



**MEETING AGENDA**  
URBAN DESIGN COMMISSION  
July 18, 2024  
Work Session: 9:30 A.M.  
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/rb66bd69b045bc6534a66e0e965a558a3>  
Meeting/ Access Code: 2556 492 6654  
Registration Required

**Teleconference**  
(817) 392-1111 or 1-469-210-7159  
Meeting/ Access Code: 2556 492 6654

**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 July 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](mailto: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 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 checked="" type="checkbox"/> Tom Carr - District 3       | <input type="checkbox"/> Douglas Cooper - District 9            |
| <input type="checkbox"/> Vacant - 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. TCU Master Plan Briefing
- B. Overview of cases

**II. PUBLIC HEARING**

- A. **CALL TO ORDER:** Statement of Open Meetings Act
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF June 20, 2024 MEETING MINUTES**

<b>Motion:</b>	<b>That the June 20, 2024 meeting minutes be <u>approved</u>.</b>
<b>Motion by:</b>	<b>Debose</b>
<b>2<sup>nd</sup>:</b>	<b>Ramsey</b>
<b>Vote:</b>	<b>8-0</b>

**D. CONTINUED CASE**

1. **UDC-2024-083 – 301 NW 28th Street  
High Intensity Mixed-Use (MU-2)**  
**Council District:** 2  
**Address:** 301 NW 28th Street  
**Owner/Agent:** EECU / Ruth Jones  
**Request:** The applicant requests a Certificate of Appropriateness (COA) for a waiver from the High-intensity Mixed Use (MU-2) Standards to allow for a 37.67 square foot sign, which exceeds the maximum allowable area of 14.63 square feet (10% of the façade to which the sign is attached).

<b>Motion:</b>	<b>The request for a waiver for signage exceeding the maximum total area of 10% of the facade to which the signs are attached be <u>approved with the condition</u> that the sign not exceed 27.44 square feet.</b>
<b>Motion by:</b>	<b>Bailey</b>
<b>2<sup>nd</sup>:</b>	<b>Moss</b>
<b>Vote:</b>	<b>8-0</b>

\*Commissioner West joined the meeting following the close of UDC-2024-083

**E. NEW CASE**

1. **UDC-2024-097 – 5401 Birchman Avenue (UFC23-0265)**  
**FR and E**  
**Council District:** 7  
**Address:** 5401 Birchman Avenue  
**Owner/Agent:** Overcomer Energy, LLC/Allison Docker, Garrison-Jones  
**Request:** The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow for 0% tree preservation.

<b>Motion:</b>	<b>That the request for a waiver from the CFW Zoning Ordinance Section 6.302.G.4 – General Preservation Methods of tree canopy be <u>approved</u>, reducing the 25% tree preservation requirement for this development plan to 0%.</b>
<b>Motion by:</b>	<b>Carr</b>
<b>2<sup>nd</sup>:</b>	<b>Debose</b>
<b>Vote:</b>	<b>8-0</b>
<b>Recused:</b>	<b>Harrier</b>

2. **UDC-2024-113 – 601 E Loop 820 Freeway – (UFC24-0110)**  
**PD 1346**  
**Council District:** 9

**Address:** 601 E Loop 820 Freeway

**Owner/Agent:** LFP Properties, Inc/ Gina McLean, Nationwide Construction

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

<b>Motion:</b>	<b>That the request for a waiver from the CFW Zoning Ordinance Section 6.302.G.4 – General Preservation Methods of tree canopy be approved, reducing the 25% tree preservation requirement for this development plan to 0%.</b>
<b>Motion by:</b>	<b>Harrier</b>
<b>2<sup>nd</sup>:</b>	<b>Ramsey</b>
<b>Vote:</b>	<b>9-0</b>

3. **3. UDC-24-114 – 5050 Azle Avenue – (UFC19-0284)**

**D**

**Council District:** 2

**Address:** 5050 Azle Avenue

**Owner/Agent:** Azle Ave Apts, LLC/ Fred Gutierrez, Gold Creek Homes & Development

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

<b>Motion:</b>	<b>That the request for a waiver from the CFW Zoning Ordinance Section 6.302.G.4 – General Preservation Methods of tree canopy be approved, reducing the 25% tree preservation requirement for this development plan to 0%, with the condition that the applicant work with staff to maximize planting.</b>
<b>Motion by:</b>	<b>Harrier</b>
<b>2<sup>nd</sup>:</b>	<b>Carr</b>
<b>Vote:</b>	<b>9-0</b>

4. **UDC-2024-088 – 3501 Bernie Anderson Avenue  
Camp Bowie District (CB-RUS)**

**Council District:** 3

**Address:** 3501 Bernie Anderson Avenue

**Owner/Agent:** CVB Properties, Inc/ Michael Cato

**Request:** The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Camp Bowie Revitalization Code to allow a second attached wall sign with an area of approximately 46 square feet, where the maximum number of signs is one.

<b>Motion:</b>	<b>That the request for a recommendation of approval of the request for a Certificate of Appropriateness be <u>approved</u>.</b>
<b>Motion by:</b>	<b>Debose</b>
<b>2<sup>nd</sup>:</b>	<b>Ramsey</b>
<b>Vote:</b>	<b>9-0</b>

5. **UDC-2024-116 – 1620 Enderly Place**  
**Near Southside Form-Based Code District (NS-T5I)/Demolition Delay (DD)**  
**Council District: 9**  
**Address: 1620 Enderly Place**  
**Owner/Agent: Larkin Properties LLC/ Steve Blackwell**  
**Request:** The applicant requests a Certificate of Appropriateness (COA) for a waiver from Section 5.E. Parking and Driveways of the Near Southside Development Standards & Guidelines to allow a parking lot to be located in front of a building instead of behind or to the side of the building.

<b>Motion:</b>	<b>That the request for a Certificate of Appropriateness for a waiver from the Near Southside Standards and Design Guidelines be <u>continued to the September 19, 2024 Urban Design Commission hearing</u>.</b>
<b>Motion by:</b>	<b>Bailey</b>
<b>2<sup>nd</sup>:</b>	<b>Debose</b>
<b>Vote:</b>	<b>9-0</b>

6. **UDC-24-118 – 2419 W Berry Street**  
**Berry/University Form-Based Code District (BU-CX-6)**  
**Council District: 9**  
**Address: 2419 W Berry Street**  
**Owner/Agent: 2419 Berry LLC/ John Linton**  
**Request:** The applicant requests a Certificate of Appropriateness (COA) for waivers from the Berry/University Form-Based Code to allow the following:
1. Reduce the required 17 feet of building façade within the Build-to-Zone along McCart Avenue to allow 9 feet of building façade facing a secondary street (McCart Avenue).
  2. Vehicle access from a primary street (Berry Street).
  3. Reduce the ground story floor minimum transparency percentage for non-residential buildings from 50% to 41.8% on Berry Street.
  4. To not have a required pedestrian entrance facing the primary street.

<b>Motion:</b>	<b>That the request for a Certificate of Appropriateness for waivers from the Berry/University Form-Based Code be <u>denied</u> because the requests are</b>
----------------	--

	<b>inconsistent with the general intent of the Berry/University Form-Based Code and the BU-CX subdistrict.</b>
<b>Motion by:</b>	<b>Bailey</b>
<b>2<sup>nd</sup>:</b>	<b>Moss</b>
<b>Vote:</b>	<b>9-0</b>

7. **UDC-2024-087 – 411 Harold Street  
High Intensity Mixed Use (MU-2)  
Council District: 9  
Address: 411 Harold Street  
Owner/Agent: WMCI DALLAS XI LLC / Harrison Johnson  
Request:** The applicant requests a Certificate of Appropriateness (COA) for an on-premise attached (blade) sign to project 5 feet, where the maximum allowed projection is 3 feet.

<b>Motion:</b>	<b>That the request for a Certificate of Appropriateness (COA) for an on-premise attached (blade) sign to project 5 feet, where the maximum allowed projection is 3 feet be <u>denied</u>.</b>
<b>Motion by:</b>	<b>Ramsey</b>
<b>2<sup>nd</sup>:</b>	<b>Moss</b>
<b>Vote:</b>	<b>9-0</b>

8. **UDC-2024-109 – 408 Foch Street  
Urban Residential (UR)  
Council District: 9  
Address: 400 W Magnolia Avenue  
Owner/Agent: 408 FOCH ST LLC / Mary N Poole  
Request:** The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Residential (UR) Standards to not require pedestrian lights within the roadside street tree/furniture zone.

<b>Motion:</b>	<b>That the request for a Certificate of Appropriateness (COA) for a waiver from the Urban Residential (UR) Standards to not require pedestrian lights within the roadside street tree/furniture zone be <u>approved with the following conditions</u>:</b> <ol style="list-style-type: none"> <li><b>1. That applicant work with staff to add downlighting to the façade; and</b></li> <li><b>2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.</b></li> </ol>
<b>Motion by:</b>	<b>Ramsey</b>
<b>2<sup>nd</sup>:</b>	<b>West</b>

<b>Vote:</b>	<b>9-0</b>
--------------	------------

### III. ADJOURNMENT

---

#### EXECUTIVE SESSION

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

#### ASSISTANCE AT THE PUBLIC MEETINGS:

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

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