



MEETING MINUTES
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>

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COMMISSIONERS

- | | |
|---|---|
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<input checked="" type="checkbox"/> Cheryl West - District 2

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<input type="checkbox"/> Mia Moss - District 11

<input type="checkbox"/> Marta Rozanich - Alternate

<input checked="" 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**

Motion:	Approve
Motion by:	Debose
2nd:	Hughes
Vote:	10-0

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.

Motion:	Deny without prejudice
Motion by:	Harper
2nd:	Debose
Vote:	10-0

*Commissioner Ramsey entered the hearing.

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.

Motion:	Approve
Motion by:	Harrier
2nd:	Hughes
Vote:	11-0

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.

Motion:	Approve
Motion by:	Bailey
2nd:	Carr
Vote:	11-0

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

Council District: 8

Address: 1324 Missouri Avenue

Owner/Agent: Cooper Conger/Kasie Dudley

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.

Motion:	Approve waivers as requested
Motion by:	Ramsey
2nd:	West
Vote:	11-0

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 38.3 sq ft.

Motion:	Deny
Motion by:	Harper
2nd:	Debose
Vote:	11-0

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.

Motion:	Approve the installation of a second wall sign with a total area of 24.8 square feet, and the installation of a third sign be denied with prejudice.
Motion by:	Ramsey
2nd:	West
Vote:	11-0

III. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS:

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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 reunion 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



MEETING MINUTES

URBAN DESIGN COMMISSION

February 20, 2025

Work Session: 10:00 A.M.

Public Hearing to Immediately Follow the Conclusion of Work Session
Room 2020

In Person

200 Texas Street

Room 2020

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/webex/register/r8e57edc9cd9ff4bdfd919428b0d475c9>

Meeting/ Access Code: 2552 109 0323

Registration Required

Teleconference

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

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I. WORK SESSION

- A. ELECTION OF OFFICERS**
- B. PEDESTRIAN LIGHT SPACING PRESENTATION**
- C. CAMP BOWIE FORM-BASED CODE PRESENTATION**

II. PUBLIC HEARING

- A. CALL TO ORDER: Statement of Open Meetings Act**
- B. ANNOUNCEMENTS**
- C. APPROVAL OF JANUARY 16, 2025 MEETING MINUTES**

Motion:	Approve
Motion by:	Ramsey
2 nd :	Harper
Vote:	9-0

D. NEW CASES

**1. UDC-2024-207 – 601 Hemphill St
Near Southside Form-Based Code (NS-T4)**

Council District: 9

Address: 601 Hemphill Street

Owner/Agent: Kalsum, LLC/Ravi Macha, TechArt Constructions

Request: The applicant requests a Certificate of Appropriateness (COA) to approve the proposed drive-through for a new two-story building with pharmacy on the first floor and medical offices on the second floor.

Motion:	Approve
Motion by:	Carr
2 nd :	Ramsey
Vote:	9-0

**2. UDC-2025-008 – 3621 Bryce Ave
Planned Development – High Intensity Mixed-Use (PD-MU-2)**

Council District: 7

Address: 3621 Bryce Avenue

Owner/Agent: 2050 Montgomery, LLC/Darin McReynolds Norman, Urbanworth, LLC

Request: The applicant requests a recommendation to the Zoning Commission for approval to rezone said 3-acre property to the following:

From: “J” Medium Industrial and “CR” Low Density Multifamily

To: “PD/MU-2” – Planned Development for all uses in High Density Mixed Use excluding short-term rental, event center, pawn shop, and service station; development standards to limit height at 85 feet.

Motion:	Deny
Motion by:	Bailey
2 nd :	Debose
Vote:	9-0

**3. UDC-2025-009 – 7900 Trinity Blvd
Trinity Lakes Form-Based Code (TL-NB)**

Council District: 5

Address: 7900 Trinity Blvd

Owner/Agent: Riverbend Investment 1/Brad Lonberger, Place Strategies, Inc.

Request: The applicant requests a recommendation to the Zoning Commission for approval to rezone said 40-acre property to the following:

From: PD-224 – “PD/SU” Planned Development/Specific Use for all existing zoning categories plus sand and gravel mining (See staff report)

To: “TL-NB” Trinity Lakes Form-Based Code - Neighborhood Zone.

Motion:	Approve
Motion by:	Ramsey
2 nd :	Harper
Vote:	9-0

4. **UDC-2025-010 – 708-714 Parkdale Ave (Parkdale Place – Lighting)
Urban Residential (UR)**

Council District: 11

Address: 708 – 714 Parkdale Avenue

Owner/Agent: Housing Channel/Brad Lonberger, Place Strategies, Inc.

Request: The applicant is requesting a Certificate of Appropriateness (COA) for a waiver from the Urban Residential (UR) Standards to provide pedestrian-scaled lighting along the private property adjacent to Parkdale Ave, where the standards require the lighting to be located along all public rights-of-way.

Motion:	Approve
Motion by:	Ramsey
2 nd :	Debose
Vote:	7-0

5. **UDC-2025-012 – 628 Harrold St (Mister 01 Pizza Signage)
High Intensity Mixed-Use (MU-2)**

Council District: 9

Address: 628 Harrold Street

Owner/Agent: Trademark Property Company/John LaBarge, Mister 01

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the High Intensity Mixed-Use (MU-2) Standards, for two wall signs to exceed the maximum allowable square footage of 45 sq. ft. each, with a total of 56.23 sq. ft each.

Motion:	Deny
Motion by:	Carr
2 nd :	Ramsey
Vote:	7-0

III. **ADJOURNMENT**

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MEETING AGENDA VOTING NOTES

URBAN DESIGN COMMISSION

March 20, 2025

Work Session: 10:00 A.M.

Public Hearing to Immediately Follow the Conclusion of Work Session

Room 2020

In Person

200 Texas Street

Room 2020

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/weblink/register/rd031087968f660beb206a4d659a6cbd9>

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I. WORK SESSION

A. URBAN FORESTRY ORDINANCE UPDATE PRESENTATION

II. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF FEBRUARY 20 MEETING MINUTES

Motion:	Approve
Motion by:	Harper
2 nd :	Ramsey
Vote:	8-0

D. NEW CASES

1. **UDC-2025-038 – 11600 North Fwy – (UFC24-0208)**
 Council District: 10
 Address: 11600 North Fwy

Owner/Agent: Northwest ISD

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 17% tree preservation requirement.

Motion:	Approve
Motion by:	Ramsey
2 nd :	Harper
Vote:	8-0

2. **UDC-2025-014 – 3021 S. University Dr
Berry/University Form-Based Code (BU-SH-4)**

Council District: 9

Address: 3021 S. University Dr

Owner/Agent: Jatedos LLC (Jimmy John’s)/Michael Gary (Giant Sign CO)

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Berry/University Form-Based Code to install an additional 9-square-foot projecting sign on the street-facing façade that makes a total of 33.67 square feet allocation when 30 square feet is the maximum allowed.

Motion:	Deny
Motion by:	Harper
2 nd :	West
Vote:	8-0

3. **UDC-2025-042 – 3232 Townsend Dr
Berry/University Form-Based Code (BU-RA-3)**

Council District: 9

Address: 3232 Townsend Dr

Owner/Agent: Chris Chavez

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Berry University Form-Based Code to allow vehicle access from Townsend Drive (a primary street), where vehicle access from a primary street is not allowed.

Motion:	Deny without prejudice
Motion by:	Harper
2 nd :	Ramsey
Vote:	8-0

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MEETING MINUTES
URBAN DESIGN COMMISSION
April 17th, 2025
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/r56f3fbb77cc5e705e3e6dd274b66ac8e>
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- I. **PUBLIC HEARING**
 - A. **CALL TO ORDER:** Statement of Open Meetings Act
 - B. **ANNOUNCEMENTS**
 - C. **APPROVAL OF MARCH 20TH MEETING MINUTES**
 - D. **NEW CASES**

Motion:	Approved
Motion by:	Ramsey
2nd:	Cooper
Vote:	10-0

- 1. **UDC-2025-054 - 3201 River Park Dr (UFC09-0111)**
Council District: 3
Address: 3201 River Park Dr
Owner/Agent: Wood Partners/LandDesign
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow an 11% tree preservation.

Motion:	Approved
Motion by:	Harrier

2nd:	Cooper
Vote:	10-0

2. **UDC-2025-063 - 4000 Mark IV Pkwy (UFC25-0061)**
Council District: 2
Address: 4000 Mark IV Pkwy
Owner/Agent: Blazing Trail, LP/Baird, Hampton & Brown
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.

Motion:	Approved
Motion by:	Ramsey
2nd:	Cooper
Vote:	10-0

3. **UDC-2025-073 - 3320 Hemphill St (UFC23-0048)**
Council District: 9
Address: 3320 Hemphill St
Owner/Agent: Pivotal Investors/ Kimley-Horn
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 4% tree preservation.

Motion:	Approved
Motion by:	West
2nd:	Cooper
Vote:	10-0

4. **UDC-2025-047 – 1059 E Oleander St**
Near Southside Form Based Code District (NS-T4R)
Council District: 8
Address: 1059 E Oleander St
Owner/Agent: Luis Matarrita
Request: The applicant requests a Certificate of Appropriateness (COA) for waivers from the Near Southside Standards and Guidelines to allow the following:

1. A sidewalk location along the curb and with planting strip behind;
2. Fenestration of approximately 21% of the street-facing façade, when a minimum of 25% fenestration is required;
3. Allow the building façade to not be parallel to the street frontage; and
4. A pitched roof with a 12:6 slope, which is strongly discouraged for multi-story buildings in this district.

Motion:	Approved
Motion by:	Ramsey
2nd:	West
Vote:	10-0

5. **UDC-2025-034 – 101 E Vickery Blvd**
Near Southside Form Based Code District (NS-T5)

Council District: 9

Address: 101 E Vickery Blvd

Owner/Agent: FTW Vickery Lodging, LLC/Dustin Dresen

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

1. Retain an existing sloped sidewalk without a low maintenance tree planter system on Industrial Ave, when new surface parking lots require a low maintenance a tree planter system.
2. Not provide a sectional parking screening on the south side of Industrial Ave between the crosswalk and the west driveway of the parking lot, when parking lots that front a street require to be separated from the sidewalk by a decorative and durable screen of at least 4 ft.; and
3. A 52% parking lot frontage along the primary street (E Vickery) when the percentage of parking lot frontage shall not exceed 40% of the development site’s total frontage length along a project’s primary street.

Motion:	Approved
Motion by:	West
2nd:	Moss
Vote:	10-0

7. **UDC-2025-045 – 3100 Miller Ave (Dollar Tree Signage)**
Low Intensity Mixed-Use (MU-1)

Council District: 11

Address: 3100 Miller Ave

Owner/Agent: Safari Properties LLC/Empire Canopy Sign and Construction, Amanda Wilkison

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Low Intensity Mixed-Use (MU-1) Standards, for two wall signs to exceed the maximum allowable square footage of 75.06 sq. ft. (sign A) and 92.25 sq. ft. (sign B), respectively, with each sign proposed at 96.58 sq. ft.

Motion:	Denied
Motion by:	Cooper
2nd:	Debose
Vote:	10-0

8. **UDC-2025-057 – 6004 Grayson St (Pedestrian Lighting)**
Urban Residential (UR)

Council District: 5

Address: 6004 Grayson St

Owner/Agent: Perez Martinez Group LLC/Carlos Perez

Request: The applicant is requesting a Certificate of Appropriateness (COA) for a waiver from the Urban Residential (UR) Standards requirement to provide pedestrian-scaled lighting along a public right-of-way (Grayson Street) to allow for no pedestrian-scaled lighting.

Motion:	Deny without prejudice
Motion by:	Bailey
2nd:	Hughes
Vote:	10-0

9. **UDC-2025-058 – 6001 Baylor St (Pedestrian Lighting)**
Urban Residential (UR)
Council District: 5
Address: 6001 Baylor St
Owner/Agent: Perez Martinez Group LLC/Carlos Perez
Request: The applicant is requesting a Certificate of Appropriateness (COA) for a waiver from the Urban Residential (UR) Standards requirement to provide pedestrian-scaled lighting along a public right-of-way (Baylor Street) to allow for no pedestrian-scaled lighting.

Motion:	Deny without prejudice
Motion by:	Bailey
2nd:	Hughes
Vote:	10-0

10. **UDC-2025-060 – 6006 Grayson St (Pedestrian Lighting)**
Urban Residential (UR)
Council District: 5
Address: 6006 Grayson St
Owner/Agent: Perez Martinez Group LLC/Carlos Perez
Request: The applicant is requesting a Certificate of Appropriateness (COA) for a waiver from the Urban Residential (UR) Standards requirement to provide pedestrian-scaled lighting along a (public right-of-way) Grayson Street to allow for no pedestrian-scaled lighting.

Motion:	Deny without prejudice
Motion by:	Bailey
2nd:	Hughes
Vote:	10-0

11. **UDC-2025-061 – 6000 Grayson St (Pedestrian Lighting)**
Urban Residential (UR)
Council District: 5
Address: 6000 Grayson St
Owner/Agent: Colmenero Juan Carlos/Colmenero Framing
Request: The applicant is requesting a Certificate of Appropriateness (COA) for a waiver from the Urban Residential (UR) Standards requirement to provide pedestrian-scaled lighting along a public right-of-way (Grayson Street) to allow for no pedestrian-scaled lighting.

Motion:	Deny without prejudice
Motion by:	Ramsey
2nd:	Debose
Vote:	10-0

12. **UDC-2025-062 – 6002 Grayson St (Pedestrian Lighting)**
Urban Residential (UR)

Council District: 5

Address: 6002 Grayson St

Owner/Agent: Colmenero Juan Carlos/Colmenero Framing

Request: The applicant is requesting a Certificate of Appropriateness (COA) for a waiver from the Urban Residential (UR) Standards requirement to provide pedestrian-scaled lighting along a public right right-of-way (Grayson Street) to allow for no pedestrian-scaled lighting.

Motion:	Deny without prejudice
Motion by:	Ramsey
2nd:	Debose
Vote:	10-0

13. **UDC-2025-074 – 1555 Merrimac Cir (WestBend Merrimac)**
High Intensity Mixed-Use (MU-2)

Council District: 9

Address: 1555 Merrimac Cir

Owner/Agent: Carriage House Development LLC, Kyle Poulson/Kimley-Horn, Cristal Zubia

Request:

1. The applicant requests a Certificate of Appropriateness (COA) for a waiver from the High Intensity Mixed-Use (MU-2) Standards for the following:
 - a. To allow the apartment building, with street level units, to have no primary street entrance or individual street-oriented entries for each unit along the primary street frontage (Old University Drive and the northern portion of Merrimac Circle) when apartments, condominiums, and manor houses with street level units must provide individual street-oriented entries
 - b. To allow an apartment with primary entrances along Merrimac Park Place, to not exceed 195 linear feet and along Merrimac Circle to not exceed 250 linear feet, when primary entrances are not to exceed 125 linear feet of street-oriented building frontage.
 - c. To allow a fence to be located in the area between the front building façade and public street frontage beyond the building façade, which is not allowed
 - d. To allow the parking garage openings, facing Merrimac Circle, to be in excess of 28 feet when such openings shall not exceed 25 feet.
 - e. To allow a maximum first-floor height of 21'4 ¾" when a 20-foot maximum first floor height is required for the apartment complex.
2. The Applicant requests a recommendation to the Board of Adjustment for a variance to allow that the commercial buildings (5) have a height of one story and less than the required minimum 18 feet of occupiable space.

Motion:	Approve A-E as presented; #2 Recommendation to BOA is Approved
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Motion by:	Cooper
2nd:	Ramsey
Vote:	9-0

14. UDC-2025-084 – Trinity Lakes Text and Map Amendments

Trinity Lakes Form-Based Code

Council District: 5

Address: 7900 Trinity Blvd

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 Appendix A (Regulating Plan) and Appendix B (Regulation Plan).

Motion:	Continuance
Motion by:	Ramsey
2nd:	Moss
Vote:	9-0

II. 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.

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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



MEETING MINUTES

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/0KybDq>

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 checked="" type="checkbox"/> Cheryl West - District 2 | <input checked="" type="checkbox"/> Mary Kay Hughes - District 8 |
| <input checked="" type="checkbox"/> Tom Carr - District 3 | <input type="checkbox"/> Douglas Cooper - District 9 |
| <input type="checkbox"/> Vacant - District 4 | <input checked="" type="checkbox"/> Ronnie Ramsey - District 10 |
| <input checked="" type="checkbox"/> Terri Bailey - District 5 | <input type="checkbox"/> Mia Moss - District 11 |
| <input checked="" type="checkbox"/> Dorothy Debose - District 6 | <input type="checkbox"/> Vacant - Alternate |
| <input checked="" 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

Motion:	Approve
Motion by:	DeBose
2nd:	Carr
Vote:	7-0

D. CONTINUED CASE

- 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.

Motion:	Continue
Motion by:	West
2nd:	DeBose
Vote:	7-0

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.

Motion:	Continue
Motion by:	Carr
2nd:	DeBose
Vote:	7-0

Commissioner Harrier recused himself and left the meeting.

**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 Claure

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.

Motion:	Approve waivers without conditions
Motion by:	West
2nd:	Bailey
Vote:	6-0
Recused:	Harrier

***Commissioner Harrier returned to the meeting following this case**

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.

Motion:	Approve without conditions
Motion by:	West
2nd:	Carr
Vote:	7-0

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 Londenberg, Londenberg 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.

Motion:	Continue
Motion by:	DeBose
2nd:	Harrier
Vote:	7-0

III. ADJOURNMENT

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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



MEETING MINUTES
URBAN DESIGN COMMISSION
June 26, 2025
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/webex/register/rc172b231138a0cf99a707bf85663441a>

Meeting/ Access Code: 2551 130 4652
Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159
Meeting/ Access Code: 2551 130 4652

Viewing Only

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

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COMMISSIONERS

- | | |
|---|---|
| <input checked="" type="checkbox"/> Gannon Gries - Mayor Appointee

<input checked="" type="checkbox"/> Cheryl West - District 2

<input type="checkbox"/> Tom Carr - District 3

<input type="checkbox"/> Vacant - District 4

<input checked="" type="checkbox"/> Terri Bailey - District 5

<input type="checkbox"/> Dorothy Debose - District 6

<input checked="" type="checkbox"/> Gareth Harrier - Alternate | <input checked="" type="checkbox"/> Shane Benner - District 7

<input type="checkbox"/> Mary Kay Hughes - District 8

<input checked="" type="checkbox"/> Douglas Cooper - District 9

<input checked="" type="checkbox"/> Ronnie Ramsey - District 10

<input type="checkbox"/> Mia Moss - District 11

<input type="checkbox"/> Vacant - Alternate

<input checked="" type="checkbox"/> Gwen Harper - Alternate |
|---|---|

I. PUBLIC HEARING

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF MAY 15, 2025 MEETING MINUTES**

Motion:	Approve
Motion by:	Ramsey
2nd:	Cooper
Vote:	8-0

D. CONTINUED CASES

- 1. **UDC-2025-084 – Trinity Lakes Text and 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.

Motion:	Approve
Motion by:	Harper
2nd:	West
Vote:	8-0

2. **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; and Exhibit B.37 “Historic Southside Neighborhood.”

Motion:	Approve
Motion by:	Ramsey
2nd:	Cooper
Vote:	8-0

3. **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 Londenberg, Londenberg Signs

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Camp Bowie Revitalization Code Standards and Guidelines to allow two attached wall signs per tenant space, exceeding the one sign per tenant space limit.

Motion:	Approve
Motion by:	Cooper
2nd:	Harper
Vote:	8-0

E. NEW CASES

1. **UDC-2025-115 – 5850 Marine Creek Pkwy (UFC25-0121)**

Council District: 2

Address: 5850 Marine Creek Pkwy

Owner/Agent: MCP18, LLC / Laura Presley, Kimley-Horn

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.

Motion:	Approve
Motion by:	Harrier
2nd:	West
Vote:	8-0

2. **UDC-2025-127 – Jason’s Deli (Retail Corners) (UFC24-0177)**

Council District: 7

Address: 8633 Old Decatur Road

Owner/Agent: Retail Corners, LLC / Kimley-Horn

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.

Motion:	Approve with the condition that applicant must work with staff to maximize tree planting on site
Motion by:	Ramsey
2nd:	Cooper
Vote:	8-0

3. **UDC-2025-051 – 1151/1153 E Oleander St**

Near Southside Form-Based Code (NS-T4R)

Council District: 8

Address: 1151/1153 E Oleander St

Owner/Agent: Cowtown QOZB LP/Luis Matarrita

Request: The applicant requests the following:

1. A Certificate of Appropriateness (COA) for waivers from the Near Southside development standards to allow the following:

- a) Fenestration of approximately 21.5% of the south facing façade (E Oleander St), when a minimum of 25% fenestration is required; and
- b) Fenestration of approximately 7.3% of the west facing façade (Stone St), when a minimum of 25% fenestration is required; and

2. A Certificate of Appropriateness (COA) to allow the following deviations from the Near Southside development guidelines to allow the following:

- a) Pitched roof with a 6:12 slope, which is strongly discouraged for multi-story buildings; and
- b) West building façade not parallel to the secondary street (Stone St.) frontage.

Motion:	Deny without prejudice for waivers 1a & 1b; Approve waivers 2a & 2b
Motion by:	Cooper
2nd:	West
Vote:	8-0

4. **UDC-2025-046 – 1163/1165 E Oleander St**
Near Southside Form-Based Code (NS-T4R)
Council District: 8
Address: 1163/1165 E Oleander St
Owner/Agent: Cowtown QOZB LP/Luis Matarrita
Request: The applicant requests the following:
1. A Certificate of Appropriateness (COA) for waiver from the Near Southside development standards to allow the fenestration of approximately 21.5% of the south-facing façade (E. Oleander St.), when a minimum of 25% fenestration is required.

 2. A Certificate of Appropriateness (COA) to allow a pitched roof with a 6:12 slope, which is strongly discouraged for multi-story buildings in the Near Southside development guidelines.

Motion:	Approve with the condition that additional fenestration be added on the south elevation to meet the 25% minimum fenestration
Motion by:	Harper
2nd:	West
Vote:	8-0

5. **UDC-2025-049 – 1167/1169 E Oleander St**
Near Southside Form-Based Code (NS-T4R)
Council District: 8
Address: 1167/1169 E Oleander St
Owner/Agent: Cowtown QOZB LP/Luis Matarrita
Request: The applicant requests the following:
1. A Certificate of Appropriateness (COA) for waiver from the Near Southside development standards to allow the fenestration of approximately 21.5% of the south-facing façade (E Oleander St), when a minimum of 25% fenestration is required.

 2. A Certificate of Appropriateness (COA) to allow a pitched roof with a 6:12 slope, which is strongly discouraged for multi-story buildings in the Near Southside development guidelines.

Motion:	Approve with the condition that additional fenestration be added on the south elevation to meet the 25% minimum fenestration
Motion by:	Harper
2nd:	West
Vote:	8-0

6. **UDC-2025-050 – 1171/1173 E Oleander St**
Near Southside Form-Based Code (NS-T4R)
Council District: 8
Address: 1171/1173 E Oleander St
Owner/Agent: Cowtown QOZB LP/Luis Matarrita
Request: The applicant requests the following:

1. A Certificate of Appropriateness (COA) for waiver from the Near Southside development standards to allow the fenestration of approximately 21.5% of the south-facing façade (E Oleander St), when a minimum of 25% fenestration is required.

2. A Certificate of Appropriateness (COA) to allow a pitched roof with a 6:12 slope, which is strongly discouraged for multi-story buildings in the Near Southside development guidelines.

Motion:	Approve with the condition that additional fenestration be added on the south elevation to meet the 25% minimum fenestration
Motion by:	Harper
2nd:	West
Vote:	8-0

7. **UDC-2025-110 – 1166/1168 Mansfield Ave
Near Southside Form-Based Code (NS-T4R)**

Council District: 8

Address: 1166/1168 Mansfield Ave

Owner/Agent: Cowtown QOZB LP/Luis Matarrita

Request: The applicant requests the following:

1. A Certificate of Appropriateness (COA) for waiver from the Near Southside development standards to allow the fenestration of approximately 21.5% of the northeast-facing façade (Mansfield Ave), when a minimum of 25% fenestration is required.

2. A Certificate of Appropriateness (COA) to allow a pitched roof with a 6:12 slope, which is strongly discouraged for multi-story buildings in the Near Southside development guidelines.

Motion:	Approve with the condition that additional fenestration be added on the northeast elevation to meet the 25% minimum fenestration
Motion by:	Ramsey
2nd:	Harper
Vote:	8-0

8. **UDC-2025-111 – 1158/1160 Mansfield Ave
Near Southside Form-Based Code (NS-T4R)**

Council District: 8

Address: 1158/1160 Mansfield Ave

Owner/Agent: Cowtown QOZB LP/Luis Matarrita

Request: The applicant requests the following:

1. A Certificate of Appropriateness (COA) for waiver from the Near Southside development standards to allow the fenestration of approximately 21.5% of the northeast-facing façade (Mansfield Ave), when a minimum of 25% fenestration is required.

2. A Certificate of Appropriateness (COA) A to allow a pitched roof with a 6:12 slope, which is strongly discouraged for multi-story buildings in the Near Southside development guidelines.

Motion:	Approve with the condition that additional fenestration be added on the northeast elevation to meet the 25% minimum fenestration
Motion by:	Ramsey
2nd:	Harper
Vote:	8-0

9. **UDC-2025-098 – 14009 North Fwy
(I) Light Industrial / I-35 Overlay – North Zone**

Council District: 10

Address: 14009 North Fwy

Owner/Agent: Michael Flowers, INDCO Partners / Jared Earney, Kimley-Horn

Request: The applicant requests a recommendation of approval from the Urban Design Commission (UDC) to the Board of Adjustment (BOA) for a waiver from the I-35 Overlay – North Zone Setback Standards to allow the minimum setback for pavement from the property line along the I-35 frontage side to be 0', where a minimum of 25' is required.

Motion:	Approve with the condition that the developer work with staff to maximize landscaping opportunities and not require the berm
Motion by:	Cooper
2nd:	Bailey
Vote:	8-0

10. **UDC-2025-114 – 1400 Hemphill St
Near Southside Form-Based Code (NS-T4)**

Council District: 9

Address: 1400 Hemphill St

Owner/Agent: Catholic Diocese of Fort Worth / Rob Cronin

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Standards to allow a 6-foot-tall front yard fence, exceeding the maximum allowed height of 4 feet.

Motion:	Approve
Motion by:	Ramsey
2nd:	West
Vote:	6-0
Recused:	Cooper
Departed:	Harper

11. **UDC-2025-042 – 3232 Townsend Dr
Berry/University Form-Based Code (BU-RA-3)**

Council District: 9

Address: 3232 Townsend Dr

Owner/Agent: Willem De Vijlder / Chris Chavez, Casa Blueprints, LLC

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Berry/ University Standards to allow a total 31'-7" side wall height, when a 24' total side wall height at the setback line is the maximum allowed within BU-RA-3

Motion:	Deny
Motion by:	West
2nd:	Cooper
Vote:	6-0
Departed:	Harper; Harrier

II. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS:

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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



MEETING MINUTES
URBAN DESIGN COMMISSION
July 17, 2025
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/r5ac207ac4fe704262c545ff192cfd788>
Meeting Access Code: 2558 471 2095
Registration Required

Teleconference
(817) 392-1111 or 1-469-210-7159
Meeting/ Access Code: 2558 471 2095

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>

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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 July 17th, 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.

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COMMISSIONERS

- | | |
|--|--|
| <input checked="" type="checkbox"/> Gannon Gries - Mayor Appointee

<input checked="" type="checkbox"/> Cheryl West - District 2

<input type="checkbox"/> Tom Carr - District 3

<input type="checkbox"/> Vacant - District 4

<input checked="" type="checkbox"/> Terri Bailey - District 5

<input checked="" type="checkbox"/> Dorothy Debose - District 6

<input checked="" type="checkbox"/> Gareth Harrier - Alternate | <input checked="" type="checkbox"/> Shane Benner - District 7

<input checked="" type="checkbox"/> Mary Kay Hughes - District 8

<input checked="" type="checkbox"/> Douglas Cooper - District 9

<input type="checkbox"/> Ronnie Ramsey - District 10

<input checked="" type="checkbox"/> Mia Moss - District 11

<input type="checkbox"/> Vacant - Alternate

<input checked="" type="checkbox"/> Gwen Harper - Alternate |
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I. PUBLIC HEARING

- A. CALL TO ORDER: Statement of Open Meetings Act**
- B. ANNOUNCEMENTS**
- C. APPROVAL OF JUNE 26, 2025 MEETING MINUTES**

Motion:	Approve
Motion by:	Cooper
2nd:	Debose
Vote:	10-0

D. NEW CASES

1. **UDC-2025-135 - 801 7th Ave (UFC25-0144)**
Council District: 9
Address: 801 7th Ave
"G" Intensive Commercial
Owner/Agent: Cook Children's/Dunaway Associates

- Request:** The applicant requests a Certificate of Appropriateness (COA) from the Urban Forestry Ordinance to allow the following:
1. A waiver to the 25% tree preservation requirement §6.302(j)(4).
and
 2. A waiver to the 30% canopy requirement per §6.302(h).

Motion:	Approve
Motion by:	Harper
2nd:	West
Vote:	10-0

2. **UDC-2025-137 - 201 McAlister Rd (UFC25-0148)**
“E” Neighborhood Commercial
Council District: 8
Address: 201 McAlister Rd
Owner/Agent: BRL Realty, LLC/Teague Nall & Perkins
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance’s 25% tree preservation requirement §6.302(j)(4).

Motion:	Approve
Motion by:	Bailey
2nd:	Harrier
Vote:	10-0

Commissioner Harrier departs Commission

3. **UDC-2025-108 - 1066 W Magnolia**
Near Southside Form Based Code District (NS-T4)
Council District: 9
Address: 1066 W Magnolia
Owner/Agent: UG Magnolia/Luis Nardini; Bobby Esh
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards to install a cabinet sign, which is not allowed.

Motion:	Approve
Motion by:	Bailey
2nd:	West
Vote:	9-0

4. **UDC-2025-097 - 1422 Evans Ave**
Near Southside Form Based Code (NS-T4R)
Council District: 8
Address: 1422 Evans Ave
Owner/Agent: Conger Group Texas/Kasie Johnson
Request: The applicant requests a Certificate of Appropriateness (COA) for waivers from the Near Southside Standards and Guidelines to:
1. not provide a pedestrian light in the street tree/furniture zone, while a pedestrian light is required; and
 2. not provide street trees in the street tree/furniture zone, while street trees are required.

Motion:	Continue
Motion by:	Harper
2nd:	Moss
Vote:	9-0

5. **UDC-2025-096 - 2909 Ave B**
Low Intensity Mixed-Use Form-Based Code District (MU-1)
Council District: 8
Address: 2909 Ave B
Owner/Agent: Johanna Maldonado / Rosa Paz
Request: The applicant is requesting a Certificate of Appropriateness (COA) for a waiver from the Low Intensity Mixed-Use (MU-1) Standards to not provide pedestrian-scaled lighting along a public right-of-way (Ave B), while pedestrian-scaled lighting is required.

Motion:	Deny without prejudice
Motion by:	West
2nd:	Debose
Vote:	9-0

6. **UDC-2025-128 - 4001/4005 E Lancaster Ave**
Low Intensity Mixed-Use Form-Based Code District (MU-1)
Council District: 11
Address: 4001/4005 E Lancaster Ave
Owner/Agent: Gary Hobbs, Hobbs Properties / Larry Nelson
Request: The applicant is requesting a Certificate of Appropriateness (COA) for a waiver from the Low Intensity Mixed-Use (MU-1) Standards that require all fences and walls along public street frontage taller than 4-feet be an open design. Applicant requests a 6-foot-tall fence with solid-design and gate.

Motion:	Deny (application withdrawn)
Motion by:	Harper
2nd:	Moss
Vote:	9-0

II. ADJOURNMENT

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Executive Session

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MEETING MINUTES

URBAN DESIGN COMMISSION

August 21, 2025

Work Session: 9:00 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/r8a967d080c7078eda7d6cb5951dde055>

Meeting Access Code: 2559 715 8634

Registration Required

Teleconference

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

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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 August 21st, 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.

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<input checked="" type="checkbox"/> Mary Kay Hughes - District 8

<input checked="" type="checkbox"/> Douglas Cooper - District 9

<input type="checkbox"/> Ronnie Ramsey - District 10

<input checked="" type="checkbox"/> Mia Moss - District 11

<input type="checkbox"/> Vacant - Alternate

<input checked="" type="checkbox"/> Gwen Harper - Alternate |
|---|--|

I. WORK SESSION

- A. NEAR SOUTHSIDE WAYFINDING SIGN UPDATE
- B. RECENT STATE LEGISLATIVE SESSION UPDATE
- C. PEDESTRIAN LIGHT ASSISTANCE FOR DEVELOPERS (SSIP, EXPRESS CFA, IPRC)

II. PUBLIC HEARING

- A. CALL TO ORDER: Statement of Open Meetings Act
- B. ANNOUNCEMENTS
- C. APPROVAL OF JULY 17th, 2025 MEETING MINUTES

Motion:	Approve
Motion by:	West
2nd:	Bailey
Vote:	11-0

D. NEW CASES

- 1. UDC-25-183 - T Square Townhomes – (UFC25-0119)**
Townhouse/Cluster (R-2)
Council District: 5
Address: 1509, 1601, 1617, 1629 & 1701 T Square Street
Owner/Agent: T Square Investments, LLC / C & M Engineering
Request: Applicant requests a Certificate of Appropriateness (COA) from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow 0% tree preservation.

Motion:	Approve withdrawal
Motion by:	Harper
2nd:	Benner
Vote:	11-0

- 2. UDC-2025-118 - 450 Crawford St**
Near Southside Form-Based Code District (NS-T5)
Council District: 9
Address: 450 Crawford St
Owner/Agent: Biyi Agbesola (Greater Heights Properties and Management LLC) / Olamide Banwo (Banwo Incorporated)
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Standards and Guidelines, which requires that garages should not front public pedestrian space and shall be accessed from alleys or rear driveways (SEC.5E.8). Applicant requests a parking garage that is accessed from Crawford St (front) and fronts the public pedestrian space.

Motion:	Approve
Motion by:	Bailey
2nd:	DeBose
Vote:	9-2

<i>Commissioner West Departs Hearing</i>	<i>Commissioner Benner Recuses from Next Case</i>
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- 3. UDC-2025-184 - 2307 Ellis Ave**
Stockyards Form-Based Code District (SY-ENX-55 & SY-ENX-40)
Council District: 2
Address: 2307 Ellis Ave
Owner/Agent: Laith Inc / Samantha M. Hunt-Garbarino (Bennett Partners)

Request: The Applicant requests a Certificate of Appropriateness (COA) for the following waivers from the Stockyards Form-Based Code & Design Guidelines:

1. Vehicle parking spaces must be provided in accordance with § 6.201, Off-Street Parking Requirements, of the City of Fort Worth Zoning Ordinance (SEC. 7.1.2.). According to Zoning Ordinance § 6.201, this hotel project will need to provide a minimum of 176 parking spaces. Applicant requests to provide 168 parking spaces.

2. Up to 50% of the required parking spaces may be located within 1,320 feet from the primary entrance of the use served (SEC. 7.1.4.). Applicant requests up to 57% (100 spaces) of remote parking be located within 1,320 feet from the primary entrance.

Motion:	Approve Withdrawal
Motion by:	Harper
2nd:	Moss
Vote:	9-0

**4. UDC-2025-100 - 6401 North Fwy
I-35 Overlay District**

Council District: 2

Address: 6401 North Fwy

Owner/Agent: Deepika Khatri / Andrew Yeo, Triangle Engineering LLC

Request: The applicant requests a Certificate of Appropriateness (COA) for waivers from the I-35 Design Overlay District Standards and Guidelines for minimum landscape screening requirement of 10 feet wide between the parking areas on adjacent parcels (SEC. 4. Parking and Driveways). The applicant requests a landscape screening width of 5 feet at the north and south parking areas adjacent to the neighboring parcels.

Motion:	Approve the waivers as outlined in request with the condition that the applicant provides planting on north area.
Motion by:	Harper
2nd:	Hughes
Vote:	10-0

**5. UDC-2025-123 - 6001 Baylor St
Urban Residential (UR)**

Council District: 5

Address: 6001 Baylor St

Owner/Agent: Perez Martinez Group LLC/Carlos Perez

Request: The applicant is requesting a Certificate of Appropriateness (COA) for a waiver from the Urban Residential (UR) Standards requirement to provide

pedestrian lights within the roadside's street tree/furniture zone (§ 4.713(f)(2)c.1.). Applicant requests allowance for no pedestrian-scaled lighting.

Motion:	Denied
Motion by:	Debose
2nd:	Hughes
Vote:	9-1

6. UDC-2025-124 - 6004/6006 Grayson St

Urban Residential (UR)

Council District: 5

Address: 6004/6006 Grayson St

Owner/Agent: Perez Martinez Group LLC/Carlos Perez

Request: The applicant is requesting a Certificate of Appropriateness (COA) for a waiver from the Urban Residential (UR) Standards requirement to provide pedestrian lights within the roadside's street tree/furniture zone (§ 4.713(f)(2)c.1.). Applicant requests allowance for no pedestrian-scaled lighting.

Motion:	Denied
Motion by:	Debose
2nd:	Hughes
Vote:	9-1

7. UDC-2025-125 - 6000 Grayson St

Urban Residential (UR)

Council District: 5

Address: 6000 Grayson St

Owner/Agent: Colmenero Juan Carlos/Colmenero Framing

Request: The applicant is requesting a Certificate of Appropriateness (COA) for a waiver from the Urban Residential (UR) Standards requirement to provide pedestrian lights within the roadside's street tree/furniture zone (§ 4.713(f)(2)c.1.). Applicant requests allowance for no pedestrian-scaled lighting.

Motion:	Denied
Motion by:	Debose
2nd:	Moss
Vote:	9-1

8. UDC-2025-126 - 6002 Grayson St

Urban Residential (UR)

Council District: 5

Address: 6002 Grayson St
Owner/Agent: Colmenero Juan Carlos/Colmenero Framing
Request: The applicant is requesting a Certificate of Appropriateness (COA) for a waiver from the Urban Residential (UR) Standards requirement to provide pedestrian lights within the roadside's street tree/furniture zone (§ 4.713(f)(2)c.1.). Applicant requests allowance for no pedestrian-scaled lighting.

Motion:	Denied
Motion by:	Debose
2nd:	Moss
Vote:	9-1

<i>Commissioner Debose Departs Commission</i>	<i>Commissioner Benner Recuses From Next Case</i>
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9. UDC-2025-106 - 2855 W Bowie St
Berry/University Form-Based Code District (BU-IX-6)
Council District: 9
Address: 2855 W Bowie St
Owner/Agent: Cindy D. Boykin
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Berry/University Form-Based Code, which limits crown signs to a maximum width of 10 feet (SEC. 4.4.7). Applicant requests a crown sign maximum width of 17 feet 2 inches.

Motion:	Approve
Motion by:	Harper
2nd:	Moss
Vote:	8-0

10. UDC-2025-146 - 1560 W Magnolia Ave
Near Southside Form-Based Code District (NS-T4)
Council District: 9
Address: 1560 W Magnolia Ave
Owner/Agent: Steven Halliday/Studio 97W, LLC
Request: The applicant requests a Certificate of Appropriateness (COA) from the Near Southside Development Standards and Guidelines for the following:

1. A waiver from the Near Southside Development Standards, which requires primary pedestrian building entrances to be located on the street frontage of the building (SEC. 5.C.3.a). Applicant requests that an entrance to a primary pedestrian corner building be located at the rear parking lot.

2. To allow an entrance to a primary pedestrian corner building, with ground floor retail uses, be located at the rear parking lot, when the Near Southside Development Guidelines state that entrances to corner buildings with ground floor retail uses should be located at the corner (SEC. 5.C.3.c).

Motion:	Approve
Motion by:	Harper
2nd:	Moss
Vote:	9-0

**11. UDC-2025-055 - 1205 & 1211 Washington Ave
Near Southside Form-Based Code District (NS-T4N)**

Council District: 9

Address: 1205 & 1211 Washington Ave

Owner/Agent: 777 ER, LLC-Series II & V, Jonathan Shnitzer / m3 Studio, Ryan McGuire

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

1. To allow only 2.8 feet of separation, where the standards require at least 10 feet of separation when an abutting property with an existing building has windows facing to the side; and

2. To allow a 5-foot-tall fence and gate to be placed in the front yard when no front yard privacy fences are limited to 4'-0" in height.

Motion:	Approve with Conditions that the separation between the new structure and the existing adjacent structure be at least a total of approximately 9 feet; Allow the 5-foot-tall fence and gates to be placed in the front yard, but in-line with the front façade; and that any adjustments made to the drawings be submitted to the Development Services Department before the issuance of a Certificate of Appropriateness.
Motion by:	Bailey
2nd:	Carr
Vote:	6-3

Commissioner Cooper Departs Meeting

**12. UDC-2025-185 - 8200 Camp Bowie W Blvd
Camp Bowie Revitalization Code (CB-WB)**

Council District: 3

Address: 8200 Camp Bowie W Blvd

Owner/Agent: GT Graham Investments, LLC, Tammy Graham / Coombs Land Surveying, Inc., Ron Coombs

Request: The applicant requests a recommendation to the City Plan Commission and City Council for approval of the vacation of the remainder of an

unimproved right-of-way in the 8200 block of Camp Bowie W Blvd – North Service Street between Phoenix Dr. and Francis Dr.

Motion:	Approve
Motion by:	Harper
2nd:	Hughes
Vote:	8-0

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Executive Session

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MEETING MINUTES

Urban Design Commission
September 18, 2025
Work Session: 9:00 A.M.
Public Hearing: 10:00 A.M.

In Person

100 Fort Worth Trail
City Council Work Session Room
Fort Worth, Texas 76102

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: [Upcoming Board and Commission Cases](#)

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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 or can be obtained from present staff. 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 available on Fort Worth Television via Live Stream at fortworthtexas.gov, and through the following Fort Worth cable providers - Charter, One Source, Verizon, and AT&T Uverse. Contact Laura Young at Laura.Young@fortworthtexas.gov or 817-392-8001 if there are any difficulties.

COMMISSIONERS

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| <input checked="" type="checkbox"/> Gannon Gries - Mayor Appointee | <input checked="" type="checkbox"/> Shane Benner - District 7 |
| <input checked="" type="checkbox"/> Cheryl West - District 2 | <input checked="" type="checkbox"/> Mary Kay Hughes - District 8 |
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| <input checked="" type="checkbox"/> Dorothy Debose - District 6 | <input type="checkbox"/> Vacant - Alternate |
| <input type="checkbox"/> Gareth Harrier - Alternate | <input checked="" type="checkbox"/> Gwen Harper - Alternate |

I. Work Session

- A. PANTHER ISLAND ZONING CHANGE**
- B. EVANS AVENUE URBAN DESIGN & STREETScape PLAN**
- C. STATE LEGISLATIVE SESSION IMPLEMENTATION UPDATES**

II. PUBLIC HEARING

- A. CALL TO ORDER: Statement of Open Meetings Act**
- B. ANNOUNCEMENTS**
- C. APPROVAL OF AUGUST 21, 2025 MEETING MINUTES**

Motion:	Approve
Motion by:	West
2nd:	Bailey
Vote:	8-0

D. NEW CASES

1. **UDC-2025-183 - T Square Townhomes – (UFC25-0119)**
Townhouse/Cluster (R-2)
Council District: 5
Address: 1509, 1601, 1617, 1629 & 1701 T Square Street
Owner/Agent: T Square Investments, LLC / C & M Engineering
Request: Applicant requests a Certificate of Appropriateness (COA) from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow 0% tree preservation.

Motion:	Approve
Motion by:	Harper
2nd:	Carr
Vote:	8-0

2. **UDC-2025-189 - 4236 Deering Drive – (UFC25-0146)**
Single Family (A-10)
Council District: 2
Address: 4236 Deering Drive
Owner/Agent: David Lewis/David Lewis Building, LLC
Request: Applicant requests a Certificate of Appropriateness (COA) from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow 0% tree preservation.

Motion:	Approve
Motion by:	Bailey
2nd:	Hughes
Vote:	8-0

3. **UDC-2025-217 - 4501 Angle Ave – (UFC25-0093)**
PD 1428 Zoning
Council District: 2
Address: 4501 Angle Ave
Owner/Agent: RJ Grogan Jr/Kimley-Horn, Laura Presley
Request: Applicant requests a Certificate of Appropriateness (COA) from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow 23% tree preservation.

Motion:	Approve with condition that applicant work with staff to plant 70,000 additional sq ft of canopy
Motion by:	Harper
2nd:	Debose
Vote:	8-0

4. UDC-2025-218 - 5204 Marine Creek Pkwy – (UFC25-0185)
J Medium Industrial Zoning
Council District: 2
Address: 5204 Marine Creek Pkwy
Owner/Agent: Rak Real Estate Equities Marine Creek, LLC/Kimley Horn, Laura Presley
Request: Applicant requests a Certificate of Appropriateness (COA) from the Urban Forestry Ordinance’s 25% tree preservation requirement to allow 0% tree preservation.

Motion:	Approve
Motion by:	West
2nd:	Benner
Vote:	8-0

Commissioner Debose recused from next case

5. UDC-2025-214 - 1310 Crawford St
Near Southside Form-Based Code District (NS-T5I)
Council District: 9
Address: 1310 Crawford St
Owner/Agent: Tarrant County Hospital District/Ricky Mellenthin, Hardman Signs
Request: Applicant requests a Certificate of Appropriateness (COA) for waivers from the Near Southside Development Standards and Guidelines to allow the following:
1. To install a monument sign with a non-opaque background, where monument signs shall have opaque background with a non-reflective material (5.F.10.i. Monument Sign Standards); and
2. To allow the monument sign to have a building name lettering of 2’4” and secondary lettering of 10 7/8”, when lettering no greater than 8 inches for the building name and no greater than 4 inches for other lettering

Motion:	Continue for more information/plans/project context/updated renderings
Motion by:	Harper
2nd:	West
Vote:	7-0

6. UDC-2025-186 - 6521 Camp Bowie Blvd
Camp Bowie Revitalization Code Form-Based Code District (CB-GC)
Council District: 3
Address: 6521 Camp Bowie Blvd
Owner/Agent: 6500 Camp Bowie LLC/Travis Clegg, Westwood Professional Services

Request: Applicant requests a Certificate of Appropriateness (COA) for waivers from the Camp Bowie Boulevard Revitalization Code to allow the following:

1. The location of a drive through to face Camp Bowie Boulevard, when drive through access (driveways) shall be from the Boulevard only if the lot has no access to any Local Street or Highway (ref. Table 5.2).; and
2. Provide a 3' Street Screen for a drive through along Boulevard, when drive through areas must be screened by a 4' Street Screen along the Boulevard (ref. Table 5.2).

Motion:	Approve
Motion by:	Debose
2nd:	Carr
Vote:	8-0

Commissioner West Departs for brief break

- 7. UDC-2025-215 - 918 8th Ave**
Near Southside Form-Based Code District (NS-T5I)
Council District: 9
Address: 918 8th Ave
Owner/Agent: Colombia Plaza Medical Center of FTW Subsidiary LP/ Yesenia Blandon, KHS Architects
- Request:** Applicant requests a Certificate of Appropriateness (COA) for waivers from the Near Southside Development Standards and Guidelines and recommendations to allow for the following:
1. A maximum surface parking lot frontage of 80% along a secondary street, when a maximum surface parking lot frontage limited to 70% along a site’s secondary street (5.E.4.1b.); and
 2. A structured parking at the corner of a block that is visible from the public right of way, when a structured parking is to be located at the interior of a block and not be visible from public right of way (5.E.10.).
 3. A recommendation to the Board of Adjustment to allow the structured parking a maximum front setback of 42’2” along 8th Avenue, when the Near Southside Development Standards and Guidelines require a maximum front setback of no more than 20 feet. (5.C.1.)
 4. A recommendation to the City Plan Commission and City Council for approval of a vacation of the 20’ Alley Right of Way between West Humbolt Street and Worth Street.

Motion:	Continue
Motion by:	Harper
2nd:	Benner
Vote:	7-0

Commissioner West returns; Commissioner Carr departs hearing

- 8. UDC-2025-153 - 321 S Henderson St
Near Southside Form-Based Code District (NS-T5I)**
Council District: 9
Address: 321 S Henderson St
Owner/Agent: Carlos Aguilar/Cynthia Boykin
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Standards and Guidelines to install a second crown sign on the south elevation, exceeding the standard limit of no more than one (1) crown sign per façade (Section 5.F – Signs, i. Sign Types: Crown of Building Sign Standards).

Motion:	Approve
Motion by:	Bailey
2nd:	Debose
Vote:	7-0

- 9. UDC-2025-202 - 1913 W Berry St
Berry/University Form-Based Code District (BU-CX-4)**
Council District: 9
Address: 1913 W Berry St
Owner/Agent: Toby Gowin, Southern Multifoods, LLC/Mike Stansberry, Southern Multifoods, LLC
Request: The applicant requests a Certificate of Appropriateness for a waiver from the Berry/University Form-Based Code standards and guidelines to install signage with a total height of 27' for the north and west elevations wall signage, where the standards limit the maximum height of 24' for wall signs (Section 4.4.11 Wall Sign).

Motion:	Approve
Motion by:	Harper
2nd:	Hughes
Vote:	7-0

III. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS:

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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



MEETING MINUTES

Urban Design Commission

October 16, 2025

Work Session 9:00 A.M.

Public Hearing: Immediately following Work Session

In Person

100 Fort Worth Trail

City Council Work Session Room

Fort Worth, Texas 76102

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: [Upcoming Board and Commission Cases](#)

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COMMISSIONERS

- | | |
|---|---|
| <input type="checkbox"/> Vacant - District 1

<input type="checkbox"/> Cheryl West - District 2

<input checked="" type="checkbox"/> Tom Carr - District 3

<input type="checkbox"/> Vacant - District 4

<input checked="" type="checkbox"/> Terri Bailey - District 5

<input checked="" type="checkbox"/> Dorothy Debose - District 6

<input type="checkbox"/> Gareth Harrier - Alternate | <input checked="" type="checkbox"/> Shane Benner - District 7

<input checked="" type="checkbox"/> Mary Kay Hughes - District 8

<input checked="" type="checkbox"/> Steven Halliday - District 9

<input type="checkbox"/> Ronnie Ramsey - District 10

<input checked="" type="checkbox"/> Mia Moss - District 11

<input type="checkbox"/> Vacant - Alternate

<input checked="" type="checkbox"/> Gwen Harper - Alternate |
|---|---|

I. WORK SESSION
A. NEAR SOUTHSIDE ZONING UPDATE

II. PUBLIC HEARING
A. CALL TO ORDER: Statement of Open Meetings Act
B. ANNOUNCEMENTS
C. APPROVAL OF SEPTEMBER 18, 2025 MEETING MINUTES

Motion:	Approve
Motion by:	Debose
2nd:	Hughes
Vote:	8-0

D. CONTINUED CASES

Chair Harper requested that UDC-2025-215 was moved to the end of agenda

Commissioner Debose Recuses from first case (UDC-2025-214)

- 1. UDC-2025-214 - 1310 Crawford St.**
Near Southside Urban Center Industrial (NS-T5I)
Council District: 9
Address: 1310 Crawford St.
Owner/Agent: Tarrant County Hospital District; Ricky Mellenthin, Hardman Signs
Request: Applicant requests a Certificate of Appropriateness (COA) for waivers from the Near Southside Development Standards and Guidelines to allow the following:
1. To install a monument sign in the Near Southside (5.F.10.i. Monument Sign Standards) where a monument sign is not allowed.
 2. To allow the monument sign to have a building name lettering of 2 feet and secondary lettering of 9.25 inches, when lettering no greater than 8 inches for the building name and no greater than 4 inches for other lettering.

Motion:	Approve as presented
Motion by:	Bailey
2nd:	Carr
Vote:	7-0

Commissioner Debose returns

E. NEW CASES

- 1. UDC-2025-197 - 6385 Camp Bowie Blvd.**
Camp Bowie Revitalization Code (CB-RUS)
Council District: 3
Address: 6385 Camp Bowie Blvd.
Owner/Agent: Bush Venture VI LLC/Joseph R. Mello II, Mellow Signs
Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Camp Bowie Revitalization Code Standards and Guidelines to allow two (2) attached wall signs per tenant space, where only one (1) attached wall sign per tenant space is permitted (Table 9.1).

Motion:	Approve as requested
Motion by:	Bailey
2nd:	Benner
Vote:	6-2

2. UDC-2025-220 - 6201 Camp Bowie Blvd.

Camp Bowie Revitalization Code (CB-RUS)

Council District: 3

Address: 6201 Camp Bowie Blvd.

Owner/Agent: MDJ Sunset LLC/Mike Prezioso, Priority Signs & Graphics

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Camp Bowie Revitalization Code to allow the following:

1. To allow two (2) attached wall signs per tenant space where only one (1) attached wall sign per tenant space is permitted (Table 9.1).
2. To allow the total square footage of attached wall signs to be up to a combined 127.7 square feet where the maximum permitted area is 100 square feet per tenant (Table 9.1).

Motion:	Approve, subject to the following conditions: <ol style="list-style-type: none"> 1. That the applicant reduces the size of the two signs, such that the total sf is less than or equal to 120 sf; and 2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion by:	Bailey
2nd:	Carr
Vote:	8-0

3. UDC-2025-131 - 3149 Waits Ave.

Berry University Residential Attached (BU-RA-3)

Council District: 9

Address: 3149 Waits Ave.

Owner/Agent: Metro Code Analysis/Mark Vasquez (Ravenwood Construction)

Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Berry/University Form-Based Code to allow 2,027 square feet of ground floor unit area, where the code requires 2,400 square feet for 150 linear feet of street frontage (Minimum 800 square feet ground floor unit required per 50 linear feet of street frontage) (2.3.2 Lot Parameters).

Motion:	Approve
Motion by:	Moss
2nd:	Benner

Vote:	8-0
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Commissioner Halliday recuses from UDC-2025-154, UDC-2025-215 and departs commission.

4. UDC-2025-154 - 301 W Exchange

Stockyards Transition Neighborhood Mixed Use (SY-TNX-55)

Council District: 2

Address: 301 W Exchange

Owner/Agent: Keith Kidwill/Drew Boatman (Southern Hospitality)

Request: Applicant requests a Certificate of Appropriateness (COA) for waivers from the Fort Worth Stockyards Form-Based Code & Design Guidelines to allow the following:

1. Upper floor transparency of 13%, where 20% is required (SEC. 3.2.3); and
2. Balcony clearance of at least 7 feet 3 inches, where a minimum of 10 feet of clearance is required (SEC. 5.1.4.B).

Motion:	Approve waiver for balcony clearance of at least 7 feet 3 inches; Continue waiver for upper floor transparency.
Motion by:	Debose
2nd:	Moss
Vote:	7-0

2. UDC-2025-215 - 918 8th Ave

Near Southside Urban Center Industrial (NS-T5I)

Council District: 9

Address: 918 8th Ave

Owner/Agent: Colombia Plaza Medical Center of FTW Subsidiary LP/ Yesenia Blandon, KHS Architects

Request: Applicant requests a Certificate of Appropriateness (COA) for waivers from the Near Southside Development Standards and Guidelines and recommendations to allow for the following:

1. A structured parking garage at the corner of a block that is visible from the public rights-of-way, when structured parking is to be located at the interior of a block and not be visible from public rights-of-way (5.E.10 Structured Parking and Multi-Level Garages).
2. A recommendation to the City Plan Commission and City Council for approval of a vacation of the 20 foot alley rights-of-way between West Humbolt Street and Worth Street.

Motion:	Approve
Motion by:	Benner
2nd:	Carr
Vote:	7-0

III. ADJOURNMENT

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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



MEETING MINUTES

Urban Design Commission
November 20, 2025
Work Session 9:00 A.M.
Public Hearing: 10:00 A.M.

In Person

100 Fort Worth Trail
City Council Work Session Room
Fort Worth, Texas 76102

Viewing Only

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

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COMMISSIONERS

- | | |
|---|---|
| <input checked="" type="checkbox"/> Gwen Harper - District 1

<input type="checkbox"/> Cheryl West - District 2

<input checked="" type="checkbox"/> Tom Carr - District 3

<input type="checkbox"/> Vacant - District 4

<input checked="" type="checkbox"/> Terri Bailey - District 5

<input type="checkbox"/> Dorothy Debose - District 6

<input checked="" type="checkbox"/> Gareth Harrier - Alternate | <input checked="" type="checkbox"/> Shane Benner - District 7

<input checked="" type="checkbox"/> Mary Kay Hughes - District 8

<input checked="" type="checkbox"/> Steven Halliday - District 9

<input checked="" type="checkbox"/> Ronnie Ramsey - District 10

<input type="checkbox"/> Mia Moss - District 11

<input checked="" type="checkbox"/> Jesus Sanchez - Alternate

<input type="checkbox"/> Vacant - Alternate |
|---|---|

I. WORK SESSION

A. ELECTION OF CHAIR AND VICE CHAIR

Motion:	Harper to be elected as Chair
Motion by:	Harrier
2nd:	Hughes
Vote:	8-0
<i>Commissioner Sanchez is being sworn-in at this time so no vote registered from him on Chair election</i>	

Motion:	Bailey to be elected as Vice Chair
Motion by:	Harper
2nd:	Benner
Vote:	9-0

B. RULES OF PROCEDURE UPDATE

C. ETHICS AND ROLES AND RESPONSIBILITIES TRAINING

II. PUBLIC HEARING

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**

C. APPROVAL OF OCTOBER 16, 2025 MEETING MINUTES

Motion:	Approved
Motion by:	Hughes
2nd:	Carr
Vote:	9-0

D. CONTINUED CASES

Commissioner Halliday recuses from UDC-2025-154

- 1. **UDC-2025-154 - 301 W Exchange**
Stockyards Transition Neighborhood Mixed Use (SY-TNX-55)
Council District: 2
Address: 301 W Exchange
Owner/Agent: Keith Kidwill/Drew Boatman (Southern Hospitality)
Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Fort Worth Stockyards Form-Based Code & Design Guidelines to allow for upper floor transparency of 16% where 20% is required (SEC. 3.2.3).

Motion:	Approve
Motion by:	Bailey
2nd:	Benner
Vote:	8-0

E. NEW CASES

- 1. **UDC-2025-262 - 220 Roberts Cut Off Rd. (UFC25-0202)**
Planned Development Zoning PD-1387
Council District: 7
Address: 220 Roberts Cut Off Rd. (UFC25-0202)
Owner/Agent: Stratoflex, Inc/Cross Timbers Studio, Clifton Hall
Request: Applicant requests a Certificate of Appropriateness (COA) from the Urban Forestry Ordinance’s 50% tree preservation requirement for Cross Timber Oak species to allow a 29% post oak tree preservation requirement.

Motion:	Approve
Motion by:	Ramsey
2nd:	Harrier
Vote:	9-0

2. UDC-2025-263 - South Sec. of 100 N University Drive

“MU-2” High-Intensity Mixed-Use

Council District: 9

Address: South Sec. of 100 N University Drive

Owner/Agent: FW Westside RE Investors, LLC/Michael Tornaso

Request: The applicant is requesting a Certificate of Appropriateness (COA) for waivers from the “MU-2” High Intensity Mixed-Use Standards for the following items:

1. A waiver to allow floor-to-floor heights of up to 17 feet for the floors above the ground level (Ord.4.1302(d)(4));
2. A waiver to not require individual public commercial entries, for a retail use with exterior ground level exposure along a street or public space, at the ground level from a street (N. University Drive) (Ord.4.1302(g)(5)(f)(1)); and
3. A waiver to not require a commercial entrance, for a corner building with ground floor retail, at the corner of a primary street (N. University Drive and Westside Drive) (Ord.4.1302 (g)(5)(f)(2)).

Motion:	All waivers approved as presented: 1. The floor-to-floor heights for the floors above the ground level not to exceed 17 feet feet; 2. The omittance of individual public commercial entrances at the ground level along University; and 3. The omittance of a corner entrance for the corner building at N. University Drive and Westside Drive
Motion by:	Ramsey
2nd:	Haliday
Vote:	9-0

3. UDC-2025-264 - 222 N University Drive & North Sec of 100 N University Drive

“MU-2” High-Intensity Mixed-Use

Council District: 9

Address: 222 N University Drive & North Sec of 100 N University Drive

Owner/Agent: FW Westside RE Investors, LLC/Michael Tornaso

Request: The applicant is requesting a Certificate of Appropriateness (COA) for waivers from the “MU-2” High Intensity Mixed-Use Standards to

allow for apartment entries at intervals up to 406 feet of street-oriented building frontage (Ord.4.1302(g)(5)(e)(2)).

Motion:	Approved subject to the condition that one additional apartment entry to the west and one additional apartment entry to the south be provided.
Motion by:	Carr
2nd:	Ramsey
Vote:	9-0

Commissioner Ramsey and Commissioner Hughes depart Commission

Remaining Commissioners take 10 minute recess

4. UDC-2025-233 - 3320 Hemphill St.

Low Intensity Mixed-Use (MU-1)

Council District: 9

Address: 3320 Hemphill St.

Owner/Agent: Fort Worth Residences, LLC/Pivotal Residential, Michael Ramsey

Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Low Intensity Mixed-Use “MU-1” Standards to allow pedestrian lights to be located approximately 120 feet apart, where pedestrian lights are required to be located approximately at the midpoint between two trees and spaced a maximum of 60 feet apart (Ord. 4.1300(f)(2)(c)(2)).

Motion:	Denied
Motion by:	Halliday
2nd:	Bailey
Vote:	7-0

5. UDC-2025-259 - 2812 Horne Street

Camp Bowie Form-Based Code District “CB-RG”

Council District: 3

Address: 2812 Horne Street

Owner/Agent: 5722 LOCKE AVE/Joe Lusha (Danny’s Greek Café)

Request: Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Camp Bowie Boulevard Revitalization Code to allow

two (2) attached wall signs per tenant space where only one (1) attached wall sign per tenant space is permitted (Table 9.1).

Motion:	Approve
Motion by:	Bailey
2nd:	Benner
Vote:	7-0

6. UDC-2025-269 - Near Southside Form-Based Code District

Near Southside Form-Based Code District

Council District: 8/9/11

Address: **Near Southside Form-Based Code 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 The City Of Fort Worth (2015), By Amending Chapter 4, “District Regulations” Article 13, “Form Based Districts”, Section 4.1305, “Near Southside (“Ns”) District To Amend Section 4.1305(D)(1) “Other Development Standards” By Amending The “Near Southside Development Standards And Guidelines” To Define General Hospital, Allow Greater Building Height And Setback For General Hospitals, Adopt A General Hospital Residential Buffer Requirement, Adopt Development Standards For Skybridges For General Hospitals; To Allow Administrative Approval For General Hospitals Concerning Skybridges, Placement of Pedestrian Entrances, Fencing, Fenestration, Transparency, and Architectural Requirements; To Amend Guidelines And Standards For Parking Structures And Garages, And Establish Design Standards And Guidelines For Helipads; To Amend Section 4.1305(B) By Moving The “Near Southside (“NS”) District Table From 4.1305(B) To 4.1305(C), And Amend The “Near Southside (“Ns”) District Table To Illustrate The Changes In The Minimum And Maximum Height.

Motion:	Approve
Motion by:	Benner
2nd:	Haliday
Vote:	7-0

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MEETING MINUTES

Urban Design Commission
December 18, 2025
Public Hearing: 10:00 A.M.

In Person

100 Fort Worth Trail
City Council Work Session Room
Fort Worth, Texas 76102

Viewing Only

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

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COMMISSIONERS

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|--|--|
| <input checked="" type="checkbox"/> Gwen Harper - District 1

<input checked="" type="checkbox"/> Cheryl West - District 2

<input type="checkbox"/> Tom Carr - District 3

<input type="checkbox"/> Vacant - District 4

<input checked="" type="checkbox"/> John Reed - District 5

<input checked="" type="checkbox"/> Dorothy Debose - District 6

<input type="checkbox"/> Gareth Harrier - Alternate | <input checked="" type="checkbox"/> Shane Benner - District 7

<input checked="" type="checkbox"/> Mary Kay Hughes - District 8

<input checked="" type="checkbox"/> Steven Halliday - District 9

<input type="checkbox"/> Ronnie Ramsey - District 10

<input checked="" type="checkbox"/> Mia Moss - District 11

<input type="checkbox"/> Jesus Sanchez - Alternate

<input type="checkbox"/> Vacant - Alternate |
|--|--|

I. PUBLIC HEARING

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**
- C. VICE CHAIR ELECTION**

Motion:	Commissioner Benner to be Vice Chair
Motion by:	Halliday
2nd:	West
Vote:	8-0

D. APPROVAL OF NOVEMBER 20, 2025 MEETING MINUTES

Motion:	Approved
Motion by:	Haliday
2nd:	Debose
Vote:	8-0

E. RULES OF PROCEDURE ADOPTION

Motion:	Approved
Motion by:	Debose
2nd:	Moss

Vote:	8-0
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F. NEW CASES

1. **UDC-2025-278 - 1715 Pennsylvania Ave.**
Near Southside Form-Based Code District – NS-T5I
Council District: 9
Address: 1715 Pennsylvania Ave.
Owner/Agent: Cook Children’s Healthcare Systems/Dunaway Associates
Request: Applicant requests a recommendation to the City Plan Commission and City Council to vacate the south-western portion of the Pruitt Street ROW between 9th Avenue and 10th Avenue, and a portion of the W Cannon Street cul-de-sac.

Motion:	Approved
Motion by:	West
2nd:	Hughes
Vote:	8-0

2. **UDC-2025-289 - 300 Trinity Campus Circle**
Panther Island – Tarrant County College Zone
Council District: 9
Address: 300 Trinity Campus Circle
Owner/Agent: Tarrant County Collage, Paul Mitchell / Elements of Architecture, Debbie Fulwiler
Request: Request a Certificate of Appropriateness for a comprehensive building signage plan and parking lot signage.

Motion:	Approved, subject to removal/relocation of sign C and sign F
Motion by:	West
2nd:	Moss
Vote:	8-0

Commissioner Debose Recuses from UDC-2025-248

3. UDC-2025-248 - 3800 Horne St.

Camp Bowie Form-Based Code District – CB-TF

Council District: 3

Address: 3800 Horne St.

Owner/Agent: Juelz Properties/Compass Real Estate

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Camp Bowie Revitalization Code to reduce the first floor to floor height to 10-foot 4-inches where a minimum of 15 feet for the first floor to floor height is required (6.8.4 Height Standards).

Motion:	Deny without prejudice
Motion by:	Moss
2nd:	West
Vote:	7-0

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 Discapitados (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 reunion 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