



## 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](#)

This meeting will be held in-person only. The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting.

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](mailto: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](http://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](mailto:Laura.Young@fortworthtexas.gov) or 817-392-8001 if there are any difficulties.

## C O M M I S S I O N E R S

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

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>West</b>
<b>2<sup>nd</sup>:</b>	<b>Bailey</b>
<b>Vote:</b>	<b>8-0</b>

#### 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.

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

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.

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

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.

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

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 Horm, 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.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>West</b>
<b>2<sup>nd</sup>:</b>	<b>Benner</b>
<b>Vote:</b>	<b>8-0</b>

*Commissioner Deboose 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

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

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).

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>Debose</b>
<b>2<sup>nd</sup>:</b>	<b>Carr</b>
<b>Vote:</b>	<b>8-0</b>

***Commissioner West Departs for brief break***

7. UDC-2025-215 - 918 8<sup>th</sup> Ave  
**Near Southside Form-Based Code District (NS-T5I)**
- Council District:** 9  
**Address:** 918 8<sup>TH</sup> 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 Humboldt Street and Worth Street.

<b>Motion:</b>	<b>Continue</b>
<b>Motion by:</b>	<b>Harper</b>
<b>2<sup>nd</sup>:</b>	<b>Benner</b>
<b>Vote:</b>	<b>7-0</b>

***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).

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>Bailey</b>
<b>2<sup>nd</sup>:</b>	<b>Debose</b>
<b>Vote:</b>	<b>7-0</b>

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).

<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>7-0</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 at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

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

**Executive Session**

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