



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 2, 2016

Council District 9

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: City of Fort Worth/Magnolia May LLC

Site Location: 1300 May St. /411 W. Magnolia Mapsco: 77J

Proposed Use: Historic Designation

Request: From: "NS-T5" Near Southside Transect 5 Urban Center Zone
To: "NS-T5/HSE" Near Southside Transect 5 Urban Center Zone /Highly Significant Endangered

Land Use Compatibility: No effect.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is located on the corner of Magnolia Ave. and May St. The applicant is proposing a zoning change to "NS-T5/HSE" Near Southside Transect 5 District /Highly Significant Endangered.

The site currently addressed as 411 West Magnolia Avenue was recently replatted and consists of multiple commercial buildings. Previously the site consisted of the following addresses: 401 West Magnolia Avenue, 407 West Magnolia Avenue, 409 West Magnolia Avenue, 411 West Magnolia Avenue, 1306 May Street and 1316 May Street.

407 West Magnolia was constructed circa 1925. It is a yellow brick commercial structure with Italianate features. The structure consists of gabled parapets with cast stone coping, a central entry with arched transom, large display windows with multiple divided lite transoms. The structure was home to the W.R. Lawrence flower shop and the original sign still exists on the structure. It has been vacant for many years.

401 West Magnolia was likely constructed circa 1930. It is a yellow brick Art Moderne commercial structure. It consists of large display windows and a curved exterior wall. The west wall of the structure abuts 407 West Magnolia.

1306/1316 May Street is a two story vernacular structure that was also likely constructed circa 1950. It consists of yellow brick and large storefront windows on the first floor. There are multiple divided lite casement windows on the second floor. The north wall of the structure abuts the south wall of 401 West Magnolia.

These historic commercial structures are among the last still existing on this section of West Magnolia. Most of the original historic structures have long since been demolished. Several new medical/office buildings have been constructed.

The structures were in danger of demolition due to their deteriorated condition. Initial plans involved the demolition of the historic structures and construction of a new medical/office facility. This plan appeared to be most cost effect and would guarantee the best rate of return. Recognizing the importance of these buildings and as some of the last historic commercial architecture on West Magnolia, the property owners decided to designate and rehabilitate the structures.

The structure at 411 West Magnolia Avenue meets 5 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Highly Significant and Endangered (HSE) properties.

- 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.
- Is an important example of a particular architectural type or specimen in the City of Fort Worth.
- Embodies elements of architectural design, detail, materials or craftsmanship, which represent a significant architectural innovation
- 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 instructions, or by contributing to the overall character of the area according to a plan based on architectural, historic or cultural motif
- Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community are.

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

Site Information:

Owner: Magnolia May LLC
 2929 W. 5th St. Suite A
 Fort Worth, TX 76107

Acreage: 0.802 acres

Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "NS-T5" Near Southside T5 District / hospital
 East "NS-T5" Near Southside T5 District / commercial
 South "NS-T4" Near Southside T4 District / residential
 West "NS-T4" Near Southside T4 District / commercial

Recent Relevant Zoning and Platting History:

Zoning History: NA
 Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
W Magnolia Ave	Major Arterial	Major Arterial	No
May St.	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Near Southside Neighborhood Alliance	NUP-Neighborhood Unification Project
Fairmount NA	Trinity Habitat for Humanity
Fort Worth South Inc.	Streams & Valleys, Inc
Hemphill Corridor Task Force	FWISD

*Not located within a registered neighborhood organization

Development Impact Analysis:

1. **Land Use Compatibility**

The requested "HSE" 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 2015 Comprehensive Plan:

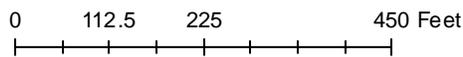
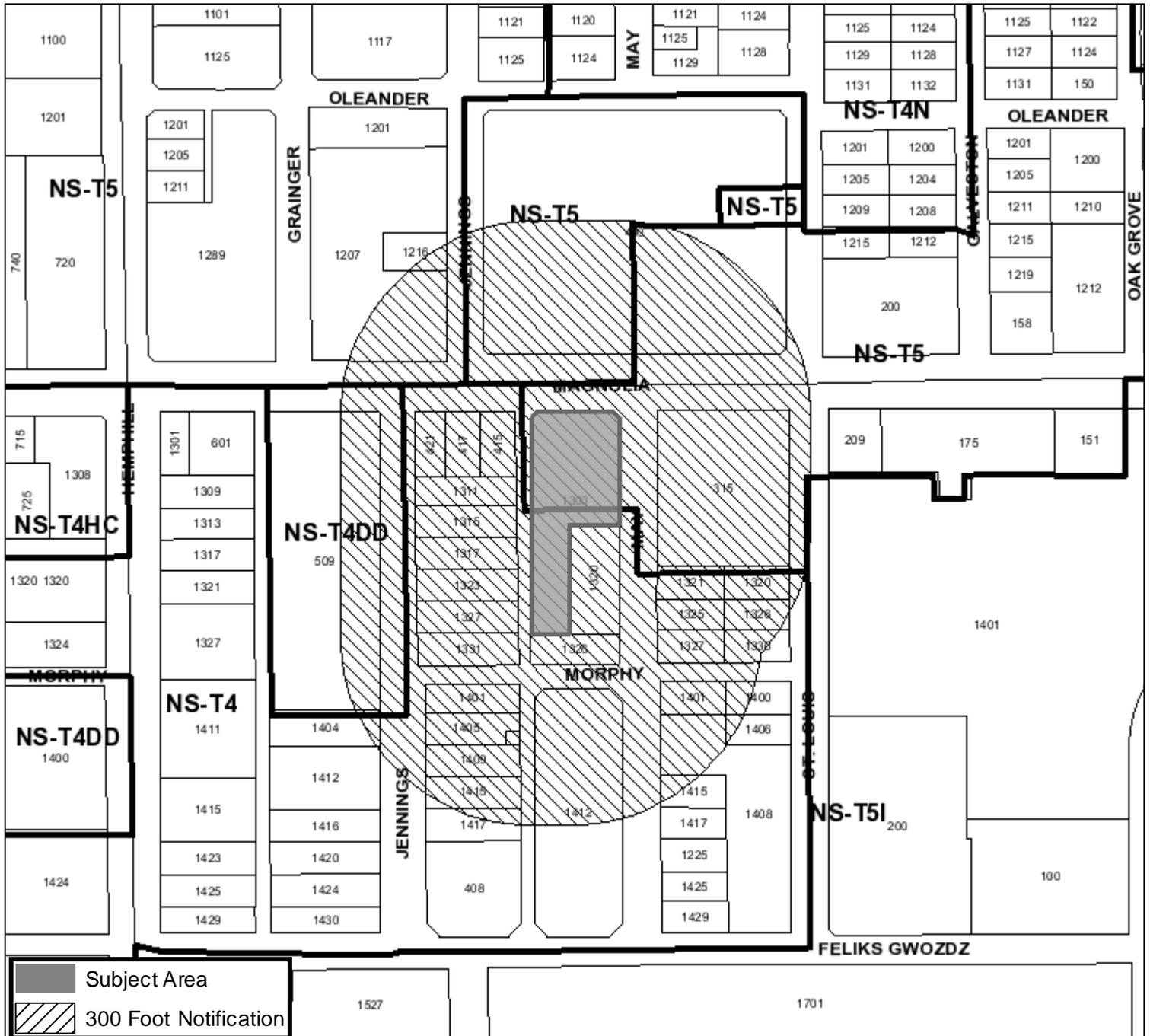
- Protect, enhance and perpetuate landmarks and districts of historical, cultural, architectural, or archaeological importance to Fort Worth.
- Foster civic pride by recognizing accomplishments of the past.
- Facilitate the designation of significant districts, sites, and structures with an overlay for Demolition Delay, Historic and Cultural Landmark, or Highly Significant Endangered.

Attachments:

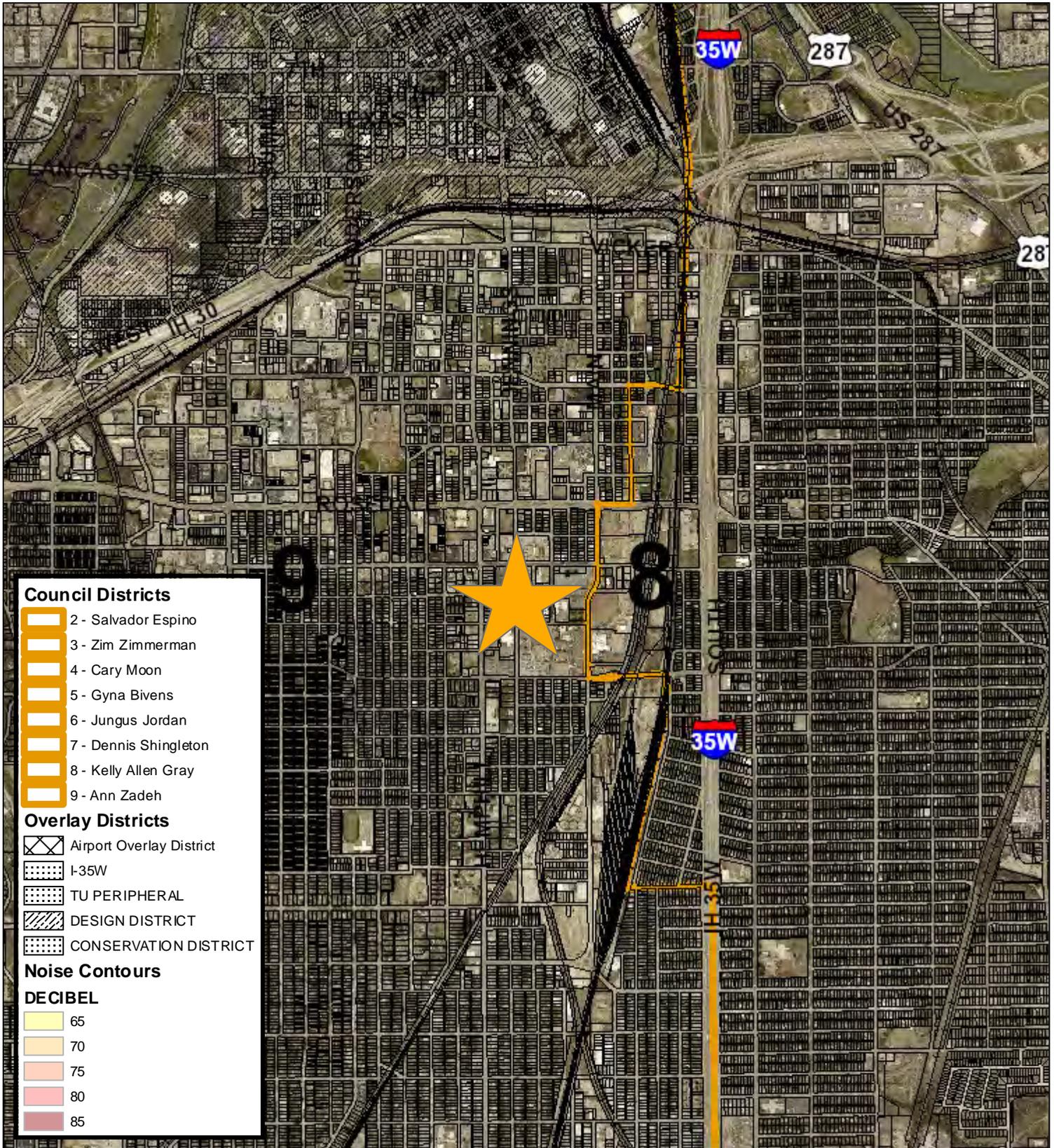
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC staff report
- Minutes from the Zoning Commission meeting

Area Zoning Map

Applicant: Magnolia May LLC/City FW Historic Preservation
 Address: 1300 May St.
 Zoning From: NS-T4, NT-T5
 Zoning To: NS-T4, NT-T5 plus Highly Significant Endangered overlay
 Acres: 0.79998998
 Mapsco: 77J
 Sector/District: Southside
 Commission Date: 1/13/2016
 Contact: 817-392-8043



Area Map



Council Districts

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh

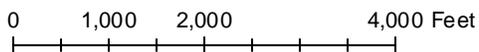
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

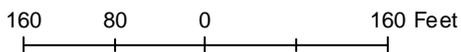
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



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



0 105 210 420 Feet



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

DATES: August 12, 2013

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Designation as Highly Significant and Endangered (HSE)
APPLICANT/AGENT	Magnolia May, LLC/ Dak Hatfield
LOCATION	411 West Magnolia Avenue (Formerly 401-407 West Magnolia Avenue & 1306/1316 May Street)
ZONING/ USE (S)	NS-T5
NEIGHBORHOOD ASSOCIATION	Individual

DESIGNATION

The applicant requests historic designation as Highly Significant and Endangered (HSE). 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.
- Criterion 2: Is an important example of a particular architectural type or specimen in the City of Fort Worth.
- Criterion 4: Embodies elements of architectural design, detail, materials or craftsmanship, which represent a significant architectural innovation
- 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 instructions, or by contributing to the overall character of the area according to a plan based on architectural, historic or cultural motif
- Criterion 9: Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community are.

FINDINGS / RECOMMENDATIONS

The site currently addressed as 411 West Magnolia Avenue was recently replatted and consists of multiple commercial buildings. Previously the site consisted of the following addresses: 401

West Magnolia Avenue, 407 West Magnolia Avenue, 409 West Magnolia Avenue, 411 West Magnolia Avenue, 1306 May Street and 1316 May Street.

The applicant is requesting to designate the structure, previously addressed as 401-407 West Magnolia Avenue and 1306/1316 May Street, as Highly Significant and Endangered (HSE). He is not requesting to designate the structure previously addressed as 409-411 West Magnolia Avenue. The applicant will provide a metes and bounds for the proposed HSE structures.

407 West Magnolia was constructed circa 1925. It is a yellow brick commercial structure with Italianate features. The structure consists of gabled parapets with cast stone coping, a central entry with arched transom, large display windows with multiple divided lite transoms. The structure was home to the W.R. Lawrence flower shop and the original sign still exists on the structure. It has been vacant for many years.

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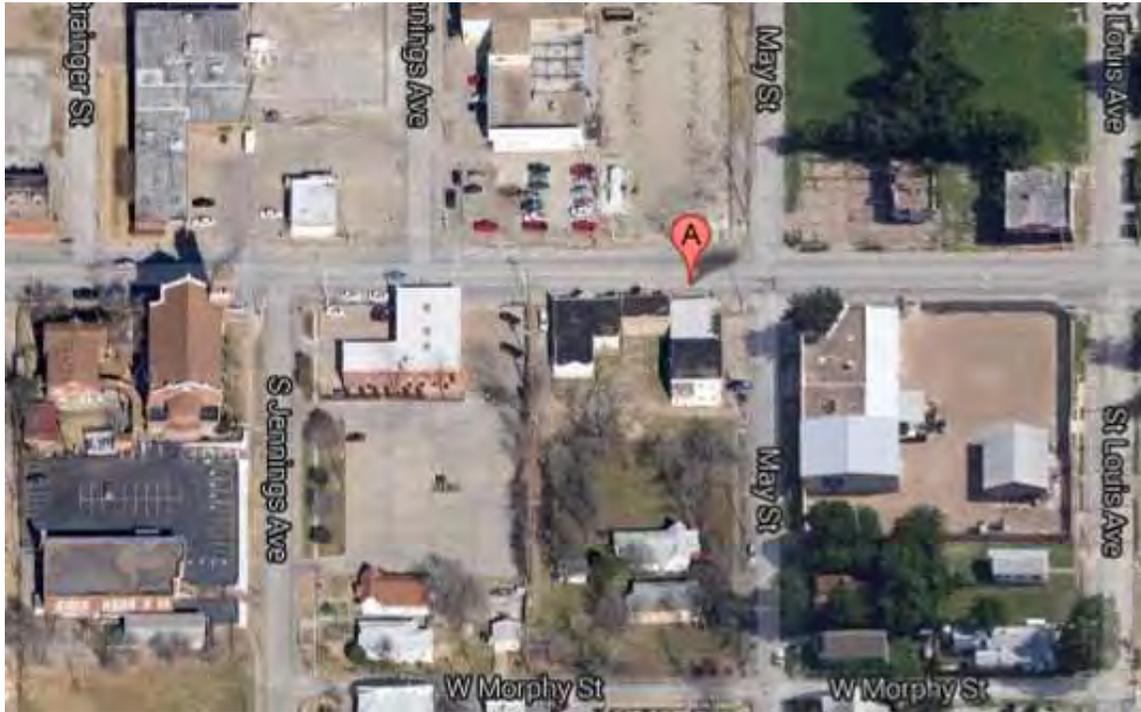
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Some repairs and stabilization of the structures has commenced. The buildings were in poor condition. The roofs had collapsed in places and there was standing water in the buildings as a result. Some of the original wood floors have rotted and black mold was found throughout. The applicants have taken steps to repair and secure the existing structures, as well as treat the mold. Rehabilitation/redevelopment plans for the site are attached.

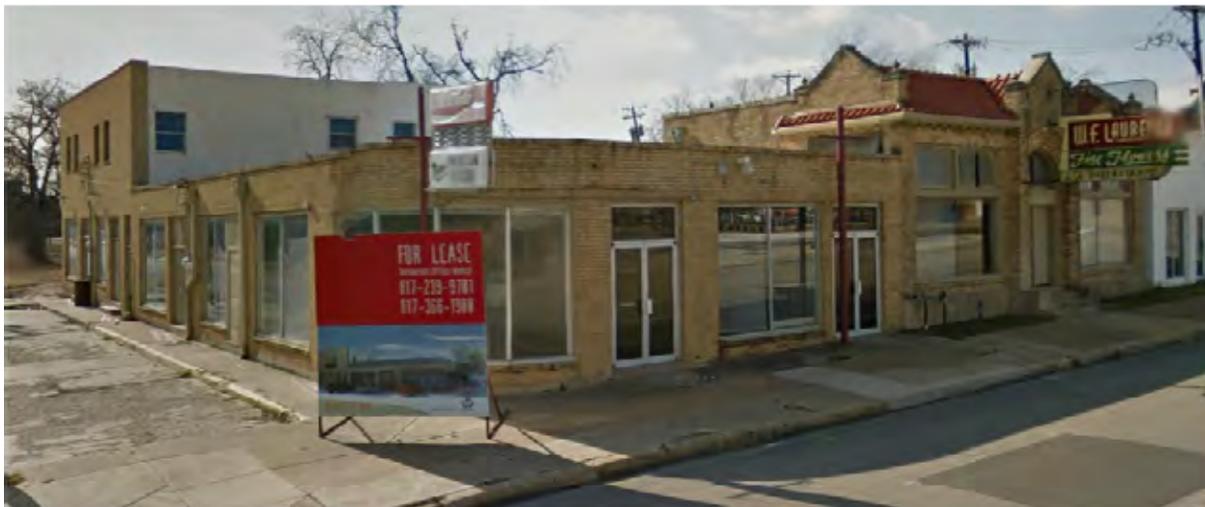
The structure at 411 West Magnolia Avenue, that was formerly 401-407 West Magnolia Avenue and 1306/1316 May Street, meets 5 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Highly Significant and Endangered (HSE) properties.

Staff recommends the following motion: **Motion to approve the designation of 411 West Magnolia Avenue as a Highly Significant and Endangered (HSE) and the use of the Secretary of the Interior's Standards for Rehabilitation when evaluating any proposed alterations, and with the stipulation that only the structure formerly addressed as 401 West Magnolia Avenue, 407 West Magnolia Avenue, 1306 May Street and 1316 May Street is designated and subject to design review.**

Supplemental Materials



Aerial



Existing North & East Façades



Existing North Façade; 401 and 407 West Magnolia



Existing East Façade (left side); 1306/1316 May Street



Existing East Façade (right side); 401 West Magnolia