



**MEETING AGENDA**  
CITY PLAN COMMISSION  
Wednesday, September 13, 2023  
Work Session 9:00 a.m.  
Public Hearing: 10:00 a.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=mcd6532f577d7b0974e65d3d066df8aef>

Webinar Number: 2555 861 0944  
Webinar password: xJxNQ5Nh3K7 (95967564 from phones and video systems)

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 September 12, 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.**

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#### COMMISSION MEMBERS

Vicky Schoch, CD 1  
Kathy Hamilton CD 2  
Jim Tidwell, CD 3  
Matt Kotter, CD 4  
Will Dryden, CD 5  
Roderick Miles, CD 6  
Lee Henderson, CD 7

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Don Boren, Chair CD 8  
Matthew Graham, CD 9  
Matthijs Melchior, Alternate  
Josh Lindsay, Alternate  
Andrew Scott, Alternate  
Jarrett Wilson, Alternate

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#### **I. WORK SESSION:                      9:00 A.M.                      City Council Conference Room 2020**

A. Swearing in New Commissioner Henderson	Staff
B. Correspondence & Comments	Staff & Chair
C. 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. RECOGNITION OF OUTGOING COMMISSIONER DEEGAN  
D. APPROVAL OF AUGUST 23, 2023 MEETING MINUTES  
E. NEW CASES (4)

1. **FS-23-155      Mary Curry Addition: Lots 1, 2 and 3, Block 1 (Waiver Request): 3 Single Family Detached Residential Lots. ETJ – Tarrant County.**

a. Being 4.866 acres of land situated in the James Cross Survey, Abstract No. 379, located in Tarrant County, Texas.

- b. General Location: North of Levy County Line Road, east of Southwood Drive, and west of Drury Cross Road.
- c. Applicant: Lonestar Land Surveying.
- d. **Applicant Requests:** 1) Approval of a Subdivision Ordinance waiver to permit a lot (Lot 2, Block 1) to be served by a conventional septic or aerobic sanitary disposal system with a net acreage of 0.776 acres instead of the required 1-acre net; 2) Approval of a Subdivision Ordinance waiver to allow two lots (Lots 2 and 3, Block 1) located in the ETJ, that do not meet the required 100-foot minimum lot width for residential lots that are greater than 10,000 square feet in area; and 3) Conditional approval of the final plat upon meeting the comments in the staff report.
- e. **DRC Recommends:** 1) Approval of a Subdivision Ordinance waiver to permit a lot (Lot 2, Block 1) to be served by a conventional septic or aerobic sanitary disposal system with a net acreage of 0.776 acres instead of the required 1-acre net; 2) Approval of a Subdivision Ordinance waiver to allow two lots (Lots 2 and 3, Block 1) located in the ETJ, that do not meet the required 100-foot minimum lot width for residential lots that are greater than 10,000 square feet in area; ; and 3) Conditional approval of the final plat upon meeting the comments in the staff report.

2. **FS-23-177**      **JPI Ederville Addition: Lots 1 and 2, Block 1 (Waiver Request): 1 Multifamily Lot and 1 Billboard Lot. Council District 5.**

- a. Being 13.9445 acres in the Thornton Hamby Survey, Abstract Number 815, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Ederville Road, west of Eastchase Parkway, south of East Freeway and east of Cooks Lane.
- c. Applicant: Kimley Horn
- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to not require Lot 2, Block 1 to have a minimum of 100 feet of frontage onto a public access easement as the primary means of access; and 2) 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 require Lot 2, Block 1 to have a minimum of 100 feet of frontage onto a public access easement as the primary means of access; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

3. **MT-23-009**      **Fleming Ranch Road (MTP Amendment): Council District 7.**

- a. Being a Master Thoroughfare Plan amendment request to reduce the right-of-way cross-section for a portion of Fleming Ranch Road [NCO-L3-T0-NTMS-P0-BOP (130)] to [NCO-L2-T0-NTMS-P0-BOP (110)] & MODIFIED INTERSECTION DESIGN [NCO-L2-T0-NTMS-P0-BOP (80)] between Boat Club Road and the northern boundary of Northpoint West, located in the City of Fort Worth and Tarrant County, Texas.

- b. General Location: North and east of Boat Club Road and west of Heritage Trace Parkway West.
- c. Applicant: LJA Engineering
- d. **Applicant Requests:** 1) Approval of a Master Thoroughfare Plan (MTP) amendment request to realign and reduce the cross section of the portion of Fleming Ranch Road from Boat Club Road to the northern boundary of PP-22-052, Northpointe West.
- e. **DRC Recommends:** 1) Approval of a Master Thoroughfare Plan (MTP) amendment request to realign and reduce the cross section of the portion of Fleming Ranch Road from Boat Club Road to the northern boundary of PP-22-052, Northpointe West.

4. **PP-23-028**      **Hyde Ranch (Waiver Request): 6 Industrial Lots. Council District 7.**

- a. Being a 173.046 acre tract of land located in the R. W. Tannahill Survey, Abstract Number 1540 and the J. B. Odell Survey, Abstract Number 1189, situated in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Verna Trail North, north of Sparrowhawk Lane, east of Paint Pony Trail and west of Silver Creek Road.
- c. Applicant: Peloton Land Solutions
- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to permit industrially zoned property to be served by a 40-foot-wide public access easement rather than the minimum required 60-foot-wide public access easement; 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 industrially zoned property to be served by a 40-foot-wide public access easement rather than the minimum required 60-foot-wide public access easement; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

F. OTHER MATTER OF BUSINESS (1)

5. **OMB**      **FS-23-102 Aledo ISD Lynn McKinney Elementary School No. 7 (Waiver Request): 1 School Lot. Council District 3.**

- a. Being 83.39 acres of land situated in the J.D. Kyle Survey, Abstract No. 792 and the C. Jackson Survey, Abstract No. 754 and being a replat of Lot 1, Block 1, Aledo Middle School No. 2 Addition, located in the City of Fort Worth, Parker County, Texas.
- b. General Location: North of Old Weatherford Road and east of proposed Windstream Drive.
- c. Applicant: Teague Nall & Perkins

- d. Applicant Requests: Approval of a Subdivision Ordinance waiver to allow issuance of a building permit for Lynn McKinney Elementary School No. 7, without a recorded final plat.
- e. DRC Recommends: Denial of a Subdivision Ordinance waiver to allow issuance of a building permit for Lynn McKinney Elementary School No. 7, 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](mailto: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](mailto: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, September 08, 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