



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, January 11, 2023
Work Session 8:30 a.m.
Public Hearing: 10:00 a.m.

Work Session

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

Public Hearing

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

Videoconference:
<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e19c8eed44595fad67443bc520b54cf18>

Meeting/Access Code: 2556 484 0597
Registration Required

Teleconference:
(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 2556 484 0597

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 January 10, 2023. To sign up to speak in person at the meeting, contact Stuart Campbell at stuart.campbell@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

Vicky Schoch, CD 1	_____	Don Boren, Chair CD 8	_____
Kathy Hamilton CD 2	_____	Vacant, CD 9	_____
Jim Tidwell, CD 3	_____	Matthijs Melchiors, Alternate	_____
Matt Kotter, CD 4	_____	Josh Lindsay, Alternate	_____
Will Dryden, CD 5	_____	Andrew Scott, Alternate	_____
Vacant, CD 6	_____	Jarrett Wilson, Alternate	_____
Edward Deegan, CD 7	_____		

I. WORK SESSION: 8:30 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 16, 2022 MEETING MINUTES
- D. NEW CASES (9)

1. FP-22-187 Westport Addition, Lot 1, Block 2 (Conditional Approval): 1 Industrial Lot. Council District 7.

- a. Being 73.579 acres situated in the Greenbury Overton Survey, Abstract No. 972, located in Denton County, Texas.
- b. General Location: North of Intermodal Parkway, south and east of Blue Mound Road (FM 156) and west of BNSF Railway.
- c. Applicant: Peloton Land Solutions

- d. Applicant Requests: Conditional approval of the final plat upon: 1) recordation of the onsite easements (water and drainage easements) by separate instrument; and 2) meeting the platting comments in the staff report.
 - e. DRC Recommends: Conditional approval of the final plat upon: 1) recordation of the onsite easements (water and drainage easements) by separate instrument; and 2) meeting the platting comments in the staff report.
2. **FP-22-194 Chapel Hill, Lots 1-15, 1X, Block 1, Lots 1-20, Block 2, Lots 1-8, 1X, Block 3, Lots 1-15, 1X, Block 4, Lots 1-15, 1X Block 5, Lots 1-23, 23X, Block 6, Lots 1-20, Block 7, Lots 1-31, Block 8, Lots 32-49, 49X, Block 9 and Lot 1X, Block 12 (Conditional Approval): 165 Single Family Residential Detached Lots and 8 Private Open Space Lots. Council District 7.**
- a. Being 48.465 acres situated in the J. A. Gill Survey, Abstract No. 570 and the B. Thomas Survey, Abstract Number 1497, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: North of Shoshoni Drive, west of Saginaw Main and south of Bonds Ranch Road
 - c. Applicant: Peloton Land Solutions
 - d. Applicant Request: Conditional approval of the final plat upon: 1) recording onsite and offsite easements (water, drainage and utility easements); and 2) meeting the platting comments in the staff report.
 - e. DRC Recommends: Conditional approval of the final plat upon: 1) recording onsite and offsite easements (water, drainage and utility easements); and 2) meeting the platting comments in the staff report.
3. **FS-22-294 KM Vanzandts 2nd Addition, Lots 9R-1, 9R-2, 9R-3 and 9R-4 , Block 16 (Conditional Approval): 4 Townhome Lots. Council District 9.**
- a. Being 0.143 acres a replat of the north ½ of Lots 9 & 10, Block 16, K. M. Vanzandts 2nd Addition, as recorded in the Plat Records of Tarrant County, Volume 16, Page 118, P.R.T.C.T. located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: East of Currie Street, south of W. 5th Street and west of Foch Street.
 - c. Applicant: LandPoint.
 - d. Applicant Request: Conditional approval of the final plat upon: 1) execution of the Miscellaneous Project Agreement for the required sewer line extension prior to final plat recordation; and 2) meeting the platting comments in the staff report.
 - e. DRC Recommends: Conditional approval of the final plat upon: 1) execution of the Miscellaneous Project Agreement for the required sewer line extension prior to final plat recordation; and 2) meeting the platting comments in the staff report.

4. **FS-22-298 Professional Living Centers Addition, Lots 1, 2, 3 and 4, Block 1 (Conditional Approval): 4 Single Family Detached Residential Lots. Council District 5.**
- a. Being 0.998 acres situated in the W. R. Loving Survey, Abstract No. 944, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: West of Vine Street, south of Mosier Valley Road and east of Jimisons Lane
 - c. Applicant: Barton Chapa Surveying, LLC
 - d. Applicant Requests: Conditional approval of the final plat upon: 1) City Council approval of the associated zoning request (ZC-22-298); and 2) meeting the platting comments in the staff report.
 - e. DRC Recommends: Conditional approval of the final plat: 1) City Council approval of the associated zoning request (ZC-22-298); and 2) meeting the platting comments in the staff report.
5. **PP-22-084 Thomas Crossing 3-A, Lots 1-5, Block 1, (Waiver Request): 5 Single Family Detached Residential Lots. Council District 6.**
- a. Being 12.691 acres of land situated in the A. Lee Survey, Abstract No. 931, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: East of Wildcat Way Road, south of Thomas Crossing Drive and west of Riviera Drive.
 - c. Applicant: Boydston Designs, Inc.
 - d. Applicant Request: 1) Approval of a Subdivision Ordinance waiver to allow more than 30 one-family units on a single point of access; 2) Approval of a Subdivision Ordinance waiver to allow a cul-de-sac to exceed the maximum length of 850 feet for lots 5,000 to 7,999 square feet in size; 3) Approval of a Subdivision Ordinance Wavier to allow an internal connectivity index of less than the minimum required 1.4; and 4) Conditional approval of the preliminary plat upon meeting the comments in the staff report.
 - e. DRC Recommends: 1) Denial of a Subdivision Ordinance waiver to allow more than 30 one-family units on a single point of access; 2) Denial of a Subdivision Ordinance waiver to allow a cul-de-sac to exceed the maximum length of 850 feet for lots 5,000 to 7,999 square feet in size; 3) Denial of a Subdivision Ordinance wavier to allow an internal connectivity index of less than the minimum required 1.4; and 4) Denial of the preliminary plat.
6. **PP-22-088 E. T. Square, (Waiver Request): 55 Single Family Detached Residential Lots and 3 Private Open Space Lots. Council District 5.**

- a. Being 11.758 acres of land, a replat of Lot 1 and all of Lot 2, Block 2, E. T. Square Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 200, Page 93.
 - b. General Location: North of Brentwood Stair Road, west of T. Square Street and southeast of E. Square Street.
 - c. Applicant: Pacheco Koch
 - d. Applicant Request: 1) Approval of one Subdivision Ordinance waiver to allow a subdivision with a connectivity index of 1.0; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
 - e. DRC Recommends: 1) Approval of one Subdivision Ordinance waiver to allow a subdivision with a connectivity index of 1.0; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
7. **PP-22-089 Aledo Springs Addition, Lots 1-13, 1X, Block 1, Lots 1-10, Block 2, Lots 1-8, 2X, Block 3, Lots 1-9, Block 4 (Waiver Request): 42 Single Family Detached Residential Lots and 2 Private Open Space Lots. ETJ-Parker County.**
- a. Being 149.825 acres of land situated in the W. S. Johnson Survey, Abstract No. 2392, the J. P. Farmer Survey, Abstract No. 2631, and the T & P RR Co. Survey, Abstract No. 1505, located in Parker County, Texas.
 - b. General Location: North of White Settlement Road and west of Cattlebaron Drive.
 - c. Applicant: Peloton Land Solutions
 - d. Applicant Request: 1) Approval of one Subdivision Ordinance waiver to allow two long block faces (Block 2, Lots 1-7 and Block 3, Lots 1-7) to exceed the maximum length of 1,950 feet; 2) Approval of one Subdivision Ordinance waiver to allow one point of ingress/egress instead of the required two points of access; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
 - e. DRC Recommends: 1) Approval of one Subdivision Ordinance waiver to allow two long block faces (Block 2, Lots 1-7 and Block 3, Lots 1-7) to exceed the maximum length of 1,950 feet; 2) Approval of one Subdivision Ordinance waiver to allow one point of ingress/egress instead of the required two points of access; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
8. **PP-22-092 Risinger South, Lots 4R-7R and 10-13, Block 1 (Waiver Request): 8 Industrial Lots. Council District 8.**
- a. Being 22.921 acres of land, being a replat of Lots 4-7, Block 1, Risinger South Addition as recorded in Document # D220346237 PRTCT, located in the City of Fort Worth, Tarrant County, Texas.

- b. General Location: South of Risinger Road, west of I-35W (South Freeway), east of Hemphill Road and north of Rustic View Road
- c. Applicant: Pacheco Koch, LLC
- d. Applicant Request: 1) Approval of one Subdivision Ordinance waiver to not provide the required 60-foot wide public access easement to serve an industrially zoned property; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
- e. DRC Recommends: 1) Denial of one Subdivision Ordinance waiver to not provide the required 60-foot wide public access easement to serve an industrially zoned property; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report and redesign of the preliminary plat to provide a 60-foot wide public access easement to serve the industrially zoned property.

9. **VA-22-013** **Vacation of a Portion of N. Lamar Street: Council District 9.**

- a. Being a vacation of a portion of N. Lamar Street between W. Belknap Street and W. Weatherford Street dedicated by Original Town of Fort Worth, an unrecorded plat, an addition to the City of Fort Worth, Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Weatherford Street, east of Burnett Street, south of Belknap Street and west of Taylor Street
- c. Applicant: Brittain and Crawford, LLC.
- d. Applicant Request: Approval of a recommendation to City Council for the vacation of a portion of North Lamar Street, between W. Belknap Street and W. Weatherford Street.
- e. DRC Recommends: Approval of a recommendation to City Council for the vacation of a portion of North Lamar Street, between W. Belknap Street and W. Weatherford Street.

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.

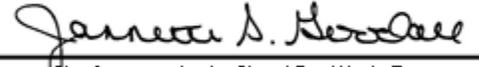
DECLARACIÓN DE ACCESIBILIDAD

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 Friday, January 06, 2023 at 10:40 a.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