



MEETING AGENDA

URBAN DESIGN COMMISSION

September 15, 2022

Work Session: 9:00 A.M.

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=e61bb0ffeb17673c847b75b2cf7c049e3>

Meeting/ Access Code: 2559 941 3300

Registration Required

Teleconference

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

Meeting/ Access Code: 2559 941 3300

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 September 14th, 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. Staffing Update and Presentation

B. Discussion of Items on the Agenda.

II. PUBLIC HEARING

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

B. **ANNOUNCEMENTS**

C. **APPROVAL OF AUGUST 18, 2022 MEETING MINUTES**

D. **CONTINUED CASES**

- 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).
- 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.

E. NEW CASES

1. UDC-22-082 – 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 the 30-foot maximum of blank wall space by up to 4 feet.
- 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-22-081 – 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.
 2. Waiver to allow street-facing building length to exceed 100 feet by 22 feet.
- b) A recommendation to the Board of Adjustment for the following item:
 1. To reduce the minimum setback from a side street from 10 feet to 5 feet along Granbury Road.

3. UDC-22-074 – 1500 S. Main Street (JPS Transitional Parking Lots)

Council District: 9

Address/Location: Rosedale Addition (Blocks C, R and T); Tucker Addition (Blocks 37 and 38).

Owner/Agent: Adam Lane/JPS Health Network

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 requirement to provide roadside elements requirements (Street trees, Sidewalks, and Pedestrian Lights).
- b) Waiver to allow surface parking lot frontage to exceed 40% of the development site's total frontage length along a project's primary streets (South Main Street and W Magnolia Avenue).
- c) Waiver to allow surface parking lot frontage to exceed 70% of the development site's total frontage length along a project's secondary streets (E Morphy Street, Bryan Avenue, E Terrell Avenue, Crawford Street, Dashwood Street, E Leuda Street, and E Cannon Street).

- d) Waiver from the requirement to screen parking lots fronting a public right of way (South Main Street, W Magnolia Avenue, E Morphy Street, Bryan Avenue, E Terrell Avenue, Crawford Street, Dashwood Street, E Leuda Street, and E Cannon Street).
- e) Waiver from the 40% canopy coverage requirement for parking lots.
- f) Waiver of the 40% first floor transparency requirements along a street-facing facade for non-residential projects (Crawford Street, E Leuda Street, and E Cannon Street).
- g) Waiver from the requirement to have primary pedestrian entrances on the street frontage of the building (Crawford Street, E Leuda Street, and E Cannon Street).

4. **UDC-22-079 – 1000 8th Avenue (Boca 31 Signage)**

Council District: 9

Address: 1000 8th Avenue

Owner/Agent: Mike Gary/ Giant Sign

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

- a) Waiver to allow a wall sign on a side façade without an entrance.

5. **UDC-22-075 – 2403 Clinton Avenue (UR waiver)**

Council District: 2

Address: 2403 Clinton Avenue

Owner/Agent: Rafael Flores/ Maria R Salas

Request: The applicant requests a Certificate of Appropriateness for a waiver from the “UR” Urban Residential district development standard for a one-family detached dwelling that requires garage doors that face the street to be located a minimum of 20 feet behind any front wall plane of a structure facing a publicly accessible right-of-way.

6. **UDC-22-072 –3879 Post Oak Boulevard & 13750 Trinity Boulevard (“MU-1” Low Intensity Mixed-Use)**

Council District: 5

Address: 3879 Post Oak Boulevard & 13750 Trinity Boulevard

Owner/Agent: SCP Trinity Land / Rob Cronin, MMA Inc

Request: The applicant requests a Certificate of Appropriateness for the following:

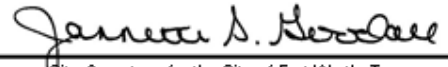
- a) A waiver from the requirement to plant street trees along Post Oak Boulevard.
- b) A waiver from the requirement to provide pedestrian-scaled lighting along Post Oak Boulevard.
- c) A waiver from the requirement to provide individual street-oriented entrances for first floor units along primary street frontages for the following:
 - 1. Seven (7) units along Trinity Boulevard.
 - 2. Seven (7) units along Kandel Drive.
 - 3. Five (5) units along Post Oak Boulevard.
- d) A waiver from the maximum 20 feet setback from a street/public access easement to allow for 23 feet 6 inches.

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

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 Friday, September 09, 2022 at 3:50 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas