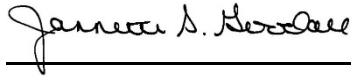


I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Tuesday, July 15, 2025 at 3:15 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
CITY PLAN COMMISSION
Wednesday, July 23, 2025

Work Session

In-Person & Virtual: 12:30 P.M.
City Hall
100 Fort Worth Trail
City Council Work Session Room
Fort Worth, Texas 76102

Public Hearing

In-Person & Virtual: 1:30 P.M.
City Hall
100 Fort Worth Trail
City Council Work Session Room
Fort Worth, Texas 76102

Join from webinar link:

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m4b1b0ef6ca97c05bb99090bfd6d82b74>

Join by meeting number

Meeting number (access code): 2558 046 1935

Meeting password: 74733537 when dialing from a phone or video system

Tap to join from a mobile device (attendees only)

[+1-469-210-7159](tel:+14692107159), [25580461935](tel:+14692107159) #[74733537](tel:+14692107159) United States Toll (Dallas)

Join by phone

[+1-469-210-7159](tel:+14692107159) United States Toll (Dallas)

Global call-in numbers

Join from a video system or application

Dial [25580461935@fortworthtexas.webex.com](https://fortworthtexas.webex.com/j.php?MTID=m4b1b0ef6ca97c05bb99090bfd6d82b74)

You can also dial 173.243.2.68 and enter your meeting number.

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

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: <https://www.fortworthtexas.gov/government/boards/list-boards-commissions/virtual-meetings>

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

****Any member of the public who wishes to address the Commission in person regarding an item on the agenda must fill out a speaker's card prior to addressing the Commission. Comments regarding any case on the agenda may also be submitted in writing by contacting the Platting and Annexation Division at Platbox2@fortworthtexas.gov or by calling 817-392-8027 no later than Tuesday, July 22, 2025, by 5:00 p.m. To sign up to speak virtually, register through WebEx in accordance with the directions set out 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.**

COMMISSION MEMBERS

Caroline Cranz, CD 1 _____
Vacant CD 2 _____
Jim Tidwell, Vice Chair CD 3 _____
Tye Lamberth, CD 4 _____
CJ Johnson, CD 5 _____
Denise Turner, CD 6 _____
Lee Henderson, CD 7 _____
Don Boren, Chair CD 8 _____

Brian Singleterry, CD 9 _____
Vacant, CD 10 _____
Efrin Carrion, CD 11 _____
Brian Farda, Alternate _____
Vacant, Alternate _____
Vacant, Alternate _____
Vacant, Alternate _____

I. WORK SESSION: 12:30 P.M.

City Council Work Session Room

A. Correspondence & Comments
B. Review of Cases on Today's Agenda

Staff & Chair
Staff

II. PUBLIC HEARING: 1:30 P.M.

City Council Work Session Room

A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
B. ANNOUNCEMENTS
C. APPROVAL OF JULY 9, 2025 MEETING MINUTES

D. Continued Cases (3)

1. **FS-25-132 Fort Worth Country Club Lot 1R, Block 1; Waiver Request, Section 31-106(c)(3): Council District 7.**

Being a replat of Lots 1 & 2, Block 1, Fort Worth Country Club, Volume 995, Page 571, Plat Records, Tarrant County, Texas and Bourine Street, Volume 1178, Page 603, Plat Records, Tarrant County, Texas, Peterson Pate Survey, Abstract Number 31, Situated in the City of Fort Worth and Westover Hills, Tarrant County, Texas

General Location: North of Byers Avenue, Southwest of Westover Road, and East of Bourine Street

Applicant: Ty Thompson, Baird Hampton & Brown Inc.

Recommendation: 1) Approval of a waiver to Section 31-106(c)(3) of the Subdivision Ordinance to allow a non-standard cross section for a portion of Bourine Street to be approximately 35.4 feet wide rather than the minimum required 50 feet; 2) Conditional approval of the final plat upon meeting the platting comments in the staff report; and 3) Conditional approval of the final plat upon approval by the City Council of the vacation of a portion of Bourine Street (VA-25-010).

2. **PP-25-032 Hickory Addition; Waiver Requests to Sections 31-101(d)(1), 31-102(b)(2) and 31-106(d)(1): 47 Single Family Lots. ETJ Wise County.**

Being a 123.15-acre tract of land located in the Green B. Buchanan Survey, Abstract Number, 31, situated in Wise County, Texas.

General Location: East and south of Hickory Street and west of future Graben Road.

Applicant: Claymore Engineering, Inc. on behalf of MRW2 LLC

Recommendation: 1) Approval of a waiver to Section 31-101(d)(1) of the Subdivision Ordinance to allow a residential development with a connectivity index of 1.0 instead of the minimum required 1.4; 2) Approval of a waiver to Section 31-102(b)(2) of the Subdivision Ordinance to not require extension of streets to the plat boundary to provide future connection with adjoining un-platted lands to the east and west of the proposed subdivision; 3) Approval of a waiver to Section 31-106(d)(1) of the Subdivision Ordinance to allow a cul-de-sac serving one acre or larger lots to be 1,691 feet long rather than the maximum allowed 1,350 feet; and 4) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

3. VA-25-008 Vacation of a Portion of North Service Street Right-of-Way Adjacent to Lot B-R, Block 1, Western Hills Addition, Section 1: Council District 3.

Being a vacation of a portion of North Service Street Right-of-Way adjacent to Lot B-R, Block 1, Western Hills Addition, Section 1, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-51, Page 20, Plat Records, Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Camp Bowie Boulevard (U.S. Highway 580), south of Doreen Avenue, west of Frances Drive and east of Phoenix Drive.

Applicant: Ron Coombs Land Surveying, Inc.

Recommendation: Approval of a continuance to the August 20, 2025 City Plan Commission meeting.

E. New Cases (3)

4. VA-25-010 Vacation of a Portion of Bourine Street: Council District 7

Being a vacation of a portion of Bourine Street, a 50-foot right-of-way, as shown on the plat of Westover Hills, an addition to the City of Fort Worth, Tarrant County, Texas recorded in Volume 1178, Page 603, Plat Records, Tarrant County, Texas.

General Location: North of Byers Avenue, Southwest of Westover Road, and East of Bourine Street

Applicant: Ty Thompson, Baird Hampton & Brown Inc.

Recommendation: Recommendation of approval to City Council for the vacation of a variable width portion of Bourine Street along Lots 1 and 2, Block 1, Fort Worth Country Club addition.

5. PP-24-008 Maverick (Revision/Waiver Request) 31-106(d)(1): 178 Single Family Detached Residential Lots and 15 Private Open Space Lots. Council District 3.

Being approximately 546.86 acres situated in the T. & N.O. R.R. CO. Survey, Abstract Nos. 1565 & 1878, the T.F. Rogers Survey, Abstract No. 1357, the Elizabeth Langston Survey, Abstract No. 988, the D.T. Finley Survey, Abstract No. 1901 and the S.A. & M.G. R.R. CO. Survey, Abstract No. 1961, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Bear Creek Drive, west of Highway 377 and south of Orchard Way.

Applicant: LJA Engineering Inc. on behalf of PMB Rolling V South Land LP

Recommendation: 1) Approval of a waiver to Section 31-106(d)(1) of the Subdivision Ordinance to allow 33 lots on a cul-de-sac rather than the maximum allowed 30 lots; and 2) Conditional approval the preliminary plat revision upon meeting the comments in the staff report.

6. PP-25-010 Prose Basswood (Waiver Request) 31-106(c)(7): 1 Multi-family Lot and 1 Commercial Lot. Council District 4.

Being approximately 54.977 acres situated in the T. Peck Survey, Abstract No. 1210, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Basswood Blvd, east of I-35W, and west of Old Denton Rd

Applicant: Westwood Professional Services on behalf of Alliance Realty Partners, LLC

Recommendation: 1) Approval of a waiver to Section 31-106(c)(7) of the Subdivision Ordinance to not require the extension of Sandshell Blvd. to the northern plat boundary, and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

F. Other Matters of Business (1)

7. OMB Hicks Field Data Center Substation (Waiver Request) 31-150(a)(1): Council District 7.

Being a portion of a 47.231 acre tract of land situated in the Benjamin Thomas Survey, Abstract 1497, located in the City of Fort Worth Tarrant County, Texas.

General Location: East of Saginaw Boulevard, west of Wagley Robertson, and north of Asphalt Drive

Applicant: Daniel Lyons, KFM Engineering and Design on behalf of ACS INFRA

Recommendation: Approval of a waiver to Section 31-150(a)(1) of the Subdivision Ordinance to allow the issuance of a building permit for a commercial accessory structure to serve the electrical substation prior to recordation of a final plat.

Adjournment: ____

ACCESSIBILITY STATEMENT

The City Council Work Session Room at 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.

DECLARACIÓN DE ACCESIBILIDAD

La sala de sesiones de trabajo del Ayuntamiento en el Ayuntamiento es accesible para sillas 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 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

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.