



MEETING AGENDA

CITY PLAN COMMISSION
Friday, December 1, 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
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=m7844b2b7d64a44f78459280133c91bbe>

Webinar Number: 2552 478 6212

Webinar password: Sn25MupDe3r (76256873 from phones and video systems)

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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 November 30, 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

Caroline Cranz, CD 1 Kathy Hamilton CD 2 Jim Tidwell, CD 3 Matt Kotter, CD 4 Torchy White, CD 5 Denise Turner, CD 6 Lee Henderson, CD 7 Don Boren, Chair CD 8	_____ _____ _____ _____ _____ _____ _____ _____	Matthew Graham, CD 9 Jeff Davis, CD 10 Efrin Carrion, CD 11 Matthijs Melchiors, 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

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|--|---------------|
| A. Swearing in New Commissioner Turner | 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. APPROVAL OF NOVEMBER 17, 2023 MEETING MINUTES
- D. NEW CASES (7)

1. CP-23-001 Alpha Ranch Concept Plan: 979.9 acres of Single-Family, 57.6 acres of Commercial, 47.8 acres of Industrial, 43.1 acres of Multifamily, 660.8 acres of Open Space and 96.1 acres of Right-of-Way. ETJ-Denton and Wise County.

- a. Being approximately 2000.4 acres situated in the W. Wallace Survey, Abstract No. 1405; J. King Survey, Abstract No. 712; E. Thompson Survey, Abstract No. 804; T. Peoples Survey, Abstract No. 677; W. M. Garfield Survey, Abstract No. 499; Smith County School Land Survey, Abstract No. 743, Denton and Wise Counties, Texas.

- b. General Location: North of Eagle Parkway, south of State Highway 114 and west of Old John Day Road.
- c. Applicant: Peloton Land Solutions, Inc.
- d. Applicant Requests: Approval of the Concept Plan, which is consistent with the Master Thoroughfare Plan and in compliance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the Concept Plan, which is consistent with the Master Thoroughfare Plan and in compliance with the Subdivision Ordinance.

2. **PP-23-040 Walsh Ranch – PA5 (Waiver Request): 645 Single-Family Detached Residential Lots and 18 Private Open Space Lots. Council District 3.**

- a. Being a 241.67 acre tract of land located in the I & G. N. R. Survey, Abstract Number 2004, situated in Parker County, Texas.
- b. General Location: North of West Freeway, south of Walsh Avenue, east of Legacy Park Boulevard and west of Walsh Ranch Parkway.
- c. Applicant: Huitt-Zollars, Inc.
- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to permit 131 residential lots to front open space lots when the required frontage is on a public or private street; 2) Approval of one Subdivision Ordinance waiver to permit five block faces (Located in Blocks 84, 85, 90 and 100) to each exceed the maximum allowed 1,320-foot distance requirement; 3) Approval of one Subdivision Ordinance waiver to permit two dead-end alleys without an approved turn-around; 4) Approval of one Subdivision Ordinance waiver to permit three street segments that have right-of-way widths that exceed the standard cross-section right-of-way width for a local street; and 5) 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 131 residential lots to front open space lots when the required frontage is on a public or private street; 2) Approval of one Subdivision Ordinance waiver to permit five block faces (Located in Blocks 84, 85, 90 and 100) to each exceed the maximum allowed 1,320-foot distance requirement; 3) Approval of one Subdivision Ordinance waiver to permit two dead-end alleys without an approved turn-around; 4) Approval of one Subdivision Ordinance waiver to permit three street segments that have right-of-way widths that exceed the standard cross-section right-of-way width for a local street; and 5) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

3. **PP-23-047 Stockyards North Addition (Waiver Request): 7 Industrial Lots, 3 Commercial Lots and 1 Multifamily Lot. Council District 2.**

- a. Being a 32.21-acre tract of land located in the M. Jobe Survey, Abstract Number 886, the W. Gray Survey, Abstract Number 635 and the A. Anderson Survey, Abstract Number, 21, situated in City of Fort Worth, Tarrant County, Texas.

- b. General Location: North of 29th Street, south of 32nd Street, east of North Main Street and west of the railroad.
- c. Applicant: Kimley-Horn and Associates, Inc.
- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to allow a 26-foot wide public access easement to serve an industrial lot instead of the required 60-foot public access easement; 2) Approval of one Subdivision Ordinance waiver to not provide a 10-foot by 10-foot corner clip at the intersection of NW 31st Street and North Main Street; 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 allow a 26-foot wide public access easement to serve an industrial lot instead of the required 60-foot public access easement; 2) Approval of one Subdivision Ordinance waiver to not provide a 10-foot by 10-foot corner clip at the intersection of NW 31st Street and North Main Street; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

4. **FS-23-246 Ozee Addition: Lot 1, Block 1 (Waiver Request): 1 Single Family Detached Residential Lot. ETJ-Tarrant County.**

- a. Being 1.00 acres of land situated in the Michael Ozee Survey, Abstract No. 1187, located in Tarrant County, Texas
- b. General Location: North of McPherson Road and east of Forest Hill Everman Road.
- c. Applicant: Herbert S Beasley Land Surveyor
- 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 0.974 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 0.974 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.

5. **FS-23-267 Polytechnic Heights Addition: Lot 1R1, Block 10 (Waiver Request): 1 Commercial Lot. Council District 8.**

- a. Being a replat of Lots 4, 5, 7, 8-10, Block 10 and Lot 1R, Block 10, Polytechnic Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Page 109 and D206199398, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.

- b. General Location: North of Avenue D, south of Avenue C, east of Binkley Street and west of Wesleyan Street.
- c. Applicant: Kimley-Horn and Associates, Inc.
- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to permit a dead-end alley; 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 permit a dead-end alley; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

6. **MT-23-012** **Quail Meadow Drive (MTP Amendment): Council District 3.**

- a. Being a Master Thoroughfare Plan amendment request to modify MTP elements within the right-of-way cross-section for a portion of Quail Meadow Drive [CCO-L2T0-TWLT-P0-BOP (110)] from Legacy Park Boulevard to Walsh Ranch Parkway, located in Parker County, Texas.
- b. General Location: North of West Freeway, south of Walsh Avenue, east of Legacy Park Boulevard and west of Walsh Ranch Parkway.
- c. Applicant: Huitt-Zollars, Inc.
- d. **Applicant Requests:** Approval of a Master Thoroughfare Plan (MTP) amendment request to modify elements within the right-of-way cross-section for a portion of Quail Meadow Drive [CCO-L2T0-TWLT-P0-BOP] from Legacy Park Boulevard to Walsh Ranch Parkway to add eight-foot wide parallel parking spaces along the street.
- e. **DRC Recommends:** Approval of a Master Thoroughfare Plan (MTP) amendment request to modify elements within the right-of-way cross-section for a portion of Quail Meadow Drive [CCO-L2T0-TWLT-P0-BOP] from Legacy Park Boulevard to Walsh Ranch Parkway to add eight-foot wide parallel parking spaces along the street.

7. **VA-23-014** **Vacation of a Portion of Wabash Avenue and the Remnant Portion of an Alley in Block 9, Forest Park Addition: Council District 3.**

- a. Being a vacation of a portion of Wabash Avenue and the remnant portion of an alley in Block 9, Forest Park Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 310, Page 49 of PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Berry Street, west of Rogers Avenue and east of Stadium Drive.
- c. Applicant: Dunaway Associates, Inc.
- d. **Applicant Requests:** Approval of a recommendation to City Council for the vacation of a portion of the alley in Block 9 of Forest Park Addition and a portion of Wabash Avenue located northwest of the intersection of W. Berry Street and Rogers Avenue.

- e. **DRC Recommends:** Approval of a recommendation to City Council for the vacation of a portion of the alley in Block 9 of Forest Park Addition and a portion of Wabash Avenue located northwest of the intersection of W. Berry Street and Rogers Avenue.

E. OTHER MATTER OF BUSINESS (1)

- 1. **PA-23-004 Vacation of Lot 10R, Block 35, Mira Vista Addition (Conditional Approval): Council District 3.**
 - a. Being a vacation of Lot 10R, Block 35, Mira Vista Addition, an addition to the southwest part of the City of Fort Worth, Tarrant County, Texas, being a replat of Lots 2 and 10, Block 35, Mira Vista Addition, as recorded in Cabinet B, Slide 2045, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of Lahonton Drive and north of Harbour Town Lane.
 - c. Applicant: Gerry Curtis
 - d. **Applicant Requests:** 1) Approval of the plat vacation of the final plat of Lot 10R, Block 35, Mira Vista Addition.
 - e. **DRC Recommends:** 1) Approval of the plat vacation of the final plat of Lot 10R, Block 35, Mira Vista Addition.

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.

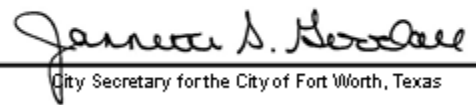
DECLARACIÓN DE ACCESIBILIDAD

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 Monday, November 27, 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