



**MEETING AGENDA**  
CITY PLAN COMMISSION  
Friday, December 20, 2024

**Work Session**

In-Person & Virtual: 12:30 P.M.  
City Council Conference Room 2020  
200 Texas Street, 2<sup>nd</sup> Floor  
Fort Worth, Texas 76102

**Public Hearing**

In-Person & Virtual: 1:30 P.M.  
City Council Chamber  
200 Texas Street, 2<sup>nd</sup> Floor  
Fort Worth, Texas 76102

Join link:

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m4f8dc0e4c80f7d2dc26bcdbe6460f09f>

Webinar number:

2558 328 4683

Join by video system

Dial 25583284683@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: 255 832 84683

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](mailto:Platbox2@fortworthtexas.gov) or by calling 817-392-8027 no later than Thursday, December 19, 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.**

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### 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:                      12:30 P.M.                      City Council Conference Room 2020**

- |                                      |               |
|--------------------------------------|---------------|
| A. Correspondence & Comments         | Staff & Chair |
| B. 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 DECEMBER 6, 2024, MEETING MINUTES
- d. CONTINUED CASES

1. **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](#)

e. NEW CASES

1. **PP-24-049 Quail Valley Cottages Waiver Request - Residential Lot Arrangements (Section 31-103(b)(3)) and Internal Roadway Network Connectivity (Section 31-101(d)(1)):15-Single Detached Lots and 4 Private Open Space Lots: Council District 4.**

Being approximately 2.267 acres situated in the John Edmonds Survey, Abstract No. 457, located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** North of North Tarrant Parkway, south of Ridge Lake Drive, east of Park Vista Boulevard, and west of Quail Valley Drive.

**Applicant:** MJ Thomas Engineering Inc., on behalf of Texas4 Land, LLC.

**Recommendation:** 1) Approval of a waiver to Section 31-103(b)(3) of the Subdivision Ordinance to allow five residential lots to front on a public access easement, Rock Valley Drive, instead of a public or private street; 2) Approval of a waiver to Section 31-101(d)(1) of the Subdivision Ordinance to allow a residential subdivision with an internal connectivity index of zero rather than the minimum 1.4; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

[Staff Report](#)

**2. FS-24-258 Lot 17R-1, Block 1, Burton Place Addition Waiver Request – Cul-De-Sac Street Design Standards (Sec 31-106(e)(1)): 1 Lot, Council District 5.**

Being a replat of lot 17R, Burton Place Addition, a 7.8328 acre (341,197 square foot) addition to the City of Fort Worth, Tarrant County, Texas According to the plat thereof filed for record in Cabinet A, Slide 650, Plat Records, Tarrant County, Texas.

**General Location:** North of I-30, south of John T. White Road, east of Fairweather Drive, and west of Morrison Drive

**Applicant:** Spooner & Associates on behalf of Celebration Church of Fort Worth

**Recommendation:** DRC recommends: Denial of one Subdivision Ordinance waiver request to not construct a cul-de-sac at the terminus of Anderson Boulevard; and Conditional approval of the final short plat upon: 1) redesign of the final short plat to include a cul-de-sac at the terminus of Anderson Boulevard meeting all City requirements; 2) City Council approval of the vacation of Anderson Boulevard and an alley; and 3) meeting the platting comments in the staff report

[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, December 16, 2024 at 3:15 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