



MINUTES

URBAN DESIGN COMMISSION

February 17, 2022

Public Hearing: 10:00 A.M.

In Person

Public Hearing:

200 Texas Street

City Hall Conference Room 2020

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e3739a6627bcb45817874bc81ec3e1ec6>

Meeting/ Access Code: 2551 365 3720

Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208

Meeting/ Access Code: 2551 365 3720

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/departments/citysecretary/events/urban-design-commission>

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Urban Design Commission may be attending remotely in compliance with the Texas Open Meetings Act.

Please note this meeting will be **held in-person with the option to participate remotely by videoconference or teleconference**. The meeting will be available for viewing through WebEx, the City's Website and FW Television.

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 February 16th, 2022**. To sign up, either contact **Jamie DeAngelo** at **Jamie.DeAngelo@fortworthtexas.gov** or **817-392-8000** or register through WebEx per the link under the heading "videoconference" 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.

COMMISSIONERS

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| <p><input checked="" type="checkbox"/> Gannon Gries - Mayor Appointee</p> <p><input type="checkbox"/> Jose Diaz - District 2</p> <p><input checked="" type="checkbox"/> Jesse Stamper - District 3</p> <p><input checked="" type="checkbox"/> Mike Ratterree - District 4</p> <p><input checked="" type="checkbox"/> James Hook - District 5</p> | <p><input type="checkbox"/> Stephen McCune - District 6</p> <p><input type="checkbox"/> Aaron Thesman - District 7</p> <p><input checked="" type="checkbox"/> Mary Kay Hughes - District 8</p> <p><input checked="" type="checkbox"/> Douglas Cooper - District 9</p> <p><input checked="" type="checkbox"/> Gwen Harper - Alternate</p> <p><input type="checkbox"/> Marta Rozanich - Alternate</p> |
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I. PUBLIC HEARING

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF JANUARY 27, 2022 MEETING MINUTES**

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| Motion by: | J. Stamper |
| Motion to: | Approve |
| Seconded by: | S. McCune |
| Vote: | 6-0 |

D. NEW CASES

1. **UDC-22-003 – 3105 Cockrell Ave (Dave’s Hot Chicken)**
Council District: 9
Address: 3105 Cockrell Ave
Owner/Agent: Patrick Wilson/Cisneros Restaurants, Inc.
Request: The applicant requests a Certificate of Appropriateness for a waiver from the Berry/University Form-Based Code standards and guidelines to exceed the maximum area of 44 sf of total signage permitted on a property by 60 sf.

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| Motion by: | G. Harper |
| Motion to: | Denial without prejudice |
| Seconded by: | J. Hook |
| Vote: | 6-0 |

2. **UDC-22-005 – 6201 Camp Bowie Blvd (Veterinary Emergency Group)**

Council District: 3

Address: 6201 Camp Bowie Blvd

Owner/Agent: Melissa Balcerak/ HD Group Inc.

Request: The applicant requests a Certificate of Appropriateness for a waiver from the Camp Bowie Form-Based Code standards and guidelines to allow the placement of the building face on a corner to exceed the requirement of 30 feet by 45 feet.

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| Motion by: | D. Cooper |
| Motion to: | Approve, subject to conditions: <ul style="list-style-type: none">• Provide double door entrance on Camp Bowie side• Shift walkway to meet doors on Camp Bowie side• Ensure high quality fencing material for dog run |
| Seconded by: | J. Stamper |
| Vote: | 7-0 |

3. **UDC-22-006—809 Lipscomb (the WARM Place)**

Council District: 9

Address: 809 Lipscomb

Owner/Agent: The WARM Foundation

Request: The applicant requests a Certificate of Appropriateness for a waiver from the Near Southside Form-Based Code standards and guidelines for the following items:

- a. Waiver from the roadside design standards
- b. Waiver to allow a ground floor transparency of 20% for a non-residential use when 40% is required.

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| Motion by: | J. Stamper |
| Motion to: | Approve, subject to conditions <ul style="list-style-type: none">• Add blind windows to proposed addition |
| Seconded by: | M.K. Hughes |
| Vote: | 7-0 |

4. **UDC-22-008--Trammell Crow 35 Eagle Addition (UFC22-0021)**

Council District: 7

Address: Northeast corner of Heritage Pkwy & Eagle Pkwy

Owner/Agent: 35 Eagle LP/ Bella Firma

Request: The applicant requests a Certificate of Appropriateness from the Urban Forestry Ordinance for a waiver from the 20% tree preservation and planted canopy requirement.

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| Motion by: | J. Stamper |
| Motion to: | Approve |
| Seconded by: | G. Harper |
| Vote: | 7-0 |

5. **UDC-22-009--2554 Downing Drive (CH Downing Industrial) (UFC20-0214)**
Council District: 2
Address: 2544 Downing Drive
Owner/Agent: Studio Green Spot
Request: The applicant requests a Certificate of Appropriateness from the Urban Forestry Ordinance for a waiver from the 20% tree preservation and planted canopy requirement.

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| Motion by: | J. Stamper |
| Motion to: | Approve |
| Seconded by: | J. Hook |
| Vote: | 7-0 |

6. **UDC-22-010-- The Standard at Chisholm (UFC21-0308)**
Council District: 6
Address: 9605 Old Granbury Rd (South East corner of McPherson Blvd & Brewer Blvd)
Owner/Agent: Gabriel Southwest, LLC
Request: The applicant requests a Certificate of Appropriateness from the Urban Forestry Ordinance for a waiver from the 50% of open space tree preservation or planted canopy requirement.

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| Motion by: | D. Cooper |
| Motion to: | Approve |
| Seconded by: | G. Harper |
| Vote: | 7-0 |

II. **ADJOURNMENT**

Executive Session

The Urban Design Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda