



MEETING AGENDA

Urban Design Commission

May 21, 2026

Public Hearing: 9:00 A.M.

In Person

100 Fort Worth Trail

City Council Work Session Room

Fort Worth, Texas 76102

Viewing Only

City of Fort Worth Website Homepage. [Watch Recordings Online](#)

To view the docket for this meeting please visit: [Upcoming Board and Commission Cases](#)

Any member of the public who wishes to address the Commission regarding an item on the listed agenda must complete a Speaker Registration Form prior to the start of the meeting. This form will be located on the check-in desk in front of the work session room, can be obtained from present staff, or can be completed electronically using the QR code below:



If you would like to provide written comments in support or opposition, please send them to DesignReview@fortworthtexas.gov. Comments received by 5pm on the business day prior to the meeting date will be provided to the Commission.

UDC meetings are recorded and available in our Recording Library found [here](#). Contact Laura Young at Laura.Young@fortworthtexas.gov or 817-392-8001 if there are any difficulties.

COMMISSIONERS

- | | |
|--|---|
| <input type="checkbox"/> Vacant - District 1 | <input type="checkbox"/> Shane Benner - District 7/Chair |
| <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"/> Steven Halliday - District 9 |
| <input type="checkbox"/> Vacant - District 4 | <input type="checkbox"/> Ronnie Ramsey - District 10/Vice |
| <input type="checkbox"/> John Reed - District 5 | <input type="checkbox"/> Mia Moss - District 11 |
| <input type="checkbox"/> Dorothy Debose - District 6 | <input type="checkbox"/> Jesus Sanchez - Alternate |
| <input type="checkbox"/> Gareth Harrier - Alternate | <input type="checkbox"/> Vacant - Alternate |

I. PUBLIC HEARING

- A. CALL TO ORDER: Statement of Open Meetings Act**
- B. ANNOUNCEMENTS**
- C. APPROVAL OF MARCH 19, 2026 MEETING MINUTES**

- D. NEW CASES**

1. UDC-2026-104 - 1408 N Sylvania Ave (UFC26-0093)

Zoning District: E

Council District: 11

Address: 1408 N Sylvania Ave

Owner/Agent: Juan Carlos Ocampo

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

2. **UDC-2026-111 - 3650 Race St (UFC26-0012)**
Zoning District: E
Council District: 2
Address: 3650 Race St
Owner/Agent: Earnest Buyers LLC/ Sebastian Sergi
Request: Applicant requests a Certificate of Appropriateness (COA) from the Urban Forestry Ordinance significant mitigation requirement to waive the requirement to preserve additional canopy, plant additional canopy, or pay a fee of mitigation.
3. **UDC-2026-084 - 901 W Rosedale St**
Zoning District: NS-T5
Council District: 9
Address: 901 W Rosedale St
Owner/Agent: WFMG, LP / Red Oak Realty; Michael Prezioso, Priority Signs and Graphics
Request: Applicant requests a Certificate of Appropriateness for a crown of building sign in the Near Southside Form Based Code District with a waiver to allow two crown of building signs on a façade, where only one crown of building sign per facade is allowed.
4. **UDC-2026-091 - 104 S Main St**
Zoning District: NS-T5
Council District: 9
Address: 104 S Main St
Owner/Agent: Watt Reynolds, Wunnofor LLC; Ames Fender, Fender-Andrade Architects
Request: Applicant request a Certificate of Appropriateness for building rehabilitation and parking lot improvements in the Near Southside Form Based Code District with the following waivers:
 1. Waiver from fencing standards (5.C.4) to allow a security fence along a public street, where exterior security fences located along public streets shall not extend beyond the building façade.
 2. Waver from the individual retail entrance standards (5.C.3.b) to allow a ground-floor retail space to have an

individual public entry from a parking lot, where each retail use with exterior ground level exposure along a street or public space shall have an individual public entry from the street or public space.

5. UDC-2026-126 - SB 840/SB 2477 Text Amendment

Request:

Request a recommendation to City Council regarding the following zoning text amendment:

An Ordinance amending the Comprehensive Zoning Ordinance, being Ordinance No. 21653, as amended, of the City of Fort Worth codified as Appendix "A" of the Code of the City of Fort Worth (2015), by Amending Chapter 4, "District Regulations", Article 8, Section 4.803 "Non-Residential District Use Table" and Article 12, Section 4.1203 "Form-Based Code District Use Table", To Add "Mixed-use Residential (Chapter 218 of the Tex. Loc. Gov't Code)" and "Multifamily Residential (Chapter 218 of the Tex. Loc. Gov't Code)" as New Uses and Allow Such Uses in All Commercial Districts and Certain Form-Based Districts; Amending Chapter 5, "Supplemental Use Standards," Article I, "Standards for Selected Uses," to Add Section 5.159, titled "Mixed-Use Residential and Multifamily Residential Developments Pursuant to Chapter 218 of the Tex. Loc. Gov't Code" and Establish Regulations and Development Standards consistent with Chapter 218 of the Local Government Code concerning Mixed-Use and Multifamily Residential Developments, and Conversion of Buildings to Multifamily or Mixed-Use Residential; Amending Chapter 4, "District Regulations," Article 13, "Form-Based Districts," Section 4.1305 "The Near Southside Development Standards and Guidelines," Section 4.1306 "Camp Bowie District Boulevard Revitalization Code," Section 4.1307 "Trinity Lakes Development Code," and Section 4.1308 "Berry/University Form Based Code," By Adding an Appendix to Those Form Based Codes Establishing Regulations and Development Standards consistent with Chapter 218 of the Local Government Code concerning Multifamily Residential, and Conversion of Buildings to Multifamily Residential or Mixed-Use Residential; Amending Article 4 "Overlay Districts," Section 4.402 "Urban Design District-Downtown, Section 4.403

“Panther Island Peripheral Zone (“PIP”) Overlay District, and 4.404 “I-35W Corridor (“I-35W”) Design Overlay District, to Revise the “Downtown Urban Design Standards and Guidelines,” “Panther Island Peripheral Zone Overlay Zoning Standards and Guidelines,” and “I-35 Development Standards and Guidelines” By Adding an Appendix to Those Overlay Districts Standards and Guidelines Establishing Regulations and Development Standards consistent with Chapter 218 of the Local Government Code concerning Multifamily Residential, Mixed-Use Residential, and conversion of Buildings to Multifamily Residential or Mixed-Use Residential

II. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS:

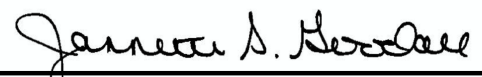
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City’s ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov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

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 stamped on the following date and time **Friday, May 15, 2026 at 3:30 P.M.** and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.


City Secretary for the City of Fort Worth, Texas