



MEETING AGENDA

URBAN DESIGN COMMISSION

May 15, 2025

Work Session: 9:30 A.M.

Public Hearing: 10:00 A.M.

City Council Work Session Room

In Person

100 Fort Worth Trail

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/weblink/register/r06b7116157b90a991cc78d2c7576b54e>

Meeting/ Access Code: 2557 872 0126

Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159

Meeting/ Access Code: 2557 872 0126

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 May 15th, 2025. To sign up please register through WebEx per the directions on the City's website above. Contact Laura Young at Laura.Young@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"/> Vacant - District 4	<input type="checkbox"/> Ronnie Ramsey - 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"/> Vacant - Alternate
<input type="checkbox"/> Gareth Harrier - Alternate	<input type="checkbox"/> Gwen Harper - Alternate

I. WORK SESSION

A. Pedestrian Lights: Who Pays and Why?

II. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF APRIL 17, 2025 MEETING MINUTES

D. CONTINUED CASE

1. UDC-2025-084 – Trinity Lakes Map Amendments

Trinity Lakes Form-Based Code

Council District: 5

Address: Trinity Lakes Form-Based District

Owner/Agent: City of Fort Worth

Request: Recommendation to the City Council to Approve an Ordinance Amending the Comprehensive Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as Amended, Codified as Appendix A of the Code of City of Fort Worth, to Amend Sections of the Trinity Lakes Development Code as Provided by Section 4.1307.D. "Other Development Standards" of Section 4.1307, "Trinity Lakes ("TL") District of Article 13, "Form Based Districts"

of Chapter 4, “District Regulations” To Add Regulating Plans; To Revise Appendix B “Maps” Exhibit B.25 “Trinity Lakes (“TL”) District and Exhibit B.26 Trinity Lakes (“TL”) District Character Zones.

E. NEW CASES

1. UDC-2025-085 – Near Southside Map Amendments

Near Southside Form-Based Code

Council District: 9

Address: Near Southside Form-Based District

Owner/Agent: City of Fort Worth

Request: Recommendation to the City Council to Approve an Ordinance Amending the Comprehensive Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as Amended, Codified as Appendix A of the code of City of Fort Worth, to Amend Sections of the Near Southside Development Code as Provided By Section 4.1305.C. “Property Development Standards” of Section 4.1305, “Near Southside (“NS”) District of Article 13, “Form Based Districts” of Chapter 4, “District Regulations” To Update Certain Maps; To Revise Appendix B: “Maps”, Exhibit B.19: Near Southside and Exhibit B.20: Near Southside Core Zones.

2. UDC-2025-071 – 701 St. Louis Ave

Near Southside Form-Based Code (NS-T4)

Council District: 9

Address: 701 St. Louis Ave

Owner/Agent: St. Louis MOB, LLC/Caroline Claire

Request: The applicant requests a Certificate of Appropriateness (COA) for the following waivers from the Near Southside Standards and Guidelines:

1. Planting strips narrower than the required 5.5 feet; and
2. Providing structured parking above ground that fronts public rights-of-way, when interior or underground placement of structured parking is required; and
3. North elevation total fenestration at approximately 17%, and below the required 25%; and
4. Ground floor transparency at approximately 27% (north elevation), below the required 40%; and
5. Ground floor transparency at approximately 38% (south elevation), below the required 40%; and
6. Omission of screening along the south side of the surface parking lot, where a parking lot fronting a public street is required to be separated from the sidewalk by either a decorative and durable screen at least 4 feet in height or a continuous landscape screen consisting of shrubs or plant materials; and
7. Corner dedication approximately 20” smaller than the required 5’ by 5’ triangular dedication at street and alley intersections without all-way stop signs or traffic signals on the southwest corner.

3. UDC-2025-066 – 813 E. Northside Dr.

PIP Peripheral – Northside Dr. (PIP 7 Overlay, also known as “TUP 7 Overlay”) – “K-Heavy Industrial”

Council District: 9

Address: 813 E. Northside Dr.

Owner/Agent: Deen Wholesale Meat Co/Kevin Poole

Request: The applicant requests a Certificate of Appropriateness (COA) to waive the Panther Island Peripheral Zone Standards Guidelines requirement that building facades be parallel to the street and allow a facade that deviates from this standard.

4. UDC-2025-083 – 5601 Locke Ave

Camp Bowie Revitalization Code (CB-RG)

Council District: 3

Address: 5601 Locke Ave

Owner/Agent: Fresenius Medical Care North America/Phillip Londenber,
Londenber Signs

Request: The applicant requests a Certificate of Appropriateness (COA) for the waivers from the Camp Bowie Revitalization Code Standards and Guidelines to:

1. Permit two attached wall signs per tenant space, exceeding the one sign per tenant space limit; and
2. Allow total signage of 131.6 square feet, surpassing the maximum permitted 100 square feet by 31.6 square feet.

III. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS:

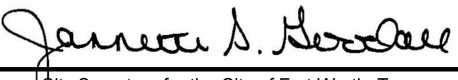
Old Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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, May 09, 2025 at 4:35 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