



MEETING AGENDA

URBAN DESIGN COMMISSION

August 18, 2022

Work Session: 9:30 AM

Public Hearing: 10:00 A.M.

Public Hearing in Room 2020

In Person

Public Hearing and Work Session:

200 Texas Street

Room 2020

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e1592f6bce253fe48e2813e1d9d8fbd83>

Meeting/ Access Code: 2551 544 0971

Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208

Meeting/ Access Code: 2551 544 0971

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>

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 5:00PM on August 17th, 2022. To sign up, either contact Jamie DeAngelo at Jamie.DeAngelo@fortworthtexas.gov or 817-392-8000 or register through WebEx per the directions on the City's website above.

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"/>	Stephen McCune - District 6
<input type="checkbox"/>	Jose Diaz - District 2	<input type="checkbox"/>	Aaron Thesman - District 7
<input type="checkbox"/>	Jesse Stamper - District 3	<input type="checkbox"/>	Mary Kay Hughes - District 8
<input type="checkbox"/>	Mike Ratterree - District 4	<input type="checkbox"/>	Douglas Cooper - District 9
<input type="checkbox"/>	James Hook - District 5	<input type="checkbox"/>	Gwen Harper - Alternate
<input type="checkbox"/>	Gareth Harrier - Alternate	<input type="checkbox"/>	Marta Rozanich - Alternate

I. WORK SESSION

A. Discussion of items on the agenda.

II. PUBLIC HEARING

A. **CALL TO ORDER:** Statement of Open Meetings Act

B. **ANNOUNCEMENTS**

C. **APPROVAL OF JULY 21, 2022 MEETING MINUTES**

D. **CONTINUED CASES**

1. **UDC-22-059 –2917 Chesser Boyer Road (Alliance Industrial UFC22-0176)**

Council District: 4

Address: 2917 Chesser Boyer Road

Owner/Agent: Levi Hermes/ Alliance Industrial Company

Request: The applicant requests a Certificate of Appropriateness for a waiver from the Urban Forestry Ordinance's 25% existing tree canopy preservation requirement.

2. **UDC-22-062 – 433 - 453 W. Morphy Street (J & M Townhomes Phase II)**

Council District: 9

Address: 433 – 453 W. Morphy Street

Owner/Agent: Philip Newburn Architecture

Request: The applicant requests a Certificate of Appropriateness for waivers from the Near Southside Development Code Standards and Guidelines for the following items:

- a) Waiver from the minimum roadside width standards to reduce the buffer zone from 5.5 feet to 0 feet.
- b) Waiver to allow a garage to front a public street.

E. NEW CASES

1. **UDC-22-068 – 2419 W Berry Street (Salad and Go)**

Council District: 9

Address: 2419 W Berry Street

Owner/Agent: Jake Jordan/ Accent Commercial Real Estate

Request: The applicant requests the following:

- a) A Certificate of Appropriateness for waivers from the Berry/University Form-Based Code for the following items:
 1. Waiver to allow vehicle access from a primary street.
 2. Waiver to reduce the minimum fenestration percentage for non-residential buildings from 50% to 5 %.
 3. Waiver to exceed 30' maximum of blank wall space by 4'.
- b) A recommendation to the Board of Adjustment for the following items:
 1. To reduce the minimum height from two stories to one story.

2. **UDC-22-063 – 2502 and 2509 Benbrook Blvd (Benbrook Townhomes)**

Council District: 9

Address: 2505 and 2509 Benbrook Blvd

Owner/Agent: Senthil Manimaran/ Golden Home Capital LLC

Request: The applicant requests the following:

- a) A Certificate of Appropriateness for waivers from the Berry/University Form-Based Code for the following items:
 1. Waiver to allow vehicle access from a primary street.
- b) A recommendation to the Board of Adjustment for the following items:
 1. To reduce the minimum setback from a side street from 10 ft to 5 ft.

3. **UDC-22-050 – 1500 Old University Drive (“MU-2” High Intensity Mixed--Use)**

Council District: 9

Applicant/Agent: Judd Mullinix/Kimley-Horn

Request: The applicant requests a Certificate of Appropriateness for waivers from the “MU-2” High Intensity Mixed--Use district development standards for the following items:

- a) A waiver from the requirement to provide individual street-oriented entries for seven (7) apartment units.
- b) A waiver to increase the spacing of apartment unit primary entrances from 125 linear feet to 141 linear feet along Old University Drive.

4. **UDC-22-069 – 701 St. Louis (Medical Office)**

Council District: 9

Address: 701 St. Louis

Owner/Agent: John Ainsworth/ Kimley - Horn

Request: The applicant requests a Certificate of Appropriateness for waivers from the Near Southside Form-Based Code for the following items:

- a) Waiver to allow a parking garage to front a public street.
- b) Waiver to increase the maximum percentage of parking lot frontage along a secondary street from 70% to 100%.

5. **UDC-22-067 – 100 South Jones Street (Katy Depot Fence)**
Council District: 9
Address: 100 South Jones Street
Owner/Agent: Richie Petronis/ BoonPetro Real Estate LLC
Request: The applicant requests a Certificate of Appropriateness for waivers from the Near Southside Development Standards and Guidelines for the following items:
 - a) Waiver to allow fencing between the building face and the road along a public street to secure a side yard parking area.

6. **UDC-22-065 – Evans/Rosedale Urban Village Development (ROW Vacation)**
Council District: 8
Address/Location: South of Terrell Avenue, west of Evans avenue, north of Pulaski Street, and east of I-35.
Owner/Agent: Sam Goulas/ Merriman-MAA architects
Request: The applicant requests a recommendation to the City Plan Commission and City Council for the approval of the vacation of three unnamed alleys within the Evans South Addition (Blocks 1 and 3) and Schlater’s Subdivision (Block 1).

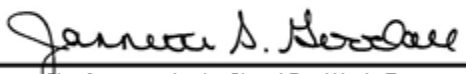
7. **UDC-22-070 – 3300 FM 157 Highway (UFC22-0147)**
Council District: 5
Address: 3300 FM 157 Highway
Owner/Agent: Stephen Graham/ Simple Development Partners
Request: The applicant requests a Certificate of Appropriateness for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement.

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

<p>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 <u>Friday, August 12, 2022 at 10:35 a.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p>

 Jannetta S. Goodall City Secretary for the City of Fort Worth, Texas
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