



MEETING AGENDA
URBAN DESIGN COMMISSION
October 17, 2024
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/rd7e71bceebb113135eb95f323ef026e3>
Meeting/ Access Code: 2552 828 8524
Registration Required

Teleconference
(817) 392-1111 or 1-469-210-7159
Meeting/ Access Code: 2552 828 8524

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> 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 on the listed agenda must sign up to speak no later than 9:00AM on October 17, 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"/> Terri Bailey - District 5 | <input type="checkbox"/> Ronnie Ramsey - District 10 |
| <input type="checkbox"/> Dorothy Debose - District 6 | <input type="checkbox"/> Mia Moss - District 11 |
| <input type="checkbox"/> Gareth Harrier - Alternate | <input type="checkbox"/> Gwen Harper - Alternate |

I. PUBLIC HEARING

A. CALL TO ORDER: Statement Regarding the Texas Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF SEPTEMBER 19, 2024 MEETING MINUTES

D. CONTINUED CASES

1. **UDC-2024-143 – 4400 Marine Creek Parkway (UFC24-0155)
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.

2. **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 10 sq. ft. wall sign to be affixed to an existing seat wall, where the maximum allowed signage is 4.96 sq. ft.

E. NEW CASES

1. **UDC-2024-184 – 9550 and 9604 South Freeway (UFC24-0185)**
Light Industrial (I)
Council District: 8
Address: 9550 and 9604 South Freeway
Owner/Agent: RaceTrac, Inc/ Jordan Honeycutt, Spiars Engineering
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.

2. **UDC-2024-157 – 800 12th Avenue**
Near Southside Form-Based Code District (NS-T5I)
Council District: 9
Address: 800 12th Avenue
Owner/Agent: Aly Boschert / Patty Wicker (Cowtown Graphics & Signs)
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards & Guidelines to install a monument sign, which are not allowed.

3. **UDC-2024-183 – 2710 Avenue C**
Low Intensity Mixed-Use (MU-1)
Council District: 8
Address: 2710 Avenue C
Owner/Agent: MPI Group Developments / Kyle Thomas
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Low Intensity Mixed-Use (MU-1) Development Standards and Guidelines to allow zero pedestrian-scaled lighting along Avenue C where the requirement is to install pedestrian-scaled lighting within the roadside’s street tree/furniture zone.

4. **UDC-2024-185 – 4912 E. Rosedale Street**
Planned Development 1259 (PD/MU-1/SS)-Zone 1
Council District: 5
Address: 4912 E. Rosedale Street
Owner/Agent: Hughes House III GP, LLC / Brandon Burns, Bennett Partners
Request: The applicant requests a recommendation of approval to the Zoning Commission to amend PD-1259 (PD/MU-1/SS “Planned Development”/“Low Intensity Mixed-Use”/Stop Six Overlay) to allow for the following development standards:
 1. A 31-foot maximum setback from the primary street where the maximum setback is 20-feet along East Rosedale Street.
 2. Street level units with no individual street-oriented entries along a primary street frontage when they must be provided.

II. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS:

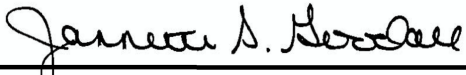
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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 any other matters that are exempt from public disclosure under the Texas Disciplinary Rules of Professional Conduct of the State 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, October 11, 2024 at 4:15 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