



**MEETING AGENDA**  
CITY PLAN COMMISSION  
Wednesday, May 24, 2023  
Work Session 12:30 p.m.  
Public Hearing: 1:30 p.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=m55f3d3f82553bb90efcc3b14f729d144>

Webinar Number: 2556 264 8243  
Webinar password: 2DGgfJwhg38

Registration Link

<https://fortworthtexas.webex.com/weblink/register/ra0dd82ffa822ef2eae3c10517da1e0d3>

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 May 23, 2023. To sign up to speak in person at the meeting, contact Stuart Campbell at [stuart.campbell@fortworthtexas.gov](mailto: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	_____	Matthew Graham, CD 9	_____
Jim Tidwell, CD 3	_____	Matthijs Melchiors, Alternate	_____
Matt Kotter, CD 4	_____	Josh Lindsay, Alternate	_____
Will Dryden, CD 5	_____	Andrew Scott, Alternate	_____
Roderick Miles, CD 6	_____	Jarrett Wilson, Alternate	_____
Edward Deegan, CD 7	_____		

**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              |
| C. Infill Development SO Update      | Staff & Consultant |

**II. PUBLIC HEARING:                      1:30 P.M.                      City Council Chamber**

- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- B. ANNOUNCEMENTS
- C. APPROVAL OF MAY 10, 2023 MEETING MINUTES
- D. NEW CASES (6)

**1. FP-23-050                      Northpointe Right-of-Way: (Waiver Request): Council District 7.**

- a. Being 3.30 acres of land situated in the Benjamin Thomas Survey, Abstract No. 1497, located in the City of Fort Worth, Tarrant County, Texas.

- b. General Location: North of Heritage Trace Parkway and west of Saginaw Main Street.
- c. Applicant: Kimley Horn
- d. **Applicant Requests:** DRC recommends: 1) Approval of one Subdivision Ordinance waiver to allow an unnamed north/south street within the Phase 10 development to permanently dead-end without the required cul-de-sac turnaround; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.
- e. **DRC Recommends:** DRC recommends: 1) Approval of one Subdivision Ordinance waiver to allow an unnamed north/south street within the Phase 10 development to permanently dead-end without the required cul-de-sac turnaround; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

2. **FS-23-084      Rendon Crowley Storage: Lot 1, Block 1 (Conditional Approval): Council District 8.**

- a. Being 5.00 acres of land located in the William Stone Survey, Abstract No. 1400, situated in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Rendon Crowley Road, south of Keble Drive and west of Hemphill Street.
- c. Applicant: Peloton Land Solutions
- d. **Applicant Requests:** Conditional approval of the final plat upon: 1) receiving a TxDOT permit for access onto Rendon Crowley Road; and 2) meeting the platting comments in the staff report.
- e. **DRC Recommends:** Conditional approval of the final plat upon: 1) receiving a TxDOT permit for access onto Rendon Crowley Road; and 2) meeting the platting comments in the staff report.

3. **FS-23-087      Sunbelt Addition: Lot 1, Block 1 (Waiver Request/Conditional Approval): 1 Industrial Lot. Council District 8.**

- a. Being 88.77 acres of land situated in the James M. Robinson Survey, Abstract o. 1344, and the Greene B. Stone Survey, Abstract No. 1401, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of I-35W South, south of Garden Acres and west of Stone Road.
- c. Applicant: Peloton Land Solutions

- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to not provide a street extension to connect with Deer Creek Drive along the northeast plat boundary; 2) Conditional approval of the final plat upon the issuance of a TxDOT permit to connect Sunbelt Avenue to South Freeway as primary access for the final plat; and 3) Conditional approval of the final plat upon meeting the platting comments in the staff report.
- e. **DRC Recommends:** 1) Approval of one Subdivision Ordinance waiver to not provide a street extension to connect with Deer Creek Drive along the northeast plat boundary; 2) Conditional approval of the final plat upon the issuance of a TxDOT permit to connect Sunbelt Avenue to South Freeway as primary access for the final plat; and 3) Conditional approval of the final plat upon meeting the platting comments in the staff report.

4. **FS-23-089      The Rosedale: Lot 1, Block 1 and Lots 1-3, Block 2 (Waiver Request):**  
**4 Mixed Use Lots. Council District 8.**

- a. Being a replat of Lots 1-16, Block 1, Schlater's Addition, and Lots 1, 2, & 12, Block 3, and Lot 6R, Block 3 W. J. Boaz's Subdivision, Evans South Addition, additions to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 63, Page 143 and Volume 106, Page 28, PRTCT and Cabinet A, Slide 12103, PRTCT and Lots 1-8, Block 1, Evans South Addition, an unrecorded addition to the City of Fort Worth, Tarrant County, Texas, and the alleys abandoned by ordinance numbers 5174 and 5211, in addition to the portions of Dashwood Street, Pulaski Street and the alley in Block 1, Schlater's Addition, requested to be abandoned.
- b. General Location: North of Rosedale Street, south of Terrell Avenue, east of South Freeway and west of Evans Avenue.
- c. Applicant: McAdams
- d. **Applicant Requests:** 1) Approval of a Subdivision Ordinance waiver to permit a substandard cross-section along Dashwood Street; 2) Approval of a Subdivision Ordinance waiver to not require a five-foot by five-foot corner clip right-of-way dedication at the intersection of Dashwood Street and South Freeway, and at the intersection of Dashwood Street and Evans Avenue; 3) Approval of a Subdivision Ordinance waiver to permit a substandard cross-section along Verbena Street; and 4) Conditional approval of the final plat upon meeting the platting comments in the staff report.
- e. **DRC Recommends:** 1) Approval of a Subdivision Ordinance waiver to permit a substandard cross-section along Dashwood Street; 2) Approval of a Subdivision Ordinance waiver to not require a five-foot by five-foot corner clip right-of-way dedication at the intersection of Dashwood Street and South Freeway, and at the intersection of Dashwood Street and Evans Avenue; 3) Approval of a Subdivision Ordinance waiver to permit a substandard cross-section along Verbena Street; and 4) Conditional approval of the final plat upon meeting the platting comments in the staff report.

5. **PP-23-013 Tradition North Phase: (Waiver Request): 925 Single-Family Detached Residential Lots, 2 Private Open Space Lots, 2 Private Park Lots and 16 Private Open Space Lots. ETJ-Denton County.**

- a. Being 273.98 acres situated in the Guadalupe Cardinas Survey, Abstract No. 214, located in Denton County, Texas.
- b. General Location: North of Sam Reynolds Road, east of John Day Road and west of Cindy's Lane.
- c. Applicant: Hines
- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to permit five block faces (Blocks AAAA, EEEE, IIII, PPPP, YYYY) to each exceed the maximum allowed 1,320-foot distance requirement; 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 permit five block faces (Blocks AAAA, EEEE, IIII, PPPP, YYYY) to each exceed the maximum allowed 1,320-foot distance requirement; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

6. **PA-23-002 Plat Vacation of FS-007-057, Mira Vista Addition: Lot 11R, Block 9 (Conditional Approval): Council District 3.**

- a. Being a vacation of FS-007-057, Mira Vista Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet B, Slide 3432, PRTCT, located in the City of Fort Worth, Tarrant County, Texas
- b. General Location: Northwest of Forest Highlands Drive and southeast of Laurel Valley Drive.
- c. Applicant: Grant Engineering
- d. **Applicant Requests:** Conditional approval of the vacation of the final plat of Lot 11R, Block 9, Mira Vista Addition upon meeting the platting comments in the staff report.
- e. **DRC Recommends:** Conditional approval of the vacation of the final plat of Lot 11R, Block 9, Mira Vista Addition upon meeting the platting comments in the staff report.

E. OTHER MATTERS OF BUSINESS (1)

7. **OMB 6200 Sand Springs Road: (Waiver Request): Council District 7.**

- a. Being 9.75 acres of land situated in the James O Quinn Survey, Abstract No. 1258, Tract 1AO1, located in the City of Fort Worth, Tarrant County, Texas

- b. General Location: North of Sand Springs Road and west of Inspiration Lane.
- c. Applicant: Hunter Barrett
- d. **Applicant Requests:** Approval of a Subdivision Ordinance waiver to allow issuance of a building permit for the installation of an emergency generator to an existing telecommunications cell tower, located at 6200 Sand Springs Road without a recorded final plat.
- e. **DRC Recommends:** Approval of a Subdivision Ordinance waiver to allow issuance of a building permit for the installation of an emergency generator to an existing telecommunications cell tower, located at 6200 Sand Springs Road 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.

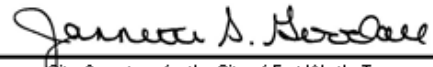
**DECLARACIÓN DE ACCESIBILIDAD**

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, May 19, 2023 at 10:25 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