



MEETING AGENDA
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 type="checkbox"/> | Gannon Gries - Mayor Appointee | <input type="checkbox"/> | Aaron Thesman - District 7 |
| <input type="checkbox"/> | Cheryl West - District 2 | <input type="checkbox"/> | Mary Kay Hughes - District 8 |
| <input type="checkbox"/> | Tom Carr - District 3 | <input type="checkbox"/> | Douglas Cooper - District 9 |
| <input type="checkbox"/> | Mike Ratterree - District 4 | <input type="checkbox"/> | Ronnie Ramsey - District 10 |
| <input type="checkbox"/> | Terri Bailey - District 5 | <input type="checkbox"/> | Mia Moss - District 11 |
| <input type="checkbox"/> | Dorothy Debose - District 6 | <input type="checkbox"/> | Marta Rozanich - Alternate |
| <input type="checkbox"/> | Gareth Harrier - Alternate | <input 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**
- 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
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.
 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.
 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.
 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.

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.

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

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, March 15, 2024 at 3:15 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