



MEETING AGENDA

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>

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 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.

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	☐	Shane Benner - 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 JUNE 26, 2025 MEETING MINUTES**

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).

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).
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.
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.
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.
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.

II. ADJOURNMENT

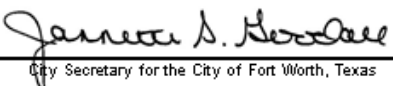
ASSISTANCE AT THE PUBLIC MEETINGS:

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 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.

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 <u>Friday, July 11, 2025 at 10:15 A. M.</u> 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