



MINUTES
URBAN DESIGN COMMISSION
Thursday, June 2, 2016
Public Hearing: 11:00 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 type="checkbox"/> | Stephen McCune - District 6 |
| <input checked="" type="checkbox"/> | Lori Gordon - District 2 | <input checked="" type="checkbox"/> | Michael Barnard - District 7 |
| <input type="checkbox"/> | Vacant - District 3 | <input 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

BRIEFING ON AMENDMENTS TO TRINITY UPTOWN FORM BASED CODE

II. PUBLIC HEARING

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF APRIL 28, 2016 MEETING MINUTES**

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

D. CONTINUED CASES

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 now complies with the ordinance. Staff recommended denial without prejudice.

Motion By: B. Adams
Motioned To: Deny without prejudice

Seconded By: K. Miller
Vote: 5-0

E. NEW CASES

UDC-16-09

Near Southside

1111, 1115 Pennsylvania

Owner/Agent: TNA Realty/David Hasenzahl

Requests a waiver from the mix of residential and non-residential requirements.

Laura Voltmann presented the staff report.

The applicant is seeking a waiver from the mix of use requirements, which require either 20% residential (with the remainder retail or office) or 10% non-residential (with the remainder residential). This ratio of uses is consistent with the mix of use requirement found in the City of Fort Worth's mixed use districts. Developers receive a height bonus for mixed-use buildings. This property is located in the NS-T4 zoning district. This allows a base height of 3 stories with a bonus of 1 story each for structured parking and a mixed use development. The developer is proposing a 6-story tall building with 2 levels of structured parking and 10% residential. The Near Southside Development Standards and Guidelines allow the Urban Design Commission to vary from the mix of use requirements up to 50% (lowering requirements to 10% residential and 5% non-residential). In this case, the developer is proposing a primarily non-residential (medical) building with a 10% of the building reserved for residential uses. As stated above, this does not meet the 20% residential requirement, but does fall within the allowed modified ratio of 10% residential. Typically, developers submit multifamily projects seeking relief from the 10% office requirement. This project is located in a primarily non-residential portion of the district, close to Texas Health Resources and Cook Children's campuses, with Trimble Tech High School immediately to the south. The project is still in preliminary design. The developers needed confirmation that the mix of use requirements could be modified and still receive the height bonus of 2 stories, resulting in a building 6 stories tall. Overall design of the project is not complete. This project may need additional waivers in the future, and the developer would return to the Urban Design Commission for review.

Mike Brennan with Near Southside, Inc. spoke in support.

Motion By: B. Adams
Motioned To: Approve
Seconded By: L. Gordon
Vote: 6-0

UDC-16-10

Near Southside

2100 Mistletoe Blvd

Owner/Agent: Randy Primrose

Requests approval of a waiver from the roadside design requirements.

Laura Voltmann presented the staff report.

The applicant is seeking a waiver from the roadside design requirements. The Near Southside Development Standards and Guidelines require a landscape strip with a minimum of 5.5 feet in width located adjacent to the curb and a sidewalk with a minimum of 5 feet in width adjacent to the landscape strip. Pedestrian lights and street trees are located within the landscape strip. The placement of the landscape strip between the sidewalk and roadway serves as a buffer to separate pedestrians from vehicular traffic and creates a perception (and reality) of increased safety for people traveling on the sidewalk.

This site is located north of Newby Park, on the east side of Jerome Street, in the northeast corner of the Mistletoe Heights neighborhood. Lily B. Clayton, the local elementary school, is five (5) blocks to the south, at the corner of Jerome Street and Park Place Avenue. Despite the proximity to the school, there was no sidewalk on the west side of the park, which would have helped to provide a safe route to school. The City of Fort Worth (CFW), in conjunction with the Fort Worth

Independent School District (FWISD) has been identifying street segments with missing sidewalks that could/do serve as routes to schools. The sidewalk along Jerome Street from Rosedale Street on the north to Park Place Avenue on the south was discontinuous.

The developer was aware of the intention to construct a sidewalk at this location. He discussed the project with city staff and attempted to coordinate construction of the sidewalk with his project. Unfortunately, the City of Fort Worth installed the sidewalk without sufficient coordination or consultation with the Planning and Development Department and the developer. The sidewalk was constructed adjacent to the curb with no landscaping strip to serve as a buffer. There are some underground utilities in the area that could have influenced the location of the sidewalk. As you can see in figure 1, the sidewalk winds around some aboveground utilities.

The applicant is seeking a waiver to leave the newly constructed sidewalk in place. Not only would it be a financial burden to reconstruct the sidewalk, it would waste the resources already in place. This is consistent with residential development principle for the Near Southside.

Commissioner Miller spoke about the neighborhood’s role advocating for the sidewalk and recommended better coordination within City of Fort Worth departments.

The Commission recommended listing the City as the applicant in similar cases in the future.

Mike Brennan with Near Southside, Inc. spoke in support. He indicated that the trees and lights would be flipped from the normal location.

Motion By: K. Miller
Motioned To: Approve
Seconded By: S. Kenney
Vote: 6-0

UDC-16-11 **Near Southside**
923 College Avenue
 Owner/Agent: Dr. Dayaker Gagadam
 Requests approval of a monument sign.

Mike Brennan spoke about the design review committee request for design modifications. Staff is waiting for updated design drawings. The Commission recommended new drawings be submitted.

Motion By: K. Miller
Motioned To: Continue
Seconded By: S. Kenney
Vote: 6-0

UDC-16-12 **Camp Bowie**
Camp Bowie District
 Owner/Agent: City of Fort Worth
 Request a recommendation for approval for removal of warehouse and mini-warehouse as permitted uses in all Camp Bowie character zones.

Laura Voltmann presented the proposed use chart. The Commission asked about development pressure that generated the amendment.

Jenifer Reiner with Camp Bowie District, Inc. spoke in support. She provided additional background information.

Jarod Cox (2908 Fairfield) spoke in opposition. He advocated that some parts along the corridor were appropriate locations for mini-warehouse and storage.

The Commission requested additional information about the different character zones along the corridor and potential definitions for mini-warehouse and storage services. They also mentioned different designs for mini-warehouses.

Motion By: P. Clark
Motioned To: Continue
Seconded By: L. Gordon
Vote: 5-0-1

UDC-16-13
1101 W. Vickery Boulevard
Owner/Agent: Cook Children's/Rick Sutton
Requests approval of a monument sign.

Near Southside

Laura Voltmann presented the staff report.

The applicant is seeking approval for a monument sign located in the Near Southside zoning district. In February, 2016, the City Council approved amendments to the Near Southside Development Standards and Guidelines requiring Urban Design Commission approval of monument signs. This change to the document was recommended by the Near Southside, Inc. Design Review Committee, the Urban Design Commission, and the Zoning Commission. UDC-approved monument signs should be limited to more suburban-style site layouts that have a significant front-yard setback, or other unique circumstances. The sign is located along Daggett Street. The building actually fronts Vickery Blvd, and Daggett is the rear yard street. The proposed sign is unique. This is an atypical layout, with the sign located approximately 250 feet to the rear of the building. Given the atypical lot layout, staff recommends approval of the sign.

Rick Sutton, sign contractor, requested approval. He noted that the sign is in conformance with the typical monument sign regulations for the City of Fort Worth. The Commissioners confirmed that all monument signs must be reviewed by the UDC.

Mike Brennan with Near Southside, Inc. spoke in support.

Motion By: B. Adams
Motioned To: Approve
Seconded By: L. Gordon
Vote: 6-0

UDC-16-14
1515 W. Magnolia Avenue
Owner/Agent: Simurgh Investments LLC/Michael Cato
Requests approval of an attached sign.

Near Southside

Commissioner Clark left the meeting.

Laura Voltmann presented the staff report.

The applicant is seeking approval for an attached sign located in the Near Southside zoning district. In February, 2016, the City Council approved amendments to the Near Southside Development Standards and Guidelines requiring Urban Design Commission approval of attached signs with a depth of less than 6 inches. This change to the document was recommended by the Near Southside, Inc. Design Review Committee, the Urban Design Commission, and the Zoning Commission. UDC-approved attached signs should be limited to unique circumstances. The proposed sign is designed with a wood background and metal letters attached to it. One of the primary concerns with attached signs was flatness in design. This sign has a profile with depth. The proposed sign is unique. This is handcrafted sign that has a profile variation. Given the design, staff recommends approval of the sign.

Mike Brennan with Near Southside, Inc. spoke in support.

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

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

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.
