

Staff Advisory: Pre-Development Conference

Ana Alvarez 817.392.2328

When:

Where: Development Conference Room - Northeast Corner, Lower Level, City Hall

Project:



Location:

Zoning: Transportation Impact Fee Service Area:

TIF: Urban Village:

NEZ: Design District:

Historic:

MAPSCO: Council District

Purpose: Determine Development Issues Prior to Plans Submittal

Applicant:

Surrounding Land Uses

North

South

East

West

Those responsible for addressing issues outlined above.

Note: You are responsible for securing an alternate representative if you cannot attend.

Planning & Development

	Ext.
David Schroeder, Devel. Services Administrator	2239
Arty Wheaton-Rodriguez, Project Facilitator	2561
D. J. Harrell, Project Facilitator	8032
Ana Alvarez, Planning Assistant	2328
Julie Westerman, Community Facilities Agreements	2677
Cassandra Foreman, CFA/Encroachment Agrmts.	8188
Evelyn Roberts, CFA/Encroachment Agrmnts	2025
Julia McCleary, Bike Plan	2593
Teresa Burk, Platting	2412
Alex Parks, Platting	2638
Jocelyn Murphy, Planning Mgr.	6226
Lynn Jordan, Zoning & Land Use	2495
Stephen Murray, Zoning & Land Use	8043
Roy Salinas, Zoning Plans Review	2397
Caleb Tandy, Urban Forestry	7931
Lucretia Summers, Urban Forestry	7933
Randy Hutchenson, Preservation & Design	8008
Liz Casso, Historic & Cultural Landmarks Com.	8037
Sevanne Steiner, Downtown Design Review Board	8012
Laura Voltmann, Urban Design District & Overlays	8015
Patrina Newton, Comprehensive Planning	8068
Katy O'Meilia, Comprehensive Planning	2536
Ed Fisher, Plans Exam Supervisor	7825
Evan Roberts, Building Code Administrator	7843
Tom Edwards, Gas Well Drilling	2339
Chris Valtierra, Development Inspector Supervisor	8118
Ken McGowen, Development Inspector Supervisor	7834
Kevin Yarbrough, Development Inspector Supervisor	8793
Robert Bacon, Sign Inspector Specialist	7848

NEZ 817-392-2222

OncorED

Timothy Dolan, Timothy.Dolan@Oncor.com 817-624-6063

Water & Sewer 817/392-8240

	Ext.
Soon Wong W/S Engr	8369
Vic Tornero, W/S Engr	8055
Daniel Atambo, W/S Engr Tech II	6430
Water Development	8250
Alphonse Newton, Pre-Treatment	8305
Richard Munoz, Backflow	7273
Adolfo Lopez, Miscellaneous Projects	7829

Transportation / Public Works

Mirian Spencer, TPW Sr. Planner	8702
Pirouz Allivand, TPW Engr Tech II	6597
Stephen Nichols, Storm Water	8731
Wade Goodman, Storm Water	5399
Steve Mason, Storm Water	2027
Kirun Konduru, Storm Water	7598
Mathew Williamson, Storm Water	8314
Clair Davis, Floodplain	5981
Cindy Robinson, Floodplain	7947

Parks and Recreation

Joe Janucik, PRM Admin. Pln Review	5706
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Fire Prevention 817-392-6830

Chip Paiboon, Fire Protection	6848
Greg Nelson, Fire Protection	6845
Bob Morgan, Fire Protection	2838
Landon Stallings, Fire Marshall	6808

Environmental Management

Derek Senter, CHMM	5454
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Economic Development / Enterprise Zone

Ana Alvarado, Community Development Mgr.	7536
Avis Chaisson, Community Development Mgr.	6342
Ossana Hermosillo, Comm. Dev. Mgr.	817-212-2665



Pre-Development Conference Request
Planning and Development Department
 1000 Throckmorton St., Fort Worth, TX 76102
 Office: 817-392-2239 / Fax: 817-392-7985
 david.schroeder@fortworthgov.org

Date _____

Applicant Angie Viscuso Address / City / State 4904 High Creek Drive, Arlington, Texas 76017
 Representative Joe Self Contact Number 817-921-2111
 Email Address one@firm817.com Fax Number N/A

Project Name Vaughn Building Proposed Use Mixed Use Residential or Commercial Both
 # of Buildings 1 Total Sq Ft 9,407 # of Floors 2
 Project Address 1714 Vaughn Blvd Mapsco Site Acreage 0.542
 Subdivision Polytechnic Heights Addition Lot / Block 13,14, 15 and 16 of Block 69

Project Description Renovation of an existing but abandoned mixed-use building with retail on the ground floor and residential on the 2nd floor. Option B includes adding residential on the 2nd floor. Option C includes a 3rd floor of residential.

If this information below is unknown, please leave the space blank

Zoning _____ Transportation Impact Fee Service Area _____ NEZ _____

Council District _____ Urban Village _____

Design District _____ TIF District _____

Surrounding Land Uses North _____ South _____ East _____ West

Zoning

- Review Current Zoning Regulation
- Building Setbacks
- Parking Requirements
- Screening Requirements
- Landscaping Requirements

Platting

- Verify type of Plat required
- Preliminary Plats
- Minor Plats / Replats
- Easements
- Vacation Procedure

Roadway Improvements

- City Standards & Requirements
- Sidewalks & Gutters
- Community Facilities Requirements
- Ingress & Egress
- Master Thoroughfare Plan

Drainage

- City Requirements
- Drainage Study Requirements
- Flood Plain

Water and Sewer

- Verify Existing Lines and Capacity
- Water & Sewer Studies
- Community Facilities Requirements
- Taps / Meters

Urban Forestry

- Site Requirements
- Preservations Methods
- Plan Review & Permit

Parks

- Park Dedication
- Fee Requirements
- Park Criteria

Transportation Impact Fees

- Verify Service Area / Development Unit
- Assessment Process
- Credits

Building Code

- Building Separation
- Occupancy Class
- Exit Requirements
- Allowable Heights & Areas
- Other

Fire

- Fire Lanes / Turning Radii
- Hydrants / Hose Lengths
- Sprinkler & Alarms
- Hazardous Materials

Other Questions

For the Pre-Development Conference to be most effective, please email the Development Project Coordinator PDF copies of available drawings to david.schroeder@fortworthgov.org:

- Conceptual Plans
- Sketches
- Maps
- Site plans
- Building Plans

Print Form

ENHANCED LANDSCAPING POINT SYSTEM (30 POINTS)

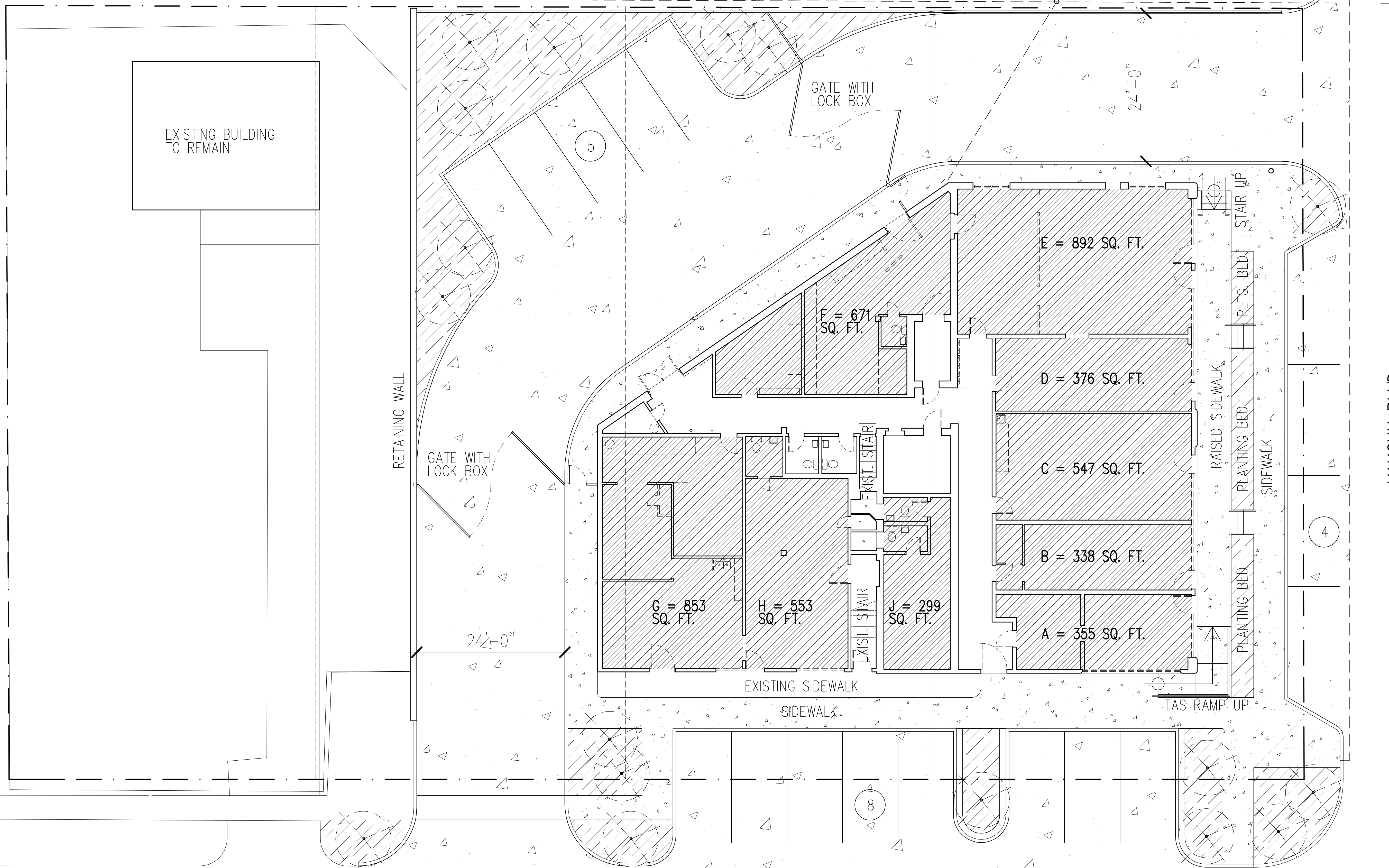
1. ENHANCED STREETSCAPING (BIKE RACKS, TRASH RECEPTACLES, BENCHES AND PLANTED AREAS) - 10 POINTS
2. PEDESTRIAN SCALED LIGHTING - 10 POINTS
3. STREET TREES - 10 POINTS
4. WINDOW AND DOOR AWNINGS - 5 POINTS
5. SUSTAINABLE LANDSCAPING - 5 POINTS

MU-1 DEVELOPMENT NOTES

1. NEIGHBORHOOD EMPOWERMENT ZONE NAME: _____
2. 1:12 MAX. ROOF SLOPE.
3. 30 LANDSCAPE ENHANCEMENT POINTS REQUIRED.
4. 1 BIKE RACK REQUIRED.
5. MIN. PARKING SPACES REQ. = $27 \times .75 = 21$

NOT FOR CONSTRUCTION
FOR
REVIEW PURPOSES ONLY

ARCHITECT'S SEAL



Renovations to the
Vaughn Building
1714 Vaughn Blvd.
Fort Worth, Texas 76105

ISSUE

DATE:	NOTES:

FIRM817
architecture | design
2945 Lubbock Avenue
Fort Worth, Texas 76109
817-921-2111

DRAWING TITLE:
**ARCHITECTURAL
SITE PLAN**

DATE: 03 NOV. '15 JOB #: VAUGHN

SCALE: FLOOR #:

SHEET:
A-1.1
A

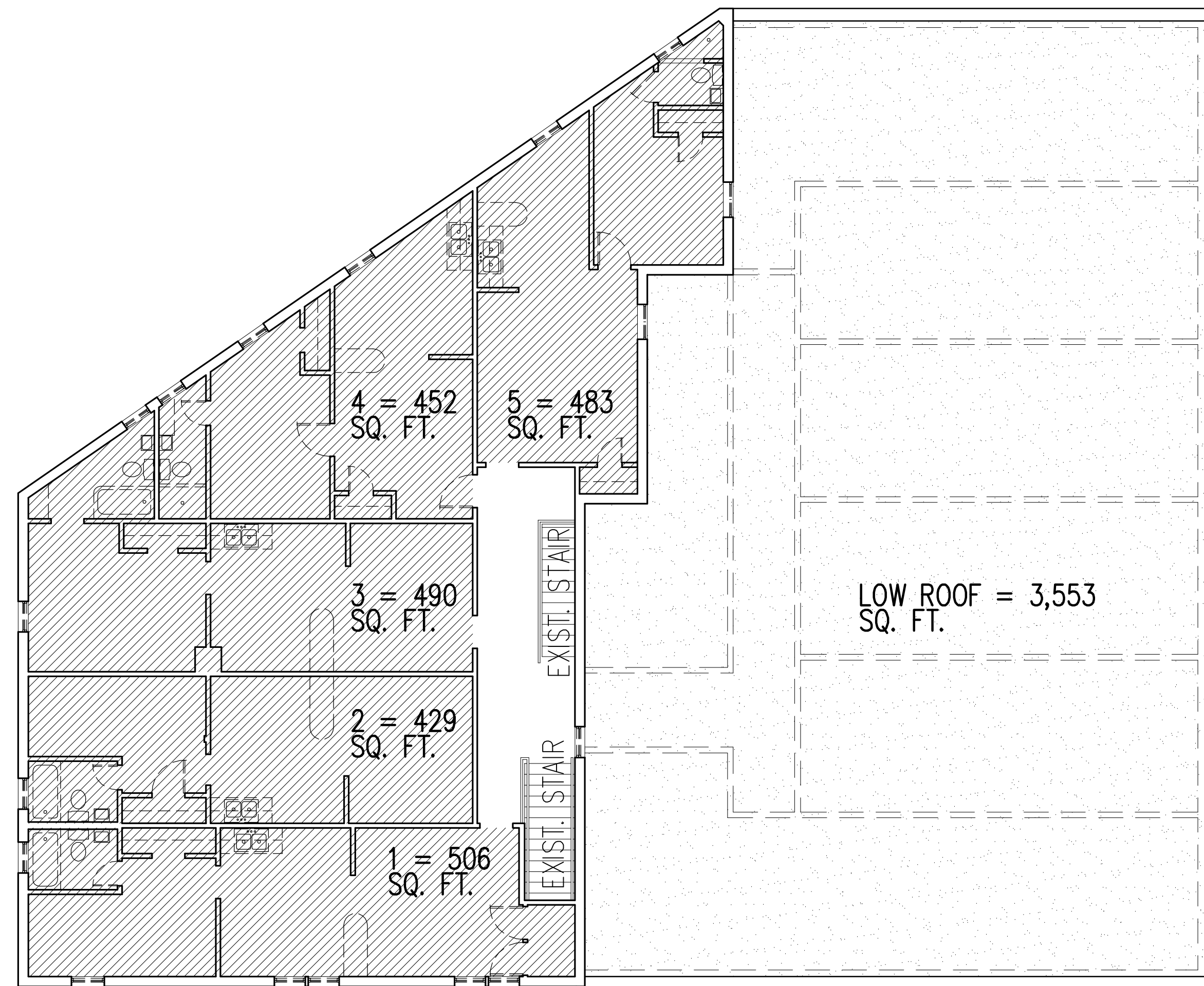
NORTH

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ARCHITECT'S SEAL

OTHER NOTES

1. EXISTING BUILDING – TYPE 2 AT 1ST FLOOR AND TYPE 5 AT 2ND FLOOR.
2. EXISTING BUILDING IS NOT SPRINKLERED.
3. EXISTING STAIRS ARE ADJACENT AND NOT ENCLOSED.



RESIDENTIAL
2ND FLOOR = 2,806 SQ. FT.
LEASE = 2,360 SQ. FT.
COMMON = 446 SQ. FT.
(7 REQ. PARKING SPACES)

Renovations to the
Vaughn Building
1714 Vaughn Blvd.
Fort Worth, Texas 76105

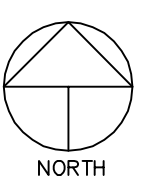
ISSUE

DATE:	NOTES:

FIRM817

architecture | design
2945 Lubbock Avenue
Fort Worth, Texas 76109
817-921-2111

DRAWING TITLE: SECOND FLOOR PLAN	
DATE: 03 NOV. '15	JOB #: VAUGHN
SCALE:	FLOOR #:
SHEET: A-2.2 "A"	



ENHANCED LANDSCAPING POINT SYSTEM (30 POINTS)

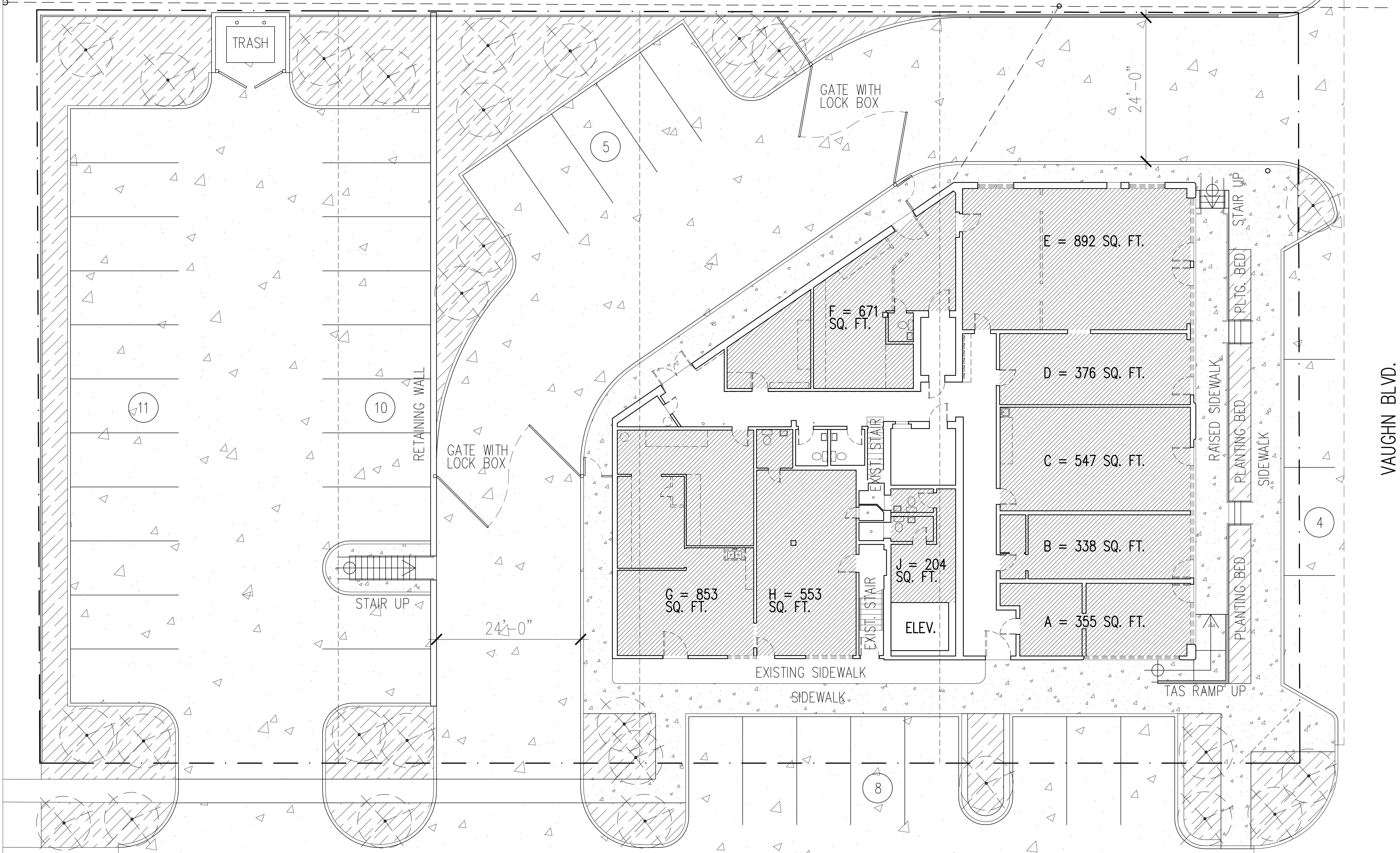
1. ENHANCED STREETSCAPING (BIKE RACKS, TRASH RECEPTACLES, BENCHES AND PLANTED AREAS) - 10 POINTS
2. PEDESTRIAN SCALED LIGHTING - 10 POINTS
3. STREET TREES - 10 POINTS
4. WINDOW AND DOOR AWNINGS - 5 POINTS
5. SUSTAINABLE LANDSCAPING - 5 POINTS

MU-1 DEVELOPMENT NOTES

1. NEIGHBORHOOD EMPOWERMENT ZONE NAME: _____
2. 1:12 MAX. ROOF SLOPE.
3. 30 LANDSCAPE ENHANCEMENT POINTS REQUIRED.
4. 1 BIKE RACK REQUIRED.
5. MIN. PARKING SPACES REQ. = $36 \times .75 = 27$

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VAUGHN BLVD.

BLDG. TOTAL = 13,034 SQ. FT.
SITE = 23,608 SQ. FT.

1 SITE PLAN
SCALE: 1/8" = 1'-0"

RETAIL
1ST FLOOR = 6,601 SQ. FT.
LEASE = 4,789 SQ. FT.
COMMON = 1,812 SQ. FT.
(20 REQ. PARKING SPACES)

PARKING ON PROP. = 26
PARKING IN R.O.W. = 12
(ACCESS. PKG. NOT SHOWN)

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ISSUE

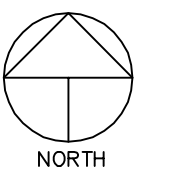
DATE:	NOTES:

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architecture | design
2945 Lubbock Avenue
Fort Worth, Texas 76109
817-921-2111

ARCHITECTURAL SITE PLAN

DATE: 03 NOV. '15	JOB #: VAUGHN
SCALE:	FLOOR #:

SHEET:
A-1.1
"B"

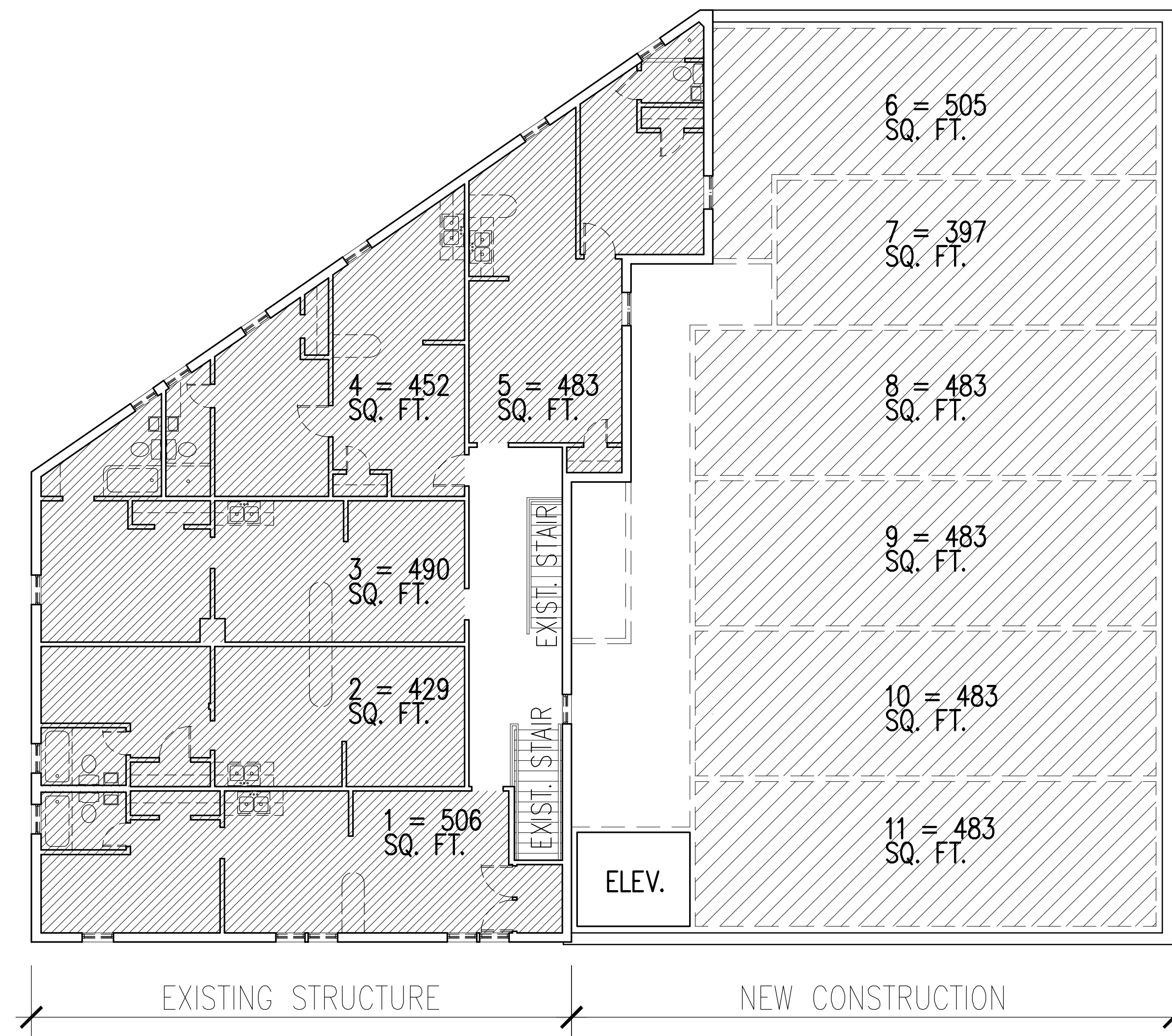


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REVIEW PURPOSES ONLY

ARCHITECT'S SEAL

OTHER NOTES

1. EXISTING BUILDING – TYPE 2 AT 1ST FLOOR AND TYPE 5 AT 2ND FLOOR.
2. EXISTING BUILDING IS NOT SPRINKLERED.
3. EXISTING STAIRS ARE ADJACENT AND NOT ENCLOSED.
4. NEW CONSTRUCTION AT RESIDENTIAL TO BE TYPE 2.



RESIDENTIAL
 2ND FLOOR = 2,806 + 3,627 = 6,433 SQ. FT.
 LEASE = 2,360 + 2,834 = 5,194 SQ. FT.
 COMMON = 446 + 793 = 1,239 SQ. FT.
 (16 REQ. PARKING SPACES)

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ISSUE

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 817-921-2111

DRAWING TITLE: SECOND FLOOR PLAN	
DATE: 03 NOV. '15	JOB #: VAUGHN
SCALE:	FLOOR #:
SHEET:	

NORTH
 "A", "B", 2.2

ENHANCED LANDSCAPING POINT SYSTEM (30 POINTS)

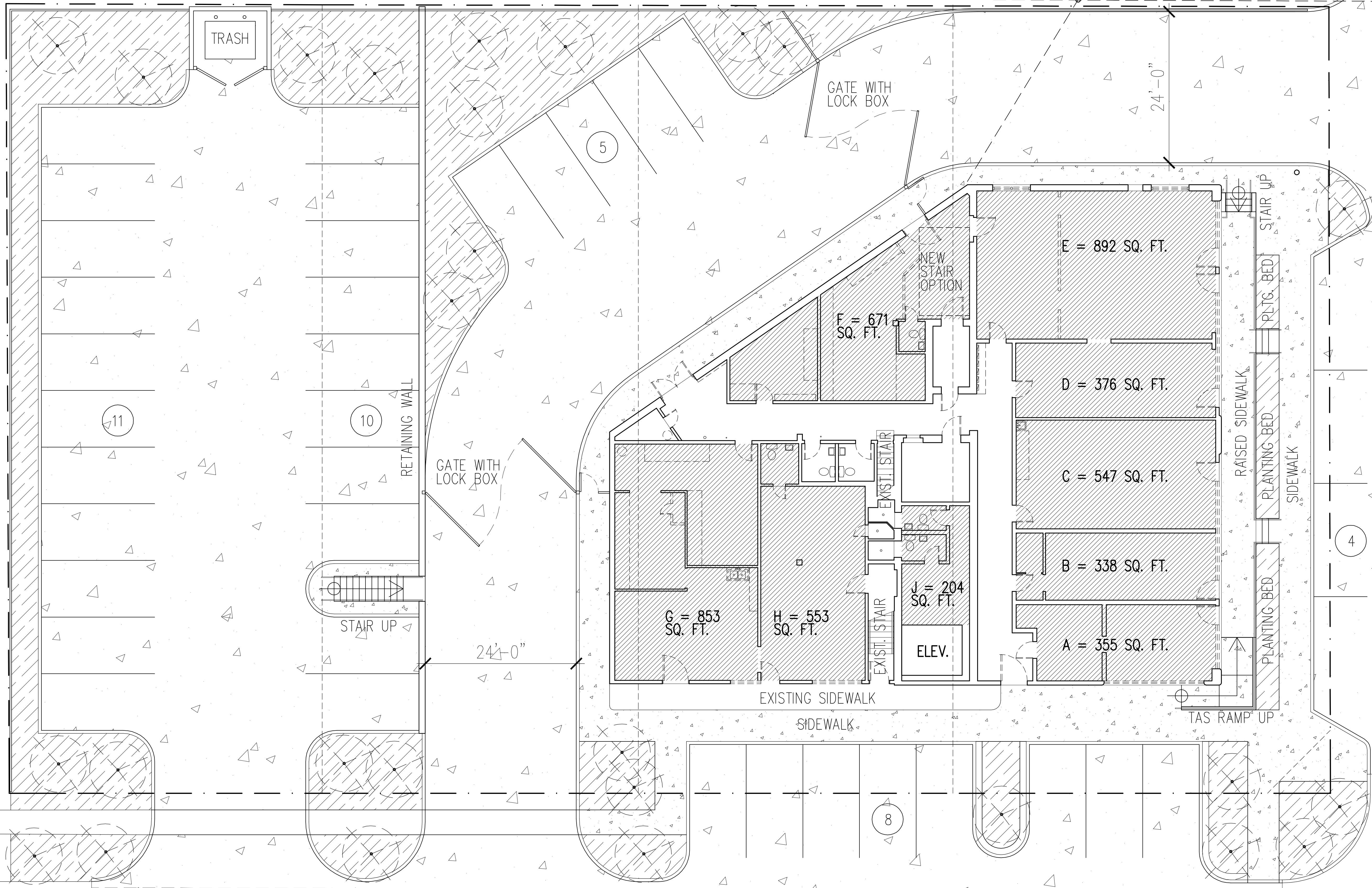
1. ENHANCED STREETSCAPING (BIKE RACKS, TRASH RECEPTACLES, BENCHES AND PLANTED AREAS) - 10 POINTS
2. PEDESTRIAN SCALED LIGHTING - 10 POINTS
3. STREET TREES - 10 POINTS
4. WINDOW AND DOOR AWNINGS - 5 POINTS
5. SUSTAINABLE LANDSCAPING - 5 POINTS

MU-1 DEVELOPMENT NOTES

1. NEIGHBORHOOD EMPOWERMENT ZONE NAME: _____
2. 1:12 MAX. ROOF SLOPE.
3. 30 LANDSCAPE ENHANCEMENT POINTS REQUIRED.
4. 1 BIKE RACK REQUIRED.
5. MIN. PARKING SPACES REQ. = $36 \times .75 = 27$

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REVIEW PURPOSES ONLY

ARCHITECT'S SEAL



VAUGHN BLVD.

BLDG. TOTAL = 19,467 SQ. FT.
SITE = 23,608 SQ. FT.

AVENUE J

1 SITE PLAN
SCALE: 1/8" = 1'-0"

RETAIL
1ST FLOOR = 6,601 SQ. FT.
LEASE = 4,884 SQ. FT.
COMMON = 1,717 SQ. FT.
(20 REQ. PARKING SPACES)

PARKING ON PROP. = 26
PARKING IN R.O.W. = 12
(ACCESS. PKG. NOT SHOWN)

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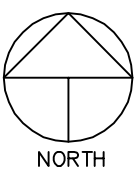
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817-921-2111

DRAWING TITLE: ARCHITECTURAL SITE PLAN

DATE: 03 NOV. '15 JOB #: VAUGHN
SCALE: FLOOR #:

SHEET:
A-1.1
"C"



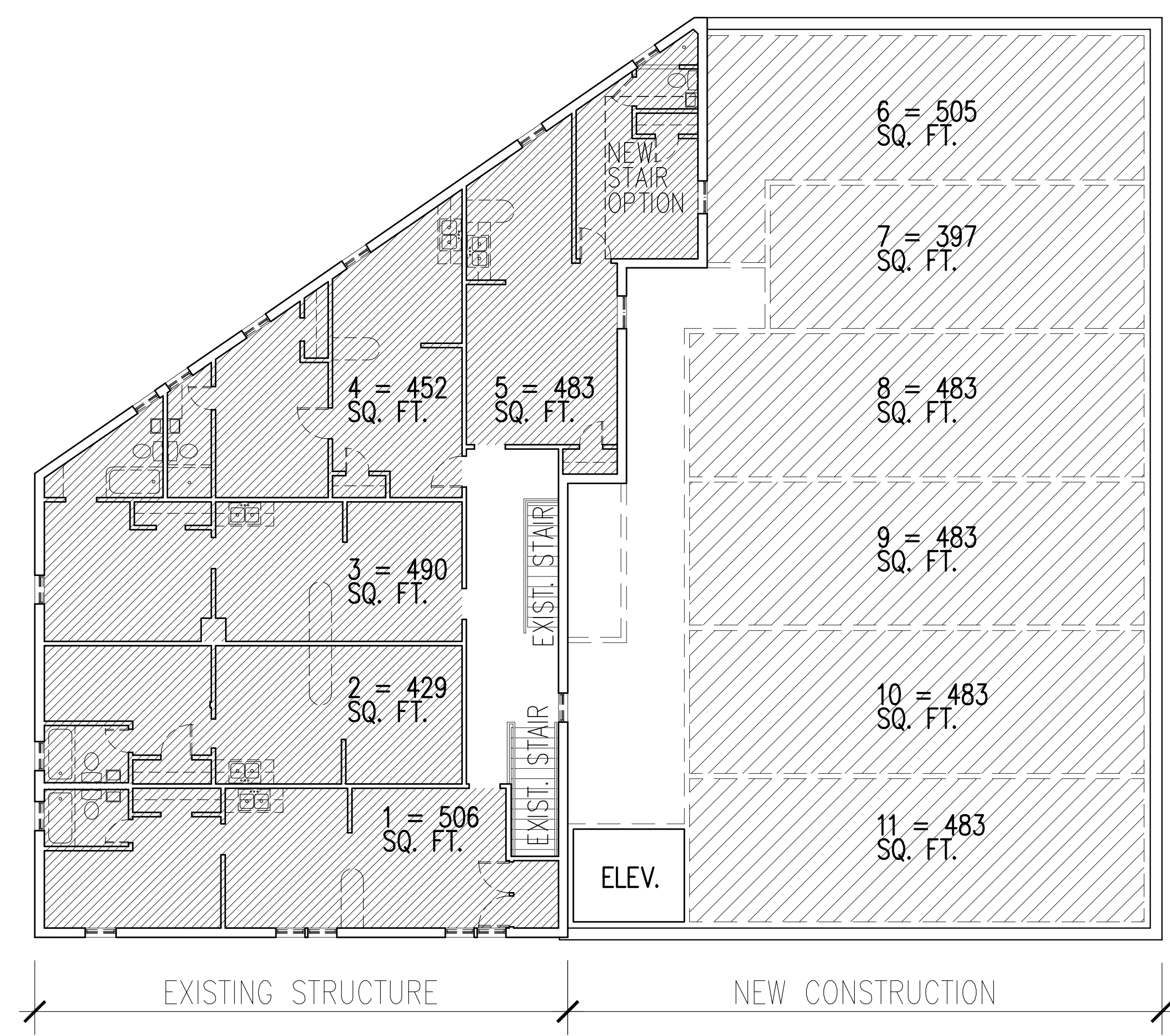
VAUGHN

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ARCHITECT'S SEAL

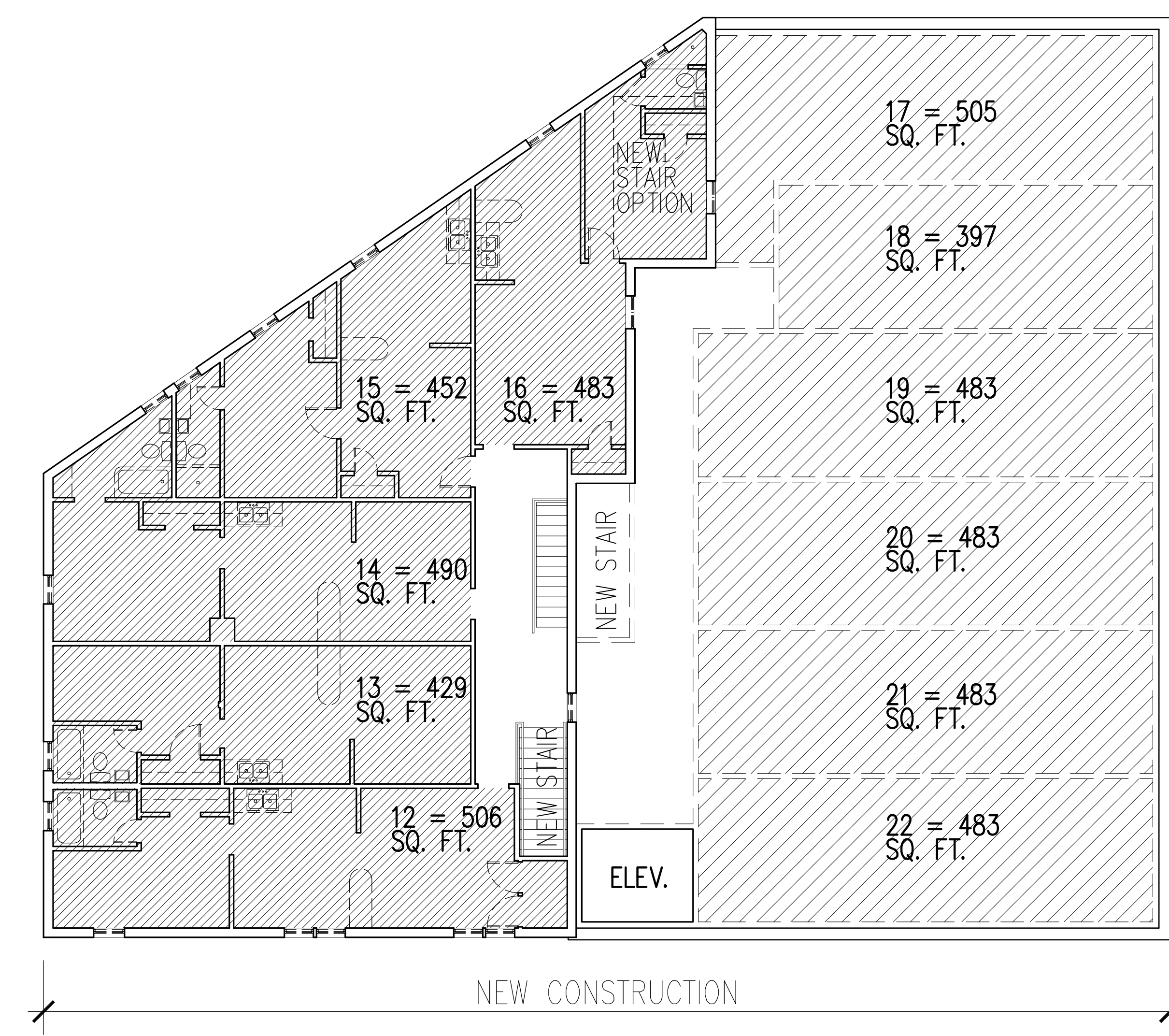
OTHER NOTES

1. EXISTING BUILDING – TYPE 2 AT 1ST FLOOR AND TYPE 5 AT 2ND FLOOR.
2. EXISTING BUILDING IS NOT SPRINKLERED.
3. EXISTING STAIRS ARE ADJACENT AND NOT ENCLOSED.
4. NEW CONSTRUCTION AT RESIDENTIAL TO BE TYPE 2.



RESIDENTIAL
2ND FLOOR = 2,806 + 3,627 = 6,433 SQ. FT.
LEASE = 2,360 + 2,834 = 5,194 SQ. FT.
COMMON = 446 + 793 = 1,239 SQ. FT.

RESIDENTIAL TOTAL
BOTH FLOORS = 12,866 SQ. FT.
LEASE = 10,704 SQ. FT.
COMMON = 2,162 SQ. FT.
(20 REQ. PARKING SPACES)



RESIDENTIAL
3RD FLOOR = 2,806 + 3,627 = 6,433 SQ. FT.
LEASE = 2,360 + 2,834 = 5,194 SQ. FT.
COMMON = 446 + 793 = 1,239 SQ. FT.

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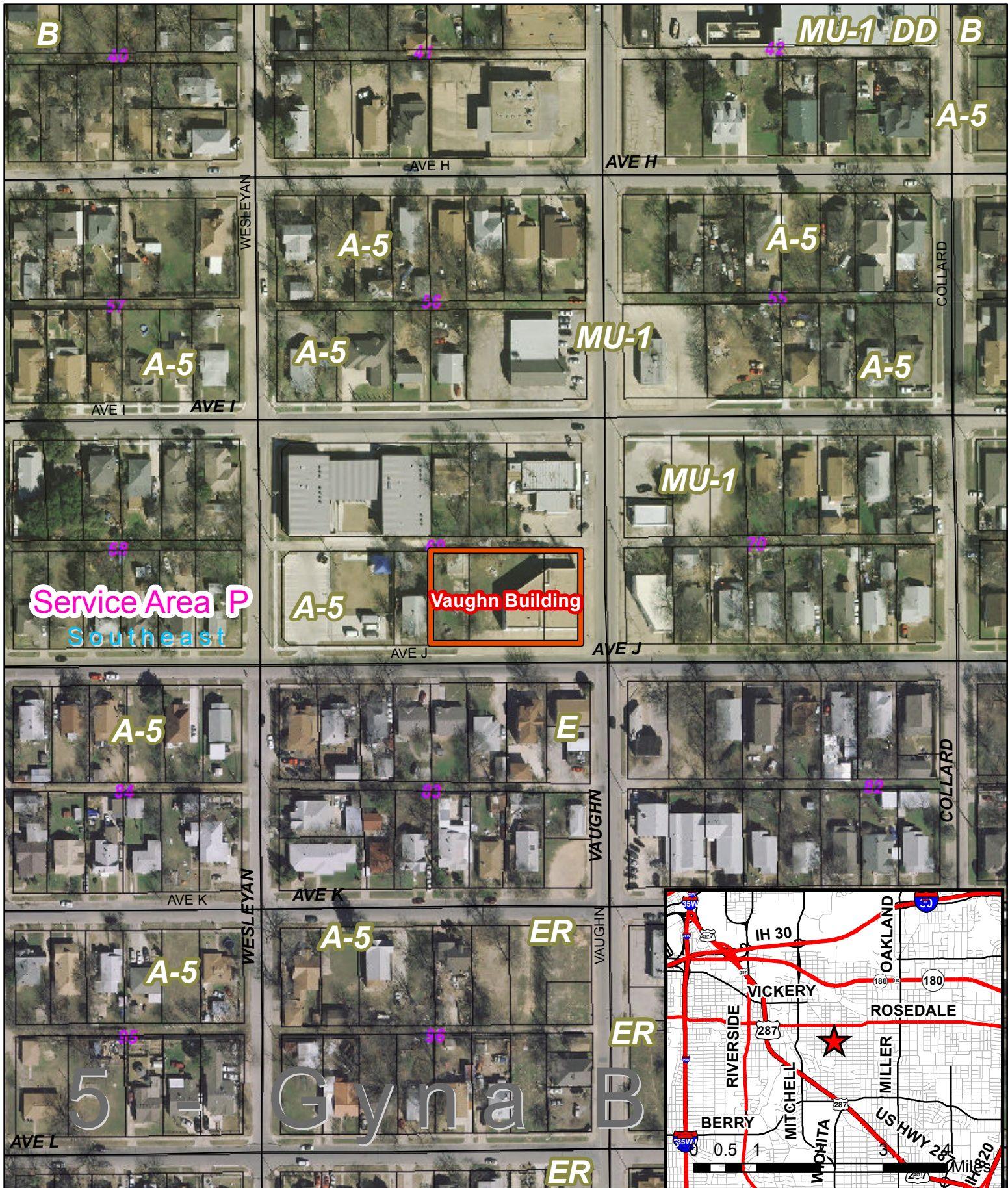
DRAWING TITLE:
SECOND FLOOR PLAN

DATE: 03 NOV. '15	JOB #: VAUGHN
SCALE:	FLOOR #:
SHEET: A-2.2 "C"	

NORTH

Pre-Development Conference Study Map

Vaughn Building 12-03-2015



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0 62.5 125 250 375 500 Feet