



MEETING MINUTES
DOWNTOWN DESIGN REVIEW BOARD
April 2, 2015
Public Hearing: 2pm
Pre Council Chambers, 2nd Floor City Hall
1000 Throckmorton Street, Fort Worth, Texas 76102

BOARD MEMBERS

X	Henry Borbolla - Place 1/ Vice Chair	X	Nina Petty - Place 5/Chair
X	Andrew Blake - Place 2	X	Cassandra King - Place 6
X	Bill Booker - Place 3	X	Jim Richards - Place 7
X	Tom Malone - Place 4	X	Laura Sanchez - Alternate

I. PUBLIC HEARING: 2 P.M.

A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT LINE

B. ANNOUNCEMENTS

C. APPROVAL OF THE MARCH 16, 2015 MEETING MINUTES

Motion By: Henry Borbolla
Motioned To: Approve
Seconded By: Jim Richards
Motion Carried: 8-0

D. CONTINUED CASES

DG15-07 904 Collier Street/ Fort Worth Police Officers Association
Owner/Applicant: Fort Worth Police Officers Association/ David Bell

Requests a Certificate of Appropriateness to construct a 5 story structure with waivers from the streetscape, building edge standards, and parking garage standards.

Staff presented their findings:

Proponents:

David Bell, 262 Carroll Street, spoke in support of this case. He indicated that they have made adjustments regarding the staircase and the fortress-like appearance since the last meeting. Questions regarding the rooftop structure and open space behind the lobby followed. Mr. Bell explained that the rooftop structure remained and the open space was open for suggestions from the board. Further discussion regarding the open space/seating ensued.

Gilbert Hickox, 5246 Richard Avenue, Dallas Texas, spoke in support of this case. Mr. Hickox explained the purpose for the grills. Discussion from the board concerning the material followed.

Abraham Achar, 11615 Forest Central Drive, Dallas, Texas spoke in support of this case. Mr. Achar provided a detailed description of the property and explained the reasoning behind the retaining wall and other structural features. He mentioned that the base for the concept derived from the concept of the blue line. Board member Borbolla asked if any thought was given to the apartments across the street and perhaps incorporating at some level to encourage a smooth transition from the neighborhood.

Mr. Bell discussed parking and long term goals for the client and the City.

Melissa Konur, DFWI, spoke in support of this case. She mentioned that they have given more study toward the bottom floor which was very much appreciated. She also mentioned that the committee was still concerned about the corner in particular the corner of 10th Street and Collier Street and felt that it was still unresolved and would like to work with the applicant on that. Board member Booker asked Ms. Konur for more specificity on what the committee thought was unresolved. Ms. Konur clarified some points and that the committee felt that it has a ways to go.

No one spoke in opposition.

Mr. Achar responded to the comments by DFWI referring to comments made by Board member Borbolla regarding the staircase. Board member Petty commented that it looked very heavy. Mr. Achar responded that they could look at using different materials. Discussion followed regarding the use of a different material for the staircase.

Board Discussion:

Board member Malone commented that it was a great improvement. The concrete on the second deck that made it look like an embattlement and suggested that there were other buildings in Fort Worth with exposed concrete that's still very friendly if handled in the right direction.

Board members King and Blake commented about the stairway configuration. Further discussion ensued among the board regarding accessibility for pedestrians from 10th Street and the stairway on the corner.

Motion By: Tom Malone
Motioned To: Continue
Seconded By: Cassie King
Motion Carried: 8-0

E. NEW CASES

DG15-09 1501 Summit Avenue/ Ciera Bank
Owner/Applicant: Ciera Bank

Requests a Certificate of Appropriateness to construct a 3 story mixed-use structure with waivers from the streetscape, building edge standards, and street grid standards.

Staff presented their findings:

Proponents:

Charlie Powell, 1501 Summit Ave, Fort Worth, Texas, spoke in support of this case. Mr. Powell briefly went over the proposal and highlighted key points regarding the location of the building and parking location.

Tom Reynolds, 1605 Sunset Terrace, Fort Worth, Texas, spoke in support of this case. He commented that he liked the idea of the park because there is a concern for panhandlers, but their biggest concern was traffic and how it would be addressed. He reiterated that he was in support of the project.

Melissa Konur, DFW Inc., spoke in support of this case. She commented that they are in support of the demolition of the existing structure and the new structure; however, their committee had not reviewed several features of the proposed project.

Board member Booker commented that there would be an issue with two-way traffic on Summit Avenue and one-way traffic on Rio Grande Street. The applicant responded that there was signage addressing that.

Board Discussion:

No discussion.

Motion By: Jim Richards

Motioned To: Conceptual approval with the caveat that the details and materials to be worked out with staff and DFW Inc.:

-Slowing Traffic

-Streetscape/Landscape Plan

Seconded By: Andrew Blake

Motion Carried: 5-0 (Henry Borbolla, Tom Malone and Cassie King recused themselves.)

II. ADJOURNMENT: 3:28 P.M.

Executive Session

The Downtown Design Review Board 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.
