



**MEETING MINUTES**  
URBAN DESIGN COMMISSION  
May 16, 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/webex/register/r4cb7ed393853841f4cff75e78d7e527a>

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 May 16, 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.

**COMMISSIONERS**

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

**I. WORK SESSION**

- A. Overview of East Berry Corridor form-based code framework
- B. Overview of cases

**II. PUBLIC HEARING**

- A. **CALL TO ORDER:** Statement of Open Meetings Act
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF APRIL 18, 2024 MEETING MINUTES**

<b>Motion</b>	<b><a href="#">That the April 18, 2024 meeting minutes be approved.</a></b>
<b>Motion by:</b>	
<b>2<sup>nd</sup>:</b>	
<b>Vote:</b>	

**D. CONTINUED CASE**

**1. UDC-2024-061 – Panther Island Text Amendment  
Panther Island Form-Based Code District (PI)**

**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.

**THIS CASE HAS BEEN ADMINISTRATIVELY WITHDRAWN.**

**2. 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 to allow the following:

1. Sixty-five 65 parking spaces, where 69 are required.
2. A fifteen (15) foot setback, where thirty (30) feet is the maximum

<b>Motion</b>	<ol style="list-style-type: none"> <li>1. That the request for a Certificate of Appropriateness to provide less parking spaces than the 69 that are required be <b>denied without prejudice</b>; and</li> <li>2. That the request for a Certificate of Appropriateness to allow a fifteen (15) foot setback, where thirty (30) feet is the maximum be <b>denied without prejudice</b> and that the applicant remove the parking spaces fronting Gordon Ave.</li> </ol>
<b>Motion by:</b>	<b>Doug</b>
<b>2<sup>nd</sup>:</b>	<b>West</b>
<b>Vote:</b>	<b>9-0</b>

\*Moved to 3<sup>rd</sup> in the order

**D. NEW CASES**

**1. UDC-24-067 – 2800 Cherry Lane (UFC23-0215)  
Neighborhood Commercial (E)**

**Council District:** 3

**Address:** 2800 Cherry Lane

**Owner/Agent:** Cook Children's / 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 0% tree preservation requirement.

<b>Motion</b>	That the request for a waiver from the CFW Zoning Ordinance Section 6.302.G.4 – General Preservation Methods of tree canopy be <b>granted</b> , reducing the 25% tree preservation requirement for this development plan to 0%.
<b>Motion by:</b>	<b>Carr</b>
<b>2<sup>nd</sup>:</b>	<b>Ramsey</b>
<b>Vote:</b>	<b>8-0</b>
<b>Recused:</b>	<b>Debose</b>

\*Moved to 1<sup>st</sup> in the order

2. **UDC-2024-069 – 4900 Blue Mound Road (UFC23-0263)**

**Heavy Industrial (K)**

**Council District:** 2

**Address:** 4900 Blue Mound Road

**Owner/Agent:** Americold / 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 17% tree preservation requirement.

<b>Motion</b>	That the request for a waiver from the CFW Zoning Ordinance Section 6.302.G.4 – General Preservation Methods of tree canopy be <b>granted</b> , reducing the 25% tree preservation requirement for this development plan to 17%.
<b>Motion by:</b>	<b>Bailey</b>
<b>2<sup>nd</sup>:</b>	<b>West</b>
<b>Vote:</b>	<b>9-0</b>

\*Moved to 2<sup>nd</sup> in the order

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**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

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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 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

#### **III. ADJOURNMENT**