



MEETING AGENDA
URBAN DESIGN COMMISSION
FEBURARY 2, 2021
Work Session: 4:00 P.M.

Public Hearing: Immediately following the Work Session

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ebd0abe2cd6ca6b9a913620da96d8b172>

Meeting/ Access Code: 182 733 7895
Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 126 938 4825

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99
City of Fort Worth Website Homepage: [Watch Live Online](#)

To view the docket for this meeting visit: <https://www.fortworthtexas.gov/calendar/boards-commission>

Due to health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act and the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted on March 13, 2020.

****Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on the day prior to the meeting. To sign up, either contact Laura Voltmann at laura.voltmann@fortworthtexas.gov or **817-392-8015** or register through WebEx per the directions on the City’s website above. Please note that the City of Fort Worth is using a third party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible. You may access information about the virtual meeting format at this link: <https://www.fortworthtexas.gov/government/boards/list-boards-commissions/virtual-meetings>**

COMMISSIONERS

- | | |
|--|---|
| <input checked="" type="checkbox"/> Gannon Gries - Mayor Appointee | <input type="checkbox"/> Stephen McCune - District 6 |
| <input checked="" type="checkbox"/> Jose Diaz - District 2 | <input checked="" type="checkbox"/> Aaron Thesman - District 7 |
| <input type="checkbox"/> Jesse Stamper - District 3 | <input type="checkbox"/> Vacant - District 8 |
| <input checked="" type="checkbox"/> Mike Ratterree - District 4 | <input checked="" type="checkbox"/> Douglas Cooper - District 9 |
| <input type="checkbox"/> Shirley Knox Benton - District 5 | <input type="checkbox"/> Marta Ronzanich - Alternate |
| | <input checked="" type="checkbox"/> Jie Melchiors - Alternate |

I. WORK SESSION

CONCEPTUAL PHASE DISCUSSION FOR CAMP BOWIE STORAGE

II. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF PREVIOUS MONTHS MEETING MINUTES

Motion by	D. Cooper
Motion to	Approve
Seconded by	J. Melchiors
Vote	6-0

D. CONTINUED CASES

UDC-2020-041 – Tarrant County Miller Complex

Council District: 5

Address: 3210, 3212, and 3500 Miller Avenue

Owner/Agent: Tarrant County/Bennett Benner Partners

Request: Installation of a perimeter fence for security.

Arty Wheaton-Rodriguez presented a request for continuance.

Motion by	D. Cooper
Motion to	Continue
Seconded by	J. Melchiors
Vote	6-0

UDC-2020-042 – Jefferson River East

Council District: 9

Address: 336 Oakhurst Scenic

Owner/Agent: Jefferson Oakhurst Scenic/Bryan Grant and Ray Oujesky

Request: Installation of a perimeter fence for security.

Monica Lafitte presented the staff report. Bryan Grant (Irving, TX) represented the applicant and provided greater detail and was available for questions.

Motion by	D. Cooper
Motion to	Approve
Seconded by	J. Melchiors
Vote	6-0

E. NEW CASE

UDC-2021-001 – 1421 Missouri Ave

Council District: 8

Address: 1421 Missouri Ave

Owner/Agent: James Walker

Request: Installation of an attached garage on a residential structure

Laura Voltmann presented the staff report. James Walker represented himself on behalf of the project. Thomas Oliver and Lexington Wright (both from Fort Worth) offered additional details in support of the project.

Motion by	D. Cooper
Motion to	Approve with stipulation that the garage be recessed as proposed in revised plan.
Seconded by	J. Melchiors
Vote	6-0

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 MINUTES
URBAN DESIGN COMMISSION
MARCH 18, 2021
Public Hearing: 10:00 A.M.

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=eec25b2aed82f9e7ca34f8d267638c27a>

Meeting/ Access Code: 182 574 8689
Registration Required

Teleconference

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I. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF PREVIOUS MONTHS MEETING MINUTES

Motion by	D. Cooper
Motion to	Continue
Seconded by	J. Stamper
Vote	5-0

D. CONTINUED CASES

UDC-2020-041 – Tarrant County Miller Complex (MU-1)

Council District: 5

Address: 3210, 3212, and 3500 Miller Avenue

Owner/Agent: Tarrant County/Bennett Benner Partners

Request: Installation of a perimeter fence for security.

Commissioner Gries recused. There was no quorum for this case.

Motion by	
Motion to	
Seconded by	
Vote	

E. NEW CASES

UDC-21-002 Bowie House (UFC21-0018)

Address: 3710-3736 (evens) Camp Bowie Blvd

Owner/Agent: Bowie Place Properties/Dunaway

Request: Waivers from 25% canopy preservation requirement.

Commissioner Gries recused. There was no quorum for this case.

Motion by	
Motion to	
Seconded by	
Vote	

UDC-21-003 Lennar at Risinger Court (UFC21-0022)

Address: 3601 W Risinger Road

Owner/Agent: Lennar Homes of Texas/Ashley Williams

Request: Waiver from the 25% canopy preservation requirement.

Lucretia Summers presented the staff report.

Motion by	S. McCune
Motion to	Approve
Seconded by	J. Stamper
Vote	4-1 (D. Cooper)

Motion by	D. Cooper
Motion to	Reconsider
Seconded by	S. McCune
Vote	5-0

Michelle Liner (Pape Dawson Engineers) represented the applicant. Monica Lafitte provided additional zoning information for the development, explaining how the proposed detached multifamily development is reviewed under the zoning landscaping section. Ashley Williams (Pape Dawson Engineers) identified the project as horizontal multifamily structured as a condo development with HOA ownership of all open space.

Motion by	S. McCune
Motion to	Approve with the stipulation that the applicant continue to work with staff to maximize tree planting.
Seconded by	D. Cooper
Vote	5-0

UDC-21-004 Village Creek Distribution Center (UFC20-0208)

Address: 5005 Parker Henderson Road

Owner/Agent: Granite Village LLC/Greg Cuppett

Request: Waiver from the 25% canopy preservation requirement.

Cheri Cuellar presented the staff report. Greg Cuppett (Fain Cuppett Landscape Architects – Fort Worth) spoke for the applicant.

Motion by	D. Cooper
Motion to	Approve
Seconded by	S. McCune
Vote	5-0

UDC-21-005 N. Main Starbucks (Stockyards)

Address: 106 NE 28th Street

Owner/Agent: Barney Holland Oil Company/idGroup – Meghan Parmer

Request: Waivers from the following standards in the Stockyard Form Based Code:

5.1.3(A)(3): 50% of the building is not placed within first 30' along the street extending from the block corner (either at 28th and Main or 28th and Ellis).

6.2.2 Drive-in Restaurant or Business: Waiver for the location of the drive-thru lane between the building and 28th Street

Justin Newhart presented the staff report. Barry Hudson (Dunaway – Fort Worth) represented the applicant.

Motion by	S. McCune
Motion to	Approve with stipulation that the applicant work towards the recommendations regarding height of the wall and enhanced articulation.
Seconded by	D. Cooper
Vote	5-0

UDC-21-006 S. Main St Snowcone (Near Southside)

Address: 126 S. Main Street

Owner/Agent: Lori Henderson/Heather Jones – Old Town Ice

Request: Permission to have two mobile vending units on one site.

Laura Voltmann presented the staff report. Heather Jones represented herself in favor of the project. Allison Docker with Near Southside, Inc. also spoke in favor.

Motion by	J. Stamper
Motion to	Approve
Seconded by	S. McCune
Vote	5-0

UDC-21-007 West Broadway Multifamily (Near Southside)

Address: 218 W. Broadway Avenue

Owner/Agent: TBG

Request: Waiver to allow a parking garage visible from a public street.

Laura Voltmann presented the staff report. Allison Docker with Near Southside, Inc. spoke in favor of the project. Mike Lerner (Architecture Demarest) represented the developer.

Motion by	J. Stamper
Motion to	Approve
Seconded by	D. Cooper
Vote	5-0

UDC-21-008 Cannon St Project (Near Southside)

Address: 911 W Cannon Street

Owner/Agent: TMA

Request: Waiver to allow a parking garage visible from a public street.

Laura Voltmann presented the staff report. Tom Malone (TMA – Fort Worth) represented the developer. Allison Docker with Near Southside, Inc. spoke in favor.

Motion by	J. Stamper
Motion to	Approve
Seconded by	D. Cooper
Vote	5-0

UDC-21-009 Twilite Lofts (Near Southside)

Address: 200 Lipscomb Street

Owner/Agent: Trey Neville/Bart Shaw

Request: Waiver from the following requirements:

- Roadside Design Standards; and,
- Fenestration of building.

Laura Voltmann presented the staff report. Bart Shaw (Ibanez Shaw – Fort Worth) represented the developer. Allison Docker with Near Southside, Inc. spoke in favor.

Motion by	D. Cooper
Motion to	Approve
Seconded by	S. McCune
Vote	5-0

UDC-21-010 Trinity Lakes Text Amendment

Address: NE Corner of I-820 and Trinity Boulevard

Owner/Agent: City of Fort Worth

Request: Recommendation on amendments to Trinity Lakes Form Based Code.

Laura Voltmann presented the staff report. Brad Lonberger (Kimley Horn – Fort Worth) represented the developer.

Motion by	S. McCune
Motion to	Recommend Approval
Seconded by	J. Stamper
Vote	5-0

UDC-21-011 Trinity Lakes TRE Station Sign (Trinity Lakes)

Address: NE Corner of I-820 and Trinity Boulevard

Owner/Agent: Trinity Metro

Request: Waiver to allow a 16’ tall monument sign when only 6’ feet is permitted.

Laura Voltmann presented the staff report. Brad Lonberger (Kimley Horn – Fort Worth) represented Trinity Metro.

Motion by	J. Stamper
Motion to	Approve
Seconded by	S. McCune
Vote	5-0

UDC-21-012 Union Gospel Mission Outreach Facility (MU-2)

Address: 2400 Kentucky Avenue

Owner/Agent: Union Gospel Mission/Joe Bloodworth

Request: Waiver to allow a single story building.

Monica Lafitte presented the staff report. Joe Bloodworth (Schwarz-Hanson Architects – Fort Worth)

Motion by	J. Stamper
Motion to	Approve with staff stipulation regarding fenestration
Seconded by	D. Cooper
Vote	5-0

UDC-21-013 The Standard at Harmon Homes (UFC21-0044)

Address: West of I-35W and Hwy 287 Split

Owner/Agent: Mesa Design Group

Request: Waiver from the 25% canopy preservation requirement.

Lucretia Summers presented the staff report. Cheri Cuellar provided additional information.

Kevin Bernauer (Mesa Design Group – Dallas) represented the applicant.

Motion by	S. McCune
Motion to	Approve
Seconded by	J. Stamper
Vote	5-0

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

**STAFF REPORT
URBAN DESIGN COMMISSION
CITY OF FORT WORTH, TEXAS**

DATE: December 17, 2020

COUNCIL DISTRICT: 5

GENERAL INFORMATION

REQUEST	Certificate of Appropriateness
APPLICANT/AGENT	Tarrant County/Casey Smith
LOCATION	3210, 3212 and 3500 Miller Avenue
ZONING	MU-1

ANALYSIS OF PROPOSED WORK

CERTIFICATE OF APPROPRIATENESS

The applicant requests a certificate of appropriateness for installation of a perimeter fence.

The perimeter fence is described as a 5'8" decorative galvanized steel pickets and rails. The fence will run along the Tarrant County complex along Miller Avenue with vehicle access points on a timer. This new fence will join existing security fencing along E Berry Street. No new construction of buildings is being proposed, only the addition of a fence to create a secured complex.

Specifically, the Low Intensity Mixed-Use ("MU-1") District does not allow fences to be located in the area between building facades and the property line, 4.100 h (2) a and b.

FINDINGS/RECOMMENDATIONS

Section 4.100 h (2) Fences and Gates a) Fences shall not be located in the area between building facades and the property line. b) Exterior security fences and gates that are located along public streets, along private streets or walkways that are publicly accessible through a public use easement, or along publicly accessible open space shall not extend beyond building facades.

a. *General development principles.*

1. *Promote a pedestrian- oriented urban form.* In contrast to conventional zoning standards that place a primary emphasis on the regulation of land uses, mixed-use development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding areas historic urban development patterns. The focus on form promotes buildings that conform to tested urban design principles.

5. *Promote walkability.* Walkable communities are desirable places to live, work, and play. Walkable communities give higher priority to pedestrian activity by creating streetscapes that are safe, comfortable, interesting, and that accommodate a wide range of transportation modes and users. To

foster walkability, development patterns should promote a mix of land uses and density, have an emphasis on the placement and orientation of buildings, have properly placed parking, place a high value on the design of quality streetscapes, provide access to transit, and provide unimpeded pedestrian connections to multiple destinations and open space.

6. *Maximize connectivity and access.* In order for people to feel comfortable walking, pedestrian access and connectivity among uses and amenities, including transit facilities, is essential. Connectivity and access can be accomplished by creating smaller blocks or by providing access through blocks via publicly accessible alleys, pathways, paseos, and pedestrian boulevards. Sidewalks should form a continuous network connected by frequent, safe street crossing.

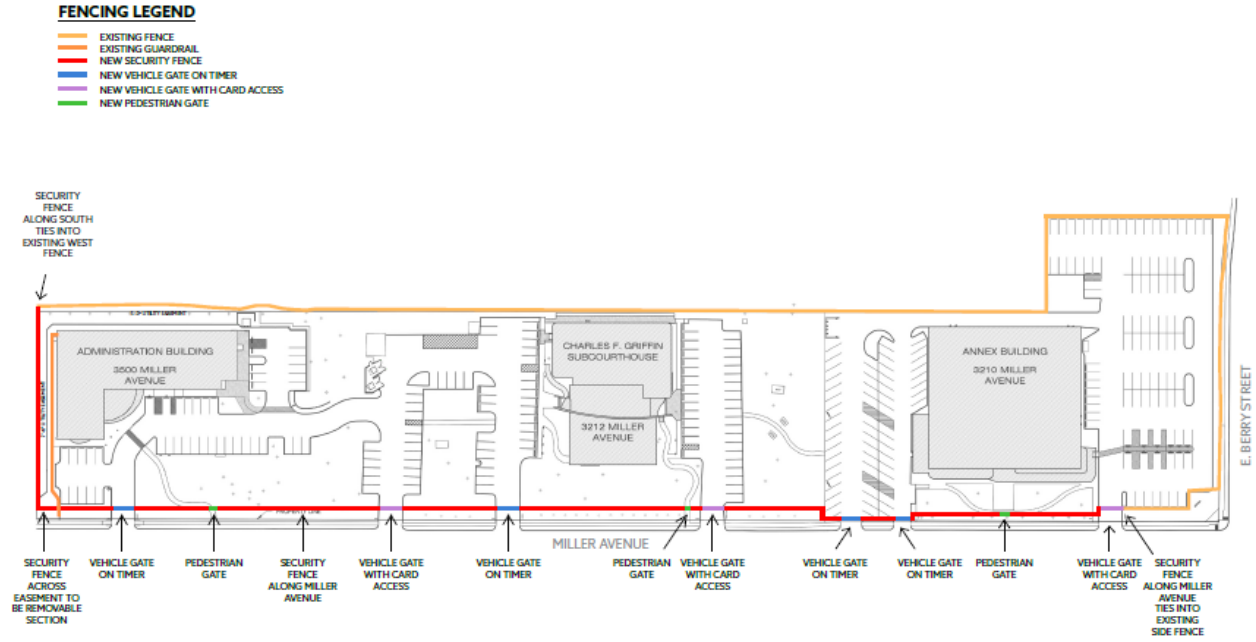
In this specific case staff has analyzed the site and all structures are existing. The area was rezoned so that as new development came to the area, it did so in the urban form required to revitalize the area. Until then, pioneer and existing sites must all secure and stabilize the area in order to open the area up to revitalization. If new construction was being proposed, it would have to do so at a maximum setback of 20 feet and the fence could be placed in line with the building and be in compliance. That is not the case here, nor is it the request. The request is to secure an existing site with a fence line. The fence in question otherwise meets City of Fort Worth standards for materials and installation methods and is decorative in nature. The fence also is open style providing less of an impact visually to the area and alleviating some of what could be seen as going against the principles mentioned above.

Staff recommends the following motion:

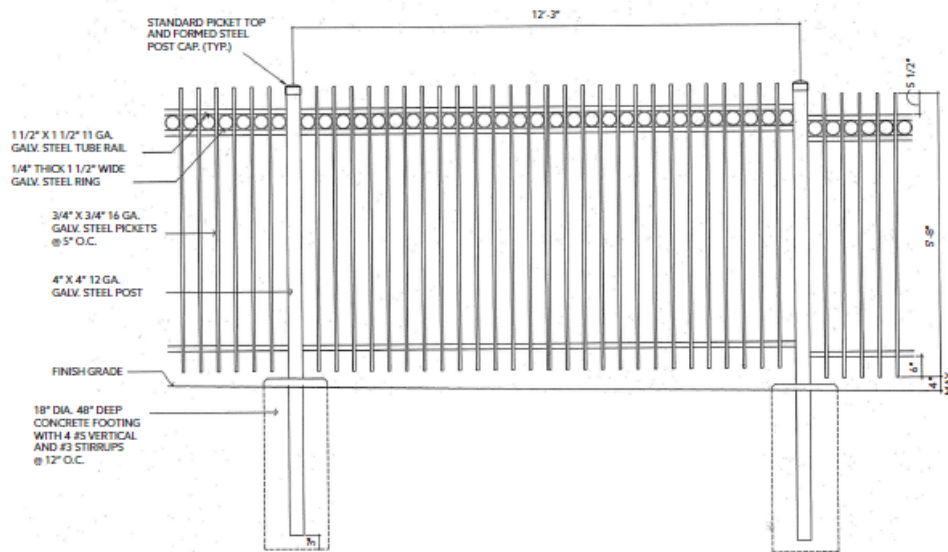
- 1. Motion to approve grant a certificate of appropriateness to allow a perimeter security fence in the area between a building façade and property line.**

Supplemental Information

Proposed area fencing and site plan



Proposed fencing





**STAFF REPORT
URBAN DESIGN COMMISSION
BOWIE HOUSE**

DATE: 4/15/2021

COUNCIL DISTRICT: 7

GENERAL INFORMATION

REQUEST: Waiver of tree preservation requirement

OWNER/APPLICANT: Bowie Place Properties

AGENT: Dunaway Associates

LOCATION: NE Corner of Camp Bowie Blvd & Dorothy Lane

SITE ACREAGE: 1.92

ZONING / USE(S): PD 1289 / Multi-Family and Hotel

WAIVER /APPEAL

The applicant is appealing the decision to deny approval of their revised Urban Forestry Plan due to failure to meet the tree preservation requirement as outlined in Ordinance 18615. Applicant requests approval from the Urban Design Commission remove all existing tree canopy.

The original application requested a waiver of canopy coverage requirement. This is no longer needed as applicant is meeting the required canopy coverage for this project.

CASE HISTORY

The subject property is at the northeast corner of Camp Bowie Blvd and Dorothy Lane. The site is bordered by single family residential to the west and north, commercial development including a CVS pharmacy to the east, and commercial development to the south.

Existing canopy consists of American and cedar elm, hackberry, pecan, and a persimmon. Most of the trees, other than the cedar elms along Camp Bowie, are in poor condition. The western portion is undeveloped. A building was removed from the eastern portion of the site, with the pavement remaining. Overhead electric and other utility easements run along the north and west site boundaries.

Applicant has received approval from the Zoning Commission and City Council to develop the site as a Planned Development (PD) with a hotel along Camp Bowie, with multi-family residential behind the hotel. An underground parking garage will occupy most of the site,

preventing preservation of all existing trees except for the easternmost cedar elm. This tree is shown as removed as well, as it is in the proposed entrance drive off of Camp Bowie.

Plans provide for an internal courtyard above the garage. The soil depth in this area is approximately 4 feet, which is sufficient for most trees. Applicant proposes planting 3 river birch and 36 small-canopy trees (teddy bear magnolia, yaupon holly, savannah holly, and crepe myrtle) in the courtyard. Three live oaks are proposed near the northeast corner of the site, and three crepe myrtles are proposed in an area outside the garage footprint near the southwest corner of the site.

Applicant will be planting 5 Allee elms in the ROW along Dorothy. These will be planted to mitigate for trees removed from the ROW and do not count toward urban forestry canopy coverage.

The approved plan places the hotel approximately 5 feet inside the property line along Camp Bowie. This, along with the utility lines in the ROW, does not allow for trees along Camp Bowie.

Base zoning for the project is "C" multi-family, but the PD reduced the required open space to 21%. Urban forestry requirements for multi-family are 50% of required open space, which is 8,763 sf. With spacing deductions for the live oaks and river birch, the proposed plan provides 10,400 sf, an excess of 1,637 sf (3.1%).

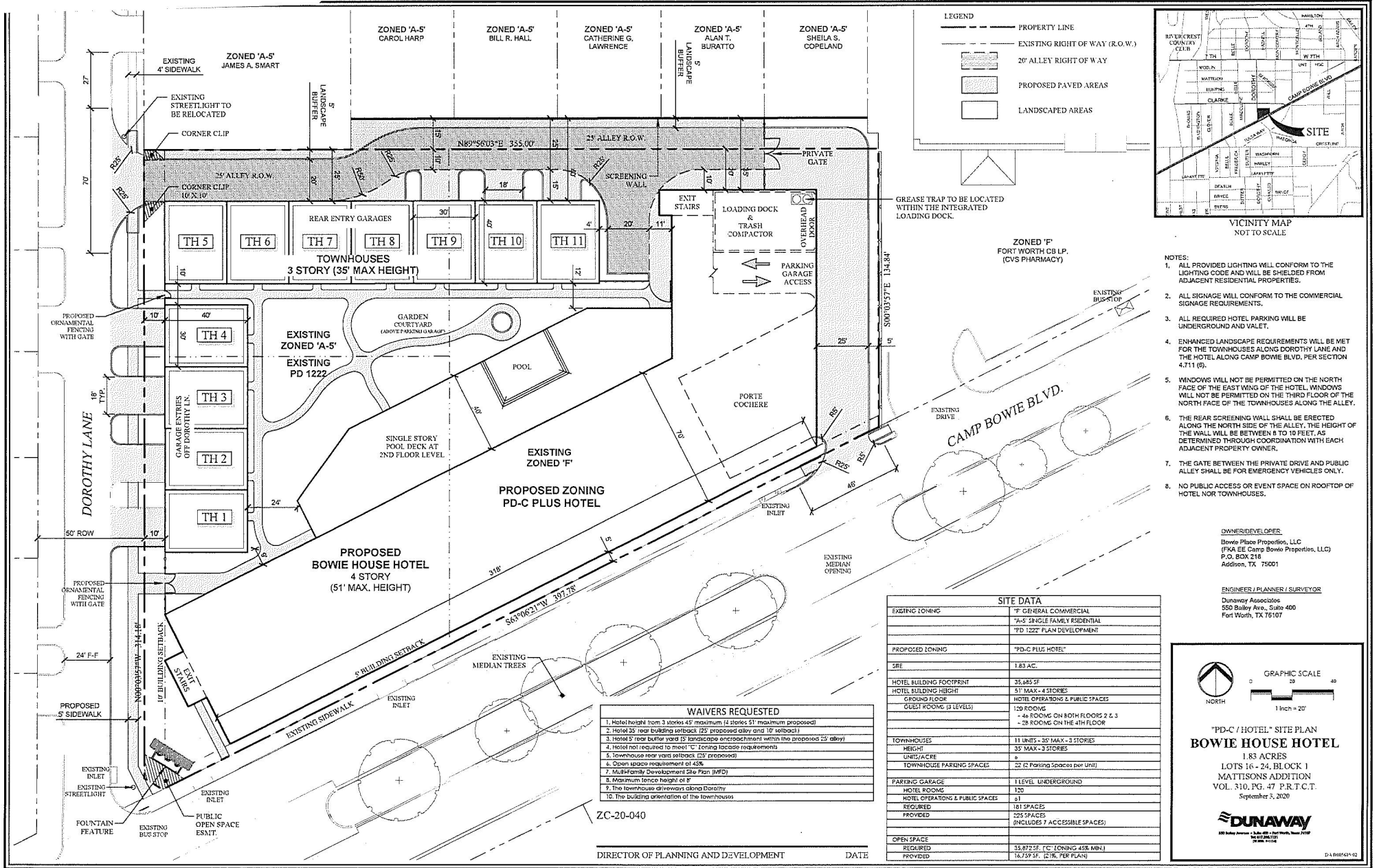
STAFF FINDINGS / RECOMMENDATIONS

Staff has received no comments regarding the requested waiver. Based on the condition of existing trees, approved PD site plan, constraints posed by utility easements and underground garage, and proposed planting above required canopy coverage, staff does not oppose granting the waiver.

ATTACHMENT

A

ZC-20-040



Site Info & Requirements

- Existing tree canopy – 6,740 ft²
- Required (25%) preservation – 1,685 ft²
- Proposed preservation – 0 sf

- Required canopy coverage – 8,763 ft²
- Proposed planting – 10,400 ft²
- Excess planting – 1,637 ft²
(3.1% above requirement)



Application for an appeal hearing before the Urban Design Commission from regulations set forth in The City of Fort Worth Ordinance 18615, being section 6.302 of the Comprehensive Zoning Ordinance of The City of Fort Worth entitled "Urban Forestry"

Applicant/Agent: Dunaway Associates Project Name: **Bowie House**

Mailing Address: 550 Bailey, Ste. 400 Phone #: 817-632-4783

City: Fort Worth State: Texas Zipcode: 76107

E-mail/Fax: jmoody@dunawayassocites.com

Property Owner: Bowie Place Properties, Earl Fonville

Mailing Address: 15508 Wright Brothers

City: Addison State: Texas Zipcode: 75001

Enter specific letters or numerals of the section(s), subsection(s), and/or paragraph(s) of the ordinance that contain the regulations that the waiver/appeal is being requested for.

A waiver is being requested for the following Urban Forestry Ordinance sections:
Section G.4.a., in reference to the preservation of 25% of existing canopy
Section E. 2.a and 4.a. in reference to the required canopy coverage
Section D.3. in reference to the tree spacing

Explain specifically how the filed Urban Forestry Plan is not meeting the above referenced regulation(s) and how much of, to what degree, or what percentage of the regulation(s) are being requested to be waived.

A waiver is being requested for the 25% preservation requirement. There will be no preservation of existing tree canopy. The site will require extensive excavation for the underground garage. The garage excavation will extend to the property limits. Additional grading will be required for proper drainage of the site, taking into account the current problems at the street. Utility improvements, will require many easements, which will occupy the majority of the open space along the perimeter of the site.

Site meets required canopy coverage, waiver not needed

~~A waiver is being requested for the required canopy coverage on site. Due to the minimal amount of open space that is free of easements, and the shallow planting ground for the underground garage, the percentage of required canopy coverage can not be met. Efforts have been made to plant as many trees as possible. Small tree species have been chosen for overall better growth in the shallow planting above the underground garage. Additional large street trees are also proposed in the Dorothy Lane right-of-way, pending approval by PARD.~~

~~A waiver is being requested to reduce the minimum spacing requirement for trees. Trees are proposed closer than the suggested minimums in order to provide a maximum amount of tree canopy in a minimal amount of time.~~

Overlap deductions have been accounted for, waiver not needed

Property Information

Legal Description Lots 16-26, Block 1, Mattison Addition

Address Northeast Corner of Camp Bowie Boulevard & Dorothy Lane
3710-3736 Camp Bowie (evens)

City/State/Zip Fort Worth, Texas 76107

Urban Forestry Permit # UFC21-0018

Plat - file case #s Provided, Dated 1910

Building Permit #s _____

The following parties will be present at the hearing (check all that apply):

- UFC permit applicant
- Applicant's Agent
- Property Owner

Current use of property: Vacant and Single Family

Proposed use of property: Multi Family .66 Acres & Hotel 1.26 Acres
Reference PD 1289, Site Plan Approval, ZC-20-40

ACKNOWLEDGEMENTS:

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Urban Design Commission at a public hearing. I further certify that I have read and understand the information provided here and in The City of Fort Worth ordinance 18615, concerning the policies and procedures regarding consideration of my request.

I understand in the case of the Urban Design Commission denying my waiver/appeal I may initiate a request to appeal with the District Court.

I also understand in the event of the applicant not present or represented at the public hearing, the Commission shall have the power to postpone, continue or dismiss either at the call of the case or after the hearing, and dismissal shall constitute a denial by the Commission.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the executive secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial of my case by the Commission. I/We respectfully request approval of the proposed variance to the "Urban Forestry" section of the zoning ordinance for property within The City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authorization is hereby granted to The City of Fort Worth, or its agent, to install upon the above described property, a sign or signs in a conspicuous place nearest any public right-of-way. Such sign or signs indicate that a zoning variance is proposed and that further information can be acquired by telephoning the number indicated.

Applicant/Agent Signature Paul Murray Date 1/22/2021

Property Owner Signature [Signature] Date 1-22-2021



LEGEND

- URBAN FORESTRY BOUNDARY
- MULTI FAMILY / HOTEL LIMITS
- PLATTED EASEMENTS
- EXISTING TREE CANOPY TO BE REMOVED

EXISTING TREE LIST:

NUMBER	SPECIES	CALIPER	CANOPY SF	REMOVE	REMARKS
01	LARGE TREE	10" APPROX	314 SF	REMOVE	HOTEL
02	LARGE TREE	10" APPROX	314 SF	REMOVE	HOTEL
03	LARGE TREE	10" APPROX	314 SF	REMOVE	HOTEL
595	CEDAR ELM	11"	380 SF	REMOVE	HOTEL
596	CEDAR ELM	9"	254 SF	REMOVE	HOTEL
597	CEDAR ELM	12"	452 SF	REMOVE	HOTEL
598	CEDAR ELM	14"	615 SF	REMOVE	HOTEL
4489	PECAN	12"	452 SF	REMOVE	MF
4496	AMERICAN ELM	24"	1808 SF	REMOVE	MF
4497	HACKBERRY	21"	1385 SF	REMOVE	MF
4499	PERSIMMON	12"	452 SF	REMOVE	MF

	Calculation	Square Feet	Acres
Net Urban Forestry Area (phase 1 and 2)			
A MULTI FAMILY Gross area of artificial lot	→	83,459	1.92
B Regulated utility easements and other deductible areas	→	7,343	0.17
C Net Urban Forestry Area	(A-B)	76,116	1.75

	Calculation	Square Feet	Acres
Required Tree Canopy Area (phase 2)			
Minimum Canopy Coverage Requirement:			
Commercial/Institutional/Public Project (30%)			
Industrial (20%) Agricultural (25%)			
Residential (40%) New Subdivision Option (25%)			
Multifamily (50% of open space requirement)			
CR 21% open space requirement: 83,459 sf. x 21% = 17,526			
D 17,526 sf x 50% = 8763		8,763	0.20
E Additional 5% if using preservation method B ("protected trees")	(C x .05)		
F Total required canopy coverage for site	(D+E+gg)	8,763	0.20

	Calculation	Square Feet	Acres
Preservation / Retention of Existing Canopy (phase 1 and 2)			
G Existing tree canopy area	→	6,740	0.15
H If seeking approval for phase 1 only, then preserve a minimum of 50% canopy and stop after completing line M.	(G x .5)	3,370	0.08
I Preservation requirement (25%)	(G x .25)	1,685	0.04
J Additional 5% if using preservation method B ("protected trees")	(G x .05)		
K Additional preservation option for mitigation of significant tree removal (only if removing significant trees - see pg. 3)	(H)		
L Total preservation requirement	((H or I)-J-K)	1,685	0.04
M Area of existing canopy preserved	→	0.000	0.00
N Total preservation credit *(add line dd only if preserving all significant trees)	(M+dd*)	0.000	0.00

OWNER/DEVELOPER

EARL FONVILLE
BOWIE PLACE PROPERTIES, LLC
15508 WRIGHT BROTHERS
ADDISON, TX 75001

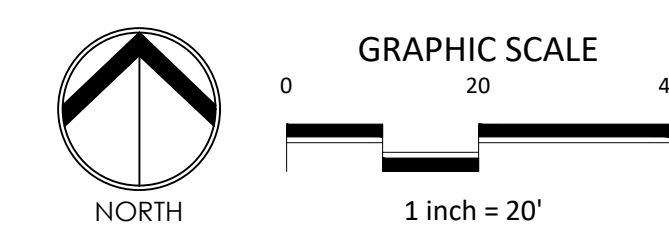
LANDSCAPE

JANEL MOODY
550 BAILEY
FORT WORTH, TX 76107
817-432-4783
J.MOODY@DUNAWAY.COM

MATTISONS ADDITION TO HI-MOUNT

CASE NO. UFC21-0018
REPLAT # PROVIDED, DATED 1910

REV 2: 3/12/2021



architecture | interiors | planning | graphics
8070 Park Lane, Ste. 300 | Dallas, Texas 75231
Tel 972.701.9000 | Fax 972.991.3008

www.bokapowell.com

PRELIMINARY FOR REVIEW ONLY
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Ky L. Stephens
LA#2954

client
BOWIE PLACE PROPERTIES, LLC
15508 WRIGHT BROTHERS
ADDISON, TX 75001
214.673.5512

civil / structural / landscape
DUNAWAY ASSOCIATES
550 BAILEY AVE., SUITE 400
FORT WORTH, TX 76107
817.335.1121

mep
SUMMIT CONSULTING, INC.
4144 N. CENTRAL EXPRESSWAY, SUITE 635
DALLAS, TX 75204
214.420.9111

food service/laundry
WORRELL DESIGN GROUP
10705 BRIAR FOREST DRIVE
HOUSTON, TX 77042
713.784.0290

it / security / av
NETWORK TECHNOLOGIES, INC. (NTI)
1275 SHILOH ROAD, SUITE 3020
KENNESAW, GA 30144
470.531.2100

project
BOWIE HOUSE HOTEL
CAMP BOWIE BLVD. & DOROTHY LANE
FORT WORTH, TX

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name tbd 03.18.2021
revisions

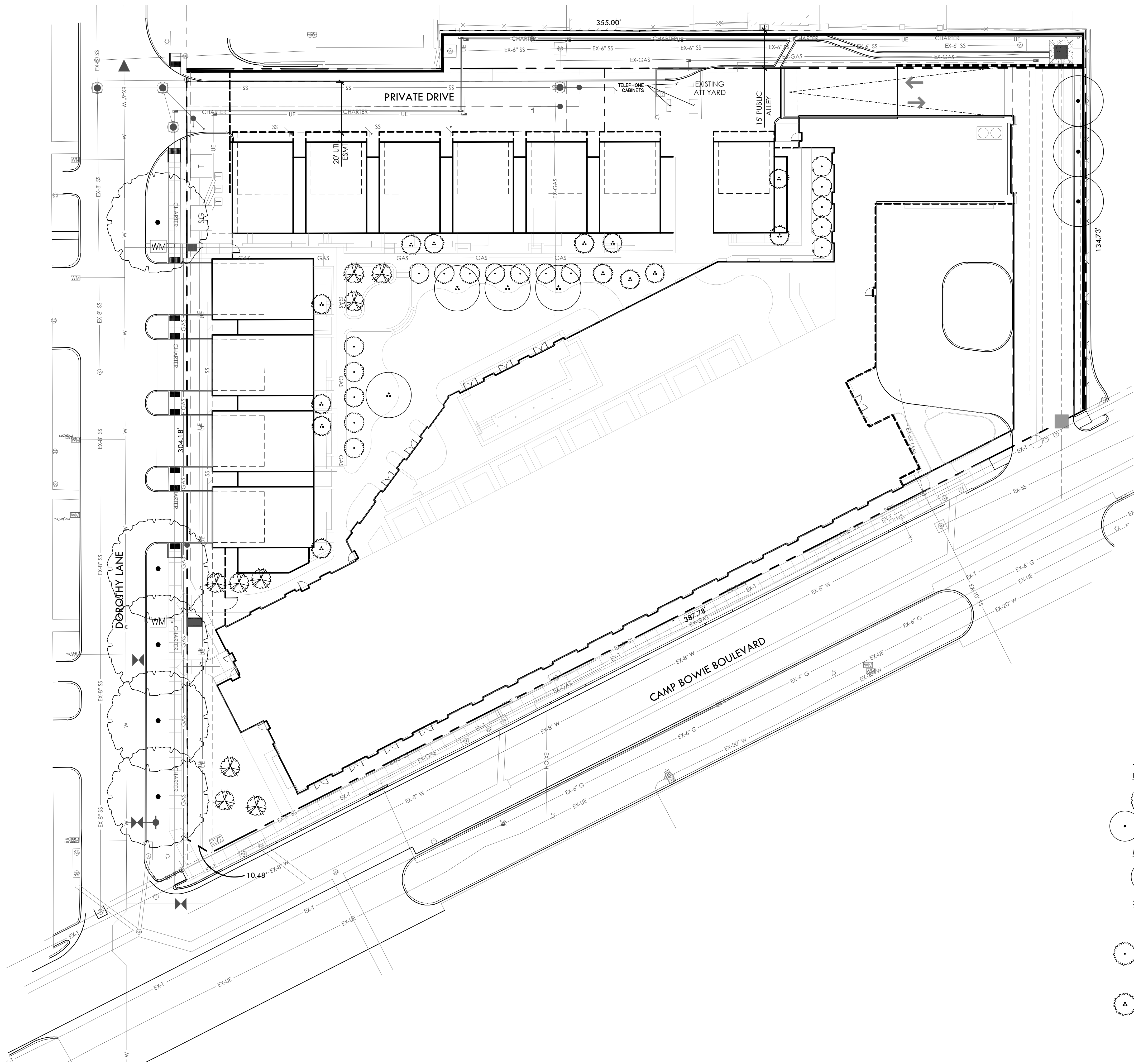
title
URBAN FORESTRY PHASE 1

project number 20142.100

date 03.18.2021

sheet

L7.00



VICINITY MAP NTS

LEGEND

- URBAN FORESTRY BOUNDARY
- MULTI FAMILY / HOTEL LIMITS
- PLATTED EASEMENTS
- NO SURFACE PARKING

New Tree Planting (phase 2)

O	Required new planting coverage	(F - M - dd)	8,763	0.20
P	3 large canopy trees @ 2000 sq ft per tree	(Qty x 2000)	6,000	0.14
PI	Deduct for spacing overlap		2,000	0.05
Q	4 medium canopy trees @ 700 sq ft per tree	(Qty x 700)	2,800	0.06
QI	Deduct for spacing overlap		300	0.01
R	39 small canopy trees @ 100 sq ft per tree	(Qty x 100)	3,900	0.09
S	Total Planting	(P+Q+R-PI-QI)	10,400	0.24

Parking Areas: NO SURFACE PARKING

X	Total required canopy coverage for site	(F)	8,763	0.20
Y	Provided canopy coverage	(M+S+dd)	10,400	0.24
Z	Excess/deficient overall canopy	(Y-X)	1,637	0.04

PLANT SCHEDULE

LARGE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL.	CONT.	HEIGHT	SPREAD
	ALE	5	ALLEE ELM	ULMUS PARVIFOLIA 'ALLEE'	5"	65 GAL	12'-14'	5'-7'
	CLV5	3	CATHEDRAL LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	5"	100 GAL	13'-16'	7'-8'
MEDIUM TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL.	CONT.	HEIGHT	SPREAD
	RVB	4	RIVER BIRCH	BETULA NIGRA	3"	65 GAL	10'-12'	5'-7'
SMALL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL.	CONT.	HEIGHT	SPREAD
	CMN	9	GRAPE MYRTLE 'NATCHEZ' (WHITE)	LAGERSTROEMIA X 'NATCHEZ'	3" MULTI-TRUNK	45 GAL.	8'-10'	4'-6'
	DMG	12	MAGNOLIA	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	3" SINGLE TRUNK	65 GAL	12'-14'	5'-7'
	SVH	5	SAVANNAH HOLLY	ILEX X ATTENUATA 'SAVANNAH'	3" SINGLE TRUNK	65 GAL	6'-8'	4'-6'
	YAH	13	YAUPON HOLLY	ILEX VOMITORIA	3" MULTI-TRUNK	45 GAL	6'-8'	4'-6'



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project
BOWIE HOUSE HOTEL
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 FORT WORTH, TX

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name tbd 03.18.2021
 revisions

OWNER/DEVELOPER

EARL FONVILLE
 BOWIE PLACE PROPERTIES, LLC
 15508 WRIGHT BROTHERS
 ADDISON, TX 75001

LANDSCAPE

JANEL MOODY
 550 BAILEY
 FORT WORTH, TX 76107
 817-632-4783
 JMOODY@DUNAWAY.COM

MATTISONS ADDITION TO HI-MOUNT

CASE NO. UFC21-0018

REPLAT # PROVIDED, DATED 1910

title
URBAN FORESTRY PHASE 2

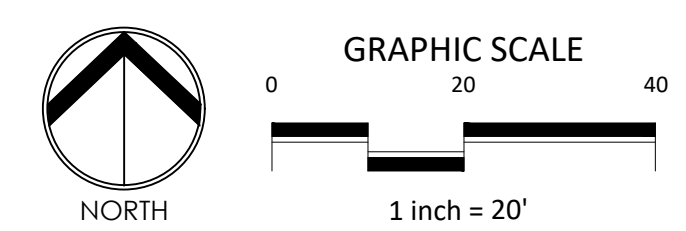
project number 20142.100

date 03.18.2021

sheet

L7.01

REV 2: 3/12/2021



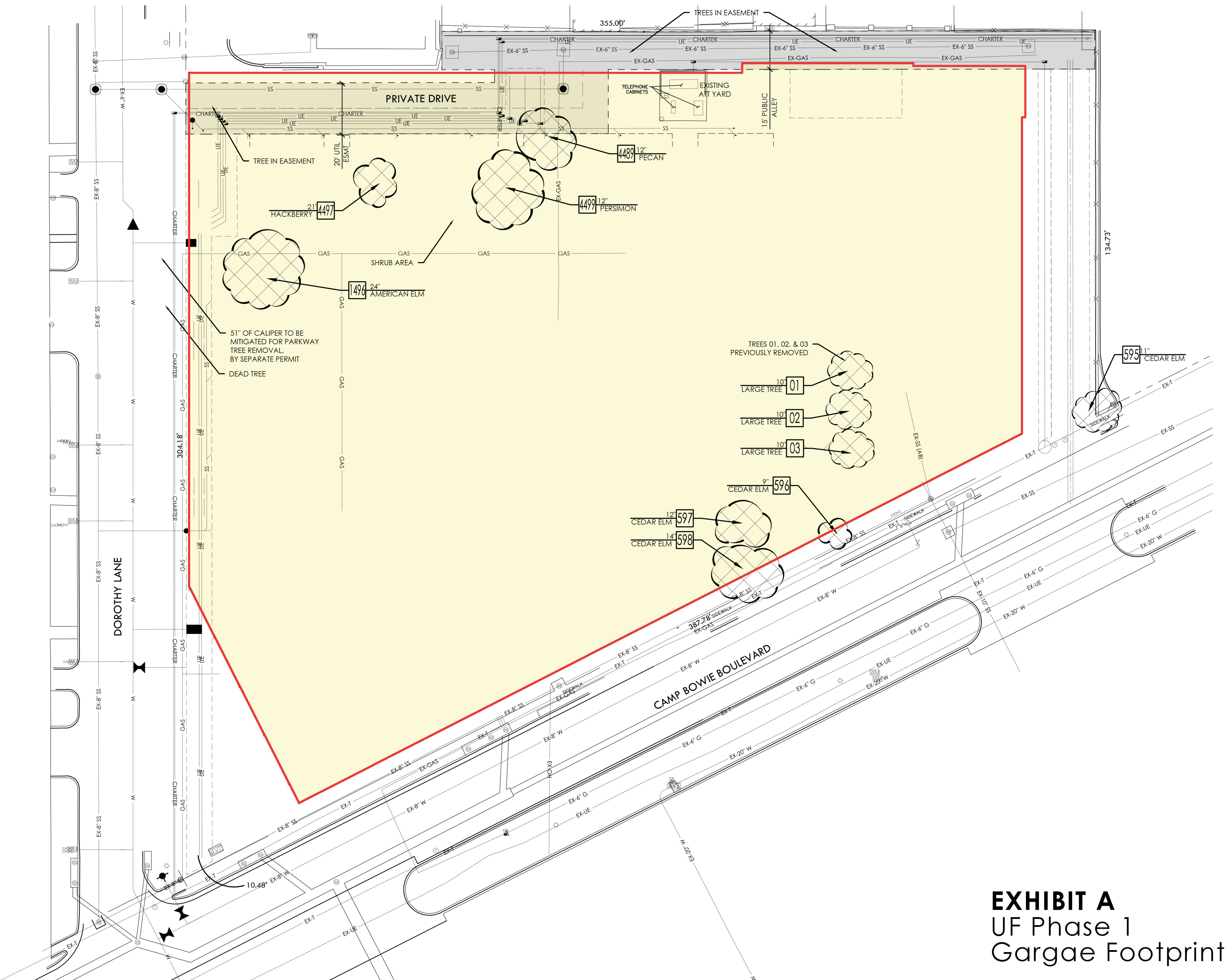


EXHIBIT A
 UF Phase 1
 Gargae Footprint

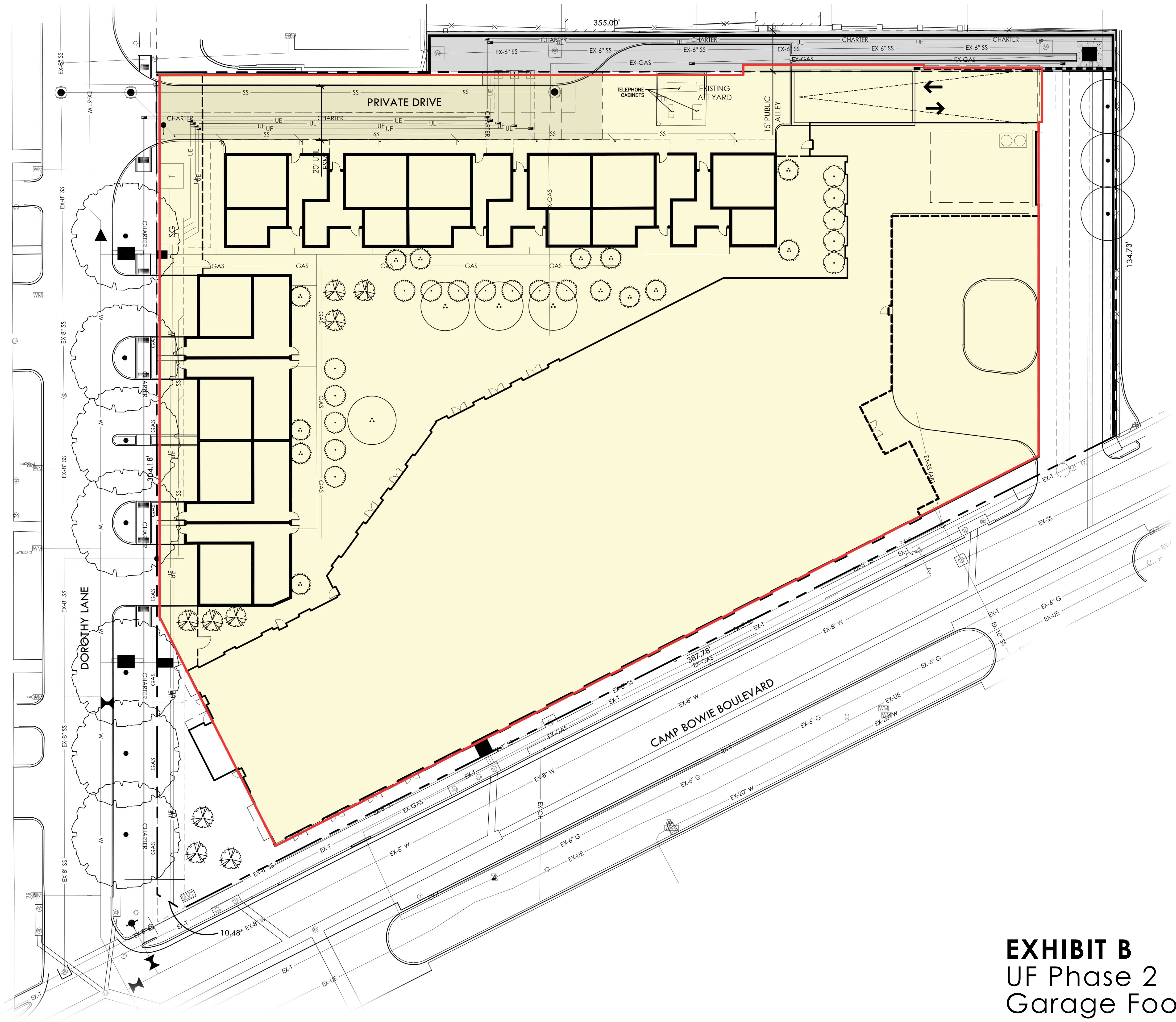


EXHIBIT B
 UF Phase 2
 Garage Footprint



**STAFF REPORT
URBAN DESIGN COMMISSION
Chisholm Trail All Storage**

DATE: 04/16/2021

COUNCIL DISTRICT: 6

GENERAL INFORMATION

REQUEST: Waiver of 25% tree preservation requirement

OWNER: Mark McDowell

AGENT: Thomas Kellogg, RLA

LOCATION: Tarrant County

SITE ACREAGE: 8.165

ZONING / USE(S) PD 1265/ G – Intensive Commercial

WAIVER /APPEAL

The applicant is appealing the decision to deny approval of their Urban Forestry Plan due to failure to meet the tree preservation requirement as outlined in Ordinance 18615. Applicant requests approval from the Urban Design Commission to remove all of existing tree canopy.

CASE HISTORY

The site is an 8.165 acre lot located in south Fort Worth. The site is bordered by Chisholm Trail Parkway to the west, commercially zoned property to the north, residential property to the east and Crowley Middle School to the south.

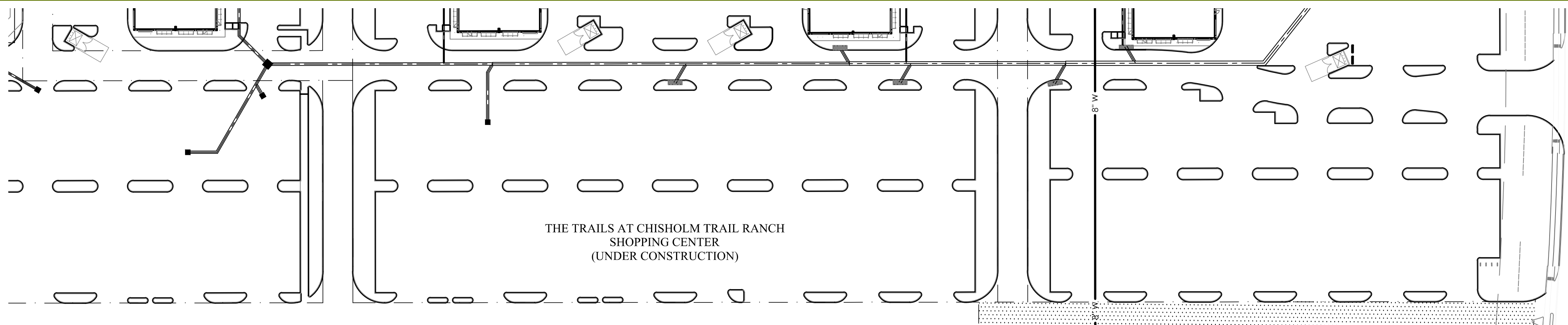
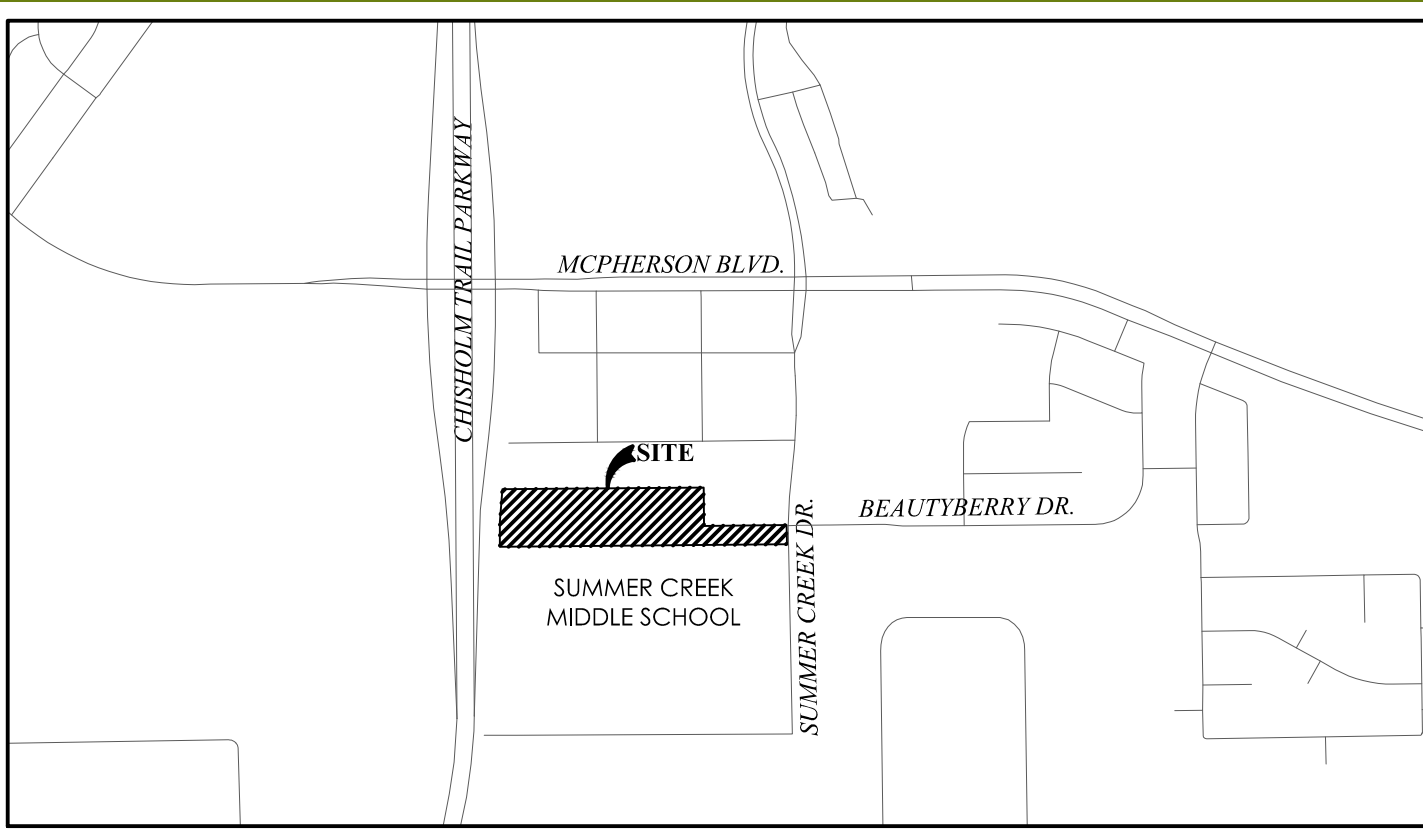
Existing canopy consists largely of hackberry and Bois D'Arcs. Almost all of the existing tree canopy is located within the footprint of the building/boat storage area, or in water easements along the southern boundary of the site. The urban forestry application did not include significant tree data, and staff did not observe any significant trees during the site visit

Proposed development for this site is self-storage units with vehicle storage parking slots. The site has been approved by the City Council and Zoning Commission as a planned development based on "G" (intensive commercial)

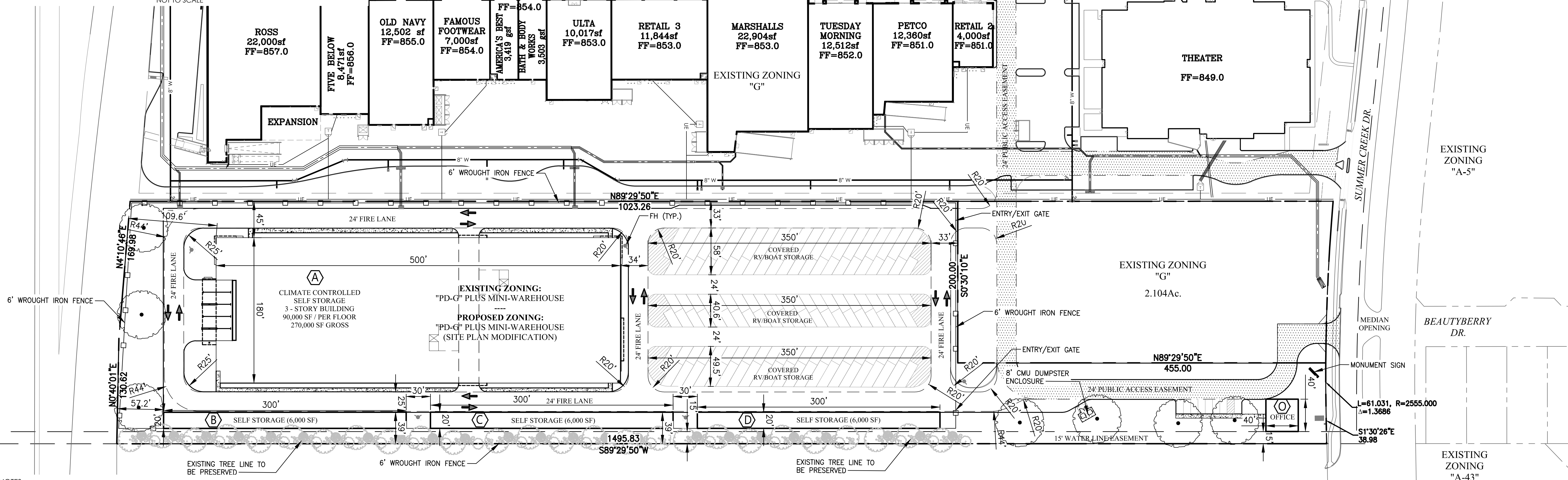
Required preservation for this site is 1,803 sf. The applicant is requesting a waiver of all preservation requirements, and proposing sufficient planting to achieve 30% canopy coverage by planting 50 large canopy trees.

STAFF FINDINGS / RECOMMENDATIONS

An approved Planned Development exists for this site. Based on the density of the approved site plan, surrounding land use, and the size and species composition of existing canopy, staff is not opposed to granting a waiver of the required preservation. However, Staff recommends that plans be revised to increase planting by 5% (an additional 16,000 sf). To achieve an overall site canopy coverage of 35%.



PROJECT LOCATION
NOT TO SCALE

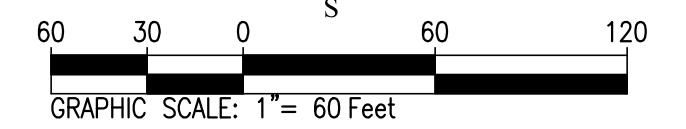
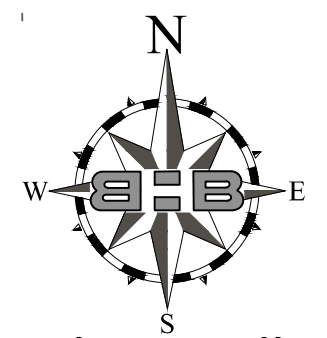


- NOTES**
1. THIS SITE PLAN WILL COMPLY WITH LANDSCAPING REGULATIONS, 6.301.
 2. THIS SITE PLAN WILL COMPLY WITH URBAN FORESTRY, 6.302.
 3. THIS SITE PLAN WILL COMPLY WITH SIGNAGE REGULATIONS, 6.409, FOR ONE DETACHED MONUMENT SIGN - ON SUMMER CREEK DRIVE.
 4. NO SIGNAGE DISPLAYED ALONG CHISHOLM TRAIL PARKWAY.
 5. ANY PARKING LOT LIGHTING WILL BE DIRECTED AWAY AND DOWNWARD OF ANY RESIDENTIAL DISTRICT.
 6. ALL DRIVES AND COVERED RV/BOAT STORAGE AREAS SHALL BE PAVED.

SITE DATA	
EXISTING ZONING	"PD-G" PLUS MINI-WAREHOUSE
PARKING SPACES REQUIRED (4 SPACES PER 1,000 SQ.FT. FOR OFFICE RETAIL ONLY)	7 SPACES
NEW PARKING SPACES PROPOSED	8 SPACES
ACCESSIBLE PARKING (REQ./PROVIDED)	1/1
SITE PLAN MODIFICATION FOR MINI-WAREHOUSE	



EXISTING ZONING "G"



SITE PLAN
8.165 ACRES
CHISHOLM TRAIL RANCH
SELF STORAGE
at
SUMMER CREEK DRIVE
October 5, 2020

OWNER:
FM 2020 LAND, LLC
5701 SEVILLE CT.
PLANO, TX 75093
CONTACT: JESSE MANN
PHONE: 972-839-8600

DEVELOPER:
DUNAWAY ASSOCIATES
550 BAILEY AVE. STE. 4000
FORT WORTH, TX 76107
CONTACT: BARRY HUDSON
PHONE: 817-995-9703

REFERENCE ZONING CASE #: ZC-19-154 (PD-1265)
PD SITE PLAN CASE #: SP-20-026

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

BIB BAIRD, HAMPTON & BROWN
engineering & surveying

6300 Ridgely Place, Suite 700 | Fort Worth, TX 76116
(817) 338-1277 | mail@bhb.com | TBPE Firm #44 | TBPLS Firm #1001190

Site Info & Requirements

- Existing tree canopy – 7,211 ft²
- Required (25%) preservation – 1,803 ft²
- Proposed preservation – 0 sf

- Required canopy coverage – 99,972 ft²
- Proposed planting – 100,000 ft²
- Excess planting – 27 ft²



Application for an appeal hearing before the Urban Design Commission from regulations set forth in The City of Fort Worth Ordinance 18615, being section 6.302 of the Comprehensive Zoning Ordinance of The City of Fort Worth entitled "Urban Forestry"

Applicant/Agent Thomas Kellogg, RLA Baird, Hampton & Brown, Inc.

Mailing Address 3801 William D. Tate Blvd. #500 Phone # 817-251-8550

City Grapevine State TX Zipcode 76051 E-mail/Fax tkellogg@bhbinco.com

Property Owner Mark McDowell

Mailing Address 82 W. Armstrong Dr. Phone # _____

City Mustang State OK Zipcode 73064 E-mail/Fax tracie@regionalmgt.com

Enter specific letters or numerals of the section(s), subsection(s), and/or paragraph(s) of the ordinance that contain the regulations that the waiver/appeal is being requested for.

Zoning Ordinance Chapter 6; Section 6.302.G.4.b Method "A": Preservation of existing canopy regardless of tree species.

Explain specifically how the filed Urban Forestry Plan is not meeting the above referenced regulation(s) and how much of, to what degree, or what percentage of the regulation(s) are being requested to be waived.

The site contains 21 existing trees. All are Hackberries and Bois D' Arcs from 6" to 13" caliper sizes. Due to the layout of proposed improvements (building, parking, and driveways) none of the trees can be saved. 50 new 3" caliper trees will be planted to meet Urban Forestry requirements.

Property Information

Legal Description Lots 15 & 16, Block 3, Chisholm Trail Ranch

Address 10200 Block Summer Creek Dr.

City/State/Zip Ft. Worth, TX

Urban Forestry Permit # _____

Plat - file case #s _____

Building Permit #s Pending

The following parties will be present at the hearing (check all that apply):

- UFC permit applicant
- Applicant's Agent
- Property Owner

Current use of property:

Undeveloped

Proposed use of property:

Self storage

ACKNOWLEDGEMENTS:

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Urban Design Commission at a public hearing. I further certify that I have read and understand the information provided here and in The City of Fort Worth ordinance 18615, concerning the policies and procedures regarding consideration of my request.

I understand in the case of the Urban Design Commission denying my waiver/appeal I may initiate a request to appeal with the District Court.

I also understand in the event of the applicant not present or represented at the public hearing, the Commission shall have the power to postpone, continue or dismiss either at the call of the case or after the hearing, and dismissal shall constitute a denial by the Commission.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the executive secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial of my case by the Commission. I/We respectfully request approval of the proposed variance to the "Urban Forestry" section of the zoning ordinance for property within The City of Fort Worth, as identified in this application.

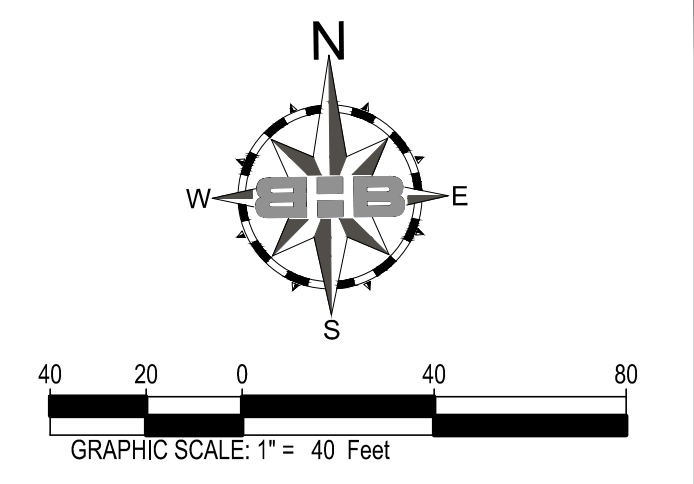
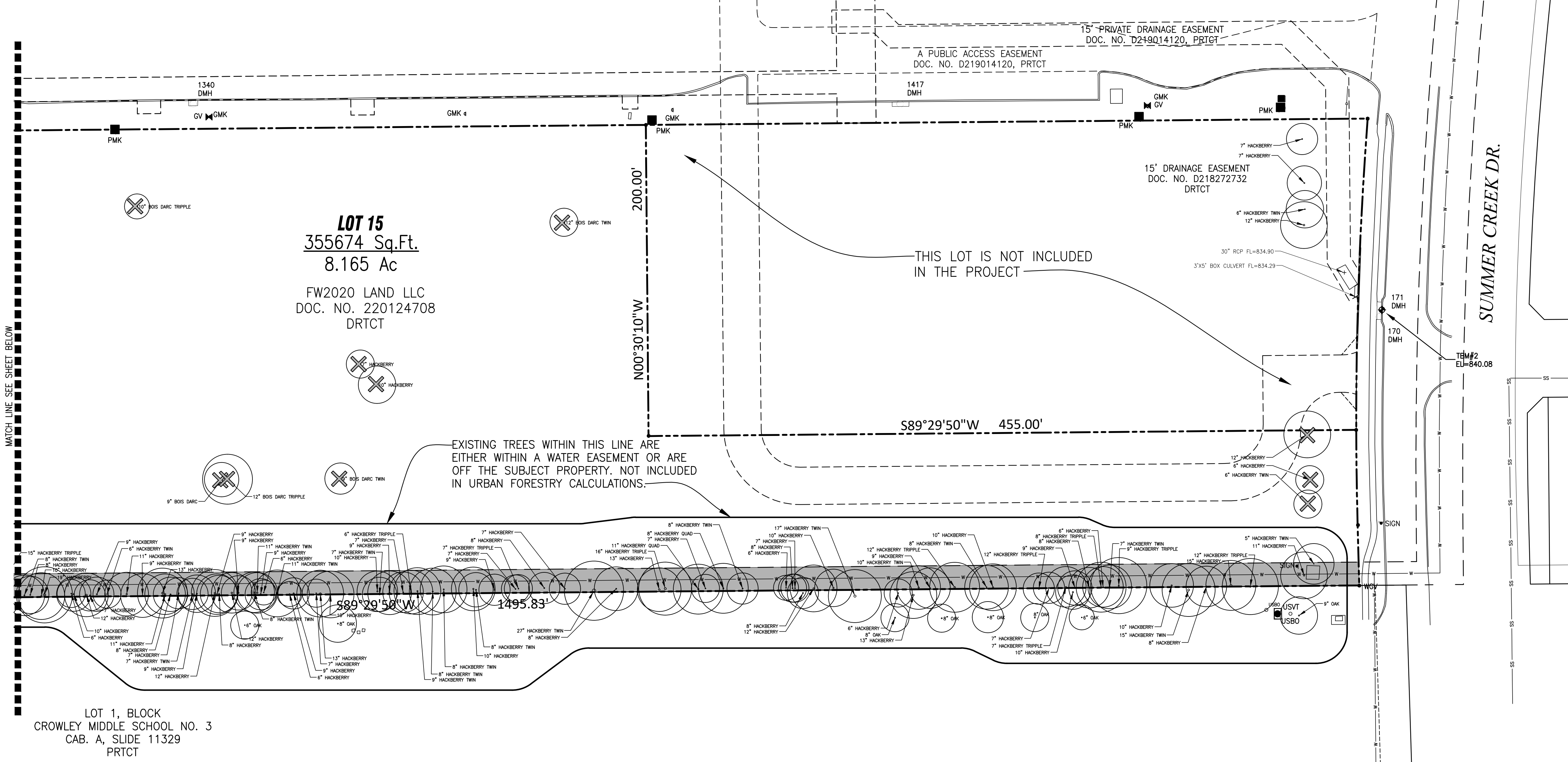
SIGN INSTALLATION AUTHORIZATION

Authorization is hereby granted to The City of Fort Worth, or its agent, to install upon the above described property, a sign or signs in a conspicuous place nearest any public right-of-way. Such sign or signs indicate that a zoning variance is proposed and that further information can be acquired by telephoning the number indicated.

Applicant/Agent Signature  Date 3/23/2021

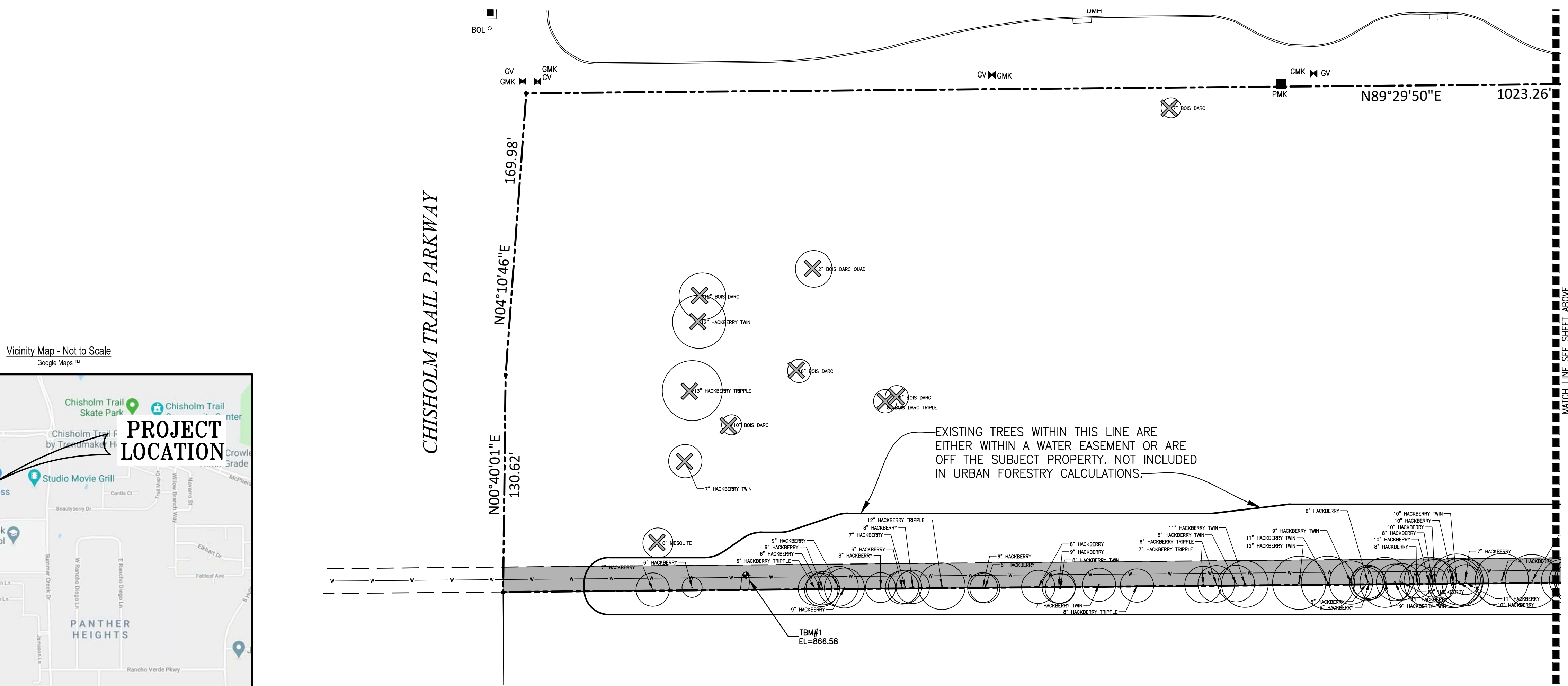
Property Owner Signature _____ Date _____

3/23/2021 9:20AM H:\2020\000\000\175.000 - All Storage\01 CAD\03 Landscape\175 URBAN FORESTRY PART 1.dwg UFP PART 1



B=B
BAIRD, HAMPTON & BROWN
 engineering and surveying
 6300 Riegler Place, Suite 700 Fort Worth, TX 76116
 mail@bhbc.com • 817.338.1277 • bhbc.com
 TBP# Firm #44 - TBP#LS FRM #1001300

ALL STORAGE
CHISHOLM TRAIL ALL STORAGE
 10200 BLOCK SUMMER CREEK DRIVE FORT WORTH, TEXAS



- LEGAL DESCRIPTION:
 LOT 15, BLOCK 3
 CHISHOLM TRAIL RANCH
 LOT SIZE: 355,674 SQ.FT., 8.165 ACRES
- EXISTING TREES TO BE REMOVED
 - DEDUCTIBLE AREAS: PLATTED EASEMENTS

URBAN FORESTRY PART 1

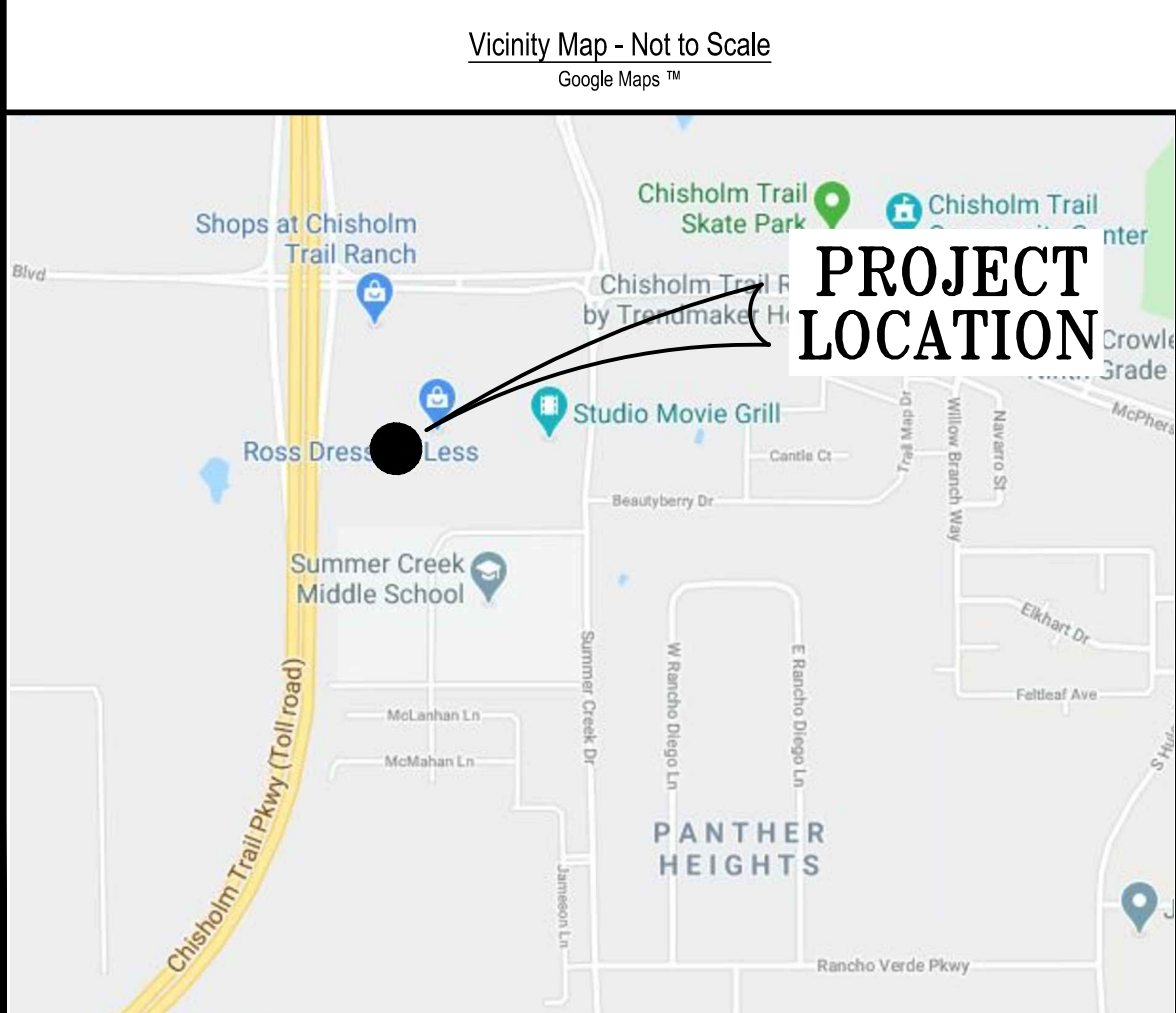
NO.	DESCRIPTION	DATE

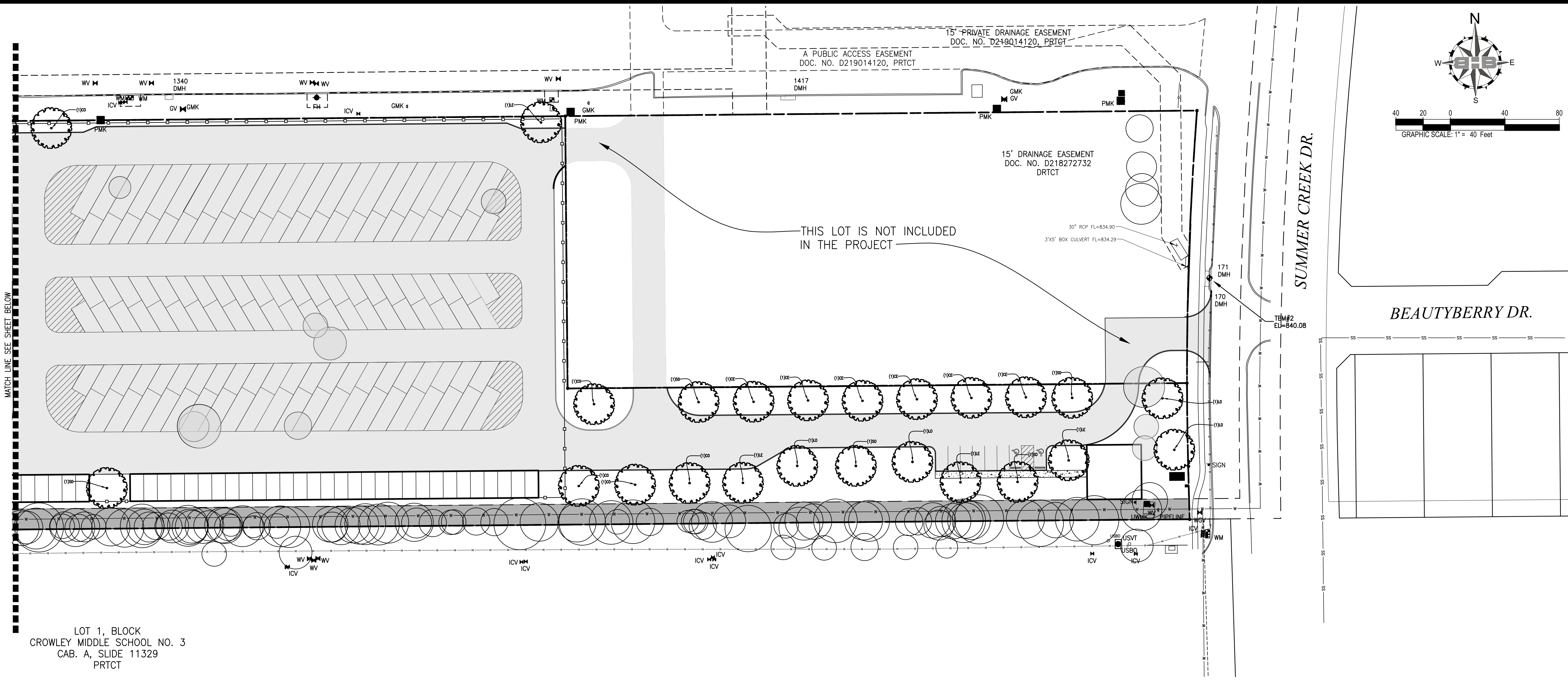
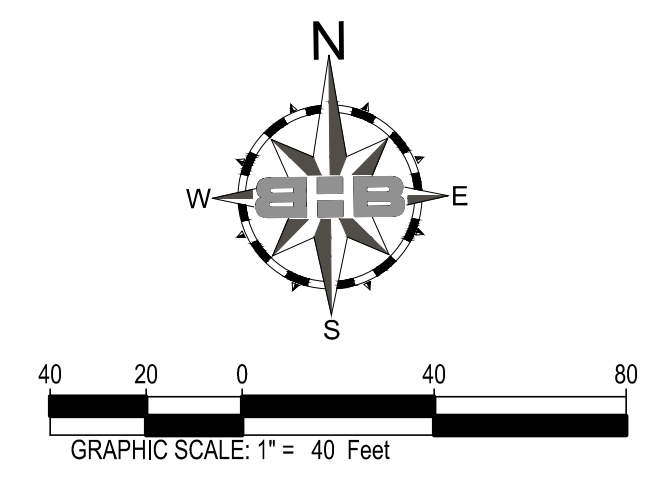


3/23/21

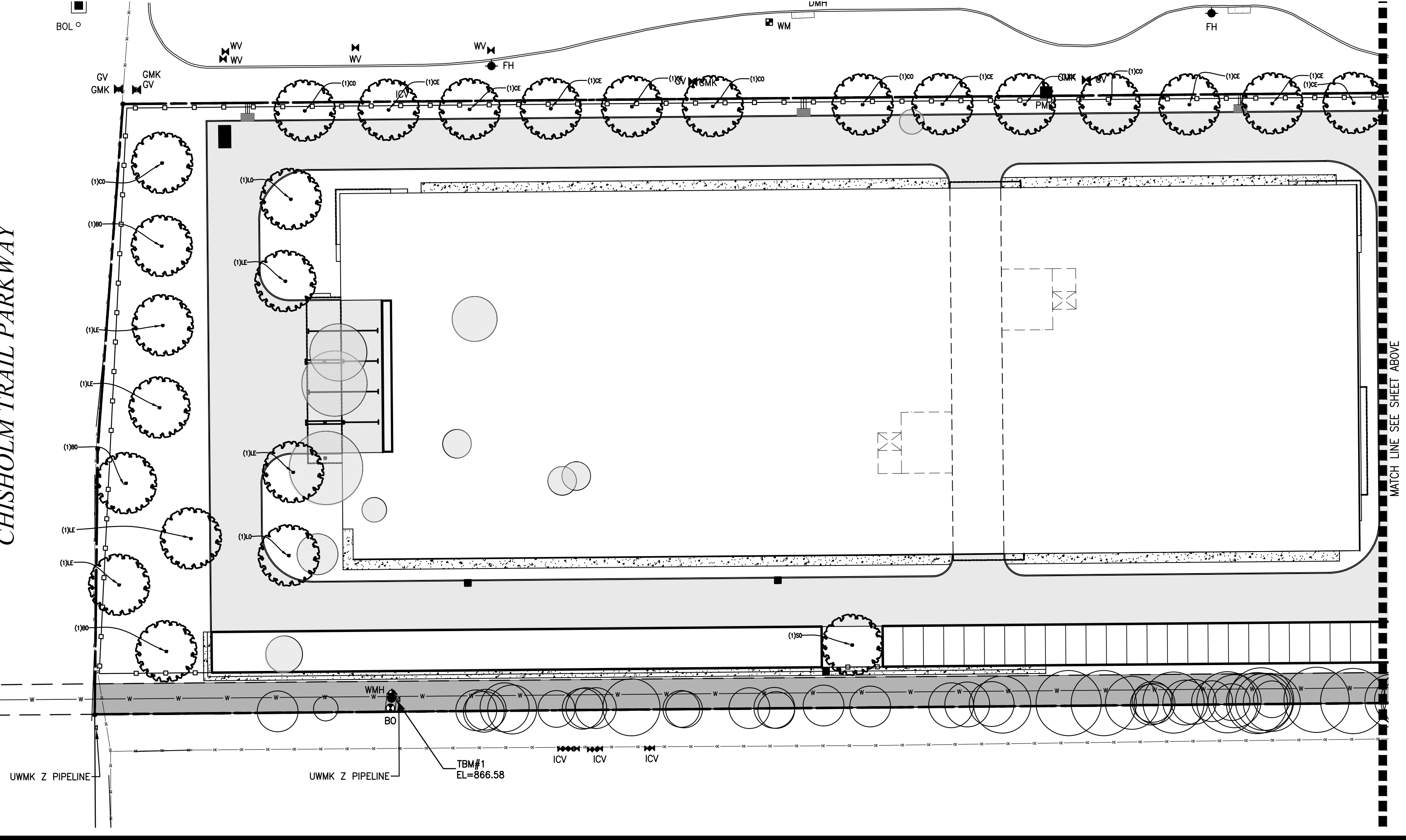
PROJECT NUMBER:	2020.175.000
DATE:	3/23/2021
DESIGN BY:	TK
CHECKED BY:	TK
SHEET	
UF1	

DRAWING ORIGINALLY PREPARED 3-23-2021





LOT 1, BLOCK
 CROWLEY MIDDLE SCHOOL NO. 3
 CAB. A, SLIDE 11329
 PRCT



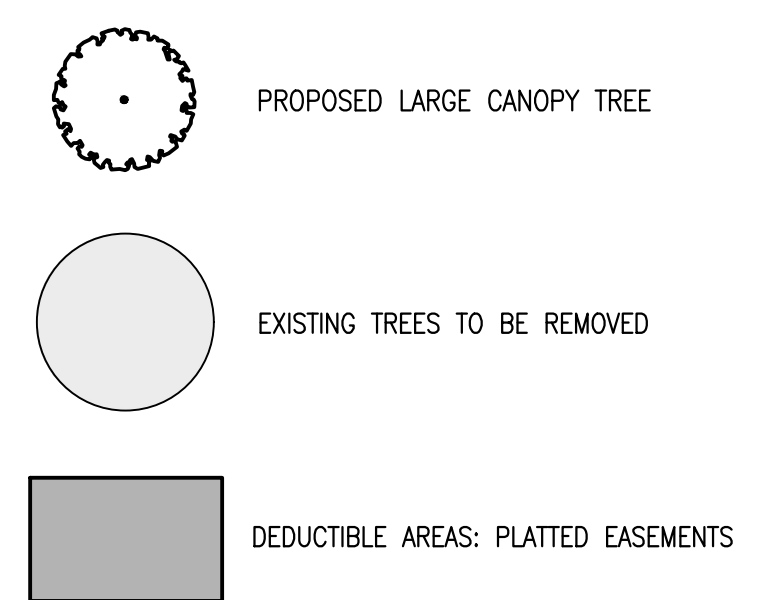
URBAN FORESTRY CALCULATIONS

	Sq. Ft.	Acres
Net Urban Forestry Area		
Gross Area of Property	355,674	8.17
Regulated utility easements and other deductible areas	22,430	0.51
Net urban forestry area	333,244	7.65
Required Tree Canopy Area		
Net urban forestry area	333,244	7.65
Minimum canopy coverage requirement: 30%	99,973	2.30
Additional 5% if using preservation method B (protected trees)	N/A	N/A
Total required canopy coverage for site	99,973	2.30
Preservation/Retention of Existing Canopy		
Existing tree canopy area	7,211	0.17
Preservation requirement: 25%	1,803	0.04
Additional 5% if using preservation method B (protected trees)	N/A	N/A
Total preservation requirement	1,803	0.04
Area of existing canopy preserved	0	0.00
New Tree Planting		
Required total canopy coverage for site	99,973	2.30
Existing canopy to be saved	0	0.00
Large canopy trees @ 2000 sf per tree	50	100,000
Medium canopy trees @ 700 sf per tree	0	0
Small canopy trees @ 100 sf per tree	0	0
Total canopy coverage provided	100,000	2.30
Excess overall canopy	27	0.001
Parking Canopy Area		
Area of parking and drives	154,468	3.55
Required canopy coverage of parking and drives (area x 40%)	61,787	1.42
Area of canopy coverage being provided for parking and drives	94,000	2.16
Excess parking and drives canopy	32,213	0.74

LARGE CANOPY TREES

3	BO	Bur Oak
15	CE	Cedar Elm
10	LE	Allee Lacebark Elm
6	SO	Shumard Oak
6	LO	Live Oak
10	CO	Chinquapin Oak

ALL TREES WILL BE 3" CALIPER MINIMUM AT TIME OF PLANTING.





**STAFF REPORT
URBAN DESIGN COMMISSION
STONEMONT HARMON INDUSTRIAL**

DATE: 04/15/2021 **COUNCIL DISTRICT:** 7

GENERAL INFORMATION

REQUEST: Waiver of tree preservation requirement

OWNER/APPLICANT: Stonemont Financial

AGENT: Kimley-Horn

LOCATION: Harmon Road north of Golden Triangle Blvd

SITE ACREAGE: 29.24

ZONING / USE(S): J – Medium Industrial

WAIVER /APPEAL

The applicant is appealing the decision to deny approval of their revised Urban Forestry Plan due to failure to meet the tree preservation requirements as outlined in Section 6.302 G.4 and 6.320 E.6. Applicant requests approval from the Urban Design Commission to preserve only 5.7% of existing canopy.

CASE HISTORY

The subject property is in north Fort Worth, located just north of the intersection of Harmon Road and Golden Triangle Blvd. It is bordered by other industrial property to the west, south, and east, and undeveloped property to the north. There is a 160 foot overhead electric easement that cuts across the northwest corner of the site.

This property was recently annexed by Fort Worth, and was zoned “J”, medium industrial, at the time of annexation. Surrounding property to the north, south, and west is in the ETJ.

Existing canopy consists largely of hackberry, elm, and mesquite. Additionally, several redcedars are scattered across the property. There are two large ponds located along the path of a drainage channel that crosses the property, with associated low-lying areas throughout much of the property. Applicant identified three significant trees, trees that are 27” or larger in diameter. All three are located at or near the eastern pond and are in poor condition.

Existing tree canopy is 178,444 sf (15% canopy cover). Required preservation is 44,611 sf. Applicant is requesting to preserve only 10,175 sf (5.7%).

Plans indicate two buildings, 267,280 sf and 218,400 sf. The east building and associated parking will be set back 140 feet from the Harmon Road, with the frontage serving as green space for tree planting and surface drainage. The proposed plan exceeds base urban forestry requirements by 59,556 sf (5%). However, this calculation does not take into account any additional trees that may be required for overparking.

STAFF FINDINGS / RECOMMENDATIONS

Industrial sites require large contiguous areas to accommodate industrial buildings and truck parking and maneuvering. Waiver requests are often submitted when the majority of existing trees are located within proposed building/parking footprint. However, the intent of the waiver process is not to increase the developable area of a site.

Development of this site will require a considerable amount of fill, which will preclude tree preservation on much of the site. Applicant has provided considerable green space to mitigate for the loss of existing trees. The proposed plan exceeds base urban forestry canopy coverage requirements by 5%, although final calculations may be slightly less if the site is overparked.

Due to topography, size and species of much of the existing canopy, and the excess in proposed canopy coverage, staff is not opposed to granting a reduction in required preservation in accordance with proposed development.

Site Info & Requirements

- Existing tree canopy – 178,444 ft²
- Required (25%) preservation – 44,611 ft²
- Proposed preservation – 10,175 sf (5.7%)

- Required canopy coverage – 236,619 ft²
- Proposed canopy coverage – 296,175 ft²
(25%)
- Excess coverage – 59,556 ft² (5%)



Application for an appeal hearing before the Urban Design Commission from regulations set forth in The City of Fort Worth Ordinance 18615, being section 6.302 of the Comprehensive Zoning Ordinance of The City of Fort Worth entitled "Urban Forestry"

Applicant/Agent Laura Presley, Kimley-Horn

Mailing Address 801 Cherry St., Suite 1300 Phone # 817-349-6821

City Fort Worth State TX Zipcode 76102 E-mail/Fax laura.presley@kimley-horn.com

Property Owner Josh Wheeler, Stonemont Financial

Mailing Address 3280 Peachtree Rd., Suite 2770 Phone # 404-846-3200

City Atlanta State GA Zipcode 30305 E-mail/Fax josh.wheeler@stonemontfinancial.com

Enter specific letters or numerals of the section(s), subsection(s), and/or paragraph(s) of the ordinance that contain the regulations that the waiver/appeal is being requested for.
Chapter 6 Development Standards, 6.302 Urban Forestry, 6. Urban Forestry
Plan/Permits, 4. General Preservation Methods of Tree Canopy

Explain specifically how the filed Urban Forestry Plan is not meeting the above referenced regulation(s) and how much of, to what degree, or what percentage of the regulation(s) are being requested to be waived.

The Urban Forestry Plan does not meet the 25% existing canopy preservation
requirements for the site. We are preserving 5.7% of the existing canopy. We are
providing an additional 5% of proposed canopy as well as approximately 286,000
square feet of green space on site.

Property Information

Legal Description 29.2358 Acre Tract within the Josiah Walker Survey, Abstract No. 1603

Address _____

City/State/Zip Fort Worth, TX 76106

Urban Forestry Permit # _____

Plat - file case #s _____

Building Permit #s _____

The following parties will be present at the hearing (check all that apply):

- UFC permit applicant
- Applicant's Agent
- Property Owner

Current use of property:

Vacant

Proposed use of property:

Industrial

ACKNOWLEDGEMENTS:

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Urban Design Commission at a public hearing. I further certify that I have read and understand the information provided here and in The City of Fort Worth ordinance 18615, concerning the policies and procedures regarding consideration of my request.

I understand in the case of the Urban Design Commission denying my waiver/appeal I may initiate a request to appeal with the District Court.

I also understand in the event of the applicant not present or represented at the public hearing, the Commission shall have the power to postpone, continue or dismiss either at the call of the case or after the hearing, and dismissal shall constitute a denial by the Commission.

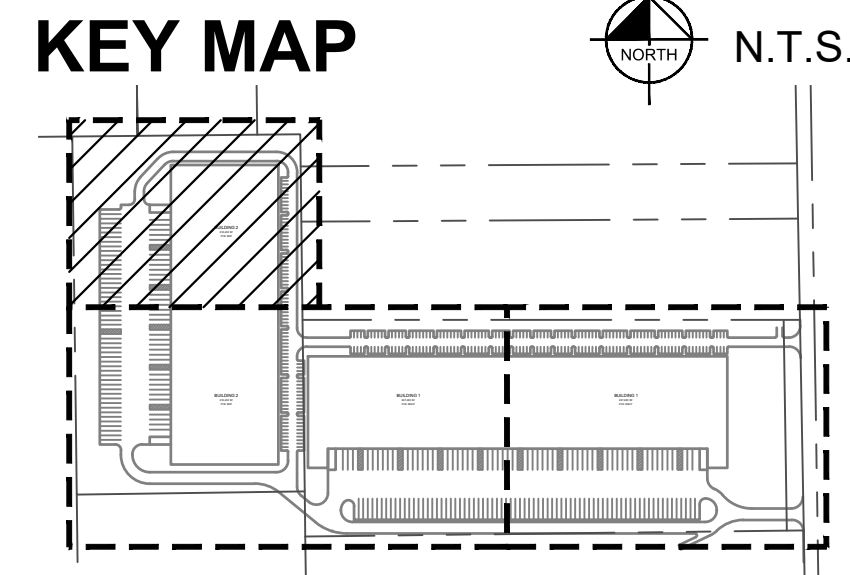
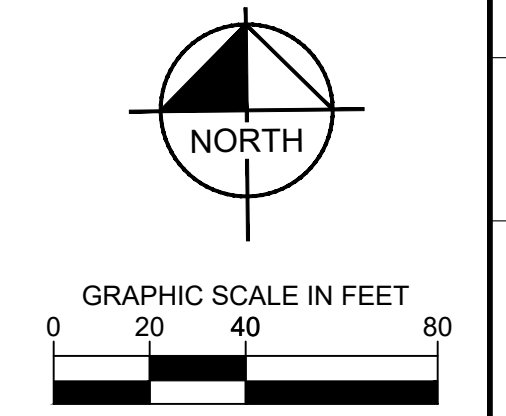
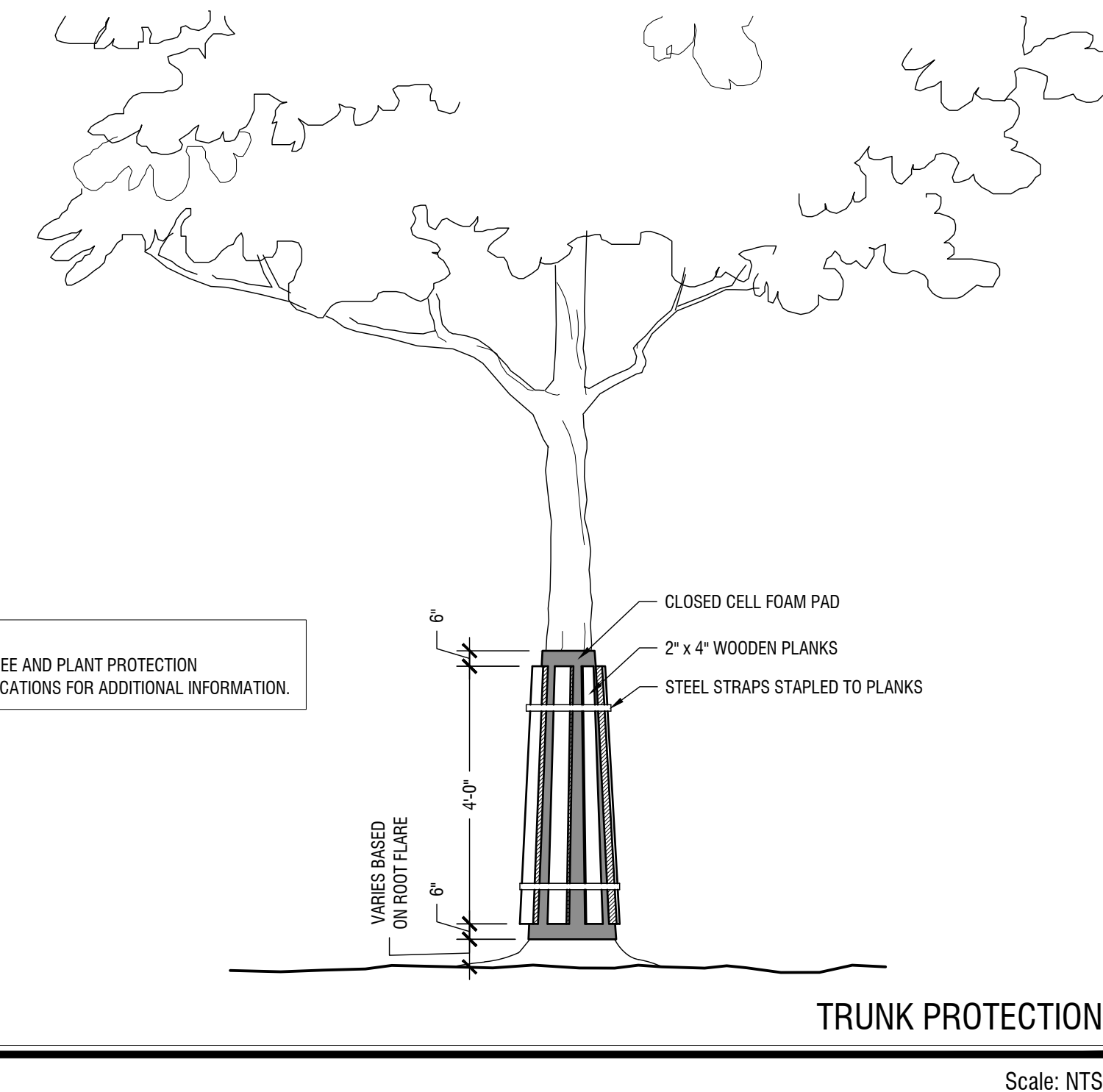
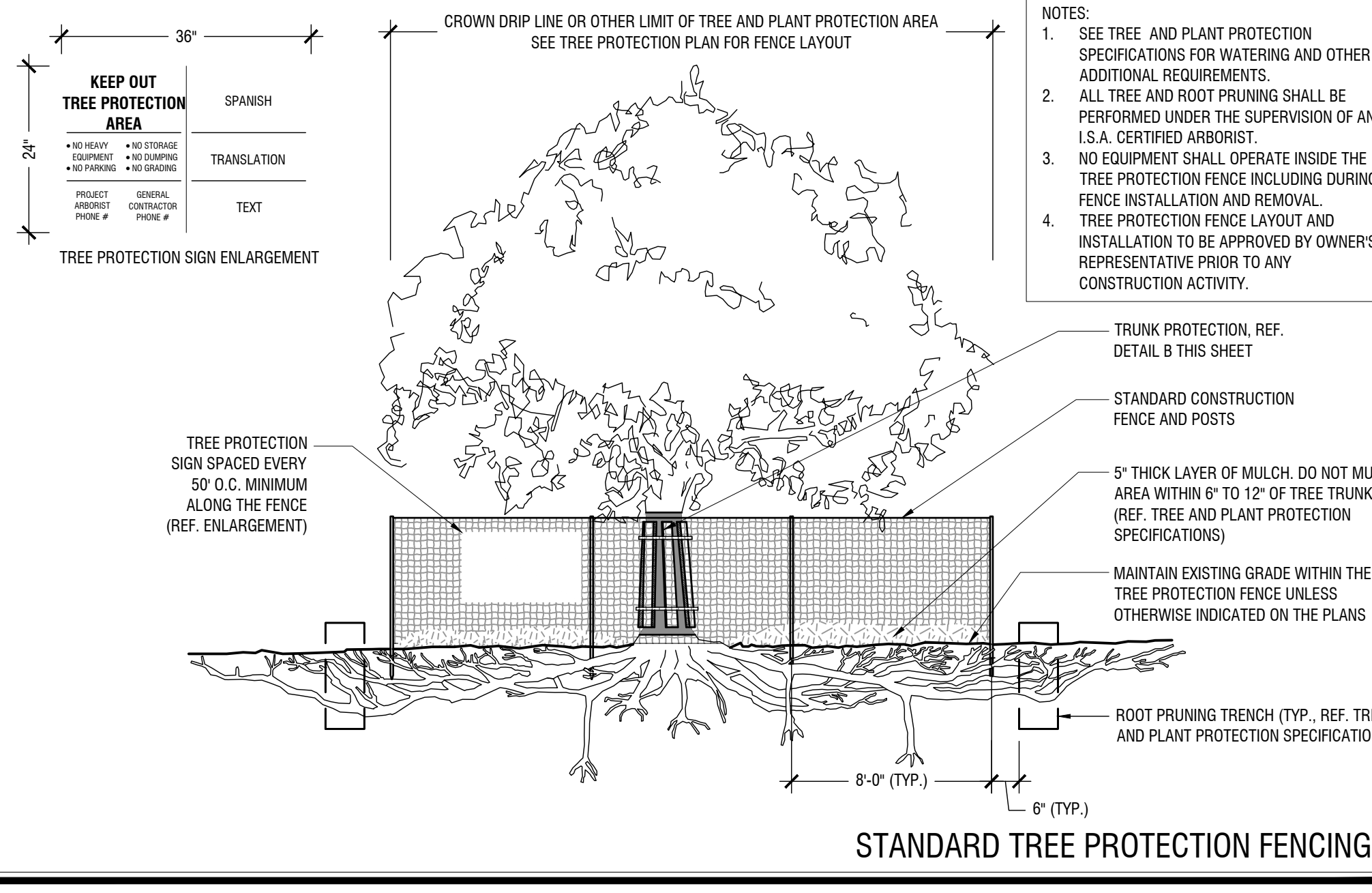
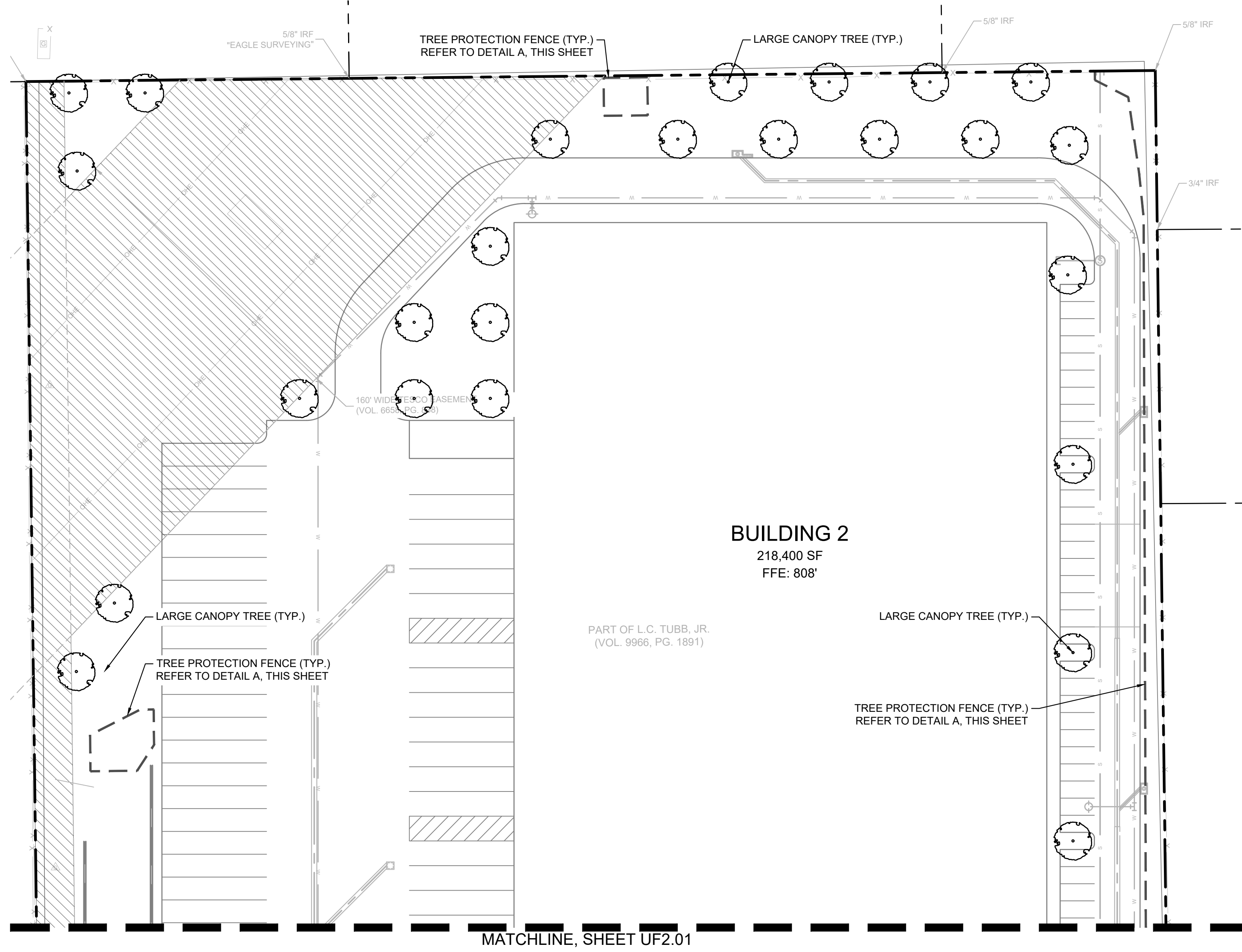
I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the executive secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial of my case by the Commission. I/We respectfully request approval of the proposed variance to the "Urban Forestry" section of the zoning ordinance for property within The City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authorization is hereby granted to The City of Fort Worth, or its agent, to install upon the above described property, a sign or signs in a conspicuous place nearest any public right-of-way. Such sign or signs indicate that a zoning variance is proposed and that further information can be acquired by telephoning the number indicated.

Applicant/Agent Signature Laura Presley Date 3/25/21

Property Owner Signature [Signature] Date 3/24/21



CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

811
Know what's below. Call before you dig.

CONCEPT PLANT SCHEDULE

LARGE CANOPY TREES	143
American Elm	
Bur Oak	
Cedar Elm	
Chinquapin Oak	
Lacebark Elm	
Live Oak	
Pecan	
Shumard Oak	

OWNER/DEVELOPER:
STONEMONT FINANCIAL GROUP
3280 PEACH TREE ROAD, SUITE 2770
ATLANT, GA 30305
404-846-3200
CONTACT: JOSH WHEELER

PREPARED BY:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
817-349-8821
CONTACT: LAURA PRESLEY

LEGEND	
SYMBOL	DESCRIPTION
	EASEMENTS (NOT INCLUDED IN NET URBAN FORESTRY AREA)
	TREE PROTECTION FENCE (TYP.) REFER TO DETAIL A, SHEET UF.1.02

URBAN FORESTRY PHASE II PLAN	
UFC21-XXXX	
12.6877 ACRE TRACT & 16.5481 ACRE TRACT WITHIN THE JOSIAH WALKER SURVEY, ABSTRACT NO. 1603	
1,273,511 SF / 29.24 AC	
SUBMITTED: MARCH 2021	

NO.	REVISIONS	DATE	BY

Kimley-Horn
801 CHERRY ST. UNIT 11, STE 1300, FORT WORTH, TX 76102
PHONE 817-335-8511
TEXAS REGISTERED ENGINEERING FIRM F-528

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn
KATHERINE A. ULTECHT
P.L.A. No. 3318 Date: MARCH 2021

PROJECT No.:	061311900
DATE:	MARCH 2021
SCALE:	AS SHOWN
DESIGNED BY:	LKP
DRAWN BY:	LKP
CHECKED BY:	KAU

**STONEMONT
HARMON**
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

**URBAN FORESTRY PLAN
PHASE II**

SHEET NUMBER
UF2.02

MATCHLINE, SHEET UDC1.03



CONCEPT PLANT SCHEDULE

	LARGE CANOPY TREES AMERICAN ELM BUR OAK CEDAR ELM CHINQUAPIN OAK LACEBARK ELM LIVE OAK PECAN SHUMARD OAK
	TEXAS NATIVE & ADAPTIVE SHRUBS BARBERRY COLOR GUARD YUCCA COMPACT TEXAS SAGE DWARF BOTTLEBRUSH DWARF FOUNTAIN GRASS GULF COAST MUHLY KALEIDOSCOPE ABELIA LEMON LIME NANDINA MAINDEN GRASS MEXICAN FEATHER GRASS ORANGE ROCKET BARBERRY RED YUCCA
	SOD & SEED BERMUDA
	PRESERVED CANOPY

	Calculation	Square Feet	Acres	
Net Urban Forestry Area (phase 1 and 2)				
A	Gross area of property (or artificial lot)	1,273,511	29.24	
B	Regulated utility easements and other deductible areas	90,418	2.08	
C	Net Urban Forestry Area	(A-B)	1,183,093	27.16
Required Tree Canopy Area (phase 2)				
D	Minimum Canopy Coverage Requirement: Industrial (20%)	(C x 20%)	236,619	5.43
E	Additional 5% if using preservation method B ("protected trees")	(C x 0.05)	59,155	1.36
F	Total required canopy coverage for site	(D+E+ff+gg)	295,773	6.79
Preservation/Retention of Existing Canopy (phase 1 and 2)				
G	Existing tree canopy area		178,444	4.10
H	If seeking approval for phase 1 only, then preserve a minimum of 50% canopy and stop after completing line M.	(G x 0.5)	0	0.00
I	Preservation requirement (25%)	(G x 0.25)	44,611	1.02
J	Additional 5% if using preservation method B ("protected trees")	(G x 0.05)	0	0.00
K	Additional preservation option for mitigation of significant tree removal (only if removing significant trees - see pg 3)	(ff)	0	0.00
L	Total preservation requirement	((H or I) + J + K)	44,611	1.02
M	Area of existing canopy preserved		10,175	0.23
N	Total preservation credit toward planting	(M + dd)	10,175	0.23
New Tree Planting (phase 2)				
O	Required new planting coverage	(F - M - dd)	285,598	6.56
P	143 large canopy trees @ 2000 sq ft per tree	(Qty x 2000)	286,000	6.57
Q	0 medium canopy trees @ 700 sq ft per tree	(Qty x 700)	0	0.00
R	0 small canopy trees @ 100 sq ft per tree	(Qty x 100)	0	0.00
S	Total Planting	(P + Q + R)	286,000	6.57
Parking Areas: 1 or 2 family residential are exempt (phase 2)				
T	Area of parking		77,374	1.78
U	Required canopy coverage of parking areas (40%)	(T x 0.40)	30,950	0.71
V	Area of canopy coverage being provided for parking		70,000	1.61
W	Excess/deficient parking canopy	(V - U)	39,050	0.90
Fulfillment of Requirements (phase 2)				
X	Total required canopy coverage for site	(F)	295,773	6.79
Y	Provided canopy coverage	(M + S + dd)	296,175	6.80
Z	Excess/deficient overall canopy	(Y - X)	402	0.01



CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Kimley»Horn
801 CHERRY ST. UNIT 11, STE 1300, FORT WORTH, TX 76102
PHONE 817-335-8511
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn
L.L.A. KATHERINE A. UTECHT
L.A. No. 3318 Date: MARCH 2021

PROJECT No.: 061311900
DATE: MARCH 2021
SCALE: AS SHOWN
DESIGNED BY: LKP
DRAWN BY: LKP
CHECKED BY: KAU

STONEMONT HARMON
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

URBAN DESIGN COMMISSION EXHIBIT URBAN FORESTRY PHASE II

SHEET NUMBER
UDC-1.02

DATE: _____
REVISIONS: _____
BY: _____

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**STAFF REPORT
URBAN DESIGN COMMISSION
CITY OF FORT WORTH, TEXAS**

DATE: April 15, 2021

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Certificate of Appropriateness
APPLICANT/AGENT	KinoD, LLC/Louis Clark
LOCATION	Alley located on the west side of the 400 blk. of Crawford Street
ZONING	NS-T5

ANALYSIS OF PROPOSED WORK

CERTIFICATE OF APPROPRIATENESS

The applicant requests a recommendation for approval to vacate an alley.

APPLICABLE NEAR SOUTHSIDE DISTRICT ADMINISTRATION SECTION

VARIANCES TO ZONING AND SUBDIVISION ORDINANCES' PROPERTY DEVELOPMENT STANDARDS – The UDC is authorized to approve appropriate exceptions to the vast majority of the NS Standards and Guidelines, provided a project complies with applicable development principles. The UDC may allow additional flexibility for projects of exceptional civic or environmental design. Any waiver of basic property development standards related to building heights or setbacks, however, requires a variance approved by the Board of Adjustment. Similarly, vacations of public rights-of-way and any waivers of subdivision requirements require approval by the City Plan Commission. **Variations, vacations, and subdivision waivers should be recommended for approval by the UDC.** The UDC is authorized to approve exceptions to roadside design standards.

FINDINGS/RECOMMENDATIONS

The applicant is requesting to construct a five (5) story, 47 unit multifamily building with one story of parking. The first floor, comprised of 40 parking spaces, also has two ground floor units with street level entries. Surrounding properties contain a mix of office, restaurant or retail, and residential. Additionally, the north end of the building abuts a new public space, The Skinny. This public space was developed in coordination with the multifamily project just east of the current site under discussion.

The Near Southside Standards direct the UDC to study the impact of the proposed vacation on the circulation network within a multi-modal context. In the Near Southside standards, the timeline related to processing vacation requests mentions that the UDC should make a recommendation. Typically, the UDC would make their recommendation prior to the City Plan Commission (CPC) review, but the sequencing is not specified. Unfortunately, UDC action will occur following the CPC meeting on April 14, 2021. The compression of this schedule will facilitate an expedited vacation process to conclude prior to July, when there are no scheduled City Council meetings. The Council must approve the alley vacation in order to record the ordinance information on the final plat.

This particular alley is only eight (8) feet in width and is located midblock. The block length is approximately 250 feet, and if the alley were constructed, the blocks would be 96 feet in length and 145 feet in length. However, 250 feet is an acceptable block length that does not inhibit pedestrian activity. For reference, the typical blocks in the core of downtown are about 200 feet in length.

Summary

Section 3.D.4 of the Near Southside Development Standards and Guidelines provides guidance for code modifications and waiver request. Any code modification or waiver should be consistent with applicable development principles. The proposed project is consistent with the following principles:

1. Promote a pedestrian-oriented urban form.

In contrast to conventional zoning standards that place primary emphasis on the regulation of land uses, the Near Southside development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the district's historic urban character. The focus on form promotes buildings that conform to tested urban design principles, and that adapt to changing conditions over time.

2. Require excellence in the design of the public realm (building on Fort Worth's history of civic art) and of buildings that front public spaces.

The most successful and memorable urban environments are those in which walking down the street is appealing. Streets, plazas, parks, and other public spaces should be comfortable and inviting, and buildings fronting those spaces should be active and visually interesting at the pedestrian level.

3. Promote the preservation and creation of distinctive neighborhoods that provide diverse urban housing options.

The vision for the Near Southside places high priority on the creation of mixed-use, mixed-income neighborhoods that include townhouses, apartments, condominiums, and supporting neighborhood-scale businesses. Providing a large number of units and options for various household types and income levels is critical to the district's success.

4. Encourage creativity, architectural diversity, and exceptional design.

The Near Southside Development Standards and Guidelines promote high quality design, and the development review process promotes flexibility. Standards and guidelines, as well as the development review process, are intended to support creativity and exceptional design while discouraging uniformity.

Given the foregoing, Staff therefore recommends the following motion:

That the UDC recommends vacation of the alley.

**STAFF REPORT
URBAN DESIGN COMMISSION
CITY OF FORT WORTH, TEXAS**

DATE: April 15, 2021

COUNCIL DISTRICT: 3

GENERAL INFORMATION

REQUEST	Certificate of Appropriateness
APPLICANT/AGENT	Norm Kotoch
LOCATION	7812 Camp Bowie West Blvd
ZONING	CB-IA (Industrial Arts)

ANALYSIS OF PROPOSED WORK

CERTIFICATE OF APPROPRIATENESS

The applicant requests a certificate of appropriateness for construction of a self-storage facility with waivers from various architectural standards.

FINDINGS/RECOMMENDATIONS

The applicant proposes expansion of an existing self-storage facility located at the intersection of Curtis Avenue and Camp Bowie West Boulevard. Outside of the Ridglea Village area, this is the first new construction proposed along the corridor since the adoption in 2010. When the code was adopted, a Public Improvement District (PID) extended from University Drive (in the Cultural District) out west to I-820. Since that time, property owners in the western portion of the corridor elected to remove those properties from the PID. The grassroots organization Camp Bowie District, Inc. has modified their area of focus to reflect the current boundaries of the PID; however, the modification of the PID did not include a change to the underlying zoning categories. Use of an enhanced zoning district without a complimentary non-profit organization is unusual within the rest of the City of Fort Worth, as our model is based on a cooperative public/private model.

Two potential proposals exist for expansion of the existing business. One proposal would turn this parking area into a gated lot for secured parking. The other proposal would involve construction of a u-shaped building with inward facing rollup doors for individual storage unit access. The proposed building meets setbacks, build-to-zone, building frontage requirements, in addition to parking requirements. Additionally, the applicant proposes an attractive, open design fence with enhanced landscaping around the street edges. This is in addition to the street trees that are required. The proposed design also removes an existing driveway on Camp Bowie, to be replaced with landscaping. The applicant seeks waivers from other architectural requirements, including fenestration (door and window openings) and a pedestrian entrance requirement.

Fenestration Requirement

Doors and windows are required every 50 feet along Boulevard frontage in this sub-district. The length of blank wall proposed is 80 feet, exceeding the allowed blank wall area by 30 feet. This architectural

requirement reinforces traditional building elements and helps break up long expanses of blank walls. An additional architectural requirement along Camp Bowie requires at least 15% of the façade to be comprised of door or window openings. This architectural requirement would easily be met if the storage units were outwardly facing. However, given the necessary secured access and layout of the property, including rollup doors facing Camp Bowie Boulevard is a less desirable design. The inward orientation of the units will provide needed security and screening from the street.

Pedestrian Entrance Requirement

The Camp Bowie Revitalization Code requires a pedestrian entrance into all buildings along the Boulevard. This requirement aligns with the intent to enhance pedestrian orientation along Camp Bowie. While a logical requirement for all destinations that experience multi-modal traffic, the requirement at a self-storage facility usually accessed by people in personal vehicles makes less sense. This arrangement of small rental units is a contrast to a retail or office related facility where many users access the same space.

Overall, the applicant is proposing to construct a commercial facility in an area that has not seen significant investment in at least a decade. The proposed storage facility will stand in contrast to the other mini-warehouses in the area, featuring attractive landscaping and fencing. The removal of the driveways along Camp Bowie will also improve the pedestrian orientation of this block. This proposed development of the site provides an improvement over the alternative proposal of a secured parking lot.

Staff recommends the following motion:

- 1. That the Certificate of Appropriateness request be approved with the stipulation that the project meet all required landscaping and signage requirements.**

Supplemental Information

Site Location



Proposed Site Plan



Proposed Building Type – Doors would be inward facing and not visible from street



Proposed Screening and Additional Landscaping

