



**MEETING AGENDA**  
CITY PLAN COMMISSION  
Wednesday, January 8, 2025

**Work Session**

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

**Public Hearing**

In-Person & Virtual: 10:00 A.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=m4b4a80f05843827a95e23d51be2c091f>

Webinar number:  
2554 484 3020

Join by video system  
Dial 25544843020@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: 255 448 43020  
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 Tuesday, January 7, 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.**

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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:            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 DECEMBER 6 and 20, 2024, MEETING MINUTES
- D. NEW CASES

1. **PP-24-068 Lots 1-6, Block 1 Girgis Addition Waiver Request – Connectivity Index [S.O., Sec. 31-101(d)] 6 Residential Lots, Council District 5.**

A 1.877 acre tract of land situated in the G. W. Couch Survey, Abstract Number 279 Tarrant County, Texas

**General Location:** North of Spinning Glen Street, South of South Pipeline Road, East of Euless South Main Street, and West of Vista Glenn Lane

**Applicant:** A.N.A. Consultants, L.L.C on behalf of Girgis Mosaad

**Recommendation:** 1) Approval of a waiver to Section 31-101(d) of the Subdivision Ordinance to allow a connectivity index of 1; and 2) Conditional approval of the Preliminary Plat upon meeting the platting comments in the staff report.

**[Staff Report](#)**

2. **FS-24-285 Lot 14R, Block 2 Westover Hills Addition a 30 Day Continuance 1 Lot: Council District 07.**

Being a 0.778 acre replat of the west 37.5 feet of Lot 13, Lot 14 and Lot 15, Block 2, Westover Hills Addition, an addition to the Town of Westover Hills, Tarrant County, Texas according to the plat thereof recorded in volume 1037, page 49, Deed Records, Tarrant County, Texas, and the west 17.85 feet of Lot 14, and the east 15 feet of Lot 15, Block B, Westover Hills Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in volume 1178, page 601, Deed Records, Tarrant County, Texas.

**General Location:** North of Westover Court, South of Valley Ridge Road, East of Roaring Springs Road, and West of Westover Road

**Applicant:** Zachariah R. Savory, R.P.L.S. on behalf of James & Teresa Hubbard

**Recommendation:** Approval of a continuance to the January 22, 2025 Plan Commission meeting.

**[Staff Report](#)**

3. **VA-24-029 Vacation of Portions of Cooper Street, 7<sup>th</sup> Avenue, West Terrell Avenue, Southland Avenue and Two Alleys in the Grandview Addition: Council District 9.**

Being a vacation of portions of Cooper Street, 7<sup>th</sup> Avenue, West Terrell Avenue, and two alleys in Grandview Addition, an addition to the City of Fort Worth as recorded in Volume 63, Page 29, of the Plat Records of Tarrant County, Texas, and a vacation of a portion of Southland Avenue in the Southland Subdivision of Block 10 Fields Welch Addition as recorded in Volume 310, Page 5, Plat Records, Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** North of W. Rosedale Street, South of Pennsylvania Avenue, East of 8<sup>th</sup> Avenue, and West of 6<sup>th</sup> Avenue

**Applicant:** Dunaway Associates on behalf of Cook Children's Health Care System

**Recommendation:** Approval of a recommendation to City Council for the vacation of portions of Cooper Street, 7<sup>th</sup> Avenue, West Terrell Avenue, Southland Avenue and two alleys in Grandview Addition.

**Staff Report**

4. **VA-24-030 Vacation of a Right of Way Easement in the John Askew Survey, Abstract No 16: Council District 7**

Being a vacation of a portion of a right-of-way easement in the John Askew Survey, Abstract No. 16, dedicated to the City of Fort Worth in Instrument Number D223087115, Deed Records, Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** North of Packwater Court, South of WJ Boaz Road, east of Elkins School Road, and west of Old Decatur Road.

**Applicant:** LJA Engineering Inc. on behalf of Cal Hearthstone

**Recommendation:** Approval of a recommendation to City Council for the vacation of a right-of-way easement, located in the John Askew Survey, Abstract No. 16, dedicated to the City of Fort Worth in Instrument Number D223087115, Deed Records, Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.

**Staff Report**

5. **VA-24-031 Vacation of a Portion of Royal Crest Drive and a Portion of Verda Drive in the Royal Crest Addition: Council District 8.**

Being a vacation of portions of Royal Crest Drive and Verda Drive, as dedicated by the plat of Royal Crest Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-59, Page 11, Plat Records, Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** North of East Enon Road, South of Lon Stephenson Road, East of Royal Crest Drive and Hartman Road and West of Anglin Drive

**Applicant:** Dynamic Engineering Consultants, PC on behalf of David Zulejkic

**Recommendation:** Approval of a recommendation to City Council for the vacation of portions of Royal Crest Drive and Verda Drive as dedicated by the plat of Royal Crest Addition, recorded in Volume 388-59, Page 11, Plat Records, Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.

**[Staff Report](#)**

6. **VA-24-032 Vacation of W. Cannon Street in Block 6, Edward Heirs Addition Council District 9.**

Being a vacation of a portion of W. Cannon Street, a public right-of-way located in Block 6, Edward Heirs Addition, according to the plat recorded in Volume 63, Page 2, Plat Records, Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** North of Cooper Street, South of Pruitt Street, East of 11<sup>th</sup> Avenue, and West of 9<sup>th</sup> Avenue

**Applicant:** Dunaway Associates on behalf of Cook Children's Health Care System

**Recommendation:** Approval of a recommendation to City Council for the vacation of a portion of W. Cannon Street located in Block 6, Edward Heirs 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](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**

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](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, January 03, 2025 at 3:30 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

