



**MEETING MINUTES**  
URBAN DESIGN COMMISSION  
September 19, 2024  
Work Session: 9:00 A.M.  
Public Hearing: 10:00 A.M.

**In-Person**

200 Texas Street  
Room 2020  
Fort Worth, Texas 76102

**Videoconference**

<https://fortworthtexas.webex.com/weblink/register/r1ab589856b0eac471138c4b7e2109b92>  
Meeting/ Access Code: 2553 293 2097  
Registration Required

**Teleconference**

(817) 392-1111 or 1-469-210-7159  
Meeting/ Access Code: 2556 454 2859

**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.

Please note this meeting will be held in-person with the option for members of the public 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 9:00 A.M. on September 19, 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 checked="" type="checkbox"/> Gannon Gries - Mayor Appointee<br><br><input type="checkbox"/> Cheryl West - District 2<br><br><input checked="" type="checkbox"/> Tom Carr - District 3<br><br><input type="checkbox"/> Vacant - District 4<br><br><input checked="" type="checkbox"/> Terri Bailey - District 5<br><br><input checked="" type="checkbox"/> Dorothy Debose - District 6<br><br><input checked="" type="checkbox"/> Gareth Harrier - Alternate | <input checked="" type="checkbox"/> Aaron Thesman - District 7<br><br><input checked="" type="checkbox"/> Mary Kay Hughes - District 8<br><br><input checked="" type="checkbox"/> Douglas Cooper - District 9<br><br><input checked="" type="checkbox"/> Ronnie Ramsey - District 10<br><br><input type="checkbox"/> Mia Moss - District 11<br><br><input type="checkbox"/> Marta Rozanich - Alternate<br><br><input checked="" type="checkbox"/> Gwen Harper - Alternate |
|--|---|

**I. WORK SESSION**

- A. Solar Lights Presentation
- B. Briefing on Comprehensive Update of the Camp Bowie Revitalization Code

**II. PUBLIC HEARING**

- A. **CALL TO ORDER:** Statement regarding the Texas Open Meetings Act
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF AUGUST 15, 2024 MEETING MINUTES**

<b>Motion:</b>	<b>That the August 15, 2024 meeting minutes be <u>approved</u>.</b>
<b>Motion by:</b>	<b>Bailey</b>
<b>2<sup>nd</sup>:</b>	<b>West</b>
<b>Vote:</b>	<b>11-0</b>

**D. CONTINUED CASE**

- 1. **UDC-2024-116 – 1620 Enderly Place**  
**Near Southside Form-Based Code / Demolition Delay Overlay (NS-T5I/ 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 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.

<b>Motion:</b>	<b>That the request for a Certificate of Appropriateness for a waiver from the Near Southside Standards and Design Guidelines to allow parking at the front yard be approved, subject to the following conditions:</b> <ol style="list-style-type: none"><li><b>1. Modify the new concrete pad curvature so that the arc of the driveway intersects the contact point of the drive apron and the current driveway.</b></li><li><b>2. Additional landscaping be installed along the curvature of the paved area to act as screening: and</b></li><li><b>3. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.</b></li></ol>
<b>Motion by:</b>	<b>Carr</b>
<b>2<sup>nd</sup>:</b>	<b>Harper</b>
<b>Vote:</b>	<b>9-2, motion passes</b>

\*Heard 1<sup>st</sup> in the order

**E. NEW CASES**

- 1. UDC-2024-169 – 5912 Curzon Avenue**  
**Camp Bowie Form-Based Code (CB-RG)**  
**Council District:** 3  
**Address:** 5912 Curzon Avenue  
**Owner/Agent:** Gyant Curzon, LLC / Jake Hammons, RLG Consulting Engineers  
**Request:**
  - The applicant requests a recommendation of approval to the Board of Adjustment for a special exception to allow an accessory use on a lot without a primary use.
  - The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Camp Bowie Boulevard Revitalization Code to allow the front setback of the drive through facility, an ATM, to be at 77 feet where the maximum setback is 30 feet.

<b>Motion:</b>	<b>That the requests for a recommendation of approval to the Board of Adjustment and a Certificate of Appropriateness (COA) for a waiver from the Camp Bowie Boulevard Revitalization Code be <u>denied</u> without prejudice.</b>
<b>Motion by:</b>	<b>Harper</b>
<b>2<sup>nd</sup>:</b>	<b>West</b>
<b>Vote:</b>	<b>11-0</b>

\*Heard 3<sup>rd</sup> in the order

2. **UDC-2024-143 – 4400 Marine Creek Parkway  
Planned Development (PD 1402)**  
**Council District:** 2  
**Address:** 4400 Marine Creek Parkway  
**Owner/Agent:** MCP18, LLC/ Jonathan Russell, Manhard Consulting  
**Request:** Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow 0% tree preservation.

<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 reducing the 25% tree preservation requirement for this development plan to 0% be <u>continued</u> to the next UDC meeting to afford the applicant an opportunity to provide accurate existing tree canopy data.</b>
<b>Motion by:</b>	<b>Ramsey</b>
<b>2<sup>nd</sup>:</b>	<b>Debose</b>
<b>Vote:</b>	<b>11-0</b>

\*Heard 2<sup>rd</sup> in the order

3. **UDC-2024-170 – Cook’s Children Hospital  
Near Southside Form-Based Code District (NS-T5I)**  
**Council District:** 9  
**Address:** 815 8th Avenue, 895 8th Avenue, 815 8th Avenue, 1521 Cooper Street, 1598 W Terrell Avenue, 908 Southland Avenue, 1000 Southland Avenue  
**Owner/Agent:** Cook Children’s Health Care System / Stephen Cook, Dunaway Associates  
**Request:** The applicant requests approval of a recommendation to the Zoning Commission for approval to rezone said properties from NS-T5I to G (Intensive Commercial).

<b>Motion:</b>	<b>That the requested approval of a recommendation to the Zoning Commission and City Council of the proposed zoning change from “NS-T5I” to “G – Intensive Commercial” be <u>approved</u>.</b>
<b>Motion by:</b>	<b>Ramsey</b>
<b>2<sup>nd</sup>:</b>	<b>West</b>
<b>Vote:</b>	<b>11-0</b>

\*Heard 4<sup>th</sup> in the order

\*Vice Chair Harper left following the vote for UDC-2024-107.

5. **UDC-2024-161 – 1517 8th Avenue  
Near Southside Form-Based Code District (NS-T4)**  
**Council District:** 2  
**Address:** 1517 8th Avenue

**Owner/Agent:** Cristo Rey Properties LLC / Brandon Chilcutt, Cowtown Graphics & Signs  
**Request:** The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards & Guidelines to allow a 19.58 sq. ft. wall sign to be affixed to an existing seat wall, where the maximum allowed signage is 5.77 sq. ft.

<b>Motion:</b>	<b>That the request for a Certificate of Appropriateness for a waiver from the Near Southside Development Standards &amp; Guidelines be <u>continued</u> to the next UDC meeting with the following recommendations:</b> <ol style="list-style-type: none"> <li><b>1. That the applicant return with an option displaying letters no taller than 8 inches; and</b></li> <li><b>2. That staff and the applicant agree upon the square footage.</b></li> </ol>
<b>Motion by:</b>	<b>Ramsey</b>
<b>2<sup>nd</sup>:</b>	<b>Hughes</b>
<b>Vote:</b>	<b>10-0</b>

\*Heard 5th in the order

\*Commissioners Harrier, West, and Cooper left following the vote for UDC-2024-161.

6. **UDC-2024-168 – 1630 Rogers Road  
 High Intensity Mixed-Use (MU-2)  
 Council District: 3  
 Address: 1630 Rogers Road  
 Owner/Agent: Pearson Grove, LLC / John Ainsworth, Kimley-Horn  
 Request:** The applicant requests a recommendation of approval to the Board of Adjustment for a variance to increase the maximum building height to 14 stories and 188 feet, where the maximum building height in the High Intensity Mixed-Use (MU-2) District is 7 to 9 stories for single use buildings.

<b>Motion:</b>	<b>That the request for a recommendation of approval to the Board of Adjustment be <u>approved</u>, subject to the following conditions:</b> <ol style="list-style-type: none"> <li><b>1. That the project development meets all other MU-2 design criteria; and</b></li> <li><b>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></li> </ol>
<b>Motion by:</b>	<b>Ramsey</b>
<b>2<sup>nd</sup>:</b>	<b>Bailey</b>
<b>Vote:</b>	<b>6-1, motion passes</b>

\*Heard 9th in the order

7. **UDC-2024-148 – 2821 W 7th Street  
 High Intensity Mixed-Use (MU-2)  
 Council District: 2  
 Address: 2821 W 7th Street**

**Owner/Agent:** Holt Lunsford Commercial / Amanda Mittag, Barnett Signs

**Request:** The applicant requests a Certificate of Appropriateness (COA) for a waiver from the High Intensity Mixed-Use (MU-2) District’s development standards for signs to allow a 96.75 sq. ft. wall sign, where the maximum allowed square footage is 73.5 sq. ft.

<b>Motion:</b>	<b>That the request for a Certificate of Appropriateness (COA) for a waiver to allow an attached sign to exceed the maximum allowable square footage of 73.5 sq. ft. to 96.75 sq. ft. be <u>approved.</u></b>
<b>Motion by:</b>	<b>Ramsey</b>
<b>2<sup>nd</sup>:</b>	<b>Bailey</b>
<b>Vote:</b>	<b>7-0</b>

\*Heard 7th in the order

8. **UDC-2024-173 – 2917 S. Cravens Road  
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 for a waiver to reduce the MU-2 fenestration requirement for the building façade (facing Elizabeth Road) from 40% to 37% for the first story façade, and a reduction from 25% to 24% for the second story façade.

<b>Motion:</b>	<b>That the request for a waiver from the fenestration requirements from 40% to 37% on the ground story and 25% to 24% on the upper story be <u>approved.</u></b>
<b>Motion by:</b>	<b>Ramsey</b>
<b>2<sup>nd</sup>:</b>	<b>Debose</b>
<b>Vote:</b>	<b>7-0</b>

\*Heard 8th in the order

9. **UDC-2024-162 – 6000 Grayson Street  
Urban Residential (UR)**

**Council District:** 5

**Address:** 6000 Grayson Street

**Owner/Agent:** Ross Home Inspection / Jimmy Wade

**Request:** The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Residential Development Standards and Guidelines to allow for no pedestrian-scaled lighting within a roadside’s street tree/furniture zone (Grayson Street) where the requirement is to install pedestrian-scaled lighting within the roadside’s street tree/furniture zone.

10. **UDC-2024-163 – 6002 Grayson Street**

**Urban Residential (UR)**

**Council District:** 5

**Address:** 6002 Grayson Street

**Owner/Agent:** Ross Home Inspection / Jimmy Wade

**Request:** The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Residential Development Standards and Guidelines to allow for no pedestrian-scaled lighting within a roadside’s street tree/furniture zone (Grayson Street) where the requirement is to install pedestrian-scaled lighting within the roadside’s street tree/furniture zone.

<b>Motion:</b>	<b>The request for a Certificate of Appropriateness (COA) for a waiver from the Urban Residential Development Standards and Guidelines be <u>denied</u>.</b>
<b>Motion by:</b>	<b>Ramsey</b>
<b>2<sup>nd</sup>:</b>	<b>Debose</b>
<b>Vote:</b>	<b>7-0</b>

\*UDC-2024-162 and UDC-2024-163 heard jointly as 6<sup>th</sup> in the order

**III. ADJOURNMENT**

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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 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 reunion 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**

As authorized by Section 551.071 of the Texas Government Code, 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 the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.