



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, March 5, 2025

Work Session

In-Person & Virtual: 9:00 A.M.
New City Hall
100 Fort Worth Trail
Mezzanine Level, Room MZ-05
Fort Worth, Texas 76102

Public Hearing

In-Person & Virtual: 10:00 A.M.
New City Hall
100 Fort Worth Trail
Mezzanine Level, Room MZ-05
Fort Worth, Texas 76102

Join link:

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m1a5b5df332cdd33b56ff46b282c393c7>

Webinar number:
2551 616 1122

Panelist password:
nJPjnMB9u82 (65756629 when dialing from a phone or video system)

Join by video system
Dial 25516161122@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: 255 161 61122

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, March 4, 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 _____
Kathy Hamilton, CD 2 _____
Jim Tidwell, Vice Chair CD 3 _____
Jonathan T. Lamberth, CD 4 _____
Torchy White, 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 _____
Matthijs Melchiors, Alternate _____
Josh Lindsay, Alternate _____
Vacant, Alternate _____
Jarrett Wilson, Alternate _____

I. WORK SESSION: 9:00 A.M. New City Hall Mezzanine Level, Room MZ-05

- | | |
|--------------------------------------|---------------|
| A. Correspondence & Comments | Staff & Chair |
| B. Review of Cases on Today's Agenda | Staff |

II. PUBLIC HEARING: 10:00 A.M. New City Hall Mezzanine Level, Room MZ-05

- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- B. ANNOUNCEMENTS
- C. APPROVAL OF FEBRUARY 19, 2025 MEETING MINUTES
- D. NEW CASES

1. **FS-25-005 South Hemphill Heights Lot 6A, Block 7 Waiver Request – Section 31-103(a)(1) Lot Width and 31-106(c)(13) Residential Driveway Access Limitation: 1 Lot, Council District 9.**

Being a replat of the south 40 feet of Lot 6, Block 7, South Hemphill Heights, an addition to the City of Fort Worth according to the plat recorded in Volume 106, page 132 of the plat records of Tarrant County, Texas.

General Location: North of W. Cantey Street, south of W. Capps Street, east of College Avenue, and west of Lipscomb Street

Applicant: Josue Lopez on behalf of J & C Homes LLC

Recommendation: 1) Approval of a waiver to Section 31-103(a)(1) of the Subdivision Ordinance to allow a residential lot to be of less width at the building line than required by the zoning district regulations governing the plat (40 feet instead of the required 50 feet); 2) Approval of a waiver to Section 31-106(c)(13) of the Subdivision Ordinance to allow front facing driveway access to residential lots less than 50 feet in width instead of an abutting side or rear alley or driveway; and 3) Conditional approval of the final short plat upon meeting the platting comments in the staff report.

[Staff Report](#)

2. **PP-25-004 Lots 1-5, Block 1 Project Green Waiver Request – Section 31-106(a)(8) Street Design Standards**, Council District 10.

Being a 74.974 acre tract of land located in the A. McDonald Survey, A-786, situated in the City of Fort Worth, 5 lots, Denton County, Texas

General Location: North of Heritage Parkway, south and west of Eagle Parkway, and east of Perot Field Alliance Airport

Applicant: Eric Elrod of Hillwood on behalf of AIL Investment, LP

Recommendation: 1) Approval of a waiver to Section 31-106(a)(8) of the Subdivision Ordinance to allow a cul-de-sac to serve five industrial lots as the primary access route; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

[Staff Report](#)

3. AX-25-001 Chisholm Trail Commercial Center (Annexation Request): Proposed for Commercial Type Development. Future Council District 6- ETJ Tarrant County

Being a 4.537-acre tract of land situated in the J.J. Albirado Survey, Abstract Number 4, City of Fort Worth extraterritorial jurisdiction, Tarrant County, Texas, being all of two tracts of land described by deed to Old Granbury Road Holdings, LLC, recorded in Instrument Number D224199629 (Tract 1 and Tract 2), Deed Records, Tarrant County, Texas.

General Location: North of Aledo Road, south of McPherson Boulevard, east of Old Granbury Road, and west of Brewer Boulevard

Applicant: Bo Trainor on behalf of Old Granbury Holdings. LLC

Recommendation: Recommendation of approval to the City Council to adopt Comprehensive Plan Future Land Use Map amendments from Single-Family Residential to Commercial designations for Chisholm Trail Commercial Center Annexation application (AX-25-001) to support Future Land Use requests, inconsistent with the adopted Comprehensive Plan.

[Staff Report](#)

Adjournment: _____

ACCESSIBILITY STATEMENT

Room MZ-05 at New 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.

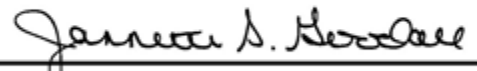
DECLARACIÓN DE ACCESIBILIDAD

La sala MZ-05 del Nuevo 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.

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, February 28, 2025 at 3:55 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