



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, March 08, 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=ee9869bac378a44ed437b461605d00b86>

Meeting/Access Code: 2553 275 9242
Registration Required

Teleconference:
(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 2553 275 9242

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 March 7, 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 |
| C. Swearing in New Commissioner Miles | Staff |
| D. Legislative Updates | Staff & Law |

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

- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- B. ANNOUNCEMENTS
- C. APPROVAL OF FEBRUARY 22, 2023 MEETING MINUTES
- D. CONTINUED CASE (1)

1. FS-22-180 Forest Park Addition, Lot 1, Block A, Lot 1, Block B, Lot 1, Block C and Lot 1, Block D (Conditional Approval/Waiver Request): 4 Non-Residential Lots. Council District 9.

- a. Being 196.40 acres situated in the Maria Josefa Arocha Survey, Abstract No. 2, Adolph Gouhenant Survey, Abstract No. 612, San Antonio and Mexican Gulf

Railroad Company Survey, Abstract No. 1481, Adam Vogt Survey, Abstract No. 1586, Anthony B. Conner Survey, Abstract No. 305, William D. Conner Survey, Abstract No. 288 and the Ethelbert S. Harris Survey, Abstract No. 688, located in the City of Fort Worth, Tarrant County, Texas.

- b. General Location: South of W. Rosedale Street, east of Rogers Road, Winton Terrace E. and Colonial Parkway, west of Forest Park Boulevard and north of McPherson Avenue.
- c. Applicant: City of Fort Worth Park and Recreation Department
- d. Applicant Requests: 1) Approval of a Subdivision Ordinance waiver to allow the issuance of building permits for the Forest Park pool renovations without a recorded final plat; and 2) a 30 day continuance on the consideration of the final plat.
- e. DRC Recommends: 1) Approval of a Subdivision Ordinance waiver to allow the issuance building permits for the Forest Park pool renovations without a recorded final plat; and 2) a 30 day continuance on the consideration of the final plat.

E. NEW CASES (5)

2. **FS-23-018** **North City Addition-East, Lots 2R & 2R1, Block 5 (Conditional Approval): 2 Commercial Lots. Council District 7.**

- a. Being a replat of Lot 2, Block 5, North City Addition-East as recorded in D222291180, OPRTCT; a 19.180 acre tract of land situated in the William McCowen Survey, Abstract No. 999, City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Tehama Ridge Parkway and south of North Tarrant Parkway.
- c. Applicant: Kimley-Horn-Jared Earney
- d. Applicant Requests: Conditional approval of the final plat upon: 1) approval by the Water Department of the revised water study to accommodate the demand for the proposed replat; and 2) meeting the platting comments in the staff report.
- e. DRC Recommends: Conditional approval of the final plat upon: 1) approval by the Water Department of the revised water study to accommodate the demand for the proposed replat; and 2) meeting the platting comments in the staff report.

3. **PP-23-005** **Bonds Ranch Residential Neighborhood Addition, (Waiver Request): 3 Multifamily Lots. Council District 7.**

- a. Being 54.947 acres of land situated in the William Redfield Survey, Abstract No. 1348, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of FM 156 (Blue Mound Road), south of E. Bonds Ranch Road and west of Saltbrush Street
- c. Applicant: Pacheco Koch Consulting Engineers

- d. Applicant Requests: 1) Approval of a Subdivision Ordinance waiver to not require the extension of two residential local streets (Bowlus Drive and Wynndel Trail) to the plat boundary; 2) Conditional approval of the preliminary plat upon approval of the zoning site plan (PD 1324) to show two points of ingress and egress for all phases of the proposed preliminary plat; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
- e. DRC Recommends: 1) Approval of a Subdivision Ordinance waiver to not require the extension of two residential local streets (Bowlus Drive and Wynndel Trail) to the plat boundary; 2) Conditional approval of the preliminary plat upon approval of the zoning site plan (PD 1324) to show two points of ingress and egress for all phases of the proposed preliminary plat; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

4. **VA-23-002** **Vacation of Two Portions of NE 32nd Street: Council District 2.**

- a. Being a vacation of two portions of NE 32nd Street, as dedicated by the plat for Lot 1, Block 1, Crest Addition, an addition to the City of Fort Worth, Tarrant County Texas, as recorded in Volume 388-52, Page 342, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North and west of the Burlington Northern railroad tracks, east of Decatur Avenue and south of Glendora Street.
- c. Applicant: Texas Surveying
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of two portions (0.14 acre portion, 0.159 acre portion) of NE 32nd Street.
- e. DRC Recommends: Approval of a recommendation to City Council for the vacation of two portions (0.14 acre portion, 0.159 acre portion) of NE 32nd Street.

5. **VA-23-003** **Vacation of Public Access Easements in Alliance Town Center, Block A: Council District 4.**

- a. Being a vacation of public access easements recorded in D213300996, D208146765, D209018651 and D213195182, DRTCT serving Lots 4A-R2-3, 5A-R2-3, 7A-R2-3, 5A-R2-4 and 7A-R2-4, Block A, Alliance Town Center, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D220055028 and D222294356, PRTCT, located in the City of Fort Worth, Tarrant County, Texas
- b. General Location: East of North Freeway, west of Feather Grass Lane, south of Texas Sage Trail and east of Alliance Town Center.
- c. Applicant: Peloton Land Solutions
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of two public access easements in Alliance Town Center, Block A.

- e. DRC Recommends: Approval of a recommendation to City Council for the vacation of two public access easements in Alliance Town Center, Block A.

6. **MT-23-001 Wichita Street (MTP Waiver Request): Master Thoroughfare Plan Waiver to Allow an Interim Cross Section. Council District 8.**

- a. Being a Master Thoroughfare Plan waiver request to approve an interim cross section for a 1,975.00-foot portion of Wichita Street [CCO-L2-T0-NTMS-P0-BOP (110)] from just north of East Altamesa Boulevard (southwest corner of Autumn Meadows Addition, Block 1, Lot 40B) to just north of Buie Drive (northwest corner of England Isle Addition, Block 1, Lot 1), located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Heritage Lane in the City of Forest Hill, Texas; and north of Roy C. Brooks Boulevard in the City of Everman, Texas
- c. Applicant: City of Fort Worth, Development Services Department
- d. Applicant Requests: Approval of the Master Thoroughfare Plan (MTP) waiver request to allow an interim cross section with two-lanes in each direction with a two-way left turn lane and six-foot sidewalk on the east side of Wichita Street, along a 1,975.00-foot section of Wichita Street.
- e. DRC Recommends: Approval of the Master Thoroughfare Plan (MTP) waiver request to allow an interim cross section with two-lanes in each direction with a two-way left turn lane and six-foot sidewalk on the east side of Wichita Street, along a 1,975.00-foot section of Wichita Street.

F. OTHER MATTERS OF BUSINESS (1)

7. **OMB 10100 Jacksboro Parkway (Waiver Request): Council District 7.**

- a. Being approximately 3,621 acres situated in the Jacob Wilcox Survey, Abstract No. 1719, located in the western portion of the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North and east of Jacksboro Highway (State Highway 199), and southwest of Lake Worth, along Shoreline Road.
- c. Applicant: Kim Jackson
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver to allow the issuance of a building permit for construction of a shell building required by the Texas Commission on Environmental Quality (TCEQ) for the Nuisance Odor Reduction Plan related to a new wastewater treatment plant being installed for the existing mobile/manufactured home community located at 10100 Jacksboro Highway without a recorded final plat.

- e. DRC Recommends: Approval of a Subdivision Ordinance waiver to allow the issuance of a building permit for construction of a shell building required by the Texas Commission on Environmental Quality (TCEQ) for the Nuisance Odor Reduction Plan related to a new wastewater treatment plant being installed for the existing mobile/manufactured home community located at 10100 Jacksboro Highway without a recorded final plat.

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.

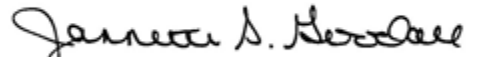
DECLARACIÓN DE ACCESIBILIDAD

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, March 03, 2023 at 10:15 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