



**MEETING MINUTES**  
**URBAN DESIGN COMMISSION**

Thursday, June 19, 2014

Work Session: 10:00 A.M.

Public Hearing: Immediately Following Work Session

Pre Council Chambers, Second Floor City Hall

1000 Throckmorton Street, Fort Worth, Texas 76102

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**COMMISSIONERS**

- |                                     |                                    |                                     |                              |
|-------------------------------------|------------------------------------|-------------------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Margaret Johnson - Mayor Appointee | <input checked="" type="checkbox"/> | Sally Allsup - District 6    |
| <input checked="" type="checkbox"/> | Lori Gordon - District 2           | <input type="checkbox"/>            | Michael Barnard - District 7 |
| <input type="checkbox"/>            | Robert Dellamura - District 3      | <input checked="" type="checkbox"/> | Robert W. Kelly - District 8 |
| <input type="checkbox"/>            | Vacant - District 4                | <input checked="" type="checkbox"/> | Melissa Konur - District 9   |
| <input checked="" type="checkbox"/> | Randle Howard - District 5         |                                     |                              |

**I. WORK SESSION: 10:00 A.M.**

**II. PUBLIC HEARING: IMMEDIATELY FOLLOWING WORK SESSION**

**CALL TO ORDER:** 10:05 A.M.; Statement of Open Meetings Act by Adam Alsobrook, City of Fort Worth

**A. ANNOUNCEMENTS**

Announcement by Adam Alsobrook clarifying the role of the Urban Design Commission with respect to the Stockyards redevelopment and the Stockyards public meeting scheduled for Thursday, June 26, 2014. The Urban Design Commission does not have any jurisdiction in the redevelopment of the Stockyards. Public inquiries are best directed to City Council and the Zoning Commission. Commissioner Howard asked about the North Fort Worth Historical Society and if that organization had any connection or affiliation with the City of Fort Worth. Melinda Ramos clarified that that organization is not affiliated with the City of Fort Worth, and does not have any review authority over projects in the Stockyards. She also clarified that the request before the Zoning Commission and the City Council is a change of zoning to PD/MU-2, but if a form-based zoning district is established a some point in the future then the Urban Design Commission would have a role in reviewing cases in that form-based district.

**B. APPROVAL OF THE MAY 15, 2014 MEETING MINUTES**

<b>Motion By: M. Konur</b>
<b>Motioned To: Approve</b>
<b>Seconded By: R. Howard</b>
<b>Vote: 6-0</b>

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**Executive Session**

The Urban Design Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda

**Meeting Accessibility**

The Fort Worth City Hall and Pre-Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

The Fort Worth City Hall and Pre-Council Chamber es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

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**C. CONTINUED CASES**

**UDC-14-03**

**609 Hemphill Street**

**Near Southside District**

**Owner: Dr. Fidelis Unini**

Recommendation to the Board of Adjustment for a special exception to install an electronic changeable copy sign.

Staff updated the Urban Design Commission on the case and said that applicant is working on a re-design of the sign and will be back at the next Urban Design Commission meeting to get a recommendation from the commission. The applicant is asking for a continuance at this Urban Design Commission meeting.

Commissioner Konur asked about the temporary banner that is on the building and if the temporary banner would have to be removed.

The staff recommendation is for a continuance of the case.

<b>Motion By: L. Gordon</b>
<b>Motioned To: Approve continuance of the case</b>
<b>Seconded By: S. Allsup</b>
<b>Vote: 6-0</b>

**D. NEW CASES**

**UDC-14-013**

**418 College Avenue**

**Near Southside District**

**Applicant/Agent: Brandon Allen**

Requests a waiver from Section 5.C.3. Pedestrian Entrances and Section 5.E.6. Parking and Driveways of the Near Southside Development Standards and Guidelines.

Staff presented their report.

Architect Brandon Allen spoke in favor of the project and presented the proposed design of the new development

Commissioner Konur asked about the phase 2 townhome project to the north of this project. Allen responded that that project is not part of the current project. The properties are owned by two separate owners.

Commissioner Johnson asked if the next owner could paint the garage door pink.

Chairman Kelly asked about how often the area in front of the door would have a car parked in the space. He would go with minimizing the door and not call attention to it.

Chairman Kelly asked a question about the landscape and whether there was landscaping not shown on the site plan. Allen said that there will be additional landscaping on the site and that these drawings were simply conceptual drawings and the landscape drawings have not been completed.

Commissioner Allsup asked the dimension of the setback from the street. Allen responded that the setback is about 12'-0" from the street.

Commissioner Allsup asked about the gray line in the drawing. Allen responded that the gray line is a piece leftover from the creation of the model in Google Earth.

Mike Brennan of Fort Worth South, Incorporated spoke in favor of the project. They are supportive of the door orientation waiver and the waiver for the forward-facing garage doors. Brennan mentioned that a transparent or translucent garage door design was discussed at the Fort Worth South, Incorporated design review committee and that they did not want a typical garage door. Brennan recommended having a follow-up discussion once the applicant has a garage door specified. Brennan also suggested that that conversation take place between the applicant, Fort Worth South, Incorporated, and city staff.

Commissioner Konur asked if there was a vacant lot to the south of the property. Brennan replied that there is a parking lot on the south side. Allen responded that they have not decided on the final design of any fence along the south property line.

Commissioner Allsup asked about the materials to be used on the exterior. Allen responded with the proposed palette of materials for the project.

Chairman Kelly closed the public testimony.

<b>Motion By: M. Konur</b>
<b>Motioned To: Approve, with the final garage design to be worked out between applicant, Fort Worth South, Inc., and City Staff.</b>
<b>Seconded By: M. Johnson</b>
<b>Vote: 6-0</b>

#### **UDC-14-014**

##### **Trinity Lakes Development Code**

##### **Trinity Lakes District**

##### **Applicant/Agent: Gateway Planning Group, Inc. /Brad Lonberger**

Recommendation to the Zoning Commission for text amendments to the Trinity Lakes Development Code. Text amendments include language to amend the regulating plan, add manor home and development regulations, add regulations for sustainable energy, amend non-residential parking requirements, and amend floor to ceiling heights requirements.

Staff presented their report.

Rob Parsons spoke in favor of the text amendments to the Trinity Lakes Development Code.

Melinda Ramos stated that the zoning commission has heard the case but has not made a motion yet.

Sevanne Steiner gave more background on the case and explained that the text amendments are intended to make the review of new projects in this district easier and more straightforward.

Chairman Kelly asked if there are any questions or any more testimony.

Chairman Kelly closed the public testimony.

<b>Motion By: R. Howard</b>
<b>Motioned To: Approve the changes in the text and recommend the changes to the Zoning Commission</b>
<b>Seconded By: L. Gordon</b>
<b>Vote: 6-0</b>

**III. ADJOURNMENT**

The meeting was adjourned at 10:33 A.M.