



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 29, 2013

Council District 9

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

Opposition: none

Continued Yes ___ No X
Case Manager Crystal Castoreno
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Sundance Square Inc.

Site Location: 400 Main Street Mapsco: 63W

Proposed Use: Historic Overlay

Request: From: "H/DD" Central Business District/ Demolition Delay
To: "H/HC" Central Business District / Historic and Cultural Overlay

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The applicant is proposing a zoning change to "H/HC" Central Business District/Historic and Cultural Overlay for the Jett Building in the Sundance Square Area. The applicant requests historic designation change as a Historic and Cultural Landmark (HC). The structure meets the following criteria for historic designation:

- 1) Criteria 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.
- 2) Criteria 2: An important example of a particular architectural type or specimen in the City of Fort Worth.
- 3) Criteria 4: Does this building embody elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.
- 4) Criteria 8: Is identified with a person or persons who significantly contributed to the culture and Development of the City of Fort Worth, State of Texas or the United States.

The property at 400 Main Street meets 4 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) properties.

400 Main St. is a vernacular, turn-of-the-century, commercial style structure. It is a three story commercial structure with corbelled brick and stone detailing. It was constructed in 1902 as the main terminal, ticket office, and business office of the Northern Texas Traction Company.

The Northern Texas Traction Company operated the Interurban rail line between Fort Worth and Dallas. They offered hourly passenger service from Main Street in Fort Worth, through Handley, Arlington, and Grand Prairie to Commerce Street in Dallas. The company also ran a number of street railway lines in

Fort Worth. Beginning in 1912, the Fort Worth Southern Traction Company, which ran the Interurban between Fort Worth and Cleburne, also officed in the building.

From the mid-1930s on, various businesses occupied the structure. It sat vacant for many years during the 1970s. Then in 1985, Sundance Square hired artist Richard Haas to design the Chisholm Trail mural that exists in the south façade of the building today. The mural depicts a cattle drive on the Chisholm Trail. Also at that time, the building's storefronts were restored. Additional renovations occurred in 1990.

Site Information:

Owner: Sundance Square Inc.
201 Main Street. Suite 2700
Fort Worth, TX 76102

Agent: City of Fort Worth

Acreage: 0.057 acres

Comprehensive Plan Sector: Downtown

Surrounding Zoning and Land Uses:

North "H" Central Business District / mixed residential and commercial uses

East "H" Central Business District / mixed residential and commercial uses

South "H" Central Business District / mixed residential and commercial uses

West "H" Central Business District / mixed residential and commercial uses

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Main St.	Major Arterial	Major Arterial	No
Commerce St.	Major Arterial	Major Arterial	No

Public Notification:

The following Neighborhood Associations were notified:

FW Downtown Neighborhood Alliance	FWISD
Downtown Fort Worth, Inc.	

Development Impact Analysis:

1. **Land Use Compatibility**

Sundance Square is located in the northern sections of downtown and is surrounded by other similar commercial and multi-family residential uses. The requested addition of the "HC" zoning overlay will not change the base zoning; as a result, there will be no effect on compatibility. Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as mixed use. However, the overlay district will not affect the underlying zoning district and future land use. Based on conformance with the future land use map; the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

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

FORT WORTH



ZC-13-011

Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet





ZC-13-011

Area Zoning Map

Applicant: Sundance Square
Address: 400 Main Street
Zoning From: H/DD
Zoning To: H/HC
Acres: 0.06
Mapsc0: 63W
Sector/District: Downtown
Commission Date: 01/09/2013
Contact: 817-392-8037



300 Ft. Notification Buffer





Future Land Use

ZC-13-011



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

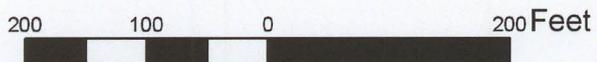
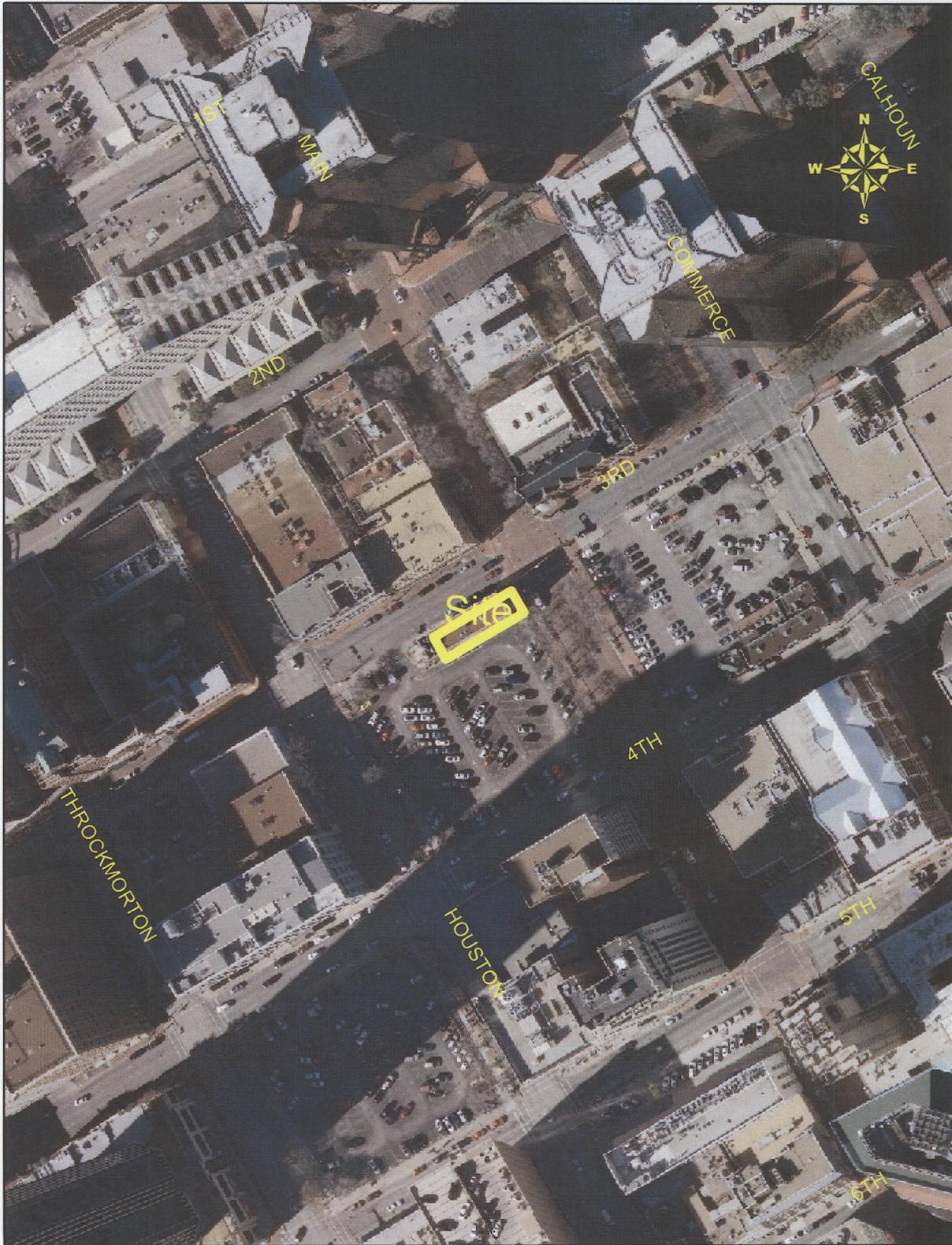
- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



Aerial Photo Map



**STAFF REPORT
HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS**

DATES: November 13, 2012

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Designation as a Historic & Cultural Landmark
APPLICANT/AGENT	Sundance Square Inc. / Brandon Elms
LOCATION	400 Main Street
ZONING/ USE (S)	TU N-1
NEIGHBORHOOD ASSOCIATION	Individual

DESIGNATION

The applicant requests historic designation change as a Historic and Cultural Landmark (HC). The structure meets the following criteria for historic designation:

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FINDINGS / RECOMMENDATIONS

400 Main is a vernacular, turn-of-the-century, commercial style structure. It is a three story commercial structure with corbelled brick and stone detailing. It was constructed in 1902 as the main terminal, ticket office, and business office of the Northern Texas Traction Company.

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The property at 400 Main meets 4 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 400 Main 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



Existing East (front) & North Façades