



MEETING AGENDA

CITY PLAN COMMISSION
Friday, November 15, 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 link:

[https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m00c98068c17c1b855c93fe7f
ea6db27b](https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m00c98068c17c1b855c93fe7f
ea6db27b)

Webinar number:

2555 607 3215

Join by video system

Dial 25556073215@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: 255 560 73215

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 November 14, 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	_____	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

- | | |
|--|--------------------|
| A. Correspondence & Comments | Staff & Chair |
| B. Election of Officers (Chair and Vice Chair) | Staff & Commission |
| C. Board and Commission Training Updates | Staff |
| D. 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 OCTOBER 9, 2024 and OCTOBER 23,2024, MEETING MINUTES
- d. CONTINUED CASES

1. **FS-24-218 Conditional Approval of the Final Plat of Beckman Council District 8. (Cont. from 10-9-24 meeting)**

Being a 8.94-acre (389,401 SF) replat of Lots 1 and 2B, Block 1, Beckman Addition, according to plat recorded in Cabinet A, Slide 10800 of the plat records in Tarrant County, Texas, being a Revision of lot 2, Block 1 of Beckman Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-116, Pg. 80 of the plat records in Tarrant County Texas

General Location: 9635 and 9633 S Freeway and 201 E Risinger Road, Fort Worth, Texas (East of South Freeway and North of E Risinger Road.)

Applicant: Matkin Hoover Engineering & Surveying on behalf of QT South LLC

Request: Conditional approval of the final plat upon meeting the platting comments in the staff report.

[Staff Report](#)

2. **AX-24-015 Lake Country Farms (Annexation Request): Proposed for Residential Type Development. ETJ-Tarrant County. Future Council District 7. (Cont. from 11-01-24 meeting)**

Being an approximately 6.241 acre tract of land situated in the J. H. Simmons Survey, Abstract No. 1486, Tarrant County, Texas, and being a portion of that tract of land described to Eagle Mountain Lake Farms, LLC by deed recorded in County Clerk File No. D212059046, official public records of Tarrant County, Texas, same being the remaining portion of said tract that does not lie within the City of Fort Worth

General Location: West of Boat Club Road, North of Park Drive and East of Lake Country Drive in Tarrant County, Texas.

Applicant: Jason Luke, P.E., LJA Engineering on behalf of Owner/Eagle Mountain Lake Farms, LLC and Saddle Land Development, LLC

Request: Consider approval of a recommendation to City Council to adopt a Comprehensive Plan Future Land Use Map Amendment from Agricultural (Vacant) to A-5 Residential. **(Applicant has requested to withdraw application.)**

[Staff Report](#)

3. **OMB PP-21-075 Bonds Ranch Rio Claro (Time Extension Request): 2,003 Single-Family Detached Residential Lots, 1 Low Density Residential Lot, 1 Commercial Lot, 2 Amenity Center Lots, 2 Proposed Public Parks and 51 Private HOA Open Space Lots. Council District 7 and ETJ – Tarrant County. (Cont. from 11-01-24 meeting)**

Being 706.15 acres of land situated in the R. Garza Survey, Abstract No. 563, the T&P RR Company Survey, Abstract No. 1568, the Alexander Crain Harris & Brooks Survey, Abstract No. 55, located in Fort Worth's extraterritorial jurisdiction (ETJ) in Tarrant County, and located in the City of Fort Worth, Tarrant County, Texas.

General Location: South of Bonds Ranch Road, east of Morris Dido Newark Road, west of proposed Fleming Ranch Road and north of Harbour View Lane and West Fork Trail.

Applicant: Bonds Ranch Land LP, PMB Development Co. 1 LLC and PMB Development Co. 3 LLC

Request: Consider approval of a one-year extension of the expiration date of the approved preliminary plat to December 3, 2025.

[Staff Report](#)

4. **OMB Silver Creek Lift Station (Plat Waiver Request 31-150): Proposed construction of a wastewater lift station by the Fort Worth Water Department owned by the City of Fort Worth. Council District 7 – Tarrant County. (Cont. from 11-01-24 meeting)**

Being a plat of a 0.95-acre tract situated in the Jacob Wilcox #2 survey, Abstract No. 1725, city of Fort Worth, Tarrant County, Texas.

General Location: East of the intersection of Silver Creek Road and Western Oaks Road.

Applicant: City of Fort Worth

Request: Consider approval of a Subdivision Ordinance waiver to allow the issuance of a building permit for construction of a lift station before the final plat is approved and recorded.

[Staff Report](#)

5. **VA-24-024 Physical Closure of 9th Street at the Union Pacific Railroad Crossing: Council District 9.**

Being a physical closure of 9th Street at the Union Pacific Railroad Crossing between Harding Street and Pecan Street.

General Location: East of Pecan Street and west of Harding Street.

Applicant: City of Fort Worth

Request: Recommendation of approval to City Council for the physical closure of 9th Street at the Union Pacific Railroad Crossing between Pecan Street and Harding Street.

[Staff Report](#)

e. NEW CASES

1. **AX-24-001 Walsh Ranch PA6 (Annexation Request): Proposed for Residential Type Development. ETJ- Parker County. Future Council District 3.**

Being a 138.8 acre tract of land situated in the Houston Tap & Brazoria Railroad Company Survey, Abstract No. 654, the I & G.N. Railroad Company Survey, Abstract No. 1995, the I & G.N. Railroad Company Survey, Abstract No. 1996 and the Heirs of C.H. Higbee Survey, Abstract No. 2740 and being a portion of that certain tract of land described by special warranty deed to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765 of the Deed Records of Parker County, Texas and Volume 12624, Page 92 of the Deed Records of Tarrant County, Texas

General Location: West of Walsh Ranch Parkway, East of Legacy Park, and North of Interstate Highway 20, in Parker County.

Applicant: Walsh Ranch Limited Partnership/Republic Property Group

Request: Consider approval of a recommendation to City Council to adopt an amendment of the Comprehensive Plan Future Land Use Map from Single-Family and Open Space to Low-Density Residential, Private Park, Recreation and Open Space land uses.

[Staff Report](#)

2. **AX-24-009 Walsh Ranch PA5 (Annexation Request): Proposed for Residential Type Development. ETJ- Parker County. Future Council District.**

Being a 238.8 acre tract of land situated in the Houston Tap & Brazoria Railroad Company Survey, Abstract No. 647, the G.E. & AH Tandy Survey, Abstract No. 2356, the I & G.N. Railroad Company Survey, Abstract No. 1995 and the I & G.N. Railroad Company Survey, Abstract No. 1996, and being a portion of that certain tract of land described by special warranty deed to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765 of the Deed Records of Parker County, Texas and Volume 12624, Page 92 of the Deed Records of Tarrant County, Texas

General Location: West of Walsh Ranch Parkway, East of Legacy Park, and North of Interstate Highway 20, in Parker County.

Applicant: Walsh Ranch Limited Partnership/Republic Property Group

Request: Consider approval of a recommendation to City Council to adopt an amendment of the Comprehensive Plan Future Land Use Map from Single-Family and Open Space to Low-Density Residential, Private Park, Recreation and Open Space land uses.

[Staff Report](#)

3. **VA-24-025 Vacation of a Public Access Easement (Turnaround) in Lot 11, Block 13 Summer Creek Addition: Council District 6.**

Being a vacation of a Public Access Easement (Turnaround) in Lot 11, Block 13 Summer Creek Addition, according to the plat recorded in Instrument No. D2118178408, plat records, Tarrant County, Texas.

General Location: North of Columbus Trail, South of Sycamore School Road, and West of Summer Creek Road.

Applicant: Stephanie Tutt, Kimley-Horn on behalf of Skylar Long, JBS Capital

Recommendation: Approval of a recommendation to City Council for the vacation of a Public Access Easement (Turnaround) in Lot 11, Block 13 Summer Creek Addition.

[Staff Report](#)

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 Monday, November 11, 2024 at 3:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

