



**MEETING MINUTES**  
URBAN DESIGN COMMISSION  
June 20, 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/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 June 20, 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**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Gannon Gries - Mayor Appointee | <input type="checkbox"/> Aaron Thesman - District 7              |
| <input checked="" type="checkbox"/> Cheryl West - District 2       | <input checked="" type="checkbox"/> Mary Kay Hughes - District 8 |
| <input 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 checked="" 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 type="checkbox"/> Gwen Harper - Alternate                 |

**I. WORD SESSION**

- A.** Roles and Responsibilities and Ethics Training Provided by City Attorney’s Office

**II. PUBLIC HEARING**

- A. CALL TO ORDER:** Statement of Open Meetings Act  
**B. ANNOUNCEMENTS**  
**C. APPROVAL OF MAY 16, 2024 MEETING MINUTES**

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| <b>Motion:</b>         | <b><u>That the May 16, 2024 meeting minutes be approved.</u></b> |
| <b>Motion by:</b>      | <b>Ramsey</b>  |
| <b>2<sup>nd</sup>:</b> | <b>Bailey</b>  |
| <b>Vote</b>            | <b>8-0</b>   |

**D. NEW CASE**

- UDC-2024-081 – 2917 S Cravens Road (UFC24-0102)**  
**High Intensity Mixed-Use (MU-2)**  
**Council District:** 5  
**Address:** 2917 S Cravens Road  
**Owner/Agent:** Larry Brown / Doug Crow, Mercury Concrete  
**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.

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

- UDC-2024-086 – 4400 Ramey Avenue (UFC24-0048)**  
**Planned Development (PD 1258)**  
**Council District:** 5  
**Address:** 4900 Blue Mound Road  
**Owner/Agent:** FW Babers Manor LP / RPGA Design Group, Inc  
**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.

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

- 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) from the High-intensity Mixed Use (MU-2) Standards to allow for a 37.67 square foot sign, which exceeds the building’s maximum allowable area, calculated at 14.63 square feet, which is 10% of the façade to which the signs are attached.

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| <b>Motion:</b>         | <b>That the request for 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 building’s maximum allowable area, calculated at 14.63 square feet, which is 10% of the façade to which the signs are attached be <u>continued</u> to allow the applicant time to provide other alternatives for UDC review.</b> |
| <b>Motion by:</b>      | <b>Debose</b>  |
| <b>2<sup>nd</sup>:</b> | <b>Hughes</b>  |
| <b>Vote</b>            | <b>8-0</b>   |

**4. UDC-2024-069 – 5701 Lovell Avenue  
Camp Bowie Form-Based Code District (CB-TF)**

**Council District:** 3

**Address:** 5701 Lovell Avenue

**Owner/Agent:** Ryan Brantley

**Request:** The applicant requests a Certificate of Appropriateness for waivers from the Camp Bowie Revitalization Code to allow the following:

- a) A building setback of approximately 37 feet on Horne St, where the maximum allowed is 10 feet on a Neighborhood Street (Horne Street)
- b) No building frontage located within the build-to-zone (“BTZ”) on Horne St and Lovell Ave, where Corner building street facades shall be built to the BTZ for a minimum of 30’ from the corner along both streets
- c) A driveway width of approximately 50 feet on Horne St., where the maximum allowed is 24 feet on a Neighborhood Street (Horne St.)
- d) A primary entrance door on Lovell Ave. (Local Street), where primary entrance doors for all buildings shall be located on Neighborhood Streets (Horne Street).
- e) Windows and doors to make up approximately 18% of the ground floor façade along the Neighborhood Street (Horne Street), where the minimum is 25%.

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| <b>Motion:</b> | <b>1. That additional fenestration be added on the ground floor along Horne Street to meet the 25% minimum fenestration requirement;<br/>2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.</b> |
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|                        | <p><b>That the requests of Certificate of Appropriateness for the following four waivers from the Camp Bowie Revitalization Code Standards and Guidelines be <u>approved</u>,</b></p> <ol style="list-style-type: none"> <li><b>1. A building setback of approximately 37 feet on Horne St;</b></li> <li><b>2. No building frontage is located within the build-to-zone on Horne St and Lovell Ave;</b></li> <li><b>3. A driveway width of approximately 50 feet on Horne St;</b></li> <li><b>4. Primary entrance door on Lovell Ave (Local Street).</b></li> </ol> |
| <b>Motion by:</b>      | <b>Bailey</b>   |
| <b>2<sup>nd</sup>:</b> | <b>Debose</b>   |
| <b>Vote</b>            | <b>8-0</b>  |

\*Commissioner Moss left following the vote for this case

5. **UDC-2024-082 – 400 W Magnolia Avenue**  
**Near Southside Form-Based Code District (NS-T5)**  
**Council District: 9**  
**Address: 400 W Magnolia Avenue**  
**Owner/Agent: Ryan LaValley / UT Southwestern Moncrief**
  - a) **Request:** Applicant requests a recommendation of approval to the City Plan Commission to allow for a street vacation at Jennings Avenue, between W Magnolia Avenue and W Oleander Street.

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| <b>Motion:</b>         | <b>That the Urban Design Commission <u>recommend approval</u> to the City Plan Commission to allow for a street vacation at Jennings Avenue, between W Magnolia Avenue and W Oleander Street.</b> |
| <b>Motion by:</b>      | <b>Ramsey</b>   |
| <b>2<sup>nd</sup>:</b> | <b>Bailey</b>   |
| <b>Vote</b>            | <b>7-0</b>  |

6. **UDC-2024-090 – Stockyards Text Amendment**  
**Stockyards Form-Based Code District (SY)**  
**Council District: 2**  
**Address: Stockyards Form-Based Code District**  
**Owner/Agent: City of Fort Worth**  
**Request:** A recommendation of approval to the City Council on an ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth by amending Chapter 4 “District Regulations”, Article 13 “Form-Based Code Districts”, Section 4.1309 “Stockyards (“SY”) District and Appendix B, Exhibit B.33 to expand the Stockyards Historic District to include additional properties and increase the maximum allowable building height in certain subdistricts from 40’ to 55’.

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| <b>Motion:</b>         | <b>That the Urban Design Commission <u>recommend approval</u> to the City Council the proposed amendments to the Stockyards Historic and Form-Based Code &amp; Design Guidelines and the map amendment to the Zoning Ordinance in connection with the proposed expansion of the Stockyards Historic District to include additional properties and increase the maximum allowable building height in certain subdistricts.</b> |
| <b>Motion by:</b>      | <b>Ramsey</b>   |
| <b>2<sup>nd</sup>:</b> | <b>West</b>   |
| <b>Vote</b>            | <b>6-0</b>  |
| <b>Recused:</b>        | <b>Cooper</b>   |

### III. ADJOURNMENT

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#### 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](mailto: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](mailto: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.