



**SPECIAL CALLED MEETING MINUTES  
DOWNTOWN DESIGN REVIEW BOARD**

February 9, 2022  
Public Hearing: 2:00 pm

**In-Person:**

Council Conference Room 20220  
200 Texas Street  
2<sup>nd</sup> Floor-City Hall  
Fort Worth, Texas 76102

**Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e09a5139649cbdb803d4d6ecac411e2c>

Meeting/ Access Code:  
2557 921 0581

**Teleconference**

(817) 392-1111 or 1-650-479-3208  
Meeting/ Access Code: 2557 921 0581

**Viewing Only**

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99  
City of Fort Worth Website Homepage: [Watch Live Online](#)

**For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: [www.fortworthtexas.gov](http://www.fortworthtexas.gov)**

**To view the docket for this meeting visit: <http://fortworthtexas.gov/calendar/boards/>**

Members of the Downtown Design Review Board may be participating remotely in accordance with the Texas Open Meetings Act.

**\*\*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 5:00PM on February 8, 2022. To sign up, either contact Sevanne Steiner at [Sevanne.Steiner@fortworthtexas.gov](mailto:Sevanne.Steiner@fortworthtexas.gov) or 817-392-8012 or register through WebEx per the directions on the City's website above.**

**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.**

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**BOARD MEMBERS**

X	Steve Bohanan	- Place 1	X	Kirk Millican/ Chair	- Place 5
	Laura Bird	- Place 2	X	Allison Docker	- Place 6
X	Tracy McMackin	- Place 3	X	Tony Pham	- Place 7
X	Matthijs Melchiors	- Place 4	X	Clifton Hall	- Alternate

**I. PUBLIC HEARING: 2:00PM.**

**A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT**

**B. ANNOUNCEMENTS**

Melissa Konur with DFWI announced the DFWI Annual Meeting on April 6, 2022 and the Main Street Arts Festival on April 7-10.

**C. ELECTION OF CHAIR AND VICE-CHAIR**

Nomination By: McMackin  
Motioned To: Kirk Millican as Chair  
Motion Carried: 7-0

Nomination By: Pham  
Motioned To: Tracy McMackin as Vice Chair  
Motion Carried: 7-0

**D. APPROVAL OF 2022 MEETING CALANDER**

Motion By: Melchiors  
Motioned To: Approve  
Seconded By: Bohanan  
Motion Carried: 7-0

**E. APPROVAL OF NOVEMBER 3 AND DECEMBER 2, 2021 MEETING MINUTES**

Motion By: McMackin  
Motioned To: Approve  
Seconded By: Hall  
Motion Carried: 7-0

**F. NEW CASES**

**DG22 – 001      1310 Texas Street**  
**Owner: Fort Worth Housing Solutions – Tyler Argogast**  
**Applicant: Harris Kosher Smith Engineers – Michael Moore, PE**

Requests a Certificate of Appropriateness for the construction of a parking lot with waivers from the fencing and street tree standards.

Staff presented their report and recommended approval.

**Support:**

Tyler Argogast, owner representative, spoke in favor of the application.  
Melissa Konur, DFWI, Spoke in favor of the application

No one spoke in **opposition**.

**Board Discussion:**

Motion By: McMackin  
Motioned To: Approve and work out tree types with staff  
Seconded By: Melchiors

Motion Carried: 7 - 0

**DG21 – 002 Northwest corner of 7<sup>th</sup> and Henderson Street**  
**Owner: Allen Harrison Company – Sylvan Schurwanz**  
**Applicant: ZCA Residential, LLC – Denny Simon, AIA**

Requests a Certificate of Appropriateness to construct a 16 story mixed – use building with waivers from the streetscape standards.

Staff presented their report and recommended approval.

**Support:**

Evan McAnulty, applicant team, spoke in favor of the application.  
Axel Weisheit, applicant team, spoke in favor of the application.  
Berry Hudson, applicant team, spoke in favor of the application.  
Melissa Konur, DFWI, Spoke in favor of the application

No one spoke in **opposition**.

**Board Discussion:**

Motion By: Pham  
Motioned To: Approve  
Seconded By: Melchiors  
Motion Carried: 7 - 0

**DG21 – 003 1000 W. Weatherford Street**  
**Owner: MWG Enterprises, LLC- Sam Gunderson**  
**Applicant: AHS Residential – Jay Jambor**

Requests approval of conceptual approval (footprint and massing) of a 12 story residential building and a waiver from the skybridge and parking garage standards.

Board Member Allison Docker left the meeting

Staff presented their report and recommended approval.

**Support:**

Brooks Howell, architect, spoke in favor of the application.  
Brandon Middleton, engineer, spoke in favor of the application.  
Melissa Konur, DFWI, Spoke in favor of the application

No one spoke in **opposition**.

**Board Discussion:**

Motion By: Pham  
Motioned To: Approve conceptually with waiver for skybridges and Deny waiver for parking garage.  
Seconded By: Melchiors  
Motion Carried: 6 - 0

**II. ADJOURNMENT: 3:47P.M.**



**MEETING MINUTES**  
DOWNTOWN DESIGN REVIEW BOARD  
March 3, 2022  
Public Hearing: 2:00 pm

**In-Person:**  
Moved to Development Conference Room  
200 Texas Street  
Lower Level  
Fort Worth, Texas 76102

**Videoconference**  
<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e1ee27de803e50c01361818500128218a>

Meeting/ Access Code:  
2550 782 0877

**Teleconference**  
(817) 392-1111 or 1-650-479-3208  
Meeting/ Access Code: 2550 782 0877

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**\*\*Any member of the public who wishes to address the Board regarding an item on the listed agenda must sign up to speak no later than 5:00PM on March 2, 2022. To sign up, either contact Sevanne Steiner at [Sevanne.Steiner@fortworthtexas.gov](mailto:Sevanne.Steiner@fortworthtexas.gov) or 817-392-8012 or register through WebEx per the directions on the City's website above.**

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**BOARD MEMBERS**

X	Steve Bohanan	- Place 1	X	Kirk Millican/ Chair	- Place 5
X	Laura Bird	- Place 2	X	Allison Docker	- Place 6
X	Tracy McMackin/ Vice Chair	- Place 3	X	Tony Pham	- Place 7
	Matthijs Melchiors	- Place 4	X	Clifton Hall	- Alternate

**I. PUBLIC HEARING: 2:00PM.**

A. **CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT**

B. **ANNOUNCEMENTS**

~~C. APPROVAL OF FEBRUARY 3, 2022 MEETING MINUTES~~

Motion By: \_\_\_\_\_ McMackin  
Motioned To: \_\_\_\_\_ Continue  
Seconded By: \_\_\_\_\_ Hall  
Motion Carried: 7 - 0

D. **NEW CASES**

**DG22 – 004      1400 Henderson Street**  
**Owner: Wilkes Development – Jess Green, SVP**  
**Applicant: BOKA Powell – Mark Dabney**

Requests a Certificate of Appropriateness for the rehabilitation of a historic structure and the construction of a five (5) story residential building with a parking garage and waivers from the parking garage, streetscape and fencing standards.

Staff presented their report and recommended approval.

**Support:**

Mark Dabney, architect, spoke in favor of the application.  
Melissa Konur, DFWI, Spoke in favor of the application

No one spoke in **opposition**.

**Board Discussion:**

Motion By:                      Bird  
Motioned To:                  Approve  
Seconded By:                  Bohanan  
Motion Carried:                7 - 0

**II. ADJOURNMENT: 2:58PM**

**ASSISTANCE AT THE PUBLIC MEETINGS:**

This meeting site 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](mailto: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.

**ASISTENCIA A REUNIONES PUBLICAS:**

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como 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](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión, de modo que puedan hacerse 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 las acomodaciones necesarias.

**EXECUTIVE SESSION**

The Downtown Design Review Board 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 under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda.



**MEETING MINUTES**  
DOWNTOWN DESIGN REVIEW BOARD  
April 7, 2022  
Public Hearing: 2:00 pm

**In-Person:**  
City Council Conference room 2020  
200 Texas Street  
2<sup>nd</sup> Floor-City Hall  
Fort Worth, Texas 76102

**Videoconference**  
<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e958e7fc8951653f6a531f25d3fd8aa0a>

Meeting/ Access Code: 2557 720 9036

**Teleconference**  
(817) 392-1111 or 1-650-479-3208  
Meeting/ Access Code: 2557 720 9036

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**BOARD MEMBERS**

X	Steve Bohanan - Place 1	X	Kirk Millican/ Chair - Place 5
X	Laura Bird - Place 2	X	Allison Docker - Place 6
X	Tracy McMackin/ Vice Chair - Place 3	X	Tony Pham - Place 7
X	Matthijs Melchiors - Place 4	X	Clifton Hall - Alternate

**I. PUBLIC HEARING: 2:00PM.**

A. **CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT**

B. **ANNOUNCEMENTS**

C. **APPROVAL OF FEBRUARY 3, 2022 AND MARCH 3, 2022 MEETING MINUTES**

Motion By: McMackin  
Motioned To: Approve March 3, 2022 and strike all references to February 3, 2022 meeting minutes  
Seconded By: Pham  
Motion Carried: 7-0

D. **NEW CASES**

**DG22 – 005      900 Houston Street**  
**Owner: AngMar – Joey Dello Russo**  
**Applicant: Bennett Partners – Samantha Hunt - Garbarino**

Requests a Certificate of Appropriateness to construct a balcony.

Staff presented their report and recommended denial.

No one spoke in support.

**Opposition.**

Melissa Konur, DFWI, spoke in opposition of the application.

**Board Discussion:**

Motion By: Melchiors  
Motioned To: Deny  
Seconded By: Pham  
Motion Carried: 7 - 0  
Recused: Hall

**DG22 – 006      1100 Texas Street**  
**Owner: Brewer & Hale LLC.**  
**Applicant: PSA Inc. – Philip Stewart**

Requests a Certificate of Appropriateness to construct a four (4) story apartment building with waivers from the materials, fencing, parking structure, streetscape and sign standards.

Staff presented their report and recommended approval.

**Support:**

Joe Self, architect, spoke in favor of the application.  
Melissa Konur, DFWI, Spoke in favor of the application

No one spoke in **opposition**.

**Board Discussion:**

Motion By: Bird  
Motioned To: Approve with porch depth and corner entry to be worked out with staff  
Seconded By: Docker  
Motion Carried: 7 - 0

**DG22 – 007      1000 W. Weatherford Street**  
**Owner: MWG Enterprises, LLC- Sam Gunderson**

**Applicant: AHS Residential**

Requests a Certificate of Appropriateness to construct a 12-story apartment building with waivers from the parking structure standards.

Staff presented their report and recommended approval.

**Support:**

Brookes Howell, architect, spoke in favor of the application.  
Brandon Middleton, engineer, spoke in favor of the application.  
Melissa Konur, DFWI, Spoke in favor of the application.

No one spoke in **opposition**.

**Board Discussion:**

Motion By: McMackin  
Motioned To: Approve  
Seconded By: Bird  
Motion Carried: 7 - 0

**DG22 – 008 1000 Jones Street  
Owner/ Applicant: Central Calhoun, LLC - Mariana Mesquita Paes**

Requests approval of conceptual approval (footprint and massing) of a 12-story residential building and a waiver from the skybridge and parking garage standards.

Staff presented their report and recommended approval.

**Support:**

Kelly Henson, architect, spoke in favor of the application  
Michelle Brunelli, applicant, spoke in favor of the application

No one spoke in **opposition**.

**Board Discussion:**

Motion By: Melchiors  
Motioned To: Deny  
Seconded By: McMackin  
Motion Carried: 7 - 0

**II. ADJOURNMENT: 3:48P.M.**

**ASSISTANCE AT THE PUBLIC MEETINGS:**

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**EXECUTIVE SESSION**

The Downtown Design Review Board 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 under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda.



**DRAFT MEETING MINUTES**  
DOWNTOWN DESIGN REVIEW BOARD  
May 5, 2022  
Public Hearing: 2:00 pm

**In-Person:**

City Council Conference room 2020  
200 Texas Street  
2<sup>nd</sup> Floor-City Hall  
Fort Worth, Texas 76102

**Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ec3ef45d6d327662885206002d8bba7c2>

Meeting/ Access Code:  
2558 456 4244

**Teleconference**

(817) 392-1111 or 1-650-479-3208  
Meeting/ Access Code: 2558 456 4244

**For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: [www.fortworthtexas.gov](http://www.fortworthtexas.gov)**

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**\*\* Any member of the public who wishes to address the Board regarding an item on the listed agenda must sign up to speak no later than 5:00PM on May 4, 2022. To sign up, either contact Sevanne Steiner at [Sevanne.Steiner@fortworthtexas.gov](mailto:Sevanne.Steiner@fortworthtexas.gov) or 817-392-8012 or register through WebEx per the directions on the City's website above.**

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**BOARD MEMBERS**

X	Steve Bohanan	- Place 1	X	Kirk Millican/ Chair	- Place 5
X	Laura Bird	- Place 2	X	Allison Docker	- Place 6
X	Tracy McMackin/ Vice Chair	- Place 3	X	Tony Pham	- Place 7
X	Matthijs Melchiors	- Place 4	X	Clifton Hall	- Alternate

**I. PUBLIC HEARING: 2:00PM.**

**A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT**

**B. ANNOUNCEMENTS**

Melissa Konur, DFWI, Announced the kick – off of the Downtown Strategic Action Plan: Plan 2033. Visit [www.dfw.org](http://www.dfw.org) for more information and to take the survey.

**C. APPROVAL OF FEBRUARY 9, 2022 AND APRIL 7, 2022 MEETING MINUTES**

Motion By: McMackin  
Motioned To: Approve  
Seconded By: Pham  
Motion Carried: 7-0

**D. NEW CASES**

**DG22 – 009 1000 Jones Street**  
**Owner/ Applicant: Central Calhoun, LLC - Mariana Mesquita Paes**

Requests approval of conceptual footprint and massing of a 12-story residential building and requests a waiver from the parking garage standards.

Motion By: Bird  
Motioned To: Withdraw  
Seconded By: Melchoirs  
Motion Carried: 7-0

**DG22 – 010 1104 Greer Street**  
**Owner/ Applicant: Nomad Build One, LLC. – Kashif Riaz**

Requests approval of conceptual footprint and massing of a 3-story residential building.

Staff presented their report and recommended further study

**Support:**

Kashif Riaz, applicant, spoke in favor of the application.  
Melissa K, DFWI, Spoke in favor of the application

No one spoke in **opposition**.

**Board Discussion:**

Motion By: McMackin  
Motioned To: Continue  
Seconded By: Bird  
Motion Carried: 7 - 0

**E. ADJURNMENT: 2:40 P.M.**



**DRAFT MEETING MINUTES**  
DOWNTOWN DESIGN REVIEW BOARD  
June 30, 2022  
Public Hearing: 10:00 a.m.

**In-Person:**  
City Council Conference room 2020  
200 Texas Street  
2<sup>nd</sup> Floor-City Hall  
Fort Worth, Texas 76102

**Videoconference**  
<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e3201b5f0a83ab559309a7ab81ef72818>

Meeting/ Access Code:  
2557 458 0493

**Teleconference**  
(817) 392-1111 or 1-650-479-3208  
Meeting/ Access Code: 2557 458 0493

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**\*\*Any member of the public who wishes to address the Board regarding an item on the listed agenda must sign up to speak no later than 5:00PM on June 29, 2022. To sign up, either contact Sevanne Steiner at [Sevanne.Steiner@fortworthtexas.gov](mailto:Sevanne.Steiner@fortworthtexas.gov) or 817-392-8012 or register through WebEx per the directions on the City's website above.**

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**BOARD MEMBERS**

X	Steve Bohanan	- Place 1	X	Kirk Millican/ Chair	- Place 5
X	Laura Bird	- Place 2		Allison Docker	- Place 6
X	Tracy McMackin/ Vice Chair	- Place 3	X	Tony Pham	- Place 7
	Matthijs Melchiors	- Place 4	X	Clifton Hall	- Alternate

**I. PUBLIC HEARING: 10:00 A.M.**

**A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT**

**B. ANNOUNCEMENTS**

**C. APPROVAL OF MAY 5, 2022 MEETING MINUTES**

Motion By: Hall  
Motioned To: Approve  
Seconded By: Pham  
Motion Carried: 6 - 0

**D. CONTINUED CASES**

**DG22 – 010 1104 Greer Street  
Owner/ Applicant: Nomad Build One, LLC. – Kashif Riaz**

Requests approval of conceptual footprint and massing of a 3 - story residential building.

Staff presented their report and recommended approval.

**Support:**

Kashif Riaz, applicant, spoke in favor of the application.  
Melissa Konur, DFWI, spoke in favor of the application

No one spoke in **opposition**.

**Board Discussion:**

Motion By: McMackin  
Motioned To: Approve  
Seconded By: Pham  
Motion Carried: 6 - 0

**E. NEW CASES**

**DG22 – 012 1600 Block of Forest Park Boulevard  
Owner/ Applicant: City of Fort Worth**

Requests a Certificate of Appropriateness for the installation of public art.

Staff presented their report and recommended approval.

**Support:**

Anne Allen, Fort Worth Public Art, spoke in favor of the application  
Lynne' Bowman, Artist, spoke in favor of the application  
Melissa Konur, DFWI, spoke in favor of the application

No one spoke in **opposition**.

**Board Discussion:**

Motion By: McMackin  
Motioned To: Approve  
Seconded By: Hall  
Motion Carried: 6 - 0

**DG22 – 013      1301 E. Weatherford Street  
Owner/ Applicant: City of Fort Worth**

Requests a Certificate of Appropriateness for the construction of a private patio with a pergola and eight-foot-high solid fence with a waiver from the fence standards.

Staff presented their report and recommended approval.

**Support:**

Melissa Konur, DFWI, spoke in favor of the application

No one spoke in **opposition**.

**Board Discussion:**

Motion By:                      Bird  
Motioned To:                    Approve  
Seconded By:                    McMackin  
Motion Carried:                 6 - 0

**DG22 – 014      1000 Jones Street  
Owner/ Applicant: Central Calhoun, LLC - Mariana Mesquita Paes**

Requests approval of conceptual footprint and massing of a 12-story residential building and requests a waiver from the parking garage standards allowing for a non-active ground floor.

Staff presented their report and recommended approval and further study of black walls.

**Support:**

Kelly Benson, Architect, spoke in favor of the application  
Crystal Chan, Director of Design, spoke in favor of the application  
Melissa Konur, DFWI, spoke in favor of the application

No one spoke in **opposition**.

**Board Discussion:**

Motion By:                      Pham  
Motioned To:                    Approve  
Seconded By:                    McMackin  
Motion Carried:                 6 - 0

**F. ADJOURNMENT: 11:13 A.M.**

**ASSISTANCE AT THE PUBLIC MEETINGS:**

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**MEETING MINUTES**  
DOWNTOWN DESIGN REVIEW BOARD  
August 4, 2022  
Public Hearing: 2:00 p.m.

**In-Person:**  
City Council Conference Room 2020  
200 Texas Street  
2<sup>nd</sup> Floor-City Hall  
Fort Worth, Texas 76102

**Videoconference**  
<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e32ed81ca70771b7885e6a099e2f3a34e>

Meeting/ Access Code:  
2556 478 8069

**Teleconference**  
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Meeting/ Access Code: 2556 478 8069

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**\*\*Any member of the public who wishes to address the Board regarding an item on the listed agenda must sign up to speak no later than 5:00PM on August 3, 2022. To sign up, either contact Sevanne Steiner at [Sevanne.Steiner@fortworthtexas.gov](mailto:Sevanne.Steiner@fortworthtexas.gov) or 817-392-8012 or register through WebEx per the directions on the City’s website above.**

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**BOARD MEMBERS**

X	Steve Bohanan	- Place 1	X	Kirk Millican/ Chair	- Place 5
X	Laura Bird	- Place 2	X	Allison Docker	- Place 6
X	Tracy McMackin/ Vice Chair	- Place 3	X	Tony Pham	- Place 7
	Matthijs Melchiors	- Place 4	X	Clifton Hall	- Alternate

**I. PUBLIC HEARING: 2:00 P.M.**

**A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT**

**B. ANNOUNCEMENTS**

**C. APPROVAL OF JUNE 30, 2022 MEETING MINUTES**

Motion By: Bird  
Motioned To: Approve  
Seconded By: McMackin  
Motion Carried: 7 - 0

**D. NEW CASES**

**DG22 – 015      1808 Portland Avenue  
Owner/ Applicant: 7 Ten Ten, LLC – Baylor Barwise**

Requests a Certificate of Appropriateness for the construction of a single-family house.

Staff presented their report and recommended approval.

**Support:**

Baylor Barwise, Applicant, spoke in favor of the application.  
Melissa Konur, DFWI, spoke in favor of the application.

No one spoke in **opposition**.

**Board Discussion:**

Motion By: Pham  
Motioned To: Approve  
Seconded By: McMackin  
Motion Carried: 7 - 0

**DG22 – 016      801 Cherry Street  
Owner/ Applicant: Cowtown Graphic and Signs - Brandon Chill**

Requests a Certificate of Appropriateness for installation of signage with a waiver from the sign standards to allow a monument sign less than five feet from the Rights of Way.

Staff presented their report and recommended approval.

**Support:**

Melissa Konur, DFWI, spoke in favor of the application.

No one spoke in **opposition**.

**Board Discussion:**

Motion By: Bird  
Motioned To: Approve  
Seconded By: Bohanan  
Motion Carried: 6 - 0  
Recused: Hall

DG22 – 017

1612 Summit Avenue

Owner/ Applicant: Schwarz Hanson Architects - Tod Hanson

Requests a Certificate of Appropriateness for a waiver to install a six foot high fence exceeding the four feet height allowed by the architectural edge standards.

Staff presented their report and recommended approval.

**Support:**

Tod Hanson, Architect, spoke in favor of the application.

Melissa Konur, DFWI, spoke in favor of the application.

No one spoke in **opposition**.

**Board Discussion:**

Motion By: McMackin

Motioned To: Approve

Seconded By: Docker

Motion Carried: 6 - 0

Recused: Pham

DG22 – 018

1000 Jones Street

Owner/ Applicant: Central Calhoun, LLC - Mariana Mesquita Paes

Requests a Certificate of Appropriateness for the construction of a 12-story residential building with a parking garage.

Staff presented their report and recommended approval

**Support:**

Kelly Benson, Architect, spoke in favor of the application

Crystal Chan, Director of Design, spoke in favor of the application

Melissa Konur, DFWI, spoke in favor of the application

No one spoke in **opposition**.

**Board Discussion:**

Motion By: Pham

Motioned To: Approve

Seconded By: Bird

Motion Carried: 7 - 0

E. **ADJOURNMENT: 3:13PM**



**MEETING AGENDA**  
DOWNTOWN DESIGN REVIEW BOARD  
Thursday, September 1, 2022  
Public Hearing: 2:00 p.m.

**In-Person:**  
City Council Conference Room 2020  
200 Texas Street  
2<sup>nd</sup> Floor-City Hall  
Fort Worth, Texas 76102

**Videoconference**  
<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e34914d07f14ef52dde4a06c526feb9b8>

**Meeting/ Access Code**  
2559 780 4712

**Teleconference**  
(817) 392-1111 or 1-650-479-3208  
Meeting/ Access Code: 2559 780 4712

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: [www.fortworthtexas.gov](http://www.fortworthtexas.gov)

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**\*\* Any member of the public who wishes to address the Board regarding an item on the listed agenda must sign up to speak no later than 5:00PM on August 31, 2022. To sign up, either contact Monica Lafitte at [Monica.Lafitte@fortworthtexas.gov](mailto:Monica.Lafitte@fortworthtexas.gov) or 817-392-8000 or register through WebEx per the directions on the City's website above.**

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**BOARD MEMBERS**

X	Steve Bohanan	- Place 1	X	Kirk Millican	- Place 5
	Laura Bird	- Place 2	X	Allison Docker/ Temporary Chair	- Place 6
	Tracy McMackin/ Vice Chair	- Place 3	X	Tony Pham	- Place 7
X	Matthijs Melchiors	- Place 4	X	Clifton Hall	- Alternate

\* Prior to meeting commissioners concluded Ms. Docker should act as temporary chair due to Mr. Kirk Millican's virtual attendance via Webex.

**I. PUBLIC HEARING: 2:00 P.M.**

**A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT**

**B. ANNOUNCEMENTS**

**C. APPROVAL OF AUGUST 4, 2022 MEETING MINUTES**

Motion to:	Approve
Motion by:	Hall
Seconded by:	Pham
Vote:	5-0
Recused:	Melchiors

**D. NEW CASES**

**DG22 – 019      1104 Greer Street**  
**Owner / Applicant: Nomad Build One, LLC / Kashif Riaz**

Requests a Certificate of Appropriateness for the construction of two (2), three-story residential buildings.

DG22 – 019                      1104 Greer Street	
Staff Recommendation:	Approve subject to conditions: - street trees and pedestrian lights are moved into the right of way furnishings zone - sidewalk is a minimum of 7" wide
Support:	Kashif Riaz, Applicant Melissa Konur, Downtown Fort Worth Inc.
Opposition:	None
Motion to:	Approve subject to conditions: - street trees and pedestrian lights are moved into the right of way furnishings zone - sidewalk is a minimum of 7" wide
Motion by:	Bohanan
Seconded by:	Pham
Vote:	6-0
Recused:	None

**DG22 – 020      100 Lexington Street**  
**Owner / Applicant: URGO Medical / Brandon Chilcut, Cowtown Graphics and Signs**

Requests a Certificate of Appropriateness for the following waivers from crown of building sign standards:

- To locate the sign on the second story instead of the required location within 15' of the top of the building; and
- To allow two lines of text instead of the maximum one line allowed.

DG22 – 020                      100 Lexington Street	
Staff Recommendation:	Approve
Support:	Patty Wicker, Cowtown Graphics Melissa Konur, Downtown Fort Worth Inc.
Opposition:	None
Motion to:	Approve
Motion by:	Pham
Seconded by:	Melchiors
Vote:	6-0

Recused:	None
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**DG22 – 021      100 Energy Way**  
**Owner / Applicant: City of Fort Worth / Mark Dabney, BOKA Powell**

Requests a Certificate of Appropriateness for the construction of a new council chamber building adjacent to the future city hall.

DG22 – 021      100 Energy Way	
Staff Recommendation:	Approve
Support:	Tanyan Farley, Applicant Mark Dabney, Applicant Denny Boles, Applicant Melissa Konur, Downtown Fort Worth Inc.
Opposition:	None
Motion to:	Approve
Motion by:	Melchior
Seconded by:	Pham
Vote:	6-0
Recused:	None

**E. ADJOURNMENT**

**ASSISTANCE AT THE PUBLIC MEETINGS:**

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**ASISTENCIA A REUNIONES PUBLICAS:**

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**EXECUTIVE SESSION**

The Downtown Design Review Board 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 under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda.



**MEETING MINUTES**  
DOWNTOWN DESIGN REVIEW BOARD  
Thursday, November 3, 2022  
Public Hearing: 2:00 p.m.

**In-Person:**  
City Council Conference Room 2020  
200 Texas Street  
2<sup>nd</sup> Floor-City Hall  
Fort Worth, Texas 76102

**Videoconference**  
<https://fortw.orthtexas.webex.com/fortw.orthtexas/onstage/g.php?MTID=e8607a38887f7297408aed5e301270da1>

**Meeting/ Access Code**  
2558 912 2571

**Teleconference**  
(817) 392-1111 or 1-650-479-3208  
Meeting/ Access Code: 2558 912 2571

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**BOARD MEMBERS**

	Steve Bohanan	- Place 1	X	Kirk Millican/ Chair	- Place 5
X	Laura Bird	- Place 2	X	Allison Docker	- Place 6
X	Tracy McMackin/ Vice Chair	- Place 3	X	Tony Pham	- Place 7
	Matthijs Melchiors	- Place 4		Vacant	- Alternate

**I. PUBLIC HEARING: 2:00 P.M.**

A. **CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT**

B. **ANNOUNCEMENTS**

C. **APPROVAL OF SEPTEMBER 1, 2022 MEETING MINUTES**

Motion to:	Approve
Motion by:	Bird
Seconded by:	Pham
Vote:	5-0
Recused:	None

D. **NEW CASES**

**DG22 – 022      800 West Fifth Street**  
**Owner / Applicant: First United Methodist Church, Fort Worth / Barry Hudson**

Requests a Certificate of Appropriateness for the modification of an existing perimeter fence surrounding the playground.

DG22 – 022                      800 West Fifth Street	
Staff Recommendation:	Staff recommends <b>approval</b> of option E. Staff understands the existing wall has not served the needed purpose of securing the children’s playground area and needs to be modified. The proposal increases the height, while still remaining compatible with the Gothic Revival architecture of the structures, and not detracting from the pedestrian experience.
Support:	Barry Hudson, FUMC Fort Worth Building Committee Melissa Konur, DFWI Design Review Committee
Opposition:	None
Motion to:	Approve
Motion by:	Pham
Seconded by:	Docker
Vote:	4-0
Recused:	Milican, Vice Chair McMackin served as chair

**DG22 – 023      1200 E. Weatherford Street**  
**Owner / Applicant: Chillingham Park LLC / Brandon Behrens, Vaquero Multifamily, LLC**

Requests approval of conceptual footprint and massing of an 8-story residential building, a waiver from the street grid standards, and a recommendation to the City Plan Commission for the vacation of E. 1<sup>st</sup> Street between Hampton and Nichols Streets.

DG22 – 023                      1200 E. Weatherford Street	
Staff Recommendation:	Staff supports the recommendation to vacate the portion of E. 1st Street, due to the proximity to the railroad, which impedes connectivity; Consideration should be given to improving the pedestrian experience throughout the rest of the site. Staff agrees with the below input from DFWI that additional study needs to occur for the details and elevations.
Support:	Michael Bennet, Bennett Partners Taylor Cell, Bennett Partners Melissa Konur, DFWI Design Review Committee
Opposition:	None
Motion to:	Approve
Motion by:	Pham

Seconded by:	McMackin
Vote:	5-0
Recused:	None

**DG22 – 024      300 Burnett Street**  
**Owner / Applicant: Finley Properties / Tod Hanson, Schwarz Hanson Architects**

Requests a Certificate of Appropriateness for the construction of a new cooling tower at the corner of West 2<sup>nd</sup> and Florence Streets.

DG22 – 024                      300 Burnett Street	
Staff Recommendation:	Staff is supportive of moving the cooling tower onto the same lot as the building it serves. Staff agrees with the DFWI recommendation below to explore other locations and preserve the hard corner of the lot for potential future expansion. As such, staff recommends <b>denial</b> of the application for a cooling tower at this location.
Support:	Todd Hansen, Schwarz-Hanson Architects
Opposition:	Melissa Konur, DFWI Design Review Committee
Motion to:	Continue to next month to investigate additional locations on the building lot with the DFWI Design Review Committee
Motion by:	Bird
Seconded by:	Docker
Vote:	4-0
Recused:	Pham

**DG22 – 025      221 W. Lancaster Avenue**  
**Owner / Applicant: Fort Worth Transportation Authority / Melissa Konur, Downtown Fort Worth Inc.**

Requests a Certificate of Appropriateness for a waiver from the monument sign standards to allow a 133 square feet monument sign in the new transit plaza, where the maximum total area allowed is 60 square feet per sign face.

DG22 – 025                      221 W. Lancaster Avenue	
Staff Recommendation:	An improved traveler experience at T&P Station has been an important goal for Downtown Fort Worth, Inc., Trinity Metro, and the City. Staff supports the waiver requests and recommends <b>approval</b> <ul style="list-style-type: none"> <li>• Waiver from the monument sign standards to allow a 133 square feet monument sign in the new transit plaza, where the maximum total area allowed is 60 square feet per sign face</li> </ul>
Support:	Melissa Konur, DFWI Design Review Committee
Opposition:	None
Motion to:	Approve
Motion by:	Pham
Seconded by:	McMackin
Vote:	4-0
Recused:	Millican

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