



MEETING AGENDA

CITY PLAN COMMISSION
Wednesday, April 24, 2024
Work Session 12:30 p.m.
Public Hearing: 1:30 p.m.

Work Session

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

Public Hearing

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

Join Webinar Link:

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m6cd6ed6d38ad876ee0cf2bb638cb4ae3>

Webinar Number: 2559 706 5336

Webinar password: rrM4jpekh58 (77645735 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 April 23, 2024. To sign up to speak in person at the meeting, contact Lynn Jordan at lynn.jordan@fortworthtexas.gov or 817-392-2309. 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	_____	Matthew Graham, CD 9	_____
Kathy Hamilton CD 2	_____	Jeff Davis, CD 10	_____
Jim Tidwell, Vice Chair CD 3	_____	Efrin Carrion, CD 11	_____
Vacant, CD 4	_____	Matthijs Melchior, Alternate	_____
Torchy White, CD 5	_____	Josh Lindsay, Alternate	_____
Denise Turner, CD 6	_____	Andrew Scott, Alternate	_____
Lee Henderson, CD 7	_____	Jarrett Wilson, Alternate	_____
Don Boren, Chair CD 8	_____		

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. New Neighborhood Empowerment Zone Areas | Staff |

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

- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- B. ANNOUNCEMENTS
- C. APPROVAL OF April 10, 2024 MEETING MINUTES
- D. NEW CASES (2)

1. PP-24-007 Walsh Ranch Quail Valley PA6: (Waiver Request): 380 Single-Family Detached Residential Lots, 73 Single-Family Attached Residential Lots and 21 Private Open Space Lots. Council District 3.

- a. Being approximately 140 acres situated in the Houston Tap and Brazoria Railroad Company Survey, Abstract No. 654, the I & G.N. Railroad Company Survey, Abstract Nos. 1195, 1196 and the Heirs of C.H. Higbee Survey, Abstract No. 2740, located in Parker County, Texas.

- b. General Location: North of West Freeway, west of Walsh Ranch Parkway and south of Walsh Avenue
- c. Applicant: Huitt-Zollars, Inc.
- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to allow 23 residential lots to front on a private drive instead of a public or private street; 2) Approval of one Subdivision Ordinance waiver to allow 46 residential lots to front on an open space lot instead of a public or private street; 3) Approval of one Subdivision Ordinance waiver to allow three block faces (in Block 124, Lots 1-30 and 31-53, and Block 116, Lots 1-24) to exceed the maximum allowed 1,320-foot block face length requirement; 4) Approval of one Subdivision Ordinance waiver to not require a connection to the adjacent existing stub-out for Riston Street; 5) Conditional approval of the preliminary plat upon City Council approval of the annexation request and companion zoning request in accordance with the development agreement; and 6) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
- e. **DRC Recommends:** 1) Approval of one Subdivision Ordinance waiver to allow 23 residential lots to front on a private drive instead of a public or private street; 2) Approval of one Subdivision Ordinance waiver to allow 46 residential lots to front on an open space lot instead of a public or private street; 3) Approval of one Subdivision Ordinance waiver to allow three block faces (in Block 124, Lots 1-30 and 31-53, and Block 116, Lots 1-24) to exceed the maximum allowed 1,320-foot block face length requirement; 4) Approval of one Subdivision Ordinance waiver to not require a connection to the adjacent stub-out for Riston Street; 5) Conditional approval of the preliminary plat upon City Council approval of the annexation request and companion zoning request in accordance with the development agreement; and 6) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

2. **VA-24-007 Vacation of Excess Right-of-Way along Altamesa Boulevard: Council District 8.**

- a. Being a vacation of excess right-of-way along Altamesa Boulevard, as dedicated by Night Train Compressor Site, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in D212014810 PRTCT and by the deed recorded in Volume 10038, Page 745 DRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Wichita Street and north of Joel East Road.
- c. Applicant: Dunaway Associates
- d. **Applicant Requests:** Approval of a recommendation to City Council for the vacation of two portions of excess right-of-way (north and south) along Altamesa Boulevard just west of Wichita Street.

- e. **DRC Recommends:** Approval of a recommendation to City Council for the vacation of two portions of excess right-of-way (north and south) along Altamesa Boulevard just west of Wichita Street.

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.

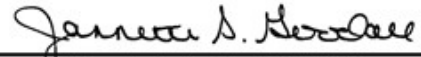
DECLARACIÓN DE ACCESIBILIDAD

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 Discapitados (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 Friday, April 19, 2024 at 3:15 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