



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, July 26, 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:

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Webinar Number: 2552 850 1160
Webinar password: faQ33qj9snV

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Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99
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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 25, 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

- | | |
|--------------------------------------|---------------|
| 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 JULY 12, 2023 MEETING MINUTES
- D. CONTINUED CASES (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): 4 Non-Residential Lots. Council District 9**

- a. Being 196.40 acres situated in the Maria Josefa Arocha Survey, Abstract No. 2, Adolph Gouenant 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. 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: Fort Worth Park and Recreation Department
- d. **Applicant Requests:** Conditional approval of the final plat upon meeting the platting comments in the staff report.
- e. **DRC Recommends:** Conditional approval of the final plat upon meeting the platting comments in the staff report.

E. New Cases (6)

2. **FS-23-118** **Driscoll Acres: Lots 10C and 10D (Waiver Request): 2 Single-Family Residential Lots. Council District 11.**

- a. Being a replat of a portion of Lot 10, Driscoll Acres, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 309, Page 65, PRJCT.
- b. General Location: South of Meadowcreek Drive, north of Greenlee Street, west of Canton Drive and east of Meaders Avenue.
- c. Applicant: Burns Surveying
- d. **Applicant Requests:** 1) Approval of a Subdivision Ordinance waiver to allow two single-family residential lots, each with a lot width of 40-feet, to take primary access from Meaders Avenue (Lot 10C) and Canton Drive (Lot 10D), 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 two single-family residential lots, each with a lot width of 40-feet, to take primary access from Meaders Avenue (Lot 10C) and Canton Drive (Lot 10D), 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. **FS-23-132** **Frazier Corner Addition: Lots 1 and 2, Block 1 (Waiver Request): 2 Single-Family Residential Lots. ETJ-Tarrant County.**

- a. Being 5.003 acres located in the J. Rendon Survey, Abstract No. 1263, located in Tarrant County, Texas
- b. General Location: East of Rendon Road, west of J Rendon Road and north of Triple H.

- c. Applicant: Burns Surveying
 - d. **Applicant Requests:** 1) Approval of a Subdivision Ordinance waiver to permit a lot (Lot 1, Block 1) to be served by conventional septic or aerobic sanitary disposal system with a net acreage of 0.78 acres instead of the required 1 acre net; 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 permit a lot (Lot 1, Block 1) to be served by conventional septic or aerobic sanitary disposal system with a net acreage of 0.78 acres instead of the required 1 acre net; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.
4. **FS-23-139 Modern Merchants Addition: Lot 1, Block 1 (Waiver Request/Conditional Approval): 1 Commercial Lot. ETJ-Tarrant County.**
- a. Being 0.910 acres of land situated in the Joaquin Rendon Survey, Abstract 1263, located in Tarrant County, Texas
 - b. General Location: North of East FM 1187 and east of Stephenson Levy Road.
 - c. Applicant: Coombs Land Surveying
 - d. **Applicant Requests:** 1) Approval of a Subdivision Ordinance waiver to permit a lot (Lot 1, Block 1) to be served by conventional septic or aerobic sanitary disposal system with a net acreage of 0.85 acres instead of the required 1 acre net; 2) Conditional approval of the final plat upon obtaining a TXDOT permit for the required access to FM 1187; and 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 permit a lot (Lot 1, Block 1) to be served by conventional septic or aerobic sanitary disposal system with a net acreage of 0.85 acres instead of the required 1 acre net; 2) Conditional approval of the final plat upon obtaining a TXDOT permit for the required access to FM 1187; and 3) Conditional approval of the final plat upon meeting the platting comments in the staff report.
5. **PP-23-024 Terra Vella: (Waiver Request/Conditional Approval): 1,400 Single-Family Detached Residential Lots, 2 Industrial Lots, 5 Public Park Lots and 23 Private HOA Open Space Lots. Council District 7.**
- a. Being a 573.88 acre tract of land situated in the Greenbury Overton Survey, Abstract No. 972, Denton County, Texas, located in Denton County, Texas.
 - b. General Location: North of Rancho Canyon Way, south of Eagle Parkway, west of John Day Road and east of Sendera Ranch Road.

- c. Applicant: LJA Engineering, Inc.
- d. **Applicant Requests:** 1) Approval of a Subdivision Ordinance waiver to permit three block faces to exceed the maximum allowed 1,320 feet [Block 29, Lots 1-9 & 76-78 (1,980 feet); Block 29, Lots 14-50 (1,845 feet) and Block 16, Lots 1-26 (1,398 feet)]; 2) Approval of a Subdivision Ordinance waiver to permit four block faces to exceed the maximum allowed 1,320 feet [Block 18, Lots 29-55 (1,433 feet), Block 18, Lots 59-109 (2,790 feet), Block 18, Lots 132-159 (1,552 feet) and Block 13, Lots 25-51 (1,561 feet)]; 3) Approval of a Subdivision Ordinance waiver to not provide the required residential street extensions to the plat boundary adjacent to the adjoining unplatted tracts of land; 4) Conditional approval of the preliminary plat upon City Council approval of the owner-initiated voluntary annexation request and zoning request; and 5) Conditional approval of the preliminary plat upon meeting the comments in the staff report.
- e. **DRC Recommends:** 1) Approval of a Subdivision Ordinance waiver to permit three block faces to exceed the maximum allowed 1,320 feet [Block 29, Lots 1-9 & 76-78 (1,980 feet); Block 29, Lots 14-50 (1,845 feet) and Block 16, Lots 1-26 (1,398 feet)]; 2) Denial of a Subdivision Ordinance waiver to permit four block faces to exceed the maximum allowed 1,320 feet [Block 18, Lots 29-55 (1,433 feet), Block 18, Lots 59-109 (2,790 feet), Block 18, Lots 132-159 (1,552 feet) and Block 13, Lots 25-51 (1,561 feet)]; 3) Denial of a Subdivision Ordinance waiver to not provide the required residential street extensions to the plat boundary adjacent to the adjoining unplatted tracts of land; 4) Conditional approval of the preliminary plat upon City Council approval of the owner-initiated voluntary annexation request and companion zoning request; and 5) Conditional approval of the preliminary plat upon meeting the comments in the staff report.

6. **PP-23-025 Silver Creek West: Lots 1X, 2-8, Block 1 and Lots 1, 2X, 3, 4X, Block 2 (Waiver Request): 12 Industrial Lots. Council District 7.**

- a. Being 161.764 acres situated in the Jacob Wilcox Survey, Abstract No. 1725 and the Robert W. Tannahill Survey, Abstract No. 1540, located in the City of Fort Worth, Texas, Tarrant County, Texas
- b. General Location: North of Verna Trail North and west of Silver Creek Road.
- c. Applicant: Kimley-Horn
- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to permit an internal public access easement that serves an industrial development to be less than the minimum required 60-feet in width, 2) Approval of one Subdivision Ordinance waiver to permit a street to permanently dead-end without the required turn around; 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 permit an internal public access easement that serves an industrial development to be less than the minimum required 60-feet in width, 2) Approval of one Subdivision Ordinance waiver to permit a street to permanently dead-end without the required

turn around; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

7. **VA-23-010** **Vacation of Coronado Drive, Retama Road, Alta Loma Road, Rio Vista Road, Raton Drive and Shenandoah Road (Waiver Request): Council District 3**

- a. Being a vacation of portions of Coronado Drive, Retama Road, Alta Loma Road, Rio Vista Road, Raton Drive and Shenandoah Road, as dedicated by Coronado Hills Addition, an addition to the City of Fort Worth, Tarrant County Texas, as recorded in Volume 388-14 Page 1 PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Slocum Avenue, south of Calmont Street, west of Bonnie Drive and east of Cherry Lane.
- c. Applicant: WCJ-Cherry Lane LTD
- d. **Applicant Requests:** 1) Approval of a recommendation to City Council for the vacation of a portion of Coronado Drive, Retama Road, Alta Loma Road, Rio Vista Road, Raton Drive and Shenandoah Road in Coronado Hills Addition; 2) Approval of a Subdivision Ordinance waiver to extend the deadline to submit a final plat that incorporates the proposed street vacations to five (5) years instead of 180 days.
- e. **DRC Recommends:** 1) Approval of a recommendation to City Council for the vacation of a portion of Coronado Drive, Retama Road, Alta Loma Road, Rio Vista Road, Raton Drive and Shenandoah Road in Coronado Hills Addition; 2) Approval of a Subdivision Ordinance waiver to extend the deadline to submit a final plat that incorporates the proposed street vacations to five (5) years instead of 180 days.

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.

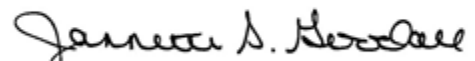
DECLARACIÓN DE ACCESIBILIDAD

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, July 21, 2023 at 3:25 p.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