



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, June 28, 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
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

Join Webinar Link:
<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m8ae968933b93d96ea148785212886eb6>

Webinar Number: 2559 385 6261
Webinar password: j7fUEhHTD33

Registration Link
<https://fortworthtexas.webex.com/weblink/register/r5e64b0cd6577a1dfe061acfd0f987781>

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 June 27, 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	_____	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

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|--------------------------------------|---------------|
| A. Correspondence & Comments | Staff & Chair |
| B. Review of Cases on Today’s Agenda | Staff |

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

- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- B. ANNOUNCEMENTS
- C. APPROVAL OF June 14, 2023 MEETING MINUTES
- D. NEW CASES (5)
 - 1. **FS-23-098 Rock Creek Estates: Lots 1R1 and 1R2 (Waiver Request): 2 Single Family Residential Lots. ETJ-Johnson County.**
 - a. Being a replat of Lots 1 Rock Creek Estates, an addition to Johnson County, Texas, as recorded in Volume 3, Page 75, PRJCT.

- b. South of Evans Ranch Road, east of Singleton Lane, north of Les Drive and west of Sunrise Drive.
- c. Applicant: Lonestar Land Surveying LLC
- d. **Applicant Requests:** 1) Approval of a Subdivision Ordinance waiver to not require the extension of Rock Creek Drive through to the western boundary of the lot; 2) Approval of a Subdivision Ordinance waiver to not provide a cul-de-sac at the termination of Rock Creek Drive; 3) 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 not require the extension of Rock Creek Drive through to the western boundary of the lot; 2) Denial of a Subdivision Ordinance waiver to not provide a cul-de-sac at the termination of Rock Creek Drive; 3) Conditional approval of the final plat upon meeting the platting comments in the staff report and redesign of the final plat to include a cul-de-sac at the termination of Rock Creek Drive.

2. **FS-23-107 1810 Effie Addition: Lot 1, Block A (Waiver Request): 1 Single Family Residential Lots. Council District 5.**

- a. Being 0.14 acres of land situated in the Dan Dulaney Survey, Abstract No. 411, an addition to the City of Fort Worth, Texas, Tarrant County, Texas.
- b. General Location: West of Effie Street, east of Amanda Street and north of Willie Street
- c. Applicant: Eagle Surveying
- d. **Applicant Requests:** 1) Approval of a Subdivision Ordinance waiver to allow a single-family residential lot with a lot width of 48.79 feet to have driveway access to Effie Street instead of rear access from an abutting side or rear alley or side or rear driveway, or from a common shared driveway centered over common lot lines; and 2) 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 allow a single-family residential lot with a lot width of 48.79 feet to have driveway access to Effie Street instead of rear access from an abutting side or rear alley or side or rear driveway, or from a common shared driveway centered over common lot lines; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

3. **FP-23-057 Rocky Creek Crossing, Phase 1, (Conditional Approval): 322 Single-Family Residential Lots, 12 Private Open Space Lots, 2 Commercial Lots. Council District 6.**

- a. Being 101.375 acres of land situated in the Benjamin Thomas Survey, Abstract No. 1496, located in the City of Fort Worth, Tarrant County, Texas.

- b. General Location: South and west of Old Granbury Road and east of Fort Worth & Western Railroad.
 - c. Applicant: LJA Surveying, Inc.
 - d. **Applicant Requests:** Conditional approval of the final plat upon: 1) execution of a Future Improvements Agreement and payment of funds to the City for construction of the northern two lanes of McPherson Road; 2) approval of a park concept plan and execution of deed dedicating required parkland to the City; and 3) meeting the platting comments in the staff report.
 - e. **DRC Recommends:** Conditional approval of the final plat upon: 1) execution of a Future Improvements Agreement and payment of funds to the City for construction of the northern two lanes of McPherson Road; 2) approval of a park concept plan and execution of a deed dedicating required parkland to the City; and 3) meeting the platting comments in the staff report.
4. **PP-21-032 Madero (Revision/Waiver Request): 3,413 Single-Family Detached Residential Lots, 2 Commercial Lots, 1 Community Facility Lots, 1 School Lot and 63 Private HOA Open Space Lots. Council District 7.**
- a. Being a 1,085.17 acre tract of land in the Matthew Ashton Survey, Abstract No. 1, Denton County, Texas and the Matthew Ashton Survey, Abstract No. 1, and the Charles Fliesner Survey, Abstract No. 310, Wise County, Texas, located in the City of Fort Worth, Denton and Wise County, Texas.
 - b. General Location: North of Northstar Parkway and Diamondback Lane, south of Eagle Parkway, west of John Day Road and east of future Graben Road.
 - c. Applicant: LJA Engineering, Inc.
 - d. **Applicant Requests:** 1) Approval of a Subdivision Ordinance waiver to permit one block face (Lots 15-50, Block 26) to be 2,895 feet in length rather than the maximum allowed 1,320 feet; and 2) conditional approval of the revised preliminary plat upon meeting the comments in the staff report.
 - e. **DRC Recommends:** 1) Approval of a Subdivision Ordinance waiver to permit one block face (Lots 15-50, Block 26) to be 2,895 feet in length rather than the maximum allowed 1,320 feet; and 2) conditional approval of the revised preliminary plat upon meeting the comments in the staff report.
5. **PP-23-017 Coronado Hills (Waiver Request): 6 Industrial Lots, 12 Commercial Lots, 1 Private Open Space Lot and 1 Private Street Lot. Council District 3.**
- a. Being a replat of all of Block 1, Lots 4-16 Block 2, LOTS 1-8 Block 4, Lots 1-3 & 23-44 Block 6, all of Blocks 7-11 Coronado Hills an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-14 Page 1 PRTCT.
 - b. General Location: North of Slocum Avenue, south of Calmont Street, west of Bonnie Drive and east of Cherry Lane.

- c. Applicant: Metro Engineers, Inc.
- d. **Applicant Requests:** 1) Approval of a Subdivision Ordinance waiver to permit a cul-de-sac to serve a commercial development; and 2) Approval of the preliminary plat conditional upon meeting the platting comments in the staff report.
- e. **DRC Recommends:** 1) Approval of a Subdivision Ordinance waiver to permit a cul-de-sac to serve a commercial development; and 2) Approval of the preliminary plat conditional upon meeting the platting comments in the 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 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, June 23, 2023 at 10:35 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