



MINUTES
URBAN DESIGN COMMISSION

Thursday, December 18, 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

COMMISSIONERS

- | | |
|---|---|
| <input type="checkbox"/> Margaret Johnson - Mayor Appointee | <input type="checkbox"/> Stephen McCune - District 6 |
| <input type="checkbox"/> Lori Gordon - District 2 | <input type="checkbox"/> Michael Barnard - District 7 |
| <input type="checkbox"/> Robert Dellamura - District 3 | <input type="checkbox"/> John Tandy - District 8 |
| <input type="checkbox"/> Vacant - District 4 | <input type="checkbox"/> Melissa Konur - District 9 |
| <input type="checkbox"/> Randle Howard - District 5 | |

I. WORK SESSION

Election of Chair and Vice Chair

II. PUBLIC HEARING

CALL TO ORDER: Statement of Open Meetings Act

A. ANNOUNCEMENTS

B. APPROVAL OF SEPTEMBER 18, 2014 AND OCTOBER 16, 2014 MEETING MINUTES

Motion By: S. McCune
Motioned To: Approve
Seconded By: J. Tandy
Vote: 6-0

C. NEW CASES

UDC-14-21

Clearfork Main St at Edwards Ranch Rd.

Clearfork Ranch, MU-2

Owner/ Agent: Cassco Development Company/Isaac Robinson GF&F Architects

Request a waiver from Section 4.1302 F 4 in regards to providing at least 70% masonry.

Katy O'Melia presented the staff report. The applicant is proposing to construct a new 2-story commercial shell building of approximately 12,000 SF with a structural steel primary frame, concrete slab on grade, metal stud infill walls, exposed natural wood joists and roof deck, and standing seam metal roof. The exterior cladding is weathering steel panels and wood siding over continuous insulation board. Landscape elements and public pedestrian access easements connect the new building to the existing Trinity Trails system along the west bank of the Clearfork of the Trinity River, creating a welcoming entry/trailhead to access the river and trails and a gateway to the Clearfork development for pedestrians and cyclists. The mixed-use zoning ordinance's requirement of 70% masonry is

intended to require durable exterior building cladding that helps demonstrate a significant investment in a project. When equivalently durable materials or creative uses of new materials are proposed, the ordinance's general principles should be reviewed for guidance (see applicable standards and guidelines). Ted Gupton addressed the Commission and provided a sample of the material. He described the process of manufacturing the wood siding.

Motion By: S. McCune
Motioned To: Approve
Seconded By: M. Johnson
Vote: 6-0

UDC-14-22

Southeast corner of I-35W and Loop 820

I-35W Design District

Owner: Jackson-Shaw

Request a waiver from the requirement for a thirty-six inch tall landscaping berm within the pavement setback area.

Commissioner McCune abstained.

Laura Voltmann presented the staff report. The Water Department has raised concerns about future maintenance of the lines underneath the berms. The applicant has proposed plantings that are at least 36" in height to screen the parking lots. This will mitigate some of the impact of the requested waiver.

In addition, the site is located on the service road connection between I-35W and I-820. This is the only highway interchange in the design overlay district. The specific context of this property is unique in that it is more firmly anchored as freeway or interstate property. Other areas along the frontage road could be perceived as a more local service area through the use of increased plantings or the grade separation from the travel lanes on the interstate. There was a discussion about plant materials.

Motion By: M. Konur
Motioned To: Approve
Seconded By: J. Tandy
Vote: 5-0-1

UDC-14-23

400 S. Jennings Avenue

Near Southside District

Owner/Agent: Doss Knight/David West

Request a waiver from garage location standard.

Laura Voltmann presented the staff report. The applicant proposes construction of an apartment building with structured parking garage. The proposed design of the garage will be visible from S. Jennings Avenue and W. Peter Smith Street. This design requires a waiver for the West Peter Smith frontage.

Typically, a parking garage facing a public street has a detrimental impact on the properties across the street which face the parking garage. In this particular location, there is little impact because the lots across Hurley are developed with buildings oriented to S. Jennings Avenue. The property owner to the south recently relocated there from the West 7th area. As such, this property will likely remain as is for quite some time.

The proposed design wraps the parking garage on the Jennings side. The apartments line the garage and turn the corner onto West Peter Smith, continuing for about 30 feet. The garage frontage along West Peter Smith is setback from the street, with a heavily landscaped area as a buffer.

David West and Mike Brennan spoke in support. There was a discussion about whether modifications would come back to the Commission. The project will return is the modification is directly tied to the discussion and decision of the Commission.

Motion By: L. Gordon
Motioned To: Approve
Seconded By: J. Tandy
Vote: 6-0

III. ADJOURNMENT

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

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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 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.
