



MEETING MINUTES

URBAN DESIGN COMMISSION

January 19, 2023

Work Session: 9:00 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=e434c653bf22802a03ff841c44e6ba206>

Registration Required

Teleconference

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

Meeting/ Access Code: 2552 584 8380

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>

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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 January 18th, 2023. 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

<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 Ratterree	- District 4	<input checked="" type="checkbox"/>	Gwen Harper	- Alternate
<input checked="" type="checkbox"/>	James Hook	- District 5	<input checked="" type="checkbox"/>	Gareth Harrier	- Alternate
<input checked="" type="checkbox"/>	Dorothy DeBose	- District 6			

***Ms. DeBose has not been sworn in but was present as a spectator.**

I. WORK SESSION

- A. Update on Staffing
- B. Discussion of items on the agenda

II. PUBLIC HEARING

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

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

*Commissioner Ratterree was not present for voting.

D. NEW CASES

1. **UDC-22-089–5701 Diaz**
Camp Bowie Form Based District (CB-TZ)
Council District: 3 / Future Council District: 6*
Address: 5701 Diaz Avenue
Owner/Agent: Sam Harris/ The Bluebird Service Group, LLC.
Request: The applicant requests a Certificate of Appropriateness (COA) for waivers from the Camp Bowie Revitalization Code Standards and Guidelines for the following items:
 - a) A waiver from the streetscape standard requirement to provide street trees along a Neighborhood Streets (Horne Street).
 - b) A waiver to allow 6 off-street parking spaces when 18 spaces are required.

- c) A waiver to allow parking to be located in front of the façade on a Neighborhood Street (Horne Street) and greater than 3’ in front of the building façade on a Local Street (Diaz Ave).
- d) A waiver to allow windows on the third floor to be 10% of the façade area along a Neighborhood Street (Horne Street) when 20% of each upper floor is required.

Motion:	Case tabled until all other cases were heard and voted on.
Motion by:	Stamper
2 nd	
Final Vote:	

Motion:	That the request for a Certificate of Appropriateness for waivers from the Camp Bowie Revitalization Code Standards <u>be denied without prejudice.</u>
Motion by:	Harper
2 nd	Hughes
Final Vote:	6-0, Stamper serves as temporary chair.

*Case was tabled until the end of the meeting after Commissioner Ratterree and Gannon left.

**2. UDC-22-116 – 1000 Alston Avenue
Near Southside Form Based District (NS-T4N)
Council District: 9 / Future Council District: 9*
Address: 1000 Alston Avenue**

Owner/Agent: Kurinji Senthilkumar/ GSR Construction LLC
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards and Guidelines for the following:

- a) A waiver to allow a stairwell on the roof with a setback of 0 feet from the edge of the roof when a 10-foot setback from the edge of the roof 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:	Harper
2 nd	Hughes
Final Vote:	8-1

**3. UDC-22-131 – 1100 E Lancaster
High Intensity Mixed-Use (MU-2)
Council District: 8 / Future Council District: 8*
Address: 1100 E Lancaster**

Owner/Agent: Gary Wilkerson / When We Love
Request: The applicant requests a Certificate of Appropriateness (COA) for waivers from the “MU-2” High Intensity Mixed-Use standards for the following items:

- a) A waiver to allow a fence between the front building facade and public street frontage; and

- b) A waiver to allow a fence located along public streets to extend beyond the building façade.

Motion:	That the request for a Certificate of Appropriateness for waivers from the “MU-2” High Intensity Mixed-Use Ordinance to allow a fence between the front building façade and the public street frontage and to allow a fence located along public streets to extend beyond the building facade <u>be approved.</u>
Motion by:	Stamper
2 nd	Harper
Final Vote:	9-0

4. **UDC-22-135 – 601 Harrold Street
High Intensity Mixed-Use (MU-2)
Council District: 9 / Future Council District: 9*
Address:** 601 Harrold Street
Owner/Agent: Brandon Hancock/ Lang Partners
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the “MU-2” Development Standards for the following the following item:
- a) A waiver to allow a parking structure to be 50% of the ground floor façade of the east elevation when the maximum percentage permitted is 25%.

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, subject to the following:</u> <ul style="list-style-type: none"> a) That the site plan include improvements to the eastern façade; b) That the pedestrian entrances be enhanced and made more inviting; c) That there be additional trees placed to address the view the garage; and d) 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:	8-1

5. **UDC-22-137 – 1641 W Oleander Street
Near Southside Form Based District (NS-T4)
Council District: 9 / Future Council District: 9*
Address:** 1641 W Oleander Street
Owner/Agent: Sean Waldron/DPR Construction
Request: The applicant requests a Certificate of Appropriateness (COA) for waivers from the Near Southside Development Standards and Guidelines for the following items:

- a) A waiver from the requirement to provide all roadside elements, including street trees, sidewalks, and pedestrian lights.
- b) A waiver to allow surface parking lot frontage to constitute 100% of the development site's total frontage length along a project's primary streets (Oleander Street) when only 40% is permitted.
- c) A waiver to allow surface parking lot frontage to constitute 100% of the development site's total frontage length along a project's secondary streets (9th Avenue) when only 70% is permitted.
- d) A waiver from the requirement to screen surface parking lots fronting a public right of way.
- e) A waiver from the 40% tree canopy coverage requirement for surface parking lots.

Motion:	That the request for a Certificate of Appropriateness (COA) for waivers from the Near Southside Development Standards and Guidelines be <u>denied without prejudice</u>
Motion by:	Harper
2nd	Hughes
Final Vote:	9-0

Motion:	Elect Commissioner Stamper as temporary chair.
Motion by:	Gannon
2nd	Hook
Final Vote:	9-0

6. UDC-23-001- Trinity Lakes Text Amendment

Trinity Lakes Form Based District, Council District: 5

Address: Trinity Lakes Form-Based District

Owner/Agent: City of Fort Worth

Request: Recommendation to the City Council on the proposed text amendment to the Trinity Lakes Form-Based Code and Design Guidelines to allow angled parking in certain subdistricts of Trinity Lakes.

Motion:	That the request for a recommendation to the City Council on the proposed text amendment to the Trinity Lakes Form-Based Code and Design Guidelines to allow angled parking in certain subdistricts of Trinity Lakes <u>be approved.</u>
Motion by:	Harper
2 nd	Hook
Final Vote:	6-0, Stamper serves as temporary chair.

*Commissioner Ratterree, Cooper, and Gannon left the meeting early

*Future Council District listed is based on updated Council District map approved by City Council on March 29, 2022 and will go into effect May 2023.

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**



MEETING MINUTES
URBAN DESIGN COMMISSION
February 16, 2023
Work Session: 9:00 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=eb9e23dc7d1d0b34e896db3464ae46ded>
Registration Required

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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 February 15th, 2023**. 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

- | | | | |
|-------------------------------------|--------------------------------|-------------------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Gannon Gries - Mayor Appointee | <input checked="" type="checkbox"/> | Dorothy Debose - District 6 |
| <input 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"/> | 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 checked="" type="checkbox"/> | Gareth Harrier - 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 JANUARY 19, 2023 MEETING MINUTES**
- D. **NEW CASES**

- 1. **UDC-22-125 –6201 Camp Bowie Blvd**
Camp Bowie Form Based District (CB-RUS)
Council District: 3 / Future Council District: 3*
Address: 6201 Camp Bowie Blvd W

Owner/Agent: Patty Wicker/ Cowtown Signs

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

- a) A waiver to allow four (4) attached wall signs per tenant space where only one (1) attached wall sign per tenant space is permitted for all ground floor commercial uses.
- b) A waiver to exceed the maximum permitted area of 100 square feet per tenant for attached wall signs for ground floor commercial uses to allow up to 275 square feet of attached signage per tenant.

*Moved to 4th in case order

Motion:	That the request for a Certificate of Appropriateness for a waiver from the Camp Bowie Revitalization Code Standards and Guidelines to allow additional attached wall signs per tenant space where only one (1) attached wall sign per tenant space is permitted and
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	<p>for a waiver to exceed the maximum permitted area of 100 sf for attached wall signs <u>be approved, subject to the following conditions:</u></p> <ol style="list-style-type: none"> 1. That the proposed wall sign on the southern and western elevations be removed, permitting 2 rather than 4 wall signs; 2. That the applicant reduces the size of the remaining two signs, such that the total sf is equal to or less than 120 sf; 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
Vote:	9-0

2. **UDC-22-133 – 2710 Vickery Blvd (MU-1)**
Low Intensity Mixed-Use (MU-1)
Council District: 9 / Future Council District: 8*
Address: 2710 Vickery Blvd
Owner/Agent: Chris Chavez/ Vaquero Home Builder
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the MU-1 Development Standards for the following the following item:
 - a) A waiver from the requirement to provide pedestrian-scaled lighting along Vickery Blvd.

*Moved to 5th in case order

Motion:	<p>That the request for a Certificate of Appropriateness (COA) for a waiver from the MU-1 Development Standards requirement to provide pedestrian-scaled lighting along Vickery Blvd <u>be approved, subject to the following condition:</u></p> <ol style="list-style-type: none"> 1. That the applicant work with staff to provide down- lighting along the front elevation.
Motion by:	Harper
2 nd :	Hughes
Vote:	9-0

3. **UDC-22-132–3801 and 3825 S. Cravens Rd. (PD-MU-1)**
Planned Development- Low Intensity Mixed-Use (MU-1)
Council District: 5 / Future Council District: 5*
Address: 3801 S. Cravens rd.
Owner/Agent: Darin Norman/Urbanworth, LLC
Request: The applicant requests a recommendation to Zoning Commission on a request for a zoning change from MU-1 to PD/MU-1 with revised regulations for the following:
 - a) Setbacks: Request to exceed the maximum primary street setback of 20 feet and allow a primary street setback of up to 312 feet.
 - b) Height requirements: Request no minimum first floor height requirement when an 18-foot minimum first floor height is required.
 - c) Allowed uses: Request all uses allowed under MU-1, plus amusement/outdoor use, bar/tavern, cocktail lounge, club, private or teen, and dance hall use.

d) Site plan: Request a waiver of the site plan requirement.

*Moved to 6th in case order

Motion:	<p>That the request for a recommendation to Zoning Commission on a request for a zoning change from MU-1 to PD/MU-1 with revised regulations for the following:</p> <p>a) Setbacks: Request to exceed the maximum primary street setback of 20 feet and allow a primary street setback of up to 312 feet.</p> <p>b) Height requirements: Request no minimum first floor height requirement when an 18-foot minimum first floor height is required.</p> <p>c) Allowed uses: Request all uses allowed under MU-1, plus amusement/outdoor use, bar/tavern, cocktail lounge, club, private or teen, and dance hall use.</p> <p><u>Be approved, subject to the following conditions:</u></p> <p>1. That the applicant works with staff to identify an appropriate site plan for the project. (No waiver of the site plan requirement in PD)</p>
Motion by:	Harper
2 nd :	Hook
Vote:	9-0

4. **UDC-23-012– Rivertree Academy (UFC23-0025)**
Council District: 3 / Future Council District: 6*
Address: 5500 Kilpatrick Avenue
Owner/Agent: Rivertree RE Holding I, LLC
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow a 5% tree preservation requirement.

*Moved to beginning of case order

Motion:	<p>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 for this development plan to 5%.</p>
Motion by:	Stamper
2 nd :	Hughes
Vote:	9-0

5. **UDC-23-014– Westhaven Senior Living (UFC23-0032)**
Council District: 6 / Future Council District: 6*
Address: 7000 Harris Parkway
Owner/Agent: CNS-F W, LLC
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement allow a 0% tree preservation requirement.

*Moved to 2nd in case order

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

6. **UDC-22-138– 7900 Trinity Boulevard**
Trinity Lakes Form Based District (TL-TZ)
Council District: 5 / Future Council District: 5*
Address: 7900 Trinity Boulevard
Owner/Agent: Christopher Clyde/Waypoint Residential
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Trinity Lakes Standards and Guidelines for the following item:
- a) A waiver to allow angled parking along a Type ‘A’ street (Trinity Station Way).

*Case withdrawn, not heard by commission

Motion:	That the request for a Certificate of Appropriateness (COA) for a waiver from the Trinity Lakes Standards and Guidelines for a waiver to allow angled parking along a Type ‘A’ street (Trinity Station Way) be continued 30 days.
Motion by:	Harper
2 nd :	Hughes
Vote:	9-0

7. **UDC-23-001- Trinity Lakes Text Amendment**
Trinity Lakes Form Based District
Council District: 5 / Future Council District: 5*
Address: Trinity Lakes Form-Based District
Owner/Agent: City of Fort Worth
Request: Recommendation of Approval to the City Council on the proposed text amendment to the Trinity Lakes Form-Based Code and Design Guidelines to revise the street table, including parking type, lane width, and road width standards in certain subdistricts of Trinity Lakes.

*Moved to 3rd in case order

Motion:	That the request for a recommendation to the City Council on the proposed text amendment to the Trinity Lakes Form-Based Code and Design Guidelines to allow angled parking in certain subdistricts of Trinity Lakes be approved.
Motion by:	Harper
2 nd :	Stamper
Vote:	9-0

*Future Council District listed is based on updated Council District map approved by City Council on March 29, 2022 and will go into effect May 2023.

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 MINUTES

URBAN DESIGN COMMISSION

March 30, 2023

Work Session: 10:00 A.M.

Public Hearing: Immediately following Work Session

City Council Chamber

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=e369757db4247eb7625bcd0e030a44a31>

Meeting/ Access Code: 2553 181 9515

Registration Required

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<input checked="" type="checkbox"/> Jose Diaz - District 2
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<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 FEBRUARY 16, 2023 MEETING MINUTES**

Motion:	That the approval of the February 16, 2023 meeting minutes <u>be continued</u> to the next UDC meeting.
Motion by:	Gries, unopposed

D. NEW CASES

1. **UDC-22-138– 7900 Trinity Boulevard**
Trinity Lakes Form Based District (TL-TZ)
Council District: 5 / Future Council District: 5*
Address: 7900 Trinity Boulevard
Owner/Agent: Christopher Clyde/Waypoint Residential
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Trinity Lakes Development Code for the following item:
 - a) A waiver to allow angled parking along a Type “A” street (Trinity Station Way).

Motion:	That the request a Certificate of Appropriateness (COA) for a waiver from the Trinity Lakes Development Code to allow angled parking along a Type ‘A’ street (Trinity Station Way) <u>be approved</u> .
Motion by:	Harper
2 nd :	Stamper

Final Vote:	7-0
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- 2. **UDC-23-013 –201 S Adams Street**
Near Southside Form Based District
Council District: 9 / Future Council District: 9*
Address: 201 S Adams Street
Owner/Agent: Michael Newsome/ Military Veterinary Supply Co.
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards and Guidelines for the following item:
 - a) A waiver to allow a wall sign on a side building elevation without a public entrance.

Motion:	That the request for a Certificate of Appropriateness for a waiver from the Near Southside Standards and Design Guidelines <u>be continued.</u>
Motion by:	Stamper
2 nd :	Hughes
Final Vote:	7-0

- 3. **UDC-23-016 –5701 Diaz Ave**
Camp Bowie Form Based District
Council District: 3 / Future Council District: 6*
Address: 5701 Diaz Avenue
Owner/Agent: Sam Harris/ The Bluebird Service Group, LLC.
Request: The applicant requests a Certificate of Appropriateness (COA) for waivers from the Camp Bowie Boulevard Revitalization Code for the following items:
 - a) A waiver from the streetscape standards to not require street trees along a Camp Bowie Corridor Neighborhood Street (Horne Street).
 - b) A waiver to allow windows on the third floor to be 10% of the façade area along a Neighborhood Street (Horne Street) when windows are required to be 20% of each upper floor façade area.

Motion:	That the request for a Certificate of Appropriateness for waivers from the following Camp Bowie Revitalization Code Standards, <u>be continued</u> to allow the applicant an opportunity to provide an accurate and clearly annotated site plan and plan set.
Motion by:	Harper
2 nd :	Stamper
Final Vote:	7-0

- 4. **UDC-23-020 –428 Hemphill Street (Vacation)**
Near Southside Form Based District
Council District: 9 / Future Council District: 9*
Address: 428 Hemphill Blvd
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 the remainder of an unimproved alley in the 400 block of Hemphill Street between W. Broadway Avenue and W. Peter Smith Street.

Motion:	That the request for a recommendation to the City Plan Commission and City Council on the vacation of the remainder of an unimproved alley in the 400 block of Hemphill Street between W. Broadway Avenue and W. Peter Smith Street <u>be approved.</u>
Motion by:	Harper
2 nd :	Diaz
Final Vote:	7-0

*Future Council District listed is based on updated Council District map approved by City Council on March 29, 2022 and will go into effect May 2023.

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MEETING MINUTES

URBAN DESIGN COMMISSION

April 20, 2023

Work Session: 9:30 A.M.

Public Hearing: Immediately following Work Session

In Person

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

Videoconference

<https://fortworthtexas.webex.com/weblink/register/r5a09484a58a612be88c233e004cc20a3>

Meeting/ Access Code: 2561 531 4380

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<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
- B. Turned Townhome Discussion – Mike Brennan, Near Southside, Inc.

II. PUBLIC HEARING

- A. **CALL TO ORDER:** Statement of Open Meetings Act
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF FEBRUARY 16, 2023 AND MARCH 30, 2023 MEETING MINUTES**

Motion	That the February 16, 2023 and March 30, 2023 meeting minutes be approved
Motion by:	Stamper
2nd	Cooper
Final Vote:	7-0

D. CONTINUED CASES

1. **UDC-23-013 –201 S Adams Street**
Near Southside Form Based District
Council District: 9 / Future Council District: 9*
Address: 201 S Adams Street
Owner/Agent: Michael Newsome/ Military Veterinary Supply Co.
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards & Guidelines to allow a wall sign on a building elevation without a public entrance.

Motion	That the request for a Certificate of Appropriateness for a waiver from the Near Southside Standards and Design Guidelines to allow a wall sign on a side building elevation without a public entrance, <u>be approved.</u>
Motion by:	Stamper
2nd	Diaz
Final Vote:	7-0

*Moved to fourth in the order

2. **UDC-23-016 –5701 Diaz Ave**
Camp Bowie Form Based District
Council District: 3 / Future Council District: 6*
Address: 5701 Diaz Avenue
Owner/Agent: Sam Harris/ The Bluebird Service Group, LLC.
Request: The applicant requests a Certificate of Appropriateness (COA) for waivers from the Camp Bowie Boulevard Revitalization Code for the following items:
 - a) A waiver from the streetscape standards to not require street trees along a Camp Bowie Corridor Neighborhood Street (Horne Street).
 - b) A waiver to allow windows on the third floor to be 10% of the façade area along a Neighborhood Street (Horne Street) when windows are required to be 20% of each upper floor façade area.

Motion	That the request for a Certificate of Appropriateness for waivers from the following Camp Bowie Revitalization Code Standards, <u>be continued</u> to the next Urban Design Commission hearing.
Motion by:	Debose
2nd	Stamper
Final Vote:	7-0

*Moved to third in the order

E. NEW CASES

1. **UDC-23-025 - SE Corner of I-35W and Terrell Ave**
Near Southside Form Based District (NS-T4R)
Council District: 2 / Future Council District: 2*
Address: SE Corner of I-35W and Terrell Ave
Owner/Agent: Evans Rosedale Development Phase I, LP
Request:
 - a) The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards & Guidelines to reduce the street tree/furniture zone minimum buffer width of 5.5’ to allow on-street parking (Terrell Ave.); and
 - b) The applicant requests a recommendation to City Plan Commission for approval for the vacation of a portion of Dashwood Street and Pulaski Street.

Motion	1. That the request for a Certificate of Appropriateness (COA) for a waiver from the Near 3 Southside Development Standards & Guidelines to reduce the street tree/furniture zone
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	<p>minimum buffer width of 5.5' to allow on-street parking (Terrell Ave.) <u>be approved, subject to the following conditions:</u></p> <p>a) That the applicant be encouraged to work with staff to explore alternate locations for the dumpster and downspouts within the site that is consistent with a pedestrian-oriented urban form;</p> <p>b) That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness; and</p> <p>2. That the request for a recommendation to the City Plan Commission and City Council on the vacation of a portion of Dashwood Street and Pulaski Street <u>be approved.</u></p>
Motion by:	stamper
2nd	Debose
Final Vote:	7-0

*Moved to fifth in the order

* Commissioner Douglas leaves the meeting following this case

2. **UDC-23-039 – JPS North Garage**
Near Southside Form Based District (NS-T5I/NS-T5)
Council District: 9 / Future Council District: 9*
Address: 209, 175 W. Magnolia
Owner/Agent: JPS Health Network
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards & Guidelines to allow structured parking that is visible from the public right-of-way.

Motion	That the request for a Certificate of Appropriateness for a waiver from the Near Southside Development Standards and Guidelines to allow a multi-level garage to be visible from the City right-away <u>be continued to the next Urban Design Commission hearing.</u>
Motion by:	Stamper
2nd	Diaz
Final Vote:	5-0
Recused:	Debose

*Moved to sixth in the order

3. **UDC-23-028 –11120 N. Freeway (UFC23-0002)**
Council District: 7 / Future Council District: 10*
Address: 11120 N. Freeway
Owner/Agent: Cloudloft Development, LLC/Brian Umberger
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow a 0% tree preservation requirement.

Motion	<p>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 approved subject to the following conditions:</u></p> <p>1. That as many trees be added as allowable, up to 10 trees, with appropriate spacing, up to 10 trees, be added along the southern portion of the site.</p>
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	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
2nd	Diaz
Final Vote:	7-0

*This case was moved to first in the order

4. **UDC-23-029 –312 Old Highway 1187 (UFC23-0052)**
Council District: 6 / Future Council District: 8*
Address: 312 Old Highway 1187
Owner/Agent: Fort Worth Flex Park 1/John Drennan
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow a 0% 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 continued</u> to the next Urban Design Commission hearing.
Motion by:	Stamper
2nd	Debose
Final Vote:	7-0

*This case was moved to second in the order

5. **UDC-23-035 – 1012 Lipscomb St.**
Near Southside Form Based District (NS-T5)
Council District: 9 /Future Council District: 9*
Address: 1012 Lipscomb St.
Applicant/ Owner: Chris Mitchell
Request:
 - a) The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards & Guidelines to allow structured parking that is visible from the public right-of-way; and
 - b) The applicant requests a recommendation to the Zoning Commission for approval to rezone the property from NS-T4N to NS-T4.

Motion	1. That the request for a Certificate for a waiver from the Near Southside Development Standards & Guidelines to allow structured parking that is visible from the public right-of-way <u>be approved</u>; and 2. That the request for a recommendation to the Zoning commission for approval to rezone the property from NS-T4n to NS-T4 <u>be approved</u>.
Motion by:	Stamper
2nd	Diaz
Final Vote:	6-0

*Moved to seventh in the order

6. **UDC-23-048 Near Southside Text Amendment**
Near Southside Form Based District

Council District: 8,9 /Future Council District: 8,9*

Applicant/ Owner: City of Fort Worth/ Near Southside, Inc.

Request: The applicant requests a recommendation to the City Council for approval on the proposed text amendments to the surface parking lots standards in the Near Southside Design Standards and Guidelines.

Motion	That the request for a recommendation to the City Council the proposed text amendment to the Near Southside Development Standards & Guidelines to allow transitional parking lots in the Near Southside Form-Based Code District <u>be approved.</u>
Motion by:	Stamper
2nd	Debose
Final Vote:	6-0

*Moved to eighth in the order

*Future Council District listed is based on updated Council District map approved by City Council on March 29, 2022 and will go into effect May 2023.

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 MINUTES

URBAN DESIGN COMMISSION

May 18, 2023

Work Session: 10:00 A.M.

Public Hearing: Immediately following Work Session
Room 2020

In Person

Work Session and Public Hearing
200 Texas Street
Room 2020
Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/weblink/register/rae3f0082d6803605f12646c818c2d12a>

Meeting/ Access Code: 2553 675 7331

Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159

Meeting/ Access Code: 2553 675 7331

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>

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 May 17th, 2023. 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.

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

- | | |
|---|--|
| <input type="checkbox"/> Gannon Gries - Mayor Appointee | <input checked="" type="checkbox"/> Dorothy Debose - 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"/> Mary Kay Hughes - District 8 |
| <input checked="" type="checkbox"/> Mike Ratterree - District 4 | <input type="checkbox"/> Douglas Cooper - District 9 |
| <input checked="" type="checkbox"/> James Hook - District 5 | <input checked="" type="checkbox"/> Gwen Harper - Alternate |
| <input checked="" type="checkbox"/> Gareth Harrier - Alternate | <input type="checkbox"/> Marta Rozanich - Alternate |

I. Work Session

- A. Update on UDC-23-025 (Evans & Rosedale Development)
- B. Discussion of Items on the Agenda

II. PUBLIC HEARING

- A. **CALL TO ORDER:** Statement of Open Meetings Act
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF APRIL 20, 2023 MEETING MINUTES**

Motion:	That the April, 20 2023 meeting minutes be approved.
Motion by:	Debose
2 nd :	Hook
Final Vote:	8-0

D. CONTINUED CASES

- 1. **UDC-23-039 – JPS North Garage**
Near Southside Form Based District (NS-T5I/NS-T5)
Council District: 9 / Future Council District: 9*
Address: 209, 175 W. Magnolia

Owner/Agent: JPS Health Network

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards & Guidelines to allow structured parking that is visible from the public right-of-way.

Motion:	That the request for a Certificate of Appropriateness for a waiver from the Near Southside Development Standards and Guidelines to allow a multi-level garage to be visible from the City right-away <u>be approved, with the conditions:</u> <ol style="list-style-type: none">1. That the visual impact of the guard rail be minimized; and2. That the applicant work with staff to reconsider the material choice along the street, which is currently decomposed granite.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 :	Hughes
Final Vote:	7-0
Recused:	Debose

2. **UDC-23-029 Old Highway 1187 (UFC23-0052)**

Council District: 6 / Future Council District: 8*

Address: 312 Old Highway 1187

Owner/Agent: Fort Worth Flex Park 1/John Drennan

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance's 25% tree preservation requirement to allow a 0% 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 for this development plan to 0%.
Motion by:	Harrier
2 nd :	Harper
Final Vote:	8-0

E. NEW CASES

1. **UDC-23-040 2200 SE Loop 820 Highway (UFC22-0333)**

Council District: 8/Future Council District: 8

Address: 2200 SE Loop 820

Owner/Agent: Empire Holdings/ Christa McCall

Request: The Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance's 25% tree preservation requirement to allow a 0% 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 for this development plan to 0%.
Motion by:	Harper

2 nd :	Hughes
Final Vote:	7-0
Recused:	Harrier

2. **UDC-23-053 7300 Blue Mound Road (UFC22-0310)**
Council District: 7/Future Council District: 7
Address: 7300 Blue Mound Road
Owner/Agent: Sam Schimm/ Drew Donosky
Request: The Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow a 0% 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 for this development plan to 0%.
Motion by:	Harper
2 nd :	Hughes
Final Vote:	7-1

3. **UDC-23-057 4800 Old Decatur Road (UFC23-0088)**
Council District: 2/ Future Council District 2
Address: 4800 Old Decatur Road/ Intersection of Old Decatur Road and Jim Wright Freeway (Loop 820)
Owner/Agent: Fort Worth Quarry Company, LLC/Brandon L. Utterback
Request: The Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow an 18% 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 for this development plan to 18%.
Motion by:	Harrier
2 nd :	Debose
Final Vote:	8-0

*Future Council District listed is based on updated Council District map approved by City Council on March 29, 2022 and will go into effect May 2023.

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

June 15, 2023

Public Hearing: 10:00 A.M.

Room 2020

In Person

Work Session and Public Hearing

200 Texas Street

Room 2020

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/weblink/register/rd37d1fdbb0903746d2e3b6254ccd76c3>

Meeting/ Access Code: 2551 154 6029

Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159

Meeting/ Access Code: 2551 154 6029

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>

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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 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"/> Dorothy Debose - District 6

<input 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. PUBLIC HEARING

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF May 18, 2023 MEETING MINUTES**

Motion:	Approved subject to the condition that the motion for UDC-23-057 be amended to match the applicant’s request.
Motion by:	Stamper
2 nd :	Hughes
Vote:	6-0
Recused:	Chairman Gries

D. CONTINUED CASES

1. **UDC-2023-016 –5701 Diaz Avenue
Camp Bowie Form Based District
Council District: 6
Address: 5701 Diaz Avenue
Owner/Agent: Sam Harris/ The Bluebird Service Group, LLC
Request: The applicant requests a Certificate of Appropriateness for waivers from the Camp Bowie Revitalization Code for the following:**

1. A waiver from the streetscape standards to not require street trees along a Camp Bowie Corridor Neighborhood Street (Horne Street).
2. A waiver to allow 5 off-street parking spaces when 7 are required.

Motion:	That the request for a Certificate of Appropriateness for waivers from the following Camp Bowie Revitalization Code Standards, <u>be denied without prejudice</u>, subject to the following conditions: <ol style="list-style-type: none"> 1. The applicant revise all drawings and provide a full plan set that is accurate, annotated, and shows the development in full as it is intended to be constructed; 2. That the applicant meet with interested community partners prior to the submission of a new COA application in order to obtain feedback on the project and that any feedback be incorporated into the plan set; and 3. That a complete, accurate, and annotated plan set be resubmitted to the Development Services Department that is consistent with the Purpose & Intent of the Camp Bowie Boulevard Revitalization Code.
Motion by:	Stamper
2 nd :	Debose
Vote:	7-0

E. NEW CASES

1. **UDC-23-073 –2414 Clinton Ave
Stockyards Form Based Code Edge District
Council District: 2
Address: 2414 Clinton Avenue
Owner/Agent: Jim Lane/ Trey Neville
Request:**

1. The Applicant requests a Certificate of Appropriateness for waivers from the Stockyards Form Based Code & Design Guidelines for the following:
 - a. A waiver from the Build-to-Zone requirements to allow 20% or less within the Build-to-Zone, where 60% is the minimum requirement.
 - b. A waiver from building setback requirements for an alley to allow a 3-foot setback at the ground floor and a 0-foot setback for upper stories where a 5-foot setback is required.
2. The Applicant requests a recommendation to the Board of Adjustment for the following variances:
 - a. A variance to allow a building height of 54 feet instead of the maximum allowed building height of 40 feet.
 - b. A variance from off-street parking requirements to allow 16 parking spaces when 38 spaces are required.

Motion:	That the request for a Certificate of Appropriateness for a waiver from the Stockyards Form-Based Code standards and guidelines <u>be continued</u> to the next Urban Design Commission hearing.
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Motion by:	Harrier
2 nd :	Stamper
Vote:	7-0

2. **UDC-23-074 500 –W Rendon Crowley Rd (UFC22-0096)**
Council District: 8
Address: 500 W Rendon Crowley Road
Owner/Agent: Storage Choice – Crowley, LTD/ Paul Kelly, Peloton Land Solutions
Request: Applicant requests a Certificate of Appropriateness for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow a 0% 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 for this development plan to 0%.
Motion by:	Harrier
2 nd :	Stamper
Vote:	7-0

*Moved to first in the case order

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 MINUTES

URBAN DESIGN COMMISSION

July 20, 2023

Public Hearing: 10:00 A.M.

Room 2020

In Person

Work Session and Public Hearing

200 Texas Street

Room 2020

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/weblink/register/r2e88a3eade19d560e2d2db129bd0c562>

Meeting/ Access Code: 2550 884 3161

Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159

Meeting/ Access Code: 2550 884 3161

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>

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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 9:00AM on July 20th, 2023. To sign up, either contact **Anna Baker** at Anna.Baker@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

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

I. PUBLIC HEARING

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF MAY 18, 2023 AND JUNE 10, 2023 MEETING MINUTES**

Motion:	That the May 18, 2023 and the June 10, 2023 meeting minutes be approved.
Motion by:	Hook
2 nd :	Harper
Vote:	5-0

*Diaz arrived after this item

D. CONTINUED CASES

- 1. **UDC-23-073 –2414 Clinton Ave**
Stockyards Form Based Code Edge District
Council District: 2
Address: 2414 Clinton Avenue
Owner/Agent: Jim Lane/ Trey Neville
Request:

1. The Applicant requests a Certificate of Appropriateness for waivers from the Stockyards Form Based Code & Design Guidelines for the following:
 - a. A waiver from the Build-to-Zone requirements to allow 20% or less within the Build-to-Zone, where 60% is the minimum requirement.
 - b. A waiver from building setback requirements for an alley to allow a 3-foot setback at the ground floor and a 0-foot setback for upper stories where a 5-foot setback is required.

2. The Applicant requests a recommendation to the Board of Adjustment for the following variances:
 - a. A variance to allow a building height of 54 feet instead of the maximum allowed building height of 40 feet.
 - b. A variance from off-street parking requirements to allow 16 parking spaces when 38 spaces are required.

Motion:	That the request for a Certificate of Appropriateness for waivers from the Stockyards Form Based Code and Design Guidelines be <u>denied without prejudice</u>.
Motion by:	Hook
2 nd :	Harper
Vote:	6-0

*Moved to fourth in the order

E. NEW CASES

1. **UDC-23-078 –8739 Harmon Road (UFC23-0097)**
Council District: 4
Address: 8739 Harmon Rd
Owner/Agent: Harmon Road Properties LLC/Amy London
Request: Applicant requests a Certificate of Appropriateness for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow a 10% 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 for this development plan to 9%.
Motion by:	Debose
2 nd :	Hook
Vote:	6-0

*Moved to second in the order

2. **UDC-23-088 –11600-12000 blocks of Hwy 114 (UFC23-0137)**
Council District: 10
Address: NE Corner of Intersection of BNSF Railroad and SH 114
Owner/Agent: Woodfield Development LLC/ Christopher Tatton, PLA

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

Motion:	That the request for a Certificate of Appropriateness for waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow a 0% tree preservation requirement <u>be approved.</u>
Motion by:	Harper
2 nd :	Debose
Vote:	6-0

*Moved to third in the order

3. **UDC-23-079 –328 Greenleaf Street**
Panther Island Form-Based Code District
Council District: 2
Address: 328 Greenleaf Street
Owner/Agent: Chesapeake Exploration LLC/ West Miller
Request: Applicant requests a Certificate of Appropriateness for a waiver from the Panther Island Development Standards and Guidelines to orient the wide side of a proposed tower towards the waterfront.

Motion:	That the request for a Certificate of Appropriateness for a waiver from the Panther Island Form Based Zoning District Standards and Guidelines to allow the narrow side of the high-rise tower to face away from the waterfront <u>be approved.</u>
Motion by:	Harper
2 nd :	Hook
Vote:	5-0
Recused:	Diaz

*Moved to first in the order

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

August 17, 2023

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/weblink/register/r78450dc9a260dad073df63deded9d61c>

Meeting/ Access Code: 2556 032 6123

Registration Required

Teleconference

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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 9:00AM on August 17, 2023. To sign up please register through WebEx per the directions on the City's website above. Contact Anna Baker at Anna.Baker@fortworthtexas.gov or 817-392-8000 if there are any difficulties.

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COMMISSIONERS

- | | |
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| <input checked="" type="checkbox"/> Gannon Gries - Mayor Appointee | <input 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 type="checkbox"/> Douglas Cooper - District 9 |
| <input checked="" type="checkbox"/> Mike Ratterree - District 4 | <input type="checkbox"/> Vacant - District 10 |
| <input checked="" type="checkbox"/> James Hook - District 5 | <input type="checkbox"/> Mia Moss - District 11 |
| <input checked="" type="checkbox"/> Dorothy Debose - District 6 | <input type="checkbox"/> Marta Rozanich - Alternate |
| <input checked="" type="checkbox"/> Gareth Harrier - Alternate | <input type="checkbox"/> Gwen Harper - Alternate |

I. PUBLIC HEARING

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF JULY 20, 2023 MEETING MINUTES**

Motion:	That the July 20, 2023 meeting minutes be approved.
Motion by:	Debose
2nd:	Hook
Vote:	4-0
Recused:	Harrier, Hughes

*Commissioner Ratterree arrived after this vote

D. NEW CASES

1. **UDC-23-089 – Southeast quadrant of intersection of IH-35W and W Rendon Crowley Road – 12501 South Freeway (UFC19-142/UFC23-0175)
Council District: 8**

Address: Intersection of Rendon Crowley Road and Cherokee Hill Boulevard
Owner/Agent: Stillwater Fort Worth Land, LLC/Kori Haug
Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow a 0% 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 be granted, reducing the 25% tree preservation requirement for this development plan to 0%.
Motion by:	Harrier
2nd:	Hook
Vote:	7-0

2. **UDC-23-103 –Northwest quadrant of the intersection of IH-35W and W Rendon Crowley Road – 11800 South Freeway (UFC23-0154)**
Council District: 8
Address: Northwest quadrant of the intersection of IH-35W and Rendon Crowley Rd
Owner/Agent: FW- I-35 Logistics 2, LLC /Chris Tronzano
Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow a 0% 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 reducing the 25% tree preservation requirement for this development plan to 0% be approved, subject to the following condition; <ol style="list-style-type: none"> 1. That the canopy meet or exceed 700,000 feet 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
2nd:	Hughes
Vote:	7-0

*Commissioner Hughes left after this case.

3. **UDC-23-104 –8101 Ederville Road (UFC23-0133)**
Council District: 5
Address: 8101 Ederville Rd
Owner/Agent: Holdaray Properties, Ltd/Matthew Crow
Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow a 5.3% 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 reducing the 25% tree preservation requirement for this development plan to 5.7% <u>be denied without prejudice.</u>
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Motion by:	Hook
2nd:	Debose
Vote:	6-1

4. **UDC-23-097 –3208 McCart Avenue**
Berry/ University Form-Based District (BU-RA)
Council District: 9
Address: 3208 McCart Ave
Owner/Agent: D&A Development LLC/Alex Veigel
Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Berry University Form Based Code to allow primary street vehicle access.

Motion:	That the request for a Certificate of Appropriateness (COA) waiver from the Berry University Form Based Code to allow primary street vehicle access <u>be denied.</u>
Motion by:	Debose
2nd:	Stamper
Vote:	6-0

5. **UDC-23-098 –3224 McCart Avenue**
Berry/ University Form-Based District (BU-RA)
Council District: 9
Address: 3224 McCart Avenue
Owner/Agent: Alex Veigel /Alex Veigel
Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Berry University Form Based Code to allow primary street vehicle access.

Motion:	That the request for a waiver from the Berry University Form Based Code to allow primary street vehicle access <u>be approved.</u>
Motion by:	Stamper
2nd:	Debose
Vote:	5-1, motion fails. The request for a waiver is denied without prejudice.

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

September 21, 2023

Work Session: 9:45

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/weblink/register/r2edf95be294278d5f18985727d484d6b>

Meeting/ Access Code: 2554 806 1742

Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159

Meeting/ Access Code: 2554 806 1742

Viewing Only

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

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COMMISSIONERS

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|---|---|
| <input type="checkbox"/> Gannon Gries - Mayor Appointee | <input type="checkbox"/> Aaron Thesman - District 7 |
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| <input type="checkbox"/> Dorothy Debose - District 6 | <input type="checkbox"/> Marta Rozanich - Alternate |
| <input type="checkbox"/> Gareth Harrier - Alternate | <input type="checkbox"/> Gwen Harper - Alternate |

I. WORK SESSION

- A. Discussion of Item 5: proposed text amendment

II. PUBLIC HEARING

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

B. ANNOUNCEMENTS

- C. **APPROVAL OF AUGUST 17, 2023 MEETING MINUTES**

Motion:	That the August 17, 2023 meeting minutes be approved.
Motion by:	Stamper
2nd:	Diaz
Vote:	10-0

D. NEW CASES

1. UDC-23-129 – Southeast quadrant of intersection of IH-35W and W Rendon Crowley Road – 12501 South Freeway (UFC19-142/UFC23-0175)

Council District: 8

Address: Intersection of Rendon Crowley Road and Cherokee Hill Boulevard

Owner/Agent: Stillwater Fort Worth Land, LLC/Kori Haug

Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow a 0% 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 for this development plan to 0%.
Motion by:	Stamper
2nd:	Harper
Vote:	10-0

**2. UDC-23-123 –500 Lipscomb Street
Near Southside Form-Based Code District (NS-T4)**

Council District: 9

Address: 500 Lipscomb Street

Owner/Agent: Ridgeline Fort Worth LLC/Christy Allen/Signcraft and Graphics

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

1. A waiver to allow three (3) wall signs (signs B, C, & D) on side building elevations for a ground floor business without a public entrance.
2. A waiver to allow the total square footage of an attached wall sign (sign B) to be up to 65.32 square feet where the maximum permitted area is 32.44 square feet (approx. 101% increase).
3. A waiver to allow the total square footage of an attached wall sign (sign C) to be up to 39.92 square feet where the maximum permitted area is 32.32 square feet (approx. 24% increase).

Motion:	That the request for a Certificate of Appropriateness for a waiver from the Near Southside Standards and Design Guidelines <u>be approved, subject to the following conditions:</u> 1. That the size of Sign B and Sign C be reduced to conform to the maximum allowed square footage as prescribed in the district standards. 2. That Sign D be removed from the sign package. 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
2nd:	Debose
Vote:	10-0

3. **UDC-23-115 –2812 Horne Street**
Camp Bowie Form-Based Code District (CB-RG)
Council District: 3
Address: 2812 Horne Street
Owner/Agent: Locke Blocke Investment, LP/Mike Prezioso/Priority Signs and Graphics
Request: The applicant requests 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.

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 <u>be denied.</u>
Motion by:	Stamper
2nd:	Harper
Vote:	10-0

4. **UDC-23-130 –3224 McCart Avenue**
Berry/ University Form-Based District (BU-RA)
Council District: 9
Address: 3224 McCart Avenue
Owner/Agent: Alex Veigel /Alex Veigel
Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Berry University Form Based Code to allow primary street vehicle access.

Motion:	That the request for a waiver from the Berry University Form Based Code to allow primary street vehicle access <u>be approved.</u>
Motion by:	Stamper
2nd:	Diaz
Vote:	10-0

5. **UDC-23-137 Text Amendment**
Urban-Residential (UR), Low Intensity Mixed-Use (MU-1), High Intensity Mixed-Use (MU-2, and all form-based districts.
Applicant/ Owner: City of Fort Worth
Request: The applicant requests approval of a recommendation to the City Council on adoption of ordinance amending the zoning ordinance to provide authority to approve waivers to setbacks in certain zoning districts

Motion:	That the request for a recommendation to the City Council on adoption of ordinance amending the zoning ordinance to provide authority to approve waivers to setbacks in certain zoning districts <u>be approved.</u>
Motion by:	Harper
2nd:	Diaz
Vote:	10-0

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

October 19, 2023

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/weblink/register/r3f5b3c2d5b61dcf8e94fb57d07637640>

Meeting/ Access Code: 2554 806 1742

Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159

Meeting/ Access Code: 2554 806 1742

Viewing Only

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

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| <input checked="" type="checkbox"/> Mike Ratterree - District 4 | <input type="checkbox"/> Vacant - District 10 |
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| <input type="checkbox"/> Dorothy Debose - District 6 | <input type="checkbox"/> Marta Rozanich - Alternate |
| <input checked="" type="checkbox"/> Gareth Harrier - Alternate | <input type="checkbox"/> Gwen Harper - Alternate |

I. PUBLIC HEARING

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF SEPTEMBER 21, 2023 MEETING MINUTES**

Motion:	That the September 21, 2023 meeting minutes be <u>approved</u>.
Motion by:	Bailey
2nd:	Hughes
Vote:	6-0
Recused:	Harrier

D. NEW CASES

- 1. **UDC-23-133 –708 W Rosedale Avenue
Near Southside Form-Based Code District (NS-T5I)
Council District: 9
Address: 708 W Rosedale Avenue**

Owner/Agent: Frost Bank/ Zane Smith

Request: The applicant requests a Certificate of Appropriateness (COA) for the following waivers from the Near Southside Development Standards & Guidelines:

1. To allow two (2) wall signs on side building elevations for a ground floor business without a public entrance on the side building elevations; and
2. To allow the total square footage of two (2) wall signs to be up to 64.7 square feet where the maximum permitted area is 39 square feet

Motion:	That the request for a Certificate of Appropriateness for a waiver from the Near Southside Standards and Design Guidelines be <u>continued, subject to the following conditions:</u> 1. That the applicant submit a revised monument sign design which is incorporated into the overall sign package for review by the Urban Design Commission prior to the installation of the monument sign; 2. That the size of Sign 002 and 003 be reduced to conform to the maximum allowed square footage as prescribed in the district standards; 3. That Sign 004 be removed from the overall sign package; 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:	Harrier
2nd:	Hughes
Vote:	7-0

2. **UDC-23-136 –429 S Ballinger Street**
Near Southside Form-Based Code District (NS-T5I)
Council District: 9
Address: 429 S Ballinger Street
Owner/Agent: Irish One Properties, LLC/ Ken Loose
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards & Guidelines to allow structured parking that is visible from the public right-of-way.

Motion:	That the request for a Certificate of Appropriateness for a waiver from the Near Southside Development Standards and Guidelines to allow a multi-level garage to be visible from the City right-a-way be <u>approved.</u>
Motion by:	Cooper
2nd:	Bailey
Vote:	7-0

3. **UDC-23-135 –1509 Missouri Ave**
Near Southside Form-Based Code District (NS-T4R)
Council District: 8
Address: 1509 Missouri Ave
Owner/Agent: Jeff Wood

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards & Guidelines to provide less than 25% fenestration on a new building façade fronting on a publicly accessible street.

Motion:	That the request for a Certificate of Appropriateness for waivers from the following Near Southside Standards and Guidelines, be <u>continued</u> to allow the applicant an opportunity to provide additional fenestration on the street-facing façade.
Motion by:	Hughes
2nd:	Bailey
Vote:	7-0

4. **UDC-23-141 –311 Vickery Blvd**

Near Southside Form-Based Code District (NS-T4N)

Council District: 9

Address: 311 Vickery Blvd

Owner/Agent: Morrison Supply Co/Janice Horak

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards & Guidelines to allow a wall sign made of flat aluminum pans that has a projecting depth of less than six (6) inches.

Motion:	That the request for a Certificate of Appropriateness for a waiver from the Near Southside Standards and Design Guidelines be <u>denied with prejudice</u>.
Motion by:	Bailey
2nd:	Hughes
Vote:	7-0

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 MINUTES

URBAN DESIGN COMMISSION

November 16, 2023

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/weblink/register/r436ec782081983e107f23a8c53d85a1c>

Meeting/ Access Code: 2556 868 2043

Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159

Meeting/ Access Code: 2556 868 2043

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> or <https://arcg.is/OKybDq>

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| <input type="checkbox"/> | Dorothy Debose - District 6 | <input type="checkbox"/> | Marta Rozanich - Alternate |
| <input type="checkbox"/> | Gareth Harrier - Alternate | <input checked="" type="checkbox"/> | Gwen Harper - Alternate |

I. WORK SESSION

- A. Election of Officers
- B. Update on Infill Subdivision Ordinance

II. PUBLIC HEARING

- A. **CALL TO ORDER:** Statement of Open Meetings Act
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF October 19, 2023 MEETING MINUTES**
- D. **CONTINUED CASES**
 - 1. **UDC-23-133 –708 W Rosedale Avenue
Near Southside Form-Based Code District (NS-T5I)
Council District: 9**

Address: 708 W Rosedale Avenue

Owner/Agent: Frost Bank/ Zane Smith

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards & Guidelines to allow a wall sign on a side building elevation for a ground floor business without a public entrance on the side building elevation.

Motion:	That the request for a Certificate of Appropriateness for a waiver from the Near Southside Standards and Design Guidelines be <u>approved, subject to the following conditions:</u> 1. That the applicant submit a revised monument sign design which is incorporated into the overall sign package for review by the Urban Design Commission prior to the installation of the monument sign; and 1. 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:	Bailey
2nd:	Harper
Vote:	8-0

2. **UDC-23-135 –1509 Missouri Ave**

Near Southside Form-Based Code District (NS-T4R)

Council District: 8

Address: 1509 Missouri Ave

Owner/Agent: Jeff Wood

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards & Guidelines to provide 20% fenestration on a new building façade fronting on a publicly accessible street where 25% fenestration is required.

Motion:	That the request for a Certificate of Appropriateness for waivers from the following Near Southside Standards and Guidelines, be <u>approved.</u>
Motion by:	Bailey
2nd:	Harper
Vote:	6-2, motion passes

E. NEW CASES

1. **UDC-2023-150 - 1900 Blue Mound Road (UFC23-0202)**

Council District: 10

Address: 1900 Blue Mound Road

Owner/Agent: GS Parks Wellington Venture, LLC / Randall Eardley, Wier & Associates

Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow a 18% 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 be granted, reducing the 25% tree preservation requirement for this development plan to 18%.
Motion by:	Harper
2nd:	Moss
Vote:	8-0

2. **UDC-2023-153 - 15250 Frye Road (UFC23-0084)**

Council District: 5

Address: 15250 Frye Road

Owner/Agent: Randall Blumenthal, Orlando Bathing Suit, LLC / Kenzie Porter, Kimley-Horn Associates

Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow a 1.4% 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 be granted, reducing the 25% tree preservation requirement for this development plan to 1.4%.
Motion by:	Harper
2nd:	Bailey
Vote:	8-0

3. **UDC-23-158 - 3291 NW Loop 820 (UFC23-0233)**

Council District: 2

Address: 3291 NW Loop 820

Owner/Agent: IDEA Public Schools / Jaclyn Szafranic, CCA Landscape Architecture

Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow a 0% 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 be granted, reducing the 25% tree preservation requirement for this development plan to 0%.
Motion by:	Bailey
2nd:	Carr
Vote:	8-0

4. **UDC-2023-144 – 3901 Post Oak Boulevard**

Low Intensity Mixed-Use Form-Based Code District (MU-1)

Council District: 5

Address: 3901 Post Oak Boulevard

Owner/Agent: Himalayan Properties/ Greg Guerin, Architect NCARB

Request: The applicant requests a Certificate of Appropriateness (COA) for the following waivers from the Low-Intensity Mixed Use (MU-1) Standards:

- a) A waiver from the requirement to plant street trees along Post Oak Boulevard (Ord. 4.1300(f)(2)).

- b) A waiver from the requirement to provide pedestrian-scaled lighting along Post Oak Boulevard (Ord. 4.1300(f)(2)).

Motion:	<p>That the waiver request for the following:</p> <ul style="list-style-type: none"> a) A waiver from the requirement to plant street trees along Post Oak Boulevard (Ord. 4.1300(f)(2)). b) A waiver from the requirement to provide pedestrian-scaled lighting along Post Oak Boulevard (Ord. 4.1300(f)(2)). <p>be granted based on the following conditions:</p> <ul style="list-style-type: none"> 1. That the applicant includes pedestrian lights and street trees behind the sidewalk on private property to accommodate the existing utilities located in the public right of way. 2. That the applicant work with staff to ensure the pedestrian lighting fixtures are consistent across the project; 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
2nd:	Moss
Vote:	8-0

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 MINUTES

URBAN DESIGN COMMISSION

December 21, 2023

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/weblink/register/r3d4203f6d60667810bdb61b47e77605c>

Meeting/ Access Code: 2559 609 1901

Registration Required

Teleconference

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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> or <https://arcg.is/OKybDq>

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 9:00AM on December 21, 2023. To sign up please register through WebEx per the directions on the City's website above. Contact Anna Baker at Anna.Baker@fortworthtexas.gov or 817-392-8000 if there are any difficulties.

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Gannon Gries - Mayor Appointee | <input type="checkbox"/> Aaron Thesman - District 7 |
| <input checked="" type="checkbox"/> Cheryl West - District 2 | <input checked="" type="checkbox"/> Mary Kay Hughes - District 8 |
| <input checked="" type="checkbox"/> Tom Carr - District 3 | <input checked="" type="checkbox"/> Douglas Cooper - District 9 |
| <input type="checkbox"/> Mike Ratterree - District 4 | <input type="checkbox"/> Vacant - District 10 |
| <input checked="" type="checkbox"/> Terri Bailey - District 5 | <input checked="" type="checkbox"/> Mia Moss - District 11 |
| <input checked="" type="checkbox"/> Dorothy Debose - District 6 | <input type="checkbox"/> Marta Rozanich - Alternate |
| <input checked="" type="checkbox"/> Gareth Harrier - Alternate | <input checked="" type="checkbox"/> Gwen Harper - Alternate |

I. PUBLIC HEARING

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF November 16, 2023 MEETING MINUTES**

Motion:	That the November 16, 2023 meeting minutes be approved.
Motion by:	Cooper
2nd:	Bailey
Vote:	8-0
Recused:	West

D. NEW CASES

- 1. **UDC-2023-174 – 3248 Indio Street (UFC23-0232)**
Council District: 6
Address: 3248 Indio Street
Owner/Agent: Luis Pardo / Harith Al Aloosi, Cole Engineering Group

Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow a 0% 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 be <u>granted</u>, reducing the 25% tree preservation requirement for this development plan to 0%.
Motion by:	Debose
2nd:	Hughes
Vote:	9-0

- UDC-2023-176 – 3269 Buda Lane (UFC19-0206)**
Council District: 7
Address: 3269 Buda Lane
Owner/Agent: Lonestar Commerce Center II, LLC / Paul Kelly, Peloton Land Solutions
Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow a 20% 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 be <u>continued 60 days</u>.
Motion by:	Carr
2nd:	Hughes
Vote:	9-0

- UDC-2023-155 – 1712 Pennsylvania Avenue**
Near Southside Form-Based Code District (NS-T4N)
Council District: 9
Address: 1712 Pennsylvania Ave
Owner/Agent: Art Brender/ Cowtown Signs
Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards and Guidelines to allow a sign with a projecting depth less than six (6) inches.

Motion:	That the request for a Certificate of Appropriateness for a waiver from the Near Southside Standards and Design Guidelines be <u>approved</u>.
Motion by:	Cooper
2nd:	Bailey
Vote:	9-0

- UDC-2023-160 – 2828 N Tarrant Parkway (Velvet Taco)**
I-35W Overlay District (I-35W, G)
Council District: 4
Address: 2828 N Tarrant Parkway
Owner/Agent: Ray Saenz

Request: Applicant request a Certificate of Appropriateness (COA) for a waiver from the I-35W Design Overlay Standards and Guidelines to allow a less than ten (10) foot landscaped median/divider.

Motion:	That the request for a Certificate of Appropriateness for waivers from the following the I-35 Design Overlay District Standards and Guideline be <u>approved, subject to the conditions:</u> <ol style="list-style-type: none"> 1. That two (2) trees be added to the west side of the site; 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:	Carr
2nd:	Debose
Vote:	8-0

*Commissioner Cooper left the meeting during the discussion of this case, prior to the vote.

5. **UDC-2023-145 – 2828 N Tarrant Parkway (Snooze)**
I-35W Overlay District (I-35W, G)
Council District: 4
Address: 2828 N Tarrant Parkway
Owner/Agent: Clay Cristy
Request: Applicant request a Certificate of Appropriateness (COA) for a waiver from the I-35W Design Overlay Standards and Guidelines to allow a less than ten (10) foot landscaped median/divider.

Motion:	That the request for a Certificate of Appropriateness for waivers from the following the I-35 Design Overlay District Standards and Guideline be <u>approved, subject to the conditions:</u> <ol style="list-style-type: none"> 1. That the applicant work with staff to maximize tree planting; 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:	Harrier
2nd:	Moss
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