



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

Thursday, December 17, 2015

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**

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|-------------------------------------|-----------------------------|-------------------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Bob Adams - Mayor Appointee | <input checked="" type="checkbox"/> | Stephen McCune - District 6  |
| <input checked="" type="checkbox"/> | Lori Gordon - District 2    | <input type="checkbox"/>            | Michael Barnard - District 7 |
| <input type="checkbox"/>            | Vacant - District 3         | <input checked="" type="checkbox"/> | John Tandy - District 8      |
| <input checked="" type="checkbox"/> | Susan Kenney - District 4   | <input checked="" type="checkbox"/> | Kim Miller - District 9      |
| <input checked="" type="checkbox"/> | Patricia Clark - District 5 |                                     |                              |

**I. WORK SESSION**

**UPDATE ON TRINITY LAKES DEVELOPMENT**

**II. PUBLIC HEARING**

**A. CALL TO ORDER:** Statement of Open Meetings Act

**B. ANNOUNCEMENTS**

**C. APPROVAL OF OCTOBER 22, 2015 AND NOVEMBER 19, 2015 MEETING MINUTES**

<b>Motion By: S. Kenney</b>
<b>Motioned To: continue</b>
<b>Seconded By: K. Miller</b>
<b>Vote: 8-0</b>

**D. CONTIUNED CASES**

**UDC-15-19**

**Carol West Community Center**

**Near Southside**

**Address: 911, 913 W. Petersmith Avenue and 509 Fulton Street**

**Owner/Agent: Celebration Community Church**

Request a waiver from the following requirements:

1. Roadside design requirements
2. Primary pedestrian entrance requirement
3. Ground floor transparency

Laura Voltmann presented the staff report. Ton Guerin presented his case. Commissioners explained their concerns about the depth of the parking spaces. They would use wheel stops. Tom explained the idea for the courtyard and mentioned that it is not fully designed.

No one else spoke in either favor or opposition to the requested waivers.

<b>Motion By: L. Gordon</b>
<b>Motioned To: Approve</b>
<b>Seconded By: S. Kenney</b>
<b>Vote: 5-0</b>

**UDC-15-20      Stockyards Design Overlay      Stockyards**  
**Owner/ Agent: City of Fort Worth**  
 Recommendation to the Zoning Commission on the proposed Stockyards Design Overlay District, including the Design Standards and Guidelines associated therewith.

Laura Voltmann gave the staff report, gave the commission the choice of discussing the items first or hearing the citizens comments, either way she suggested that the be done one at a time. There was a discussion on the difference between standards and guidelines. The following chart summarizes the comments from the Commission and the public comments:

Original Language	Proposed Language
<b>Comments from Urban Design Commission members</b>	
The height and overall scale of new construction and additions shall be compatible within 50 feet of adjacent historic buildings.(pg. 27)	The height and overall scale of new construction and additions shall be compatible within <u>100</u> feet of adjacent historic buildings.
There should be a minimum of a 10' setback from Marine Creek improvements along water's edge. (pg. 41)	There <u>shall</u> be a minimum of a 10' setback from Marine Creek improvements along water's edge.
Appendix A	New recommended tree list.
On these sidewalks, bricks shall be incorporated in a prominent pattern. (pg. 24)	Require pavement to be a <u>minimum 50%</u> red brick to compliment the existing paving in the district.
<b>Comments from citizens</b>	
Buildings on the south side of East Exchange Avenue should have a setback of 0 feet from the back of the sidewalk/property line along East Exchange Avenue. (pg. 38)	Buildings on the south side of East Exchange Avenue <u>shall</u> have a setback of 0 feet from the back of the sidewalk/property line along East Exchange Avenue.
Buildings that orient to East Exchange Avenue should have a minimum building height of 2 stories and a maximum of 3 stories as indicated within the boundary shown on Exhibit C. (pg. 38 and pg. 39)	Buildings that orient to East Exchange Avenue <u>shall</u> have a minimum building height of 2 stories and a maximum of 3 stories as indicated within the boundary shown on Exhibit C. (Establish the three story height as a standard.)
Buildings on the south side of East Exchange Avenue should have a setback of 0 feet from the back of the sidewalk/property line along West Exchange Avenue. (pg. 39)	Buildings on the south side of West Exchange Avenue <u>shall</u> have a setback of 0 feet from the back of the sidewalk/property line along East Exchange Avenue.
All other front yard setbacks should align with line of prominent block setback. (pg. 39)	All other front yard setbacks <u>shall</u> align with line of prominent block setback.
There should be a minimum of a 10' setback from Marine Creek improvements along water's edge. (pg. 41)	There <u>shall</u> be a minimum of a 10' setback from Marine Creek improvements along water's edge.
New buildings should compliment the historic nature of the surrounding area. (pg. 41)	New buildings <u>shall</u> compliment the historic nature of the surrounding area.
Building ornamentation should be minimized so as to reduce distractions of views and vistas. (pg. 41)	Building ornamentation <u>shall</u> be minimized so as to reduce distractions of views and vistas.

Karen Mitchell, with Mitchell planning group, spoke and asked for clarification on the code in the overlay specifically the height and overall scalability as well as about the historic buildings in the district.

Historic Fort Worth is the organization doing the survey.

Bob Reilly, representing Majestic Realty, made recommendations relating to the district 1:00:40

Melissa Wade Hunter (3923 Lafayette) wants certain changes in language to the document, but none of the changes affect the standards and guidelines. The comments are limited to the background sections.

Marty Humphrey, representing the North Fort Worth Historical Society, spoke in support for the change from setback and height guidelines to standards.

The Commissioners had a lengthy discussion on the proposed change from a 50 foot setback to a 100 foot setback with historic buildings.

<b>Motion By: B. Adams</b>
<b>Motioned To: Increase the height setback buffer from historic properties from 50 feet to 100 feet</b>
<b>Seconded By: P. Clark</b>
<b>Vote: 7-1 (Gordon)</b>

The Commissioners entered into a discussion about the increasing the setback along Marine Creek from 10 feet to 20 feet. Bob Riley, representing Majestic Realty, spoke in opposition to the change. The Commissioners then discussed the walkway requirement along the creek. The document includes a standard requiring a sidewalk.

<b>Motion By: K. Miller</b>
<b>Motioned To: Require a 10 foot setback from Marine Creek with a guideline setback of 20 feet</b>
<b>Seconded By: B. Adams</b>
<b>Vote: 8-0</b>

Professor David Hopman at the UTA School of Landscape Architecture provided an analysis of the tree list and offered a new recommended tree list is the next item. Dana asked if the list would replace the existing list in the document. The Commissioners discussed the proposed modifications needed to align the existing list with the list from Professor Hopman. There are three differences between the two lists.

There was a motion to just eliminate the three trees that aren't the same as the others. (1:47:10) passes unanimously

<b>Motion By: L. Gordon</b>
<b>Motioned To: Remove Red Maples and Allee Elm and move Burr Oak to tree</b>
<b>Seconded By: P. Clark</b>
<b>Vote: 8-0</b>

The Commission then discussed the proposed incorporation of a measurement for use of brick in sidewalks. Commissioner McCune was concerned about the cost associated with that amount of bricks. Commissioner Gordon mentioned the requirement in Downtown.

<b>Motion By: L. Gordon</b>
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<b>Motioned To: Add a measurement of 50% brick in sidewalks</b>
<b>Seconded By: S. Kenney</b>
<b>Vote: 7-1 (McCune)</b>

<b>Motion By: S. McCune</b>
<b>Motioned To: Change the building and front yard setback guidelines to standards</b>
<b>Seconded By: K. Miller</b>
<b>Vote: 8-0</b>

The Commission discussed whether new buildings should or shall complement the historic buildings (change from a guidelines to a standard). Dana added clarification that the Commission would need to include objective, measurable criteria to change this from a standard to a guideline. The Commissioners agreed that the wording is subjective.

<b>Motion By: B. Adams</b>
<b>Motioned To: Keep the current language</b>
<b>Seconded By: L. Gordon</b>
<b>Vote: 8-0</b>

The Commission discussed whether new buildings should or shall minimize building ornamentation (change from a guidelines to a standard. The Commission would need to include objective, measurable criteria to change this from a standard to a guideline. The Commissioners agreed that the wording is subjective. Laura Voltmann provided some images to clarify what is considered building ornamentation.

<b>Motion By: S. McCune</b>
<b>Motioned To: Keep the current language</b>
<b>Seconded By: S. Kenney</b>
<b>Vote: 8-0</b>

<b>Motion By: S. McCune</b>
<b>Motioned To: Approve document with the recommended changes</b>
<b>Seconded By: S. Kenney</b>
<b>Vote: 8-0</b>

**E. NEW CASES**

**UDC-15-21**

**Hobby Lobby/Hemispheres/Mardel**

**I-35W Overlay**

**Owner/ Agent: Hobby Lobby Stores, Inc./Daniel Stewart**

Request a waiver from the 36-inch berm requirement in the pavement setback. Laura Voltmann presented the staff report with staff recommending approval. Daniel Stewart presents his case and included information about additional landscaping to provide mitigation.

No one spoke in favor or against the project. Commissioner Miller expressed a desire to revise the standards.

<b>Motion By: K. Miller</b>
<b>Motioned To: Waive the berm requirement and mitigate additional landscaping</b>
<b>Seconded By: P. Clark</b>
<b>Vote: 8-0</b>

**UDC-15-22      Near Southside Development Standards and Guidelines**  
**Owner/ Agent: City of Fort Worth**  
Recommendation to the Zoning Commission on the proposed amendments to the Near Southside Design Standards and Guidelines.

Laura Voltmann presented the staff report. Mike Brennan with Near Southside, Inc., spoke in favor.

<b>Motion By: S. Kenney</b>
<b>Motioned To: Approve</b>
<b>Seconded By: K. Miller</b>
<b>Vote: 8-0</b>

**UFC-15-195      Augusta Meadows 1700 Eastchase Parkway**  
**Owner/ Agent: DR Horton/Ryan Hill**  
Requests a waiver/appeal from Section 6.302.G.4 in regards to preserving 25% of the existing tree canopy on site.

Laura Voltmann delivered the staff report. The staff recommendation is to ask for information with the applicant as to their conversation with Caleb about preservation of current tree life on location. The applicant, Ryan Hill, spoke noting that many will be preserved. The commission mentioned their desire to maintain the post oaks. There was a lengthy discussion about the need for additional information related to the location of the entrance.

<b>Motion By: S. McCune</b>
<b>Motioned To: Approve as requested</b>
<b>Seconded By: -----</b>
<b>Vote: -----</b>

<b>Motion By: L. Gordon</b>
<b>Motioned To: Continue to allow time for consultation with T/PW</b>
<b>Seconded By: B. Adams</b>
<b>Vote: 8-0</b>

**III.      ADJOURNMENT**

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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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