



**MEETING MINUTES**  
URBAN DESIGN COMMISSION  
October 21, 2021  
Public Hearing: 10:00 A.M.

**In Person**

Public Hearing:  
City Council Chamber  
200 Texas Street  
2nd Floor – City Hall  
Fort Worth, Texas 76102

**Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e399f0fb3547c9f6e47f368fd098e5f8c>

Meeting/ Access Code: 2554 425 7747  
Registration Required

**Teleconference**

(817) 392-1111 or 1-650-479-3208  
Meeting/ Access Code: 2554 425 7747

**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>

**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 October 20<sup>th</sup>, 2021. To sign up, either contact Alondra Threats at [Alondra.Threats@fortworthtexas.gov](mailto:Alondra.Threats@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.**

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**COMMISSIONERS**

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

**I. PUBLIC HEARING**

**A. CALL TO ORDER:** Statement of Open Meetings Act

**B. ANNOUNCEMENTS**

**C. APPROVAL OF SEPTEMBER 16, 2021 MEETING MINUTES**

Motion by	J. Stamper
Motion to	Approve
Seconded by	S. McCune
Vote	7-0

**D. Continued Cases**

**1. UDC-21-027 – Bryan Flats**

**Council District: 9**

**Address:** 451 & 455 Bryan Avenue

**Owner/Agent:** Placemaker Property/Amy Stenzler, Bennett Benner Partners

**Request:**

1. The applicant requests approval of a recommendation to the Board of Adjustment for the following items:
  - i. A recommendation to the Board of Adjustment for Construction within the 3' minimum rear setback;
  - ii. A recommendation to the Board of Adjustment for building height (roof terraces, elevator lobby, stair access, etc.); and
2. Approval of a Certificate of Appropriateness for a waiver from the Near Southside Development Standards and Guidelines for the requirement to provide pedestrian entrances to ground floor units.

Motion by	S. McCune
Motion to	Approve
Seconded by	J. Díaz
Vote	7-0

**E. NEW CASES**

**1. UDC-21-033 Cowtown Cycle Party**

**Council Districts:** 9

**Applicant/Agent:** Vicki Peden; Cowtown Cycle Party

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

- a. Front-facing garage;
- b. Waiver from roadside elements and pedestrian streetlight requirements;
- c. Sloped single-story roof; and
- d. Ground-floor transparency requirements for non-residential uses.

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

**2. UDC-21-031 Evans & Rosedale Urban Village**

**Council Districts:** 8

**Applicant/Agent:** City of Fort Worth

**Request:** The applicant requests approval of a recommendation to the Zoning Commission and City Council of the proposed zoning change from “PD/E-Neighborhood Commercial, “PD/MU-1 Low Intensity Mixed-Use”, “PD/MU-1/HC Low Intensity Mixed Use/Historic Overlay”, and “PD/E Neighborhood Commercial” to “NS-T4R Near Southside- T4 Restricted” and “NS-T4R/HC Near Southside T4 Restricted/Historic Overlay”.

Motion by	J. Stamper
Motion to	Approve
Seconded by	S. McCune
Vote	7-0

**3. UDC-21-032 Text Amendments to Near Southside Design Standards and Guidelines**

**Council Districts:** 8, 9

**Applicant/Agent:** City of Fort Worth Development Services Department

**Request:** Recommendation to the City Council on the proposed text amendments to the Near Southside Design Standards and Guidelines.

Motion by	J. Stamper
Motion to	Approve
Seconded by	J. Díaz

Vote	7-0
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II. **ADJOURNMENT: 11:06 PM**

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**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