



MINUTES
URBAN DESIGN COMMISSION
Thursday, April 28, 2016
Public Hearing: 10:00 A.M.
Pre-Council Chambers, Second Floor City Hall
1000 Throckmorton Street, Fort Worth, Texas 76102

COMMISSIONERS

- | | | | |
|-------------------------------------|-----------------------------|-------------------------------------|------------------------------|
| <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 type="checkbox"/> | Patricia Clark - District 5 | | |

I. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

- Stockyards Form Based Code Kickoff Meeting, 6:30 pm on May 5th at the Stampede Room. Design charrette to be held May 21st-25th. Hands on design work session will occur from 9:00 am-12:30 pm on May 21st at River Ranch. Registration for the event is available on the projects Facebook page.
- May 3rd, 12:00 pm at Thistle Hill, Historic Fort Worth Inc. will announce the 2016 most endangered places.

C. APPROVAL OF NOVEMBER 19, 2015, DECEMBER 17, 2015, FEBRUARY 25, 2016 AND MARCH 24, 2016 MEETING MINUTES

Motion By: S. McCune
Motioned To: Approve
Seconded By: S. Kenney
Vote: 5-0

D. CONTINUED CASE

UFC-16-027 8701 Old Decatur Road
Owner/ Agent: Maria Bonilla/Winkleman and Associates
Request for Appeal:
The applicant requests a waiver/appeal from Ordinance #18615-05-2009, Section 6.302.G.4 in regards to preserving 25% of the existing tree canopy on site.

The applicant did not submit additional information in time for staff to review in advance of the hearing.

Motion By: K. Miller
Motioned To: Continue
Seconded By: S. McCune
Vote: 5-0

E. NEW CASE

UDC-16-05

Camp Bowie

3206 Winthrop Avenue

Owner/Agent: Velocis Ridglea LP/Mario Quintero

Requests a waiver from attached signage requirements in the Camp Bowie Revitalization Code.

Laura Voltmann presented the staff report. The Camp Bowie Revitalization Code allows one sign per tenant space, capped at 100 square feet. This standard has been waived several times in the past to allow both more than one sign and more than 100 square feet. Camp Bowie District, Inc. is working with potential amendments to the code, including a change to this standard.

The tenant space is located at the corner of the building. The blade sign at the corner provides needed visibility. The former tenant only had awning signs and a window sign (see images submitted by applicant above). Signs on awnings are common at this shopping center; however, the number of words printed at the bottom of the awnings create visual clutter. Staff reviewed signage at other Rusty Taco locations. The proposed signage is different from the signage at other locations.

The Commission expressed concern about the applicant not appearing for the hearing.

Motion By: K. Miller
Motioned To: Approve with the stipulation that the blue band and words in blue band are removed.
Seconded By: S. Kenney
Vote: 4-1

Motion By: S. Kenney
Motioned To: Reconsider
Seconded By: S. McCune
Vote: 5-0

Motion By: S. McCune
Motioned To: Deny without prejudice
Seconded By: B. Adams
Vote: 5-0

UDC-16-06

Camp Bowie

6333 Camp Bowie Boulevard

Owner/Agent: Velocis LP/Fran McCarthy

Requests a waiver from attached signage requirements in the Camp Bowie Revitalization Code.

The Camp Bowie Revitalization Code allows one sign per tenant space, capped at 100 square feet. This standard has been waived several times in the past to allow both more than one sign and more than 100 square feet. Camp Bowie District, Inc. is working with potential amendments to the code, including a change to this standard. The tenant has already installed one sign (see image below).

The proposed “Pizzeria” sign with the neon martini glasses matches the currently installed blade sign. The additional “Olivella’s” sign and painting do not relate to the existing sign or the proposed “Pizzeria” sign.

Fran McCarthy spoke in favor, representing the applicant.

Motion By: S. Kenney
Motioned To: Approve
Seconded By: B. Adams
Vote: 5-0

UDC-16-07

10101 North Freeway

Owner/Agent: Junction Crossing, LP/Waco Britt

I-35W Overlay

Request a waiver from the following standards in the I-35W Design Overlay:

- All parking areas shall have buffers of at least ten (10) feet from any building face fronting on a street and ten (10) feet from side and rear building faces to allow for landscaping, sidewalks, and pedestrian plazas.
- Pavement setback – 80’ of their frontage has pavement within 25’ of I-35W. Their entire frontage is around 930’.
- 36” landscaped berm required in the pavement setback.

The I-35W design overlay requires a 25 foot pavement setback along the I-35W frontage road. The applicant has provided a sufficient setback for approximately 93% of their site. The design overlay also requires a 36 inch tall landscaped berm located in the pavement setback. This standard was intended to provide a visual buffer, primarily from parking lots located along the frontage road. The proposed site plan includes a large open space (see green arrow above). The elevation decreases moving from I-35W into the site from 785 at I-35W to 775 at the lowest. Providing a berm in this area is unnecessary because it would only buffer the frontage road from other green space. The portion of the site that is not meeting the pavement setback standard (see red arrow above) is the only portion of the site that has parking adjacent to the frontage road. There are 9 spaces located in this area. The applicant has calculated required parking to be 447 spaces and is providing 451 spaces. This portion of the site is also relatively flat (see grading plan below). If these 9 spaces were removed, the project could meet the pavement setback standard and provide a landscaped berm to screen the pavement from view. The parking count would be deficient by 5 spaces.

The applicant is also requesting a waiver from a requirement to have a minimum of 10 feet between parking spaces and buildings in order to provide space for landscaping, sidewalks, and pedestrian plazas. The buildings indicated in blue below have at least a portion of the building within this required separation. This was intended to improve the quality of the pedestrian experience, particularly within commercial developments. All of the buildings that do not meet this standard are located within the gated portion of the complex and are not publicly accessible. Additionally, the proposed site plan has several paths designed for pedestrian activity.

Motion By: K. Miller
Motioned To: Approve the only remaining waiver related to parking lot separation from buildings
Seconded By: S. Kenney
Vote: 5-0

Owner/Agent: Primrose Schools/Gene Cooper

Request a waiver from the façade design standards, Section F3. Fenestration

Arty Wheaton-Rodriguez gave the staff report and presentation on the project, a proposed Primrose School located in the Ridglea area. Staff discussed the interior layout of class rooms, storage/mechanical space, and bathroom locations. Staff spoke about how design alternatives within the code were considered but created odd design solutions in which windows would be located above awnings and where only small portions of green screens would occur in random spots along the façade. Staff recommends approval provided the project is submitted for permitting as shown.

Gene Cooper, the applicant, presented his case and answered questions. Spoke about redesigning the building in order to accommodate appropriate classroom windows for small children due to visibility and safety concerns. Also discussed how the building could accommodate other future uses if needed.

No one else spoke in favor or against the case.

Motion By: Susan Kenney
Motioned To: Approve
Seconded By: TBD
Vote: TBD

II. 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

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.
