



MEETING AGENDA

CITY PLAN COMMISSION

Wednesday, January 10, 2024

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=m9ac29a1c2595af3f9d43faa26502541d>

Webinar Number: 2554 974 7162

Webinar password: 8hiRCTqnq75 (84472876 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 January 9, 2024. 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	_____	Matthew Graham, CD 9	_____
Kathy Hamilton CD 2	_____	Jeff Davis, CD 10	_____
Jim Tidwell, V. Chair CD 3	_____	Efrin Carrion, CD 11	_____
Matt Kotter, CD 4	_____	Matthijs Melchior, Alternate	_____
Torchy White, CD 5	_____	Josh Lindsay, Alternate	_____
Denise Turner, CD 6	_____	Andrew Scott, Alternate	_____
Lee Henderson, CD 7	_____	Jarrett Wilson, Alternate	_____
Don Boren, Chair CD 8	_____		

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

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| A. Correspondence & Comments | Staff & Chair |
| B. Review of Cases on Today’s agenda | Staff |
| C. Open Space Riparian Area Initiative | 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 DECEMBER 15, 2023 MEETING MINUTES
- D. CONTINUED CASE (1)

1. 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 wide 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; 3) Approval of one Subdivision Ordinance waiver to permit a portion of Commerce Street and a portion of the alley in Block 83 to permanently terminate without an approved turnaround; 4) Conditional approval of the preliminary plat upon City Council approval of the proposed vacation requests for a portion of Commerce Street, a portion of an alley in Block 83, and a portion of an alley in Block 66; and 5) Conditional approval 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 wide 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; 3) Approval of one Subdivision Ordinance waiver to permit a portion of Commerce Street and a portion of the alley in Block 83 to permanently terminate without an approved turnaround; 4) Conditional approval of the preliminary plat upon City Council approval of the proposed vacation requests for a portion of Commerce Street, a portion of an alley in Block 83, and a portion of an alley in Block 66; and 5) Conditional approval upon meeting the platting comments in the staff report.

E. NEW CASES (3)

- 2. **FS-23-305 Rivercrest Addition: Lot 1X, 2, 3 & 4, Block 10 (Waiver Request): 3 Single-Family Detached Residential Lots and 1 Private Open Space Lot. Council District 7.**
 - a. Being a replat of a portion of Block 10, Rivercrest Addition and Lot 1X, Block 101 Rivercrest Addition, both being an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 310, Page 91, and D215277282, PRTCT.
 - b. General Location: North, east and west of the Trinity River and south of Scott Road
 - c. Applicant: Barron Stark Engineers
 - d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit a 20-foot wide public access easement instead of the minimum required 24 feet; 2) Approval of one Subdivision Ordinance waiver to permit three residential lots to front onto a public access easement rather than a public or private street; 3) Approval of one Subdivision Ordinance waiver to permit a public access easement to terminate in a hammerhead design turnaround rather than a cul-de-sac; and 4) Conditional approval of the final plat upon meeting the platting comments in the staff report.
 - e. DRC Recommends: 1) Denial of one Subdivision Ordinance waiver to permit a 20-foot wide public access easement instead of the minimum required 24 feet; 2) Approval of one Subdivision Ordinance waiver to permit three residential lots to front

onto a public access easement rather than a public or private street; 3) Approval of one Subdivision Ordinance waiver to permit a public access easement to terminate in a hammerhead design turnaround rather than a cul-de-sac; and 4) Conditional approval of the final plat upon meeting the platting comments in the staff report.

3. **FS-23-310** **W I Browning Subdivision: Lot 1R (Waiver Request): 1 Single-Family Detached Residential Lot. Council District 11.**

- a. Being a replat of Lots 1 & 12 of W I Browning Subdivision, recorded in Volume 902, Page 327, PRTCT and being 0.323 of an acre in the Atkin McLemore Survey, Abstract No. 1056, an addition to the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Blandin Street, south of Dalford Street and north of Jeff Street.
- c. Applicant: KAZ Surveying.
- d. **Applicant Requests:** 1) Approval of a Subdivision Ordinance waiver to not require the dedication of additional right-of-way for the existing Dalford Street and Blandin Street intersection; 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 not require the dedication of additional right-of-way for the existing Dalford Street and Blandin Street intersection; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

4. **PP-23-056** **Rockbrook (Veale Ranch) (Waiver Request): 2 Industrial Lots. ETJ-Tarrant County.**

- a. Being approximately 334.47 acres situated in the G H & H RR Co. Survey, Abstract No. 623, the McKinney & Williams Survey, Abstract No. 1117, the James F. Elliot Survey, Abstract No. 494, the Dan H. Dixon Survey, Abstract No. 442, and the Heirs of Nathan Proctor Survey, Abstract No. 1299, Tarrant County, Texas.
- b. General Location: North of Union Pacific Railroad lines, east of FM 2871 and south of Interstate Highway 20.
- c. Applicant: LJA Engineering, Inc.
- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to permit one industrially zoned lot to be served by a cul-de-sac; 2) Conditional approval of the preliminary plat upon City Council approval of the owner-initiated, voluntary annexation request and companion zoning request; and 3) Conditional approval of the preliminary plat upon meeting the comments in the staff report.
- e. **DRC Recommends:** 1) Approval of one Subdivision Ordinance waiver to permit one industrially zoned lot to be served by a cul-de-sac; 2) Conditional approval of the preliminary plat upon City Council approval of the owner-initiated, voluntary

annexation request and companion zoning request; and 3) Conditional approval of the preliminary plat upon meeting the comments in the staff report.

Adjournment: _____

ACCESSIBILITY STATEMENT

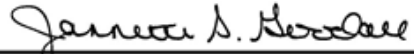
Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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.

<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>Friday, January 05, 2024 at 10:15 a.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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