



**MINUTES**  
**URBAN DESIGN COMMISSION**  
Thursday, January 17, 2019  
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 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 checked="" type="checkbox"/> | Robert Horton - District 5     | <input checked="" type="checkbox"/> | Marta Ronzanich - Alternate  |
|                                     |                                | <input checked="" type="checkbox"/> | Jie Melchiors - Alternate    |

**I. WORK SESSION BRIEFING:** On proposed text amendments to the Mixed-Use zoning districts.

**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: Gannon Gries</b>
<b>Vote: 8-0</b>

**D. NEW CASES**

**UFC-18-310**

**Urban Forestry**

**CNS Residential Village**

**Address:** 6840 Harris Parkway

**Owner/Applicant:** Center for Neuro Skills

**Agent:** Tom Kellogg, Baird Hampton & Brown

**Request for Appeal:** Applicant requests a waiver from

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 support.

<b>Motion By: Gannon Gries</b>
<b>Motioned To: Approve with the stipulation that 5 additional large canopy trees are added</b>
<b>Seconded By: Jesse Stamper</b>
<b>Vote: 8-0</b>

**UDC-18-20**

**MU-1**

**Nursery Lane Office Park**

**Address:** 121 Nursery Lane

**Owner/Agent:** Fort Growth Partner, LP

**Request:** Applicant requests a waiver from the building material standard in the MU-1 zoning district.

<b>Motion By: Jesse Stamper</b>
<b>Motioned To: Approve with the stipulation that standing seam metal is used</b>
<b>Seconded By: Emilio Sanchez</b>
<b>Vote: 7-1</b>

**UDC-19-01**

**Near Southside**

**Text Amendments to Near Southside Standards and Guidelines**

**Applicant/Agent:** City of Fort Worth Planning & Development

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

<b>Motion By: Gannon Gries</b>
<b>Motioned To: Approve</b>
<b>Seconded By: Jesse Stamper</b>
<b>Vote: 7-1</b>

**UDC-19-02****Near Southside****Address:** 1101 Pennsylvania Avenue**Owner/Agent:** TNA Realty LP/Robert Chu**Request:** Applicant requests a waiver for a parking garage to front a public street.**Motion By: Jesse Stamper****Motioned To: Approve****Seconded By: Robert Horton****Vote: 7-1****UDC-19-03****Panther Island****Address:** 1205-1207 Samuels Avenue**Owner/Agent:** Bill Baird**Request:** Applicant requests a waivers for the following requirements:

- Surface parking lot to front a public street.
- Street tree species to be a medium canopy tree.

**Motion By: Jesse Stamper****Motioned To: Continue****Seconded By: Emilio Sanchez****Vote: 8-0****UDC-19-04****Near Southside****Address:** 1300 Terrell Avenue**Owner/Agent:** Texas Health Resources/Kevin Davis**Request:** Applicant requests a recommendation to the Zoning Commission and City Council for a waiver to allow 4 additional stories.**Motion By: Jesse Stamper****Motioned To: Approve****Seconded By: Gannon Gries****Vote: 8-0****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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**DRAFT MINUTES**  
URBAN DESIGN COMMISSION  
Thursday, February 21, 2019  
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**

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|--|--|
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| <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"/> Vacant - District 8                     |
| <input checked="" type="checkbox"/> Emilio Sanchez - District 4    | <input checked="" type="checkbox"/> Douglas Cooper - District 9  |
| <input checked="" type="checkbox"/> Robert Horton - District 5     | <input type="checkbox"/> Marta Ronzanich - Alternate             |
|  | <input checked="" type="checkbox"/> Jie Melchiors - Alternate    |

**I. PUBLIC HEARING**

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

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

**D. CONTINUED CASE**

**UDC-19-03**

**Address:** 1205-1207 Samuels Avenue

**Owner/Agent:** Bill Baird

**Request:** Applicant requests a waivers for the following requirements:

- Surface parking lot to front a public street.
- Street tree species to be a medium canopy tree.

**Panther Island**

Laura Voltmann presented the staff report. Bill Baird represented the applicant.

<b>Motion By: Gannon Gries</b>
<b>Motioned To: Approve</b>
<b>Seconded By: Jesse Stamper</b>
<b>Vote: 8-0</b>

**E. NEW CASES**

**UFC19-0018**

**Idea Altamesa**

**Address:** 1600 Block Altamesa Blvd

**Owner/Applicant:** Idea Public Schools

**Agent:** CCA Landscape Architects

**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. Greg Webb (McKinney, TX) and Brian Nelson represented the applicant. Steve Epstein (Hallmark Camelot Neighborhood Association) spoke, initially in opposition, but indicated the neighborhood might be supported of the revised plan.

<b>Motion By: Steve McCune</b>
<b>Motioned To: Approve with suggestion that the applicant discuss the option of planting larger trees with staff</b>
<b>Seconded By: Douglas Cooper</b>
<b>Vote: 8-0</b>

**UDC-19-04**

**Berry/University**

**Text Amendments to Berry/University Standards and Guidelines**

**Applicant/Agent:** City of Fort Worth Planning & Development

**Request:** Recommendation to the City Council on the proposed text amendments to the Berry/University Standards and Guidelines.

Staff requested a continuance.

<b>Motion By: Robert Horton</b>
<b>Motioned To: Continue</b>
<b>Seconded By: Emilio Sanchez</b>
<b>Vote: 8-0</b>

**UDC-19-05**

**None**

**Urban Design Commission Rules of Procedure**

**Applicant/Agent:** City of Fort Worth Planning & Development

**Request:** Approval of Urban Design Commission Rules of Procedure.

Staff requested a continuance.

<b>Motion By: Robert Horton</b>
<b>Motioned To: Continue</b>
<b>Seconded By: Emilio Sanchez</b>
<b>Vote: 8-0</b>

**UDC-19-06**

**Berry/University**

**Address:** 2500 West Berry Street

**Owner/Agent:** Todd Waldvogel/Barry Hudson

**Request:** Applicant requests a waivers for the following requirements:

- **Build-to-Zone:** primary street 20' maximum
- **% of building façade in primary street build-to-zone:** 70% minimum  
The required percentage specifies the amount of the front building facade that must be located in the build-to zone, measured based on the width of the building divided by the width of the lot.  
On a corner lot, a building facade must be placed within the build-to zone for the first 30 feet along the street extending from the block corner, measured from the intersection of the two right-of-way lines.
- **Ground story transparency:** 50% minimum  
Ground story transparency is measured between 2 and 12 feet above the abutting sidewalk.
- **Along McCart Avenue, Bowie Street, and Sandage Avenue**
  - **Parkway Depth:** 6' minimum
  - **Tree spacing:** 15'-35' on center depending on
  - **Sidewalk width:** 6' minimum
- **Pedestrian Access:** Entrance facing primary street required.  
All development must provide safe, direct and convenient pedestrian access connecting public streets and parking lots to primary building entrances, and to all other uses in the development that allow for public access.

Laura Voltmann presented the case.

Barry Hudson (Fort Worth) presented the case for the applicant as a representative from Dunaway Associates. Todd Waldvogel with TCU spoke in favor of development of the property and the need for a hotel. George Dunlop (Dallas, TX)

Jim Johnson (Fort Worth) presented opposition from the Berry Street Initiative.

<b>Motion By: Gannon Gries</b>
<b>Motioned To: Deny without prejudice</b>
<b>Seconded By: Jesse Stamper</b>
<b>Vote: 7-1</b>

**UDC-19-07**

**Near Southside**

**Address:** 608 Crawford Street

**Owner/Agent:** Panther City BBQ/Brian Reising

**Request:** Applicant requests a waiver from **Roadside Design** elements, including trees and lights, which are required by street type.

Laura Voltmann presented the case. Mike Brennan from Fort Worth South, Inc. sent an email of support.

<b>Motion By: Jesse Stamper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: Gannon Gries</b>
<b>Vote: 8-0</b>

**UDC-19-08**

**Camp Bowie**

**Address:** 6421, 6425 Camp Bowie Boulevard

**Owner/Agent:** HTeaO/Jeff VanCuren

**Request:** Applicant requests a waiver from the **Surface Parking Location requirement – Boulevard or local street:** Min. of 3 feet behind the building facade line

Laura Voltmann presented the staff report. Jeff VanCuren represented the applicant. He provided additional renderings of the site.

<b>Motion By: Gannon Gries</b>
<b>Motioned To: Deny without prejudice</b>
<b>Seconded By: Robert Horton</b>
<b>Vote: 6-2</b>

**UDC-19-09**

**MU-1 and MU-2**

**Text Amendments to the Mixed-use Zoning Districts MU-1 and MU-2**

**Applicant/Agent:** City of Fort Worth Planning & Development

**Request:** Recommendations to the Zoning Commission and the City Council on the proposed text amendments to the mixed-use zoning districts MU-1 and MU-2.

Staff requested a continuance.

<b>Motion By: Robert Horton</b>
<b>Motioned To: Continue</b>
<b>Seconded By: Jesse Stamper</b>
<b>Vote: 8-0</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

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**MINUTES - DRAFT**

**URBAN DESIGN COMMISSION**

Thursday, March 21, 2019

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**

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

**I. WORK SESSION:** Review of proposed text amendments and rules of procedure

**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: Robert Horton</b>
<b>Vote: 7-0</b>

**D. CONTINUED CASES**

**UDC-19-04**

**Berry/University**

**Text Amendments to Berry/University Standards and Guidelines**

**Applicant/Agent:** City of Fort Worth Planning & Development

**Request:** Recommendation to the City Council on the proposed text amendments to the Berry/University Standards and Guidelines.

Laura Voltmann presented the staff report.

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

**UDC-19-05**

**All**

**Urban Design Commission Rules of Procedure**

**Applicant/Agent:** City of Fort Worth Planning & Development

**Request:** Approval of Urban Design Commission Rules of Procedure.

Laura Voltmann presented the staff report.

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

**UDC-19-09**

**MU-1 and MU-2**

**Text Amendments to the Mixed-use Zoning Districts MU-1 and MU-2**

**Applicant/Agent:** City of Fort Worth Planning & Development

**Request:** Recommendations to the Zoning Commission and the City Council on the proposed text amendments to the mixed-use zoning districts MU-1 and MU-2.

Korrie Becht presented the staff report.

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

**E. NEW CASES**

**UDC-19-10**

**Camp Bowie**

**6651 Camp Bowie Boulevard**

**Applicant/Agent:** Kwik Kar/OPZ Christinas-Properties, LLC

**Request:** Applicant requests a waiver from the **Signage** standards to allow an additional sign on the east elevation.

Laura Voltmann presented the staff report.

<b>Motion By: Douglas Cooper</b>
<b>Motioned To: Deny</b>
<b>Seconded By: Marta Ronzanich</b>
<b>Vote: 7-0</b>

**UDC-19-11**

**Near Southside**

**401, 415 Hemphill Street**

**Applicant/Agent:** 401 Hemphill, LP

**Request:** Applicant requests a waiver from the **Commercial Parking Garage** location standard.

Laura Voltmann presented the staff report. Allison Docker, Near Southside Inc., spoke in favor.

<b>Motion By: Steve McCune</b>
<b>Motioned To: Approve with the stipulation that a mural is provided on the garage</b>
<b>Seconded By: Robert Horton</b>
<b>Vote: 7-0</b>

**UDC-19-12**

**Near Southside**

**1429 May Street – May Street Condominiums**

**Applicant/Agent:** Jacq Duncan/Nizam Peerwani

**Request:** Applicant requests a waiver from **Roadside Design** elements, including trees and lights, which are required by street type.

Laura Voltmann presented the staff report. Allison Docker, Near Southside Inc., spoke in favor.

<b>Motion By: Jesse Stamper</b>
<b>Motioned To: Approve with the stipulation that the May Street drive approach is modified to limit vehicular access to the site</b>
<b>Seconded By: Gannon Gries</b>
<b>Vote: 7-0</b>

**UFC-18-0281**

**2801 & 2829 Moresby Street – Renaissance Heights Seniors**

**Applicant/Agent:** Columbia Residential/Huitt-Zollars

**Request for Appeal:** The applicant requests a waiver from preserving 25% of the existing tree canopy on site.

Cheri Cuellar presented the staff report.

<b>Motion By: Jesse Stamper</b>
<b>Motioned To: Approve</b>
<b>Seconded By: Steve McCune</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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**DRAFT MINUTES**  
**URBAN DESIGN COMMISSION**  
Thursday, April 18, 2019  
Public Hearing: 10:00 A.M.  
Work Session: Following Public Hearing  
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"/> Robert Horton - District 5     | <input 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 PREVIOUS MONTH'S MEETING MINUTES**

Motion By: Jesse Stamper
Motioned To: Approve
Seconded By: Douglas Cooper
Vote: 5-0

**D. NEW CASES**

**UDC-19-14**

**Urban Residential**

**5100 Slate Street**

**Applicant/Agent:** Village Homes

**Request:** Applicant requests a waiver for a **42-foot yard** adjacent to Athenia Drive, an additional 22 feet in width over the maximum of 20-feet.

Korrie Becht presented the staff report. The applicant was not in attendance. Margaret Johnson (Ft. Worth) spoke about concerns over building orientation and the fence.

Motion By: Emilio Sanchez
Motioned To: Recommend approval with request that staff coordinate with developer re: side elevation on Athenia
Seconded By:
Vote: 5-0

**UDC-19-15**

**Near Southside**

**1200 6<sup>th</sup> Avenue**

**Applicant/Agent:** Terry Kafka

**Request:** Applicant requests a waiver for **0% fenestration** along Oleander Walk, deficient by 25%.

**Quorum lost when Commissioner Cooper recused**

Motion By:
Motioned To:
Seconded By:
Vote:

**UFC19-0050**

**6800 John T White – C Store with Sonic Restaurant**

**Applicant/Agent:** AQROS, LLC / JDJR Engineers and Consultants

**Request:** Applicant requests a waiver from the 25% tree preservation requirement.

Cheri Cuellar presented the staff report. Jim Dewey spoke in support.

Motion By: Emilio Sanchez
Motioned To: Approve
Seconded By: Robert Horton
Vote: 5-0

**UFC19-0052**

**Near Intersection of Wagley Robertson and Bailey Boswell – Watersbend Phase 6**

**Applicant/Agent:** Bloomfield Homes/Goodwin & Marshall

**Request:** Applicant requests a waiver from the 25% tree preservation requirement.

Cheri Cuellar presented the staff report. Matt Baacke and Art Ferreira spoke in support.

Motion By: Douglas Cooper
Motioned To: Approve with stipulation that applicant plant the open space lot to 40% canopy coverage to provide screening from gas well pad site.
Seconded By: Jesse Stamper
Vote: 5-0

## II. ADJOURNMENT

## III. WORK SESSION

- A. Report from the Urban Design Officer
- B. Future Agenda Items

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### **Executive Session**

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**SPECIAL CALLED MEETING – DRAFT MINUTES**

URBAN DESIGN COMMISSION

Thursday, April 25, 2019

Public Hearing: 10:00 A.M.

City Council Chamber, Second Floor City Hall

200 Texas Street, Fort Worth, Texas 76102

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**COMMISSIONERS**

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| <input checked="" type="checkbox"/> | Emilio Sanchez - District 4    | <input 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. PUBLIC HEARING**

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

**D. NEW CASES**

**UDC-19-15**

**1200 6<sup>th</sup> Avenue**

**Applicant/Agent:** Terry Kafka

**Request:** Applicant requests a waiver for **0% fenestration** along Oleander Walk, deficient by 25%.

**Near Southside**

Laura Voltmann presented the staff report. Philip Kafka spoke in favor of the project. Mike Brennan (Fort Worth) also spoke in favor.

Motion By: Steve McCune
Motioned To: Approve
Seconded By: Marta Ronzanich
Vote: 5-0

**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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**MEETING – DRAFT MINUTES**  
**URBAN DESIGN COMMISSION.**

Thursday, May 16, 2019

Public Hearing: 10:00 A.M.

Work Session Immediately Following Meeting  
City Council Work Room, Second Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

**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"/> Vacant - District 8                     |
| <input checked="" type="checkbox"/> Emilio Sanchez - District 4    | <input checked="" type="checkbox"/> Douglas Cooper - District 9  |
| <input checked="" type="checkbox"/> Robert Horton - District 5     | <input type="checkbox"/> Marta Ronzanich - Alternate             |
|  | <input checked="" type="checkbox"/> Jie Melchiors - Alternate    |

**I. PUBLIC HEARING**

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF APRIL 26 SPECIAL MEETING MINUTES**

Motion By: Emilio Sanchez
Motioned To: Approve
Seconded By: Jesse Stamper
Vote: 7-0

**D. NEW CASES**

**UFC19-0101 - LA Fitness**

**Owner/Applicant:** Retail Corners, LLC

**Address:** 4551 W Bailey Boswell

**Agent:** Kimley-Horn

**Request for Appeal:** The applicant requests a waiver from preserving 25% of the existing tree canopy on site.

Cheri Cuellar presented the staff report. Katherine Utecht and Jake Torpey, both of Kimley-Horn, spoke on behalf of the applicant. David Hardesty spoke as the applicant. Chairman Barnard closed the public hearing for an executive session. When the public hearing resumed, the

applicant resumed their presentation. The public hearing was then closed and discussion among the commissioners commenced. , Commission Stamper concluded his comments with a motion to deny, seconded by Commissioner Gries.

Motion By: Jesse Stamper
Motioned To: Deny without prejudice
Seconded By: Gannon Gries
Vote: 6-1 deny without prejudice (M. Barnard)

**II. ADJOURNMENT**

**III. WORK SESSION**

**BRIEFING ON THE ACTIVE TRANSPORTATION PLAN**

**UPDATE ON THE TCU HOTEL**

**REQUEST FOR FUTURE AGENDA ITEMS**

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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, June 20, 2019

Public Hearing: 10:00 A.M.

Work Session Immediately Following Meeting  
City Council Work Room, Second Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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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 type="checkbox"/> Vacant - District 2                       | <input checked="" type="checkbox"/> Michael Barnard - District 7 |
| <input type="checkbox"/> Jesse Stamper - District 3                | <input type="checkbox"/> Vacant - 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     | <input checked="" type="checkbox"/> Marta Ronzanich - Alternate  |
|  | <input checked="" type="checkbox"/> Jie Melchiors - Alternate    |

**I. PUBLIC HEARING**

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

Motion By: Steve McCune
Motioned To: Approve
Seconded By: Gannon Gries
Vote: 7-0

**D. NEW CASES**

**UFC19-0101 - LA Fitness**

**Owner/Applicant:** Retail Corners, LLC

**Address:** 4551 W Bailey Boswell

**Agent:** Kimley-Horn

**Request for Appeal:** The applicant requests a waiver from preserving 25% of the existing tree canopy on site

Arty Wheaton-Rodriguez presented the staff report, noting that no additional information had been submitted since the last case at this site.

Motion By: Steve McCune
Motioned To: Deny
Seconded By: Robert Horton
Vote: 7-0

**UDC-19-017**

**Panther Island**

**713, 717 N. Main Street**

**Applicant/Agent:** Tim Love/Love Style Corp.

**Request:** Applicant requests a waiver to retain an existing fence.

Laura Voltmann presented the staff report and recommendation. A letter from Trinity River Vision Authority requesting a continuance was submitted to the Commission for consideration in their deliberation. The applicant was not present at the meeting.

Motion By: Steve McCune
Motioned To: Continue
Seconded By: Robert Horton
Vote: 4-3

**UDC-19-020**

**Near Southside**

**1821 8<sup>th</sup> Avenue & 1808 Hurley Avenue**

**Applicant/Agent:** Megan Lasch/Rob Cronin

**Request:** Applicant requests waivers from the following standards:

1. Number of parking spaces
2. Mix of uses requirement for height bonus

Commissioner Cooper left the meeting. Laura Voltmann presented the staff report. Rob Cronin from Mycoskie Mcinnis Associates in Arlington and Allison Docker from Near Southside, Inc. spoke in support and were available for questions.

Motion By: Gannon Gries
Motioned To: Approve
Seconded By: Robert Horton
Vote: 6-0 (Douglas Cooper recused)

**UDC-19-019**

**Camp Bowie**

**Camp Bowie Blvd**

**Applicant/Agent:** HTeaO/Jeff Van Curen

**Request:** Applicant requests waivers from following standards:

1. Building orientation
2. Parking location
3. Number of parking spaces

Laura Voltmann presented the staff report. John Robert from Halbach Dietz Architects in Fort Worth was available for questions. A letter of support from Camp Bowie District Inc. was submitted to the Commission for consideration in their deliberation.

Motion By: Marta Ronzanich
Motioned To: Approve

Seconded By: Gannon Gries
Vote: 7-0

**II. ADJOURNMENT**

**III. WORK SESSION**

**REPORT FROM URBAN DESIGN OFFICER**

**BRIEFING ON THE ACTIVE TRANSPORTATION PLAN**

**BRIEFING ON THE STOP SIX RESIDENTIAL DESIGN GUIDELINES  
REQUEST FOR FUTURE AGENDA ITEMS**

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**Executive Session**

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MINUTES  
URBAN DESIGN COMMISSION  
Thursday, July 18, 2019  
Public Hearing: 10:00 A.M.  
Work Session Immediately Following Meeting  
City Council Work Room, 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 checked="" type="checkbox"/> Jose Diaz - District 2      | <input type="checkbox"/> Michael Barnard - District 7           |
| <input type="checkbox"/> Jesse Stamper - District 3             | <input type="checkbox"/> Vacant - District 8                    |
| <input checked="" type="checkbox"/> Emilio Sanchez - District 4 | <input checked="" type="checkbox"/> Douglas Cooper - District 9 |
| <input checked="" type="checkbox"/> Robert Horton - District 5  | <input 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**

Staff noted the absence of Chairman Barnard. Prior to continuing business before the commission, an election was held.

Motion By: Steve McCune
Motioned To: Elect Commissioner Sanchez to chair this meeting.
Seconded By: Douglas Cooper
Vote: 5-0

**C. APPROVAL OF PREVIOUS MONTH'S MEETING MINUTES**

Motion By: Jose Diaz
Motioned To: Approve
Seconded By: Robert Horton
Vote: 5-0

**D. NEW CASES**



**UFC19-0101 - LA Fitness**

**Applicant/Agent:** Retail Corners, LLC/ Kimley-Horn

**Address:** 4551 W Bailey Boswell

**Request for Appeal:** The applicant requests a waiver from preserving 25% of the existing tree canopy on site.

Cheri Cuellar provided the staff report noting that the case as presented will require an approval from the Board of Adjustment related to their parking lot layout and setbacks. Katherine McGill from Kimley-Horn (Fort Worth) spoke in support and was available for questions.

Motion By: Steve McCune
Motioned To: Approve, including staff recommendation to retain an arborist to oversee tree preservation
Seconded By: Jose Diaz
Vote: 5-0

**UFC19-0149, Industrial Warehouse Complex at Mark IV Parkway**

**Address:** SWC Cantrell Parkway & Mark IV Parkway

**Applicant/Agent:** Dunaway/Janel Moody

**Request for Appeal:** The applicant requests a waiver from preserving 25% of the existing tree canopy on site.

Cheri Cuellar provided the staff report. Barry Hudson from Dunaway Associates (Fort Worth) spoke in support and was available for questions.

Motion By: Douglas Cooper
Motioned To: Approve
Seconded By: Robert Horton
Vote: 5-0

**UDC-19-022**

**Mixed Use**

**2800 Bledsoe Street**

**Applicant/Agent:** TIM NG/OTS Legacy Signs LLC

**Request:** Applicant requests a waiver to allow a detached project identifier sign.

Arty Wheaton-Rodriguez provided the staff report, noting the general urban character and nature of the development. The proposed sign is in keeping with the tradition of retail project identification signage. There was a general discussion on the archway and entry into the development. Peggy Wicker from Legacy Signs (Fort Worth) spoke in support and was available for questions, including a clarification on the location of the sign. The sign will be aligned with the wall edge and will not project in front of the face of adjacent buildings.

Motion By: Douglas Cooper
Motioned To: Approve
Seconded By: Steve McCune
Vote: 5-0

**UDC-19-024**

**Near Southside**

**601 S. Main Street and 600 Bryan Avenue**

**Applicant/Agent:** Michael Polombo

**Request:** Applicant requests approval of monument signs.

Laura Voltmann presented the staff report in support of the requested waiver, citing the use of other monument style signs used as project identification signs in other parts of the district. Michael Polombo and Allison Docker (Fort Worth) spoke in support and were available for questions. Commissioner Cooper inquired about potential lighting and it was noted that the signs will not be illuminated.

Motion By: Douglas Cooper
Motioned To: Approve
Seconded By: Jose Diaz
Vote: 5-0

**II. ADJOURNMENT**

**III. WORK SESSION**

**REPORT FROM URBAN DESIGN OFFICER**

**REQUEST FOR FUTURE AGENDA ITEMS**

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**Executive Session**

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**MINUTES**

URBAN DESIGN COMMISSION

Thursday, September 19, 2019

Public Hearing: 10:00 A.M.

Work Session Immediately Following Meeting

City Council Work Room, Second Floor City Hall

200 Texas Street, Fort Worth, Texas 76102

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**COMMISSIONERS**

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

**I. PUBLIC HEARING**

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

Motion By: <b>D. Cooper</b>
Motioned To: <b>Approve</b>
Seconded By: <b>R. Horton</b>
Vote: <b>6-0</b>

**D. NEW CASES**

**UFC19-0153, Golden Triangle – Multifamily and Retail**

**Council District:** 7

**Address:** 5700 Block Golden Triangle

**Owner/Applicant:** Greystar GP II, LLC

**Agent:** Kimley-Horn

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

Cheri Cuellar presented the staff report, concluding no staff opposition to the requested waiver. Pat Hart (Dallas, TX) from Greystar presented the project and requested waiver.

<b>Motion By:</b>
<b>Motioned To: 6-0</b>
<b>Seconded By:</b>
<b>Vote: Approve</b>

**UFC19-0142, Southgate Marketplace**

**Council District: 6**

**Address: 12501 South Freeway**

**Owner/Applicant: Ware Vista South Gate #1LP**

**Agent: Manhard Consulting**

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

Cheri Cuellar presented the staff report for the case, concluding no opposition to the requested waiver. Reece Bierhalter (Dallas, TX) presented the request. Commissioner Stamper asked about the plat. Colton Wright (Dallas, TX) responded, mentioning tree removal as a response to a homeless camp. Commissioner Stamper pointed out that the undergrowth is what contributes to the camps, not tree trunks. Cheri explained how the phasing would make it difficult to ensure there is proper mitigation. There was general concern about the amount of pavement and the layout of the landscaping.

<b>Motion By: J. Stamper</b>
<b>Motioned To: Continue</b>
<b>Seconded By: E. Sanchez</b>
<b>Vote: 6-0</b>

**UDC-2019-024 – The Shops at South 7th**

**MU-2**

**Council District: 9**

**Address: 817 Matisse Dr**

**Owner/Agent: AZT Corporation/CDS Development**

**Request:** Applicant requests a waiver from the residential entry orientation requirement.

Korrie Becht presented the staff report and a recommendation for the waiver. Shin Pei Kuo (Dallas, TX) spoke as the applicant. There was a discussion about whether a reconfiguration of space was possible, but the limited square footage prevented much adjustment without compromising the amount of living space.

<b>Motion By: J. Stamper</b>
<b>Motioned To: Approve the recommendation from staff</b>
<b>Seconded By: E. Sanchez</b>

**Vote: 5-1**

**UDC-2019-025 – Weisenberger Condominiums**

**UR**

**Council District: 9**

**Address:** 2833 Weisenberger St

**Owner/Agent:** PSQ Barbie, LP/Townsite Co.

**Request:** Applicant requests a recommendation to Board of Adjustment for a variance to the 20' rear setback requirement.

Korrie Becht presented a request for continuance.

**Motion By: J. Diaz**

**Motioned To: Continue**

**Seconded By: D. Cooper**

**Vote:**

**UDC-2019-026 – Cookie Crumbl**

**MU-2**

**Council District: 9**

**Address:** 2300 W 7<sup>th</sup> St, Ste 136

**Owner/Agent:** Centergy Left Bank LP/Wagscap Food Services

**Request:** Applicant requests a waiver from the commercial entry orientation requirement.

Korrie Becht presented the staff report noting that the retail space is oriented to the parking lot, not W. 7<sup>th</sup> Street. It was noted that W. 7<sup>th</sup> is identified in the Active Transportation Plan as a pedestrian oriented entrance. Staff recommended denial because the requested waiver is not in accordance with the mixed-use ordinance. The Commission noted the letter of opposition from the neighborhood. Centergy spoke in favor of the request.

**Motion By: J. Stamper**

**Motioned To: Deny**

**Seconded By: R. Horton**

**Vote: 6-0**

**UDC-2019-027 – Fire Station #5**

**Near Southside**

**Council District: 9**

**Address:** 501-515 Bryan Avenue, 514 Crawford Street

**Owner/Agent:** Baluch Holdings LLC

**Request:** Applicant requests a waiver from the parking garage location requirements.

Laura Voltmann presented the staff report in support of the requested waiver. Rob Cronin (Arlington, TX) spoke on behalf of the applicant, an Allison Docker (Fort Worth, TX) spoke in favor. The Commission discussed concerns with safety and visibility of the parking garage.

<b>Motion By: J. Diaz</b>
<b>Motioned To: Approve</b>
<b>Seconded By: R. Horton</b>
<b>Vote: 5-0 (D. Cooper recused)</b>

**UDC-2019-028 – Caville Place – the waivers should be listed**

**Council District: 5**

**Address: 1301 Langston Street, 4830 – 5016 (evens) E. Rosedale Street, and 1401 Etta Street**

**Owner/Agent: Fort Worth Housing Solutions**

**Request: Recommendation to the Zoning Commission and City Council for planned developments based on MU-1 and UR zoning for the following:**

Zone 1 “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed-Use with a waiver from maximum building height, including transitional height plane, maximum density, bufferyard, and minimum parking requirements; waiver for site plan to be submitted and reviewed at a later date.

Zone 2 “PD/UR” Planned Development for all uses in “UR” Urban Residential with a waiver from the transitional height plane requirement, bufferyard, and minimum parking requirement; waiver for site plan to be submitted and reviewed at a later date

This case and the next two were called as one for a cohesive presentation and vote. Arty Wheaton-Rodriguez presented the staff report and an overview of the project. Brian Dennison from Fort Worth Housing Solutions presented additional details about the redevelopment project, including the timing as related to the HUD grant.

<b>Motion By: D. Cooper</b>
<b>Motioned To: Recommend approval except for the waiver of the bufferyard requirement</b>
<b>Seconded By: J. Stamper</b>
<b>Vote: 6-0</b>

**UDC-2019-029 – Caville Place**

**Council District: 5**

**Address: 5400 and 5420 E. Rosedale Street**

**Owner/Agent: Fort Worth Housing Solutions**

**Request: Recommendation to the Zoning Commission and City Council for planned development based on MU-1 for the following:**

“PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed-Use with a waiver from maximum building height, including transitional height plane, maximum density, bufferyard, and minimum parking requirements; waiver for site plan to be submitted and reviewed at a later date.

<b>Motion By: D. Cooper</b>
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<b>Motioned To: Recommend approval except for the waiver of the bufferyard requirement</b>
<b>Seconded By: J. Stamper</b>
<b>Vote: 6-0</b>

**UDC-2019-030 – Caville Place**

**Council District:** 5

**Address:** 4211 E. Rosedale Street, 1020-1132 (evens) Bradley Avenue

**Owner/Agent:** Fort Worth Housing Solutions

**Request:** Recommendation to the Zoning Commission and City Council for a planned development based on MU-1 and UR zoning for the following:

“PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed-Use with a waiver from maximum building height, including transitional height plane, maximum density, bufferyard, and minimum parking requirements; waiver for site plan to be submitted and reviewed at a later date.

<b>Motion By: D. Cooper</b>
<b>Motioned To: Recommend approval except for the waiver of the bufferyard requirement</b>
<b>Seconded By: J. Stamper</b>
<b>Vote: 6-0</b>

**II. ADJOURNMENT**

**III. WORK SESSION**

**BRIEFING ON HB 2439**

**REPORT FROM URBAN DESIGN OFFICER**

**REQUEST FOR FUTURE AGENDA ITEMS**

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**MINUTES**

URBAN DESIGN COMMISSION

Thursday, October 24, 2019

Public Hearing: 10:00 A.M.

Work Session Immediately Following Meeting

City Council Chamber, Second Floor City Hall

200 Texas Street, Fort Worth, Texas 76102

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**COMMISSIONERS**

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

**I. PUBLIC HEARING**

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

**B. ANNOUNCEMENTS**

**C. APPROVAL OF PREVIOUS MONTH'S MEETING MINUTES**

Motion By: Robert Horton
Motioned To: Approve.
Seconded By: Jesse Stamper
Vote: 5-0

**D. NEW CASES**

**UDC-2019-031 – Travis Avenue Mixed Use**

**Council District:** 9

**Address:** 1016, 1020, 1024 Travis Avenue

**Owner/Agent:** Thai Cooking Company/Bennett Benner Partners

**Request:** Waiver from the roadside design requirements.

Laura Voltmann presented the staff report. Amy Stenzler with Bennett Benner Partners spoke in favor.

Motion By: Jesse Stamper
Motioned To: Approve.
Seconded By: Jie Melchoirs
Vote: 5-0

**UDC-2019-032 – West Vickery Centre**

**Council District:** 9

**Address:** 800 W. Vickery Boulevard

**Owner/Agent:** Hemery LLC/Michael Polombo

**Request:** Waiver from the parking lot frontage maximum.

Laura Voltmann presented the staff report. Michael Polombo, prospective buyer, spoke in favor. Allison Docker with Near Southside, Inc. also spoke in support.

Motion By: Jesse Stamper
Motioned To: Approve
Seconded By: Aaron Thesman
Vote: 5-0

**UDC-2019-033 – Byrider**

**Council District:** 3

**Address:** 8840 Camp Bowie West Boulevard

**Owner/Agent:** JD Byrider DFW-Texas/Eddy Hackleman

**Request:** Waiver from the signage standards to consider a creative sign.

Laura Voltmann presented the staff report. Eddy Hackleman with Total General Contracting, LLC spoke in favor. The Commission questioned the applicant about the possibility of a more creative sign.

Motion By: Jesse Stamper
Motioned To: Continue
Seconded By: Aaron Thesman
Vote: 5-0

**UDC-2019-034 – The Meat Board**

**Council District:** 3

**Address:** 6314 Camp Bowie Boulevard

**Owner/Agent:** Jana Mobarak@centrapartners.com

**Request:** Waiver to allow more than one attached sign.

Laura Voltmann presented the staff report. Julia Rauschuber with The Meat Board spoke in favor.

Motion By: Jesse Stamper
Motioned To: Approve.
Seconded By: Jie Melchors
Vote: 5-0

**UFC19-214, Sunset at Fash Place**

**Council District: 8**

**Address: 2504 Oakland Blvd**

**Owner/Applicant: Sunset at Fash Place, LLC**

**Agent: MMA Inc.**

Request for Appeal: The applicant requests a waiver from Section 6.302.G.4 in regard to preserving 25% of the existing tree canopy on site.

Motion By:
Motioned To: Continued due to lack of quorum
Seconded By:
Vote:

**II. ADJOURNMENT**

**III. WORK SESSION**

**BRIEFING ON HB 2439**

**REPORT FROM URBAN DESIGN OFFICER**

**REQUEST FOR FUTURE AGENDA ITEMS**

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**Executive Session**

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**MINUTES**

URBAN DESIGN COMMISSION

Thursday, November 14, 2019

Public Hearing: 2:00 P.M.

Work Session Immediately Following Meeting

City Council Chamber, 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"/>            | Jose Diaz - District 2         | <input checked="" type="checkbox"/> | Aaron Thesman - District 7  |
| <input checked="" type="checkbox"/> | Jesse Stamper - District 3     | <input checked="" type="checkbox"/> | Jie Melchiors - District 8  |
| <input checked="" type="checkbox"/> | Mike Ratterree - District 4    | <input checked="" type="checkbox"/> | Douglas Cooper - District 9 |
| <input checked="" type="checkbox"/> | Robert Horton - District 5     | <input type="checkbox"/>            | Marta Ronzanich - Alternate |
|                                     |                                | <input type="checkbox"/>            | Vacant - Alternate          |

**I. PUBLIC HEARING**

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

**B. ANNOUNCEMENTS**

**C. APPROVAL OF PREVIOUS MONTH'S MEETING MINUTES**

Motion By: Jesse Stamper
Motioned To: Continue
Seconded By: Robert Horton
Vote: 7-0

**D. NEW CASES**

**UFC19-214, Sunset at Fash Place**

**Council District:** 8

**Address:** 2504 Oakland Blvd

**Owner/Applicant:** Sunset at Fash Place, LLC

**Agent:** MMA Inc.

Request for Appeal: The applicant requests a waiver from preserving 25% of the existing tree canopy on site.

Commissioner Cooper recused himself. Cheri Cuellar presented the staff report. Amy London representing Saigebrook spoke in support.

Motion By: Steve McCune
Motioned To: Approve
Seconded By: Jesse Stamper
Vote: 5-1

**UFC19-0174, Willow Springs Road Commercial**

**Council District: 7**

**Address:** Willow Springs Road, north of Highway 287

**Owner/Applicant:** Frederick Farnoush, Willow Springs Diamond Club Building LLC

**Agent:** MMA Inc.

Request for Appeal: The applicant requests a waiver preserving 25% of the existing tree canopy on site.

The applicant requested to withdraw the case.

Motion By: Jesse Stamper
Motioned To: Withdraw- deny without prejudice
Seconded By: Steve McCune
Vote: 7-0

**UDC-2019-025 – Weisenberger Townhomes**

**Council District: 9**

**Address:** 2833 Weisenberger Street

**Owner/Agent:** PSQ Barbie LP/Mary Nell Poole

**Request:** Recommendation on rear yard setback variance for Board of Adjustment.

Korrie Becht presented the staff report. Mary Nell Poole representing Townsite spoke in favor.

Motion By: Jesse Stamper
Motioned To: Approve
Seconded By: Douglas Cooper
Vote: 7-0

**UDC-2019-036 – Jane and John Justin Tower at Texas Health Resources Harris**

**Council District: 9**

**Address:** 801 5<sup>th</sup> Avenue

**Owner/Agent:** TBG Partners

**Request:** Waiver from roadside design requirements.

Laura Voltmann presented the staff report. Jonathon Dunbar with TBG and Mike Brennan representing Near Southside, Inc. spoke in favor.

Motion By: Jesse Stamper
Motioned To: Approve
Seconded By: Robert Horton
Vote: 7-0

**II. ADJOURNMENT**

**III. WORK SESSION**

**REVIEW OF POWERS AND DUTIES**

## REVIEW OF NEAR SOUTHSIDE DISTRICT

### URBAN FORESTRY CASE STUDY

### REQUEST FOR FUTURE AGENDA ITEMS

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#### **Executive Session**

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**MINUTES**

URBAN DESIGN COMMISSION

Thursday, December 19, 2019

Public Hearing: 10:00 A.M.

Work Session Immediately Following Meeting

City Council Conference Room 290/2020, 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"/> Jose Diaz - District 2         | <input type="checkbox"/> Aaron Thesman - District 7             |
| <input checked="" type="checkbox"/> Jesse Stamper - District 3     | <input checked="" type="checkbox"/> Jie Melchiors - District 8  |
| <input checked="" type="checkbox"/> Mike Ratterree - District 4    | <input type="checkbox"/> Douglas Cooper - District 9            |
| <input type="checkbox"/> Robert Horton - District 5                | <input checked="" type="checkbox"/> Marta Ronzanich - Alternate |
|  | <input type="checkbox"/> Vacant - Alternate                     |

**I. PUBLIC HEARING**

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

**B. ANNOUNCEMENTS**

Chair election for this meeting only

Motion By: Gannon Gries
Motioned To: Elect Jesse Stamper Chair
Seconded By: Marta Ronzanich
Vote: 6-0

**C. APPROVAL OF PREVIOUS MONTHS MEETING MINUTES**

Motion By: Gannon Gries
Motioned To: Approve
Seconded By: Jie Melchiors
Vote: 6-0

**D. NEW CASES**

**UFC18-0246, March Oil Company**

**Council District:** 4

**Address:** 1837 Handley Ederville Road

**Owner/Applicant:** March Oil Company

**Agent:** Baird, Hampton & Brown, Inc.

**Request for Appeal:** The applicant requests a waiver from preserving 25% of the existing tree canopy on site.

Cheri Cuellar presented the staff report. Johnny Stevens (Wichita, KS) spoke in favor of the request. The Commission noted that the applicant simply doesn't want to retain the trees.

Motion By: Gannon Gries
Motioned To: Deny with prejudice
Seconded By: Jose Diaz
Vote: 6-0

**UDC-2019-037 – Texas Health Resources**

**Council District:** 9

**Address:** 1301 Pennsylvania

**Owner/Agent:** Texas Health Resources/ZNG Enterprises

**Request:** Waiver to allow monument sign.

Laura Voltmann presented the staff report. Allison Docker (Near Southside, Inc.) spoke in opposition.

Motion By: Gannon Gries
Motioned To: Deny without prejudice
Seconded By: Jie Melchior
Vote: 6-0

**UDC-2019-038 – Community Crossroads**

**Council District:** 9

**Address:** 1516 Hemphill Street

**Owner/Agent:** First Presbyterian Church

**Request:** Waiver for roadside design elements.

Laura Voltmann presented the staff report. Gary Kutilek (Landscape Alliance) spoke in support.

Motion By: Gannon Gries
Motioned To: Approve with the stipulation that conduit is provided.
Seconded By: Marta Ronzanich
Vote: 6-0

**UDC-2019-039 – Cutting Edge Studios**

**Council District:** 8

**Address:** 1701 East Lancaster Avenue

**Owner/Agent:** Fort Worth Mixed Use Inc.

**Request:** Waiver to parking lot screening standards.

Korrie Becht presented the staff report. At the time of the zoning, there was no standard for screening the parking lot. Applicant has been working with neighbors and security is the primary concern.

Motion By: Gannon Gries
Motioned To: Continue
Seconded By: Marta Ronzanich



Vote: 6-0

**II. ADJOURNMENT**

**III. WORK SESSION**

**BRIEFING ON THE COMO/SUNSET HEIGHTS NEIGHBORHOOD ZONE EMPOWERMENT DESIGN GUIDELINES**

**REVIEW OF MTP PROCESS**

**ELECTION OF CHAIR AND VICE CHAIR**

**REQUEST FOR FUTURE AGENDA ITEMS**

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