



**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

Meeting/ Access Code: 2559 715 8634

**Viewing Only**

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: [Watch Live Online](#)

To view the docket for this meeting visit: <https://www.fortworthtexas.gov/calendar/boards-commission> or <https://arcg.is/OKybDq>

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Urban Design Commission may be attending remotely in compliance with the Texas Open Meetings Act.

Please note this meeting will be held in-person with the option to participate remotely by videoconference or teleconference. The meeting will be available for viewing through WebEx, the City's Website and FW Television.

Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 9:00AM on August 21<sup>st</sup>, 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](mailto: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.

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#### COMMISSIONERS

<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
<input checked="" type="checkbox"/>	Tom Carr - District 3	<input checked="" type="checkbox"/>	Douglas Cooper - District 9
<input type="checkbox"/>	Vacant - District 4	<input type="checkbox"/>	Ronnie Ramsey - District 10
<input checked="" type="checkbox"/>	Terri Bailey - District 5	<input checked="" 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 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 17<sup>th</sup>, 2025 MEETING MINUTES

Motion:	Approve
Motion by:	West
2 <sup>nd</sup> :	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
2 <sup>nd</sup> :	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
2 <sup>nd</sup> :	DeBose
Vote:	9-2

*Commissioner West Departs Hearing*

*Commissioner Benner Recuses from Next Case*

### 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.

<b>Motion:</b>	<b>Approve Withdrawal</b>
<b>Motion by:</b>	<b>Harper</b>
<b>2<sup>nd</sup>:</b>	<b>Moss</b>
<b>Vote:</b>	<b>9-0</b>

**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.

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

**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.

<b>Motion:</b>	<b>Denied</b>
<b>Motion by:</b>	<b>Debose</b>
<b>2<sup>nd</sup>:</b>	<b>Hughes</b>
<b>Vote:</b>	<b>9-1</b>

**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.

<b>Motion:</b>	<b>Denied</b>
<b>Motion by:</b>	<b>Debose</b>
<b>2<sup>nd</sup>:</b>	<b>Hughes</b>
<b>Vote:</b>	<b>9-1</b>

**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.

<b>Motion:</b>	<b>Denied</b>
<b>Motion by:</b>	<b>Debose</b>
<b>2<sup>nd</sup>:</b>	<b>Moss</b>
<b>Vote:</b>	<b>9-1</b>

**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.

<b>Motion:</b>	Denied
<b>Motion by:</b>	Debose
<b>2<sup>nd</sup>:</b>	Moss
<b>Vote:</b>	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.

<b>Motion:</b>	Approve
<b>Motion by:</b>	Harper
<b>2<sup>nd</sup>:</b>	Moss
<b>Vote:</b>	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).

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>Harper</b>
<b>2<sup>nd</sup>:</b>	<b>Moss</b>
<b>Vote:</b>	<b>9-0</b>

**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.

<b>Motion:</b>	<b>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.</b>
<b>Motion by:</b>	<b>Bailey</b>
<b>2<sup>nd</sup>:</b>	<b>Carr</b>
<b>Vote:</b>	<b>6-3</b>

***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.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>Harper</b>
<b>2<sup>nd</sup>:</b>	<b>Hughes</b>
<b>Vote:</b>	<b>8-0</b>

### III. ADJOURNMENT

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#### 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](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.

Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552; o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión para que se puedan hacer los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

#### Executive Session

The Urban Design Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda