



MINUTES

URBAN DESIGN COMMISSION

Thursday, August 25, 2016

Public Hearing: 10:00 A.M.

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

I. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF JULY 28, 2016 MEETING MINUTES

Motion By: K. Miller
Motioned To: Approve
Seconded By: B. Adams
Vote: 6-0

D. NEW CASES

UDC-16-19

1222 Washington Avenue

Owner/Agent: Dr. Daniel Goggin

Request 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 proposed monument sign is 7 feet 6 inches tall, 15 feet wide, and is located 3.5 feet behind the curb parallel to the street. The City of Fort Worth typically sign regulations call for monument signs being

The standards do call for some form of screening at least 4 feet tall, located between the sidewalk and the street. The proposed sign is not unique. This is a typical urban layout, with the building brought up to the property line and

parking lot located to the side of the building. Given the lack of a front yard setback and the typical lot layout, staff recommends denial of the sign.

Dr. Goggin shared images of other signs in the Near Southside. He also showed a rendering of the sign and building. Commissioner Kenney asked about the possibility of an attached sign, confirmed that the screening wall adjacent to the parking lot is required, and noted that the sign could be placed on the four (4) foot required screening wall. Mike Brennan (1606 Mistletoe) spoke in opposition. He reported that the Near Southside Inc. Design Review Committee suggested that using the screening wall and signage attached to the building would be more appropriate. Commissioner Bernard asked Dr. Goggin if he had any additional information. Dr. Goggin expressed concern about the sign getting dirty from the landscaping at the base of the sign. Commissioner Bernard noted that using the screening wall is an aesthetically pleasing alternative to a traditional monument sign. Melinda Ramos advised that the Commission does not set a precedent when making decisions. Commissioner Miller asked if the sign could be vested. Signs are not something that can be vested until a sign permit application is filed. Commissioner Bernard repeated Dr. Goggin's concern about the landscaping at the base of the sign. Commissioner Gordon asked about the size of the landscaped area and noted that the landscaped area could use alternative materials (rock or decomposed granite) that would not need irrigation and would not have a negative impact on the sign. Commissioner Kenney noted that a taller sign would diminish visibility from the parking lot and create a hazardous situation.

Motion By: K. Miller
Motioned To: Approve
Seconded By: B. Adams
Vote: 3-3 Motion failed for a lack of 5 votes to approve.

UDC-16-20

MU-1 Zoning

Future Watercourse Drive – Located approximately 0.5 miles west of the 4000 block of Bryant Irvin Road

Owner/Agent: Wood Partners/Ryan Miller

Requests a waiver from building material standards in the Mixed Use (MU-1) ordinance

Katy O’Meilia presented the staff report. The applicant is proposing to construct a multifamily development in the Waterside Development located along future Watercourse Drive. The project consists of approximately 11 acres and is divided into a north and south lot. The total project is expected to contain 389 units. Amenities and leasing space (approx. 9,000 sf) will be primarily located on the north lot but serves both lots.

The north lot is 6.55 acres in size and is proposed as a wrap-style apartment development consisting of 4 stories with approximately 321 units wrapping a parking garage. The south lot is 4.71 acres in size consisting of 14 townhouse style units and a 4 story apartment with approximately 54 units with ground floor individual garages and surface parking.

The development primarily consists of brick and stucco facades, but portions of the site have been designed to utilize alternative materials. As an alternative to masonry, the applicant proposes using 24-Gauge, Galvalume metal wall panel manufactured by Berridge Manufacturing Company. The metal panels provide 16” coverage and are designed for horizontal and vertical applications over solid decking or open framing. Product information is attached to this staff report.

The applicant appeared before the UDC in March of 2016 and was granted a waiver to allow for the use of the product listed above. The approved product utilized concealed fasteners. The applicant has returned in order to request a waiver to utilize the same Berridge metal wall panel product (ie: same color and gauge), but with an exposed fastener system.

The mixed-use zoning ordinance’s requirement of 70% masonry is intended to require durable exterior building cladding that helps demonstrate a significant investment in a project and ensures that buildings age well over the life of the project. Due to the newly proposed material utilizing a metal open fastener system that is generally less durable and has the potential to not age well or will require a higher level of long term maintenance, staff recommends denial of the waiver.

Ryan Miller (5440 Harvest Hill, Dallas, TX 75230) spoke in support and explained that the cost of the development has increased and the proposed metal panels with exposed fasteners will decrease project costs. Commissioner Barnard noted the concerns about exposed fasteners. Commissioners Tandy and Barnard mentioned that the allowed material, concrete siding, could deteriorate over time similarly to the proposed material. Commissioner Adams expressed concern that a product allowed by right might be less durable than the requested product.

Motion By: L. Gordon
Motioned To: Continue
Seconded By: S. Kenney
Vote: 6-0

UDC-16-21

Camp Bowie

5733 Camp Bowie Boulevard

Owner/Agent: Camp Bowie Five Aces LLC/Lance Carter

Request approval of a waiver to allow more than one attached sign.

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 to allow two signs per corner lot. The applicant is requesting additional signs. The former tenant had 2 (two) attached wall signs on the north and west facades. This is common for buildings located on corners (see location below). Because this is a corner building, staff recommends approval of the proposed attached signs.

Camp Bowie District, Inc submitted a letter in support of the sign. Tom Breslin testified in support and referenced the other businesses in the area with multiple signs.

Motion By: L. Gordon
Motioned To: Approve
Seconded By: S. Kenney
Vote: 6-0

UDC-16-22

Camp Bowie

6540 Camp Bowie Boulevard

Owner/Agent: ABCO Properties/Bret Skirvin

Request approval of a waiver to allow more than one attached sign.

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 to allow two signs per corner lot. The applicant is requesting additional signs. Camp Bowie District, Inc submitted a letter in support of the sign.

Motion By: S. Kenney
Motioned To: Approve
Seconded By: L. Gordon
Vote: 6-0

UDC-16-23

Camp Bowie

8621 Camp Bowie West Boulevard

Owner/Agent: Walnut Hill Business Center LLC/Andrew Gaines

Request approval of a waiver to allow an attached sign that exceeds the maximum amount of allowable sign area.

Laura Voltmann presented the staff report. The Camp Bowie Revitalization Code allows one sign per tenant space, capped at 100 square feet. The standard City of Fort Worth sign ordinance allocates attached signage in proportion to the tenant or building space. Some of the buildings on Camp Bowie have tenant spaces that could accommodate signs much larger than 100 square feet. The applicant is requesting a sign with 218 square feet. The standard allocation of signage in Fort Worth would allow 225 square feet.

The applicant is requesting additional sign square footage.

Motion By: L. Gordon
Motioned To: Approve
Seconded By: J. Tandy
Vote: 6-0

UDC-16-24

Near Southside

901 W. Rosedale Street

Owner/Agent: Red Oak Realty

Request approval of a monument sign.

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 City of Fort Worth typically sign regulations include the following specifications for monument signs:

1. Maximum height: 8 feet
2. Maximum width: 16 feet
3. Maximum advertised message area: 96 square feet
4. Minimum ground contact: 75% of structure's width

The proposed monument sign is 6 feet tall, 6 feet wide, and is located 6 feet behind the curb, oriented perpendicular to the street. The entire length of the sign is in contact with the ground. As proposed, the sign as proposed fits within the basic monument sign regulations for the City of Fort Worth.

The Near Southside Development Standards and Guidelines have additional language regarding monument signs for the Urban Design Commission to consider. The signs should be limited to more suburban-style site layouts that have significant front-yard setbacks or other unique circumstances. The Magnolia Green development consists of commercial and residential development located on College Avenue, Alston Avenue, and the former right-of-way of Lipscomb Street, between Rosedale Street on the north and Magnolia Avenue on the south. At the time of construction, two monument signs were installed on either side of Lipscomb Street at the entrances from Rosedale Street and Magnolia Avenue. The signs installed on either side of Lipscomb Street help frame the entrance into the development and help mitigate the large setback on the east, where One Safe Place is located.

This is an unusual urban layout because of the multi-block nature of the development. Typically, developers are not able to assemble more than one block in urban areas. Other multi-block development in the district is primarily limited to institutional and industrial businesses. These types of businesses often have consistent signage throughout the development/campus.

Jack Clark (614 Dominion Drive, Southlake, TX) spoke in support. The sign is complimentary to other signage in the complex. The requested sign is related to a new tenant in the development. One of the other panels on the sign will identify the adjacent parking garage as available public parking and help guide people to the garage. Mike

Brennan (1606 Mistletoe) spoke in support and noted that the sign is a gateway feature into a multi-block development. This is a unique circumstance that meets the threshold established in the code.

Motion By: K. Miller
Motioned To: Approve
Seconded By: B. Adams
Vote: 6-0

UDC-16-25

Near Southside

Located between S. Adams St., W. Rosedale St., College Ave, and Oleander Walk

Owner/Agent: Lang Partners

Requests approval of a skybridge.

Laura Voltmann presented the staff report. The applicant proposes to construct a five-story multifamily building on a site bordered by West Rosedale Street the north, College Avenue to the east, Oleander Walk to the south, and S. Adams Street to the west. Washington Avenue divides the site into one full block and one partial block.

In February 2016, the City Council adopted amendments to the Near Southside zoning district that included the requirement for Urban Design Commission approval for skybridges. The amendment included the following language:

6. SKY BRIDGES

Sky bridges spanning public streets to connect upper floors of opposing buildings often negatively impact street-level pedestrian activity. There may be, however, unique circumstances that would allow for a sky bridge that serves a vital connectivity function without negative street-level impacts. All sky bridge proposals require Urban Design Commission review. To receive UDC approval, a proposed sky bridge must meet all of the following criteria:

- a. The sky bridge must serve a clear and vital connectivity function that is clearly impractical to achieve through a street level connection.
- b. The sky bridge must not remove significant pedestrian activity from street level, and the evaluation of potential activity lost should take into account both the potential number of pedestrians lost and any potential lost benefits stemming from pedestrians in that particular area, such as lost benefits to neighborhood safety or neighborhood businesses.
- c. The sky bridge must not visually obstruct significant view corridors.

The skybridge will allow residents to park in the garage located on the eastern block and access apartments on the western block. As proposed, the entire block on both sides of Washington Avenue are part of the multifamily residential development. This will have a low impact on ancillary activities related to pedestrian activity. Because there is no other use located on this block, it is unlikely to impact spontaneous street level activity.

Very few multi-block multifamily developments have occurred in urban areas in Fort Worth. Two other urban multi-block, multifamily developments with skybridges have either been constructed or are under construction. The skybridges are beneficial to the residents, but are not necessary for this type of development. If skybridges continue to be permitted, this will become an expectation in the City of Fort Worth. This particular skybridge is partially hidden by a portion of the building proposed to be located over the street.

Dirik Oudt spoke in support. He noted that the ground floor units will have individual entrances from the street. This will offset any decrease in pedestrian activity from people utilizing the skybridges. He mentioned that the amenity space will be open to the public. The Commission discussed the area under the skybridge and other encroachments into the public right-of-way.

Mike Brennan (1606 Mistletoe) spoke in support.

Motion By: K. Miller
Motioned To: Approve
Seconded By: S. Kenney

Vote: 6-0

UDC-16-26

415 S. Hemphill Street

Near Southside

Owner/Agent: 415 Hemphill LLC/Robert Cronin

Request a waiver from garage location standard.

Laura Voltmann presented the staff report. The applicant proposes construction of an apartment building with structured parking garage. The proposed design of the garage will be visible from S. Hemphill Avenue and W. Peter Smith Street. This design requires a waiver for the West Peter Smith frontage. The former right-of-way located on the east side of the site was vacated in 2014. Both this development and the adjacent development to the east, an apartment complex located at 400 S. Jennings Avenue, utilize this former right-of-way to access the parking garages located on W. Peter Smith Street.

Typically, a parking garage facing a public street has a detrimental impact on the properties across the street which face the parking garage. In this particular location, there is little impact because the lots across W. Peter Smith Street are oriented to Hemphill and Jennings. The length of W. Peter Smith Street is lined with electrical transmission lines and has become a secondary roadway, similar to an alley.

The proposed design wraps the parking garage on the Hemphill side. The apartments line the garage and turn the corner onto West Peter Smith, continuing for about 20-25 feet. A required exit stair is located at this corner. The roadside design along West Peter Smith includes small canopy trees spaced ever 30 feet.

Recommended spacing for the proposed species (Crepe Myrtle) is 15 feet on center. The new trees that will be planted along the north side of W. Peter Smith Street will provide a more pleasing pedestrian experience than the current conditions on W. Peter Smith Street.

Brittany Sanders (35 E. Wacker Dr., Chicago, IL) spoke in support. The design of the garage reflects nearby properties and the developing context of the area. Mike Brennan (1606 Mistletoe) spoke in support, noting that W. Peter Smith has become a street with multiple garages located along it.

Motion By: S. Kenney

Motioned To: Approve

Seconded By: L. Gordon

Vote: 6-0

UDC-16-27

6730 Fossil Bluff Drive

I-35W Overlay

Owner/Agent: Marline Nineteen LLC/Cody Brooks

Request a waiver from the landscape berm.

Laura Voltmann presented the staff report. The subject property is located in the South Zone of the I-35W Design Overlay. The applicant proposes construction of a restaurant on the property. The standards call for a thirty-six (36) inch tall berm along the front property line. The site has an existing sanitary sewer and storm drain in the southwest corner along Fossil Bluff. The applicant is asking for a waiver from the berm requirement in this area. The berm requirement was designed to provide a visual buffer between the parking lot and the street. The applicant has provided shrubs, groundcover, flowers, and a tree in this area.

Drew Dubocq (240 N. Mitchell Road, Mansfield, Texas 76063) spoke in support and indicated that they would like a waiver from the berm requirement for the entire length of the property. Additional landscaping is provided as mitigation. Commissioner Kenney asked about the adjacent properties. None of them have a thirty-six (36) inch berm.

Motion By: L. Gordon

Motioned To: Approve

Seconded By: S. Kenney
Vote: 6-0

UDC-16-28

1301 North Park Drive

Panther Island

Owner/Agent: Cargill/Bennett Benner Partners

Request a recommendation for approval of a variance from the height requirement.

Laura Voltmann presented the staff report. The applicant proposes construction of an office building on an existing industrial campus within the Panther Island Neighborhood-2 zoning district. The existing industrial development was built around 1978. The applicant proposes construction of an office building in order to consolidate space and functions for the campus. The new building would replace a metal building that is currently on site.

On August 2, 2016, the City Council adopted a base minimum height of 5 stories for Panther Island. The neighborhood-2 zone now has a minimum height that matches the 5 stories required in other areas of the district. Prior to the amendment, the minimum height in the neighborhood-2 zone was 3 stories. The proposed building is deficient by 1 story. The proposed building is an improvement to the area, but the investment is not likely to impact redevelopment opportunities for the site. The Panther Island project is on schedule and should be completed around 2023. This site is not part of the central city project and will likely not be redeveloped until after development of most of the island.

Don Brown (500 W 7th Street) spoke in support.

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

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.
