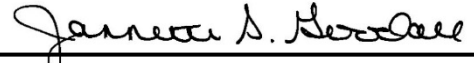


I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, June 20, 2025 at 3:15 P.M.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas



MEETING AGENDA

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](#)

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 June 26th, 2025. You may speak in person or virtually. To speak virtually, 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

☐ Gannon Gries - Mayor Appointee	☐ Vacant - District 7
☐ Cheryl West - District 2	☐ Mary Kay Hughes - District 8
☐ Tom Carr - District 3	☐ Douglas Cooper - District 9
☐ Vacant - District 4	☐ Ronnie Ramsey - District 10
☐ Terri Bailey - District 5	☐ Mia Moss - District 11
☐ Dorothy Debose - District 6	☐ Vacant - Alternate
☐ Gareth Harrier - Alternate	☐ 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**
- 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.

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.

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.

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.

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.

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.

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.

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.

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.

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

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.

El Edificio 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