



MEETING AGENDA

CITY PLAN COMMISSION
Friday, December 15, 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=mfdb31fbddf849a8eeef6a55f4a3d83>

Webinar Number: 2559 522 8142

Webinar password: KDvueJ83Zh8 (53883583 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.

- b. General Location: North of Northstar Parkway, south of State Highway 114 east of US Highway 287 and west of John Day Road.
- c. Applicant: Peloton Land Solutions, Inc.
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit a subdivision with a connectivity index of 1.32 rather than the required 1.4; 2) Approval of one Subdivision Ordinance waiver to permit two long block faces to exceed the maximum allowed 1,320-foot distance (1,572 feet for Block 1 and 1,521 feet for Block 4); 3) Approval of one Subdivision Ordinance waiver to permit floodplain crossings to exceed ½ a mile; and 4) Conditional approval of the preliminary plat revision upon meeting the platting comments in the staff report.
- e. DRC Recommends: 1) Approval of one Subdivision Ordinance waiver to permit a subdivision with a connectivity index of 1.32 rather than the required 1.4; 2) Approval of one Subdivision Ordinance waiver to permit two long block faces to exceed the maximum allowed 1,320-foot distance (1,572 feet for Block 1 and 1,521 feet for Block 4); 3) Approval of one Subdivision Ordinance waiver to permit floodplain crossings to exceed ½ a mile; and 4) Conditional approval of the preliminary plat revision upon meeting the platting comments in the staff report.

2. **PP-23-052 Alpha Ranch Phase 5 (Waiver Request): 304 Single-Family Detached Residential Lots and 7 Private Open Space Lots. ETJ-Wise County.**

- a. Being approximately 71.26 acres situated in the Smith County School Land Survey, Abstract Number 743, located in Wise County, 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:** 1) Approval of one Subdivision Ordinance waiver to permit two long block faces that exceed the maximum allowed 1,320-foot distance (3,732 feet for Block 3 and 1,728 feet for Block 8); 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 two long block faces that exceed the maximum allowed 1,320-foot distance (3,732 feet for Block 3 and 1,728 feet for Block 8); and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

3. **PP-23-053 Alpha Ranch Phase 4 (Waiver Request): 403 Single-Family Detached Residential Lots and 16 Private Open Space Lots. ETJ-Denton and Wise County.**

- a. Being a 239.68 acre tract of land situated in the W. Wallace Survey, Abstract Number 1405, the J. King Survey, Abstract Number 712, the E. Thompson Survey, Abstract Number, 804, the T. Peoples Survey, Abstract Number 677, the W. M. Garfield Survey, Abstract Number 499 and the Smith County School Land Survey, Abstract Number 743 situated in Denton and Wise County, 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:** 1) Approval of one Subdivision Ordinance waiver to permit one long block face to exceed the maximum allowed 1,320-foot distance (2,348 feet for Block 8); 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 one long block face to exceed the maximum allowed 1,320-foot distance (2,348 feet for Block 8); and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

E. OTHER MATTER OF BUSINESS (3)

1. **PP-21-075 Bonds Ranch Rio Claro (Time Extension): 1,913 Single-Family Detached Residential Lots, 1 Low Density Residential Lot, 1 Commercial Lot, 2 Amenity Center Lots, 2 Proposed Public Park Lots and 51 Private Open Space Lots. Council District 7 and ETJ – Tarrant County.**
 - a. Being 706.15 acres of land located in the R. Ganzara Survey, Abstract No. 563, the T. & P.R.R. CO Survey, Abstract No. 1568, the Alexander, Crain, Harris & Brooks Survey, Abstract No. 55 situated in the City of Fort Worth, Wise County, Texas.
 - b. General Location: South of Bonds Ranch Road, east of Morris Dido Newark Road, west of proposed Fleming Ranch Road and north of Harbour View Lane.
 - c. Applicant: Westwood (Peloton)
 - d. **Applicant Requests:** 1) Approval of a one-year extension of the expiration date of the approved preliminary plat to December 3, 2024.
 - e. **DRC Recommends:** 1) Approval of a one-year extension of the expiration date of the approved preliminary plat to December 3, 2024.
2. **Open Space Master Plan: All Council Districts.**
 - a. City Staff Recommends: Approval of a recommendation to City Council for the adoption of the Open Space Master Plan.
3. **Urban Forest Master Plan: All Council Districts.**
 - a. City Staff Recommends: Approval of a recommendation to City Council for the adoption of the Urban Forest Master Plan.

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.

<p>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 <u>Monday, December 11, 2023 at 3:00 p.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p>	 City Secretary for the City of Fort Worth, Texas
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