



MINUTES
URBAN DESIGN COMMISSION

Thursday, October 22, 2015

Work Session: 10:00 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"/> | Margaret Johnson | - 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 checked="" type="checkbox"/> | Kim Miller | - District 9 |
| <input checked="" type="checkbox"/> | Patricia Clark | - District 5 | | | |

I. WORK SESSION

A. BRIEFING ON USE OF TABLETS DURING URBAN DESIGN COMMISSION MEETINGS

B. BRIEFING ON THE PROPOSED STOCKYARDS DESIGN OVERLAY DISTRICT

II. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF JULY 23, 2015 MEETING MINUTES

Motion By: M. Johnson
Motioned To: approve
Seconded By: J. Tandy
Vote: 8-0

D. NEW CASE

UDC-15-12

Lang Oleander

Near Southside

Address: 1100 blocks of Hurley Avenue, 7th Avenue, and Fairmount Avenue

Owner/Agent: Oleander Investments, LLC

Request a waiver from the roadside design requirements.

Laura Voltmann presented the staff report. The applicant proposes construction of an apartment building with structured parking garage. The building will be four and five stories tall. The requested waivers relate to the proposed spacing of pedestrian lights, width of the planting strip, and location of the sidewalk.

The sidewalk is typically separated from the curb by a landscape strip. In a couple of locations, the applicant is proposing to locate the sidewalk behind the curb. The planting strip is not the required width along the TxDOT retaining wall. The applicant is also seeking some pedestrian light spacing variations based on feedback from Fort Worth South.

Overall, this project meets the intent of the Near Southside standards and helps fulfill the vision of a range of housing types and a significant increase in the number of available residential units in the area. Because the proposed development meets this goal for the district, staff recommends approval of the proposed waivers from the roadside design elements.

Mike Brennan with Fort Worth South testified in support.

Motion By: L. Gordon
Motioned To: approve
Seconded By: S. McCune
Vote: 8-0

UDC-15-13

Purvis Industries

I-35W Overlay

Address: 2600 Northern Cross Boulevard

Owner/Agent: Purvis Industries/Matthew Peterson

Request a waiver from the 36-inch berm requirement in the pavement setback.

Laura Voltmann presented the staff report. The applicant is proposing construction of a large scale commercial site located on I-35W. The site is located in a larger development that has a master stormwater management plan. The plan included a detention pond in the area where a berm is required. The site will still have a berm along the I-35W frontage and a portion of the Northern Cross frontage. The Commission asked about any mitigation.

Matthew Peterson (2400 Great Southwest Parkway) spoke in favor. There will not be additional shrubs, but there are proposed tree plantings in the area.

Motion By: M. Johnson
Motioned To: approve
Seconded By: J. Tandy
Vote: 8-0

UDC-15-14

Van Zandt – Guinn Elementary School

Near Southside

Address: 600 Kentucky Avenue

Owner/Agent: Fort Worth Independent School District/Perkins – Will

Request a waiver from the following requirements:

1. Roadside design requirements
2. Primary pedestrian entrance requirement
3. Ground floor transparency
4. Fenestration

Laura Voltmann presented the staff report. Gary Griffith from FWISD spoke in favor of the project. He mentioned that this project was created by the need to add additional capacity for students due to the conversion of the IM Terrell school to a STEM academy. That conversion was part of the most recent bond election. Patrick Glenn spoke in favor and offered a presentation about the project. Commissioner Johnson asked why the entrance needed to be oriented to the interior of the campus as opposed to an entrance off of Hattie Street. Mr. Glenn indicated that it was due to the orientation of the drop off area. He also explained the phasing of construction in conjunction with the demolition of the existing gym and creation of the new parking lot. The Commission asked to review the front elevation. Mike Brennan spoke in favor, but added that Fort Worth South would like to see an entrance at the corner of Hattie and Kentucky. He would like at least a stairwell that provides access to the raised walkway at that corner.

Commissioner McCune added that the concern for safety is paramount. He was concerned about additional entrance. Mike also asked about trees along the roadside. There will be trees planted to conform to the standards. Commissioner Johnson asked about dismissal. Gary responded that it would be a controlled, monitored dismissal. There are exiting doors that meet building code fire safety requirements, but they will not be used for regular exiting. Commissioner Gordon asked about the location of the bike racks. Commissioner Kenney mentioned that stairs could be designed with a groove for the bikes to roll up stairs.

Commissioner Tandy left the meeting

Commissioner Johnson stated that she wished there was a way to provide safe access from multiple points of entry. Commissioner Kenney asked about using exit doors at times of school commencing and dismissal. Gary indicated that this was not an intended use of the exit doors and that safety was the utmost concern.

Motion By: S. McCune
Motioned To: approve
Seconded By: M. Johnson
Vote: 8-0

UDC-15-15 Alley Vacation Near Southside
Address: 800 and 900 blocks South Main Street
Owner/Agent: David Motheral
 Request a recommendation of approval to vacate two alleys.

Laura Voltmann presented the staff report. The Urban Design Commission is charged with reviewing requests for street and alley vacations. The UDC makes a recommendation to the Plan Commission, who in turn makes a recommendation to the City Council. The requested vacation includes two blocks of an unimproved alley located within the boundary of a substantial redevelopment project. A portion of the alley is already effectively closed due to a building located over it. This requested vacation does not impact the circulation network, as this alley is not currently improved.

David Motheral spoke in favor. He provided background information. Mike Brennan spoke in support.

Motion By: M. Johnson
Motioned To: approve
Seconded By: J. Tandy
Vote: 8-0

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

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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.
