



MEETING AGENDA

URBAN DESIGN COMMISSION

December 15, 2022

Work Session: 9:30 AM

Public Hearing: 10:00 A.M.

Public Hearing in Room 2020

In Person

Public Hearing and Work Session:

200 Texas Street

Room 2020

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e2d5251d7d95168bef090631ce50ad31c>

Meeting/ Access Code: 2558 850 6253

Registration Required

Teleconference

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

Meeting/ Access Code: 2550 850 6253

Viewing Only

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

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

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 December 14th, 2022. To sign up, either contact [Anna Baker](mailto:Anna.Baker@fortworthtexas.gov) 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.

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 type="checkbox"/> | Stephen McCune - District 6 |
| <input type="checkbox"/> | Jose Diaz - District 2 | <input 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 type="checkbox"/> | James Hook - District 5 | <input type="checkbox"/> | Gwen Harper - Alternate |
| <input 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 NOVEMBER 17, 2022 MEETING MINUTES

D. NEW CASES

1. **UDC-22-126–6361 N Freeway**
I-35W Design Overlay District, Council District: 2
Address: 6361 North Freeway
Owner/Agent: Kevin Patel/ Triangle Engineering
Request: The applicant requests a Certificate of Appropriateness for waivers from the I-35W Design Overlay District Standards and Guidelines for the following items:
 - a) A waiver to reduce the height of the earthen berms in the setback areas along I-35W and where parking areas and/or drives front the public right-of-way from a minimum overall average of 36 inches to 24 inches.
 - b) A waiver to reduce the minimum setback for pavement from the property line on the I-35W frontage from 15 feet to 10 feet.

2. **UDC-22-112 – 3144 Wayside Avenue (Multifamily)**
Berry/University Form Based District, Council District: 9
Address: 3144 Wayside Avenue
Owner/Agent: Kurinji Senthilkumar/ GSR Construction LLC
Request: The applicant requests a Certificate of Appropriateness for a waiver from the

Berry/ University Form-Based Code Development Standards and Guidelines for the following:

- a) A waiver to reduce the parking setback from a side street (Devitt Street) from 10 feet to 0 feet.
- b) A waiver to allow a transparency of 15% on the third story and 17% on the first floor when a minimum transparency of 20% for each story is required.

3. **UDC-22-105 – 1004 Travis Avenue**

Near Southside Form Based District, Council District: 9

Address: 1004 Travis Avenue

Owner/Agent: Kurinji Senthilkumar/ GSR Construction LLC

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

- a) A waiver to allow a stairwell on the rooftop with a setback of 0 feet from the edge of the rooftop when a 10-foot setback is required.

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

Urban Residential (UR), Council District: 9

Address: 232 Urbane Crest

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

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

- a) A waiver from the requirement to provide pedestrian-scaled lighting along Weisenberger Street.

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

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

Address: 601 Harrold Street

Owner/Agent: Brandon Hancock/ Lang Partners

Request: The applicant requests the following items:

- a) A Certificate of Appropriateness for waivers from the MU-2 Development Standards for the following:
 - i. A waiver to allow primary entrances at intervals of up to 165 linear feet of street-oriented building frontage where a maximum of 125 linear feet is required.
 - ii. A waiver to allow parking structure openings along primary and secondary street frontages to be up to 25 feet per entrance when a maximum of 20 feet is required.
 - iii. A waiver to allow a parking structure to be 100% of the ground floor façade of the east elevation and 80% of the ground floor façade of the south elevation when the maximum allowed is 25%
 - iv. A waiver from the requirement to provide pedestrian-scaled lighting along West 5th Street to the north and along the public access easement to the south.
 - v. A waiver from the requirement to provide street trees along West 5th Street to the north and along the public access easement to the south.
- b) A recommendation to the Board of Adjustment for the following items:

- i. A request to increase the maximum setback along West Harrold Street from 20 feet to 27 feet.
- ii. A request to increase the maximum setback along West 5th Street from 20 feet to 46 feet.

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

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

Address: 8101 Ederville Road

Owner/Agent: Matthew Crow/ JPI

Request: The applicant requests the following:

- a) A Certificate of Appropriateness for a waiver from the MU-1 Development Standards to allow a 6-foot-tall open-design fence to be located in the area between the front building facade and the public street frontage or public open space where fences are not allowed.
- b) A Certificate of Appropriateness for a waiver from the MU-1 Development Standards to allow a 6-foot-tall exterior open-design fence located along public streets, along private streets or walkways that are publicly accessible through a public use easement, or along publicly accessible open space to extend beyond building facades when extension beyond the exterior façade is not allowed.
- c) Approval of the conceptual plan.

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

Council District: 5

Address: 5109 Saunders Road

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

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

III. ADJOURNMENT

Executive Session

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

ASSISTANCE AT THE PUBLIC MEETINGS:

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

ASISTENCIA A REUNIONES PUBLICAS:

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

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, December 09, 2022 at 3:25 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas