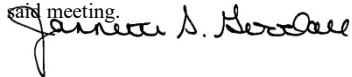


I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Monday, December 02, 2024 at 3:15 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.





MEETING AGENDA
CITY PLAN COMMISSION
Friday, December 6, 2024

Work Session

In-Person & Virtual: 9:00 A.M.
City Council Conference Room 2020
200 Texas Street, 2nd Floor
Fort Worth, Texas 76102

Public Hearing

In-Person & Virtual: 10:00 A.M.
City Council Chamber
200 Texas Street, 2nd Floor
Fort Worth, Texas 76102

Join link:

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m7387987153c3a44c0dcf5f1b0397a0a0>

Webinar number:

2550 506 1939

Join by video system

Dial 25505061939@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: 255 050 61939

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 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 Thursday, December 5, 2024 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 | _____ | 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 Melchiors, 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: 9:00 A.M. City Council Conference Room 2020

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

II. PUBLIC HEARING: 10:00 A.M. City Council Chamber

- a. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- b. ANNOUNCEMENTS
- c. APPROVAL OF NOVEMBER 15, 2024, MEETING MINUTES
- d. NEW CASES

1. FS-24-133 Lot GS, Block E, Samuels Addition Waiver Request – Front Access for Lots less than 50’ (Sec 31-106(c)(13)): 1 Lot, Council District 11.

Being a plat of 9,750 square feet of proposed Lot GS, Block E, Samuels Addition, an addition to the City of Fort Worth, Tarrant County, Texas Situated in the Felix G. Mulliloin Survey, Abstract No. 1045

General Location: North of Locus Street, south of Greer Street, east of Samuels Avenue, and west of Woods Avenue

Applicant: Texterra Surveying on behalf of Rob and Chris Tupper

Recommendation: 1) Approval of a waiver to Section 31-106(c)(13) of the Subdivision Ordinance to allow residential driveway access from Woods Avenue instead of from an abutting side or rear alley or driveway, or from a common shared driveway centered over common lot lines to the rear of the dwelling units; and 2) Conditional approval of the final short plat upon meeting the platting comments in the staff report.

[Staff Report](#)

2. FS-24-200 Lot 7R, Block 16, Union Depot Addition Waiver Request – Front Access for Lots less than 50’ (Sec 31-106(c)(13)): 1 Lot, Council District 8.

Being a replat of the east 25 feet of Lot 7 and the west 20 feet of Lot 8, Block 16 Union Depot Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 63, Page 45 Real Property Records Tarrant County, Texas

General Location: North of East Broadway Avenue, south of East Daggett Avenue, west of Illinois Avenue, and east of New York Avenue

Applicant: Grant Engineering, Inc., on behalf of Anna E Martin

Recommendation: 1) Approval of a waiver to Section 31-106(c)(13) of the Subdivision Ordinance to allow residential driveway access from East Daggett Avenue instead of from an abutting side or rear alley or driveway, or from a common shared driveway centered over common lot lines to the rear of the dwelling units; and 2) Conditional approval of the final short plat upon meeting the platting comments in the staff report.

[Staff Report](#)

3. FS-24-266 Lot 1 & Lot 2, Block 1, Mercantile-Gemini West Addition, Waiver Request – Street Extension (Section 31-102(b)(2)): 2 Lots, Council District 02

Being a 15.27 acre tract of land situated in the David Odum Survey, Abstract No. 1184, City of Fort Worth, Tarrant County, Texas.

General Location: North of Meacham Boulevard, South of Great Southwest Parkway, east of Mark IV Parkway, and west of Gemini Place and Interstate -35W.

Applicant: Flanagan Land Surveying on behalf of Alex Bryant, Street Realty

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

[Staff Report](#)

4. FS-24-276 Lot 40R, Hamby View Estates, Waiver Request – Connectivity to Stub Out (Section 31-102(b)(2)): 1 Lot, ETJ Denton County

Being a replat of Lot 40, Hamby View Estates, an addition to the City of Fort Worth, Denton County, Texas, as recorded in Cabinet C, Slide 301, Plat Records, Denton County, Texas.

General Location: North of Shawnee Trail, south of Matany Road, east of Red River Lane, and west of Blue Mound Road

Applicant: Barton Chapa Surveying on behalf of Cooper REIG, LLC.

Recommendation: 1) Approval of a waiver to Section 31-102(b)(2) of the Subdivision Ordinance to not require a connection to Matany Road; and 2) Conditional approval of the final short plat upon meeting the platting comments in the staff report.

[Staff Report](#)

5. VA-24-026 Vacation of a 25 Foot-Wide Portion of Excess Right-of-Way Along NE 12th Street: Council District 9.

Being a vacation of a 25 foot-wide portion of excess right-of-way along NE 12th Street, as dedicated by the plat of Riverside Gardens Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-B, Page 19, Plat Records, Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of NE 11th Street, south of NE 13th Street, east of Samuels Avenue, and west of Cold Springs Road.

Applicant: Sands Surveying LLC., on behalf of DesignJones LLC.

Recommendation: Recommendation of approval to City Council for the vacation of a 25 foot-wide portion of excess right-of-way along NE 12th Street

[Staff Report](#)

6. **VA-24-027 Vacation of a 20 Foot-Wide Alley in Block 32, Westcliff Addition: Council District 3.**

Being a vacation of a 20 foot-wide alley in Block 32, Westcliff Addition, as dedicated by the plat of Westcliff Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-N, Page 19, Plat Records, Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North and east of Trail Lake Drive, south Granbury Road and west of Wabash Avenue.

Applicant: Dunaway Associates on behalf of Youth Orchestra Assoc. of Greater Fort Worth, Inc.

Recommendation: Recommendation of approval to City Council for the vacation of a 20 foot-wide alley in Block 32, Westcliff Addition.

[Staff Report](#)

8. **VA-24-028 Vacation of a Portion of a 25 Foot-Wide Un-Named Right-of-Way and a Portion of Anderson Boulevard: Council District 5.**

Being a vacation of a portion of a 25 foot-wide right-of-way and a portion of Anderson Boulevard, as dedicated by the plat of Burton Place, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-c, Page 122, Plat Records, Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Interstate Highway 30, south of John T White Road, east of Redcloud Drive, and West of Morrison Drive.

Applicant: Aberdeen Land Co. on behalf of Celebration Baptist Church of Fort Worth dba City on a Hill

Recommendation: Recommendation of approval to City Council for the vacation of a portion of a 25 foot-wide right-of-way and a portion of Anderson Boulevard

[Staff Report](#)

9. MT-24-002 Comancheria Way MTP Amendment: Council District 7.

Being a Master Thoroughfare Plan (MTP) amendment request for Comancheria Way to change the adopted cross section of NCO-L2-T0-TWLT-P0-BOP, an undivided center two-way left turn lane section, to NCO-L2-T0-NTMW-P0-BOP, a divided section with a 37-foot median, located in the City of Fort Worth, Denton County, Texas.

General Location: North of Rancho Canyon Way, east of Graben Road, west of John Day Road, and south of State Highway 114.

Applicant: LJA Engineering Inc., on behalf of GBTM Sendera LLC.

Recommendation: Recommendation of approval to City Council for Comancheria Way from the adopted cross section of NCO-L2-T0-TWLT-P0-BOP, an undivided center two-way left turn lane section, to NCO-L2-T0-NTMW-P0-BOP, a divided section with a 37-foot median.

[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.