



MEETING AGENDA

Urban Design Commission
August 20, 2026
Public Hearing: 9:00 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 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. 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 or 817-392-8001 if there are any difficulties.

COMMISSIONERS

☐	Vacant - District 1	☐	Shane Benner - District 7/Chair
☐	Cheryl West - District 2	☐	Mary Kay Hughes - District 8
☐	Tom Carr - District 3	☐	Steven Halliday - District 9
☐	Vacant - District 4	☐	Ronnie Ramsey - District 10/Vice
☐	John Reed - District 5	☐	Mia Moss - District 11
☐	Dorothy Debose - District 6	☐	Jesus Sanchez - Alternate
☐	Gareth Harrier - Alternate	☐	Vacant - Alternate

I. PUBLIC HEARING

- A. **CALL TO ORDER:** Statement of Open Meetings Act
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF JULY 16, 2026 MEETING MINUTES**
- D. **CONTINUED CASES**

- 1. **UDC-2026-128 - 2458 Ellis Ave**
 - Zoning District:** SY-TNX-55
 - Council District:** 2
 - Address:** 2458 Ellis Ave
 - Owner/Agent:** Franklin-Leddy Corp. & W Franklin Real Estate Holdings LLC/Shannon C Bearden, AIA, Dunaway Associates
 - Request:** Applicant requests a Certificate of Appropriateness (COA) for a structured parking garage in the Stockyards Transition Neighborhood Mixed Use Districts with the following waivers:

1. Waiver from the street facing building length standards (SEC 3.2.3.B) to allow a building length along Ellis Ave of up to 189' where the maximum building length is limited to 150' per façade.
2. Waiver from the building material standards (SEC 5.2.4.A) to allow synthetic (scored) stucco to be a primary material, where synthetic (scored) stucco is limited to a secondary material (<25%) in the Transition: Neighborhood Mixed Use district
3. Waiver from the ground floor transparency requirements (SEC 3.3.2) to allow 10% on the Ellis Ave front and 25% on the NW 25th St Frontage where a minimum of 40% ground floor transparency is required.
4. Waiver from the parking setback standards (SEC 3.3.2) to allow a minimum parking setback of at least 7' along Ellis Ave and at least 12' along NW 25th Street, and where a minimum ground-floor parking setback is 30'.
5. Waiver from the building entrance spacing standards (SEC 3.3.2) to allow an entrance at up to 177' (west façade) and 86' (north façade) where entrances shall be at least every 75'.
6. Waiver from the height encroachment standards (SEC 5.1.2.B.3) to allow a rooftop stair access to be 0' from the edge where at least 10' from the edge of the roof is required.

E. NEW CASES

1. **UDC-2026-190 - 2511 Mitchell Blvd (UFC26-0178)**
Zoning District: E
Council District: 8
Address: 2511 Mitchell Blvd
Owner/Agent: Fort Worth Housing Finance Corporation /Laura Presley, Kimley-Horn
Request: Applicant requests a Certificate of Appropriateness (COA) from the Urban Forestry Ordinance 6.302 for a waiver to reduce the 25%

tree preservation requirement to 15%.

- 2. UDC-2026-191 - 5600 Park Dr (UFC26-0177)**
Zoning District: E
Council District: 7
Address: 5600 Park Dr
Owner/Agent: BOAZ HOLDINGS LP/Laura Presley, Kimley-Horn
Request: The applicant requests a Certificate of Appropriateness from the Urban Forestry Ordinance 6.302 for a waiver to reduce the 25% tree preservation requirement to 0%
- 3. UDC-2026-137 - 5812 Eastland St**
Zoning District: UR
Council District: 5
Address: 5812 Eastland St
Owner/Agent: Reza Safe, Hovering Estate Inc./ Reza Safe, Hovering Estate Inc.
Request: Applicant requests a Certificate of Appropriateness (COA) for a duplex within the Urban Residential (UR) Zoning District with a waiver from the pedestrian-scale lighting requirements (Ord. 4.713(F)(2)(c)) to allow wall-mounted sconce lighting on private property to illuminate the rights-of-way, where pedestrian scaled lighting is required within the roadside's street tree/furniture zone.
- 4. UDC-2026-149 - 213 S Roberts Cut Off Rd**
Zoning District: UR
Council District: 7
Address: 213 S Roberts Cut Off Rd
Owner/Agent: Ruth and Randall, LLC/Jenna Mckeiver
Request: Applicant requests a Certificate of Appropriateness (COA) for a duplex within the Urban Residential (UR) Zoning District with a waiver from the pedestrian-scale lighting requirements (Ord. 4.713(F)(2)(c)) to allow wall-mounted sconce lighting and pedestrian pathway lighting on private property to illuminate the rights-of-way, where pedestrian scaled lighting is required within the roadside's street tree/furniture zone.

5. **UDC-2026-131** - **1326 May St**
Zoning District: NS-T4
Council District: 9
Address: 1326 May St
Owner/Agent: Quadri Akamo, May Street TH Inc.
/ Quadri Akamo, QJ Development LLC
Request: Applicant requests a Certificate of Appropriateness (COA) for six town homes in the Near Southside T4: General Urban District with the following waivers:
1. Waiver from the minimum roadside width for new construction standards (5.B.2.c) to allow a minimum roadside width of 5'6", where 10'6" is required.
 2. Waiver from the street tree planting requirements (5.B.3.a) to allow for no street trees along W Morphy Street, where street trees shall be placed 15-35 feet apart on center.
 3. Waiver from the pedestrian light requirements (5.B.3.c) to allow for no pedestrian lighting along W Morphy Street, where pedestrian lighting shall be within the roadside's street tree/furniture zone.
 4. Waiver from the residential scale garage orientation standards (5.E.9) to allow for residential scale garages fronting public pedestrian space where garages shall be access from alleys or rear driveways or shall be detached and located at the rear of the site.
6. **UDC-2026-192** - **900 W Magnolia Ave.**
Zoning District: NS-T5
Council District: 9
Address: 900 W Magnolia Ave.
Owner/Agent: Michael A Wexler, HCPI/Utah II, LLC; Melanie Larson, HCP MOB Property Manager, LLC
Request: Applicant requests a Certificate of Appropriateness (COA) for a crown of building sign in the Near Southside Form Based Code District with a waiver from the signage standards (SEC 5.F.10.i Crown of Building Sign Standards) to allow two crown of building signs on a façade, where only one crown of building sign per facade is allowed.

II. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS:

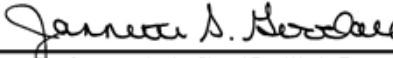
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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 stamped on the following date and time Friday, August 14, 2026 at 10:20 A.M. and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.


City Secretary for the City of Fort Worth, Texas