



**MEETING AGENDA**  
CITY PLAN COMMISSION  
Wednesday, July 10, 2024  
Work Session 9:00 a.m.  
Public Hearing: 10:00 a.m.

**Work Session**

In-Person:  
City Council Conference Room 2020  
200 Texas Street  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102

**Public Hearing**

In-Person:  
City Council Chamber  
200 Texas Street  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102

Join Webinar Link:

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=mbab65a1c6938054c485ce370d1242532>

Webinar Number: 2551 993 4235

Webinar password: 37PTdShvS3p (37783748 from phones and video systems)

Join by phone  
1-469-210-7159

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 July 9, 2024. To sign up to speak in person at the meeting, contact Lynn Jordan at [lynn.jordan@fortworthtexas.gov](mailto:lynn.jordan@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 Kathy Hamilton CD 2 Jim Tidwell, Vice Chair CD 3 Vacant, CD 4 Torchy White, CD 5 Denise Turner, CD 6 Lee Henderson, CD 7 Don Boren, Chair CD 8	Matthew Graham, CD 9 Jeff Davis, CD 10 Efrin Carrion, CD 11 Matthijs Melchiors, Alternate Josh Lindsay, Alternate Andrew Scott, Alternate Jarrett Wilson, Alternate
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**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         |
| C. IPRC and Community Facilities Agreements | Legal         |

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

- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- B. ANNOUNCEMENTS
- C. APPROVAL OF June 26, 2024 MEETING MINUTES
- D. NEW CASES (3)

**1. AX-24-009 Ventana West (Annexation Request): Proposed for Residential Type Development. ETJ-Tarrant County. Future Council District 3.**

- a. Being a tract of land of approximately 261.17 acres situated in the G.H. & H. RR. CO. survey, abstract no. 623, S.F. CO. survey, abstract no. 1844, D. T. Finley survey, abstract no. 1900 and the S.A. & M.G. RR. CO. surveys, abstract nos. 1479 and 1903, Tarrant County, Texas, and being a portion of those abstracts of land described to TRT LAND INVESTORS, LLC by deeds recorded in the County Clerks file no. D221245220 and County Clerk file no. D221245221, official Public Records of Tarrant County, Texas, and a portion of that tract of land described to PMB VEALE LAND INVESTORS 1 LP by deed recorded in County Clerk file no. D221245180 of

said official Public Records, Tarrant County, Texas

- b. General Location: South of IH-20, north of Benbrook along the western and northern edges of Ventana subdivision.
- c. Applicant: K. Taylor Baird, PMB Veale Land Investors
- d. **Applicant Requests:** Approval of a recommendation to City Council to adopt Comprehensive Plan Future Land Use Map amendments FROM Mixed-Use, Institutional and General Commercial TO Single-Family Residential for the Ventana West Annexation application (AX-23-009) to support the requested “PD” zoning, which is inconsistent with the adopted Comprehensive Plan, and reestablish consistency between the Zoning Map and the Future Land Use Map.
- e. **Staff Recommends:** Approval of a recommendation to City Council to adopt Comprehensive Plan Future Land Use Map amendments FROM Mixed-Use, Institutional and General Commercial TO Single-Family Residential for the Ventana West Annexation application (AX-23-009) to support the requested “PD” zoning, which is inconsistent with the adopted Comprehensive Plan, and reestablish consistency between the Zoning Map and the Future Land Use Map.

2. **VA-24-012      Vacation of a Portion of Jennings Avenue Between Oleander Street and Magnolia Avenue: Council District 9.**

- a. Being a vacation of a portion of Jennings Avenue between Oleander Street and Magnolia Avenue, acquired by deed by the City of Fort Worth as recorded in Volume 1275, Page 405, DRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Magnolia Avenue, south of Oleander Street, east of Grainger Street and west of St. Louis Avenue.
- c. Applicant: UT Southwestern Moncrief
- d. **Applicant Requests:** Approval of a recommendation to City Council for the vacation of a portion of Jennings Avenue, between Oleander Street and Magnolia Avenue.
- e. **DRC Recommends:** Approval of a recommendation to City Council for the vacation of a portion of Jennings Avenue, between Oleander Street and Magnolia Avenue.

3. **VA-24-013      Vacation for a Portion of Jennings Avenue Between Oleander Street and Magnolia Avenue: Council District 9**

- a. Being a vacation of a portion of Jennings Avenue between Oleander Street and Magnolia Avenue, Fields Welch Addition, an addition to the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Magnolia Avenue, south of Oleander Street, east of Grainger Street and west of St. Louis Avenue.

- c. Applicant: UT Southwestern Moncrief.
- d. **Applicant Requests:** Approval of a recommendation to City Council for the vacation of a portion of Jennings Avenue, Fields Welch Addition, between Oleander Street and Magnolia Avenue
- e. **DRC Recommends:** Approval of a recommendation to City Council for the vacation of a portion of Jennings Avenue, Fields Welch Addition, between Oleander Street and Magnolia Avenue.

**Adjournment:** \_\_\_\_\_

**ACCESSIBILITY STATEMENT**

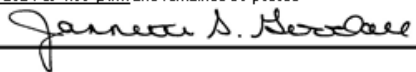
Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) 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**

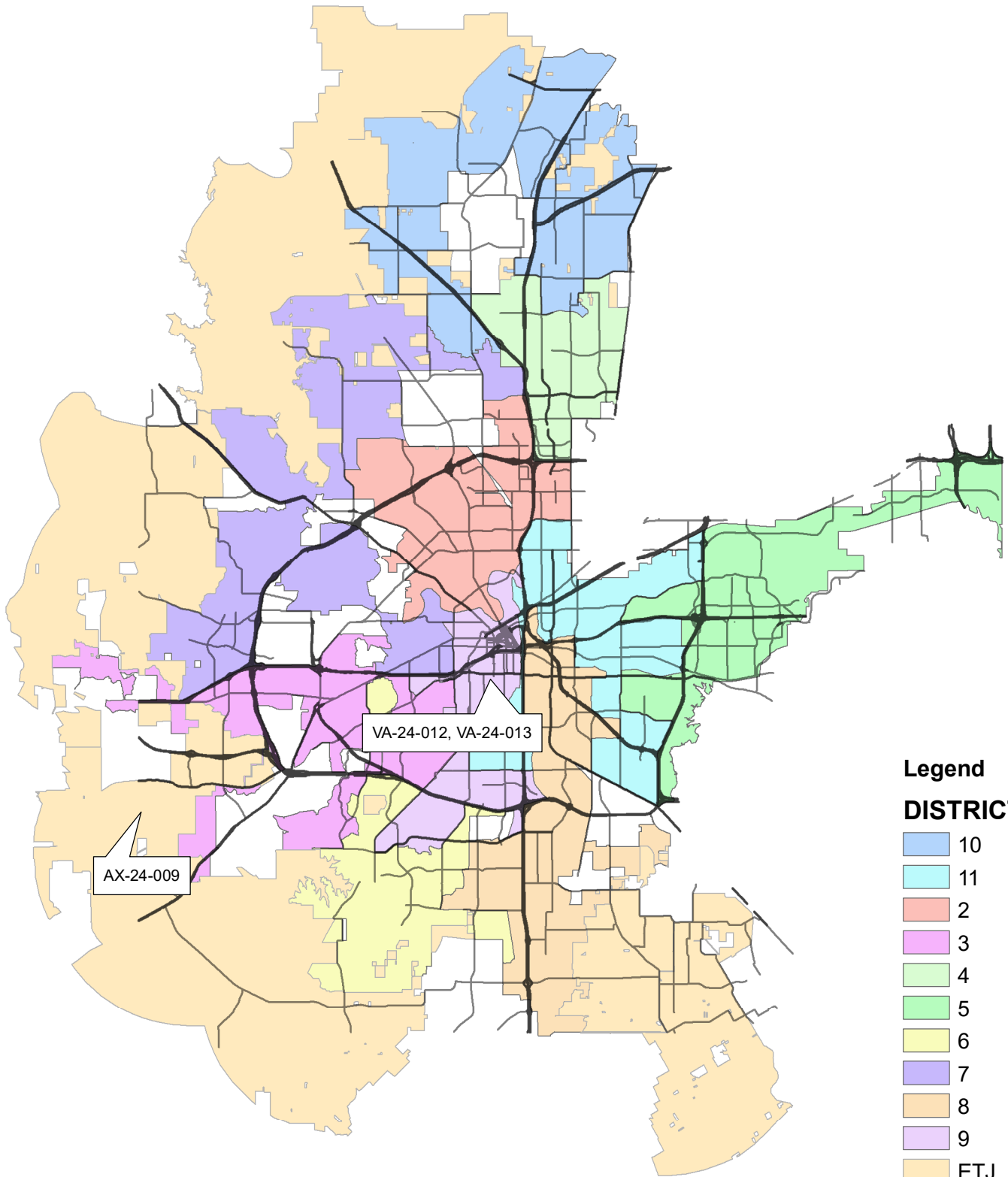
Cámara del Concilio de Fort Worth es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapitados (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.

<p>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: <u>Wednesday, July 03, 2024 at 4:00 p.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p>	
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# July City Plan Commission Case Map



1 inch = 5 miles



**AX-24-009 Ventana West (Annexation Request): Proposed for Residential Type Development. ETJ-Tarrant County. Future Council District 3.**  
 Being a tract of land of approximately 261.17 acres situated in the

G.H. & H. RR. CO. survey, abstract no. 623, S.F. CO. survey, abstract no. 1844, D. T. Finley survey, abstract no. 1900 and the S.A. & M.G. RR. CO. surveys, abstract nos. 1479 and 1903, Tarrant County, Texas, and being a portion of those abstracts of land described to TRT LAND INVESTORS, LLC by deeds recorded in the County Clerks file no. D221245220 and County Clerk file no. D221245221, official Public Records of Tarrant County, Texas, and a portion of that tract of land described to PMB VEALE LAND INVESTORS 1 LP by deed recorded in County Clerk file no. D221245180 of said official Public Records, Tarrant County, Texas

**General Location:** South of IH-20, north of Benbrook along the western and northern edges of Ventana subdivision, in Tarrant County

**GENERAL INFORMATION**

**A. APPLICANT**

- 1. Owner / Applicant ..... K. Taylor Baird, Manager, PMB Veale Land Investors 1 GP LLC
- 2. Consultant / Agent ..... K. Taylor Baird, Manager, PMB Veale Land Investors 1 GP LLC

**B. PROJECT ZONING, NOTIFICATION & COORDINATION**

- 1. Comprehensive Plan ..... Mixed-Use, Institutional, and General Commercial
- 2. Current Zoning ..... ETJ-Tarrant County
- 3. Proposed Zoning ..... PD Planned Development/"A-5" One-Family and "R2" with development standards to include up to 30% "R2" development and lot coverage not to exceed 60%
- 4. Planning & Development Department Case Coordinator..... Leo Valencia

**C. LAND USE**

- 1. Existing..... Agriculture
- 2. Proposed ..... Single-Family Residential uses

**D. BACKGROUND INFORMATION**

The proposed owner-initiated annexation of approximately 261.17 acres, known as Ventana West, is part of the overall Veale Ranch Development Agreement and the Ventana Development. The tract is located along the western and northern edges of

Ventana subdivision, which is already within Fort Worth's city limits. The property has a related preliminary plat (PP-24-030).

This proposal has one companion case (ZC-24-071). The requested zoning is for "PD" Planned Development / "A-5" One-Family and "R2" with development standards to include up to 30% "R2" development and lot coverage not to exceed 60%. This rezoning request is consistent with the Development Agreement.

The related zoning case (ZC-24-071) is scheduled to be heard by the Zoning Commission on July 10, 2024. City Council is scheduled to institute annexation proceedings on September 17, 2024.

The Subdivision Ordinance states under Sec. 31-5. (g) (2) The plan commission will make a recommendation to the City Council for final consideration and action for comprehensive plans, annexations, and other tasks as defined by City Council.

The applicant has proposed the land be developed for residential type uses. The 2023 Comprehensive Plan designates the subject property as Institutional, Mixed Use, General Commercial, and Single-Family Residential. The proposed development is compatible with current surrounding uses. The requested zoning for "PD" Planned Development is consistent with the following Comprehensive Plan policies:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

However, the proposed amendment to remove Mixed Use and General Commercial land uses is inconsistent with the following Comprehensive Plan policies:

- Encourage major employers, retail, and urban residential to locate at or near proposed transit stops and entryways to the Chisholm Trail Parkway toll road., and the Walsh Ranch and Veale Ranch Growth Centers.

While the requested zoning is compatible with surrounding land uses, it **is not consistent** with the adopted 2023 Comprehensive Plan Future Land Use Map. This proposal calls for residential type development and corresponding zoning to be adopted. To remain consistent with the Comprehensive Plan, the subject property's Future Land Use designation would need to be amended to Single Family Residential.

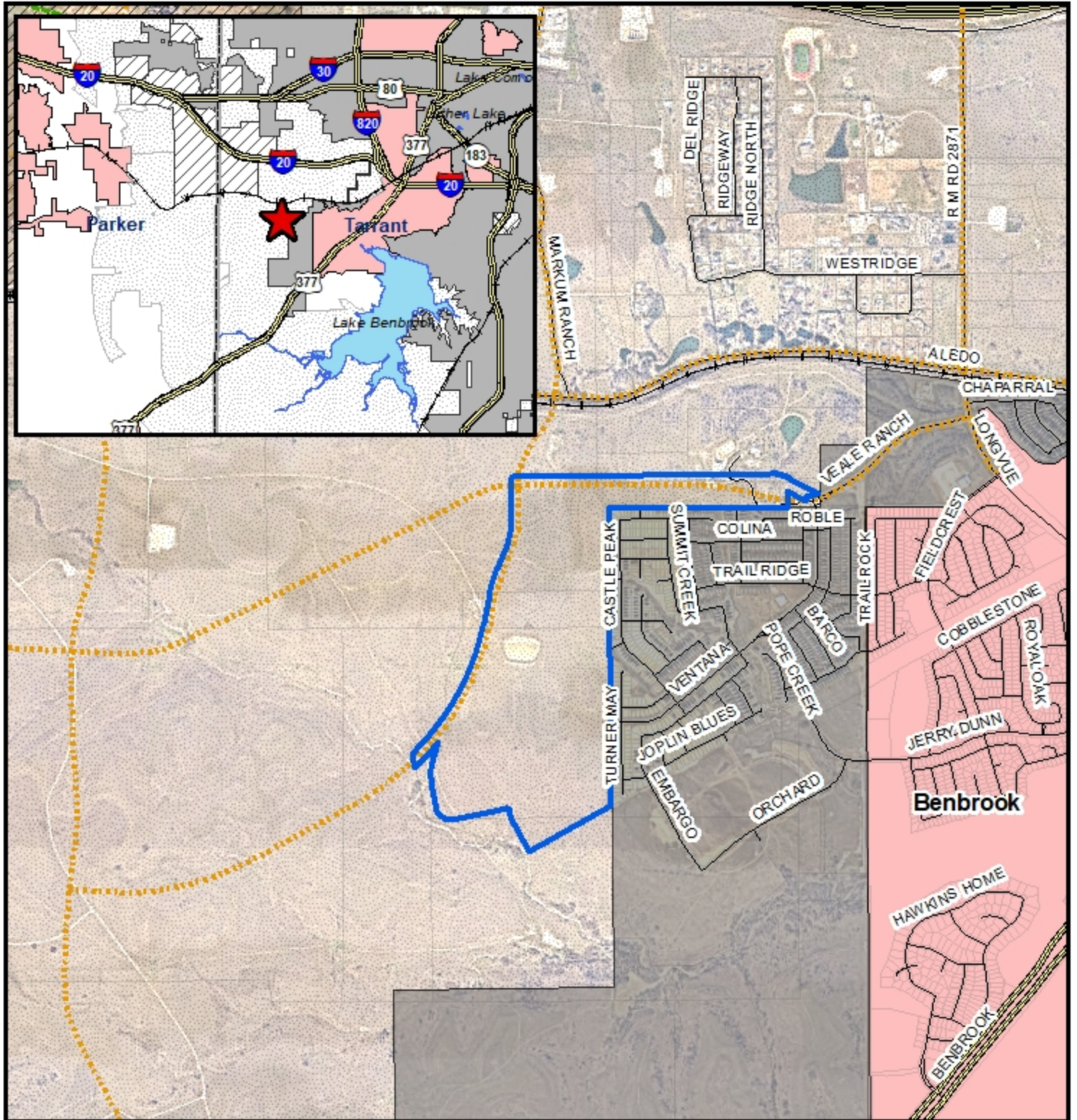
Staff recommends that the Future Land Use Map be revised to better reflect the principles and priorities of the Comprehensive Plan. The recommended Future Land Use Map amendments would change the Mixed-Use, Institutional, and General Commercial designations to Single Family Residential based on the proposed preliminary plat.

***E. DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION***

DRC recommends: Approval of a recommendation to City Council to adopt Comprehensive Plan Future Land Use Map amendments FROM Mixed-Use, Institutional, and General Commercial TO Single-Family Residential for Ventana West Annexation application (AX-24-009) to support the requested "PD" zoning, which is inconsistent with the adopted Comprehensive Plan and reestablish consistency between the Zoning Map and the Future Land Use Map.



## Approximately 261.17 Acres Adjacent Council District 3



### Fort Worth DESIGNATION

- |                               |                   |
|-------------------------------|-------------------|
| Full Purpose                  | County Boundaries |
| Limited Purpose               | Adjacent Cities   |
| Extraterritorial Jurisdiction | Subject Property  |

0 1,200 2,400 Feet

1:24,000



Planning & Development Department  
06/12/2024

COPYRIGHT 2024 CITY OF FORT WORTH UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR A GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN / USED AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

**VA-24-012    Vacation of a Portion of Jennings Avenue Between Oleander Street and Magnolia Avenue: Council District 9.**

Being a vacation of a portion of Jennings between Oleander Street and Magnolia Avenue, acquired by deed by the City of Fort Worth as recorded in Volume 1275, Page 405, DRTCT, located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** North of Magnolia Avenue, south of Oleander Street, east of Grainger Street and west of St. Louis Avenue.

**GENERAL INFORMATION**

**A.    *APPLICANT***..... UT Southwestern Moncrief

**B.    *PURPOSE OF REQUEST***  
Replat the portion of the street with the adjacent property for an expansion of the UT Southwestern Moncrief Cancer Center.

**C.    *CURRENT STATUS***

1. Improvements.....	Curb and Gutter
2. Apparent Condition.....	Paved
3. Zoning.....	"NS-T5" Near Southside Transect 5
4. Comprehensive Plan Future Land Use.....	Mixed Use
5. Utilities.....	Water, Sewer and Public Franchise
6. Planning and Development Department Case Coordinator.....	Alex Parks
7. Neighborhood Organizations Notified.....	Fairmount NA, Near Southside, Inc., Streams And Valleys Inc, Trinity Habitat for Humanity, Hemphill Corridor Development Collaborative, Fort Worth ISD

**D.    *TECHNICAL ANALYSIS***

The subject street may contain one or more of the following public utilities: water, sewer, gas, telephone, electricity, communications cable. The entities responsible for service and maintenance of these utilities may require easements and arrangements for entry into the vacated portion for maintenance purposes or the relocation of the utilities will be required at the applicant's expense.

**E.    *COMMENTS AND REQUIREMENTS***

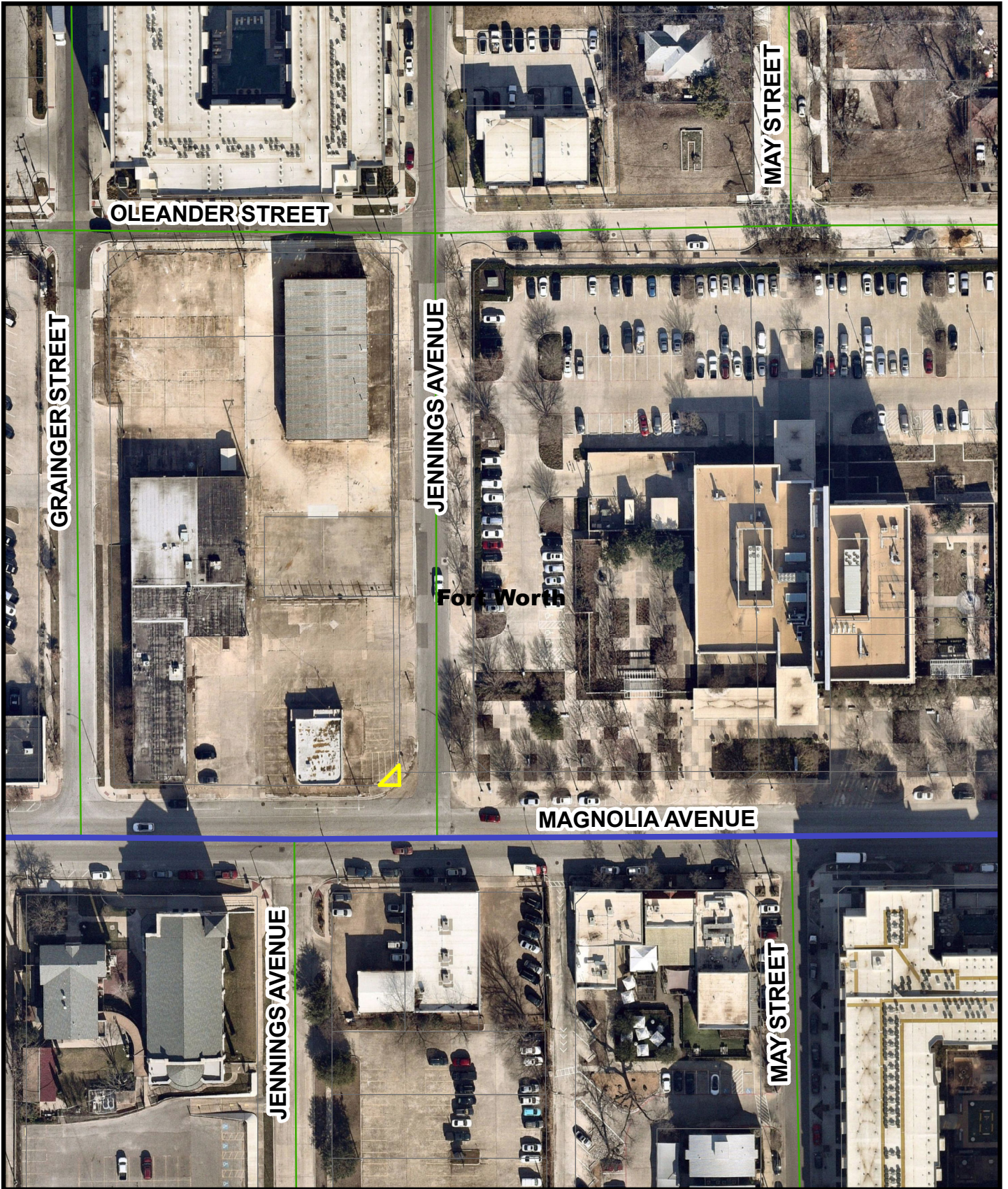
Reviewing City departments and public utility companies have raised objections to this request as listed below:

- 1. *Traffic Circulation Analysis.*** The street vacation will not adversely affect area traffic circulation.
- 2. *Plat Note.*** Add the following note to the plat: "No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement.
- 3. *Fair Market Appraisal.*** The City of Fort Worth acquired the right-of-way in the proposed vacation by deed and therefore own the right-of-way. A fair market appraisal and payment is required prior to the issuance of an ordinance number by City Council for the proposed right-of-way vacation.

4. **Urban Design Commission.** UDC-2024-082 received a recommendation for approval from UDC for Jennings Street vacation.

**F. DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION**

DRC Recommends: Approval of a recommendation to City Council for the vacation of a portion of Jennings Avenue, between Oleander Street and Magnolia Avenue.



Legend

- Master Thoroughfare Plan Floodplain
- Activity Street
- Commercial Connector
- Commercial Mixed Use
- Neighborhood Connector
- System Link
- ETJ

1 inch = 100 feet

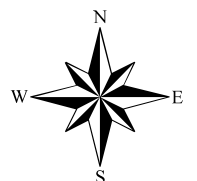
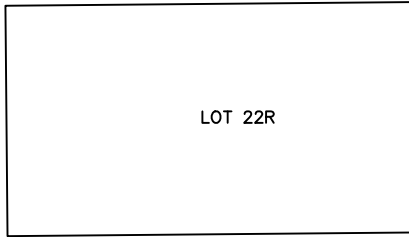
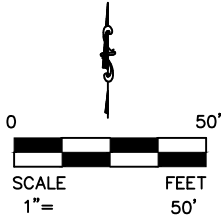


EXHIBIT "A"  
PUBLIC RIGHT-OF-WAY VACATION



LOT 1R, BLOCK D  
WRAY'S SUBDIVISION  
CABINET B, SLIDE 1458  
P.R.T.C.T.

SOUTH JENNINGS AVENUE

WILLIAM WELCH  
SURVEY  
ABSTRACT NO. 1644

LOT 1R, BLOCK C-D  
FAIRLAWN SUBDIVISION OF  
FIELDS-WELCH ADDITION  
C.C.D. NO. D211058734  
P.R.T.C.T.

N44°28'39"E  
21.21'

CITY OF FORT WORTH  
VOLUME 1275, PAGE 405  
D.R.T.C.T.  
112 SQUARE FEET / 0.0026 ACRE  
RIGHT-OF-WAY VACATION

S00°31'07"E  
15.00'

POINT OF  
BEGINNING

S89°28'17"W  
15.00'

WEST MAGNOLIA AVE.

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER  
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS  
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS

A metes and bounds  
description of even  
date accompanies this  
drawing.

DATE: MAY 30, 2024



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817-335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100



June 20, 2024

Ryan LaValley  
Dunaway Associates  
550 Bailey Avenue, Suite 400  
Fort Worth TX 76107

RE: UDC-2024-082 – 400 W Magnolia Avenue

Dear Mr. Ryan LaValley,

On **June 20, 2024**, the Urban Design Commission (UDC) reviewed the application requesting a recommendation to the City Plan Commission to allow for a street vacation at Jennings Avenue, between W Magnolia Avenue and W Oleander Street and made the following determination:

**That the Urban Design Commission recommend approval to the City Plan Commission to allow for a street vacation at Jennings Avenue, between W Magnolia Avenue and W Oleander Street.**

Please contact the Development Services Department if you would like further direction regarding your application and the decision of the UDC at (817) 392-8000.

Sincerely,

*Estefanía Barreto*

Senior Planner, Urban Design & Preservation

An **appeal** to this decision may be submitted to the Board of Adjustment by written request to the City Secretary and the undersigned within 10 days of the hearing decision described above. No hearing shall be scheduled before the Board of Adjustment until the required filing fee of \$400 has been paid to the Development Services Department.

Questions regarding this case may be forwarded to the Development Services Department at (817) 392-8000.

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**DEVELOPMENT SERVICES**

CITY OF FORT WORTH \* 200 TEXAS STREET \* FORT WORTH, TEXAS 76102-6311  
CUSTOMER SERVICE 817-392-8000 \* FAX 817-392-8016

**VA-24-013    Vacation of a Portion of Jennings Avenue Between Oleander Street and Magnolia Avenue: Council District 9.**

Being a vacation of a portion of Jennings between Oleander Street and Magnolia Avenue, Fields Welch Addition, an addition to the City of Fort Worth as recorded in Volume 58, Page 370, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** North of Magnolia Avenue, south of Oleander Street, east of Grainger Street and west of St. Louis Avenue.

**GENERAL INFORMATION**

**A.    *APPLICANT***..... UT Southwestern Moncrief

**B.    *PURPOSE OF REQUEST***

Replat the portion of the street with the adjacent property for an expansion of the UT Southwestern Moncrief Cancer Center.

**C.    *CURRENT STATUS***

- 1. Improvements..... Curb and Gutter
- 2. Apparent Condition..... Paved
- 3. Zoning..... "NS-T5" Near Southside Transect 5
- 4. Comprehensive Plan Future Land Use..... Mixed Use
- 5. Utilities..... Water, Sewer and Public Franchise
- 6. Planning and Development Department Case Coordinator..... Alex Parks
- 7. Neighborhood Organizations Notified..... Fairmount NA, Near Southside, Inc., Streams And Valleys Inc, Trinity Habitat for Humanity, Hemphill Corridor Development Collaborative, Fort Worth ISD

**D.    *TECHNICAL ANALYSIS***

The subject street may contain one or more of the following public utilities: water, sewer, gas, telephone, electricity, communications cable. The entities responsible for service and maintenance of these utilities may require easements and arrangements for entry into the vacated portion for maintenance purposes or the relocation of the utilities will be required at the applicant's expense.

**E.    *COMMENTS AND REQUIREMENTS***

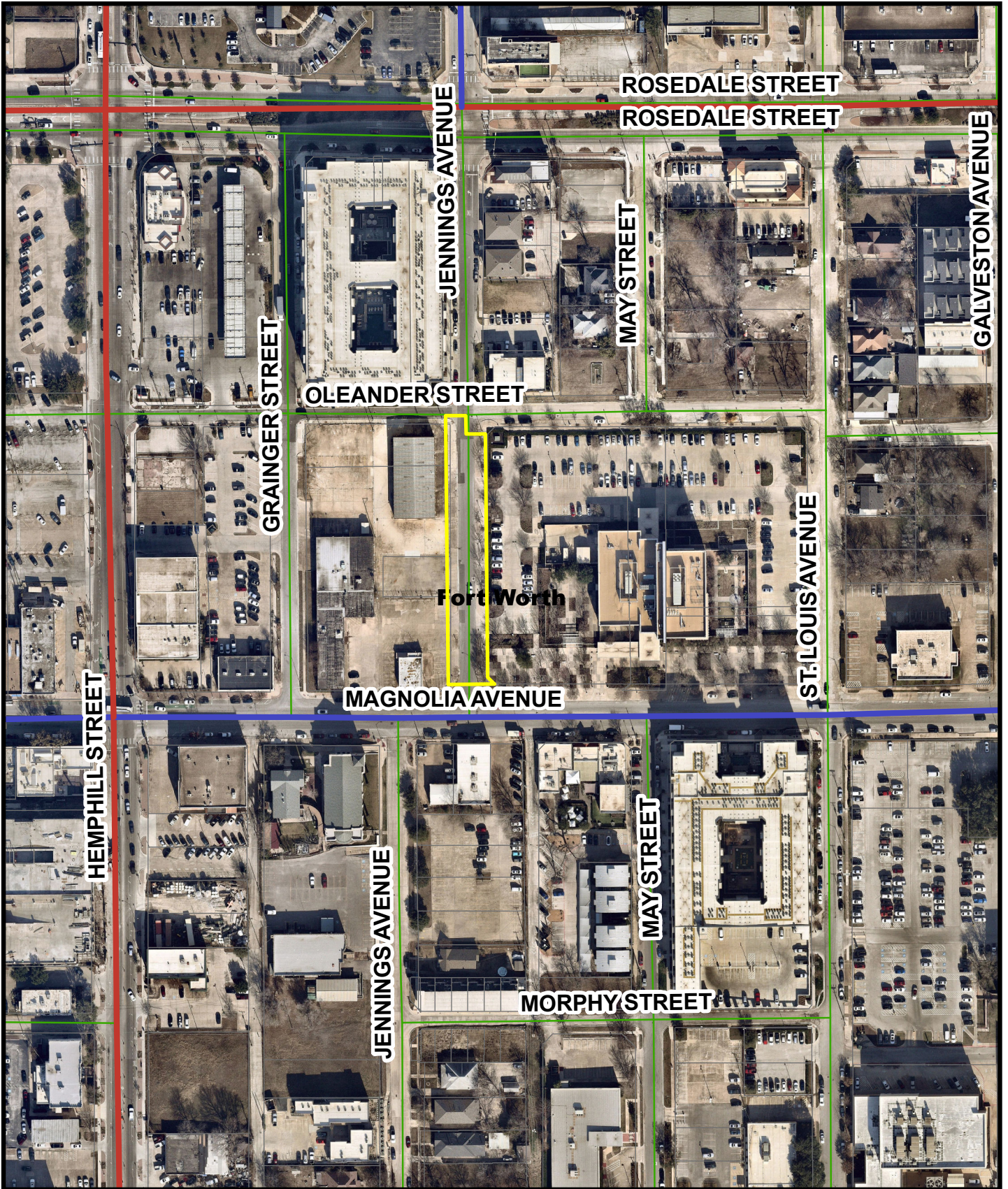
Reviewing City departments and public utility companies have raised objections to this request as listed below:

- 1. **Traffic Circulation Analysis.** The street vacation will not adversely affect area traffic circulation.
- 2. **Plat Note.** Add the following note to the plat: "No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement.
- 3. **Urban Design Commission.** UDC-2024-082 received a recommendation for approval from UDC for Jennings Street vacation.

***F. DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION***

DRC Recommends: Approval of a recommendation to City Council for the vacation of a portion of Jennings Avenue, Fields Welch Addition, between Oleander Street and Magnolia Avenue.





Legend

- Master Thoroughfare Plan Floodplain
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- Commercial Connector
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- System Link

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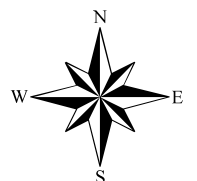
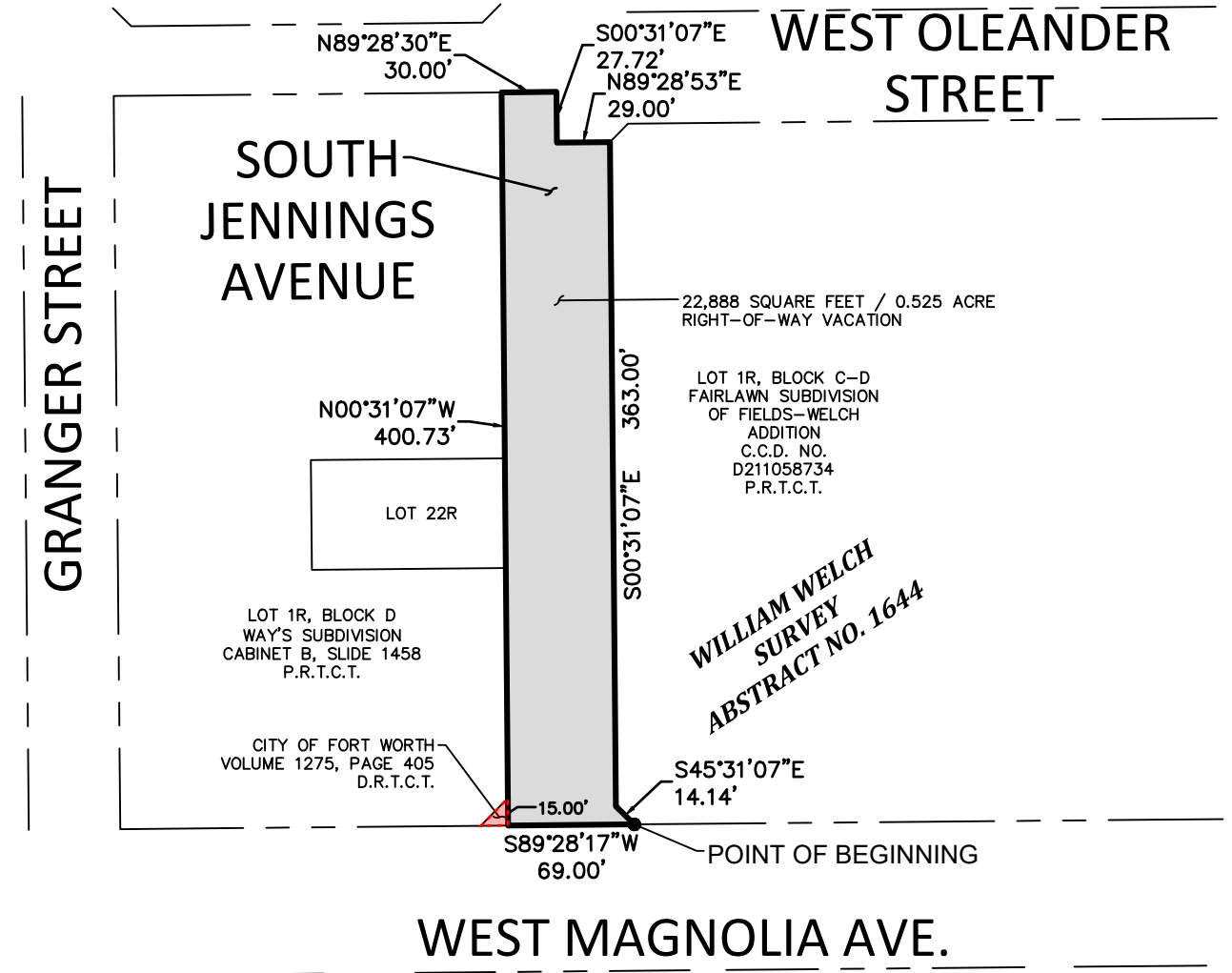
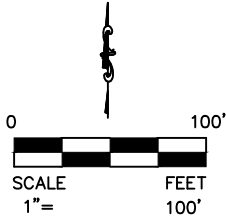


EXHIBIT "A"  
PUBLIC RIGHT-OF-WAY VACATION



C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER  
 P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS  
 D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS

A metes and bounds description of even date accompanies this drawing.

DATE: MAY 29, 2024



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

Tel: 817-335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100



June 20, 2024

Ryan LaValley  
Dunaway Associates  
550 Bailey Avenue, Suite 400  
Fort Worth TX 76107

RE: UDC-2024-082 – 400 W Magnolia Avenue

Dear Mr. Ryan LaValley,

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**DEVELOPMENT SERVICES**

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CITY OF FORT WORTH \* 200 TEXAS STREET \* FORT WORTH, TEXAS 76102-6311  
CUSTOMER SERVICE 817-392-8000 \* FAX 817-392-8016