



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, August 28, 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
Fort Worth, Texas 76102

Public Hearing

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

Join Webinar Link:

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m18eb089c8c80947d61bfe9ce0d245788>

Join Webinar Number:

Webinar number (access code): 2558 788 4326

Webinar password: T6Jtja3cjY2 (173.243.2.68 when dialing from a phone or video system)

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 August 27, 2024. To sign up to speak in person at the meeting, contact Derek Hull at 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.**

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: 12:30 P.M. City Council Conference Room 2020

- | | |
|--------------------------------------|---------------|
| A. Correspondence & Comments | Staff & Chair |
| B. Review of Cases on Today's Agenda | 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 August 14, 2024 MEETING MINUTES
- d. CONTINUED CASES (2)

1. VA-24-015 Vacation of a Portion of Cockrell Avenue Between Berry Street and Bowie Street: Council District 9.

- a. Being a vacation of a portion of Cockrell Avenue between Bowie Street and Berry Street, as dedicated by the plat of Forest Park Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 310, Page 49, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.

- b. General Location: North of Berry Street, south of Bowie Street, east of University Drive and west of Greene Avenue.
- c. Applicant: Kimley-Horn and Associates, Inc.
- d. **Applicant Requests:** Approval of a recommendation to City Council for the vacation of a portion of Cockrell Avenue between Bowie Street and Berry Street.
- e. **DRC Recommends:** Approval of a recommendation to City Council for the vacation of a portion of Cockrell Avenue between Bowie Street and Berry Street.

2. VA-24-016 Vacation of an Alley in Block 12, Forest Park Addition, Between Berry Street and Bowie Street: Council District 9.

- a. Being a vacation of an alley approximately 0.1400 acre (6,099 square foot) in the Wade H. Hudson Survey, Abstract No. 717, City of Fort Worth, Tarrant County, Texas and said tract being in Block 12, Forest Park Addition, between Bowie Street and Berry Street, as dedicated by the plat of Forest Park Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 310, Page 49, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Berry Street, south of Bowie Street, east of University Drive and west of Greene Avenue.
- c. Applicant: Kimley-Horn and Associates, Inc.
- d. **Applicant Requests:** Approval of a recommendation to City Council for the vacation of the alley in Block 12, Forest Park Addition between Berry Street and Bowie Street.
- e. **DRC Recommends:** Approval of a recommendation to City Council for the vacation of the alley in Block 12, Forest Park Addition between Berry Street and Bowie Street.

e. NEW CASES

1. AX-24-007 LDS – New Granger (Annexation Request): Proposed for Institutional Type Development. ETJ-Tarrant County. Future Council District 10

- a. Being a tract of land of approximately 5.951 acres situated in the P. M. Smith Survey, Abstract No. 1170, Denton County, Texas, as conveyed to Corporation of The Presiding Bishop of The Church of Jesus Christ Latter-Day Saints, A Utah Corporation Sole (Church), in the deed recorded in County Clerk's File Number Cc# 2019-1360, Deed Records, Denton County, Texas
- b. General Location: West of Blue Mound Road and south of Highway 114, in Denton County.
- c. Applicant: Kofi Addo, PE, Bowman Consulting Group
- d. **Applicant Requests:** Approval of a recommendation to City Council to adopt

Comprehensive Plan Future Land Use Map amendments From General Commercial To Institutional for the LDS – New Granger annexation application to support the requested institutional zoning, which is inconsistent with the adopted Comprehensive Plan.

- e. **Staff Recommends:** Approval of a recommendation to City Council to adopt Comprehensive Plan Future Land Use Map amendments From General Commercial to Institutional for the LDS – New Granger annexation application to support the requested institutional zoning, which is inconsistent with the adopted Comprehensive Plan.

2. PP-24-031 T-Square Townhomes Addition, Lots 1-31 & 1X, BLOCK 3 (Waiver Request): Council District 5

- a. Being a replat of Lot 1-A, Block 3, E.T. Square Addition, a Subdivision of Record in Cabinet B, Slide 2029, P.R.T.C.T., and Lots 1-D - 1-G, Block 3, E.T. Square Addition, a Subdivision of Record in Document number D209203750, P.R.T.C.T. Situated in the T.K. Hamby Survey, Abstract No. 815, City of Fort Worth, Tarrant County, Texas
- b. General Location: South of Ederville Road and west of T Square Street
- c. Applicant: C&M Engineering
- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to allow two access easements to provide rear access to residential lots less than 50 feet in width instead of an abutting side or rear alley or driveway, or a common shared driveway centered over common lot lines between adjacent dwelling units; and 2) 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 two access easements to provide rear access to residential lots less than 50 feet in width instead of an abutting side or rear alley or driveway, or a common shared driveway centered over common lot lines between adjacent dwelling units; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

3. PP-24-034 Boaz and Dillow Addition, Lots 2R, 2R1, 3R, 4R, 5R, 5R1, Block 6 (Conditional Approval): 6 Townhome Lots. Council District 8.

- a. Being a replat of a portion of Lot 2 and all of Lots 3-5, Block 6, Boaz and Dillow Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 204, Page 32 P.R.T.C.T
- b. General Location: South of Avenue C, north of Avenue D and east of Conner Avenue
- c. Applicant: Burns Surveying

- d. **Applicant Requests:** Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
 - e. **DRC Recommends:** Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
4. **FS-24-181 Johnson Addition Lots 9-12 (Continuance Request): 4 Single-Family Detached Residential Lots. Council District 5.**
- a. Being 1.203 acres out of the W. R. Loving Survey, Abstract# 944, City of Fort Worth, Tarrant County, Texas.
 - b. General Location: West of Vine Street and East of Knapp Street
 - c. Applicant: Barton Chapa Surveying
 - d. **Applicant Requests:** A continuance to the September 11, 2024 City Plan Commission meeting.
 - e. **DRC Recommends:** Approval of a continuance to the September 11, 2024 City Plan Commission meeting.
5. **VA-24-017 Vacation of a Portion of Pleasant Oaks Street: Council District 5**
- a. Being a vacation of a portion of Pleasant Oaks Street, a right-of-way reservation, as dedicated by the plat of Draughon Height Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-U, Page 68, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: North of Lowery Road, south of Randol Mill Road, east of Sandy Lane and west of Lowery Oaks Trail
 - c. Applicant: Kathleen McClaren
 - d. **Applicant Requests:** Approval of a recommendation to City Council for the vacation of a portion of Pleasant Oaks Street between Sandy Lane and Lowery Oaks Trail.
 - e. **DRC Recommends:** Approval of a recommendation to City Council for the vacation of a portion of Pleasant Oaks Street between Sandy Lane and Lowery Oaks Trail.

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 Friday, August 23, 2024 at 3:40 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

