



**MEETING AGENDA**  
CITY PLAN COMMISSION  
Wednesday, October 25, 2023  
Work Session 12:30 p.m.  
Public Hearing: 1:30 p.m.

**Work Session**

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

**Public Hearing**

In-Person:  
City Council Chamber  
200 Texas Street  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102

Join Webinar Link:

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=mb3321f7a9aae6b98d1a46c623f88c6d8>

Webinar Number: 2556 100 4635

Webinar password: DVyK4GKA3A8 (38954452 from phones and video systems)

Join by phone  
1-469-210-7159

Viewing Only:

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99  
City of Fort Worth Website Homepage: [Watch Live Online](#)

**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 regarding an item on the listed agenda must sign up to speak no later than 5:00 PM on October 24, 2023. To sign up to speak in person at the meeting, contact Stuart Campbell at [stuart.campbell@fortworthtexas.gov](mailto:stuart.campbell@fortworthtexas.gov) or 817-392-2412. 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**

Vacant, CD 1 _____ Kathy Hamilton CD 2 _____ Jim Tidwell, CD 3 _____ Matt Kotter, CD 4 _____ Torchy White, CD 5 _____ Roderick Miles, CD 6 _____ Lee Henderson, CD 7 _____ Don Boren, Chair CD 8 _____	Matthew Graham, CD 9 _____ Jeff Davis, CD 10 _____ Efrin Carrion, CD 11 _____ Matthijs Melchiors, Alternate _____ Josh Lindsay, Alternate _____ Andrew Scott, Alternate _____ Jarrett Wilson, Alternate _____
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**I. WORK SESSION: 12:30 P.M. City Council Conference Room 2020**

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|--------------------------------------|---------------|
| A. Correspondence & Comments         | Staff & Chair |
| B. Review of Cases on Today’s Agenda | Staff         |
| C. Presentation on Senate Bill 2038  | Legal         |

**II. PUBLIC HEARING: 1:30 P.M. City Council Chamber**

- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- B. ANNOUNCEMENTS
- C. APPROVAL OF October 11, 2023 MEETING MINUTES
- D. NEW CASES (3)

**1. PP-22-039 Lonestar at Liberty Trails (Revision/Waiver Request): 1,703 Single-Family Detached Residential Lots, 35 Private Open Space Lots and 1 Amenity Center Lot. ETJ-Denton County**

- a. Being 494.82 acres of land, situated in the William C. Hallmark Survey, Abstract No. 518, Denton County, Texas, being a portion of the first tract and all of the second, third, fourth and fifth tracts described in Deed to FST Curtis Family, LP, as recorded in County Clerks File #2020135101, Real Property Records, Denton County, Texas, a portion of recorded in County Clerks File # 2020-135109, Real Property Records, Denton County, Texas and a portion of the first tract and all of the second, third,

fourth and fifth tracts described in Deed to FST Nancy Family, LP, as recorded in County Clerks File # 2020-135176, Real Property Records, Denton County, Texas.

- b. General Location: North of Highway 114 and south of Sam Reynolds Road
- c. Applicant: Pape-Dawson Engineers
- d. Applicant Requests: 1) Approval of a revision of the Preliminary Plat changing the total lot yield from 1,603 lots to 1,703 lots; 2) Approval of one Subdivision Ordinance waiver to permit one long block (Block 53) to exceed the maximum allowed 1,320-foot distance; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
- e. DRC Recommends: 1) Approval of a revision of the Preliminary Plat changing the total lot yield from 1,603 lots to 1,703 lots; 2) Approval of one Subdivision Ordinance waiver to permit one long block (Block 53) to exceed the maximum allowed 1,320-foot distance; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

2. **MT-23-011**      **Cromwell Marine Creek Road (MTP Waiver Request): Council Districts 2 & 7.**

- a. Being a Master Thoroughfare Plan (MTP) waiver request for Cromwell Marine Creek Road to allow for an interim cross-section for a variable width right-of-way from Boat Club Road to Marine Creek Parkway, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Boat Club Road and west of Old Decatur Road and Marine Creek Parkway.
- c. Applicant: Burns & McDonnell / City of Fort Worth
- d. **Applicant Requests:** Approval of the Master Thoroughfare Plan (MTP) waiver request for Cromwell Marine Creek Road to allow for an interim cross-section for a variable width right-of-way from Boat Club Road to Marine Creek Parkway.
- e. **DRC Recommends:** Approval of the Master Thoroughfare Plan (MTP) waiver request for Cromwell Marine Creek Road to allow for an interim cross-section for a variable width right-of-way from Boat Club Road to Marine Creek Parkway.

3. **OMB 6801 Boat Club Road-Oncor (Waiver Request): Council District 7.**

- a. Being 29.25 acres of land situated in the Eagle Mountain Water Treatment Plant, Block 1, Lot 1R Boundary Split, located in the City of Fort Worth, Tarrant County Texas.
- b. General Location: East of Boat Club Road and west of Bowman Roberts Road.
- c. Applicant: Kimley Horn

- d. **Applicant Requests:** Approval of a Subdivision Ordinance waiver to allow issuance of a building permit for construction of the Oncor Boat Club substation, located at the southeast corner Boat Club Road and Robertson Road, without a recorded final plat.
- e. **DRC Recommends:** Approval of a Subdivision Ordinance waiver to allow issuance of a building permit for construction of the Oncor Boat Club substation, located at the southeast corner Boat Club Road and Robertson Road, without a recorded final plat.

**Adjournment:** \_\_\_\_\_

**ACCESSIBILITY STATEMENT**


Fort Worth Council Chamber 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**

Cámara del Concilio de Fort Worth 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 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.

<p>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 <u>Wednesday, October 18, 2023 at 3:15 p.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p>	 City Secretary for the City of Fort Worth, Texas
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