



MEETING MINUTES
URBAN DESIGN COMMISSION
April 18, 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/r797837a8666aa184a5c904ead3973dd7>

Meeting/ Access Code: 2557 326 2517
Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159
Meeting/ Access Code: 2557 326 2517

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 April 18, 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 checked="" type="checkbox"/> Aaron Thesman - District 7 |
| <input checked="" type="checkbox"/> Cheryl West - District 2 | <input type="checkbox"/> Mary Kay Hughes - District 8 |
| <input 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. Overview of Small-Scale Infrastructure Program (SSIP)
- B. Overview of cases

II. PUBLIC HEARING

- A. **CALL TO ORDER:** Statement of Open Meetings Act
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF MARCH 21, 2024 MEETING MINUTES**

Motion:	That the March 21, 2024 meeting minutes be approved.
Motion by:	Cooper
2nd:	West
Vote:	10-0

D. REMANDED CASE

- 1. **UDC-2023-115 – 2812 Horne Street
Camp Bowie Form-Based Code District (CB-RG)**

Council District: 3

Address: 2812 Horne St

Owner/Agent: Locke Blocke Investment, LP/Mike Prezioso/Priority Signs and Graphics

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Camp Bowie Revitalization Code 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 110 square feet where the maximum permitted area is 100 square feet per tenant.

Motion:	That the request for a Certificate of Appropriateness for waivers from the Camp Bowie Revitalization Code be <u>denied</u>.
Motion by:	Harper
2nd:	Moss
Vote:	10-0

D. NEW CASES

**2. UDC-2024-033 – 3401 Alta Mere Drive
Camp Bowie Form-Based Code District (CB-GC)**

Council District: 3

Address: 3401 Alta Mere Drive

Owner/Agent: CVS Corporation/Dean Kraus Hancock Sign

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

- a) Waiver to allow two (2) attached wall signs per tenant space for CVS Pharmacy, where only one (1) attached wall sign per tenant space is permitted.
- b) Waiver to allow two (2) attached wall signs per tenant space for Oak St. Health, where only one (1) attached wall sign per tenant space is permitted.
- c) Waiver to allow the total square footage of attached wall signs for the Oak St. Health tenant, to be up to 144 square feet where the maximum permitted area is 100 square feet per tenant.

Motion:	That the request for a Certificate of Appropriateness for waivers from the Camp Bowie Revitalization Code be <u>denied</u>.
Motion by:	Cooper
2nd:	Harper
Vote:	10-0

***Moved to 6th in the order**

**3. UDC-2024-029 – 3012 Gordon Avenue
Berry University Form Based-Code District (BU-CX-6)**

Council District: 9

Address: 3012 Gordon Avenue

Owner/Agent: Troy Kunkel/Megan Lambert

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Berry University Form Based Code for a mixed-use development, to allow for 58 parking spaces, where one (1) space is required per bedroom for residential developments, for a total of sixty-seven (67) parking spaces.

Motion:	That the request for a Certificate of Appropriateness for a waiver from the Berry University guidelines that states there should be 1 parking space per bedroom to allow 58 parking spaces, where 67 are required, be <u>continued</u>.
Motion by:	Harper
2nd:	West
Vote:	10-0

***Moved to 7th in the order**

***Commissioners Harrier, Moss, and Harper left following the conclusion to this case.**

4. UDC-2024-050 – 5805 Grayson Street

Urban Residential (UR)

Council District: 5

Address: 5805 and 5807 Grayson Street

Owner/Agent: Bubba Investments LLC/ James Smith

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Residential Development Standards and Guidelines to allow for zero (0) pedestrian scaled lighting along Grayson street where the requirement is to install pedestrian-scaled lighting within roadside’s street tree/furniture zone.

Motion:	That the request for waiver from the requirement for traditional pedestrian lights within the street tree/furniture zone be <u>approved</u>.
Motion by:	Ramsey
2nd:	Cooper
Vote:	7-0

***Moved to 8th in the order**

5. UDC-2024-051 – 5313 Grayson Street

Urban Residential (UR)

Council District: 5

Address: 5813 and 5815 Grayson Street

Owner/Agent: Bubba Investments LLC/ James Smith

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Residential Development Standards to allow for zero (0) pedestrian scaled lighting along Grayson street where the requirement is to install pedestrian-scaled lighting along roadside’s street tree/furniture zone.

Motion:	That the request for waiver from the requirement for traditional pedestrian lights within the street tree/furniture zone be <u>approved</u>.
Motion by:	Ramsey

2nd:	West
Vote:	7-0

*Moved to 9th in the order

6. **UDC-2024-058 – 1585 Old University Drive
High-Intensity Mixed Use (MU-2)**
Council District: 9
Address: 1585 Old University Drive
Owner/Agent: Dylan Laughlin
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Residential Development Standards to allow for zero (0) pedestrian scaled lighting along Grayson street where the requirement is to install pedestrian-scaled lighting along roadside’s street tree/furniture zone.

Motion:	That the request for a waiver from the requirement from the traditional pedestrian lights within the street tree/furniture zone be approved with the condition that alternative lighting designs be approved to ensure compliance with the High-Intensity mixed-use District's objectives.
Motion by:	Thesman
2nd:	Debose
Vote:	6-0

*Chair Gries left prior to this case, Commissioner Cooper is elected temporary chair.

*Moved to 11th in the order

7. **UDC-2024-047 – 11450 Trinity Boulevard and 11413 Mosier Valley (UFC24-0050)
PD 1361**
Council District: 5
Address: 11450 Trinity Boulevard and 11413 Mosier Valley
Owner/Agent: Stonehawk Capital Partners / Ches Campbell
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:	West
2nd:	Harper
Vote:	9-0
Recused:	Cooper

*Moved to 2nd in the order

8. **UDC-2024-048 – 5204 Marine Creek Pkwy (UFC24-0090)**

J – Medium Industrial

Council District: 10

Address: 5204 Marine Creek Pkwy

Owner/Agent: ECC Marine Creek Developer, LLC / Kimley Horn

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:	Harper
Vote:	10-0

***Moved to 3rd in the order**

9. UDC-2024-052 – 3820 Golden Triangle Boulevard (UFC24-0052)

PD 1326 & FR

Council District: 2

Address: 3820 Golden Triangle Boulevard

Owner/Agent: The Village at Golden Triangle LLC / Dunaway 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 12% 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 12%.
Motion by:	Harrier
2nd:	Ramsey
Vote:	10-0

***Moved to 4th in the order**

10. UDC-2024-056 – 5315 Bridge Street (UFC24-0241)

PD 1365

Council District: 5

Address: 5315 Bridge Street

Owner/Agent: Donald Valk / April Moore

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:	Debose
Vote:	10-0

***Moved to 5th in the order**

**11. UDC-2024-061 – Panther Island Text Amendment
Panther Island Form-Based Code District**

Council District: 2, 9

Address: Panther Island Form-Based Code District

Owner/Agent: City of Fort Worth

Request: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth by amending Chapter Article 13, “Form-Based Code Districts”, Section 4.1304, “Panther Island (“PI”) District”, to increase the maximum building height of the PI-NM sub-district to 20 stories; remove the prohibition against floorplates greater than 16,000 square feet above 96 feet in height for towers; and allow for one-story buildings to be constructed under certain conditions.

Motion:	That the request for a recommendation to the City Council the proposed text amendment to the Panther Island Development Standards & Guidelines to increase the maximum building height of the PI-NM sub-district to 20 stories; remove the prohibition against floorplates greater than 16,000 square feet above 96 feet in height for towers; and allow for one-story buildings to be constructed under certain conditions be <u>denied</u>.
Motion by:	West
2nd:	Bailey
Vote:	3-3, 1 abstention – Motion fails

Motion:	That the request for a recommendation to the City Council the proposed text amendment to the Panther Island Development Standards & Guidelines to increase the maximum building height of the PI-NM sub-district to 20 stories; remove the prohibition against floorplates greater than 16,000 square feet above 96 feet in height for towers; and allow for one-story buildings to be constructed under certain conditions be <u>continued</u>.
Motion by:	Bailey
2nd:	Thesman
Vote:	6-1

***Heard 10th in the order**

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