



**AGENDA**  
**URBAN DESIGN COMMISSION**  
Thursday, February 22, 2018  
Public Hearing: 10:00 A.M  
City Council Conference Room 290, Second Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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**COMMISSIONERS**

- |   |  |
|---|--|
| <input type="checkbox"/> Vacant - Mayor Appointee                 | <input checked="" type="checkbox"/> Stephen McCune - District 6  |
| <input checked="" type="checkbox"/> Lori Gordon - District 2      | <input checked="" type="checkbox"/> Michael Barnard - District 7 |
| <input checked="" type="checkbox"/> Jesse Stamper - District 3    | <input checked="" type="checkbox"/> John Tandy - District 8      |
| <input checked="" type="checkbox"/> Susan Kenney - District 4     | <input type="checkbox"/> Kimberly Miller - District 9            |
| <input checked="" type="checkbox"/> Rafael McDonnell - District 5 |  |

**I. PUBLIC HEARING**

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF PAST MEETING MINUTES**
- D. CONTINUED CASE**

**UFC16-0070**

**Trinity Oaks**

**Address:** 8400 Block Randol Mill Road

**Owner/Applicant:** DR Horton

**Agent:** Craig Barnes, Shield Engineering Group

**Request for Appeal:** The applicant requests a waiver from Ordinance #18615-05-2009, Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site.

Ms. Cuellar provided an overview of the case and recommended the granting of the request to withdraw which would allow the City to resolve the case through a settlement agreement.

<b>Motion By: Rafael McDonnell</b>
<b>Motioned To: Deny the wavier</b>
<b>Seconded By: John Tandy</b>
<b>Vote: 7-0 (Susan Kenney recused)</b>

**E. NEW CASES**

**UDC-18-01**

**3040 Basswood Boulevard**

Owner/Agent: RaceTrac Petroleum, Inc./Jennifer Haynes

Request a waiver to the berm requirement.

**I-35W Overlay**

Ms. Voltmann provided an overview of the case and recommended approval. The applicant agent provided an overview of the case and answered questions from the Commission. No one spoke in opposition to the case.

**Motion By: Susan Kenney**

**Motioned To: Approve – talk to City about an extra row of trees/hedges and change barberry shrubs to something else.**

**Seconded By: Rafael McDonnell**

**Vote: 7-1 (Lori Gordon opposed)**

**UDC-18-02**

**501 W. Rosedale Street**

Owner/Agent: Hudgins Companies/Jerry Lowery

Request waivers to the parking garage location standard and roadside design standards.

**Near Southside**

Ms. Voltmann provided an overview of the case and recommended approval. The applicant agent gave an overview of the case and answered questions from the Commission. Mike Brennan with Fort Worth South, Inc. spoke in favor of the case. No one spoke in opposition to the case.

**Motion By: Jessie Stamper**

**Motioned To: Approve**

**Seconded By: Lori Gordon**

**Vote: 8-0**

**UDC-18-03**

**1201 8<sup>th</sup> Avenue**

Owner/Agent: Bart Shaw

Request a waiver to the roadside design standards.

**Near Southside**

Ms. Voltmann provided an overview of the case and recommended approval. Mike Brennan with Fort Worth South, Inc. spoke in favor of the case. No one spoke in opposition to the case.

**Motion By: Jessie Stamper**

**Motioned To: Approve**

**Seconded By: Susan Kenney**

**Vote: 6-0 (Lori Gordon left the meeting)**

**UDC-18-04**  
**500 S. Henderson Street**  
Owner/Agent: Cambridge FW MOB, LP  
Request a waiver to the sign standards.

**Near Southside**

Ms. Voltmann provided an overview of the case and recommended approval. The applicant agent spoke in favor of the case and Mike Brennan with Fort Worth South, Inc. spoke in favor of the case. No one spoke in opposition to the case.

<b>Motion By: Stephen McCune</b>
<b>Motioned To: Approve</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Vote: 6-0 (Michael Barnard had to leave the meeting)</b>

**UDC-18-05**  
**615 S. Jennings Avenue**  
Owner/Agent: Calvin Shelby  
Request a waiver to the sign standards.

**Near Southside**

Ms. Voltmann provided an overview of the case and recommended approval. Mike Brennan with Fort Worth South, Inc. spoke in favor of the case. No one spoke in opposition to the case.

<b>Motion By: Susan Kenney</b>
<b>Motioned To: Approve</b>
<b>Seconded By: John Tandy</b>
<b>Vote: 5-0</b>

**UDC-18-06**  
**1110 Hemphill Street**  
Owner/Agent: Legacy Signs  
Request a waiver to the sign standards.

**Near Southside**

<b>Motion By:</b>
<b>Motioned To: Continue</b>
<b>Seconded By:</b>
<b>Vote: Loss of quorum due to conflict of interest with Rafael McDonnell</b>

**UDC-18-07**

**Southside**

**Beckham Place at Mistletoe Boulevard**

Owner/Agent: Cumulus Design

Request a recommendation to the City Plan Commission to vacate/relocate Beckham Place.

Ms. Voltmann provided an overview of the case and recommended approval. The applicant agent spoke in favor of the case. Mike Brennan with Fort Worth South, Inc. spoke in favor of the case.

<b>Motion By: Jessie Stamper</b>
<b>Motioned To: Recommend approval to the City Plan Commission</b>
<b>Seconded By: John Tandy</b>
<b>Vote: 5-0</b>

## **II. ADJOURNMENT**

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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

### **Meeting Accessibility**

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**MINUTES**  
**URBAN DESIGN COMMISSION**  
Thursday, March 22, 2018  
Public Hearing: 10:00 A.M  
City Council Conference Room 290, Second Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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**COMMISSIONERS**

- |                                     |                            |                                     |                              |
|-------------------------------------|----------------------------|-------------------------------------|------------------------------|
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**I. PUBLIC HEARING**

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

<b>Motion By: S. McCune</b>
<b>Motioned To: Approve</b>
<b>Seconded By: K. Miller</b>
<b>Vote: 6-0</b>

**D. CONTINUED CASE**

**UDC-18-06**

**1110 Hemphill Street**

Owner/Agent: Legacy Signs

Request approval of a monument sign.

**Near Southside**

Justin Newhart presented the case. Grant Summers (Fort Worth, TX) spoke in support and provided details about the sign. The Commission received an email of support from Near Southside, Inc.

<b>Motion By: J. Stamper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: K. Miller</b>

**Vote: 6-0**

**E. NEW CASES**

**UFC17-0203**

**Bimbo Bakeries USA**

**Address:** 7301 South Freeway

**Owner:** Bimbo Bakeries USA

**Applicant/Agent:** David Stack, ESRP

**Request for Appeal:** The applicant requests a waiver from Ordinance #18615-05-2009, Section 6.302.E.4 in regard to minimum retained or planted canopy (30%).

Cheri Cuellar presented the case. Grant Stack (Dallas, TX) and Mike Flynn (Fort Worth) spoke in support.

**Motion By: J. Stamper**

**Motioned To: Continue**

**Seconded By: L. Gordon**

**Vote: 5-1**

**UDC-18-08**

**Armour Site**

**Owner/Agent:** Cumulus Design

The applicant requests a Certificate of Appropriateness for waivers from the Stockyards Form Based Code District Standards & Guidelines for the following items:

**Stockyards**

- A waiver from the Future Streets and Pathways Map to move the location of 'B' Street and replace it with a pedestrian/livestock access easement;
- A waiver from the Future Streets and Pathways Map to remove Swift & Armour Blvd. north of 'B' Street;
- A waiver from the Future Streets and Pathways Map to move Swift & Armour Blvd.;
- Waivers for block perimeter; and
- Waivers for block length.

Justin Newhart presented the case. Max Reising (Southlake, TX), David Konen (Fort Worth, TX), and Sebastian Trujillo (Fort Worth, TX) were in support of the case.

**Motion By: K. Miller**

**Motioned To: Recommend approval to the City Plan Commission of the requested waivers**

**Seconded By: S. McCune**

**Vote: 6-0**

**II. ADJOURNMENT**

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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

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**Minutes**

**URBAN DESIGN COMMISSION**

Thursday, April 26, 2018

Public Hearing: 10:00 A.M

City Council Conference Room 290, Second Floor City Hall

200 Texas Street, Fort Worth, Texas 76102

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**COMMISSIONERS**

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|-------------------------------------|----------------------------|-------------------------------------|------------------------------|
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**I. PUBLIC HEARING**

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

**B. ANNOUNCEMENTS**

**C. APPROVAL OF PAST MEETING MINUTES**

<b>Motion By: J. Stamper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: R. Horton</b>
<b>Vote: 5-0</b>

**D. CONTINUED CASE**

**UFC17-0203**

**Bimbo Bakeries USA**

**Address:** 7301 South Freeway

**Owner:** Bimbo Bakeries USA

**Applicant/Agent:** David Stack, ESRP

**Request for Appeal:** The applicant requests a waiver from Ordinance #18615-05-2009, Section 6.302.E.4 in regard to minimum retained or planted canopy (30%).

<b>Motion By: J. Stamper</b>
<b>Motioned To: Approve with the stipulation that the applicant replace the two dying trees and plant an additional 4 trees</b>
<b>Seconded By: J. Tandy</b>
<b>Vote: 5-0</b>



**E. NEW CASES**

**UFC18-0078**

**Idea Cherry Lane**

**Address:** 3020 S Cherry Lane

**Owner:** Idea Public Schools

**Applicant/Agent:** Brian Nelson, HKS Architects Inc.

**Request for Appeal:** The applicant requests a waiver from Ordinance #18615-05-2009, Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site.

<b>Motion By: J. Stamper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: K. Miller</b>
<b>Vote: 5-0</b>

**UDC-18-09**

**Stockyards**

**201 NE 28<sup>th</sup> Street**

**Owner/Agent:** Frost Bank/Eric Phipps

The applicant requests a Certificate of Appropriateness for waivers from the Stockyards Form Based Code District Standards & Guidelines to install additional signage on the north side of the building.

<b>Motion By: J. Stamper</b>
<b>Motioned To: Continue</b>
<b>Seconded By: K. Miller</b>
<b>Vote: 5-0</b>

**UDC-18-10**

**Near Southside**

**Alley located between W. Rosedale Street, Grainger Street, and S. Jennings Avenue**

**Owner/Agent:** Hudgins Company/Brian Crowell

The applicant requests a recommendation for approval to the City Plan Commission to vacate a portion of an alley.

<b>Motion By: J. Stamper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: J. Tandy</b>
<b>Vote: 5-0</b>

**UDC-18-11**

**Near Southside**

**1424 S. Jennings Avenue**

**Owner/Agent:** Sameer Dalal

The applicant requests a Certificate of Appropriateness for a waiver from the Near Southside Development Standards and Guidelines to allow a parking garage to front a public street.

<b>Motion By: J. Stamper</b>
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<b>Motioned To: Approve</b>
<b>Seconded By: J. Tandy</b>
<b>Vote: 5-0</b>

**UDC-18-12**

**6333 Camp Bowie Boulevard**

Owner/Agent: Blink Signs

The applicant requests a Certificate of Appropriateness for an additional sign on a corner building.

**Camp Bowie**

<b>Motion By: K. Miller</b>
<b>Motioned To: Approve</b>
<b>Seconded By: J. Stamper</b>
<b>Vote: 5-0</b>

**UDC-18-13**

**3110 Greene Avenue**

Owner/Agent: Christ Chapel Bible Church/Dunaway

The applicant requests a recommendation for approval to the Board of Adjustment for variances to the minimum height and maximum setback.

**Berry University**

<b>Motion By: K. Miller</b>
<b>Motioned To: Approve</b>
<b>Seconded By: R. Horton</b>
<b>Vote: 5-0</b>

**II. ADJOURNMENT**

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**Executive Session**

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**MINUTES**  
**URBAN DESIGN COMMISSION**  
Thursday, May 17, 2018  
Public Hearing: 10:00 A.M  
City Council Conference Room 290, Second Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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**COMMISSIONERS**

- |                                     |                            |                                     |                              |
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| <input checked="" type="checkbox"/> | Lori Gordon - District 2   | <input type="checkbox"/>            | Michael Barnard - District 7 |
| <input checked="" type="checkbox"/> | Jesse Stamper - District 3 | <input checked="" type="checkbox"/> | John Tandy - District 8      |
| <input type="checkbox"/>            | Susan Kenney - District 4  | <input type="checkbox"/>            | Kimberly Miller - District 9 |
| <input checked="" type="checkbox"/> | Robert Horton - District 5 |                                     |                              |

**I. PUBLIC HEARING**

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

<b>Motion By: J. Stamper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: S. McCune</b>
<b>Vote: 5-0</b>

**D. CONTINUED CASE**

**UDC-18-09**

**201 NE 28<sup>th</sup> Street**

Owner/Agent: Frost Bank/Eric Phipps

The applicant requests a Certificate of Appropriateness for waivers from the Stockyards Form Based Code District Standards & Guidelines to install additional signage on the north side of the building.

**Stockyards**

Commissioner McCune recused – not heard due to lack of quorum

**E. NEW CASES**

**UFC18-0072**

**Sewell Cityview**

**Address:** 5800 Block Trailview Drive

**Owner:** Sewell Corporation of Fort Worth

**Applicant/Agent:** Stantec - David Pitcher, Josh Milsap

**Request for Appeal:** The applicant requests a waiver from Ordinance #18615-05-2009, Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site.

Cheri Cuellar presented the staff report. Kylon Wilson spoke in support.

<b>Motion By: J. Stamper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: L. Gordon</b>
<b>Vote: 5-0</b>

**UDC-18-14**

**Mixed-use**

**3851 E. Lancaster Avenue**

Owner/Agent: City of Fort Worth

The applicant requests a Certificate of Appropriateness for waivers from the Mixed-Use ordinance for building entrance requirements.

Laura Voltmann presented the staff report. Maurice Thames and Carl Karlen were available for questions and spoke in support. Several Commissioners expressed concern about the design (entrance) and accessibility.

<b>Motion By: L. Gordon</b>
<b>Motioned To: Continue</b>
<b>Seconded By: J. Stamper</b>
<b>Vote: 5-0</b>

**UDC-18-15**

**Near Southside**

**Beckham Place at Mistletoe Boulevard**

Owner/Agent: City of Fort Worth

The applicant requests a Certificate of Appropriateness for waivers from the roadside design requirements.

Laura Voltmann presented the staff report. Cody Hodge and Mike Brennan were available to answer questions and speak in support.

<b>Motion By: J. Stamper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: L. Gordon</b>
<b>Vote: 5-0</b>

**UDC-18-16**

**Trinity Lakes**

**Trinity Lakes**

Owner/Agent: City of Fort Worth

Recommendation to the City Council on the proposed expansion of the Trinity Lakes Form Based Code.

Laura Voltmann presented the staff report. Brad Lonberger spoke in support. There were questions from the Commission regarding various aspects of the development.

<b>Motion By: S. McCune</b>
<b>Motioned To: Approve</b>
<b>Seconded By: J. Stamper</b>
<b>Vote: 4-1</b>

## II. ADJOURNMENT

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### **Executive Session**

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**MINUTES**  
**URBAN DESIGN COMMISSION**  
Thursday, July 19, 2018  
Public Hearing: 10:00 A.M  
City Council Conference Room 290, Second Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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**COMMISSIONERS**

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|-------------------------------------|--------------------------------|-------------------------------------|------------------------------|
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| <input checked="" type="checkbox"/> | Lori Gordon - District 2       | <input checked="" type="checkbox"/> | Michael Barnard - District 7 |
| <input checked="" type="checkbox"/> | Jesse Stamper - District 3     | <input checked="" type="checkbox"/> | John Tandy - District 8      |
| <input type="checkbox"/>            | Vacant - District 4            | <input type="checkbox"/>            | Kimberly Miller - District 9 |
| <input type="checkbox"/>            | Robert Horton - District 5     |                                     |                              |

**I. PUBLIC HEARING**

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

**Minutes were not available to approve. No motion was made to approve the minutes from the May 17, 2018 meeting.**

**D. CONTINUED CASE**

**UDC-18-09**  
**201 NE 28<sup>th</sup> Street**

**Stockyards**

Owner/Agent: Frost Bank/Eric Phipps

The applicant requests a Certificate of Appropriateness for waivers from the Stockyards Form Based Code District Standards & Guidelines to install additional signage on the north side of the building.

This item was moved to the 3<sup>rd</sup> case called on the agenda. Commissioner McCune recused himself and Commissioner Gordon arrived at 10:23am.

Justin Newhart presented the staff report. Vickie Foss spoke in support. Several Commissioners expressed concern with deviating from the Stockyards Form Based Code so early after its adoption, especially since the applicant already has signs on the south and west facades of the building.

**Motion By: J. Tandy**

**Motioned To: Deny**

**Seconded By: J. Stamper**

**Vote: 5-0**

**E. NEW CASES**

**UFC18-0121**

**Motel 6 and Studio 6**

**Address:** 6116 Shady Oak Manor Drive

**Owner/Applicant:** Parul Patel, BAP Hospitality LLC

**Agent:** D. Marc Funderburk, LandPatterns Inc.

**Request for Appeal:** The applicant requests a waiver from Ordinance #18615-05-2009, Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site.

Cheri Cuellar presented the staff report. Marc Funderburk spoke in support.

<b>Motion By: J. Stamper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: S. McCune</b>
<b>Vote: 5-0</b>

**UFC18-0100**

**Quarter Horse Estates Phase 2**

**Address:** Near NWC Old Decatur & W J Boaz Roads

**Owner/Applicant:** Quarter Horse LP

**Agent:** Jonathan Bengfort, Teague Nall & Perkins

**Request for Appeal:** The applicant requests a waiver from Ordinance #18615-05-2009, Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site.

Cheri Cuellar presented the staff report. Commissioner Gordon abstains because she arrived during the middle of discussion.

<b>Motion By: J. Stamper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: S. McCune</b>
<b>Vote: 5-0</b>

**UDC-18-17**

**I-35W Design Overlay**

**Northwest of Basswood and I-35W, north of Old Santa Fe Trail**

**Owner/Agent:** Robert Petrie/Dunaway

The applicant requests a Certificate of Appropriateness for a waiver from the berming requirement.

Justin Newhart presented the staff report. Barry Hudson was available to answer questions and speak in support.

<b>Motion By: J. Stamper</b>
<b>Motioned To: Approve with the stipulation that the landscape plan include additional plantings that meet the landscape standards, including the 40% cap on sod.</b>
<b>Seconded By: G. Gries</b>
<b>Vote: 6-0</b>

**UDC-18-18**

**Camp Bowie**

**6517 Camp Bowie Boulevard**

Owner/Agent: Mike Friedman/Ashley Lomison

The applicant requests a Certificate of Appropriateness for a waiver from the signage requirements.

Justin Newhart presented the staff report. The applicant was not present.

<b>Motion By: G. Gries</b>
<b>Motioned To: Deny without prejudice</b>
<b>Seconded By: J. Stamper</b>
<b>Vote: 6-0</b>

**UFC18--0153**

**John T White Subdivision**

**Address:** 6973 John T White Road

**Owner/Applicant:** Testudo Land, LLC/Tom Kellogg, Baird, Hampton & Brown

**Request for Appeal:** The applicant requests a waiver from Ordinance #18615-05-2009, Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site.

Cheri Cuellar presented the staff report. Tom Kellogg spoke in favor of the case. Commissioners debated whether to require specific number of trees per lot, or require developer to plant a set amount of trees anywhere on the property due to site conditions. Rodney Stowers spoke in opposition.

<b>Motion By: S. McCune</b>
<b>Motioned To: Approve with the stipulation that one medium canopy tree be added per lot.</b>
<b>Seconded By: No second. Motion failed.</b>

<b>2<sup>nd</sup> Motion By: S. McCune</b>
<b>Motioned To: Approve with the stipulation that 27 medium canopy trees be added to the development and placed at the owner's discretion.</b>
<b>Seconded By: L. Gordon</b>
<b>Vote: 6-0</b>

**II. ADJOURNMENT – 11:26am.**

**Executive Session**

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**AGENDA**  
**URBAN DESIGN COMMISSION**

Thursday, August 23, 2018

Work Session: 9:30 A.M.

Public Hearing: 10:00 A.M

City Council Conference Room 290, Second Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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**COMMISSIONERS**

x	Gannon Gries - Mayor Appointee	x	Stephen McCune - District 6
X	Lori Gordon - District 2	<input type="checkbox"/>	Michael Barnard - District 7
x	Jesse Stamper - District 3	<input type="checkbox"/>	John Tandy - District 8
x	Emilio Sanchez - District 4	x	Douglas Cooper - District 9
x	Robert Horton - District 5		

**I. WORK SESSION** – Commissioner training – Roles and Responsibilities of the UDC – City Attorney’s Office

**II. PUBLIC HEARING**

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

**B. ANNOUNCEMENTS**

**C. APPROVAL OF PAST MEETING MINUTES**

<b>Motion By: R. Horton</b>
<b>Motioned To: Approve</b>
<b>Seconded By: J. Stamper</b>
<b>Vote: 6-0-1</b>

**D. NEW CASES**

**UFC18-0172**

**Western Ridge**

**Address:** NE of Intersection of Bowman Roberts and Cromwell Marine Creek Roads

**Owner/Applicant:** David Aughinbaugh, Meritage Homes of Texas, LLC

**Agent:** Chris Hamilton, Peloton Land Solutions

**Request for Appeal:** The applicant requests a waiver from Ordinance #18615-05-2009, Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site.

<b>Motion By: R. Horton</b>
<b>Motioned To: Approve</b>

**Seconded By: E. Sanchez**

**Vote: 5-2**

**UFC18-0179**

**ALTA Champions Circle6**

**Address:** Championship Parkway, South of Highway 114

**Owner/Applicant:** Roanoke 35-114 Partners, L.P.

**Agent:** Ryan Miller, WP West Acquisitions, LLC

**Request for Appeal:** The applicant requests a waiver from Ordinance #18615-05-2009, Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site.

**Motion By: J. Stamper**

**Motioned To: Approve**

**Seconded By: L. Gordon**

**Vote: 7-0**

**UFC18-0178**

**Crow Holdings Industrial – Mark IV**

**Address:** NWC Great Southwest & Mark IV Parkway

**Owner/Applicant:** 820 Mark IV LLC / CHI Acquisitions, LP

**Agent:** Chris Tronzano, Studio Greenspot

**Request for Appeal:** The applicant requests a waiver from Ordinance #18615-05-2009, Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site.

**Motion By: J. Stamper**

**Motioned To: Approve**

**Seconded By: L. Gordon**

**Vote: 5-2**

**UDC18-19**

**354 Foch Condominiums**

**Address:** 354 Foch Street

**Owner/Applicant:** PSQ Barbie, LLC

**Agent:** Mary Nell Poole, Townsite

**Request for Appeal:** The applicant requests waivers from the Urban Residential District regulations for landscape buffering, fencing, and setbacks.

**Motion By: J. Stamper**

**Motioned To: Approve the recommendation to the Board of Adjustment for the 20' setback with 5' foot front setback of bufferyard on the north and south end with a waiver for the fence on the west side.**

**Seconded By: D. Cooper**

**Vote: 5-2**

**UDC18-20**

**2833 Weisenberger Condominiums**

**Address:** 2833 Weisenberger Street

**Owner/Applicant:** PSQ Barbie, LLC

**Agent:** Mary Nell Poole, Townsite

**Request for Appeal:** The applicant requests waivers from the Urban Residential District regulations for landscape buffering and setbacks.

**Motion By: J. Stamper**

**Motioned To: Approve the recommendation to the Board of Adjustment for approval of the landscape buffer and setbacks.**

**Seconded By: E. Sanchez**

**Vote: 4-3**

**III. ADJOURNMENT:**

**12:02 P.M**

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**Executive Session**

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**ANNOTATED AGENDA  
URBAN DESIGN COMMISSION**

Thursday, September 20, 2018

Work Session: 9:30 A.M.

Public Hearing: 10:00 A.M

City Council Conference Room 290, Second Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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**COMMISSIONERS**

- |                                     |                                |                                     |                              |
|-------------------------------------|--------------------------------|-------------------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Gannon Gries - Mayor Appointee | <input type="checkbox"/>            | Stephen McCune - District 6  |
| <input checked="" type="checkbox"/> | Lori Gordon - District 2       | <input checked="" type="checkbox"/> | Michael Barnard - District 7 |
| <input checked="" type="checkbox"/> | Jesse Stamper - District 3     | <input checked="" type="checkbox"/> | John Tandy - District 8      |
| <input type="checkbox"/>            | Emilio Sanchez - District 4    | <input checked="" type="checkbox"/> | Douglas Cooper - District 9  |
| <input checked="" type="checkbox"/> | Robert Horton - District 5     |                                     |                              |

**I. WORK SESSION** – Commissioner training – Roles and Responsibilities of the UDC – City Attorney’s Office

**II. PUBLIC HEARING**

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

**B. ANNOUNCEMENTS**

**C. APPROVAL OF PAST MEETING MINUTES**

<b>Motion By: Jesse Stamper</b>
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<b>Motioned To: Approve</b>
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<b>Seconded By: Lori Gordon</b>
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<b>Vote: 7-0</b>
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**D. NEW CASES**

**UFC18-0164**

**Lake Vista Ranch Ph 4 and 5**

**Address:** E of Intersection of Boat Club Road and W J Boaz Road

**Owner/Applicant:** HMH Lake Vista Land, LP

**Agent:** Mark Cate, Barron Stark Swift Consulting Engineers

**Request for Appeal:** The applicant requests a waiver from Ordinance #18615-05-2009, Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site.

<b>Motion By: Lori Gordon</b>
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<b>Motioned To: Approve</b>
<b>Seconded By: Douglas Cooper</b>
<b>Vote: 7-0</b>

**UFC18-0186**  
**HCA White Settlement**  
**Address:** 9650 White Settlement Road  
**Owner/Applicant:** V Bar V Real Est PTNRSP et al  
**Agent:** Jared Helmberger, Claymoore Engineering  
**Request for Appeal:** The applicant requests a waiver from Ordinance #18615-05-2009, Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site.

<b>Motion By: Lori Gordon</b>
<b>Motioned To: Approve with the stipulation that three (3) additional large canopy trees are planted.</b>
<b>Seconded By: Jesse Stamper</b>
<b>Vote: 7-0</b>

**UDC-18-21** **Near Southside**  
**CVS Pharmacy**  
**Address:** 1129 8<sup>th</sup> Avenue  
**Owner/Agent:** CVS Health, Inc./Floyd Schexnayder  
**Request:** Applicant requests a Certificate of Appropriateness for waivers from the Near Southside Development Standards & Guidelines for the following items: a monument sign; primary pedestrian not located on a street frontage; a drive thru facility.

<b>Motion By: Lori Gordon</b>
<b>Motioned To: Approve the request for a drive-thru</b>
<b>Seconded By: Gannon Gries</b>
<b>Vote: 7-0</b>

<b>Motion By: Jesse Stamper</b>
<b>Motioned To: Deny the waiver from the pedestrian entrance requirement from 8<sup>th</sup> Avenue</b>
<b>Seconded By: Lori Gordon</b>
<b>Vote: 7-0</b>

<b>Motion By: Gannon Gries</b>
<b>Motioned To: Deny the request for a monument sign on Hurley Avenue</b>
<b>Seconded By: John Tandy</b>
<b>Vote: 7-0</b>

### III. ADJOURNMENT

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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

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**AGENDA**  
**URBAN DESIGN COMMISSION**  
Thursday, October 18, 2018  
Public Hearing: 10:00 A.M  
City Council Conference Room 290, Second Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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**COMMISSIONERS**

- |   |  |
|---|--|
| <input type="checkbox"/> Gannon Gries - Mayor Appointee         | <input checked="" type="checkbox"/> Stephen McCune - District 6  |
| <input type="checkbox"/> Lori Gordon - District 2               | <input checked="" type="checkbox"/> Michael Barnard - District 7 |
| <input checked="" type="checkbox"/> Jesse Stamper - District 3  | <input type="checkbox"/> John Tandy - District 8                 |
| <input checked="" type="checkbox"/> Emilio Sanchez - District 4 | <input type="checkbox"/> Douglas Cooper - District 9             |
| <input checked="" type="checkbox"/> Robert Horton - District 5  |  |

**I. PUBLIC HEARING**

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

<b>Motion By: Robert Horton</b>
<b>Motioned To: Approve</b>
<b>Seconded By: Jesse Stamper</b>
<b>Vote: 5-0</b>

**D. NEW CASES**

**UFC18-0217**  
**Coventry East Townhomes**  
**Owner/Applicant:** Randy Lockhart, Coventry East Townhomes LLC  
**Agent:** Duwaine Joiner, MMA, Inc.  
**Request for Appeal:** The applicant requests a waiver from Ordinance #18615-05-2009, Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site.

<b>Motion By: Jesse Stamper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: Stephen McCune</b>
<b>Vote: 5-0</b>

**UDC-2018-008**

**Near Southside**

**VA-18-026**

**Address:** W. Terrell Ave. N. and W. Terrell Ave.

**Owner/Agent:** S.J. Bryant Irving Commercial Development

**Request:** The applicant requests a recommendation for approval of the vacation of an alley.

**Motion By:** Jesse Stamper

**Motioned To:** Approve

**Seconded By:** Emilio Sanchez

**Vote:** 5-0

**UDC-2018-009**

**Near Southside**

**Derek Allan's Texas BBQ**

**Address:** 1116 8<sup>th</sup> Avenue

**Owner/Agent:** Zarif Inc./Cindy Boykin

**Request:** Applicant requests approval of a monument sign.

**Motion By:** Jesse Stamper

**Motioned To:** Approve

**Seconded By:** Emilio Sanchez

**Vote:** 5-0

**UDC-2018-010**

**Near Southside**

**Acute Salon**

**Address:** 954 W. Rosedale Street

**Agent:** Kristen Soble/Chelsea Bonham

**Request:** Applicant seeks a waiver from allowable square footage for a wall sign.

**Motion By:** Jesse Stamper

**Motioned To:** Approve

**Seconded By:** Emilio Sanchez

**Vote:** 5-0

**UDC-2018-011**

**Camp Bowie**

**Hanna Isul**

**Address:** 6336 Waverly Way

**Owner/Agent:** Cindy Boykin

**Request:** Applicant requests approval of a monument sign on a local street.

**Motion By:** Stephen McCune

**Motioned To:** Approve

**Seconded By:** Robert Horton

**Vote:** 5-0



**UDC-2018-012**

**Urban Residential**

**Parkland Townhomes**

**Address:** 300 Nursery Lane

**Owner/Agent:** Fort Growth Partners, LP/Stonegate Ventures, LLC

**Request:** Applicant requests a waiver from the 5 foot bufferyard requirement on the northern and southern lot lines.

<b>Motion By:</b> Jesse Stamper
<b>Motioned To:</b> Approve
<b>Seconded By:</b> Robert Horton
<b>Vote:</b> 5-0

**II. ADJOURNMENT: 11:07 A.M.**

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**Executive Session**

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**ANNOTATED AGENDA**  
**URBAN DESIGN COMMISSION**  
Thursday, November 15, 2018  
Public Hearing: 10:00 A.M  
City Council Conference Room 290, Second Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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**COMMISSIONERS**

- |                                     |                                |                                     |                              |
|-------------------------------------|--------------------------------|-------------------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Gannon Gries - Mayor Appointee | <input type="checkbox"/>            | Stephen McCune - District 6  |
| <input checked="" type="checkbox"/> | Lori Gordon - District 2       | <input checked="" type="checkbox"/> | Michael Barnard - District 7 |
| <input checked="" type="checkbox"/> | Jesse Stamper - District 3     | <input checked="" type="checkbox"/> | John Tandy - District 8      |
| <input checked="" type="checkbox"/> | Emilio Sanchez - District 4    | <input checked="" type="checkbox"/> | Douglas Cooper - District 9  |
| <input type="checkbox"/>            | Robert Horton - District 5     | Vacant                              | - Alternate                  |
|                                     |                                | Vacant                              | - Alternate                  |

**I. PUBLIC HEARING**

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

<b>Motion By: Jesse Stamper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: Douglas Cooper</b>
<b>Vote: 5-0</b>

- D. APPROVAL OF 2019 CALENDER – Moved to last item on the agenda.**

<b>Motion By: Douglas Cooper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: Gannon Gries</b>
<b>Vote: 7-0</b>

**E. ELECTION OF CHAIR AND VICE CHAIR**

<b>Motion By: Gannon Gries</b>
<b>Motioned To: To nominate Mike Barnard as Chair</b>

<b>Seconded By: John Tandy</b>
<b>Vote: 5-0</b>

<b>Motion By: Douglas Cooper</b>
<b>Motioned To: To nominate John Tandy as Vice Chair</b>
<b>Seconded By: Jesse Stamper</b>
<b>Vote: 5-0</b>

**F. NEW CASES**

**Commissioner Gordon arrives at 10:07am.**

**Commissioner Sanchez arrives at 10:17am.**

**UFC18-0239**

**Urban Forestry**

**Stallion Ridge Phase 2**

**Address:** S of Shelby Road, East of Race Street

**Owner/Applicant:** Crimson Ridge Land Partners LLC

**Agent:** Janel Moody, Dunaway Associates

**Request for Appeal:** The applicant requests a waiver from Ordinance #18615-05-2009, Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site.

Staff felt that the proposed preservation was not practical due to proximity to construction. The agent, Barry Hudson, spoke in support the waiver request and was available to answer question.

<b>Motion By: Lori Gordon</b>
<b>Motioned To: Approve subject to the following condition:</b>
<b>1. That the two trees shown as preserved be removed, and that two additional large canopy trees be added to the landscaping plan.</b>
<b>Seconded By: Gannon Gries</b>
<b>Vote: 7-0</b>

**UDC-2018-013**

**Near Southside**

**Record Town**

**Address:** 120 St. Louis Avenue, Suite #105

**Owner/Agent:** Tom Reynolds/Elizabeth Cardenas

**Request:** Applicant seeks a waiver for the height of a rooftop sign.

Allison Docker from Near Southside, Inc. spoke in favor of the waiver request.

<b>Motion By: Jesse Stamper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: Lori Gordon</b>
<b>Vote: 7-0</b>

**UDC-2018-014**

**Near Southside**

**Watermark Container Homes**

**Address:** 818 St. Louis Avenue

**Owner/Agent:** Clint Renfro/Freddy Ellis

**Request:** Applicant requests a waiver for parking and a recommendation to the BOA for a height variance

The applicant, Steve Keys, spoke in favor of the waiver request and was available to answer any questions. Allison Docker from Near Southside, Inc. spoke in favor of the case.

<b>Motion By: Jesse Stamper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: Gannon Gries</b>
<b>Vote: 6-1</b>

**UDC-2018-015**

**Mixed Use - 2**

**True Worth Fence Addition**

**Address:** 1513 E. Presidio Street

**Owner/Agent:** Lighthouse for the Homeless DB

**Request:** The applicant requests a waiver for a waiver from the maximum height of parking lot screening and a recommendation from the Commission for a fence variance.

Commissioner Gries recused himself.

The agent, Amanda Schulte, spoke in favor of the case and was available to answer any questions. The applicant, Toby Owen, also spoke in favor of the case and was available to answer any questions.

<b>Motion By: Lori Gordon</b>
<b>Motioned To: Approve</b>
<b>Seconded By: John Tandy</b>
<b>Vote: 6-0</b>

**UDC-2018-016**

**Urban Residential**

**The Moderne Condominiums**

**Address:** 2705 Wingate Street

**Owner/Agent:** FW Wingate Partners, Ltd.

**Request:** Applicant requests waivers for entry orientation and landscaping.

Margaret Demoss wrote a letter in opposition to the waiver requests.

The agent, Ames Fender, spoke in favor of the waiver requests and was available to answer any questions. Eva Bonilla, President of the Linwood Neighborhood Association, spoke in opposition to the waiver requests. However, Ms. Bonilla agreed with all staff recommendations upon further discussion with the Commission.

<b>Motion #1 By: Jesse Stamper</b>
<b>Motioned To: Approve the request for a waiver from requiring a landscaping island, linear landing strip, bio-swale, or rain garden with a tree in landscaping island or planting strip for southwest parking lot.</b>
<b>Seconded By: Lori Gordon</b>
<b>Vote: 7-0</b>

<b>Motion #2 By: Jesse Stamper</b>
<b>Motioned To: Deny the request for a waiver from individual street oriented entries for first floor units along the primary street frontages for the eastern units on the ground floor along Wingate Street.</b>

**Seconded By: Emilio Sanchez**

**Vote: 5-2**

**Motion #3 By: Jesse Stamper**

**Motioned To: Approve the request for a waiver from individual street oriented entries for first floor units along the primary street frontages for the western units on the ground floor along Wingate Street and Foch Street.**

**Seconded By: Emilio Sanchez**

**Vote: 5-2**

**Motion #4 By: Douglas Cooper**

**Motioned To: Deny the request for a waiver from the maximum 125-foot primary entrance separation requirement.**

**Seconded By: Gannon Gries**

**Vote: Fails 2-5**

**Motion #5 By: Emilio Sanchez**

**Motioned To: Approve the request for a waiver from the maximum 125-foot primary entrance separation requirement.**

**Seconded By: Lori Gordon**

**Vote: 5-2**

**II. ADJOURNMENT: 11:55am.**

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**Executive Session**

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**MEETING MINUTES**  
**URBAN DESIGN COMMISSION**  
Thursday, November 15, 2018  
Public Hearing: 10:00 A.M  
City Council Conference Room 290, Second Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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**COMMISSIONERS**

<input checked="" type="checkbox"/>	Gannon Gries - Mayor Appointee	<input type="checkbox"/>	Stephen McCune - District 6
<input checked="" type="checkbox"/>	Lori Gordon - District 2	<input checked="" type="checkbox"/>	Michael Barnard - District 7
<input checked="" type="checkbox"/>	Jesse Stamper - District 3	<input checked="" type="checkbox"/>	John Tandy - District 8
<input checked="" type="checkbox"/>	Emilio Sanchez - District 4	<input checked="" type="checkbox"/>	Douglas Cooper - District 9
<input type="checkbox"/>	Robert Horton - District 5	Vacant	- Alternate
		Vacant	- Alternate

**I. PUBLIC HEARING**

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

<b>Motion By: Jesse Stamper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: Douglas Cooper</b>
<b>Vote: 5-0</b>

**D. APPROVAL OF 2019 CALENDER – Moved to last item on the agenda.**

<b>Motion By: Douglas Cooper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: Gannon Gries</b>
<b>Vote: 7-0</b>

**E. ELECTION OF CHAIR AND VICE CHAIR**

<b>Motion By: Gannon Gries</b>
<b>Motioned To: To nominate Mike Barnard as Chair</b>

<b>Seconded By: John Tandy</b>
<b>Vote: 5-0</b>

<b>Motion By: Douglas Cooper</b>
<b>Motioned To: To nominate John Tandy as Vice Chair</b>
<b>Seconded By: Jesse Stamper</b>
<b>Vote: 5-0</b>

**F. NEW CASES**

**Commissioner Gordon arrives at 10:07am.**

**Commissioner Sanchez arrives at 10:17am.**

**UFC18-0239**

**Urban Forestry**

**Stallion Ridge Phase 2**

**Address:** S of Shelby Road, East of Race Street

**Owner/Applicant:** Crimson Ridge Land Partners LLC

**Agent:** Janel Moody, Dunaway Associates

**Request for Appeal:** The applicant requests a waiver from Ordinance #18615-05-2009, Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site.

Staff felt that the proposed preservation was not practical due to proximity to construction. The agent, Barry Hudson, spoke in support the waiver request and was available to answer question.

<b>Motion By: Lori Gordon</b>
<b>Motioned To: Approve subject to the following condition:</b>
<b>1. That the two trees shown as preserved be removed, and that two additional large canopy trees be added to the landscaping plan.</b>
<b>Seconded By: Gannon Gries</b>
<b>Vote: 7-0</b>

**UDC-2018-013**

**Near Southside**

**Record Town**

**Address:** 120 St. Louis Avenue, Suite #105

**Owner/Agent:** Tom Reynolds/Elizabeth Cardenas

**Request:** Applicant seeks a waiver for the height of a rooftop sign.

Allison Docker from Near Southside, Inc. spoke in favor of the waiver request.

<b>Motion By: Jesse Stamper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: Lori Gordon</b>
<b>Vote: 7-0</b>

**UDC-2018-014**

**Near Southside**

**Watermark Container Homes**

**Address:** 818 St. Louis Avenue

**Owner/Agent:** Clint Renfro/Freddy Ellis

**Request:** Applicant requests a waiver for parking and a recommendation to the BOA for a height variance

The applicant, Steve Keys, spoke in favor of the waiver request and was available to answer any questions. Allison Docker from Near Southside, Inc. spoke in favor of the case.

<b>Motion By: Jesse Stamper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: Gannon Gries</b>
<b>Vote: 6-1</b>

**UDC-2018-015**

**Mixed Use - 2**

**True Worth Fence Addition**

**Address:** 1513 E. Presidio Street

**Owner/Agent:** Lighthouse for the Homeless DB

**Request:** The applicant requests a waiver for a waiver from the maximum height of parking lot screening and a recommendation from the Commission for a fence variance.

Commissioner Gries recused himself.

The agent, Amanda Schulte, spoke in favor of the case and was available to answer any questions. The applicant, Toby Owen, also spoke in favor of the case and was available to answer any questions.

<b>Motion By: Lori Gordon</b>
<b>Motioned To: Approve</b>
<b>Seconded By: John Tandy</b>
<b>Vote: 6-0</b>

**UDC-2018-016**

**Urban Residential**

**The Moderne Condominiums**

**Address:** 2705 Wingate Street

**Owner/Agent:** FW Wingate Partners, Ltd.

**Request:** Applicant requests waivers for entry orientation and landscaping.

Margaret Demoss wrote a letter in opposition to the waiver requests.

The agent, Ames Fender, spoke in favor of the waiver requests and was available to answer any questions. Eva Bonilla, President of the Linwood Neighborhood Association, spoke in opposition to the waiver requests. However, Ms. Bonilla agreed with all staff recommendations upon further discussion with the Commission.

<b>Motion #1 By: Jesse Stamper</b>
<b>Motioned To: Approve the request for a waiver from requiring a landscaping island, linear landing strip, bio-swale, or rain garden with a tree in landscaping island or planting strip for southwest parking lot.</b>
<b>Seconded By: Lori Gordon</b>
<b>Vote: 7-0</b>

<b>Motion #2 By: Jesse Stamper</b>
<b>Motioned To: Deny the request for a waiver from individual street oriented entries for first floor units along the primary street frontages for the eastern units on the ground floor along Wingate Street.</b>



**Seconded By: Emilio Sanchez**

**Vote: 5-2**

**Motion #3 By: Jesse Stamper**

**Motioned To: Approve the request for a waiver from individual street oriented entries for first floor units along the primary street frontages for the western units on the ground floor along Wingate Street and Foch Street.**

**Seconded By: Emilio Sanchez**

**Vote: 5-2**

**Motion #4 By: Douglas Cooper**

**Motioned To: Deny the request for a waiver from the maximum 125-foot primary entrance separation requirement.**

**Seconded By: Gannon Gries**

**Vote: Fails 2-5**

**Motion #5 By: Emilio Sanchez**

**Motioned To: Approve the request for a waiver from the maximum 125-foot primary entrance separation requirement.**

**Seconded By: Lori Gordon**

**Vote: 5-2**

**II. ADJOURNMENT: 11:55am.**

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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

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**ANNOTATED AGENDA  
URBAN DESIGN COMMISSION**

Thursday, December 20, 2018

Work Session: 10:00 A.M.

Public Hearing: To begin immediately after Work Session  
City Council Conference Room 290, Second Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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**COMMISSIONERS**

- |                                     |                                |                                     |                              |
|-------------------------------------|--------------------------------|-------------------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Gannon Gries - Mayor Appointee | <input type="checkbox"/>            | Stephen McCune - District 6  |
| <input type="checkbox"/>            | Vacant - District 2            | <input checked="" type="checkbox"/> | Michael Barnard - District 7 |
| <input checked="" type="checkbox"/> | Jesse Stamper - District 3     | <input type="checkbox"/>            | John Tandy - District 8      |
| <input checked="" type="checkbox"/> | Emilio Sanchez - District 4    | <input checked="" type="checkbox"/> | Douglas Cooper - District 9  |
| <input type="checkbox"/>            | Robert Horton - District 5     | <input checked="" type="checkbox"/> | Marta Ronzanich - Alternate  |
|                                     |                                | <input checked="" type="checkbox"/> | Jie Melchiors - Alternate    |

**I. WORK SESSION –**

- A. BRIEFING:** On proposed text amendments to the Berry/University Form Based Code.
- B. BRIEFING:** On proposed text amendments to the Near Southside Standards and Guidelines.  
Presentation by City Staff and Near Southside, Inc. Staff.

**II. PUBLIC HEARING**

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF PREVIOUS MONTH'S MEETING MINUTES**

<b>Motion By: Jesse Stamper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: Emilio Sanchez</b>
<b>Vote: 7-0</b>

**D. NEW CASES**

**UDC-2018-017**

**CVS Pharmacy**

**Address:** 1119 8<sup>th</sup> Avenue

**Owner/Agent:** CVS Health, Inc./Floyd Schexnayder

**Request:** Applicant requests a recommendation to the City Plan Commission and City Council for an alley vacation.

**Near Southside**

<b>Motion By: Jesse Stamper</b>
<b>Motioned To: Recommend approval of the alley vacation (to be forwarded to the City Plan Commission)</b>
<b>Seconded By: Douglas Cooper</b>
<b>Vote: 6-0-1 (Marta Ronzanich abstained)</b>

**UDC-2018-018**  
**7-Eleven, Inc.**  
**Address:** 1622 Hemphill Street  
**Owner/Agent:** 7-Eleven, Inc./Brad Roberson

**Near Southside**

**Request:** Applicant requests a waiver from the sign standards to install a monument sign and a recommendation to the Board of Adjustment for electronic changeable copy.

<b>Motion By: Douglas Cooper</b>
<b>Motioned To: Deny the monument sign, recommend approval of the electronic changeable copy sign (to be forwarded to the Board of Adjustment), and accept the applicant's offer to remove the pole sign</b>
<b>Seconded By: Jesse Stamper</b>
<b>Vote: 7-0</b>

**Commissioner Gries left the meeting.**

**UDC-2018-019**  
**Cultural District Hotel**  
**Address:** Intersection of Camp Bowie Blvd. and Van Cliburn Way  
**Owner/Agent:** Bennett Benner Partners

**MU-2**

**Request:** Applicant requests a waiver from the façade variation standards and a recommendation to the Board of Adjustment for the following waivers: primary street frontage; side street frontage; maximum height.

<b>Motion By: Jesse Stamper</b>
<b>Motioned To: Recommend approval for a variance to the maximum height standard of 60' to 65' to be forwarded to the Board of Adjustment</b>
<b>Seconded By: Jie Melchiors</b>
<b>Vote: 6-0</b>

<b>Motion By: Jesse Stamper</b>
<b>Motioned To: Approve the waiver from the façade standards along Camp Bowie Boulevard and Van Cliburn Way</b>
<b>Seconded By: Douglas Cooper</b>
<b>Vote: 6-0</b>

**Motion By: Douglas Cooper**

**Motioned To: Recommend approval for a variance to the street frontage standard as follows:**

- **Camp Bowie Boulevard – 53.4% minimum**
- **Van Cliburn Way – 4% minimum**

**Seconded By: Jesse Stamper**

**Vote: 6-0**

### **III. ADJOURNMENT**

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#### **Executive Session**

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