



MINUTES
URBAN DESIGN COMMISSION
Thursday, September 22, 2016
Work Session: 10:00 A.M.
Public Hearing: Immediately following
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 checked="" type="checkbox"/> | Susan Kenney - District 4 | <input type="checkbox"/> | Kimberly Miller - District 9 |
| <input type="checkbox"/> | Patricia Clark - District 5 | | |

I. WORK SESSION

PRESENTATION: PROPOSED MIXED USE AND NEAR SOUTHSIDE AMENDMENTS

II. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF AUGUST 25, 2016 MEETING MINUTES

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

D. CONTINUED CASES

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

Motion By: S. Kenney
Motioned To: Deny without prejudice

Seconded By: L. Gordon

Vote: 6-0

E. NEW CASES

UDC-16-29

6730 Fossil Bluff Drive

I-35W Overlay

Owner/Agent: Marline Nineteen LLC/Cody Brooks

Request a waiver from the building separation from parking requirements.

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 landscape plan shown below includes this area. The applicant has provided shrubs, groundcover, flowers, and a tree in this area.

Due to infrastructure constraints and considering the proposed landscaping, staff recommends approval of the requested waiver.

Drew Dubocq (240 N. Mitchell Road, Mansfield, Texas 76063) spoke in support and was available for questions.

Motion By: S. McCune

Motioned To: Approve

Seconded By: B. Adams

Vote: 6-0

UDC-16-30

1200 Henderson Street

Near Southside

Owner/Agent: Texas Health Resources

Request waiver from garage location standard.

The applicant proposes construction of a medical office building which would consolidate operations that currently exist in other buildings in the area and would preserve an existing significant historic building. The proposed development includes a parking garage located along W. Peter Smith Street. The site has frontage on two major streets, Pennsylvania Avenue and Henderson Street. The proposed parking garage location is on the two minor streets, W. Peter Smith Street and S. Lake Street. This is the best location for a garage on the site. The property is not large enough to accommodate preserving the historic building and construction of a new parking structure with a building wrapped around it.

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 S. Lake Street and W. Peter Smith Street are developed with parking lots and a large scale industrial uses. Both of these uses are expected to continue for quite some time. Additionally, several other developments have parking garages approved for W. Peter Smith St. Because the preservation of a historic building and the development character that exists along W. Peter Smith, staff recommends approval of the proposed site layout.

The applicants were available for questions. Near Southside, Inc. submitted a letter of support.

Motion By: S. Kenney

Motioned To: Approve

Seconded By: L. Gordon

Vote: 6-0

UDC-16-31

Near Southside

1209 8th Avenue

Owner/Agent: Karrab Company/Trey Neville

Request approval of a waiver from the roadside design requirements.

The subject property is located in the Near Southside on the east side of 8th Avenue, an existing, high traffic arterial roadway. The applicant proposes construction of two commercial buildings with open space and private plazas surrounding the buildings. The site has unique infrastructure constraints that have decreased the buildable area of the site.

A storm drain line is located in the alley that borders the east side of the site. The line runs from the alley along the north of the property out to 8th Avenue and provides drainage for Magnolia Avenue. The area has been studied and the existing storm water infrastructure is undersized and inadequate in providing necessary drainage capacity. This particular section of the watershed has been targeted as an area that needs improvement. The needed increase in storm water carrying capacity is not currently funded and will be addressed in future drainage improvements for the watershed. Due to this anticipated infrastructure upgrade and the storm water system link it provides for the area, it is unreasonable to reroute the current storm line, which might provide the land area needed to set the buildings back further off of the road and provide the required landscape strip area. Additionally, the landscape strip has overhead electrical lines. This influences the type of tree that will be planted in the area. The site to the north, with the same electrical lines and landscaping strip widths, has cedar elms planted that provide a substantial buffer and shade. The proposed landscape strip width could accommodate similar street trees. Staff recommends approval of the requested waiver.

Trey Neville (777 Main Street, Suite 1100, 76102) was available for questions.

Motion By: L. Gordon

Motioned To: Approve

Seconded By: J. Tandy

Vote: 6-0

UDC-16-32

Near Southside

1601 Hemphill Street

Owner/Agent: Kristopher Maddox

Requests approval of a fence 6 feet in height that exceeds the height allowed by 2 feet.

The subject property is located in the Near Southside, near John Peter Smith Hospital. Surrounding properties are either vacant, abandoned residential uses, or commercial uses. The property to the west across Hemphill was recently purchased and will be added to increase the existing Fire Station Park. The development of the park will have a substantial impact on the area.

The property is developed with a historic residential building. The applicant intends to rehabilitate the building and has requested approval to install a six (6) foot tall wrought iron fence located at the property line, adjacent to the sidewalk. The proposed front yard fence height is not permitted in any residential zoning district in the city. Single and two family districts (developed similarly to this property) permit a four (4) foot front yard fence by right. The Board of Adjustment may approve a fence up to five (5) feet. Front yard fences must be at least fifty percent (50%) open, similar to the wrought iron design proposed by the applicant.

The fence design and siting is similar to the type of conventional gated multifamily projects prohibited in the standards and guidelines. The applicant has requested the fence to provide security to the site during construction, but it would likely remain in place following the rehabilitation and construction. The concern about securing the site during construction is reasonable, as theft and vandalism occur throughout the city at construction sites. Often a temporary fence is constructed at the site (usually rented) and other security measures, such as video cameras, are used to provide security to the site. These types of security measures are more appropriate and are used throughout the Near Southside district.

The fence is not appropriate as a long term feature of the site. A temporary fence used to secure the site during construction is appropriate. A shorter fence would be allowed by right once construction is complete. The shorter fence will provide a delineation between the public and private realms, but would not have the negative impacts associated with a taller fence located adjacent to the property line. Staff recommends denial of the requested waiver.

Motion By: S. McCune
Motioned To: Deny
Seconded By: S. Kenney
Vote: 6-0

UFC16-0097

NWC Roberts Road and Boat Club Road

Owner/Applicant: BRK Land, LLC / Charles Stark, Barron Stark & Swift Consulting Engineers

Request for Appeal: The applicant requests a waiver from Ordinance #18615-05-2009, Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site.

The subject property is bordered by single family residential to the north and undeveloped land to the south, west, and east. One lot on the south side of the property belongs to the City of Fort Worth water utilities. Existing canopy coverage is approximately 5%, consisting largely of mesquite, bois d'arc, hackberry, and willow. There are no significant trees on the property. Applicant is proposing to grade the two existing site drainage areas to serve as detention ponds for the development.

Most of the larger trees are in the existing drainage channels. Applicant's grading plans indicate grading upstream of the ponds to the proposed road. Staff would prefer that some of the upstream trees be preserved if possible. Otherwise, staff recommends that additional trees be planted around the ponds.

Ariel Duvall (1821 Prince John Dr, 75050) spoke in support and was available for questions.

Motion By: L. Gordon
Motioned To: Approve if trees are planted along Ridgeway and Robertson, 50 feet on center
Seconded By: S. Kenney
Vote: 6-0

UFC16-0196

5516 Sycamore School Road (NEC Chisholm Trail and Sycamore School)

Owner/Applicant: Castle Development Group / Chris Hamilton, Peloton Land Solutions

Request for Appeal: The applicant requests a waiver from Ordinance #18615-05-2009, Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site.

The subject property is the proposed iCare Sycamore School Road Addition in southwest Fort Worth. Existing canopy coverage is 13,163 sf, consisting largely of willow, hackberry, and cottonwood. Required preservation is 3,291 sf. There are no significant trees. The majority of existing trees are located near the central portion of the property, within the footprint of the proposed building and drives.

The applicant is requesting a waiver of all preservation requirements, and proposing sufficient planting to achieve 33.5% canopy coverage, exceeding the 30% required for a commercial site. Staff supports the requested waiver based on the location, size, and species composition of the existing trees with the recommendation that they add 2-3 trees along the north drive.

Chris Hamilton (5751 Kroger Dr Suite 185, 76244) spoke in support and was available for questions.

Motion By: S. McCune
Motioned To: Approve if 3 additional trees are planted on the north side
Seconded By: S. Kenney
Vote: 6-0

UFC16-0199

SWC Marine Creek Parkway & NW Loop 820

Owner/Applicant: Daniel Chambers, QuikTrip Corporation / Jonathan Schindler, Kirkman Engineering

Request for Appeal: The applicant requests a waiver from Ordinance #18615-05-2009, Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site.

The subject property is located at the southwest corner of the intersection of Marine Creek Parkway and NW Loop 820. The site is surrounded by undeveloped land except for a multi-family development to the southeast. Existing tree species include mesquite, hackberry, and bois d'arc. Some trees have been removed to accommodate a drill rig for a phase 2 environmental assessment required by the lender. Existing canopy coverage was reported as 6779 sf. The tree survey provided identified 32 trees 6" or larger in diameter, but did not include individual canopies. Based on a site visit and GIS, this estimate appears low. Data for determining tree canopy measurements has been requested from the applicant.

The proposed site layout precludes preservation of existing trees; however there appears to be more opportunity for planting than what is proposed in the site plan. Proposed planting only exceeds required planting by 125 sf. Staff can support the requested waiver provided they increase planting as mitigation for the lack of preservation.

Daniel Chambers (1120 N. Industrial Blvd, Grand Prairie, TX)

Motion By: S. McCune
Motioned To: Approve
Seconded By: L. Gordon
Vote: 3-3

Motion By: S. Kenney
Motioned To: Reconsider
Seconded By: J. Tandy
Vote: 6-0

Motion By: S. Kenney
Motioned To: Approve with addition of 2 trees
Seconded By: J. Tandy
Vote: 6-0

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.
