



MEETING AGENDA
URBAN DESIGN COMMISSION
July 18, 2024
Work Session: 9:30 A.M.
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/rb66bd69b045bc6534a66e0e965a558a3>
Meeting/ Access Code: 2556 492 6654
Registration Required

Teleconference
(817) 392-1111 or 1-469-210-7159
Meeting/ Access Code: 2556 492 6654

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 July 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 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"/> | Vacant - 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. TCU Master Plan Briefing
- B. Overview of cases

II. PUBLIC HEARING

- A. **CALL TO ORDER:** Statement of Open Meetings Act
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF June 20, 2024 MEETING MINUTES**
- D. **CONTINUED CASE**

- 1. **UDC-2024-083 – 301 NW 28th Street
High Intensity Mixed-Use (MU-2)
Council District: 2
Address: 301 NW 28th Street
Owner/Agent: EECU / Ruth Jones**

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the High-intensity Mixed Use (MU-2) Standards to allow for a 37.67 square foot sign, which exceeds the maximum allowable area of 14.63 square feet (10% of the façade to which the sign is attached).

E. NEW CASE

1. **UDC-2024-097 – 5401 Birchman Avenue (UFC23-0265)**
FR and E
Council District: 7
Address: 5401 Birchman Avenue
Owner/Agent: Overcomer Energy, LLC/Allison Docker, Garrison-Jones
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow for 0% tree preservation.

2. **UDC-2024-113 – 601 E Loop 820 Freeway – (UFC24-0110)**
PD 1346
Council District: 9
Address: 601 E Loop 820 Freeway
Owner/Agent: LFP Properties, Inc/ Gina McLean, Nationwide Construction
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow for 0% tree preservation.

3. **3. UDC-24-114 – 5050 Azle Avenue – (UFC19-0284)**
D
Council District: 2
Address: 5050 Azle Avenue
Owner/Agent: Azle Ave Apts, LLC/ Fred Gutierrez, Gold Creek Homes & Development
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow for 0% tree preservation.

4. **UDC-2024-088 – 3501 Bernie Anderson Avenue**
Camp Bowie District (CB-RUS)
Council District: 3
Address: 3501 Bernie Anderson Avenue
Owner/Agent: CVB Properties, Inc/ Michael Cato
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Camp Bowie Revitalization Code to allow a second attached wall

sign with an area of approximately 46 square feet, where the maximum number of signs is one.

5. **UDC-2024-116 – 1620 Enderly Place**
Near Southside Form-Based Code District (NS-T5I)/Demolition Delay (DD)
Council District: 9
Address: 1620 Enderly Place
Owner/Agent: Larkin Properties LLC/ Steve Blackwell
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from Section 5.E. Parking and Driveways of the Near Southside Development Standards & Guidelines to allow a parking lot to be located in front of a building instead of behind or to the side of the building.

6. **UDC-24-118 – 2419 W Berry Street**
Berry/University Form-Based Code District (BU-CX-6)
Council District: 9
Address: 2419 W Berry Street
Owner/Agent: 2419 Berry LLC/ John Linton
Request: The applicant requests a Certificate of Appropriateness (COA) for waivers from the Berry/University Form-Based Code to allow the following:
 1. Reduce the required 17 feet of building façade within the Build-to-Zone along McCart Avenue to allow 9 feet of building façade facing a secondary street (McCart Avenue).
 2. Vehicle access from a primary street (Berry Street).
 3. Reduce the ground story floor minimum transparency percentage for non-residential buildings from 50% to 41.8% on Berry Street.
 4. To not have a required pedestrian entrance facing the primary street.

7. **UDC-2024-087 – 411 Harold Street**
High Intensity Mixed Use (MU-2)
Council District: 9
Address: 411 Harold Street
Owner/Agent: WMCI DALLAS XI LLC / Harrison Johnson
Request: The applicant requests a Certificate of Appropriateness (COA) for an on-premise attached (blade) sign to project 5 feet, where the maximum allowed projection is 3 feet.

8. **UDC-2024-109 – 408 Foch Street
Urban Residential (UR)**

Council District: 9

Address: 400 W Magnolia Avenue

Owner/Agent: 408 FOCH ST LLC / Mary N Poole

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Residential (UR) Standards to not require pedestrian lights within the roadside street tree/furniture zone.

III. ADJOURNMENT

EXECUTIVE SESSION

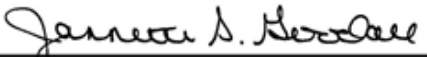
The Urban Design Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071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

ASSISTANCE AT THE PUBLIC MEETINGS:

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.

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, July 12, 2024 at 4:45 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