



MINUTES

URBAN DESIGN COMMISSION

January 27, 2022

Public Hearing: 10:00 A.M.

Public Hearing in Room 2020

In Person

Public Hearing:

Room 2020

200 Texas Street

2nd Floor – City Hall

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e0cc5548adf145631e52ff7dfb339c6d5>

Meeting/ Access Code: 2553 037 5219

Registration Required

Teleconference

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

Meeting/ Access Code: 2553 037 5219

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: **Watch Live Online**

To view the docket for this meeting visit:

<https://www.fortworthtexas.gov/departments/citysecretary/events/urban-design-commission>

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Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on January 26th, 2022. To sign up, either contact Jamie DeAngelo at Jamie.DeAngelo@fortworthtexas.gov or 817-392-8574 or register through WebEx per the directions on the City's website above.

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COMMISSIONERS

- | | |
|---|---|
| <input type="checkbox"/> Gannon Gries - Mayor Appointee
<input type="checkbox"/> Jose Diaz - District 2
<input type="checkbox"/> Jesse Stamper - District 3
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<input type="checkbox"/> Douglas Cooper - District 9
<input type="checkbox"/> Gwen Harper - Alternate

<input type="checkbox"/> Marta Rozanich - Alternate |
|---|---|

I. PUBLIC HEARING

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF DECEMBER 16, 2021 MEETING MINUTES**

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

D. CONTINUED CASES

- 1. **UDC-21-037 – Kairoi Stockyards (Multifamily)**
Council District: 9
Address: 601 E Exchange Ave.
Owner/Agent: Patrick Hazard/Merriman Anderson Architects
Request: The applicant requests a Certificate of Appropriateness for a waiver from the Stockyards Form-Based Standards and Guidelines for the following item:
 - a) Waiver to allow building façade length to exceed the maximum length of 300 feet.

Motion by:	J. Stamper
Motion to:	Deny without Prejudice
Seconded by:	A.Thesman
Vote:	6-0

E. NEW CASES

1. **UDC-21-042 – Skyview at Crawford (Multifamily)**

Council District: 9

Address: 400 Crawford Street

Owner/Agent: Louis Clark

Request: The applicant requests a Certificate of Appropriateness for a waiver from the Near Southside Development Standards and Guidelines for roadside design standards.

Motion by:	J. Stamper
Motion to:	Approve
Seconded by:	A. Thesman
Vote:	6-0

2. **UDC-21-043—7201 Camp Bowie (Murphy Express Fuel Station)**

Council District: 3

Address: 7201 Camp Bowie Blvd

Applicant/Agent: Rado K. Nedkov

Request:

(a) The applicant requests a Certificate of Appropriateness for waivers from the Camp Bowie Boulevard Revitalization Code for the following items:

(i) A waiver from the minimum build-to requirement that 20% or more of the building footprint be located within the build-to zone and that the façade be built to within 25 feet of the corner. A waiver from the requirement that the parking be located a minimum of 3 feet behind the building façade.

(b) The applicant requests a recommendation to the Board of Adjustment to exceed the maximum 30' setback by 25'.

Motion by:	S. McCune
Motion to:	Approve, with condition that trees be included in the landscape buffer along Joyce st.
Seconded by:	J. Hook
Vote:	6-0

II. **ADJOURNMENT**

Executive Session

The Urban Design Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda



MINUTES

URBAN DESIGN COMMISSION

February 17, 2022

Public Hearing: 10:00 A.M.

In Person

Public Hearing:

200 Texas Street

City Hall Conference Room 2020

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e3739a6627bcb45817874bc81ec3e1ec6>

Meeting/ Access Code: 2551 365 3720

Registration Required

Teleconference

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

Meeting/ Access Code: 2551 365 3720

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I. PUBLIC HEARING

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF JANUARY 27, 2022 MEETING MINUTES**

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

D. NEW CASES

1. **UDC-22-003 – 3105 Cockrell Ave (Dave’s Hot Chicken)**
Council District: 9
Address: 3105 Cockrell Ave
Owner/Agent: Patrick Wilson/Cisneros Restaurants, Inc.
Request: The applicant requests a Certificate of Appropriateness for a waiver from the Berry/University Form-Based Code standards and guidelines to exceed the maximum area of 44 sf of total signage permitted on a property by 60 sf.

Motion by:	G. Harper
Motion to:	Denial without prejudice
Seconded by:	J. Hook
Vote:	6-0

2. **UDC-22-005 – 6201 Camp Bowie Blvd (Veterinary Emergency Group)**

Council District: 3

Address: 6201 Camp Bowie Blvd

Owner/Agent: Melissa Balcerak/ HD Group Inc.

Request: The applicant requests a Certificate of Appropriateness for a waiver from the Camp Bowie Form-Based Code standards and guidelines to allow the placement of the building face on a corner to exceed the requirement of 30 feet by 45 feet.

Motion by:	D. Cooper
Motion to:	Approve, subject to conditions: <ul style="list-style-type: none">• Provide double door entrance on Camp Bowie side• Shift walkway to meet doors on Camp Bowie side• Ensure high quality fencing material for dog run
Seconded by:	J. Stamper
Vote:	7-0

3. **UDC-22-006—809 Lipscomb (the WARM Place)**

Council District: 9

Address: 809 Lipscomb

Owner/Agent: The WARM Foundation

Request: The applicant requests a Certificate of Appropriateness for a waiver from the Near Southside Form-Based Code standards and guidelines for the following items:

- a. Waiver from the roadside design standards
- b. Waiver to allow a ground floor transparency of 20% for a non-residential use when 40% is required.

Motion by:	J. Stamper
Motion to:	Approve, subject to conditions <ul style="list-style-type: none">• Add blind windows to proposed addition
Seconded by:	M.K. Hughes
Vote:	7-0

4. **UDC-22-008--Trammell Crow 35 Eagle Addition (UFC22-0021)**

Council District: 7

Address: Northeast corner of Heritage Pkwy & Eagle Pkwy

Owner/Agent: 35 Eagle LP/ Bella Firma

Request: The applicant requests a Certificate of Appropriateness from the Urban Forestry Ordinance for a waiver from the 20% tree preservation and planted canopy requirement.

Motion by:	J. Stamper
Motion to:	Approve
Seconded by:	G. Harper
Vote:	7-0

5. **UDC-22-009--2554 Downing Drive (CH Downing Industrial) (UFC20-0214)**
Council District: 2
Address: 2544 Downing Drive
Owner/Agent: Studio Green Spot
Request: The applicant requests a Certificate of Appropriateness from the Urban Forestry Ordinance for a waiver from the 20% tree preservation and planted canopy requirement.

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

6. **UDC-22-010-- The Standard at Chisholm (UFC21-0308)**
Council District: 6
Address: 9605 Old Granbury Rd (South East corner of McPherson Blvd & Brewer Blvd)
Owner/Agent: Gabriel Southwest, LLC
Request: The applicant requests a Certificate of Appropriateness from the Urban Forestry Ordinance for a waiver from the 50% of open space tree preservation or planted canopy requirement.

Motion by:	D. Cooper
Motion to:	Approve
Seconded by:	G. Harper
Vote:	7-0

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Executive Session

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MEETING AGENDA

URBAN DESIGN COMMISSION

March 17, 2022

Public Hearing: 10:00 A.M.

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

In Person

Public Hearing:

200 Texas Street

Council Workroom Room 2020

Fort Worth, Texas 76102

Videoconference

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

Meeting/ Access Code: 2562 478 2838

Registration Required

Teleconference

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

Meeting/ Access Code: 2562 478 2838

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I. PUBLIC HEARING

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

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

D. NEW CASES

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

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

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

Council District: 9

Address: 651 S Jennings

Owner/Agent: 817 Mahtia LLC/ Tom Malone

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

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

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

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

Council District: 9

Address: 1050 Forest Park Blvd

Owner/Agent: Brewer and Hale LLC/ Darin Norman

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

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

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

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

Council District: 8

Address: 2717 Avenue G

Owner/Agent: Ernesto Zepeda

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

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

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

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

Council District: 7

Address: 3230 Camp Bowie Blvd

Owner/Agent: GPIF CD Office LLC/ Trey Walette

Request: The applicant requests a Certificate of Appropriateness for:

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

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

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

Council District: 5

Address: 11432 Mosier Valley Rd.

Owner/Agent: Jaarah Properties, LLC.

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

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

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

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

Council District: 6

Address: 7769 Dutch Branch Road

Owner/Agent: Tom Malone

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

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

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

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

Council District: 2

Address: Stockyards Form-Based District

Owner/Agent: City of Fort Worth

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

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

II. ADJOURNMENT

Executive Session

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MEETING AGENDA
URBAN DESIGN COMMISSION
April 21, 2022
Public Hearing: 10:00 A.M.
Public Hearing in City Hall Room 2020

In Person

Public Hearing:
Fort Worth City Hall
200 Texas Street
Room 2020
Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e769358684e1fc3b089c7ab37162e9df2>

Meeting/ Access Code: 2553 151 5761
Registration Required

Teleconference

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I. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF MARCH 17, 2022 MEETING MINUTES

- a. Consider and Adopt a Resolution Ratifying All Actions Taken by the Urban Design Commission from September 1, 2021 to March 17, 2022, as shown in the attached Agendas.

Motion by:	J. Stamper
Motion to:	Approve
Seconded by:	S. McCune
Vote:	9-0

E. NEW CASES

1. UDC-22-041 – 5925 Grayson Street (“UR” Urban Residential)

Council District: 5

Address: 5925 Grayson St.

Owner/Agent: Eduardo Hinojosa

Request: The applicant requests the following items:

- a. A waiver from the requirement to provide pedestrian-scaled lighting.
- b. A waiver to allow one (1) façade variation element when two (2) elements are required.

Motion by:	G. Harper
Motion to:	Withdraw the case (at applicant’s request)

Seconded by:	J. Stamper
Vote:	9-0

2. **UDC-22-004 -- 3132 Lubbock Ave (Manor Home)**

Council District: 9

Address: 3132 Lubbock Ave

Owner/Agent: Luis Acosta Jr./ Acostas Construction Services, LLC.

Request: The applicant requests a recommendation to the Board of Adjustment:

- a. to allow a reduction in the rear setback from 10 feet to 3 feet
- b. to allow a reduction in the front setback from 15 feet to 3 feet.

Motion by:	J. Stamper
Motion to:	Deny with prejudice
Seconded by:	G. Harper
Vote:	9-0

3. **UDC-22-031 – 1110 W Rosedale (ROW Vacation)**

Council District: 9

Address: 1110 W Rosedale

Owner/Agent: Justin Wells/Dunaway Associates

Request: The applicant requests a recommendation to the City Plan Commission and City Council for the approval of the vacation of a portion of Adams Street and an unnamed alley.

Motion by:	G. Harper
Motion to:	Approve
Seconded by:	J. Stamper
Vote:	9-0

4. **UDC-22-034 – Swift Lofts (Street Sections)**

Council District: 2

Address: 605 NE 23rd Street

Owner/Agent: Craig Cavileer/ Majestic Realty Co.

Request: The applicant requests a Certificate of Appropriateness for waivers from the Stockyards Form-Based Code standards and guidelines for the following items:

- a. Waiver to allow an alternative cross section for Niles City Blvd.
- b. Waiver to allow an alternative cross section for 23rd Street.
- c. Waiver to allow the percentage of secondary materials used on the building to exceed the 25% allowed and to constitute up to 60% of the façade.

Motion by:	G. Harper
Motion to:	Approve the waiver to allow an alternative cross section for Niles City Blvd and 23 rd street, subject to the condition that street trees be planted on the east side of Niles City Blvd.; deny without prejudice the request for a materials waiver to allow greater than 25% of secondary materials on the facade.

Seconded by:	G. Harrier
Vote:	9-0

5. **UDC-22-035 – Nobleman Hotel**

Council District: 9

Address: 503 Bryan Avenue

Owner/Agent: Ames Fender/Bedford Lodging

Request: The applicant requests a Certificate of Appropriateness for waivers from the Near Southside Form-Based Code standards and guidelines for the following items:

- a. Waiver from the minimum roadside width standards.
- b. Waiver to allow stamped EIFS as a primary building material.
- c. Waiver to allow front yard perimeter fencing.

Motion by:	G. Harper
Motion to:	Approve waivers, subject to staff's conditions and subject to the applicant working with staff to improve roadside conditions along the street.
Seconded by:	S. McCune
Vote:	8-0 (D. Cooper recuses)

6. **UDC-22-040 – Corvette Mods**

Council District: 7

Address: 10100 Hicks Field Rd

Owner/Agent: Neal Balog/ Laurie Murphy

Request: The applicant requests a Certificate of Appropriateness from the Urban Forestry Ordinance for a waiver from the 20% total site canopy coverage requirement.

Motion by:	G. Harrier
Motion to:	Approve
Seconded by:	G. Harper
Vote:	9-0

7. **UDC-22-042 – TMS/ Speedway Distribution Center (UFC21-0311)**

Council District: 7

Address: 3545 Lone Star Circle

Owner/Agent: Scannell Properties, LLC / Goodwin and Marshall, Inc.

Request: The applicant requests a Certificate of Appropriateness from the Urban Forestry Ordinance for a waiver from the 25% tree preservation requirement.

Motion by:	G. Harper
Motion to:	Approve
Seconded by:	J. Stamper
Vote:	9-0

8. **UDC-22-057 – Jefferson Village (UFC22-0057)**

Council District: 3

Address: The Southeast corner of Calmont Ave and Bryant Irvin

Owner/Agent: JPI Real Estate Acquisition II, LLC/ MMA, Inc.

Request: The applicant requests a Certificate of Appropriateness from the Urban Forestry Ordinance for a waiver from the 25% tree preservation requirement.

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

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Executive Session

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MEETING AGENDA
URBAN DESIGN COMMISSION
May 19, 2022
Work Session: 9:30 A.M.
Public Hearing: 10:00 A.M.
Room 2020

In Person

Public Hearing:
200 Texas Street
Room 2020
Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e68f86039cb982aa885a0532e3bd90a69>

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I. PUBLIC HEARING

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF APRIL 21, 2022 MEETING MINUTES**

Motion by:	J. Stamper
Motion to:	Approve
Seconded by:	S. McCune
Vote:	8-0

D. NEW CASES

- 1. **UDC-22-047– 1215 6th Ave (Monument Sign)**
 - Council District:** 9
 - Address:** 1215 6th Avenue
 - Owner/Agent:** Tracey Autem
 - Request:** The applicant requests approval of a Certificate of Appropriateness to install a monument sign in the Near Southside.

Motion by:	S. McCune
Motion to:	Approve
Seconded by:	M.K. Hughes
Vote:	8-0

2. **UDC-22-046 --800 W. Vickery Boulevard (ROW abandonment of a portion of Vickery Blvd.)**
Council Districts: 9
Applicant/Agent: Chad Colley/Trademark Acquisition LP
Request: Recommendation to the City Plan Commission and City Council on the vacation of a portion of Vickery Boulevard.

Motion by:	G. Harper
Motion to:	Approve
Seconded by:	J. Stamper
Vote:	8-0

II. **ADJOURNMENT**

Executive Session

The Urban Design Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda



MEETING AGENDA

URBAN DESIGN COMMISSION

June 16, 2022

Work Session: 10:00

Public Hearing: Immediately after work session

Public Hearing in Room 2020

In Person

Public Hearing:

200 Texas Street

Room 2020

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e68401bfce92e0080ce7cdaa8aecfb069>

Meeting/ Access Code: 2558 221 0783

Registration Required

Teleconference

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

Meeting/ Access Code: 2558 221 0783

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: [Watch Live Online](#)

To view the docket for this meeting visit: <https://www.fortworthtexas.gov/calendar/boards-commission>

Members of the Urban Design Commission may be attending remotely in compliance with the Texas Open Meetings Act.

Please note this meeting will be held in-person with the option to participate remotely by videoconference or teleconference. The meeting will be available for viewing through WebEx, the City's Website and FW Television.

Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on June 15, 2022. To sign up, either contact Jamie DeAngelo at Jamie.DeAngelo@fortworthtexas.gov or 817-392-8000 or register through WebEx per the directions on the City's website above.

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COMMISSIONERS

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

I. Work Session

A. Update on Stockyards Text and Map Amendments

II. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF MAY 19, 2022 MEETING MINUTES

Motion by:	D. Cooper
Motion to:	Approve
Seconded by:	M.K. Hughes
Vote:	8-0

D. NEW CASES

1. UDC-22-054 – 1100 E Lancaster (“MU-2” High Intensity Mixed-Use)

Council District: 8

Address: 1100 E Lancaster

Owner/Agent: Gary Wilkerson / When We Love

Request: The applicant requests a Certificate of Appropriateness for a waiver from the “MU-2” High Intensity Mixed-Use standards for the following items:

- a) Allow a fence between the front building facade and public street frontage; and
- b) Allow a fence located along public streets to extend beyond the building façade.

Motion by:	S. McCune
Motion to:	Approve

Seconded by:	D. Cooper
Vote:	1-7 (motion fails, case is by default denied with prejudice)

2. **UDC-22-052 – Presidio Village (1901 Heritage Parkway-UFC22-0120)**

Council District: 7

Address: 1901 Heritage Trace Parkway

Owner/Agent: Justina Samaan/ Spiars Engineering

Request: The applicant requests a Certificate of Appropriateness for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement.

Motion by:	J. Diaz
Motion to:	Approve
Seconded by:	J. Hook
Vote:	9-0

3. **UDC-22-058 – QuikTrip NO. 1886 (3436 N Tarrant Pkwy – UFC22-0042)**

Council District: 4

Address: 3436 N Tarrant Parkway

Owner/Agent: Jonathan Schindler

Request: The applicant requests a Certificate of Appropriateness for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement.

Motion by:	S. McCune
Motion to:	Approve
Seconded by:	M.K. Hughes
Vote:	9-0

II. **ADJOURNMENT**

Executive Session

The Urban Design Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda



MEETING AGENDA
URBAN DESIGN COMMISSION
July 21, 2022
Work Session: 9:30 AM
Public Hearing: 10:00 A.M.

In Person

200 Texas Street
Room 2020 (City Council Conference Room)
Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ed37cce07ddb3cf2bdb3c24b8bf4b11>

Meeting/ Access Code: 2554 497 4737

Registration Required

Teleconference

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

Meeting/ Access Code: 2554 497 4737

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: **Watch Live Online**

To view the docket for this meeting visit: <https://www.fortworthtexas.gov/calendar/boards-commission>

Members of the Urban Design Commission may be attending remotely in compliance with the Texas Open Meetings Act. The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting.

Please note this meeting will be **held in-person with the option to participate remotely** by videoconference or teleconference. The meeting will be available for viewing through WebEx, the City's Website and FW Television.

Any member of the public who wishes to address the Commission regarding an item on the listed agenda **must sign up to speak no later than 5:00PM on July 20th, 2022.** To sign up, either contact **Jamie DeAngelo** at Jamie.DeAngelo@fortworthtexas.gov or **817-392-8000** or register through WebEx per the directions on the City's website above.

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COMMISSIONERS

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

I. PUBLIC HEARING

A. WORK SESSION

1. Overview of cases

B. CALL TO ORDER: Statement of Open Meetings Act

C. ANNOUNCEMENTS

Motion by:	J. Hook
Motion to:	Appoint Gwen Harper temporary chair for this meeting (Chair must be present in the room)
Seconded by:	M.K. Hughes
Vote:	6-0

D. APPROVAL OF JUNE 16, 2022 MEETING MINUTES

Motion by:	D. Cooper
Motion to:	Approve the minutes
Seconded by:	J. Hook
Vote:	7-0

E. NEW CASES

1. **UDC-22-033 – 2414 Clinton Avenue (Stockyards Boutique Hotel)**

Council District: 2

Address: 2414 Clinton Street

Owner/Agent: Trey Neville/ Graham LTD

Request: The applicant requests the following:

- a) A Certificate of Appropriateness for waivers from the Stockyards Form-Based Code for the following items:
 - I. Waiver to provide 16 parking spaces where 50 spaces are required.
- b) A recommendation to the Board of Adjustment for the following items:
 - I. To exceed the maximum setback of 20 feet by 18 feet, for a maximum setback of up to 38 feet to allow a plaza.
 - II. To reduce the minimum rear setback from 5 feet to 0 feet.
 - III. To exceed the allowable height of 40 feet by 26 feet, allowing up to 66 ft. of building height.

- [At Chair's discretion, this case was moved to the end of the agenda](#)

Motion by:	G. Gries
Motion to:	Deny without prejudice
Seconded by:	J. Diaz
Vote:	7-0

2. **UDC-22-060 – 215 E. Rosedale Street**

Council District: 9

Address: 215 E. Rosedale Street

Owner/Agent: Tim Sandweg/ Lamar Johnson Collective

Request: The applicant requests a Certificate of Appropriateness for waivers from the Near Southside Form-Based Code standards and guidelines for the following items:

- a) Waiver from the minimum roadside width standards to reduce the buffer zone from 5.5 feet to 3 feet to allow incorporation of on-street parking.
- b) Waiver to exceed the maximum tree spacing requirement of 35 feet to allow tree spacing of up to 62 feet on center.

Motion by:	D. Cooper
Motion to:	Approve
Seconded by:	S. McCune
Vote:	8-0

3. **UDC-22-062 – 433 - 453 W. Morphy Street (J & M Townhomes Phase II)**

Council District: 9

Address: 433 – 453 W. Morphy Street

Owner/Agent: Philip Newburn Architecture

Request: The applicant requests a Certificate of Appropriateness for waivers from the Near Southside Form-Based Code standards and guidelines for the following items:

- a) Waiver from the minimum roadside width standards to reduce the buffer zone from 5.5 feet to 0 feet to accommodate a narrow street.
- b) Waiver to allow a garage to front a public street.

Motion by:	M.K. Hughes
Motion to:	Continue
Seconded by:	D. Cooper
Vote:	6-2

4. **UDC-22-057 – 5600 Camp Bowie Blvd. (Quick N Clean Signage)**

Council District: 3

Address: 5600 Camp Bowie Blvd.

Owner/Agent: Taylor Tompkins/ Willow Creek Signs

Request: The applicant requests a Certificate of Appropriateness for a waiver from the Camp Bowie Form-Based Code standards and guidelines to exceed one (1) wall sign per tenant space with a maximum area of 100 square feet, to allow a sign package of eight (8) wall signs with a total area of 195 square feet.

Motion by:	G. Gries
Motion to:	Deny Without Prejudice
Seconded by:	D. Cooper
Vote:	8-0

5. **UDC-22-056 – 955 N. Sylvania Avenue**

Council District: 9

Address: 955 N. Sylvania Avenue

Owner/Agent: Roy Minor

Request: The applicant requests a Certificate of Appropriateness for a waiver from the Urban Forestry Ordinance’s 30% commercial land uses minimum retained or planted coverage requirement.

- [Gannon recused from this case](#)

Motion by:	D. Cooper
Motion to:	Approve
Seconded by:	M.K. Hughes
Vote:	7-0

6. **UDC-22-059 –2917 Chesser Boyer Road (Alliance Industrial UFC22-0176)**

Council District: 4

Address: 2917 Chesser Boyer Road

Owner/Agent: Levi Hermes/ Alliance Industrial Company

Request: The applicant requests a Certificate of Appropriateness for a waiver from the Urban Forestry Ordinance’s 25% existing tree canopy preservation requirement.

Motion by:	G. Gries
Motion to:	Continue
Seconded by:	S. McCune
Vote:	8-0

II. ADJOURNMENT

Assistance at Public Meetings

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552; o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión para que se puedan hacer los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

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 AGENDA

URBAN DESIGN COMMISSION

August 18, 2022

Work Session: 9:30 AM

Public Hearing: 10:00 A.M.

Public Hearing in Room 2020

In Person

Public Hearing and Work Session:

200 Texas Street

Room 2020

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e1592f6bce253fe48e2813e1d9d8fbd83>

Meeting/ Access Code: 2551 544 0971

Registration Required

Teleconference

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

Meeting/ Access Code: 2551 544 0971

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: [Watch Live Online](#)

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COMMISSIONERS

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

I. WORK SESSION

A. Discussion of items on the agenda.

II. PUBLIC HEARING

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

B. **ANNOUNCEMENTS**

C. APPROVAL OF JULY 21, 2022 MEETING MINUTES

Motion by:	J. Stamper
Motion to:	Approve the minutes
Seconded by:	M.K. Hughes
Vote:	8-0

D. CONTINUED CASES

1. **UDC-22-059 –2917 Chesser Boyer Road (Alliance Industrial UFC22-0176)**

Council District: 4

Address: 2917 Chesser Boyer Road

Owner/Agent: Levi Hermes/ Alliance Industrial Company

Request: The applicant requests a Certificate of Appropriateness for a waiver from the Urban Forestry Ordinance’s 25% existing tree canopy preservation requirement.

Motion by:	J. Stamper
Motion to:	Approve

Seconded by:	G. Harrier
Vote:	8-0

2. **UDC-22-062 – 433 - 453 W. Morphy Street (J & M Townhomes Phase II)**

Council District: 9

Address: 433 – 453 W. Morphy Street

Owner/Agent: Philip Newburn Architecture

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

- a) Waiver from the minimum roadside width standards to reduce the buffer zone from 5.5 feet to 0 feet.
- b) Waiver to allow a garage to front a public street.

Motion by:	J. Stamper
Motion to:	Approve
Seconded by:	G. Harrier
Vote:	8-0

E. NEW CASES

1. **UDC-22-068 – 2419 W Berry Street (Salad and Go)**

Council District: 9

Address: 2419 W Berry Street

Owner/Agent: Jake Jordan/ Accent Commercial Real Estate

Request: The applicant requests the following:

- a) A Certificate of Appropriateness for waivers from the Berry/University Form-Based Code for the following items:
 1. Waiver to allow vehicle access from a primary street.
 2. Waiver to reduce the minimum fenestration percentage for non-residential buildings from 50% to 5 %.
 3. Waiver to exceed 30’ maximum of blank wall space by 4’.
- b) A recommendation to the Board of Adjustment for the following items:
 1. To reduce the minimum height from two stories to one story.

Motion by:	J. Stamper
Motion to:	Deny without prejudice
Seconded by:	G. Harrier
Vote:	8-0

2. **UDC-22-063 – 2502 and 2509 Benbrook Blvd (Benbrook Townhomes)**

Council District: 9

Address: 2505 and 2509 Benbrook Blvd

Owner/Agent: Senthil Manimaran/ Golden Home Capital LLC

Request: The applicant requests the following:

- a) A Certificate of Appropriateness for waivers from the Berry/University Form-Based Code for the following items:
 1. Waiver to allow vehicle access from a primary street.

- b) A recommendation to the Board of Adjustment for the following items:
1. To reduce the minimum setback from a side street from 10 ft to 5 ft.

Motion by:	J. Stamper
Motion to:	Deny without prejudice
Seconded by:	M.K. Hughes
Vote:	8-0

3. **UDC-22-050 – 1500 Old University Drive (“MU-2” High Intensity Mixed--Use)**

Council District: 9

Applicant/Agent: Judd Mullinix/Kimley-Horn

Request: The applicant requests a Certificate of Appropriateness for waivers from the “MU-2” High Intensity Mixed--Use district development standards for the following items:

- a) A waiver from the requirement to provide individual street-oriented entries for seven (7) apartment units.
- b) A waiver to increase the spacing of apartment unit primary entrances from 125 linear feet to 141 linear feet along Old University Drive.

Motion by:	J. Stamper
Motion to:	Approve subject to staff stipulation regarding street side entrances for two additional units and relocation of the street side entrance along Old University Rd. to off of the private patio.
Seconded by:	S. McCune
Vote:	8-0

4. **UDC-22-069 – 701 St. Louis (Medical Office)**

Council District: 9

Address: 701 St. Louis

Owner/Agent: John Ainsworth/ Kimley - Horn

Request: The applicant requests a Certificate of Appropriateness for waivers from the Near Southside Form-Based Code for the following items:

- a) Waiver to allow a parking garage to front a public street.
- b) Waiver to increase the maximum percentage of parking lot frontage along a secondary street from 70% to 100%.

Motion by:	M.K. Hughes
Motion to:	Approve
Seconded by:	James Hook
Vote:	7-0

5. **UDC-22-067 – 100 South Jones Street (Katy Depot Fence)**

Council District: 9

Address: 100 South Jones Street

Owner/Agent: Richie Petronis/ BoonPetro Real Estate LLC

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

- a) Waiver to allow fencing between the building face and the road along a public street to secure a side yard parking area.

Motion by:	J. Stamper
Motion to:	- Approval. Notes that applicant should continue to work with staff and Near South Side. Suggested conditions: adds visual interest, a fully implemented plan presented to staff and near south side that does not restrict access along current walkway to front door.
Seconded by:	M.K. Hughes
Vote:	7-0

6. **UDC-22-065 – Evans/Rosedale Urban Village Development (ROW Vacation)**

Council District: 8

Address/Location: South of Terrell Avenue, west of Evans avenue, north of Pulaski Street, and east of I-35.

Owner/Agent: Sam Goulas/ Merriman-MAA architects

Request: The applicant requests a recommendation to the City Plan Commission and City Council for the approval of the vacation of three unnamed alleys within the Evans South Addition (Blocks 1 and 3) and Schlater’s Subdivision (Block 1).

Motion by:	
Motion to:	Continue (there was no official motion or vote)
Seconded by:	
Vote:	

7. **UDC-22-070 – 3300 FM 157 Highway (UFC22-0147)**

Council District: 5

Address: 3300 FM 157 Highway

Owner/Agent: Stephen Graham/ Simple Development Partners

Request: The applicant requests a Certificate of Appropriateness for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement.

Motion by:	J. Stamper
Motion to:	Continue
Seconded by:	D. Cooper
Vote:	7-0

III. ADJOURNMENT

Executive Session

The Urban Design Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda



MEETING AGENDA

URBAN DESIGN COMMISSION

September 15, 2022 Work

Session: 9:00 A.M.

Public Hearing: 10:00 A.M.

Public Hearing in Room 2020

In Person

Public Hearing and Work Session:

200 Texas Street

Room 2020

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e61bb0ffeb17673c847b75b2cf7c049e3>

Meeting/ Access Code: 2559 941 3300

Registration Required

Teleconference

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

Meeting/ Access Code: 2559 941 3300

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Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

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Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on September 14th, 2022. To sign up, either contact Jamie DeAngelo at Jamie.DeAngelo@fortworthtexas.gov or 817-392-8000 or register through WebEx per the directions on the City's website above.

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COMMISSIONERS

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

I. WORK SESSION

- A. Staffing Update and Presentation
- B. Discussion of Items on the Agenda.

II. PUBLIC HEARING

- A. **CALL TO ORDER:** Statement of Open Meetings Act
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF AUGUST 18, 2022 MEETING MINUTES**

Motion by:	Harper
Motion to:	Approve
Second by:	Hughes
Vote:	10-0

*Commissioner McCune votes before Commission is aware of nine vote limit

D. CONTINUED CASES

1. **UDC-22-065 – Evans/Rosedale Urban Village Development (ROW Vacation) Council District: 8**

Address/Location: South of Terrell Avenue, west of Evans Avenue, north of Pulaski Street, and east of I-35.

Owner/Agent: Sam Goulas/ Merriman-MAA architects

Request: The applicant requests a recommendation to the City Plan Commission and City Council for the approval of the vacation of three unnamed alleys within the Evans South Addition (Blocks 1 and 3) and Schlater’s Subdivision (Block 1).

Motion by:	Cooper
Motion to:	Approve with the following conditions: <ul style="list-style-type: none"> - Complete connectivity, specifically including two east- west connections between Evans Ave. and Missouri St - Applicants continue to work with staff and Near Southside Inc.
Second by:	Hughes
Vote:	9-0

*McCune leaves the meeting due to rules limiting the commission to nine votes

2. **UDC-22-070 – 3300 FM 157 Highway (UFC22-0147) Council District: 5**

Address: 3300 FM 157 Highway

Owner/Agent: Stephen Graham/ Simple Development Partners

Request: The applicant requests a Certificate of Appropriateness for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement.

Motion by:	Harper
Motion to:	Deny without prejudice
Second by:	Cook
Vote:	10-0

*Case moved to second at chair’s discretion

*Commissioner McCune votes before Commission is aware of nine vote limit

E. NEW CASES

1. **UDC-22-082 – 2419 W Berry Street (Salad and Go) Council District: 9**

Address: 2419 W Berry Street

Owner/Agent: Jake Jordan/ Accent Commercial Real Estate **Request:**

The applicant requests the following:

- a) A Certificate of Appropriateness for waivers from the Berry/University Form-Based Code for the following items:
 - 1. Waiver to allow vehicle access from a primary street.
 - 2. Waiver to reduce the minimum fenestration percentage for nonresidential buildings from 50% to 5%.
 - 3. Waiver to exceed the 30-foot maximum of blank wall space by up to 4 feet.
- b) A recommendation to the Board of Adjustment for the following items:

1. To reduce the minimum height from two stories to one story.

Motion by:	Harper
Motion to:	Deny without prejudice
Second by:	Diaz
Vote:	9-0

2. UDC-22-081 – 2502 and 2509 Benbrook Blvd (Benbrook Townhomes) Council

District: 9

Address: 2505 and 2509 Benbrook Blvd

Owner/Agent: Senthil Manimaran/ Golden Home Capital LLC **Request:**

The applicant requests the following:

- a) A Certificate of Appropriateness for waivers from the Berry/University Form-Based Code for the following items:
 1. Waiver to allow vehicle access from a primary street.
 2. Waiver to allow street-facing building length to exceed 100 feet by 22 feet.
- b) A recommendation to the Board of Adjustment for the following item:
 1. To reduce the minimum setback from a side street from 10 feet to 5 feet along Granbury Road.

Motion by:	Cooper
Motion to:	Approve
Second by:	Cook
Vote:	9-0

3. UDC-22-074 – 1500 S. Main Street (JPS Transitional Parking Lots) Council District: 9

Address/Location: Rosedale Addition (Blocks C, R and T); Tucker Addition (Blocks 37 and 38).

Owner/Agent: Adam Lane/JPS Health Network

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

- a) Waiver from the requirement to provide roadside elements requirements (Street trees, Sidewalks, and Pedestrian Lights).
- b) Waiver to allow surface parking lot frontage to exceed 40% of the development site’s total frontage length along a project’s primary streets (South Main Street and W Magnolia Avenue).
- c) Waiver to allow surface parking lot frontage to exceed 70% of the development site’s total frontage length along a project’s secondary streets (E Morphy Street, Bryan Avenue, E Terrell Avenue, Crawford Street, Dashwood Street, E Leuda Street, and E Cannon Street).
- d) Waiver from the requirement to screen parking lots fronting a public right of way (South Main Street, W Magnolia Avenue, E Morphy Street, Bryan Avenue, E Terrell Avenue, Crawford Street, Dashwood Street, E Leuda Street, and E Cannon Street).
- e) Waiver from the 40% canopy coverage requirement for parking lots.

- f) Waiver of the 40% first floor transparency requirements along a streetfacing facade for non-residential projects (Crawford Street, E Leuda Street, and E Cannon Street).
- g) Waiver from the requirement to have primary pedestrian entrances on the street frontage of the building (Crawford Street, E Leuda Street, and E Cannon Street).

Motion by:	Cooper
Motion to:	Approved subject to: - Complete sidewalk connectivity around all transitional lots
Second by:	Stamper
Vote:	8-1

*Moved to fifth at chair’s discretion

4. UDC-22-079 – 1000 8th Avenue (Boca 31 Signage) Council District: 9

Address: 1000 8th Avenue

Owner/Agent: Mike Gary/ Giant Sign

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

- a) Waiver to allow a wall sign on a side façade without an entrance.

Motion by:	Cooper
Motion to:	Approve
Second by:	Harper
Vote:	8-0

* Commissioner Thesman was not present for the vote

5. UDC-22-075 – 2403 Clinton Avenue (UR waiver) Council District: 2

Address: 2403 Clinton Avenue

Owner/Agent: Rafael Flores/ Maria R Salas

Request: The applicant requests a Certificate of Appropriateness for a waiver from the “UR” Urban Residential district development standard for a one-family detached dwelling that requires garage doors that face the street to be located a minimum of 20 feet behind any front wall plane of a structure facing a publicly accessible right-of-way.

Motion by:	Cooper
Motion to:	Deny without prejudice
Second by:	Harper
Vote:	9-0

*Moved to third at chair’s discretion

6. UDC-22-072 –3879 Post Oak Boulevard & 13750 Trinity Boulevard (“MU-1” Low Intensity Mixed-Use) Council District: 5

Address: 3879 Post Oak Boulevard & 13750 Trinity Boulevard

Owner/Agent: SCP Trinity Land / Rob Cronin, MMA Inc

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

- a) A waiver from the requirement to plant street trees along Post Oak Boulevard.
- b) A waiver from the requirement to provide pedestrian-scaled lighting along Post Oak Boulevard.
- c) A waiver from the requirement to provide individual street-oriented entrances for first floor units along primary street frontages for the following:
 - 1. Seven (7) units along Trinity Boulevard.
 - 2. Seven (7) units along Kandel Drive.
 - 3. Five (5) units along Post Oak Boulevard.
- d) A waiver from the maximum 20 feet setback from a street/public access easement to allow for 23 feet 6 inches.

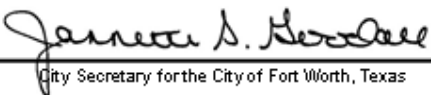
Motion by:	Hughes
Motion to:	Approve with the following conditions <ul style="list-style-type: none"> - The buildings must include down lighting for the sidewalks along Post Oak Blvd - Inclusion of ornamental trees close to the building face along Post Oak Blvd.
Second by:	Cook
Vote:	6-0

Commissioner Cooper recused himself and Commissioners Harper and Diaz left the meeting

III. ADJOURNMENT

Executive Session

The Urban Design Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time <u>Friday, September 09, 2022 at 3:50 p.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.	 City Secretary for the City of Fort Worth, Texas
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MEETING AGENDA

URBAN DESIGN COMMISSION

October 20, 2022

Work Session: 9:30 AM

Public Hearing: 10:00 A.M.

Public Hearing in Room 2020

In Person

Public Hearing and Work Session:

200 Texas Street

Room 2020

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e7bd659b1e6273389d6fc2022d818d5c3>

Meeting/ Access Code: 2558 389 3831

Registration Required

Teleconference

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

Meeting/ Access Code: 2558 389 3831

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: [Watch Live Online](#)

To view the docket for this meeting visit:

<https://www.fortworthtexas.gov/calendar/boardscommission>

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Urban Design Commission may be attending remotely in compliance with the Texas Open Meetings Act.

Please note this meeting will be held in-person with the option to participate remotely by videoconference or teleconference. The meeting will be available for viewing through WebEx, the City's Website and FW Television.

Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on October 19th, 2022. To sign up, either contact [Jamie DeAngelo](mailto:Jamie.DeAngelo@fortworthtexas.gov) at Jamie.DeAngelo@fortworthtexas.gov or [817-392-8000](tel:817-392-8000) or register through WebEx per the directions on the City's website above.

Please note that the City of Fort Worth is using a third-party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible.

COMMISSIONERS

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

- A. Discussion of the process of zoning enforcement in building inspection
- B. Discussion of items on the agenda

II. PUBLIC HEARING

- A. **CALL TO ORDER:** Statement of Open Meetings Act
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF SEPTEMBER 15, 2022 MEETING MINUTES**

Motion to:	<u>Approve with the condition that Commissioner Harper be marked present.</u>
Motion by:	Harper
2 nd :	Stamper
Final Vote:	7-0

D. NEW CASES

- 1. **UDC-22-092 – JPS Transitional Parking Lots – Lot E**
Near Southside Form-Based District Council District: 9

Address/Location: 800-816 Bryan Avenue, Tucker Addition (Blocks 29, Lots 7-10).

Owner/Agent: Adam Lane/JPS Health Network

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

- a) Waiver from the requirement to provide roadside elements requirements (street trees, sidewalks, and pedestrian lights).
- b) Waiver to allow surface parking lot frontage to exceed 40% of the development site's total frontage length along a project's primary streets.
- c) Waiver to allow surface parking lot frontage to exceed 70% of the development site's total frontage length along a project's secondary streets.
- d) Waiver from the requirement to screen parking lots fronting a public right of way.
- e) Waiver from the 40% canopy coverage requirement for parking lots.

Motion to:	That the request for a Certificate of Appropriateness for waivers from the Near Southside Development Code Standards and Guidelines for Lot E be <u>approved</u>, subject to the following conditions: 1. That the sidewalk network around the site be completed; 2. That the term of the waiver not exceed 4 years; and 2. That the applicant continue to work with staff on an appropriate temporary protection plan; and 3. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion by:	Stamper
2 nd :	Harper
Final Vote:	7-0

2. **UDC-22-081 – Transitional Parking Lot)**

Near Southside Form based District Council District: 9

Address: 1120 W Magnolia Ave

Owner/Agent: Randy Green/Parking Management Company

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

- a) Waiver from the requirement to provide roadside elements requirements (street trees, sidewalks, and pedestrian lights).
- b) Waiver to allow surface parking lot frontage to exceed 40% of the development site's total frontage length along a project's primary streets.
- c) Waiver to allow surface parking lot frontage to exceed 70% of the development site's total frontage length along a project's secondary streets.
- d) Waiver from the requirement to screen parking lots fronting a public right of way.
- e) Waiver from the 40% canopy coverage requirement for parking lots.

Motion to:	<p>That the request for a Certificate of Appropriateness for all waivers from the Near Southside Development Code Standards and Guidelines be <u>approved</u>, subject to the following conditions:</p> <ol style="list-style-type: none"> 1. That the site be graded and improved with gravel, or a similar dust-free treatment; 2. That appropriate lighting be added to the site; 3. That additional buffering be provided between the pedestrian area along Magnolia and the parking spots on the lot; 4. That parking activity remain confined to the original site; 5. That the term of the waiver not exceed 36 months; and 6. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion by:	Harper
2 nd :	Hughes
Final Vote:	6-0

* Commissioner Gannon recused himself

3. UDC-22-083 –Blue Butterfly

Camp Bowie Form Based District Council District: 3

Address: 6333 Camp Bowie Blvd W, Suite 240

Owner/Agent: Stephanie Cassio/ NT Sign Service

Request: The applicant requests a Certificate of Appropriateness for a waiver from the Camp Bowie Revitalization Code Standards and Guidelines for the following item:

- a) Waiver to allow two (2) attached wall signs per tenant space where only one (1) attached wall sign per tenant space is permitted.

Motion to:	<p>That the request for a Certificate of Appropriateness for a waiver from the Camp Bowie Revitalization Code Standards and Guidelines to allow two (2) attached wall signs per tenant space where only one (1) attached wall sign per tenant space is permitted, subject to the following conditions:</p> <ol style="list-style-type: none"> 1. That the primary sign be reduced to include only the logo and name of the business 2. That the secondary sign be reduced to one line of text; and 3. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion by:	Harper
2 nd :	Stamper
Final Vote:	7-0

4. **UDC-22-085 – Old Texas Brewing**

Camp Bowie Form Based District Council District: 3

Address: 6333 Camp Bowie Blvd W, Suite 200

Owner/Agent: Rick Hazen, Old Texas Brewing Company

Request: The applicant requests a Certificate of Appropriateness for waivers from the Camp Bowie Revitalization Code Standards and Guidelines for the following items:

- a) Waiver to allow two (2) attached wall signs per tenant space where only one (1) attached wall sign per tenant space is permitted.
- b) Waiver to allow the total square footage of attached wall signs to be up to 168 square feet where the maximum permitted area is 125 square feet.

***Case skipped due to noticing error, continued to November agenda.**

5. **UDC-22-094 – JPS Medical Home Southwest**

Urban Forestry Council District: 6

Address: South west corner of Mesa Springs Drive and Granbury Road.

Owner/Agent: JPS Health Network/ Byrne

Request: The applicant requests a Certificate of Appropriateness for a waiver from the Urban Forestry Ordinance’s 25% existing tree canopy preservation requirement.

Motion to:	That the request for a waiver from the CFW Zoning Ordinance Section 6.302.G.4 – General Preservation Methods of tree canopy be <u>approved</u>, removing the 25% tree preservation requirement from this development plan.
Motion by:	Stamper
2 nd :	Harper
Final Vote:	6-0

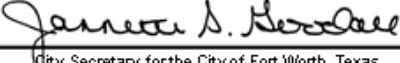
* Commissioner McCune left prior to this case.

III. ADJOURNMENT

Executive Session

The Urban Design Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, October 14, 2022 at 3:20 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas



MEETING AGENDA

URBAN DESIGN COMMISSION

November 17, 2022

Work Session: 9:30 AM

Public Hearing: 10:00 A.M.

Public Hearing in Room 2020

In Person

Public Hearing and Work Session:

200 Texas Street

Room 2020

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e3cae151c0aefa1780e30216bf5d7515f>

Meeting/ Access Code: 2550 803 4947

Registration Required

Teleconference

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

Meeting/ Access Code: 2550 803 4947

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

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Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on November 16th, 2022. To sign up, either contact [Jamie DeAngelo](#) at Jamie.DeAngelo@fortworthtexas.gov or [817-392-8000](tel:817-392-8000) or register through WebEx per the directions on the City's website above.

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COMMISSIONERS

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I. WORK SESSION

- A. Presentation on the status of the request for a Certificate of Appropriateness for a waiver to construct a fence at 100 South Jones Street (Katy Depot) UDC-22-067.
- B. Discussion of items on the agenda

II. PUBLIC HEARING

- A. **CALL TO ORDER:** Statement of Open Meetings Act
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF OCTOBER 20, 2022 MEETING MINUTES**

Motion:	Approve
Motion by:	Harper
Second:	Stamper
Final Vote	9-0

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D. CONTINUED CASES

1. **UDC-22-085 – Old Texas Brewing**

Camp Bowie Form Based District, Council District: 3

Address: 6333 Camp Bowie Blvd W, Suite 200

Owner/Agent: Rick Hazen, Old Texas Brewing Company

Request: The applicant requests a Certificate of Appropriateness for waivers from the Camp Bowie Revitalization Code Standards and Guidelines for the following items:

- a) A waiver to allow two (2) attached wall signs per tenant space where only one (1) attached wall sign per tenant space is permitted.
- b) A waiver to allow the total square footage of attached wall signs to be up to 168 square feet where the maximum permitted area is 100 square feet.

Motion:	That the request for a Certificate of Appropriateness for a waiver from the Camp Bowie Revitalization Code Standards and Guidelines to allow two (2) attached wall signs per tenant space where only one (1) attached wall sign per tenant space is permitted and to allow the total square footage of attached wall signs to be up to 168 square feet where the maximum permitted area is 100 square feet, <u>be approved.</u>
Motion by:	McCune
Second:	Stamper
Final Vote	9-0

D. NEW CASES

1. **UDC-22-101 – 465 South Main Street**

Near Southside Form Based District, Council District: 9

Address: 465 South Main

Owner/Agent: Rian Maguire/ CHC Development

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

- a) A wavier to not require street trees on E Tucker Street when two (2) trees are required.
- b) A waiver to allow 70-foot spacing for pedestrian lights when a maximum of 60-foot spacing is required.
- c) A waiver to allow openings and transparent glazing that constitute 21% of the facade on new building facades fronting public accessible streets or public spaces when 25% is required.
- d) A waiver to allow a 2-foot planting strip along E Tucker Street when a 5.5foot planting strip is required.

Motion:	That the request for a Certificate of Appropriateness for a waiver from the Near Southside Development Standards and Guidelines for street trees, pedestrian light spacing, roadside width standards and transparency (allow 21% where 25% is required) <u>be approved, subject to the following conditions:</u> 1. That enhanced landscaping be provided in the landscape buffer on the E. Tucker side; 2. That the applicants work with staff on appropriate landscaping; and
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	3. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion by:	Harper
Second:	Stamper
Final Vote	9-0

2. **UDC-22-096–428 Hemphill (Multifamily)**

Near Southside Form Based District, Council District: 9

Address: 428 Hemphill Street

Owner/Agent: Jay Case/ Keeley Acquisitions

Request: The applicant requests a recommendation to the City Plan Commission and City Council for approval of the vacation of a portion of Travis Avenue, and a Certificate of Appropriateness for waivers from the Near Southside Development Standards and Guidelines to allow the following:

- a) A waiver to allow a parking garage to be visible from the right-of-way when no visibility is allowed.
- b) A waiver to not require individual street-oriented entries for each unit along the public street frontage when individual street-oriented entries for each unit are required.
- c) A waiver to allow a 2-foot planting strip along Hemphill Street when a 5.5foot planting strip is required.

Motion:	That the request for a recommendation to the City Plan Commission and City Council on the vacation of a portion of Travis Ave be approved, and that the request for a Certificate of Appropriateness for waivers from the Near Southside Development Code Standards and Guidelines for 428 Hemphill St be approved, subject to the following conditions: 1. That the current waiver request for pedestrian access to the street only be applied to units housed in the historic laundry building; 2. That the applicant continues to coordinate with the neighborhood and staff on mitigation strategies for the impact of the parking garage; 3. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness
Motion by:	Stamper
Second:	McCune
Final Vote	9-0

3. **UDC-22-103–6905 Camp Bowie Blvd (Movie Theater)**

Camp Bowie Form Based District, Council District: 3

Address: 6905 Camp Bowie Blvd.

Owner/Agent: Jeff Van Curen/ Halbach Dietz Architects

Request: The applicant requests a Certificate of Appropriateness for a waiver from the Camp Bowie Revitalization Code Standards and Guidelines to allow the following:

- a) A waiver to allow the doors and window on the ground floor facing Camp Bowie Boulevard to be 20% of the façade area when a minimum of 30% of the façade area is required.

Motion:	That the request for a Certificate of Appropriateness for a waiver from the Camp Bowie Revitalization Code Standards waiver to allow the doors and window on the ground floor facing Camp Bowie Boulevard to be 20% of the façade area when a minimum of 30% of the façade area is required, <u>be approved</u>, subject to the following conditions: 1. That more activation (including but not limited to public art) be provided on the Camp Bowie facing side; and 2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion by:	Stamper
Second:	Harper
Final Vote	9-0

4. **UDC-22-106– 8 Diamonds Industrial (UFC22-0306)**
Council District: 6
Address: 13005, 13001, & 13015 South Freeway
Owner/Agent: Greystar Development Central, LLC/Mycoskie and Associates (MMA)
Request: The applicant requests a Certificate of Appropriateness for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement

Motion:	That the request for a waiver from the CFW Zoning Ordinance Section 6.302.G.4 – General Preservation Methods of tree canopy <u>be granted</u>, reducing the 25% tree preservation requirement this development plan to 0%.
Motion by:	Harrier
Second:	Harper
Final Vote	9-0

5. **UDC-22-107– Nafex Way Development (UFC22-0309)**
Council District: 6
Address: 5500 Nafex Way
Owner/Agent: Danny Christner/Kimely-Horn
Request: The applicant requests a Certificate of Appropriateness for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement.

Motion:	That the request for a waiver from the CFW Zoning Ordinance Section 6.302.G.4 – General Preservation Methods of tree canopy <u>be granted</u>, reducing the 25% tree preservation requirement this development plan to 0%.
Motion by:	Harrier
Second:	Stamper
Final Vote	9-0

III. ADJOURNMENT

Executive Session

The Urban Design Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda.

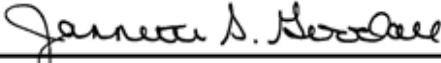
ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, November 11, 2022 at 3:20 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas



MEETING AGENDA

URBAN DESIGN COMMISSION

December 15, 2022

Work Session: 9:30 AM

Public Hearing: 10:00 A.M.

Public Hearing in Room 2020

In Person

Public Hearing and Work Session:

200 Texas Street

Room 2020

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e2d5251d7d95168bef090631ce50ad31cMeeting/> Access

Code: 2558 850 6253

Registration Required

Teleconference

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

Meeting/ Access Code: 2550 850 6253

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: **Watch Live Online**

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Any member of the public who wishes to address the Commission regarding an item on the listed agenda **must sign up to speak no later than 5:00PM on December 14th, 2022.** To sign up, either contact **Anna Baker** at **Anna.Baker@fortworthtexas.gov** or **817-392-8000** or register through WebEx per the directions on the City's website above.

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COMMISSIONERS

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

- A. Discussion of items on the agenda

II. PUBLIC HEARING

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

Motion:	Approve
Motion by:	Stamper
2 nd	Hook
Final Vote:	8-0

D. NEW CASES

1. **UDC-22-127– 5109 Saunders Road (UFC22-0335)**

Council District: 5

Address: 5109 Saunders Road

Owner/Agent: Sandra McGlothin/Paper Kites Studio, LLC

Request: The applicant requests a Certificate of Appropriateness for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement for a reduction to 0%.

Motion:	That the request for a waiver from the CFW Zoning Ordinance Section 6.302.G.4 – General Preservation Methods of tree canopy, reducing the 25% tree preservation requirement for this development plan to 0%, <u>be withdrawn.</u>
Motion by:	
2 nd	
Final Vote:	

*Case moved from last to first at Chair’s direction.

2. **UDC-22-126–6361 N Freeway**

I-35 Overlay District, Council District: 2

Address: 6361 North Freeway

Owner/Agent: Kevin Patel/ Triangle Engineering

Request: The applicant requests a Certificate of Appropriateness for a waiver from the I-35 Overlay Standards and Guidelines for the following items:

- a) Waiver to reduce the height of the earthen berms in the setback areas along I-35 and where parking areas or drives front the public street from 36 inches to 24 inches.
- b) Waiver to reduce the minimum setback for pavement from the property line on the I-35 side from 15 feet to 10 feet.
- c) Waiver to reduce the minimum width of the landscape buffer along the northern and southern boundaries from 10 feet to 5 feet.

Motion:	That the request for a Certificate of Appropriateness for waivers from the I-35W Design Overlay District Standards and Guidelines to reduce the height of the earthen berms in the setback areas along I-35W and where parking areas and/or drives front the public right-of-way from a minimum overall average of 36 inches to 24 inches and to reduce the minimum setback for pavement from the property line on the I-35W frontage from 15 feet to 10 feet, <u>be approved, subject to the following conditions:</u> <ol style="list-style-type: none"> 1. That the site plan add trees in the reduced buffer area along the I-35 side; 2. That three landscape islands be added along frontage road; 3. That there be additional trees planted along the southern and western property boundaries; and 4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion by:	Stamper
2 nd	Hughes
Final Vote:	8-0

3. **UDC-22-112 – 3144 Wayside Avenue (Multifamily)**
Berry/University Form Based District, Council District: 9
Address: 3144 Wayside Avenue
Owner/Agent: Kurinji Senthilkumar/ GSR Construction LLC
Request: The applicant requests a Certificate of Appropriateness for waivers from the Berry/ University Form-Based Code Development Standards and Guidelines for the following items:
- a) Waiver to reduce the parking setback from a side street from 10 feet to 0 feet.

Motion:	That the request for a Certificate of Appropriateness for a waiver from the Berry/University Form-Based Code Standards to allow the parking setback from Devitt to be 0’ instead of 10’, and to allow the fenestration percentages on the ground and upper stories be 15% and 17% instead of 20%, <u>be denied without prejudice.</u>
Motion by:	Stamper
2 nd	Hook
Final Vote:	8-0

4. **UDC-22-105 – 1004 Travis Avenue**
Near Southside Form Based District, Council District: 9
Address: 1004 Travis Avenue
Owner/Agent: Kurinji Senthilkumar/ GSR Construction LLC
Request: The applicant requests a Certificate of Appropriateness for a waiver from the Near Southside Development Standards and Guidelines for the following:
- a) A waiver to allow a stairwell on the rooftop with a setback of 0 feet from the edge of the rooftop when a 10-foot setback is required.

Motion:	That the request for a Certificate of Appropriateness for a waiver to allow a stairwell on the rooftop with a setback of 0 feet from the edge of the rooftop when a 10-foot setback is required <u>be approved.</u>
Motion by:	Stamper

2 nd	Cooper
Final Vote:	8-0

5. **UDC-22-115 – 232 Urbane Crest (UR)**

Urban Residential (UR), Council District: 9

Address: 232 Urbane Crest

Owner/Agent: Gopi Ramaseshan/ Golden Home Capital LLC & ABJK Investments LLC

Request: The applicant requests a Certificate of Appropriateness for waivers from the Urban Residential Development Standards and Guidelines for the following items:

- a) Waiver from the requirement to provide pedestrian-scale lighting.

Motion:	That the request for a certificate of appropriateness for a waiver from the requirement to provide pedestrian-scaled lighting along Weisenberger Street be withdrawn.
Motion by:	Stamper
2 nd	Cooper
Final Vote:	8-0

6. **UDC-22-114 – 8101 Ederville Road (MU-1)**

Low Intensity Mixed-Use (MU-1), Council District: 5

Address: 8101 Ederville Road

Owner/Agent: Matthew Crow/ JPI

Request: The applicant requests the following items:

- a) a Certificate of Appropriateness for waivers from the MU-1 Development Standards and Guidelines for a waiver to allow a 6-foot-tall fence to be located in the area between the front building facade and the public street frontage or public open space.
- b) a Certificate of Appropriateness for waivers from the MU-1 Development Standards and Guidelines for a waiver to allow a 6-foot-tall fence located along public streets, along private streets or walkways that are publicly accessible through a public use easement, or along publicly accessible open space to extend beyond building facades.
- c) Approval of a conceptual plan.

Motion:	<ul style="list-style-type: none"> a) That the request be denied without prejudice for a Certificate of Appropriateness for a waiver from the MU-1 Development Standards to allow a 6-foot-tall open-design fence to be located in 4 the area between the front building facade and the public street frontage or public open space where fences are not allowed. b) That the request be denied without prejudice for a Certificate of Appropriateness for a waiver from the MU-1 Development Standards to allow a 6-foot-tall exterior open-design fence located along public streets, along private streets or walkways that are publicly accessible through a public use easement, or along publicly accessible open space to extend beyond building facades when extension beyond the exterior façade is not allowed. c) That approval of the conceptual plan be denied without prejudice.
Motion by:	Stamper
2 nd	Hughes
Final Vote:	8-0

*Chair Gries leaves early, Commission votes to approve Vice Chair Stamper as temporary chair.

Motion by:	Gries
2 nd	Stamper
Final Vote	8-0

7. **UDC-22-118 – 601 Harrold Street (MU-2)**

High Intensity Mixed-Use (MU-2), Council District: 9

Address: 601 Harrold Street

Owner/Agent: Brandon Hancock/ Lang Partners

Request: The applicant requests the following items:

- a) A Certificate of Appropriateness for waivers from the MU-2 Development Standards and Guidelines for the items listed below:
 - i. Waiver to allow spacing of up to 165 feet between entrances when 125 feet is required.
 - ii. Waiver to allow up to 25 feet per entrance for a parking structure entrance when 20 feet or less is required.
 - iii. Waiver from the requirement that the parking structure constitute 25% or less of the ground floor façade.
 - iv. Waiver from the requirement to provide pedestrian-scale lighting
 - v. Waiver from the requirement to provide street trees.
- b) A recommendation to Board of Adjustment for the items listed below:
 - i. To increase the maximum setback along west Harrold street from 20 feet to 27 feet.
 - ii. To increase the maximum setback along West 5th street from 20 feet to 46 feet.

Motion:	<p>That the request for a Certificate of appropriateness for the following waivers from the MU-2 Development Standards <u>be approved:</u></p> <ul style="list-style-type: none">i. A waiver to allow primary entrances at intervals of up to 165 linear feet of street-oriented building frontage where a maximum of 125 linear feet is required.ii. A waiver to allow parking structure openings along primary and secondary street frontages to be up to 25 feet per entrance when a maximum of 20 feet is required.iii. A waiver to allow a parking structure to be 80% of the ground floor façade of the south elevation when the maximum allowed is 25%iv. A waiver from the requirement to provide pedestrian-scaled lighting along West 5th Street to the north and along the public access easement to the south, subject to another form of lighting being added to the building façade.v. A waiver from the requirement to provide street trees along West 5th Street to the north and along the public access easement to the south, but the applicant should identify other appropriate planting opportunities as appropriate. <p>That the UDC <u>recommend approval</u> of the following items to the Board of Adjustment:</p> <ul style="list-style-type: none">i. A request to increase the maximum setback along West Harrold Street from 20 feet to 27 feet.ii. A request to increase the maximum setback along West 5th Street from 20 feet to 46 feet. <p>And that the request for a Certificate of Appropriateness for a waiver to allow a parking structure to be 100% of the ground floor façade of the east elevation when the maximum allowed is <u>25% be denied without prejudice</u></p>
Motion by:	Cooper
2 nd	Hook
Final Vote:	7-0

*Case moved to last at Chair’s direction.

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

III. **ADJOURNMENT**