



**MEETING AGENDA**  
DOWNTOWN DESIGN REVIEW BOARD  
Thursday, August 1, 2024  
Work Session: 2:00 p.m.  
Public Hearing: 2:30 p.m.

**In-Person:**  
City Council Conference Room 2020  
200 Texas Street  
2<sup>nd</sup> Floor-City Hall  
Fort Worth, Texas 76102

**Videoconference**  
<https://fortworthtexas.webex.com/webex/register/ra9c71bdd006aecf143d3c65b4740fb8f>

**Webinar number**  
2550 855 5249

**Teleconference**  
(817) 392-1111 or 1-650-479-3208  
Meeting / Access Code: 2550 855 5249

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City’s website: [www.fortworthtexas.gov](http://www.fortworthtexas.gov)

To view the docket for this meeting visit: <http://fortworthtexas.gov/calendar/boards/>

Members of the Downtown Design Review Board may be participating remotely by videoconference in accordance 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.

**\*\*Any member of the public who wishes to address the Board regarding an item on the listed agenda must sign up to speak no later than 5:00 PM on July 31, 2024. To sign up, either contact [Francisco Vega](mailto:Francisco.Vega@fortworthtexas.gov) at [Francisco.Vega@fortworthtexas.gov](mailto:Francisco.Vega@fortworthtexas.gov) or [817-392-7885](tel:817-392-7885) or register through WebEx per the directions on the City’s website above.**

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.

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**BOARD MEMBERS**

	Paul Rietema	- Place 1		Andrew Blake	- Place 5
	Laura Bird	- Place 2		Allison Docker	- Place 6
	Leah Dunn	- Place 3		Tony Pham	- Place 7
	Matthijs Melchiors	- Place 4		Vacant	- Alternate

**I. WORK SESSION: 2:00 P.M.**

**A. ROLES, RESPONSIBILITIES, AND ETHICS – CITY ATTORNEY’S OFFICE**

**II. PUBLIC HEARING: 2:30 P.M.**

**A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT**

**B. ANNOUNCEMENTS**

**C. APPROVAL OF APRIL 4, 2024 MEETING MINUTES**

**D. PRESENTATION ON THE 2050 COMPREHENSIVE PLAN COMMUNITY ENGAGEMENT PHASE 2 UPDATE BY KORRIE BECHT**

**E. NEW CASES**

**DG24 – 005      969 Commerce Street (H Zoning)  
Downtown Urban Design District overlay  
Council District: 9  
Owner / Applicant: 9th and Commerce Fort Worth, LLC / Rachael Lambie,  
Southern Land.**

1. Request a Certificate of Appropriateness to install three temporary vinyl signs.
2. Request the following waivers from the Downtown Urban Design District overlay:
  - a) A waiver from the temporary sign standards to allow three vinyl signs, each with an area of 102 square feet, to exceed the maximum allowed square footage of 25 square feet.

**DG24 – 006      911 Houston Street (H Zoning)  
Downtown Urban Design District overlay  
Council District: 9  
Owner / Applicant: Andrew Oxley / Karen Thompson, Mello Signs.**

1. Request a Certificate of Appropriateness to install an illuminated wall sign, an illuminated awning sign, and an illuminated blade sign.
2. Request the following waivers from the Downtown Urban Design District overlay:
  - a) A waiver from the wall sign standards to allow an exposed raceway.
  - b) A waiver from the wall sign standards to allow a wall sign on a building elevation without a public entrance.

**DG24 – 007      1009 Mayfield Street (D Zoning)  
Samuels Avenue / Rock Island character zone overlay  
Council District: 9  
Owner / Applicant: Yedu Kumar, Mayfield Townhomes, LLC / Yedu Kumar,  
Mayfield Townhomes, LLC.**

1. Request a Certificate of Appropriateness to construct a three-story multifamily building with a townhome configuration.
2. Request the following waiver from the Samuels Avenue / Rock Island character zone overlay:
  - a) A waiver from the Building Height, Massing, Orientation, and Setback Standards to allow a building with no step-downs in height.

**DG24 – 008      1952 Portland Street (B Zoning)  
Greenway Neighborhood character zone overlay  
Council District: 11  
Owner / Applicant: Rehmet Taylor / James Sobczak, Plan Factory.**

1. Request a Certificate of Appropriateness to construct a duplex building.

2. Request the following waivers from the Greenway Neighborhood character zone overlay:
  - a) A waiver from the Building Height, Massing, Orientation, and Setback Standards to allow a roof pitch with a design that is inconsistent with the design of the predominant structures found on the block.
  - b) A waiver from the Building Height, Massing, Orientation, and Setback Standards to allow a garage that is not behind a main structure, which is a site configuration inconsistent with the configuration and orientation of the existing structures found on the block face.
  - c) A waiver from the Building Material Standards to allow stucco as the primary material for the envelope structure.

**DG24 – 009**

**1212 Lancaster Avenue (H Zoning)  
Downtown Urban Design District overlay  
Council District: 9**

**Owner / Applicant: Suleman Bhimani / Neeraj Kumar, Design Group, LLC.**

1. Request a Certificate of Appropriateness for the following exterior building improvements:
  - a) New window openings,
  - b) New gate for the existing dumpster,
  - c) Partial infill of entrances,
  - d) Installation of new windows to match existing and new metal doors,
  - e) Installation of a new 6 feet wrought iron fence along the perimeter area.
  - f) Replacement of damaged landscape and installation of new landscape elements along the perimeter area.
  - g) Construction of two pergolas.
2. Request the following waivers from the Downtown Urban Design District overlay:
  - a) A waiver from the Streetscape Standards to not install street trees, pedestrian lights, and build 7-foot wide sidewalks.
  - b) A waiver from the building edge and architecture standards to allow a fenced-off development.

## F. ADJOURNMENT

### ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site 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 a notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

### ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como 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 reunión, de modo que puedan hacerse 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 las acomodaciones necesarias.

### EXECUTIVE SESSION

The Downtown Design Review Board 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 under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which is 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 Monday, July 29, 2024 at 10:20 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Jamena S. Howell*