



**MINUTES**  
**URBAN DESIGN COMMISSION**  
Thursday, March 24, 2016  
Public Hearing: 10:00 A.M.  
Pre-Council Chambers, Second Floor City Hall  
1000 Throckmorton Street, Fort Worth, Texas 76102

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**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"/>            | Kim Miller - District 9      |
| <input checked="" type="checkbox"/> | Patricia Clark - District 5 |                                     |                              |

**I. PUBLIC HEARING**

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF NOVEMBER 19, 2015, DECEMBER 17, 2015, AND FEBRUARY 25, 2016 MEETING MINUTES**

**Motion By: J. Tandy**

**Motioned To: Continue**

**Seconded By: B. Adams**

**Vote: 7-0**

**D. NEW CASES**

**UDC-16-02**

**5306-5336 White Settlement Road**

Owner/Agent: LVG Investments LLC, Richard Smith

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

**MU-1 Zoning**

The staff report was read by Katy Omeilia and recommended approval.

The applicant, Richard Smith, presented his case. He discussed the desire for higher density. The site is heavily wooded, which inspired the architecture. The Commission discussed the reasons behind the parking lot location. It is on TRWD property and is the only spot without trees.

<b>Motion By: L. Gordon</b>
<b>Motioned To: Approve</b>
<b>Seconded By: S. Kenney</b>
<b>Vote: 7-0</b>

**UDC-16-03** **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

Staff report was read by Katie and staff recommended approval. Most of the building materials are metal.

The applicant, John Waffle, presented his case and answered questions. He provided a sample material with no exposed fasteners.

No one else spoke in favor or against

45:20 motion to approve, seconded and passed unanimously

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

**UDC-16-04** **Near Southside**  
**315 W. Magnolia Avenue, 1321, 1325, 1327 May Street & 1320, 1326, 1330 St. Louis Avenue**  
 Owner/Agent: Magnolia Acquisitions, L.P./Jerry Lowery  
 Requests a waiver from the following standards of the Near Southside Development Standards and Guidelines:

- Parking Garage Location
- Roadside Design Standards
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Laura Voltmann gave the staff report about the project, an apartment building, and mentions that staff recommends approval.

Jerry Lowery, the applicant, presented his case and answered questions he mentioned that their goal was to make a place on Magnolia that allows restaurants, fitness centers and other amenities to be accessible to both residents of the building as well as to have outside consumer parking.

Mike Brennan with Near Southside, Inc. spoke in favor. He requested that the no grass be provided along Magnolia.

<b>Motion By: J. Tandy</b>
<b>Motioned To: Approve with stipulation that no grass areas be provided along Magnolia</b>
<b>Seconded By: P. Clark</b>
<b>Vote: 7-0</b>

**8701 Old Decatur Road**

Owner/Agent: Maria Bonilla/Winkleman and Associates

Request for Appeal:

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.

The staff report was read by Lucretia Summers. The applicant did not give much information about their request for a waiver. The staff report mentions that Caleb asked the applicant to separate the area into lots and apply for an urban forestry application for each lot. They have platted it into different lots and have no intentions to save any trees nor to replat the area into one big lot. Staff has no recommendation as there is not enough information

The applicant was not present to answer questions. The main points of discussion among the Commissioners were the lack of information. There was no one to speak for or against the application.

<b>Motion By: J. Tandy</b>
<b>Motioned To: Continue</b>
<b>Seconded By: L. Gordon</b>
<b>Vote: 7-0</b>

**UFC-16-032**

**6501 Bowman Roberts Road**

Owner/Agent: Chris Hamilton/Peloton Land Solutions, Inc.

Request for Appeal:

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.

The staff report was read by Lucretia Summers. Staff recommends approval of the waiver for retention.

The agent, Todd Allen spoke on behalf of the applicant, Chris Hamilton. He provided paper copies of his project. There are plans to replant trees to make up the lost trees; however, when they clear the trees they are only saving 11%. Replacement trees will be native species.

No one else spoke for or against.

<b>Motion By: K. Miller</b>
<b>Motioned To: Approve</b>
<b>Seconded By: J. Tandy</b>
<b>Vote: 7-0</b>

**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](mailto: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 Discapitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto: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.