



MINUTES
URBAN DESIGN COMMISSION

Thursday, November 19, 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"/> | Bob Adams - Mayor Appointee | <input type="checkbox"/> | Stephen McCune - District 6 |
| <input checked="" type="checkbox"/> | Lori Gordon - District 2 | <input 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 PROPOSED NEAR SOUTHSIDE DISTRICT AMENDMENTS

II. PUBLIC HEARING

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF OCTOBER 22, 2015 MEETING MINUTES**

Motion By: S. Kenney
Motioned To: continue
Seconded By: K. Miller
Vote: 5-0

D. NEW CASE

UDC-15-16

2909 Morton Street

MU-2

Owner/Agent: 2909 Morton Street LLC/Heather Smith

Request a waiver from the following requirements:

1. Fenestration
2. Building materials

Felix Landry presented the staff report. The proposed project is in keeping with three development principles that are outlined in the mixed-use zoning ordinance. First, the ordinance requires excellence in design of the public realm. The proposed project achieves this principle by appropriate placement of a window and awning that addresses the Morton Street public right of way. To further enhance the public right-of-way, landscaping between the alley and the window will be provided.

Second, the ordinance encourages the support of creativity and architectural diversity within the development review process. The architectural design and creativity of repurposing shipping containers to create unique patio bars is a design solution that has been utilized in other locations, with several examples constructed in mixed-use urban areas (including Fort Worth). Furthermore, it adds to the architectural diversity of the West 7th area.

Third, the ordinance promotes sustainable development that minimizes the negative impacts on natural resources. Repurposing a metal shipping container into a bar provides an excellent example of upcycling. Upcycling helps create less waste in landfills, thereby minimizing environmental impact. The project location allows for ease of walking and biking to a mixed-use district, reducing the number of car trips needed for daily items. Lastly, the project is promoting sustainability by maximizing the use of the land which promotes density within the district.

As the proposal meets the intent of development principles 1, 2, 3 and all other applicable city standards including, building codes, staff recommends approval provided that the project meets other façade variation requirements within the ordinance.

The Commission asked about the orientations of the site plans to clarify the setback and confirmed that planters would be used as a type of fence. The Commission asked about the appearance of the container from the street.

Motion By: B. Adams
Motioned To: Approve
Seconded By: S. Kenney
Vote: 5-0

UDC-15-17 105 Nursery Lane MU-1
Owner/Agent: Fort Growth Partners, LP/Darin Norman
 Request a waiver from the following requirements:
 1. Fenestration
 2. Building materials

Felix Landry presented the staff report. The proposed project is in keeping with two development principles that are outlined in the mixed-use zoning ordinance. First, the ordinance requires excellence in design of the public realm. The proposed project achieves this principle by appropriate placement of windows and awnings that address the Nursery Lane public right of way. To further enhance the public right-of-way this project places landscaping and public benches between the facade and the public right of way.

Second, the ordinance encourages pedestrian oriented urban form. The structure fronts onto the public right of way, engaging pedestrians with windows and doors. This project also created additional public space by installing landscape planters and public benches between the front of the building the street.

As the proposal meets the intent of development principles 1 and 2 and all other applicable city standards including, building codes, staff recommends approval provided that the project positions street trees in a manner that shades the public seating areas along the front of the building.

Darin Norman (2918 Wingate) spoke in favor of the case. The Commission asked about the use of metal. Darin spoke about the change in use of metal in architecture over the past few years.

Motion By: K. Miller
Motioned To: Approve
Seconded By: S. Kenney
Vote: 5-0

Address: 2890 Presidio Vista Drive

Owner/Agent: Weber Vista, LP

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

Laura Voltmann presented the staff report. The I-35W Standards and Guidelines strive to prevent the type of ‘placeless’ development that occurs along many of the commercial corridors in states throughout the nation. The standards draw/build off a tradition of enhanced design established in the developments in north Fort Worth. This area was designed in contrast with the existing development pattern on I-35W south of downtown. One of the prominent features in the enhanced design is the roadside treatment which involves a pavement setback and landscaped area.

The standards require a pavement setback of between 15-25 feet. This varies depending on the location within the corridor. The pavement setback along a portion of the southern section of the corridor centered near Western Center Boulevard was designed with a conventional suburban pad site development in mind. This area has a smaller pavement setback of 15 feet with an intended goal of establishing some landscaped area between the roadway and the adjacent commercial development. The required setback north of Western Center is 25 feet, with a requirement for a three foot tall landscaped berm enhances the aesthetic established by properties near Alliance Airport and Alliance Town Center.

The applicant has proposed mitigation for the requested waiver through enhanced landscaping. In the past, the UDC has granted berm waivers with a stipulation that a smaller berm of 18”x 24” be constructed with enhanced landscaping. Based on the provided information, staff recommends approval of the waiver with the stipulation that enhanced landscaping is provided.

Daniel Stewart (14800 Quorum Drive, Suite 200, Dallas, Texas 75254) spoke in favor. He explained the drainage concerns with this tract of land. There is proposed mitigation through the use of landscaping.

Motion By: S. Kenney
Motioned To: Approve
Seconded By: K. Miller
Vote: 5-0

UDC-15-19

Carol West Community Center

Near Southside

Address: 911, 913 W. Petersmith Avenue and 509 Fulton Street

Owner/Agent: Celebration Community Church

Request a waiver from the following requirements:

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

Laura Voltmann presented the staff report. Ground floor transparency serves multiple purposes. The primary urban design concern relates to interaction between the pedestrian/public realm and the interior building use. The relationship between pedestrians and an adjacent building suffers when the building is perceived as a barrier. This occurs when there is a lack of transparency or visual interaction. Ground floor transparency allows pedestrians to see into and feel connected to their environment. Without this interaction, or other elements that scale buildings down to human size, the edge of the built environment can become inhospitable and discourage pedestrian activity.

Another benefit of ground floor transparency is a building that can easily change uses over time. The Near Southside development principles also intend to minimize negative impacts to natural resources. Any building that can easily transition from one use to another preserves the natural resource investment in that structure. Requiring buildings to have significant transparency on the ground floor enables easier conversion between uses. Existing buildings within the district have transitioned from uses such as industrial (Miller lofts and Supreme Golf Warehouse) to residential and commercial. Buildings have also been converted from residential to commercial. The ground floor transparency helps guide designs that accommodate changes in use over time.

Institutional uses have traditionally been considered differently within design districts. Typically, institutional uses, such as schools or churches, have longer ties to the community and there is less expectation that their particular use will change over time. Nevertheless, the Near Southside has seen a school converted to apartments and contains a couple of churches that are no longer used as such. Often any design peculiarities for institutional structures become endearing features that contribute to the overall character of their neighborhoods. One of these elements relates to the requirement for pedestrian entrances. If a building is intended to transition over time, lack of a designed,

architecturally incorporated pedestrian entrance from the sidewalk in front of the building could restrict uses in the future. This building includes two entrances set back from the sidewalk.

The proposed site plan includes head in parking spaces. These spaces may interrupt the installation of the roadside design elements as dictated by the standards. The applicant is still providing street trees, pedestrian lights, and a sidewalk.

Overall, the proposed building is well designed. It meets the general development principle related to design excellence. Because the proposed development meets this goal for the district, staff recommends approval of the proposed site layout.

The applicant was not present at the meeting. There was a discussion about the form of Peter Smith Street and the proposed on street parking.

Motion By: P. Clark
Motioned To: Continue
Seconded By: B. Adams
Vote: 5-0

UDC-15-20

Stockyards Design Overlay

Stockyards

Owner/ Agent: City of Fort Worth

Recommendation to the Zoning Commission on the proposed Stockyards Design Overlay District, including the Design Standards and Guidelines associated therewith.

Laura Voltmann presented an overview of the processes underway in the district. The feedback from the commission was reviewed. Proposed changes include amending the setback along Marine Creek and increasing the setback from adjacent historic properties. Karen Mitchell (7823 Nine Mile Bridge Road) appeared with some questions about the public hearing process. Ray Williams (510 W. Magnolia) appeared with some questions about whether his property was included in the overlay. The property is included in the overlay. He requested that his property be excluded from the design overlay.

Motion By: K. Miller
Motioned To: continue
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

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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.
