



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, April 30, 2025

Work Session

In-Person & Virtual: 9:00 A.M.
City Hall
100 Fort Worth Trail
City Council Work Session Room
Fort Worth, Texas 76102

Public Hearing

In-Person & Virtual: 10:00 A.M.
New City Hall
100 Fort Worth Trail
City Council Work Session Room
Fort Worth, Texas 76102

Join link:

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m51e60382b315d71d330b7caa478142b3>

Webinar number:

2553 679 7502

Webinar password:

j3vCrmMgH39 (53827664 when dialing from a phone or video system)

Join by video system

Dial 25536797502@fortworthtexas.webex.com

You can also dial 173.243.2.68 and enter your webinar number.

Join by phone

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

Access code: 2553 679 7502

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, April 29, 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	_____	Brian Singleterry, CD 9	_____
Vacant, CD 2	_____	Vacant, CD 10	_____
Jim Tidwell, Vice Chair CD 3	_____	Efrin Carrion, CD 11	_____
Tye Lamberth, CD 4	_____	Matthijs Melchioris, Alternate	_____
Torchy White, CD 5	_____	Vacant, Alternate	_____
Denise Turner, CD 6	_____	Vacant, Alternate	_____
Lee Henderson, CD 7	_____	Jarrett Wilson, Alternate	_____
Don Boren, Chair CD 8	_____		

I. WORK SESSION: 9:00 A.M. City Hall, City Council Work Session Room

- | | |
|--------------------------------------|---------------|
| A. Correspondence & Comments | Staff & Chair |
| B. Review of Cases on Today's Agenda | Staff |
| C. PARD Presentation- GREENprint | Lori Gordon |

II. PUBLIC HEARING: 10:00 A.M. City Hall, City Council Work Session Room

- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- B. ANNOUNCEMENTS
- C. APPROVAL OF APRIL 16, 2025, MEETING MINUTES
- D. CONTINUED CASES
- E. NEW CASES

1. **PP-23-061 Ranch Oaks Addition (Waiver Request Subdivision Ordinance Sec. 31-101(c)(1) Access and Sec. 31-103(d)(1) Lot Types and Design) Lots 4R1-4R8, Block 1, 8 Single Family Residential Lots ETJ Tarrant County.**

Being a replat of Lot 4, Block 1, Ranch Oaks Addition, an addition to Tarrant County, Texas, as recorded in Volume 388-191, Page 18, Plat Records Tarrant County Texas, located in Tarrant County, Texas.

General Location: South of Florence Drive, north of Live Oak Trail and west of Tenderfoot Trail

Applicant: A-Ward Surveying on behalf of Rankin Investments LLC

Recommendation: 1) Denial of one Subdivision Ordinance waiver request to allow 6 additional residential dwelling units to be permitted on a single point of access with more than the maximum allowed 30 dwelling units; 2) Approval of one Subdivision Ordinance waiver to allow a residential lot that will be served by an on-site wastewater septic disposal system to have a contiguous land area of 0.9436 acre net of all floodplain and drainage easements rather than the minimum 1.00 acre net; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report and redesign to provide two points of access.

[Staff Report](#)

2. **PP-24-007 Walsh Ranch Quail Valley PA6 (Preliminary Plat Revision): 485 Residential Lots and 21 Private Open Space Lots. Council District 3:**

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. 1995, 1996 and the Heirs of C.H. Higbee Survey, Abstract No. 2740, located in the City of Fort Worth, Parker County, Texas.

General Location: North of West Freeway, south of Walsh Avenue, and west of Walsh Ranch Parkway

Applicant: Huitt Zollars, Inc on behalf of Walsh Ranches Limited Partnership

Recommendation: 1) Approval of a 7% increase in the number of residential lots for a new total of 485 lots; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

[Staff Report](#)

3. **VA-25-005 Vacation of a Portion of Elliott Avenue and a Portion of East 4th Street.** Council District 11.

Being a portion of Elliott Avenue and a portion of East 4th Street, as dedicated by the plat for East Side Addition, an addition to the City of Fort Worth, Tarrant County,

Texas, as recorded in Volume 309, Page 3, Plat Records Tarrant County Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Gateway Park Drive, south of Chenault Street, and east of Beach Street

Applicant: Westwood Professional Services, Inc. on behalf of Nextmetro Communities

Recommendation: Approval of a recommendation to City Council for the vacation of a portion of Elliott Avenue between East 4th Street and Chenault Avenue and a portion of East 4th Street between Beach Street and Elliot Avenue.

[Staff Report](#)

4. **VA-25-006 Vacation of a Portion of NE 9TH Street, N. Commerce Street, N. Calhoun Street and Alleys in Block 40, North Fort Worth Addition (Waiver Request Subdivision Ordinance Sec. 31-63(e)(6) Replat for Street Vacations).** Council District 2.

Being a portion of NE 9th Street, N. Commerce Street, N. Calhoun Street and alleys in Block 40 North Fort Worth Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Page 149, Plat Records Tarrant County Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of NE 7th Street, south of NE 10th Street, east of North Main Street and west of the Trinity River.

Applicant: Kimberly Horn, Inc. on behalf of Tarrant Regional Water District

Recommendation: 1) Approval of a waiver to the Subdivision Ordinance to not require a replat to be submitted prior to right-of-way vacations being submitted to City Council for consideration; and 2) Approval of a recommendation to City Council for the vacation of a portion of NE 9th Street, N. Commerce Street, N. Calhoun Street and both alleys in Block 40, North Fort Worth Addition.

Staff Report

5. **AX-24-014 Whigham Tract (Annexation Request): Proposed for Residential Type Development.** Future Council District 10- ETJ Tarrant County

Being 35.832 acres of land situated in the A. Robinson Survey, Abstract No. 1119, and the M.E.P. & P. R.R. Co. Survey. Section 95, Denton County, Texas, containing the remainder of a tract of land conveyed to Whigham Family Limited Partnership, according to the deed filed in Instrument #1996-82877, Deed Records of Denton County, Texas (D.R.D.C.T.), containing all of those tracts of land

described in Tracts 1, 2 and 3 as conveyed to Whigham Family Limited Partnership according to the deed filed in Instrument #1999-35328, D.R.D.C.T., containing all of the tract of land conveyed to Gerald Don Whigham and wife Joan K. Whigham, according to the deed filed in Instrument #2003-43619, D.R.D.C.T., and containing the remainder of the tract of land conveyed to Whigham Family Limited Partnership, according to the deed filed in Instrument #2006-60886, D.R.D.C.T., also containing a remainder of a tract of land conveyed to Nolin Ragsdale, according to the deed filed in Volume 1609, Page 83, D.R.D.C.T., and a remainder of a tract of land conveyed to I Am One, according to the deed filed in Instrument #1999-37320, D.R.D.C.T.

General Location: South of Litsey road, east of Endeavor Way and west of Seventeen Lakes Boulevard, in Denton County.

Applicant: Nolin W. Ragsdale; I AM ONE, INC.; and Whigham Family Limited Partnership/Zena Land Development LP

Recommendation: Recommendation of approval to City Council to adopt Comprehensive Plan Future Land Use Map amendments from Single-Family Residential and Open Space to Single-Family Residential for Whigham Tract Annexation application (AX-24-014) to support a Future Land Use request which is inconsistent with the adopted Comprehensive Plan.

[Staff Report](#)

Adjournment: _____

ACCESSIBILITY STATEMENT

The City Council Work Session Room 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 de sesiones de trabajo del Ayuntamiento en el 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, April 25, 2025 at 3:30 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