



SPECIAL MEETING AGENDA
DOWNTOWN DESIGN REVIEW BOARD
September 9, 2015
Public Hearing: 2:00 p.m.
Pre Council Chambers, 2nd Floor City Hall
1000 Throckmorton Street, Fort Worth, Texas 76102

BOARD MEMBERS

X	Henry Borbolla - Place 1/ Vice Chair		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

B. ANNOUNCEMENTS

C. APPROVAL OF THE AUGUST 19, 2015 MEETING MINUTES

Motion By: Tom Malone
Motioned To: Continue to the next regular meeting
Seconded By: Jim Richards
Motion Carried: 7-0

D. NEW CASES

DG15-13 1309 Calhoun Street/ The Arce
Owner/Applicant: 1309 Calhoun Street, LLC- Tony Formby

Requests a Certificate of Appropriateness to install signage.

Staff presented their report:

Proponents:

Tony Formby, the current owner of 1309 Calhoun Street, spoke in support of the request. Mr. Formby explained that he has made upgrades to the building such as plumbing, electrical, HV/AC and roof repairs. He indicated that half of the square footage would be dedicated to production and the other half to seating to comply with the zoning. He explained that the signage they were requesting is more than is allowed by the City, however, the location of the business is dark and not well travelled along Calhoun. Mr. Formby continued to describe the location and provided a brief background on the site.

Melissa Konur, DFWI, indicated that the Design Review Committee recommended approval of the design package as proposed. Ms. Konur also mentioned that the Committee expressed similar concerns as those of Staff.

Board Discussion:

Board member Richards complemented the design of the blade sign and the overall package. Board member Borbolla concurred. Board member Blake commented that the sign could be shifted lower a couple feet to be more appropriate according to one of the elevations with the awning. Board member Richards noted that the conflict could be on the elevation drawing itself.

Motion By: Jim Richards

Motioned To: Approve with the understanding that the applicant work with Staff on the final placement and dimensions of the blade sign.

Seconded By: Cassie King

Motion Carried: 7-0

Laura Sanchez recused herself for the next case.

DG15-14 1200- 1300 Summit Avenue
Owner/Applicant: PB III- SOP, LP/ Holt Lunsford Commercial- Geoff Shelton

Requests a Certificate of Appropriateness for a waiver from the Sign Standards to install additional top of building signage.

Staff presented their report:

Proponents:

Geoff Shelton, 300 Throckmorton Street, Fort Worth, Texas 76102, spoke in support of the request. Mr. Shelton walked through the request and provided the board with a summary of existing signage. He continued with the presentation and provided examples of buildings that had multiple top of building/monument signage and concluded with their request for approval for a waiver from the Sign Standards.

Dan Rudd, 1717 McKinney Ave, Dallas, Texas, spoke in support of the request. He commented that they approached the project from a corporate perspective and noted that identity is very important. He mentioned that they looked at the various other signs and said there were precedents and similarities, and with the longstanding corporate citizens that they are reiterated his support for the proposal.

Opponents:

Melissa Konur, DFWI, indicated that the Design Review Committee did not recommend approval of the proposed signage. She indicated that there was some discussion regarding monument signage.

Board Discussion:

Board member Booker and other Board members commented regarding the square footage and the space the tenant actually occupied. Discussion ensued. Staff clarified for the Board each sign's color. Discussion continued among the Board regarding monument sign clutter and potential clutter at the top of the building and as it relates to occupied tenant space. Staff clarified for the Board that the sign height and lettering height were the same as the other signs.

Public Hearing was reopened:

Geoff Shelton indicated that they would be working with the Board regarding reducing the clutter of the monument signs and other as indicated.

Melissa Konur clarified that top of building signage was a major concern for the Committee. She explained that some of the examples provided by the applicant were approved before the last update to the Design Standards. Overall, she indicated that reducing signage not to clutter the skyline.

Board Discussion:

Board member Booker commented that the building had been named and noted that it was not by tenants with a majority of square footage. Board member Blake commented regarding the alternate proposal.

Staff recommended to the Board that they look at the design principles in the Design Standards and apply those to the request. Staff then stated those principles. Board member Blake the proposal based on the principles. Board member Malone commented he would move to deny without prejudice and come back with a more refined plan. Discussion ensued regarding suggested signage on the building.

Motion By: Tom Malone

Motioned To: Deny without prejudice for the waiver and consider removing existing signage and keep signage to a single tenant

Seconded By: Jim Richards

Motion Failed: 3-3 (Tom Malone, Andrew Blake, Bill Booker dissented)

Recused: Laura Sanchez

Motion By: Henry Borbolla

Motioned To: Recess for five (5) minutes

Seconded By: Andrew Blake

Motion Carried: 6-0

Recused: Laura Sanchez

Vice Chair Borbolla reconvened the meeting. Staff clarified that the case failed with a 3 to 3 votes and recommended an alternative motion, if not the applicant can come back with another application. The Vice Chair reiterated the previous motion and asked the Board for an alternate motion. Discussion ensued regarding the intent of the first motion that failed and the alternate motion.

Motion By: Andrew Blake

Motioned To: Approve a total of two top of building signs regardless of the names provided that they be on opposite sides of the building with the removal of the monument sign at ground level.

Seconded By: Cassie King

Motion Carried: 4-2 (Tom Malone and Bill Booker dissented)

Recused: Laura Sanchez

**DG15-15 1000 Penn Street/ First Presbyterian Church
Owner/Applicant: First Presbyterian Church Fort Worth- Dana Fickling/ Hohnfeld,
Hoffer, Stanford- Josh Mauldin**

Requests a Certificate of Appropriateness for a waiver from the Fencing Standards to allow a 7' – 9' high solid masonry wall.

Staff presented their report:

Proponents:

Josh Mauldin, with Hohnfeld, Hoffer, Standford Architects, spoke in support of the request. Mr. Mauldin provided the board with a description of the site and proposal. He explained that the site was located on a slop which is why their request was to allow for a 7' – 9' masonry wall. He continued with his presentation and noted that they considered changing the plantings and bringing in something that taller.

Melissa Konur, DFWI, indicated that the Design Review Committee recommended approval.

Board Discussion:

Board member Blake commented that it was a huge wall. Board member Richards commented that the highest point of the wall was a different height than the wall on the other side of the gate. He suggested that it may be relatively easy to break up the wall in two or three equal pieces to create more of a step situation. Board member King agreed. Discussion ensued regarding the applicant working with staff to

incorporate that design and current fencing standards for walls. Board member Sanchez commented that the property currently had sections of solid wall along the Summit side. Further discussion ensued regarding height. Staff clarified that the waiver was for a fence with a height of 9'8" at the highest point from the Fencing Standards.

Motion By: Cassie King

Motioned To: Continue the case and that the applicant work with Staff on options to soften the wall via landscape or brick design

Seconded By: Andrew Blake

Motion Carried: 7-0

DG15-16 1111 W. Lancaster Avenue/ Holiday Inn Express
Owner/Applicant: ACREF HIE Fort Worth, LLC- Robert Parsons

Requests a Certificate of Appropriateness for a waiver from the Fencing Standards to allow an 8' high masonry wall and a 6' high wood fence.

Staff presented their report:

Board member King asked Staff regarding the distance in vertical transitions. Staff explained the distance pertaining to the vertical transitions.

Proponents:

Robert Parsons, 1111 W. Lancaster Ave, spoke in support of the request. Mr. Parsons indicated that the reason behind the request was due to a recent influx of homeless people. He proceeded to describe the situation that the owners found themselves in regarding the issues with homeless people sleeping on the property.

Melissa Konur, DFWI, commented that they were neither in support nor in opposition to the request due to the submittal of the application taking place after their meeting. She made a suggestion as a possible solution.

Board Discussion:

Discussion ensued regarding the wall and solid fence. Board members further discussed possible plant types that could be integrated for landscaping.

Motion By: Jim Richards

Motioned To: Approve the request with ledgestone walls on both sides (front and back) and to work with Staff to soften the hotel side of the wall with plant material; Deny the wood fence

Seconded By: Cassie King

Motion Carried: 7-0

DG15-17 1000 Houston Street
Owner/Applicant: George F. Cravens/ Raymond O'Connor

Requests a Certificate of Appropriateness to construct a two story duplex.

Staff presented their report:

Proponents:

Raymond O'Connor, 304 Main Street, spoke in support of the request. Mr. O'Connor provided a brief description of the proposal and the artwork inside of the structure. The board asked Mr. O'Connor questions regarding materials on the garage. Mr. O'Connor indicated that they were not transparent materials.

Board member Richards asked regarding cars exiting the garage and how it would affect pedestrian traffic. Mr. O'Connor commented that they would put up mirrors so that traffic exiting the garage could see pedestrians.

Melissa Konur, DFWI, commented that the Design Review Committee did not review the proposal. She indicated that they recommended denial of the proposal and had follow up questions from the Committee.

Board Discussion:

The Board discussed details of the proposal in context to the building materials, interior sculpture and location. Board member Blake indicated that there were a few items that still needed to be studied.

The applicant required clarification of the motion and what it was that they were requesting.

Motion By: Tom Malone

Motioned To: Conceptual approve provided that the applicant restudy the mullion pattern, present exterior materials to the DDRB and restudy the ground floor and how it relates to the ground floor and sculpture.

Seconded By: Jim Richards

Motion Carried: 7-0

**DG15-18 Alliance Pier 1 Residential
Owner/Applicant: Hines/ GFF Architects**

Request for review and comments on the conceptual design of an apartment complex.

This case was withdrawn.

**DG15-19 501 E. Bluff Street/ Genesis on the Bluff
Owner/Applicant: 501 Bluff Street, LLC- Justin Williams**

Request for review and comments on the conceptual design of mixed- use buildings.

This case was withdrawn.

II. ADJOURNMENT 4:39 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

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 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 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.
