



**MEETING AGENDA**  
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

**Teleconference**

(817) 392-1111 or 1-650-479-3208  
Meeting/ Access Code: 2556 914 0490

**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 February 15<sup>th</sup>, 2023. To sign up, either contact [Anna Baker](mailto:Anna.Baker@fortworthtexas.gov) at [Anna.Baker@fortworthtexas.gov](mailto: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"/> | Dorothy Debose - 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 JANUARY 19, 2023 MEETING MINUTES**
- D. **NEW CASES**

- 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 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.
  - 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.
- 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.

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.

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.

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.

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).

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.

\*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.

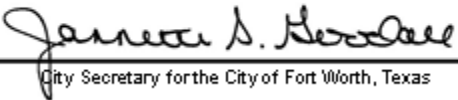
III. **ADJOURNMENT**

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**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

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 Monday, February 13, 2023 at 8:45 a.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