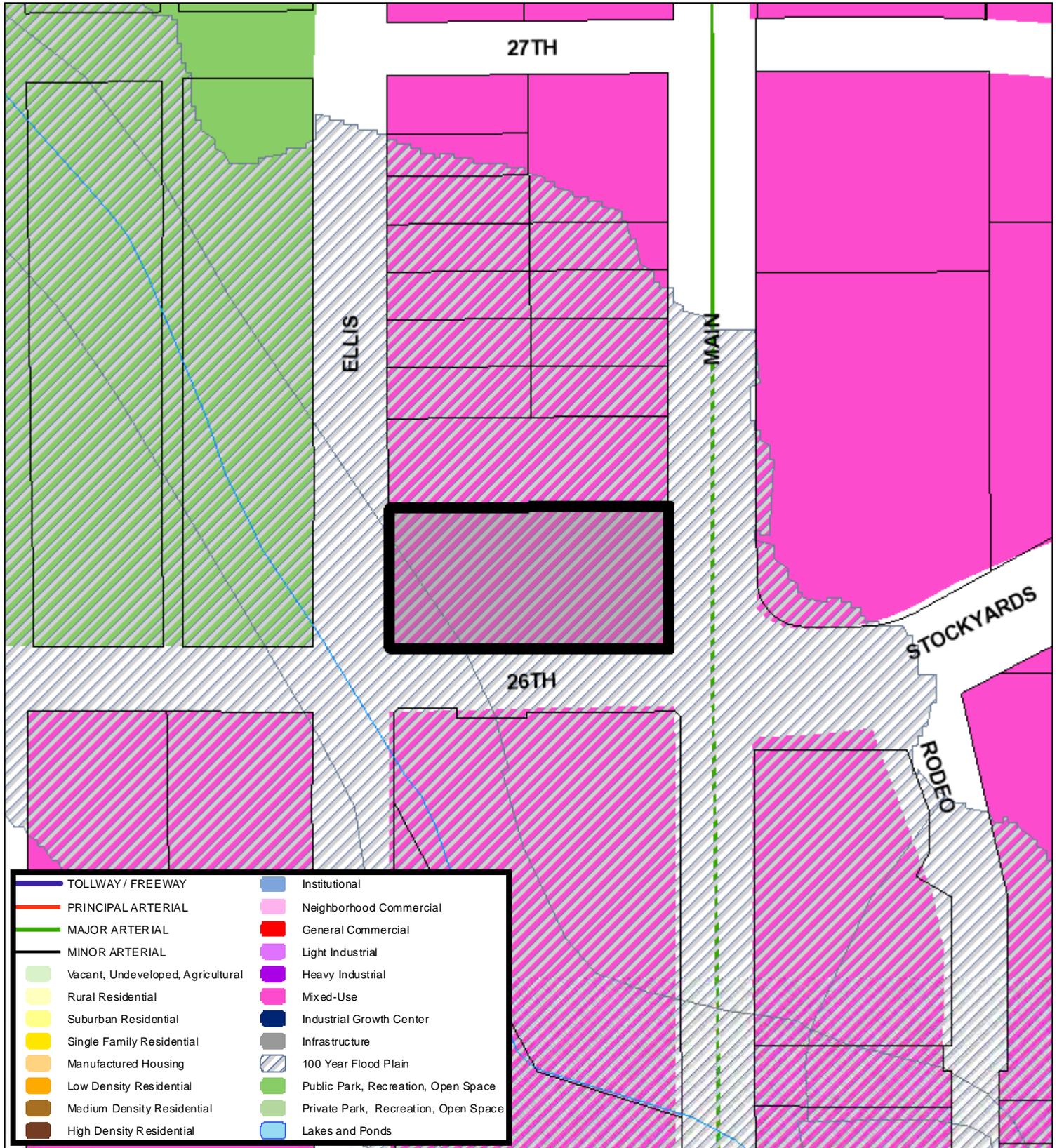
Attachments:

- 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 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 Photo Map



0 87.5 175 350 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	2601 N. Main Street
ZONING/ USE (S)	MU-2/DD
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

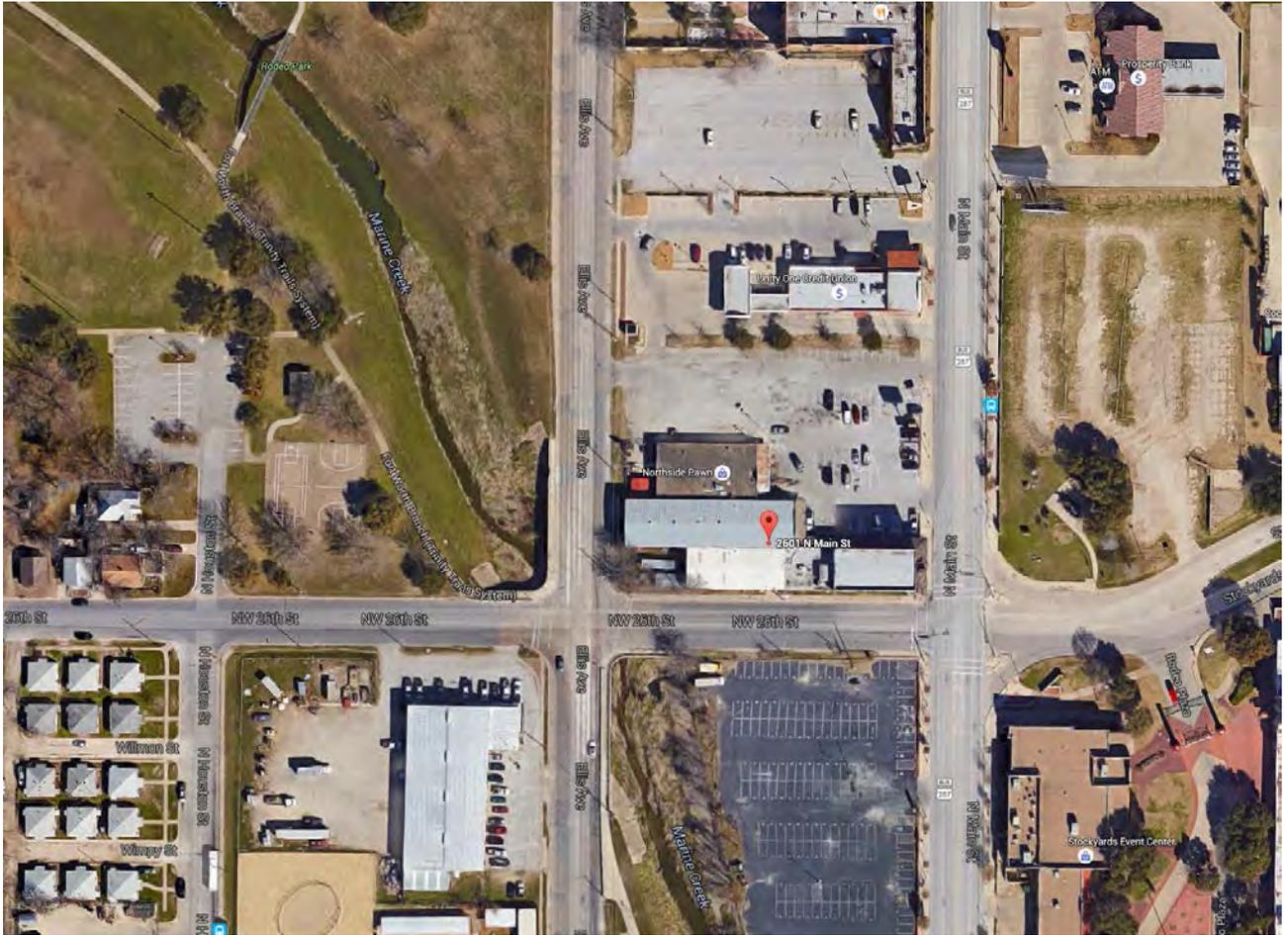
The applicant is requesting to designate 2601 N. Main Street as a Historic and Cultural Landmark. This is the former site of D. Hart and Sons' Livestock Company. This two-story commercial structure, built in 1915, was among the early commercial developments built to support the economic activity that had begun to flourish 10 years earlier. It currently houses Luskey's and Ryon's, two stores specializing in western wear and ranch supplies (such as saddles).

Attached is the recently completed survey of the property.

The commercial structure located at 2601 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 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 2601 N. Main Street

Local ID 00833053
 City FORT WORTH

SECTION 1

Basic Inventory

Current Name Lusky's/Ryon's
 Historic Name D. Hart & Sons Livestock Co.

Owner Information:
 Name Luskey Brothers Inv Status 00833053
 Address 2601 N. Main Street City Fort Worth
 State Texas Zip 76164

Geographic Location: Latitude: 32.791846 Longitude: -97.349242
 Legal Description (Lot/Block) Lot A/Block 40
 Addition/Subdivision M G Ellis 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: 1915 Actual Estimated Source: Tarrant County Historic Resources Survey: Fort Worth, Near North Side and West Side, Westover Hills (1988)

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

