



**MEETING AGENDA**  
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](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.

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**COMMISSIONERS**

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|---|---|
| <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"/> Vacant - 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. 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**
- 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.

**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.

**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.

**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.

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.
  
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.
  
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.
  
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.
  
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.

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.

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.

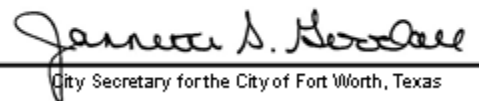
III. **ADJOURNMENT**

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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 Friday, April 12, 2024 at 3:10 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