



MEETING MINUTES
URBAN DESIGN COMMISSION
August 15, 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/r13eb9fd24173df0c58e35c6122e4f614>

Meeting/ Access Code: 2559 146 4875
Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159
Meeting/ Access Code: 2559 146 4875

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T U-verse 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 listed on the agenda must sign up to speak no later than 9:00AM on August 15, 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 checked="" type="checkbox"/> Gannon Gries - Mayor Appointee | <input type="checkbox"/> Aaron Thesman - District 7 |
| <input checked="" type="checkbox"/> Cheryl West - District 2 | <input 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"/> Vacant - Alternate |
| <input checked="" type="checkbox"/> Gareth Harrier - Alternate | <input type="checkbox"/> Gwen Harper - Alternate |

I. WORK SESSION

- A. 2050 Comprehensive Plan Community Engagement Phase 2

II. PUBLIC HEARING

- A. **CALL TO ORDER:** Statement regarding the Texas Open Meetings Act
 B. **ANNOUNCEMENTS**
 C. **APPROVAL OF JULY 18, 2024 MEETING MINUTES**

Motion:	That the July 18, 2024 meeting minutes be approved.
Motion by:	Debose
2nd:	West
Vote:	8-0

D. NEW CASES

1. **UDC-2024-128 – 9791 Westpoint Boulevard (UFC24-0116)
 “E” Neighborhood Commercial**

Council District: 7

Address: 9791 Westpoint Boulevard

Owner/Agent: Commons at Academy/ ClayMoore Engineering

Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow a for 0% tree preservation.

Motion:	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%, <u>with the following conditions:</u> 1) That the applicant work with staff to add additional trees along Academy Avenue including Monterrey and Chinquapin oak; and 2) That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a permit.
Motion by:	Harrier
2nd:	Ramsey
Vote:	8-0

2. **UDC-2024-145 – Cook Children’s Hospital
Near Southside Form-Based Code District**

Council District: 9

Address: 601 10th Avenue, 607 10th Avenue, 609 10th Avenue, 615 10th Avenue, 616 10th Avenue, 702 8th Avenue, 750 8th Avenue, 606 9th Avenue, 700 9th Avenue, 702 9th Avenue, 708 9th Avenue, 716 9th Avenue, 750 9th Avenue, 751 9th Avenue, 757 9th Avenue, 1701 W Cannon Street, 1700 Cooper Street, 1700 Pruitt Street, 1708 Pruitt Street, 1712 Pruitt Street, 1716 Pruitt Street

Owner/Agent: Cook Children’s Health Care System/Stephen Cook, Dunaway Associates

Request: Applicant requests a recommendation to the Zoning Commission for approval to rezone various properties from NS-T4 and NS-T5I to G (Intensive Commercial).

Motion:	That the requested approval of a recommendation to the Zoning Commission and City Council of the proposed zoning change from “NS-T4” and “NS-T5I” to “G – Intensive Commercial” be <u>approved</u>.
Motion by:	Bailey
2nd:	Harrier
Vote:	8-0

3. **UDC-2024-124 – 900 W Leuda Street
Near Southside Form-Based Code District**

Council District: 9

Address: 900 W Leuda Street

Owner/Agent: Charleston DFW Operations, LLC / Kristy Smith, Signs Manufacturing & Maintenance Corp

Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside District Standards & Guidelines to install a monument sign.

Motion:	That the request for a Certificate of Appropriateness for the waiver to install a monument sign from the Near Southside Standards and Guidelines sign be <u>approved</u>.
Motion by:	Ramsey
2nd:	Bailey
Vote:	8-0

4. **UDC-2024-096 – 5701 Diaz Avenue
Camp Bowie Form-Based Code (CB-TF)**

Council District: 6

Address: 5701 Diaz Avenue

Owner/Agent: Sam Harris, The Bluebird Group

Request: Applicant requests a Certificate of Appropriateness (COA) for the following waivers from the Camp Bowie Revitalization Code Standards:

- 1) To provide zero (0) street trees along a Neighborhood Street (Horne St.), where street trees are required on all Camp Bowie Corridor Neighborhood Streets; and
- 2) To allow for three (3) surface parking spaces in front of the building façade on a Local Street (Diaz Ave.), where parking should be located 3’ behind the building facade.

Motion:	<p>1. That the request for a Certificate of Appropriateness for a waiver from the Camp Bowie Revitalization Code Standards to provide zero (0) street trees along a Neighborhood Street (Horne St.), where street trees are required on all Camp Bowie Corridor Neighborhood Streets be <u>approved with the following conditions</u>:</p> <ol style="list-style-type: none"> a. That oversize planters to be added on Horne Street, and sod to be added to the 3’ right of way. b. That two (2) trees be planted along Diaz Avenue; and c. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness. <p>2. That the request for a Certificate of Appropriateness for a waiver from the Camp Bowie Revitalization Code Standards waiver to allow the 3 parking spaces located in front of the building on Local Street (Diaz) to be <u>denied</u>, as this location requires city approval, can be hazardous to the traffic near the intersection, and affects the underlying public facilities, with the following recommendations:</p> <ol style="list-style-type: none"> a. That five (5) spaces be retained; b. That a tree be planted in front of the building on Diaz; and c. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion by:	Moss

2nd:	Debose
Vote:	8-0

***Commissioner West left following the vote for UDC-2024-096**

5. **UDC-2024-142 – 3033 Cockrell Ave**
Berry University Form-Based Code (BU-IX-6)
Council District: 9
Address: 3033 W Berry Street
Owner/Agent: Texas Christian University / Jennifer Gansert
Request: Applicant requests a recommendation of approval to the City Plan Commission to allow for a vacation of a portion of Cockrell Avenue between W. Berry Street and W. Bowie Street.

Motion:	That the request for a recommendation to the City Plan Commission to allow for a vacation of a portion of Cockrell Avenue between W. Berry Street and W. Bowie Street be approved.
Motion by:	Ramsey
2nd:	Bailey
Vote:	7-0

6. **UDC-2024-138 – 3132 Capital Way**
I-35 Design Overlay District - Central Zone (G)
Council District: 4
Address: 3132 Capital Way
Owner/Agent: HJH Pursuits, LLC / Steve Meier
Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the I-35 Design Overlay District’s 50 feet setback for a building structure facing a secondary roadway requirement to allow a 27.4 feet building structure setback facing a secondary roadway.

Motion:	That the request for a Certificate of Appropriateness for waiver from the I-35 Design Overlay District’s 50 feet setback for a building structure facing a secondary roadway requirement to allow a 27.4 feet building structure setback facing a secondary roadway, be approved.
Motion by:	Ramsey
2nd:	Moss
Vote:	7-0

7. **UDC-2024-137 – 545 Harrold Street**
High Intensity Mixed-Use (MU-2)
Council District: 9
Address: 545 Harrold Street
Owner/Agent: WMCI DALLAS XI LLC / Harrison Johnson
Request: 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.

Motion:	That the request for a Certificate of Appropriateness (COA) for an on-premise attached (blade) sign to project 5 feet, where the maximum allowed projection is 3 feet be approved.
Motion by:	Ramsey
2nd:	Debose
Vote:	7-0

III. ADJOURNMENT

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

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site 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.

ASISTENCIA EN REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como 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, de modo que puedan hacerse 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 las acomodaciones necesarias.