



MEETING AGENDA

URBAN DESIGN COMMISSION

April 17th, 2025

Public Hearing: 10:00 A.M.

City Council Work Session Room

In Person

100 Fort Worth Trail

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/webink/register/r56f3fbb77cc5e705e3e6dd274b66ac8e>

Meeting/ Access Code: 2553 205 6305

Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159

Meeting/ Access Code: 2553 205 6305

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 17th, 2025. To sign up please register through WebEx per the directions on the City's website above. Contact Laura Young at Laura.Young@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"/>	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. PUBLIC HEARING

- A. **CALL TO ORDER:** Statement of Open Meetings Act
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF MARCH 20TH MEETING MINUTES**
- D. **NEW CASES**

- 1. **UDC-2025-054 - 3201 River Park Dr (UFC09-0111)**
Council District: 3
Address: 3201 River Park Dr
Owner/Agent: Wood Partners/LandDesign
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance's 25% tree preservation requirement to allow an 11% tree preservation.
- 2. **UDC-2025-063 - 4000 Mark IV Pkwy (UFC25-0061)**
Council District: 2
Address: 4000 Mark IV Pkwy
Owner/Agent: Blazing Trail, LP/Baird, Hampton & Brown

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 0% tree preservation.

3. **UDC-2025-073 - 3320 Hemphill St (UFC23-0048)**

Council District: 9

Address: 3320 Hemphill St

Owner/Agent: Pivotal Investors/ Kimley-Horn

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 4% tree preservation.

4. **UDC-2025-047 - 1059 E Oleander St
Near Southside Form Based Code District (NS-T4R)**

Council District: 8

Address: 1059 E Oleander St

Owner/Agent: Luis Matarrita

Request: The applicant requests a Certificate of Appropriateness (COA) for waivers from the Near Southside Standards and Guidelines to allow the following:

1. A sidewalk location along the curb and with planting strip behind;
2. Fenestration of approximately 21% of the street-facing façade, when a minimum of 25% fenestration is required;
3. Allow the building façade to not be parallel to the street frontage; and
4. A pitched roof with a 12:6 slope, which is strongly discouraged for multi-story buildings in this district.

5. **UDC-2025-034 - 101 E Vickery Blvd
Near Southside Form Based Code District (NS-T5)**

Council District: 9

Address: 101 E Vickery Blvd

Owner/Agent: FTW Vickery Lodging, LLC/Dustin Dresen

Request: The applicant requests a Certificate of Appropriateness (COA) for waivers from the Near Southside Standards and Guidelines to allow the following:

1. Retain an existing sloped sidewalk without a low maintenance tree planter system on Industrial Ave, when new surface parking lots require a low maintenance a tree planter system.
2. Not provide a sectional parking screening on the south side of Industrial Ave between the crosswalk and the west driveway of the parking lot, when parking lots that front a street require to be separated from the sidewalk by a decorative and durable screen of at least 4 ft.; and

3. A 52% parking lot frontage along the primary street (E Vickery) when the percentage of parking lot frontage shall not exceed 40% of the development site's total frontage length along a project's primary street.

7. **UDC-2025-045 – 3100 Miller Ave (Dollar Tree Signage)**
Low Intensity Mixed-Use (MU-1)
Council District: 11
Address: 3100 Miller Ave
Owner/Agent: Safari Properties LLC/Empire Canopy Sign and Construction, Amanda Wilkison
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Low Intensity Mixed-Use (MU-1) Standards, for two wall signs to exceed the maximum allowable square footage of 75.06 sq. ft. (sign A) and 92.25 sq. ft. (sign B), respectively, with each sign proposed at 96.58 sq. ft.
8. **UDC-2025-057 – 6004 Grayson St (Pedestrian Lighting)**
Urban Residential (UR)
Council District: 5
Address: 6004 Grayson St
Owner/Agent: Perez Martinez Group LLC/Carlos Perez
Request: The applicant is requesting a Certificate of Appropriateness (COA) for a waiver from the Urban Residential (UR) Standards requirement to provide pedestrian-scaled lighting along a public right-of-way (Grayson Street) to allow for no pedestrian-scaled lighting.
9. **UDC-2025-058 – 6001 Baylor St (Pedestrian Lighting)**
Urban Residential (UR)
Council District: 5
Address: 6001 Baylor St
Owner/Agent: Perez Martinez Group LLC/Carlos Perez
Request: The applicant is requesting a Certificate of Appropriateness (COA) for a waiver from the Urban Residential (UR) Standards requirement to provide pedestrian-scaled lighting along a public right-of-way (Baylor Street) to allow for no pedestrian-scaled lighting.
10. **UDC-2025-060 – 6006 Grayson St (Pedestrian Lighting)**
Urban Residential (UR)
Council District: 5
Address: 6006 Grayson St
Owner/Agent: Perez Martinez Group LLC/Carlos Perez
Request: The applicant is requesting a Certificate of Appropriateness (COA) for a waiver from the Urban Residential (UR) Standards requirement to provide pedestrian-scaled

lighting along a (public right-of-way) Grayson Street to allow for no pedestrian-scaled lighting.

11. **UDC-2025-061 – 6000 Grayson St (Pedestrian Lighting)**
Urban Residential (UR)
Council District: 5
Address: 6000 Grayson St
Owner/Agent: Colmenero Juan Carlos/Colmenero Framing
Request: The applicant is requesting a Certificate of Appropriateness (COA) for a waiver from the Urban Residential (UR) Standards requirement to provide pedestrian-scaled lighting along a public right-of-way (Grayson Street) to allow for no pedestrian-scaled lighting.

12. **UDC-2025-062 – 6002 Grayson St (Pedestrian Lighting)**
Urban Residential (UR)
Council District: 5
Address: 6002 Grayson St
Owner/Agent: Colmenero Juan Carlos/Colmenero Framing
Request: The applicant is requesting a Certificate of Appropriateness (COA) for a waiver from the Urban Residential (UR) Standards requirement to provide pedestrian-scaled lighting along a public right right-of-way (Grayson Street) to allow for no pedestrian-scaled lighting.

13. **UDC-2025-074 – 1555 Merrimac Cir (WestBend Merrimac)**
High Intensity Mixed-Use (MU-2)
Council District: 9
Address: 1555 Merrimac Cir
Owner/Agent: Carriage House Development LLC, Kyle Poulson/Kimley-Horn, Cristal Zubia
Request:
 1. The applicant requests a Certificate of Appropriateness (COA) for a waiver from the High Intensity Mixed-Use (MU-2) Standards for the following:
 - a. To allow the apartment building, with street level units, to have no primary street entrance or individual street-oriented entries for each unit along the primary street frontage (Old University Drive and the northern portion of Merrimac Circle) when apartments, condominiums, and manor houses with street level units must provide individual street-oriented entries
 - b. To allow an apartment with primary entrances along Merrimac Park Place, to not exceed 195 linear feet and along Merrimac Circle to not exceed 250 linear feet, when primary entrances are not to exceed 125 linear feet of street-oriented building frontage.
 - c. To allow a fence to be located in the area between the front building façade and public street frontage beyond the building façade, which is not allowed

- d. To allow the parking garage openings, facing Merrimac Circle, to be in excess of 28 feet when such openings shall not exceed 25 feet.
- e. To allow a maximum first-floor height of 21'4 ¾" when a 20-foot maximum first floor height is required for the apartment complex.

- 2. The Applicant requests a recommendation to the Board of Adjustment for a variance to allow that the commercial buildings (5) have a height of one story and less than the required minimum 18 feet of occupiable space.

14. **UDC-2025-084 – Trinity Lakes Text and Map Amendments**

Trinity Lakes Form-Based Code

Council District: 5

Address: 7900 Trinity Blvd

Owner/Agent: City of Fort Worth

Request: Recommendation to the City Council to Approve an Ordinance Amending the Comprehensive Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as Amended, Codified as Appendix A of the code of City of Fort Worth, to Amend Sections of the Trinity Lakes Development Code as Provided By Section 4.1307.D. "Other Development Standards" of Section 4.1307, "Trinity Lakes ("TL") District of Article 13, "Form Based Districts" of Chapter 4, "District Regulations" To Add Appendix A (Regulating Plan) and Appendix B (Regulation Plan).

II. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS:

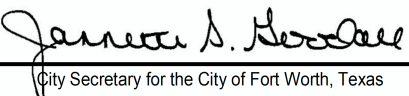
Old Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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 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 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.

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 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, April 14, 2025 at 9:00a.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