



**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: **Grandview Swift LP/ City of Fort Worth Planning & Development**

Site Location: 601 Northeast 23rd Street & 1-30 East Exchange Avenue Mapsco: 62L
(Swift Wall and Staircase)

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 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.

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 wall and entry stairs located on the north side of the 500 block of NE 23rd Street as a Historic and Cultural Landmark. The wall matches a companion wall on the south side of the street and is an important component of the historic streetscape remaining on NE 23rd Street. The entry stairs are an iconic feature in the stockyards and provided access in to the Swift Processing Plant.

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

Site Information:

Owner: Grandview Swift LP
 130 East Exchange Avenue
 Fort Worth, TX 76101

Acreage: 0.32 acres

Comprehensive Plan Sector: Northside

Agent: City of Fort Worth

Surrounding Zoning and Land Uses:
 North "PD 1017" Planned Development
 East "K" Heavy Industrial
 South "K" Heavy Industrial
 West "PD 1017" Planned Development

Recent Relevant Zoning and Platting History:

Zoning History: NA
 Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
NE 23 rd	Collector	Collector	No
Niles City Blvd	Residential	Residential	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.

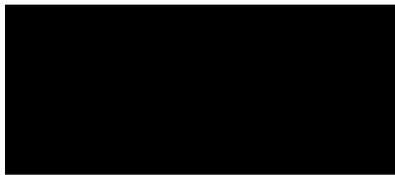
2. **Comprehensive Plan Consistency**

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.

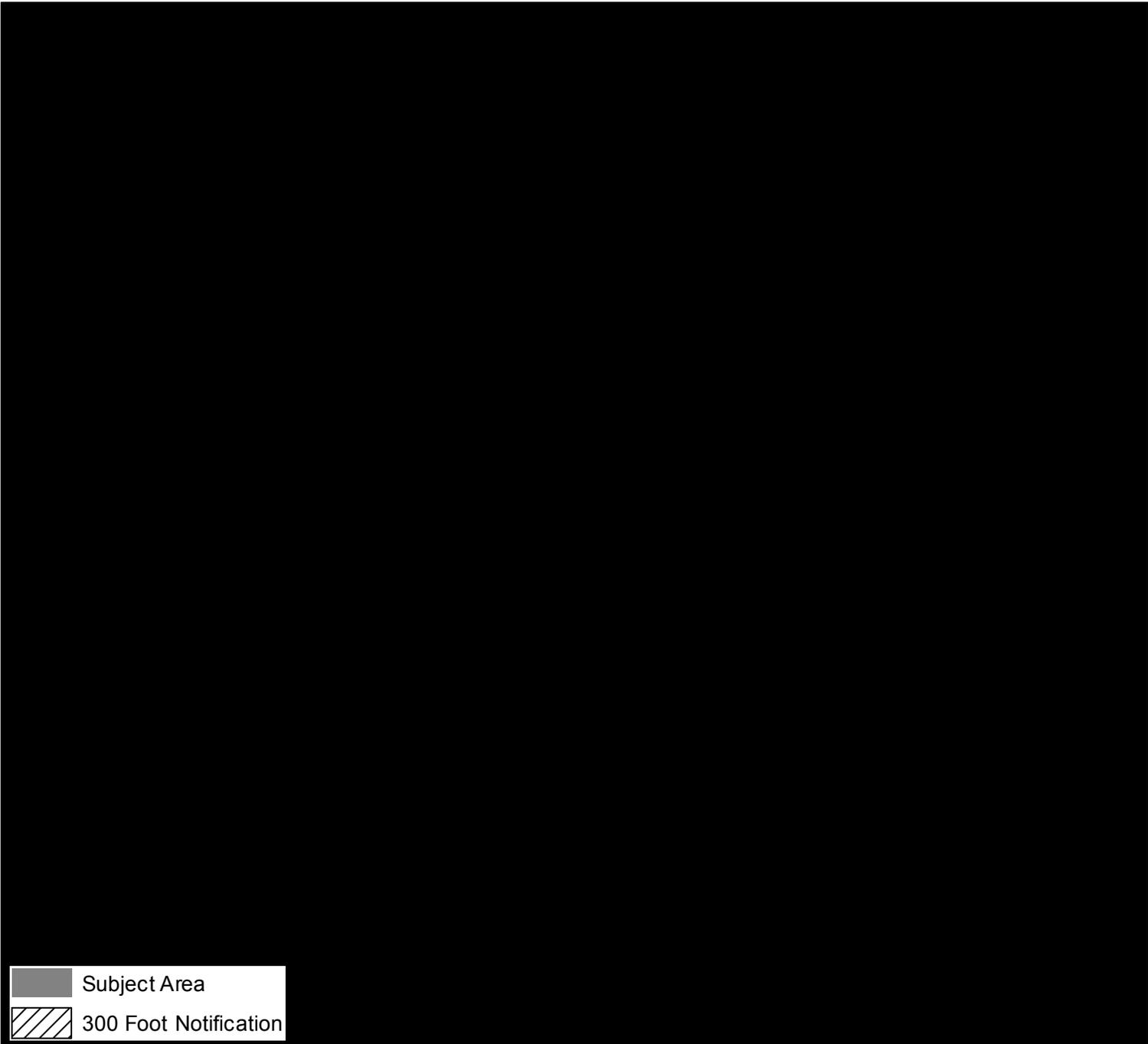
Attachments:

- 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

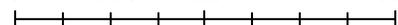


Area Zoning Map

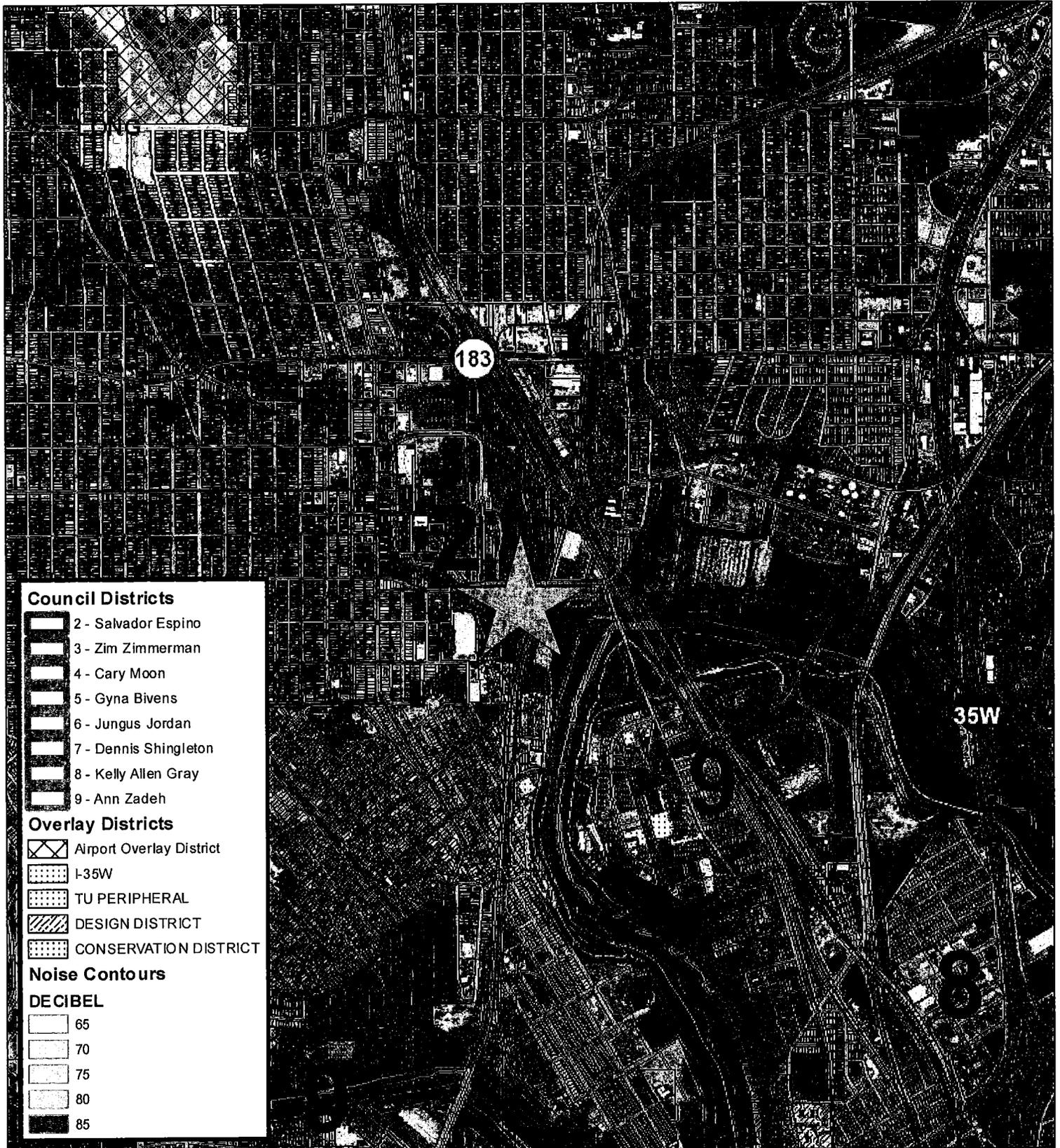
Applicant: City of Fort Worth Planning & Development
Address: 601-609 (odds) NE. 23rd Street (Swift wall and staircase only)
Zoning From: PD 1017
Zoning To: Add HC historic overlay
Acres: 0.3320073
Mapsc0: 62L
Sector/District: Northside
Commission Date: 3/9/2016
Contact: 817-392-8015



 Subject Area
 300 Foot Notification

0 162.5 325 650 Feet


Area Map

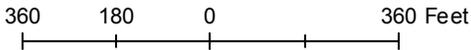


0 1,000 2,000 4,000 Feet

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



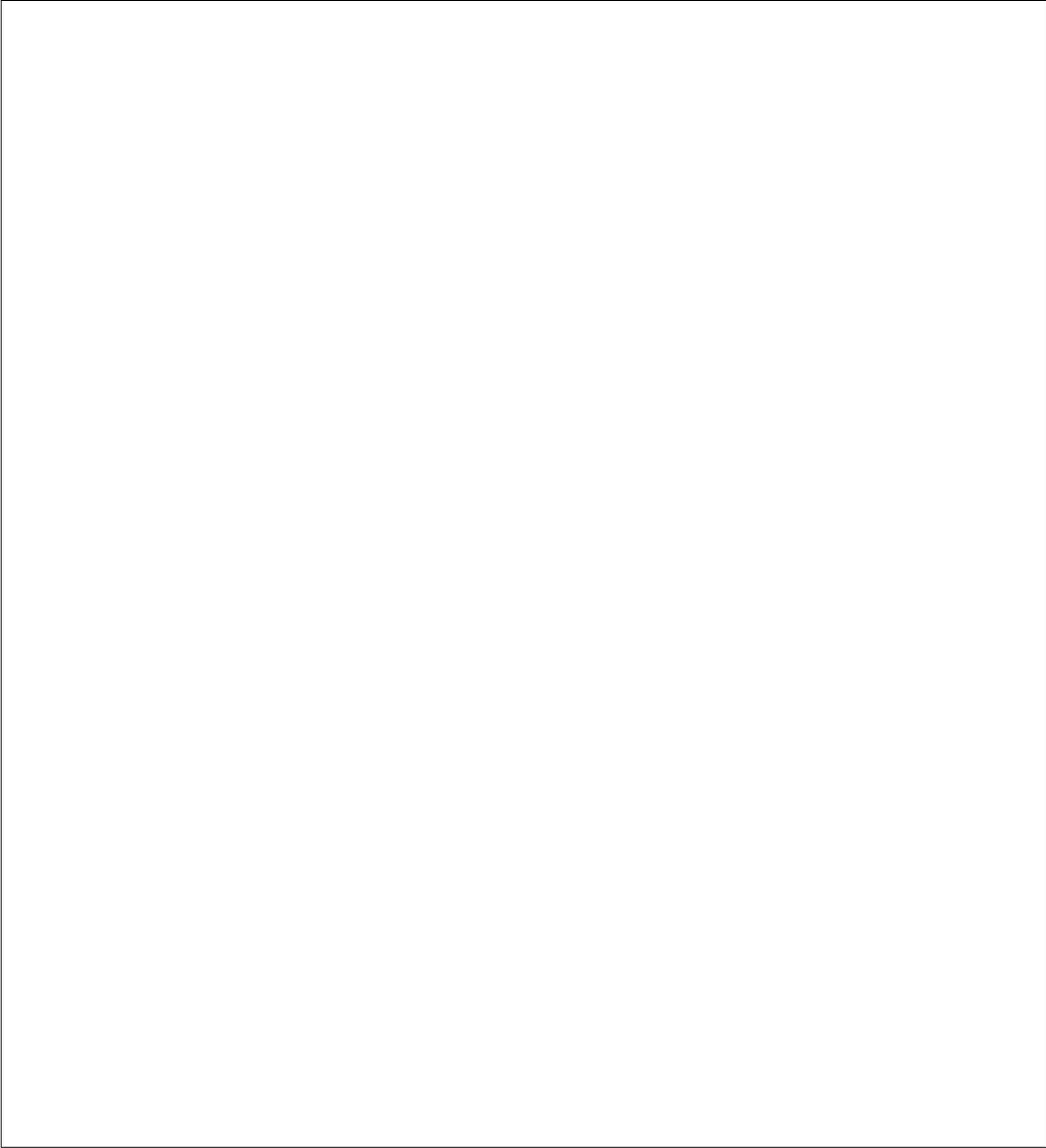
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.





ZC-16-066

Aerial Photo Map



0 230 460 920 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	601 Northeast 23 rd Street & 130 East Exchange Avenue (Swift wall and staircase)
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

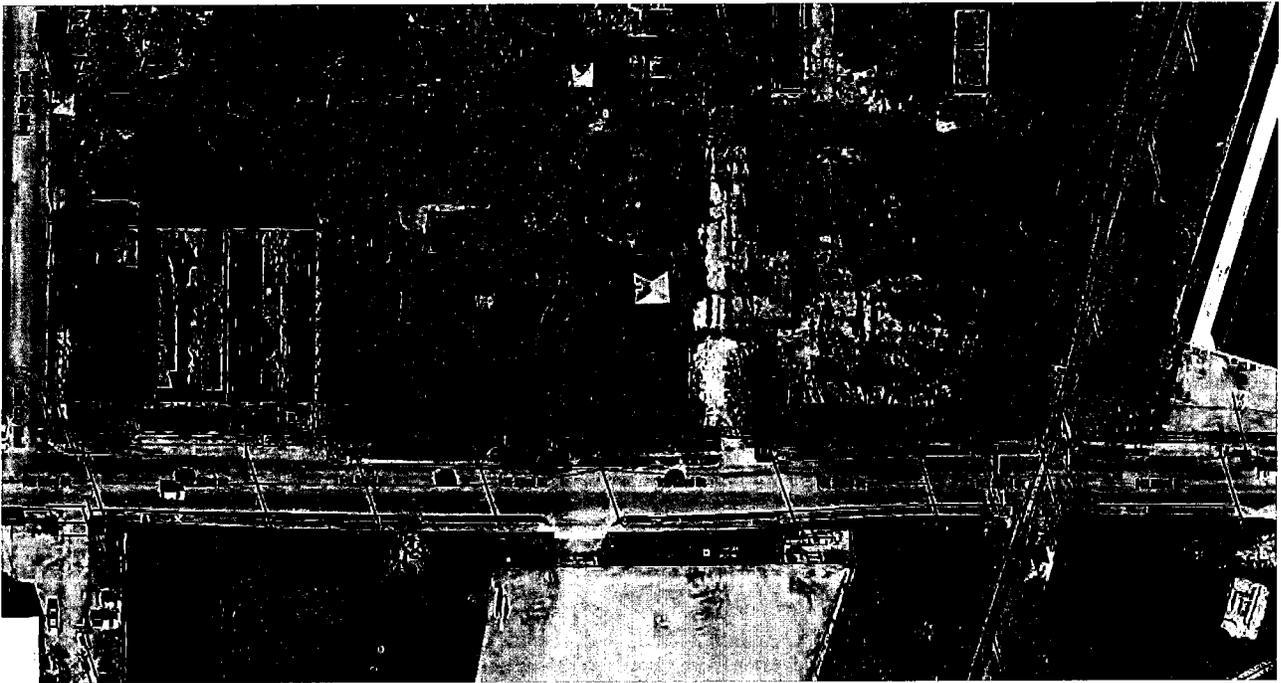
The applicant is requesting to designate the remaining wall and entry stairs located on the north side of the 500 block of NE 23rd Street as a Historic and Cultural Landmark. The wall matches a companion wall on the south side of the street and is an important component of the historic streetscape remaining on NE 23rd Street. The entry stairs are an iconic feature in the stockyards and provided access in to the Swift Processing Plant.

Attached is the recently completed survey of the property.

These features are located in the 500 block of NE 23rd 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 wall and entry stairs located on the north side of the 500 block of NE 23rd 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 500 Block NE.23rd Street (North Side)

Local ID 35T
 City FORT WORTH

SECTION 1

Basic Inventory

Current Name Swift Plant Entry Staircase

Historic Name Swift Plant Entry Staircase

Owner Information:

Name City of Fort Worth Status
 Address 1000 Throckmorton Street City Fort Worth
 State Texas Zip 76101

Geographic Location: Latitude: 32.786006 Longitude: -97.342201

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 element

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

Image Information

Recorded by: KIP WRIGHT Date Recorded: AUGUST 2015

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



0.80 Acres): 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

Ms. Murphy called cases ZC-16-056, ZC-16-057, ZC-16-061, ZC-16-062 and ZC-16-064 together

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 9-0.

35. ZC-16-065 Stephen Murrin Jr. Grandchildren (CD 2) - 500 Northeast 23rd St (River Ranch wall only) (Ward Achziger Addition, Block 1, Lot 1A, 3.70 Acres): from “K” Heavy Industrial/TUP West Fork Trinity North Marine Creek to “K/TUP/HC” “K” Heavy Industrial/TUP West Fork Trinity North Marine Creek/Historic and Cultural

Ms. Murphy called the historic case.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.

36. ZC-16-066 Grandview Swift LP (CD 2)- 601 Northeast 23rd St. & I-30 East Exchange Ave (swift wall and staircase) (Midco Properties Incorporated, Block 1, Lot 1, Edmund Little Survey, Abstract 954, Tracts 13 & 13A, 0.33 Acres): 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

Ms. Murphy called the historic case.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 9-0.

**Meeting adjourned: 6:00 p.m.
3/09/16**

Dana Burghdoff, Executive Secretary and Assistant Director, Planning and Development Department

Nick Genua, Chair