



MEETING MINUTES

URBAN DESIGN COMMISSION

February 20, 2025

Work Session: 10:00 A.M.

Public Hearing to Immediately Follow the Conclusion of Work Session
Room 2020

In Person

200 Texas Street

Room 2020

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/webex/register/r8e57edc9cd9ff4bdfd919428b0d475c9>

Meeting/ Access Code: 2552 109 0323

Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159

Meeting/ Access Code: 2552 109 0323

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>

This meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act.

Members of the Urban Design Commission may be attending remotely by Videoconference in compliance with the Texas Open Meetings Act. The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting.

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 February 20, 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

<input checked="" type="checkbox"/> Gannon Gries - Mayor Appointee	<input type="checkbox"/> Aaron Thesman - District 7
<input type="checkbox"/> Cheryl West - District 2	<input checked="" type="checkbox"/> Mary Kay Hughes - District 8
<input checked="" type="checkbox"/> Tom Carr - District 3	<input checked="" type="checkbox"/> Douglas Cooper - District 9
<input type="checkbox"/> Mike Ratterree - District 4	<input checked="" type="checkbox"/> Ronnie Ramsey - District 10
<input checked="" type="checkbox"/> Terri Bailey - District 5	<input type="checkbox"/> Mia Moss - District 11
<input checked="" type="checkbox"/> Dorothy Debose - District 6	<input type="checkbox"/> Marta Rozanich - Alternate
<input checked="" type="checkbox"/> Gareth Harrier - Alternate	<input checked="" type="checkbox"/> Gwen Harper - Alternate

I. WORK SESSION

- A. ELECTION OF OFFICERS
- B. PEDESTRIAN LIGHT SPACING PRESENTATION
- C. CAMP BOWIE FORM-BASED CODE PRESENTATION

II. PUBLIC HEARING

- A. CALL TO ORDER: Statement of Open Meetings Act
- B. ANNOUNCEMENTS
- C. APPROVAL OF JANUARY 16, 2025 MEETING MINUTES

Motion:	Approve
Motion by:	Ramsey
2 nd :	Harper
Vote:	9-0

D. NEW CASES

1. **UDC-2024-207 – 601 Hemphill St
Near Southside Form-Based Code (NS-T4)**

Council District: 9

Address: 601 Hemphill Street

Owner/Agent: Kalsum, LLC/Ravi Macha, TechArt Constructions

Request: The applicant requests a Certificate of Appropriateness (COA) to approve the proposed drive-through for a new two-story building with pharmacy on the first floor and medical offices on the second floor.

Motion:	Approve
Motion by:	Carr
2 nd :	Ramsey
Vote:	9-0

2. **UDC-2025-008 – 3621 Bryce Ave
Planned Development – High Intensity Mixed-Use (PD-MU-2)**

Council District: 7

Address: 3621 Bryce Avenue

Owner/Agent: 2050 Montgomery, LLC/Darin McReynolds Norman, Urbanworth, LLC

Request: The applicant requests a recommendation to the Zoning Commission for approval to rezone said 3-acre property to the following:

From: “J” Medium Industrial and “CR” Low Density Multifamily

To: “PD/MU-2” – Planned Development for all uses in High Density Mixed Use excluding short-term rental, event center, pawn shop, and service station; development standards to limit height at 85 feet.

Motion:	Deny
Motion by:	Bailey
2 nd :	Debose
Vote:	9-0

3. **UDC-2025-009 – 7900 Trinity Blvd
Trinity Lakes Form-Based Code (TL-NB)**

Council District: 5

Address: 7900 Trinity Blvd

Owner/Agent: Riverbend Investment 1/Brad Lonberger, Place Strategies, Inc.

Request: The applicant requests a recommendation to the Zoning Commission for approval to rezone said 40-acre property to the following:

From: PD-224 – “PD/SU” Planned Development/Specific Use for all existing zoning categories plus sand and gravel mining (See staff report)

To: “TL-NB” Trinity Lakes Form-Based Code - Neighborhood Zone.

Motion:	Approve
Motion by:	Ramsey
2 nd :	Harper
Vote:	9-0

4. **UDC-2025-010 – 708-714 Parkdale Ave (Parkdale Place – Lighting)**

Urban Residential (UR)

Council District: 11

Address: 708 – 714 Parkdale Avenue

Owner/Agent: Housing Channel/Brad Lonberger, Place Strategies, Inc.

Request: The applicant is requesting a Certificate of Appropriateness (COA) for a waiver from the Urban Residential (UR) Standards to provide pedestrian-scaled lighting along the private property adjacent to Parkdale Ave, where the standards require the lighting to be located along all public rights-of-way.

Motion:	Approve
Motion by:	Ramsey
2 nd :	Debose
Vote:	7-0

5. **UDC-2025-012 – 628 Harrold St (Mister 01 Pizza Signage)**

High Intensity Mixed-Use (MU-2)

Council District: 9

Address: 628 Harrold Street

Owner/Agent: Trademark Property Company/John LaBarge, Mister 01

Request: The applicant requests a Certificate of Appropriateness (COA) for a waiver from the High Intensity Mixed-Use (MU-2) Standards, for two wall signs to exceed the maximum allowable square footage of 45 sq. ft. each, with a total of 56.23 sq. ft each.

Motion:	Deny
Motion by:	Carr
2 nd :	Ramsey
Vote:	7-0

III. **ADJOURNMENT**

ASSISTANCE AT THE PUBLIC MEETINGS:

Old 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