



### **MEETING AGENDA**

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](#)

To view the docket for this meeting visit: [Upcoming Board and Commission Cases](#)

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.

## COMMISSIONERS

<input type="checkbox"/>	Gwen Harper - District 1	<input type="checkbox"/>	Shane Benner - District 7
<input type="checkbox"/>	Cheryl West - District 2	<input type="checkbox"/>	Mary Kay Hughes - District 8
<input type="checkbox"/>	Tom Carr - District 3	<input type="checkbox"/>	Steven Halliday - District 9
<input type="checkbox"/>	Vacant - District 4	<input type="checkbox"/>	Ronnie Ramsey - District 10
<input type="checkbox"/>	Terri Bailey - District 5	<input type="checkbox"/>	Mia Moss - District 11
<input type="checkbox"/>	Dorothy Debose - District 6	<input type="checkbox"/>	Jesus Sanchez - Alternate
<input type="checkbox"/>	Gareth Harrier - Alternate	<input type="checkbox"/>	Vacant - Alternate

### I. WORK SESSION

#### A. ELECTION OF CHAIR AND VICE CHAIR

#### 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

#### D. CONTINUED CASES

#### 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)

**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.

**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)).

- 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)).
- 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)).
- 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)

**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.

**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.

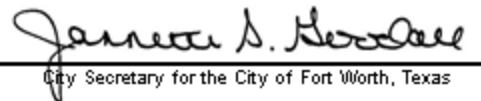
Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación 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 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.

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, November 14, 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