



MEETING MINUTES
URBAN DESIGN COMMISSION
March 21, 2024
Work Session: 9:30
Public Hearing: 10:00 A.M.
Room 2020

In Person

200 Texas Street
Room 2020
Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/weblink/register/r2617dae8b3acec41e0934e395c663002>

Meeting/ Access Code: 2551 895 3031
Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159
Meeting/ Access Code: 2551 895 3031

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>

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 March 21, 2024**. 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 checked="" type="checkbox"/> Ronnie Ramsey - 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. WORK SESSION

- A. Panther Island Code Updates
- B. Discussion of agenda item 6: MU-1/MU-2 Text Amendment

II. PUBLIC HEARING

- A. **CALL TO ORDER:** Statement of Open Meetings Act
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF FEBRUARY 15, 2024 MEETING MINUTES**

Motion:	<u>That the February 15, 2024 meeting minutes be approved.</u>
Motion by:	Debose
2nd:	Hughes
Vote:	10-0

*Chair Gries was not present for this vote.

D. NEW CASES

1. **UDC-2024-034 – 8517 Camp Bowie W**
Council District: 3
Camp Bowie Form-Based Code (CB-WB)
Address: 8515 W 7th Street
Owner/Agent: Zion Capital Management LLC/ TownSite Company
Request: The applicant requests a Certificate of Appropriateness for waivers from the Camp Bowie Revitalization Code Standards and Guidelines to allow the following:
 1. A building setback of approximately 87 feet, where the maximum is 75 feet;
 2. Parking to be located at the front of the building, where parking shall be a minimum of 3 feet behind the building façade;
 3. No street trees when street trees are required on all Camp Bowie Corridor neighborhood streets and along the Boulevard

Motion:	<u>That the request for a Certificate of Appropriateness be approved, subject to the following conditions:</u> <ol style="list-style-type: none"> 1. Inconsistencies within the plans be corrected; 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:	Bailey
2nd:	Debose
Vote:	10-0
Recused:	Gannon

2. **UDC-2024-027 – 8628 Camp Bowie W**
Camp Bowie Form-Based Code (CB-WB)
Council District: 3
Address: 8628 Camp Bowie W
Owner/Agent: City of Fort Worth
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.

ADMINISTRATIVELY WITHDRAWN

3. **UDC-2024-002 – 13401 Crossing Way**
I-35 Overlay (K)
Council District: 10
Address: 13401 Crossing Way
Owner/Agent: QT South/Jonathan Schindler
Request: The applicant requests a Certificate of Appropriateness for a waiver from the I-35 Overlay Standards and Guidelines to reduce the minimum setback for pavement from the property line on the I-35 frontage side to 16.32 feet, where the minimum setback requirement is 25 feet.

Motion:	That the request for a Certificate of Appropriateness for a waiver from the I-35 Design Overlay District Standards and Guidelines to reduce the minimum setback for pavement from the property line on the I-35 frontage side to 16.32 feet, be <u>approved, subject to the following conditions:</u> <ol style="list-style-type: none"> 1. That sufficient landscaping be added in the reduced setback area along the I-35 side; 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:	Harper
2nd:	Hughes
Vote:	11-0

4. **UDC-2024-037 – 2419 W Berry St**
Berry University Form Based Code (BU-CX-6)
Council District: 9
Address: 2419 W Berry St
Owner/Agent: 2419 Berry LLC/ John Linton
Request: The applicant requests a Certificate of Appropriateness for waivers from the Berry/University Form-Based Code to allow the following:
1. Reduce the required 30 feet of building façade for each right-of-way on corner lots (total of 60 linear feet) which must be within the build-to zone to 9 feet of the building façade along McCart Avenue.
 2. Vehicle access from a primary street.
 3. Reduce the ground story floor minimum transparency percentage for non-residential buildings from 50% to 14% on Berry Street.
 4. Reduce the ground story floor minimum transparency percentage for non-residential buildings from 50% to 39% on Mc Cart Avenue.

Motion:	That the request for a Certificate of Appropriateness for waivers from the Berry/University Form-Based Code be <u>withdrawn.</u>
Motion by:	Harper
2nd:	Bailey
Vote:	11-0

*Commissioner West left prior to the vote.

5. **UDC-2024-041 – 2816 W 7th Street**
High-Intensity Mixed Use (MU-2)
Council District: 9
Address: 2816 W 7th Street
Owner/Agent: GCP Van Zandt & John Paradis / Dylan Laughlin
Request: The applicant requests a Certificate of Appropriateness from the MU-2 Ordinance to allow a parking structure opening to be 24 feet where the maximum feet allowed is 20 feet.

Motion:	That the request to allow a waiver from the maximum parking structure openings of 20' to allow for an additional 4' (Ord. 4.713.g.1.c). be <u>approved.</u>
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Motion by:	Harper
2nd:	Debose
Vote:	10-0

6. **UDC-2024-036 – Text Amendment**
Low-Intensity Mixed-Use (MU-1) and High Intensity Mixed-Use (MU-2) Districts
Council District: All
Owner/Agent: City of Fort Worth
Request: The applicant seeks approval of a recommendation to the City Council for the adoption of an ordinance amendment to adjust vehicle access for parking structure openings from a maximum of 20 feet to a maximum of 25 feet.

Motion:	That the request for a recommendation to the City Council adoption of an ordinance amendment to adjust vehicle access for parking structure openings from a maximum of 20 feet to a maximum of 25 feet be approved.
Motion by:	Harper
2nd:	Debose
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