



MEETING AGENDA
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 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 type="checkbox"/> Gannon Gries - Mayor Appointee | <input type="checkbox"/> Aaron Thesman - District 7 |
| <input type="checkbox"/> Cheryl West - District 2 | <input type="checkbox"/> Mary Kay Hughes - District 8 |
| <input type="checkbox"/> Tom Carr - District 3 | <input type="checkbox"/> Douglas Cooper - District 9 |
| <input type="checkbox"/> Mike Ratterree - District 4 | <input type="checkbox"/> Vacant - District 10 |
| <input type="checkbox"/> Terri Bailey - District 5 | <input type="checkbox"/> Mia Moss - District 11 |
| <input 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. 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**
- 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.

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:
 1. 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.
 2. 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.

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.

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).

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.

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.

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.

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.

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.

III. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS:

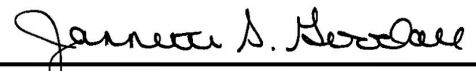
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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 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.

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.

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 13, 2024 at 5:40 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