



**MEETING AGENDA**  
CITY PLAN COMMISSION  
Wednesday, March 19, 2025

**Work Session**

In-Person & Virtual: 12:30 P.M.  
New City Hall  
100 Fort Worth Trail  
Mezzanine Level, Room MZ-05  
Fort Worth, Texas 76102

**Public Hearing**

In-Person & Virtual: 1:30 P.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=m85f5274088c8a3accb0d2929e42bc47a>

Webinar number:

2556 736 4442

Join by video system

Dial 25567364442@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: 255 673 64442

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](mailto:Platbox2@fortworthtexas.gov) or by calling 817-392-8027 no later than Tuesday, March 18, 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

Vacant, CD 1	_____	Brian Singleterry, CD 9	_____
Vacant, CD 2	_____	Vacant, CD 10	_____
Jim Tidwell, Vice Chair CD 3	_____	Efrin Carrion, CD 11	_____
Jonathan T. Lamberth, CD 4	_____	Matthijs Melchiors, Alternate	_____
Torchy White, CD 5	_____	Josh Lindsay, Alternate	_____
Denise Turner, CD 6	_____	Vacant, Alternate	_____
Lee Henderson, CD 7	_____	Jarrett Wilson, Alternate	_____
Don Boren, Chair CD 8	_____		

**I. WORK SESSION:    12:30 P.M.    New City Hall Mezzanine Level, Room MZ-05**

- |   |               |
|---|---------------|
| A. Correspondence & Comments                        | Staff & Chair |
| B. Review of Cases on Today's Agenda                | Staff         |
| C. Presentation on the Eastside Transportation Plan | TPW           |

**II. PUBLIC HEARING:    1:30 P.M.    New City Hall Mezzanine Level, Room MZ-05**

- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- B. ANNOUNCEMENTS
- C. APPROVAL OF MARCH 5, 2025 MEETING MINUTES
- D. CONTINUED CASES

1. **PP-25-004 Lots 1-5, Block 1 Project Green Waiver Request – Section 31-106(a)(8) Street Design Standards:** 5 Lots, 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, 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 cul-de-sacs 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.

E. NEW CASES

2. **FS-25-026 Golfview Addition Lot 1, Block 1 (Request for Continuance):** 1 Lot, Council District 5

Being an 11.024 acre tract of land situated in the W.E. Ballard Survey, Abstract Number 242 and the M.G. Elkins Survey, Abstract No. 502, in the City of Fort Worth, said tract being all of the land described in special warranty deeds recorded in Instrument Numbers D221284513, D221295447, and D22321152, Official Public Records, Tarrant County, Texas.

**General Location:** North of John T White Rd., south of Trinity Blvd., east of Waterchase Circle, west of NW Green Oaks Blvd.

**Applicant:** Andrew Braun on behalf of Pleasant Land Holdings, LLC

**Recommendation:** 1) Approval of a continuance to the April 16, 2025 Plan Commission meeting.

[Staff Report](#)

3. **FS-25-036 GTB Business Park Lots 4 & 5 Block 1 Waiver Request – Interconnectivity of Neighborhoods Sec. 31-102(b)(2)** 2 Lots, Council District 10.

Being a 12.92 acre tract of land situated in the Jesse Billingsley Survey, Abstract Number 70, City of Fort Worth, Tarrant County, Texas, being a portion of the remainder tract of land described by deed to AIL Investment L.P., recording in Volume 13588, Page 188, County Records, Tarrant County, Texas.

**General Location:** North of Golden Triangle Blvd., south of Pinetree Circle, east

of Golden Triangle Circle, west of Park Vista Blvd.

**Applicant:** Eric Elrod, AIL Investment, L.P. on behalf of AIL Investment, LP

**Recommendation:** 1) Approval of a waiver to Section 31-102(b)(2) of the Subdivision Ordinance to not extend Ponderosa Court to the subdivision boundary; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

[Staff Report](#)

4. **FS-25-047 Crowley Middle School No. 5 Lot 1, Block 1 Waiver Request – Interconnectivity of Neighborhoods Sec. 31-102(b)(2):** 1 Lot, Council District 6.

Being a 56.34 acre addition to the City of Fort Worth, Tarrant County, Texas situated in the John Korticky Survey, Abstract No. 914

**General Location:** North of Wellborn Rd., south Rancho Verde Pkwy., east of Rancho Viejo Way, and west of W. Cleburne Rd

**Applicant:** Randy Reaves on behalf of Crowley Independent School District

**Recommendation:** 1) Approval of waivers to Section 31-102(b)(2) of the Subdivision Ordinance to not extend Azul Lane and Taruca Drive to the subdivision boundary; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

[Staff Report](#)

5. **OMB Alliance Park Art Installation - Plat Waiver Request Section 31-150(a): Proposed Construction of Public Art in Alliance Park Prior to the Final Plat Being Recorded.** Council District 10.

Being a 162.55 acre tract of land situated in the Hamilton Perry survey, Abstract No. 1022, City of Fort Worth, Tarrant County, Texas.

**General Location:** North of Eagle Parkway, south of Litsey Road and east of North Beach Street.

**Applicant:** City of Fort Worth Park and Recreation Department

**Recommendation:** Approval of a waiver to the Subdivision Ordinance to allow the issuance of a building permit, prior to final plat recordation, for a public art installation in Alliance Park.

[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](mailto: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.

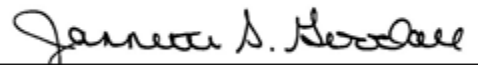
### DECLARACIÓN DE ACCESIBILIDAD

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](mailto: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, March 14, 2025 at 10:45 a.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