



MEETING AGENDA
URBAN DESIGN COMMISSION
January 16, 2025
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/rabfbf5e35d76f4d7dbab9097e4094162>
Meeting/ Access Code: 2558 373 6706
Registration Required

Teleconference
(817) 392-1111 or 1-469-210-7159
Meeting/ Access Code: 2558 373 6706

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 January 16, 2025. To sign up please register through WebEx per the directions on the City's website above. Contact Ana Alvarez at Ana.Alvarez@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. Election of Officers**
- B. Pedestrian Light Spacing**

II. PUBLIC HEARING

- A. CALL TO ORDER: Statement of Open Meetings Act**
- B. ANNOUNCEMENTS**
- C. APPROVAL OF DECEMBER 19, 2024 MEETING MINUTES**
- D. NEW CASES**

- 1. **UDC-2024-234 – 904 Cooks Ln – (UFC24-0004)**
Council District: 5
Address: 904 Cooks Ln
Owner/Agent: RF & Sons Properties LLC/Khalid Mahmood, IBC Construction LLC
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow a 0% tree preservation requirement.

- 2. **UDC-2024-235 – 11301 Trinity Blvd – (UFC24-0032)**
Council District: 5

Address: 11250 S Pipeline Rd & 11305 Mosier Valley Rd

Owner/Agent: LC2Gi MOVA North LLC/HBA Design-Build, LLC

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance's 25% tree preservation requirement to allow a 22% tree preservation requirement.

3. **UDC-2024-236 – 4039 Keller Haslet Rd – (UFC21-0266)**

Council District: 10

Address: 4039 & 4051 Keller Haslet Rd

Owner/Agent: TSMJV, LLC/ McAdams

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance's 25% tree preservation requirement to allow a 0% tree preservation requirement.

4. **UDC-2024-217 – 1324 Missouri Ave
Near Southside Form-Based Code (NS-T4R)**

Council District: 8

Address: 1324 Missouri Avenue

Owner/Agent: Kevin Khorrami/Cooper Conger

Request: The applicant requests the following:

1. A Certificate of Appropriateness (COA) for a waiver from the Near Southside Standards and Guidelines to not provide a pedestrian light in the ROW, while a pedestrian light is required;
2. A Certificate of Appropriateness (COA) to allow a 12:6 pitched roof, while visually dominant pitched roofs on multi-story buildings are strongly discouraged in the district.

5. **UDC-2024-222 – 3021 S University Dr
Berry/University Form-Based Code (BU-SH-4/TCU Overlay)**

Council District: 9

Address: 3021 S University Drive

Owner/Agent: Jatedos LLC/Michael Gary

Request: Applicant requests a Certificate of Appropriateness (COA) to allow the following:

1. Two wall signs, that are not street facing, on the side walls of the entrance.
2. A total wall sign area allocation of 38.27 sq ft.

6. **UDC-2024-228 – 6387 Camp Bowie Blvd
Camp Bowie Form-Based Code (CB-RUS)**

Council District: 3

Address: 6387 Camp Bowie Blvd

Owner/Agent: Luis Manzanares

Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Camp Bowie Revitalization Code Standards to allow a second attached sign with an area

of 24.8 square feet and a third attached sign with an area of 24.7 square feet, where only one sign per tenant space is permitted.

III. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS:

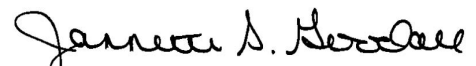
Old Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov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

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 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, January 10, 2025 at 3:30 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