MEETING MINUTES
URBAN DESIGN COMMISSION
MARCH 18, 2021
Public Hearing: 10:00 A.M.

Videoconference
https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=eec25b2aed82f9e7ca34f8d267638c27a
Meeting/ Access Code: 182 574 8689
Registration Required

Teleconference
(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 182 574 8689

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

Due to health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act and the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted on March 13, 2020.

**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 the day prior to the meeting. To sign up, either contact Laura Voltmann at laura.voltmann@fortworthtexas.gov or 817-392-8015 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. You may access information about the virtual meeting format at this link: https://www.fortworthtexas.gov/government/boards/list-boards-commissions/virtual-meetings

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COMMISSIONERS

☒ Gannon Gries - Mayor Appointee ☒ Stephen McCune - District 6
☐ Jose Diaz - District 2 ☐ Aaron Thesman - District 7
☒ Jesse Stamper - District 3 ☐ Vacant - District 8
☒ Mike Ratterree - District 4 ☒ Douglas Cooper - District 9
☐ Shirley Knox Benton - District 5 ☐ Marta Ronzanich - Alternate
☑ Jie Melchiors - Alternate
I. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF PREVIOUS MONTHS MEETING MINUTES

| Motion by  | D. Cooper |
| Motion to  | Continue |
| Seconded by | J. Stamper |
| Vote       | 5-0       |

D. CONTINUED CASES

UDC-2020-041 – Tarrant County Miller Complex (MU-1)
Council District: 5
Address: 3210, 3212, and 3500 Miller Avenue
Owner/Agent: Tarrant County/Bennett Benner Partners
Request: Installation of a perimeter fence for security.

Commissioner Gries recused. There was no quorum for this case.

| Motion by | |
| Motion to | |
| Seconded by | |
| Vote | |

E. NEW CASES

UDC-21-002 Bowie House (UFC21-0018)
Address: 3710-3736 (evens) Camp Bowie Blvd
Owner/Agent: Bowie Place Properties/Dunaway
Request: Waivers from 25% canopy preservation requirement.

Commissioner Gries recused. There was no quorum for this case.

| Motion by | |
| Motion to | |
| Seconded by | |
| Vote | |

UDC-21-003 Lennar at Risinger Court (UFC21-0022)
Address: 3601 W Risinger Road
Owner/Agent: Lennar Homes of Texas/Ashley Williams
Request: Waiver from the 25% canopy preservation requirement.

Lucretia Summers presented the staff report.

| Motion by | S. McCune |
| Motion to | Approve |
| Seconded by | J. Stamper |
| Vote | 4-1 (D. Cooper) |
Motion by D. Cooper
Motion to Reconsider
Seconded by S. McCune
Vote 5-0

Michelle Liner (Pape Dawson Engineers) represented the applicant. Monica Lafitte provided additional zoning information for the development, explaining how the proposed detached multifamily development is reviewed under the zoning landscaping section. Ashley Williams (Pape Dawson Engineers) identified the project as horizontal multifamily structured as a condo development with HOA ownership of all open space.

Motion by S. McCune
Motion to Approve with the stipulation that the applicant continue to work with staff to maximize tree planting.
Seconded by D. Cooper
Vote 5-0

UDC-21-004 Village Creek Distribution Center (UFC20-0208)
Address: 5005 Parker Henderson Road
Owner/Agent: Granite Village LLC/Greg Cuppett
Request: Waiver from the 25% canopy preservation requirement.

Cheri Cuellar presented the staff report. Greg Cuppett (Fain Cuppett Landscape Architects – Fort Worth) spoke for the applicant.

Motion by D. Cooper
Motion to Approve
Seconded by S. McCune
Vote 5-0

UDC-21-005 N. Main Starbucks (Stockyards)
Address: 106 NE 28th Street
Owner/Agent: Barney Holland Oil Company/idGroup – Meghan Parmer
Request: Waivers from the following standards in the Stockyard Form Based Code:
5.1.3(A)(3): 50% of the building is not placed within first 30’ along the street extending from the block corner (either at 28th and Main or 28th and Ellis).
6.2.2 Drive-in Restaurant or Business: Waiver for the location of the drive-thru lane between the building and 28th Street

Justin Newhart presented the staff report. Barry Hudson (Dunaway – Fort Worth) represented the applicant.

Motion by S. McCune
Motion to Approve with stipulation that the applicant work towards the recommendations regarding height of the wall and enhanced articulation.
Seconded by D. Cooper
Vote 5-0

UDC-21-006 S. Main St Snowcone (Near Southside)
Address: 126 S. Main Street
Owner/Agent: Lori Henderson/Heather Jones – Old Town Ice
Request: Permission to have two mobile vending units on one site.
Laura Voltmann presented the staff report. Heather Jones represented herself in favor of the project. Allison Docker with Near Southside, Inc. also spoke in favor.

Motion by J. Stamper
Motion to Approve
Seconded by S. McCune
Vote 5-0

UDC-21-007 West Broadway Multifamily (Near Southside)
Address: 218 W. Broadway Avenue
Owner/Agent: TBG
Request: Waiver to allow a parking garage visible from a public street.

Laura Voltmann presented the staff report. Allison Docker with Near Southside, Inc. spoke in favor of the project. Mike Lerner (Architecture Demarest) represented the developer.

Motion by J. Stamper
Motion to Approve
Seconded by D. Cooper
Vote 5-0

UDC-21-008 Cannon St Project (Near Southside)
Address: 911 W Cannon Street
Owner/Agent: TMA
Request: Waiver to allow a parking garage visible from a public street.

Laura Voltmann presented the staff report. Tom Malone (TMA – Fort Worth) represented the developer. Allison Docker with Near Southside, Inc. spoke in favor.

Motion by J. Stamper
Motion to Approve
Seconded by D. Cooper
Vote 5-0

UDC-21-009 Twilite Lofts (Near Southside)
Address: 200 Lipscomb Street
Owner/Agent: Trey Neville/Bart Shaw
Request: Waiver from the following requirements:
- Roadside Design Standards; and,
- Fenestration of building.

Laura Voltmann presented the staff report. Bart Shaw (Ibanez Shaw – Fort Worth) represented the developer. Allison Docker with Near Southside, Inc. spoke in favor.

Motion by D. Cooper
Motion to Approve
Seconded by S. McCune
Vote 5-0

UDC-21-010 Trinity Lakes Text Amendment
Address: NE Corner of I-820 and Trinity Boulevard
Owner/Agent: City of Fort Worth
Request: Recommendation on amendments to Trinity Lakes Form Based Code.
Laura Voltmann presented the staff report. Brad Lonberger (Kimley Horn – Fort Worth) represented the developer.

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<tr>
<th>Motion by</th>
<th>S. McCune</th>
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<td>Motion to</td>
<td>Recommend Approval</td>
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**UDC-21-011 Trinity Lakes TRE Station Sign (Trinity Lakes)**

**Address:** NE Corner of I-820 and Trinity Boulevard

**Owner/Agent:** Trinity Metro

**Request:** Waiver to allow a 16’ tall monument sign when only 6’ feet is permitted.

Laura Voltmann presented the staff report. Brad Lonberger (Kimley Horn – Fort Worth) represented Trinity Metro.

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**UDC-21-012 Union Gospel Mission Outreach Facility (MU-2)**

**Address:** 2400 Kentucky Avenue

**Owner/Agent:** Union Gospel Mission/Joe Bloodworth

**Request:** Waiver to allow a single story building.

Monica Lafitte presented the staff report. Joe Bloodworth (Schwarz-Hanson Architects – Fort Worth)

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<td>Approve with staff stipulation regarding fenestration</td>
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**UDC-21-013 The Standard at Harmon Homes (UFC21-0044)**

**Address:** West of I-35W and Hwy 287 Split

**Owner/Agent:** Mesa Design Group

**Request:** Waiver from the 25% canopy preservation requirement.

Lucretia Summers presented the staff report. Cheri Cuellar provided additional information.

Kevin Bernauer (Mesa Design Group – Dallas) represented the applicant.

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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.