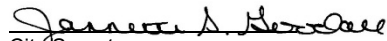


I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, March 13, 2026 at 3:10 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
City Secretary  
City of Fort Worth, Texas



### **MEETING AGENDA**

Urban Design Commission  
March 19, 2026  
Public Hearing: 9:00 A.M.

#### **In Person**

100 Fort Worth Trail  
City Council Work Session Room  
Fort Worth, Texas 76102

#### **Viewing Only**

City of Fort Worth Website Homepage. [Watch Recordings Online](#)

To view the docket for this meeting please 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, can be obtained from present staff, or can be completed electronically using the QR code below:



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 recorded and available in our Recording Library found [here](#). Contact Laura Young at [Laura.Young@fortworthtexas.gov](mailto:Laura.Young@fortworthtexas.gov) or 817-392-8001 if there are any difficulties.

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**COMMISSIONERS**

- |   |   |
|---|---|
| <input type="checkbox"/> Gwen Harper - District 1/Chair | <input type="checkbox"/> Shane Benner - District 7/Vice |
| <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"/> John Reed - 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. PUBLIC HEARING**

- A. CALL TO ORDER:** Statement of Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF FEBRUARY 19, 2026 MEETING MINUTES**
- D. NEW CASES**

**1. UDC-2026-039 - Mary's Creek Force Main (Section 1 & 2)**

**City Project Number 103648**

**Council District:** 7 and 3, ETJ and Benbrook

**Address:** **Property ID: Tract No. 1, 106.480 Acres (By Deed), Martha Leonard Trust., Property ID: North Tract, 353.855 Acres (By Deed), Marvin Leonard Trustee**

**Owner:** Multiple property owners

**Applicant:** City of Fort Worth, Water Department

**Agent:** Karen Metzler (Plummer Associates, Inc.)

**Request:** Applicant requests a Certificate of Appropriateness (COA) from the Urban Forestry Ordinance's 25% tree preservation requirement for protected species to allow a 0% tree preservation requirement.

**2. UDC-2026-004 - Marie Lou Lou**

**Near Southside T4: General Urban-Restricted (NS-T4)**

**Council District:** 8

**Address:** 912 E Oleander

**Owner:** MELCHORS HOLDING LLC

**Applicant:** Matthijs Melchors, MEL/ARCH architectural studio

**Agent:** Matthijs Melchors, MEL/ARCH architectural studio

**Request:** 1. Request a Certificate of Appropriateness (COA) for the new construction of a commercial studio for photography, retail, and office space with the following waivers from the Near Southside Development Standards and Guidelines:

- a. Waiver from parking and driveways standards (5.E.9) to allow a garage door to be located along the street frontage instead of using rear driveways or a detached garage at the rear, as typically required for residential-scale garages.
- b. Waiver from the architectural standards (5.F.1.a) to allow a 3:12 roof pitch where a roof pitch of greater than 1:12 on a single-story non-residential building is not permitted.

**3. UDC-2026-029 - RANCH 77**

**Agricultural "AG"/Trinity Lakes Form-Based Code – Neighborhood Zone "TL-N"**

**Council District:** 5

**Address:** 2601 Precinct Line Rd (west of 2549 Rivers Edge Dr and south of 8933 River Trails Blvd)

**Owner:** Neltex Facilities Management, LLC

**Applicant:** Neltex Facilities Management, LLC

**Agent:** DCG Engineering, Inc., David Gregory, PE

**Request:** Request a recommendation to the Zoning Commission and City Council for approval to rezone said 5.854-acre property to the following:

From: "AG" Agricultural

To: "TL-N" Trinity Lakes Form-Based Code - Neighborhood Zone.

**4. UDC-2025-305 - Evans-Rosedale (EvRo)**

**Near Southside T4: General Urban-Restricted (NS-T4)(HC)**

**Council District:** 8

**Address:** 900 Evans Ave

**Owner:** Fort Worth Housing Finance Corporation/Kevin Newell and Brian Mays, Royal Capital Group, LLC

**Applicant:** Josh Barton, McAdams

**Agent:** Candy Whitaker, McAdams

- Request:**
1. Request a Certificate of Appropriateness (COA) for the new construction of a multi-building, mixed-use development with the following waivers from the Near Southside Standards and Guidelines:
    - a. Waiver from the minimum roadside with standards (5.B.2.c) to allow a Main Street roadside width for new construction of 7 feet where 15 feet minimum is required.
    - b. Waiver from the street tree requirements (5.B.3.a) to not include street trees along the South Freeway (TXDOT) frontage where street trees are required.
    - c. Waiver from the pedestrian lighting requirements (5.B.3.c) to not include pedestrian lights along the South Freeway (TXDOT) frontage where pedestrian lights are required.
    - d. Waiver from the structured parking standards (5.E.10) to allow structured parking along the rights-of-way where structured parking along the rights-of-way is not allowed.

## II. 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 Discapitados (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.

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**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