



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 2, 2016

**Council District** ALL

<p><b>Zoning Commission Recommendation:</b> Approval by a vote of 8-0 as amended to accept the recommendations of the UDC, and to clarify measuring distance from historic buildings, sidewalk brick paving, and public western art.</p> <p><b>Opposition:</b> Murrin, Cowtown Coliseum, Mitchell Planning rep,</p> <p><b>Support:</b> Wells Fargo rep, Hunter</p>	Continued	Yes ___ No <u>X</u>
	Case Manager	<u>Jocelyn Murphy</u>
	Surplus	Yes ___ No <u>X</u>
	Council Initiated	Yes ___ No <u>X</u>

**Owner / Applicant:** City of Fort Worth Planning and Development Department

**Proposed Change:**An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), to amend Chapter 4 "District Regulations" to amend Article 4 Overlay Districts, of Chapter 4, "District Regulations" to:

- Add a new section, Section 4.407 "Stockyards Design ("SYD") Overlay District";
- Providing for design standards and guidelines for new construction and certain renovations in the Stockyards Design Overlay District;
- Requiring a Certificate Of Appropriateness for new construction and certain renovations in the Stockyards Design Overlay District;
- Providing for administrative approval of Certificate Of Appropriateness under certain circumstances; and
- Providing an appeal process

**To review the proposed ordinance:** <http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

**Request:** TEXT AMENDMENT: STOCKYARDS DESIGN OVERLAY

**Background:**

The City Council initiated an amendment to create a Design Overlay District for the Stockyards area to spur significant improvement of infrastructure, enable continued revitalization of existing original Stockyards facilities, and promote development of new structures in order to attract businesses, customers, tourists, and residents. The objective of the Standards and Guidelines for the Stockyards Design Overlay District (the "District") is to provide guidance and establish design standards and guidelines for these activities. This is a companion case to the map amendment establishing the boundaries, ZC-16-021.

On October 21, 2014, the City Council appointed the Historic Stockyards Design District Task Force to advise them on the creation of a Historic Stockyards design district, hire and direct a consultant team, and recommend design district boundaries and standards and guidelines for consideration by the City Council.

The Task Force convened in December 2014 and concluded their work on September 23, 2015. The Task Force selected Ibanez Architecture to draft the design district standards and guidelines and to conduct public meetings. The Stockyards Business Association executed a contract with Ibanez Architecture in the spring of 2015. The Task Force met several times and held public meetings in April, May, July, and August 2015. Staff mailed notices to property owners and property addresses within the Historic Stockyards for the public meetings. The Task Force meetings had posted agendas and were also open to the public.

The Task Force voted to recommend approval of the Stockyards Design Overlay District and standards and guidelines. The proposed Stockyards Design Overlay District overlaps with the PD/MU-2 High Intensity Mixed-Use zoning district (PD 1017) located east of North Main Street. The City Council requested that the PD site plan requirement associated with the PD/MU-2 district be retained, requiring that the Urban Design Commission become a recommending body to the Zoning Commission and the City Council for projects requiring commission action and for projects requiring a PD site plan due to demolition, building addition, or new construction.

Development initiatives in the Stockyards will spur significant improvement of infrastructure, enable continued revitalization of existing original Stockyards facilities, and promote development of new structures in order to attract businesses, customers, tourists, and residents. The objective of the Standards and Guidelines for the Stockyards Design Overlay District (the "District") is to provide guidance and establish design standards for these activities.

The District is subdivided into six corridors/areas: Main Street Corridor, East Exchange Corridor, West Exchange Corridor, Stockyards Boulevard Corridor, Marine Creek Corridor, and the Swift-Armour Area. The district standards and guidelines are all inclusive and apply to the entire District. Below is an excerpt from the table of contents that provides the purpose for the district.

URBAN DESIGN PRINCIPLES & DISTRICT CHARACTER 10 - 14	
General Development Principles	
General Design Principles	
Corridors, Areas and Nodes	
ARCHITECTURAL STANDARDS & GUIDELINES 15 - 41	
Building Edge	Corridor/ Area Specific Standards & Guidelines
Pedestrian Space	Main Street Corridor
Parking	East Exchange Corridor
General Standards & Guidelines for all Districts	West Exchange Corridor
Signage	Stockyards Boulevard Corridor
Building Edge	Swift-Armour Area
Pedestrian Space	Marine Creek Corridor
Parking	
Height	
Signage	
Public Art	
Open Space	

The proposed district also overlaps with the Marine Creek Zone within the Trinity Uptown Peripheral Zone Design Overlay District, located east of North Main Street. The City Council has authorized the removal of the Marine Creek Zone due to duplicate and conflicting design standards and guidelines.

The Urban Design Commission (UDC) met on December 17 and made their recommendation, including adjustments to the standards and guidelines as described below.

The Zoning Commission will make a recommendation to the City Council who will consider both commissions' input for the final district regulations.

- Attachments:**
- Proposed Ordinance
  - UDC Recommendations
  - Minutes from the Zoning Commission meeting

Link to proposed standards as recommended by the Task Force:  
<http://fortworthtexas.gov/planninganddevelopment/urban-design/stockyards/>

**Stockyards Design Overlay District: Zoning Commission Clarifications to Urban Design Commission  
Recommendations**

Original Language	Proposed Language
The height and overall scale of new construction and additions shall be compatible within <b>50</b> feet of adjacent historic buildings. (pg. 27)	The height and overall scale of new construction and additions shall be compatible within <b>100</b> feet of adjacent historic buildings. <u><a href="#">Distance to be measured building to building.</a></u>
There <b>should</b> be a minimum of a 10' setback from Marine Creek improvements along water's edge. (pg. 41)	There <b>shall</b> be a minimum of a 10' setback from Marine Creek improvements along water's edge, <b>and the setback should be 20'.</b>
Appendix A recommended tree list	<b>Remove</b> Red Maple, Alley Elm, and Bur Oak from list.
On these sidewalks, bricks shall be incorporated in a <b>prominent</b> pattern. (pg. 24)	On these sidewalks, bricks shall be incorporated in a prominent pattern <b>with a minimum 50% red brick to complement the existing paving in the district.</b> (pg. 24)
Buildings on the south side of East Exchange Avenue <b>should</b> have a setback of 0 feet from the back of the sidewalk/property line along East Exchange Avenue. (pg. 38)	Buildings on the south side of East Exchange Avenue <b>shall</b> have a setback of 0 feet from the back of the sidewalk/property line along East Exchange Avenue.
Buildings that orient to Exchange Avenue <b>should</b> have a minimum building height of 2 stories and a maximum of 3 stories as indicated within the boundary shown on Exhibit C. (pg. 38 and pg. 39)	Buildings that orient to Exchange Avenue <b>shall</b> have a minimum building height of 2 stories and a maximum of 3 stories as indicated within the boundary shown on Exhibit C.
Buildings <b>should</b> have a setback of 0 feet from the back of the sidewalk/property line along West Exchange Avenue. (pg. 39)	Buildings <b>shall</b> have a setback of 0 feet from the back of the sidewalk/property line along West Exchange Avenue.
West Exchange Corridor: All other front yard setbacks <b>should</b> align with line of prominent block setback. (pg. 39)	West Exchange Corridor: All other front yard setbacks <b>shall</b> align with line of prominent block setback.
Strengthening the Brand: Intangibles such as the feel of the Stockyards history can be conveyed by means of public art. (pg. 10)	Strengthening the Brand: Intangibles such as the feel of the Stockyards history can be conveyed by means of public <u><a href="#">western</a></u> art. (pg. 10)

**STOCKYARDS DESIGN OVERLAY DISTRICT (“SYD”)  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, CODIFIED AS APPENDIX “A” OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING ARTICLE 4 OVERLAY DISTRICTS, OF CHAPTER 4, “DISTRICT REGULATIONS” TO ADD A NEW SECTION, SECTION 4.407 “STOCKYARDS DESIGN (“SYD”) OVERLAY DISTRICT”; PROVIDING FOR DESIGN STANDARDS AND GUIDELINES FOR NEW CONSTRUCTION AND CERTAIN RENOVATIONS IN THE STOCKYARDS DESIGN OVERLAY DISTRICT; REQUIRING A CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION AND CERTAIN RENOVATIONS IN THE STOCKYARDS DESIGN OVERLAY DISTRICT; PROVIDING FOR ADMINISTRATIVE APPROVAL OF CERTIFICATE OF APPROPRIATENESS UNDER CERTAIN CIRCUMSTANCES; AND PROVIDING AN APPEAL PROCESS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the Historic Stockyards showcases Fort Worth's western heritage and is one of the most unique and important destinations in the State of Texas; and

**WHEREAS,** the Fort Worth Stockyards Historic District is listed on the National Register of Historic Places; and

**WHEREAS,** the Comprehensive Plan designates the Historic Stockyards as a regional mixed-use growth center; and

**WHEREAS,** on July 15, 2014, the City Council approved a zoning change to mixed-use zoning and directed staff to create a design district that would help ensure that future development is consistent with the historic western character of the Stockyards; and

**WHEREAS,** the City Council appointed a task force of community leaders, business leaders, property owners and developer representatives to advise

them on the creation of an Historic Stockyards design district, in accordance with Section 2.238 of the City's Code of Ethics on October 14, 2014; and

**WHEREAS**, the Historic Stockyards Task Force “Task Force” convened in December 2014; held public meetings in April, May, July and August 2015 and concluded their work on September 23, 2015; and

**WHEREAS**, the proposed district also overlaps with the Marine Creek Zone and the West Fork to Marine Creek Zone within the Trinity Uptown Peripheral Zone Design Overlay District, located east of North Main Street and staff recommends removing the Marine Creek Zone and the West Fork to Marine Creek Zone from the Trinity Uptown Peripheral Zone Design Overlay District due to duplicate and conflicting design standards and guidelines; and

**WHEREAS**, the Task Force recommended the approval of the Stockyards Development Standards and Guidelines to the Urban Design Commission, Zoning Commission and the City Council as it was voted on at their September 23, 2015 public meeting; and

**WHEREAS**, the Urban Design Commission considered the recommendation of the Task Force at public meetings held in November and December of 2015 and recommends approval of the Stockyards Development Standards and Guidelines with certain revisions to the document as presented in Attachment A; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS, AS FOLLOWS:**

### **SECTION 1.**

Article 4, “Overlay Districts” of Chapter 4 “District Regulations” is amended to add a new section, Section 4.407, “Stockyards Design Overlay District” to provide development standards and guidelines and administrative procedures for properties within the boundary of the Stockyards Overlay District, to read as follows:

#### **4.407 Stockyards Design Overlay District (“SYD”)**

##### **A. Purpose and Intent**

It is the purpose of the Stockyards Design Overlay to provide standards and guidelines and administrative procedures for new construction and certain renovations in the corridor and area zones to promote and encourage excellence in development through quality site layout, lighting, landscaping and design while creating a unified and natural landscape along the corridor and area

zones; enabling continued revitalization of existing original Stockyards facilities; promote development of new structures and maintaining the Stockyards' distinct sense of authentic western culture.

**B. Boundaries of Stockyards Design Overlay District**

The specific boundaries of the Stockyards Overlay District are shown on the official zoning map maintained by the City and depicted and attached as Exhibit B.33.

**C. Relationship of Stockyards Design Overlay District to Base Zoning Districts**

The Stockyards Design Overlay District is a zoning overlay that supplements the primary underlying zoning district classification. The permitted uses of the property shall be determined by the use regulations set forth in the primary zoning district classification for the property. Development of projects in the Stockyards Design District shall be subject to the *Stockyards Development Standards and Guidelines* in accordance with this section. In the event of a conflict between the *Stockyards Development Standards and Guidelines* and other sections of the City of Fort Worth Zoning Ordinance or other applicable regulations, the more restrictive requirement shall prevail. If there is a conflict between the *Stockyards Development Standards and Guidelines* and a mixed-use zoning district located within the boundary of the overlay district, the mixed-use regulations will govern. Provided however, for PD/MU-2 High Intensity Mixed-Use Zoning District (PD 1017) located east of North Main Street the PD site plan requirement associated with the PD/MU-2 district is retained. In addition, for properties within PD 1017, it shall be required that the Urban Design Commission provide a recommendation to the Zoning Commission and the City Council for projects requiring commission action and for projects requiring a PD site plan due to demolition, building addition, or new construction.

**D. Relationship of Stockyards Design Overlay District to Other Overlay Zoning Districts**

Alterations, additions, and new construction on properties with a local historic designation, with the exception of the demolition delay ("DD") designation, located within or partially within the boundary of the design overlay district properties shall be under the sole jurisdiction of the Historic and Cultural Landmarks Commission. Provided however, any property designated demolition delay ("DD") is subject to review by the Historic and Cultural Landmarks Commission.

**E. Stockyards Development Standards and Guidelines Adopted**

The Stockyards Development Standards and Guidelines, attached as Exhibit A, are hereby approved by the City Council and are included in the Zoning Ordinance by reference. All future amendments to the Stockyards Development Standards and Guidelines must be considered by the Urban Design Commission, the Zoning Commission and approved by the City Council in accordance with the procedure set forth in Article 5, Chapter 3 of the Zoning Ordinance.

**F. Development Review Process**

1. *Certificate of Appropriateness required.*

Within the Stockyards Overlay District, issuance of a Certificate of Appropriateness reflecting compliance with the Stockyards Development Standards and Guidelines is required for the following:

- a. Acceptance by the Planning and Development Department of an application for a building permit for construction of a new structure; or
- b. Acceptance by the Planning and Development Department of an application for a building permit for expansion of an existing structure; or
- c. Acceptance by the Planning and Development Department of an application for a building permit for renovation, remodeling or other alteration of an existing structure.

2. *Application for Certificate of Appropriateness*

The following materials shall be submitted to the Planning and Development Department in connection with an application for a Certificate of Appropriateness. The materials must be submitted at least twenty one (21) days before the meeting of the design review board at which the application of the Certificate of Appropriateness will be considered.

- a. Copies of the site plan including:
  - i. Foot prints of all existing structures;
  - ii. Proposed footprint of all new structures;
  - iii. Existing structures adjacent to the property;
  - iv. Location of parking areas, parking lot islands, driveways, sidewalks, walkways, loading areas, walls or fences, utilities, lighting, signage, at-grade mechanical units, dumpsters, and all other site improvements.
- b. Copies of landscaping plan including location and dimension of areas to be landscaped (including private property, adjoining right-of-way and parking lot islands), total amount of landscaped area, location, number and planting size of all trees, shrubs, and groundcover, location and coverage of irrigation systems, and location and description of street furniture.
- c. Copies of schematic floor plans depicting the arrangement of interior spaces, location of windows and doors, mechanical equipment, electrical meter and utility locations. First floor site plans should show the relationship between the first floor and the site.
- d. Copies of schematic building elevations for all sides of the building(s) showing the design of all elevations existing grade, proposed grade, finish floor elevations, roof slopes, mechanical vents and equipment, location and type of outdoor light fixtures,

design and location of all wall signs(s) and notations regarding exterior colors and materials;

- e. Material specification outline with samples, brochures and/or photographs of all exterior building site materials, finishes and fixtures.

3. *Authority to approve Certificate of Appropriateness*

- a. The Planning and Development Director or designee is hereby charged with the duty and invested with the authority to approve a Certificate of Appropriateness for new construction and exterior renovations when the project conforms to all standards and guidelines of the *Stockyards Development Standards and Guidelines*.
- b. The Urban Design Commission is hereby charged with and invested with the authority to enforce the *Stockyards Development Standards and Guidelines* for new construction and exterior renovations that do not conform to all of the standards and guidelines by hearing and deciding application for Certificates of Appropriateness in accordance with this section.

**G. Appeal**

- 1. All decisions by the Planning and Development Director or designee may be appealed to the Urban Design Commission. A written notice of the appeal must be filed with the Executive Secretary of the Urban Design Commission within ten (10) days of notice of the decision of the Planning and Development Director or designee. The standard of review before the Urban Design Commission shall be *de novo*.
- 2. All decisions by the Urban Design Commission may be appealed to the Board of Adjustment by the applicant. A written notice of appeal must be filed with the City Secretary's Office within ten (10) days after receipt of notification of the decision of the Urban Design Commission. The written notice of appeal shall specify:
  - a. That the decision of the Urban Design Commission is unreasonable, either in whole or in part; and
  - b. The grounds for the appeal.
- 3. The Board of Adjustment shall schedule a hearing on such appeal as soon as reasonably practicable. The Executive Secretary of the Urban Design Commission shall forward to the Board of Adjustment a complete record of the matter including but not limited to, a transcript of the hearing before the Urban Design Commission.
- 4. In consideration of an appeal, the Board of Adjustment shall:
  - a. Hear and consider testimony and evidence concerning the previous recommendations and actions of city staff and the Urban Design Commission.

- b. Hear new evidence that was not available at the time of the hearing before the Urban Design Commission. New evidence does not include information that was created after the date of the hearing before the Urban Design Commission;
  - c. Apply the substantial evidence test to the decision of the Urban Design Commission, considering the record made before the Urban Design Commission;
  - d. Have the option to remand any case back to the Urban Design Commission for further proceedings.
5. The Board of Adjustment may uphold, reverse or modify the decision of the Urban Design Commission unless a continuance is agreed to by the appellant.
  6. A hearing before the Board of Adjustment shall exhaust the administrative remedies of the appellant under this title. Any appellant aggrieved by the decision of the Board of Adjustment may file in District Court.

## **SECTION 2.**

This ordinance shall be cumulative of all other ordinances of the Code of the City of Fort Worth, Texas (1986), as amended, affecting zoning and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinance are in direct conflict with the provisions of this ordinance.

## **SECTION 3.**

That all rights or remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of Ordinance Nos. 3011, 13896, or any amendments thereto that have accrued at the time of the effective date of this ordinance; and as to such accrued violations, and all pending litigation, both civil or criminal, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

**SECTION 4.**

That it is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared void, ineffective or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 5.**

That any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

**SECTION 6.**

That the City Secretary of the City of Fort Worth, Texas is hereby directed to publish this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas, as authorized by Section 52.013, Texas Local Government Code.

**SECTION 7.**

This ordinance shall take effect after adoption and publication as required by law.

**APPROVED AS TO FORM AND LEGALITY:**

By: \_\_\_\_\_  
Assistant City Attorney

\_\_\_\_\_  
Mary Kayser, City Secretary

Adopted: \_\_\_\_\_

Effective: \_\_\_\_\_

DRAFT

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 9-0.

**20. ZC-16-014 Baker Funeral Home Inc (CD 8) 301 East Rosedale Street (Funeral Home Addition, Block, Lot 1A, 1.29 Acres): from “NS-T5” Near Southside Transect 5 Urban Center Zone to “NS-T5/HC” Near Southside Transect 5 Urban Center Zone/Historic and Cultural**

Jocelyn Murphy, Planning Manager called all the historic cases.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 9-0.

**21. ZC-16-015 112 S. Main LLC (CD 9) 1001 Bryan Avenue (Rosedale Addition, Block 14, Block G, Lot 1A, 0.11 Acres): from “NS-T5” Near Southside Transect 5 Urban Center Zone to “NS-T5/HSE” Near Southside Transect 5 Urban Center Zone/Highly Significant Endangered**

Jocelyn Murphy, Planning Manager called all the historic cases.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 9-0.

**22. ZC-16-016 Quentin and Laurie McGown (CD 7) 9608 Heron Drive (Lakeworth Lease Addition, Block 27, Lot 3, 0.85 Acres): from “A-21” One-Family to “A-21/HC” One-Family/Historic and Cultural**

Jocelyn Murphy, Planning Manager called all the historic cases.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 9-0.

**23. ZC-15-166 City of Fort Worth Planning & Development Text Amendment: Create Stockyards Design Overlay District (CD All) An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix “A” of the Code of The City of Fort Worth (1986), to amend Chapter 4 “District Regulations” to amend Article 4 Overlay Districts, of Chapter 4, “District Regulations” to:**

- Add a new section, Section 4.407 “Stockyards Design (“SYD”) Overlay District”;
- Providing for design standards and guidelines for new construction and certain renovations in the Stockyards Design Overlay District;
- Requiring a Certificate Of Appropriateness for new construction and certain renovations in the Stockyards Design Overlay District;
- Providing for administrative approval of Certificate Of Appropriateness under certain circumstances; and

- **Providing an appeal process**

Dana Burghdoff, Deputy Director explained to the Commissioners the text amendment was recently heard by the Urban Design Commission the slide before them is a comparison of the language addressed specifically by the UDC and the recommended changes from the original request made by the Stockyards Historic Design District Task Force. Ms. Burghdoff explained the Commission has the authority to consider any or all of the recommended changes as well as any additional changes in response to public comment.

Mr. Flores wanted to mention the changes made by the UDC as stated by Mr. Flores wanted to put on record the fourth item down saying sidewalks and brick shall be incorporated in a prominent pattern, the recommended changes only apply to the sidewalks and not street paving.

Ms. Burghdoff wanted to clarify for the record the map amendment that establishes the boundary as well as the text amendment incorporating standards and guidelines for the development is being heard and comments can be made on both.

Karen Mitchell with Mitchell Planning Group, 7823 9 Mile Bridge Road, Fort Worth, Texas spoke in support. Ms. Hunter is representing the owners of the old Wells Fargo building and mentioned they want to redevelop the site. She mentioned they are fine with most of the guidelines except for three areas mentioned on page 27. First is to keep the separation standard at 100 ft. not 50 ft. Second is to come up with a definition for what is an historic structure and add to the design standards. Third is to consider the measurement be measured from structure to structure.

Ms. Burghdoff wanted to mention it is defined what is an historic building and is defined in the appendix of the design standards and is defined as any historic structure that is deemed eligible for listing on the National Historic Register of Historic Places as determined by the City's Historic Preservation Officer.

Mr. Flores asked staff about Ms. Mitchell's concerns and thinking about the next phase of the development how will it affect the 50 ft. vs 100 ft. separation between structures. Ms. Burghdoff said if you're talking about new construction it would depend on what side of Main Street you were on. The east side which is in the planned development district would go to the Landmarks Historic Commission, Zoning Commission and City Council and there is further language referenced what compatible means being no more than two stories taller than that historic building and if needed you could modify your height with setbacks. Ms. Burghdoff said if you're on the west side new construction would still go before the Landmarks Historic Commission and would apply that standard. If it is outside of the Historic district but still within the Design district and doesn't comply then it would be up to the Urban Design Commission to administer the standard.

Bob Riley, 4117 Walnut Creek Court, Fort Worth, Texas representing Fort Worth Heritage Development LLC spoke in support. Mr. Riley said they do not support the recommended change made by the UDC other than removing three trees from the tree list, building height, setbacks.

Melissa Wade Hunter, 3923 Lafayette Avenue, Fort Worth, Texas spoke in support. She did mention the recommendations help to enforce the document and promote development.

Mr. Flores mentioned to Ms. Hunter about the language and discussions that were talked about in the meetings, they wanted to go with the new language. Ms. Burghdoff said the gentleman from the Texas Historical Commission who went through and done detailed edits of the document and submitted those comments. They were concerned this would mislead the reader and were very careful to ask that certain words be changed.

Phillip Murrin, 10201 Camp Bowie West, Fort Worth, Texas spoke in opposition. He said he is opposed to the document and the language being proposed. The object is to provide a mechanism for ensuring public purpose of the agreements. He went on to mention his long heritage with the City and being involved as a citizen to ensure and preserve the historic value and any recommendation made to the stockyards. There should be one goal, one boundary and one set of rules for the stockyards.

Hub Baker, 121 East Exchange, Fort Worth, Texas general manager of the Cowtown Coliseum spoke in opposition. He said traffic, parking and livestock have not been addressed in the document.

Mr. Flores said when the subject of traffic came up in the meetings it was mentioned that was not in the scope for discussion. What does he think will be the alternative to this other than base zoning? Mr. Baker agreed and said safety is a great concern.

Jamie Zitnik, 340 Green Oaks Lane, Southlake, Texas and the owner of TexPac Hide & Skin asked why the district went as far north as it did. He was concerned he was going to have to brick his parking lot. Ms. Burghdoff explained it only pertains to sidewalks. Mr. Flores said they went that far for connectivity to the Stockyards.

Mr. Flores also explained work is being done to seek out a consultant to establish a Form Based Code in which is not part of what they are proposing today.

Motion: Following brief discussion, Mr. Flores recommended Approval as Amended of the request to accept the recommendations of the UDC, clarify measuring distance from historic buildings, sidewalk, brick paving, and public western art, seconded by Mr. Cockrell. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					<i>ZC-15-116</i>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>Position on case</b>		<b>Summary</b>
Karen Mitchell	7823 Nine Mlle	Out		Support with minor changes	Spoke at hearing
Bob Riley	4117 Walnut Creek	Out		Support with concerns	Spoke at hearing
Melissa Wade Hunter	3223 Lafayette	Out		Support	Spoke at hearing
Phillip Murrin	10201 Camp Bowie West	In	Opposition		Spoke at hearing