



MINUTES
URBAN DESIGN COMMISSION

Thursday, June 23, 2016

Work Session: 9:00 A.M.

Public Hearing: Immediately Following Work Session

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 checked="" type="checkbox"/> | Michael Barnard - District 7 |
| <input type="checkbox"/> | Vacant - District 3 | <input checked="" type="checkbox"/> | John Tandy - District 8 |
| <input type="checkbox"/> | Susan Kenney - District 4 | <input checked="" type="checkbox"/> | Kimberly Miller - District 9 |
| <input checked="" type="checkbox"/> | Patricia Clark - District 5 | | |

I. WORK SESSION

BRIEFING ON BERRY/UNIVERSITY DEVELOPMENT PLAN

BRIEFING ON CAMP BOWIE REVITALIZATION CODE

II. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF JUNE 2, 2016 MEETING MINUTES

Motion By: K. Miller
Motioned To: Approve
Seconded By: S. Kenney
Vote: 7-0

D. CONTINUED CASES

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

Near Southside

The applicant has not submitted an updated design. Staff recommends a continuance.

Motion By: B. Adams
Motioned To: Continue
Seconded By: L. Gordon
Vote: 7-0

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 an overview of the change to the land use chart and the design restrictions recommended in the general corridor zone. Jenifer Reiner from Camp Bowie District, Inc. spoke in favor of the proposed zoning amendment. No one else spoke in favor or opposition.

Motion By: S. McCune
Motioned To: Approve
Seconded By: K. Miller
Vote: 7-0

Commissioner Gordon left the meeting.

E. NEW CASES

UDC-16-14

Near Southside

200 W. Vickery Boulevard

Owner/Agent: Fort Worth Transportation Authority/Michael Bennett

Requests a recommendation of approval for a waiver from the height requirement.

Laura Voltmann presented the staff report. The proposed project is a mixed-use, transit-oriented development (TOD) located at the northwest corner of South Main Street and West Vickery Boulevard in Fort Worth. The project includes 265 residential units and approximately 200 hotel rooms. The parking garage will have approximately 660 parking spaces. These spaces will serve the development and provide parking to serve the T&P rail station. The project is driven by the need to both expand parking at the T&P Station in preparation for the arrival of TEX Rail in 2018 and provide affordable workforce housing closer to the centers of employment in the downtown core and the Near Southside neighborhood of Fort Worth.

The applicant is seeking a recommendation of approval for a height waiver. Due to site constraints associated with the number of parking spaces required by the transit agency, bus parking in front of the building, and the narrow site, the applicant is asking for an increase in height to allow for more rental units.

Michael Bennett (500 W. 7th #1400) spoke on behalf of the applicant. He provided additional information related to the site design, including setbacks from the freeway and hotel use. Mike Brennan with Near Southside, Inc. spoke in support.

Motion By: K. Miller
Motioned To: Approve
Seconded By: J. Tandy
Vote: 5-0-1

UDC-16-15

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.

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 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. The applicant submitted an application for the awning signs in April 2016 which was denied. This proposal has removed the text located in the blue band at the bottom of the sign. Additionally, the awnings are not extended across the brick between the window openings. The applicant has proposed a painted band on the wall between the windows.

Mario Quintero (1922 S Akard St, Dallas, TX 75215) spoke on behalf of the applicant. Commissioner Miller and Commissioner Tandy emphasized that the banding between the awnings was not appropriate.

Motion By: J. Tandy

Motioned To: Approve with the stipulation that the band between awnings is denied.

Seconded By: K. Miller

Vote: 6-0

UDC-16-16

Trinity Uptown/Panther Island

Trinity Uptown District

Owner/Agent: City of Fort Worth

Request a recommendation for approval of amendments to the Trinity Uptown zoning district.

JD Granger of Trinity River Vision Authority provided a briefing to the Commission on the proposed amendments. Since 2010, project engineering and development practices have evolved. In response, the Trinity River Vision Authority Board unanimously voted on June 2, 2016 to recommend the following ordinances amendments to the City of Fort Worth:

- Increase minimum building height to five (5) stories with the exception of the N-3 and UL-1 zones;
- Establish Urban Design Commission review procedures to determine mix of use requirements;
- Change the name of the district from Trinity Uptown to Panther Island;
- Provide specificity for pavement materials; and,
- Revise the urban design plan and street sections to reflect current engineering and design.

Motion By: S. McCune

Motioned To: Approve

Seconded By: B. Adams

Vote: 6-0

UFC-16-070 Trinity Oaks

650 John T White Rd North

Applicant/Agent: DR Horton/ Shields Engineering Group

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.

Commissioner Adams left the meeting.

Cheri Cuellar presented the following staff report. The subject property is heavily wooded, with an existing canopy coverage of over 93%. Post oak and blackjack oak are the predominant species. Other species include cedar and

American elm, pecan, and mesquite. A total of 113 significant trees were identified on the subject site, 9 of which are located in utility easements or right-of-ways.

The western portion of the property is zoned C (medium-density multi-family) and the eastern portion is zoned A-5 single-family. The applicant has filed a plat application to develop the entire site as single-family residential consisting of 230 single-family lots.

The ordinance requires preservation 370,021 sf of the 1,480,486 sf of existing tree canopy. Applicant is proposing to preserve 292,832 square feet – a shortfall of 77,189 square feet. Their proposal includes 665 sf of planting beyond what is required, approximately equal to the mature canopy coverage of one medium tree. (The required total is based on 25% coverage for residential subdivisions plus mitigation for significant tree removal. Required coverage calculations assume 25% retention, so they do not include any mitigation for canopy removed.)

The applicant's proposed site plans show all of the tree preservation occurring around the perimeter of the site, with no preservation on the interior of the proposed subdivision. Proposed lot size is based on A-5 zoning, maximizing the number of lots that can be developed.

Staff recommends the request be denied, unless the Commission determines that the ordinance regulation or regulations would deprive them of their legally protected rights, in accordance with Section I.1 of City Ordinance 18615.

If the Commission determines that the implementation of the minimum tree preservation deprives the applicant of their legally protected rights, staff recommends additional planting in the amount of five times the deficiency be required as an effort toward mitigating the loss of mature post oak canopy. Based on the most recent plans supplied by the applicant, additional planting required would be 385,990 sf, which would equate to 193 large canopy trees.

Jon Kroehler (4704 Waterford) spoke on behalf of the applicant. He provided additional information about the gas easement. The pipes are 20' deep. If you include trees located on the western boundary will bring the total preserved to 25.1%. He also indicated that there were some significant grade changes (70' across the property). Commissioner Tandy requested documentation from the gas company that the trees in the easement will be preserved.

Commissioner Miller stated that some of the interior trees could be preserved and asked if the grade prevented preservation of these trees. Mr. Kroehler addressed the questions by showing the retaining walls planned for the interior lots. The Commission asked Cheri if preserving the trees in the easement would meet the spirit of the ordinance. Cheri indicated that this would be acceptable if additional trees were provided. The Commission asked if they would provide additional tree plantings.

Motion By: J. Tandy

Motioned To: Approve with the stipulation that the requested documentation regarding the gas easement be provided and additional large canopy trees be planted (one in the front yard, one in the back yard) after the homes are constructed.

Seconded By: K. Miller

Vote: 5-0

UFC-16-073 Family Dollar

NWC E Berry and Village Creek (Lot A, Block 1, East Crest Addition)

Applicant/Agent: Triple C Development/Burkhart Engineering

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.

Cheri Cuellar presented the following staff report. The subject property is a portion of the Eastcrest subdivision. The southernmost portion is void of trees. The central and northern portions are wooded, consisting of mesquite, elm, hackberry, and other species. The applicant did not include any information on existing canopy in their application. It is not known if there are significant trees on site.

The site drains to the south toward Berry St. The proposed development includes an 8,481 sf Family Dollar Store with associated parking, drives, and a storm water detention pond.

The site is part of the Historic Stop 6 neighborhood. Site plans were reviewed by the Historic and Cultural Landmarks Commission in 2015. Applicant has been advised that they must conduct a tree survey before their permit can be approved. Applicant's options for site development are limited by the size and layout of the lot and the required detention pond. Therefore, staff finds the proposed request for a waiver acceptable provided they conduct the required tree survey and mitigate for any significant trees removed.

Gregory Craig (325 N. St. Paul Street, Dallas, TX) spoke on behalf of the applicant. Commissioner Tandy asked if there were significant trees on site. Mr. Craig indicated that there are none.

Motion By: K. Miller
Motioned To: Approve once the tree survey is provided
Seconded By: J. Tandy
Vote: 5-0

**UFC-16-096 Lake Vista Ranch Phase 2
7401 Bowman Roberts Road**

Applicant/Agent: HMH Lake Vista Land, LP/Barron Stark and Swift Consulting Engineering
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.

Cheri Cuellar presented the following staff report. The subject property is an addition to the adjacent Lake Vista Ranch Phase 1 development. Existing canopy coverage is approximately 5%, consisting largely of mesquite, osage orange, and hackberry. There are no significant trees on the property.

The applicant has stated they are required to lower the grade across the entire development in order to meet requirements for minimum water pressure, and therefore cannot retain any of the existing trees. They are proposing to meet the minimum requirement of one tree per residential lot, which exceeds the required 25% coverage by 65, 278 sf.

Based on existing canopy of 22,483 sf, the required preservation is 5,620 sf. Staff has confirmed with Water Department engineers that the grade will have to be lowered based on the pressure plane providing water to the site. Therefore staff supports approval of the waiver, but recommends additional planting to mitigate the lack of preservation. (The current proposal is to plant one tree per residential lot).

Chuck Stark (6221 Southwest Blvd #100) was available for questions. He proposed adding a medium canopy tree on each lot. Staff concurred.

Motion By: S. McCune
Motioned To: Approve with stipulation that one large and one medium tree be planted per lot.
Seconded By: P. Clark
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.
