Uptown Fort Worth Neighborhood Association

Monthly Meeting Minutes

Wednesday, August 12, 2026 | 6:00 PM – 7:30 PM | 1105 E. Peach St., Fort Worth, TX

1. Call to Order

The meeting was called to order at 6:03 PM. The board welcomed attendees and recognized new neighbors and guests.

2. Board Business

Board Action Item

- Approval of the June 2026 meeting minutes was tabled to be approved at the September 2026 meeting.

Member Action Item

- Review and vote on the updated Neighborhood Association Bylaws, incorporating revisions discussed at the May 2026 meeting. This item was also tabled to be approved at the September 2026 meeting.

3. Guest Presentations & City Updates

D.J. Harrell & Francisco Vega — City of Fort Worth Development Services

- Presented on the Uptown Fort Worth overlay districts (including the Downtown Overlay) and the Comprehensive Plan, which guides how the city wants Fort Worth to develop going forward.
- The planning area includes portions of Near Southside, the Samuels neighborhood, and Downtown.
- Reviewed “Character Zones” that set design standards for different areas: Downtown Core, Rock Island/Samuels (focused on multi-family and single-family homes), Green Way, and Industrial Gateway.
- Explained that an overlay is an added layer of regulation on top of base zoning. A property owner retains the underlying right to build (e.g., a single-family home), but the overlay governs character elements such as exterior finishes and porches.
- Wendy asked whether the city has input on the container homes recently built in the neighborhood. Francisco explained the owner submitted the project as a pilot and met all applicable design regulations; the board asked him to build it and demonstrate community acceptance. He noted the home is currently 30–40% complete and will look different once finished.
- Elizabeth asked whether neighborhood acceptance should be required before construction begins. Francisco clarified the property is zoned single-family, so the owner is entitled to build by right.
    - Cyd asked what recourse residents have once the home is built, including if it remains an eyesore. DJ and Francisco responded that the project was allowed by right (not something the city approved on discretion), and that the city would not approve final construction if it doesn’t meet the approved design.
- Andy confirmed the project had been reviewed at a public hearing over an 8-month period; hearings are open to all and have no time limit so everyone can be heard. Andy and Liz agreed to monitor future hearings involving properties in the neighborhood and share notice with the association ahead of time.
- Tracey Marks requested a copy of the character zone map; Francisco agreed to share it with Liz.
- Tim asked how such projects address affordable housing. Francisco noted the city does not evaluate the economic rationale behind a project — an owner may cite economic considerations (e.g., cost) as their reason for a given design.
- It was noted that developers are not always informed up front of applicable density or parking standards.

Joel McElhany & Eric Lopez — City of Fort Worth Parks & Recreation, Planning & Resource Management Division

- Topic: community center planning and development.
- Joel explained Fort Worth ISD is selling certain properties at market value and is not offering to donate them; the city does not currently have funds to purchase them.

- Andy recalled a former asset, Cornerstone Community Center, which was not city-owned (per Eric). Andy noted it previously supported the neighborhood, including a program distributing day-old pastries as a food supplement, and raised concern that its now-vacant, visibly empty building could invite break-ins. Joel said he is in contact with school staff and will raise the concern.
- Joel will present an information report on community center criteria and approach to City Council on the 25th, with a master plan presentation on September 23.
- Joel asked residents what they would want in a community center. Feedback included: a cooling center (Wendy, citing a resident she helped who had suffered heat exhaustion); after-school activities, food and clothing drives (David); services for multiple age groups (Andy); a neighborhood meeting space (Tim); simply a place to get out of the house (Tracey); and exercise equipment plus after-school programming (Rebecca, who currently uses Andrew Doc Session Community Center via the Garcia school zone).
- Joel shared that a new downtown library is in early planning at Summit and Texas, and that libraries increasingly host community programs (e.g., guitar lessons, classrooms). The former YMCA property, originally intended as a library, will instead become an arts incubator managed by the library department under city ownership.
- Fitness amenities at community centers typically carry a membership fee; Eric noted the city's 22 community centers with fitness facilities range from about $40–$200/year depending on amenities and hours.
- On whether a downtown location is too far for residents: Cyd Byrd and Andy noted this is a barrier for elderly and mobility-limited residents, especially with reduced bus routes.
- Wendy asked whether the city is deciding whether the ISD property becomes a community center. Joel clarified it is listed for sale at market rate and the buyer will determine its use; the city lacks funds to purchase it. Wendy expressed that a community center there would benefit the neighborhood. Andy asked about using portable/exterior units as a community center; Joel said that is not something Parks & Recreation would operate.

Mia Boatner — District 9 City Council Director

- Not in attendance.

Officer Walter Layton — Neighborhood Police Officer (NPO)

- Reported on package thefts and incidents of homeless individuals breaking into apartment garages.
- When asked how homeless individuals encountered are handled, Officer Layton said they are typically given the chance to leave voluntarily to avoid arrest; those who refuse are arrested. He encouraged residents to call 911 for suspicious activity.
- A Rocklyn resident reported bikes stolen from a patio; Officer Layton noted most apartment communities have courtesy officers.
- Regarding garage break-ins used as storage units: entry is typically through breaking the rear deadbolt rather than the roll-up door; one incident involved a vehicle.
- Homeless encampments have been increasing and are taking up significant officer time. Asked where individuals are taken or what services are available, Officer Layton said most are asked to leave voluntarily and that police respond to situations rather than provide direct services.
- Brian (Rockland resident) asked how police coordinate with apartment security; Officer Layton said it depends on whether a courtesy officer is assigned. Rebecca asked about security at The Franklin; one courtesy officer from Arlington PD lives nearby. Rebecca also reported package theft from unlocked package areas — Officer Layton said he would follow up with the property manager directly and recommended residents also engage managers personally, noting managers tend to respond better to direct, in-person contact. Elizabeth offered to send a follow-up email on behalf of the association.
- Brian noted the back gate at Rockland has been left open for some time.
- Elizabeth asked about incidents reported near "Bluff," noting only one house is located there; Officer Layton clarified this likely refers to Trinity Bluff, where there have been multiple e-bike and bicycle thefts. Brian reported witnessing a male and female walking bikes out of the area and called 911.
- Allen described finding a homeless woman sleeping on his porch glider; after attempting to engage with her, he called the fire department.

Officer Lisa Cleveland — Code Compliance

- Reported 89 code violations for July, including bulk waste and illegal dumping.

- A resident reported a garbage-loaded truck parked at Cold Springs and Parkway. Officer Cleveland clarified that a parked vehicle blocking the street is Officer Layton's jurisdiction (call 911), while vehicles parked on a front yard, side yard, or vacant lot fall under Code Compliance.

4. Community Discussion

Open forum for residents to discuss neighborhood concerns, identify priorities, and vote on issues for the association to address.

- Cyd raised concerns about the "sticker burr" problem at Trader's Oak Park and noted that city crews have been emptying some trash cans but not all.
- Motion (Cyd): approve the June meeting minutes at the September meeting. Seconded by Allen Cejka. No objections

5. Board & Committee Reports

Liz Padilla — President

- Community updates; street representative and neighborhood group updates.
- Monthly Community Cleanup Day initiative; Pioneers Rest Cemetery cleanup day.
- Fort Worth App updates.
- Recruitment for the Resident Resources Committee and Newsletter Committee.
- Neighborhood Issue Tracker; association fundraising; supporting neighbors and local businesses; Birthday Calendar initiative.
- Announced the association is postponing adoption of Trader's Oak Park due to insufficient funding for upkeep.

Omar Rosales — Vice President

- No report given.

Khyla Jones — Secretary

- Conducted member sign-in and collected updated email addresses and phone numbers for association communications.
- Announced she will be stepping down as Secretary, citing an inability to continue providing the value neighbors need in the role; the Secretary position is now open.

Andy Nold — Treasurer

- Financial report; fundraising update; 501(c)(3) status update. Non given at this time. However, one will be provided within the following 30 days.

Tracey Marks — Safety Committee

- Safety initiatives; Neighborhood CODE BLUE program.

Allen Cejka & Andy Nold — Historic Resources Committee

- No updates at this time.

Cyd & Jim Byrd — Parks Committee

- Parks updates; pet resources and neighborhood safety.

Dave Pannell — Real Estate Committee

- No updates at this time; will send information later.

Wendy Blanton — Neighborhood Signage

- Gathered neighbor feedback on whether current signage reflects the actual meeting day and time.

Evan Escher — Infrastructure & Transportation Committee

- No updates at this time.

Tim LaPoint — Business & Local Engagement Committee

- Welcomed back to the committee.

Elizabeth Hernandez — Events Planning Committee

- Not in attendance.

6. Adjournment

Meeting adjourned at 7:30 PM.

Next Meeting

Wednesday, September 2, 2026, 6:00 PM – 7:30 PM, 1105 E. Peach St., Fort Worth, TX