



**MEETING AGENDA**

CITY PLAN COMMISSION

Friday, November 1, 2024

Work Session 9:00 A.M.

Public Hearing: 10:00 A.M.

**Work Session**

In-Person:

City Council Conference Room 2020

200 Texas Street, 2<sup>nd</sup> Floor

Fort Worth, Texas 76102

**Public Hearing**

In-Person:

City Council Chamber

200 Texas Street, 2<sup>nd</sup> Floor

Fort Worth, Texas 76102

**Join Link:**

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=ma2ba53039c7e0ec96a2f668dd05c6b89>

**Webinar Number:**

2555 296 6846

**Join by Video System:**

Dial 25552966846@fortworthtexas.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

**Join by Phone:**

+1-469-210-7159 United States Toll (Dallas)

Access code: 255 529 66846

**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 31, 2024. To sign up to speak in person at the meeting, contact Derek Hull at [derek.hull@fortworthtexas.gov](mailto:derek.hull@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.**

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#### COMMISSION MEMBERS

Caroline Cranz, CD 1  
Kathy Hamilton CD 2  
Jim Tidwell, Vice Chair CD 3  
Vacant, CD 4  
Torchy White, CD 5  
Denise Turner, CD 6  
Lee Henderson, CD 7  
Don Boren, Chair CD 8

Matthew Graham, CD 9  
Jeff Davis, CD 10  
Efrin Carrion, CD 11  
Matthijs Melchior, Alternate  
Josh Lindsay, Alternate  
Andrew Scott, Alternate  
Jarrett Wilson, Alternate

#### **I. WORK SESSION:                      9:00 A.M.                      City Council Conference Room 2020**

A. Correspondence & Comments	Staff & Chair
B. Election of Officers	Staff & Commission
C. Review of Cases on Today's Agenda	Staff

#### **II. PUBLIC HEARING:                      10:00 A.M.                      City Council Chamber**

- a. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- b. ANNOUNCEMENTS
- c. APPROVAL OF OCTOBER 9, 2024 and OCTOBER 23, 2024, MEETING MINUTES
- d. NEW CASES

#### **1. AX-24-015      Lake Country Farms (Annexation Request): Proposed for Residential Type Development. ETJ-Tarrant County. Future Council District 7.**

Being an approximately 6.241 acres tract of land situated in the J. H. Simmons Survey, Abstract No. 1486, Tarrant County, Texas, and being a portion of that tract of land described to Eagle Mountain Lake Farms, LLC by deed recorded in County Clerk File No.

D212059046, official public records of Tarrant County, Texas, same being the remaining portion of said tract that does not lie within the City of Fort Worth

**General Location:** West of Boat Club Road, and north and east of Lake Country Drive, in Tarrant County

**Applicant:** Jason Luke, P.E., LJA Engineering on behalf of Owner/Eagle Mountain Lake Farms, LLC and Saddle Land Development, LLC

**Request:** Consider approval of a recommendation to City Council to adopt a Comprehensive Plan Future Land Use Map Amendment from Agricultural (Vacant) to A-5 Residential.

**2. OMB- PP-21-075 Bonds Ranch Rio Claro (Time Extension Request): 2,003 Single-Family Detached Residential Lots, 1 Low Density Residential Lot, 1 Commercial Lot, 2 Amenity Center Lots, 2 Proposed Public Parks and 51 Private HOA Open Space Lots. Council District 7 and ETJ – Tarrant County.**

Being 706.15 acres of land situated in the R. Garza Survey, Abstract No. 563, the T&P RR Company Survey, Abstract No. 1568, the Alexander Crain Harris & Brooks Survey, Abstract No. 55, located in Fort Worth's extraterritorial jurisdiction (ETJ) in Tarrant County, and located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** South of Bonds Ranch Road, east of Morris Dido Newark Road, west of proposed Fleming Ranch Road and north of Harbour View Lane and West Fork Trail.

**Applicant:** Bonds Ranch Land LP, PMB Development Co. 1 LLC and PMB Development Co. 3 LLC

**Request:** Consider approval of a one-year extension of the expiration date of the approved preliminary plat to December 3, 2025.

**3. OMB- 5611 Cromwell Marine Creek (Plat Waiver Request 31-150(a)): Proposed construction of a wastewater lift station by the Fort Worth Water Department owned by the City of Fort Worth. Council District 2 – Tarrant County.**

Being a 39.549 acre tract of land located in the Alexander F. Albright Survey, Abstract No. 1849, City of Fort Worth, Tarrant County, Texas.

**General Location:** East of Crystal Lake Drive and south of Cromwell Marine Creek Road.

**Applicant:** City of Fort Worth

**Request:** Consider approval of a wavier to the Subdivision Ordinance to allow the issuance of a built permit before the final plat is approved and recorded.

**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.

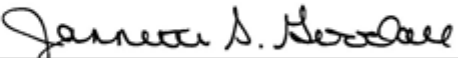
**DECLARACIÓN DE ACCESIBILIDAD**

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.

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, October 28, 2024 at 3:25 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
City Secretary for the City of Fort Worth, Texas