



MEETING AGENDA

URBAN DESIGN COMMISSION

March 17, 2022

Public Hearing: 10:00 A.M.

Public Hearing in Council Workroom Room 2020 – 2nd Floor City Hall

In Person

Public Hearing:

200 Texas Street

Council Workroom Room 2020

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=eb6b2b4b9ed3f4c60f4848abdc903fcc5>

Meeting/ Access Code: 2562 478 2838

Registration Required

Teleconference

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

Meeting/ Access Code: 2562 478 2838

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>

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 March 16th, 2022. To sign up, either contact Jamie DeAngelo at Jamie.DeAngelo@fortworthtexas.gov or 817-392-8000 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.

COMMISSIONERS

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

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF FEBRUARY 17, 2022 MEETING MINUTES**

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| Motion by: | S. McCune |
| Motion to: | Approve |
| Seconded by: | M.K. Hughes |
| Vote: | 7-0 |

D. NEW CASES

- 1. **UDC-22-002 -- 3118 Lubbock Ave (Duplex)**
Council District: 9
Address: 3118 Lubbock Ave
Owner/Agent: Spencer Perry/ W.S. Perry Company, LLC.
Request: The applicant requests a Certificate of Appropriateness for a waiver from the Berry/University Form-Based Code for the following items:
 - a. A waiver to reduce the minimum required number of square feet on the ground floor from 1,200 sf to 816 sf.

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| Motion by: | J. Diaz |
| Motion to: | Approve |
| Seconded by: | G. Harrier |
| Vote: | 7-0 |

2. **UDC-22-024 – 651 S Jennings (Jennings and Cannon Mixed-Use)**

Council District: 9

Address: 651 S Jennings

Owner/Agent: 817 Mahtia LLC/ Tom Malone

Request: The applicant requests a Certificate of Appropriateness for a waiver from the Near Southside Development Standards and Guidelines for the following items:

- a. Waiver from the roadside design standards for the landscape buffer width requirement.

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| Motion by: | S. McCune |
| Motion to: | Approve |
| Seconded by: | M.K. Hughes |
| Vote: | 7-0 |

3. **UDC-22-025 – 1050 Forest Park Blvd (PD/MU-1)**

Council District: 9

Address: 1050 Forest Park Blvd

Owner/Agent: Brewer and Hale LLC/ Darin Norman

Request: The applicant requests a recommendation to the Zoning Commission for a:

- a. Rezoning to a Planned Development District/MU-1 with related development standards and waiver of a site plan.

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| Motion by: | S. McCune |
| Motion to: | Approve the following motion: “that a recommendation to the zoning commission be made for a rezoning of the site to PD-MU-1, for all uses in MU-1 excluding ambulance dispatch station, mortuary and golf course, with a development standard to not require street trees along Forest Park boulevard, a development standard to allow 12 parking spots, and the site plan waived.” |
| Seconded by: | G. Harrier |
| Vote: | 6-1 |

4. **UDC-22-027--2717 Avenue G (UR)**

Council District: 8

Address: 2717 Avenue G

Owner/Agent: Ernesto Zepeda

Request: The applicant requests a Certificate of Appropriateness for the following items:

- a. A waiver from the requirement to provide pedestrian-scaled lighting.
- b. A waiver to allow one façade variation requirement when two elements are required.

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| Motion by: | J. Diaz |
| Motion to: | Approve |
| Seconded by: | M.K. Hughes |
| Vote: | 7-0 |

5. **UDC-22-026--3230 Camp Bowie Blvd (Mixed-Use MU-2)**

Council District: 7

Address: 3230 Camp Bowie Blvd

Owner/Agent: GPIF CD Office LLC/ Trey Walette

Request: The applicant requests a Certificate of Appropriateness for:

- a. A waiver to the requirement that entrances to corner buildings with ground floor retail shall be located at the corner of the primary street.

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| Motion by: | S. McCune |
| Motion to: | Approve |
| Seconded by: | M.K. Hughes |
| Vote: | 7-0 |

6. **UDC-22-028- Brothers Meat Market (UFC21-0188)**

Council District: 5

Address: 11432 Mosier Valley Rd.

Owner/Agent: Jaarah Properties, LLC.

Request: The applicant requests a Certificate of Appropriateness from the Urban Forestry Ordinance for the following items:

- a. A waiver from the 25% tree preservation requirement.

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| Motion by: | G. Harrier |
| Motion to: | Approve |
| Seconded by: | M.K. Hughes |
| Vote: | 6-0 |

7. **UDC-22-029- Fort Worth Meadows (UFC22-0008)**

Council District: 6

Address: 7769 Dutch Branch Road

Owner/Agent: Tom Malone

Request: The applicant requests a Certificate of Appropriateness from the Urban Forestry Ordinance for the following items:

- a. A waiver from the 25% tree preservation requirement.

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

8. **UDC-22-030- Stockyards Text Amendment**

Council District: 2

Address: Stockyards Form-Based District

Owner/Agent: City of Fort Worth

Request: Recommendation to the City Council on the proposed text amendment to the Stockyards Form-Based Code and Design Guidelines.

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| Motion by: | S. McCune |
| Motion to: | Approve |
| Seconded by: | M.K. Hughes |
| Vote: | 6-0 |

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