



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, April 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=m6b811fb223efb5acae49876c2848fa4b>

Webinar Number: 2559 4619919
Webinar password: h66ACYv92er (46622989 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 April 9, 2024. To sign up to speak in person at the meeting, contact Lynn Jordan at lynn.jordan@fortworthtexas.gov or 817-392-2309. 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, Vice Chair CD 3	_____	Efrin Carrion, CD 11	_____
Vacant, CD 4	_____	Matthijs Melchiors, 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. Plat Filing, Review, Approvals and Continuances | Legal |

II. PUBLIC HEARING: 10:00 A.M. City Council Chamber

- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- B. ANNOUNCEMENTS
- C. APPROVAL OF MARCH 20, 2024 MEETING MINUTES
- D. NEW CASE (7)

1. FS-24-027 Basswood North: Lot 2R, Block A, Basswood Development Addition (Waiver Request): 1 Industrial Lot. Council District 7.

- a. Being a replat of Lot 2, Block A, Basswood Development Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Document No. D221144246, PRTCT, and being 164.526 acres situated in the Thomas Peck Survey, Abstract No. 1209, City of Fort Worth, Tarrant County, Texas.

- b. General Location: North of Basswood Boulevard, south of US Highway 287 and west of I-35W
 - c. Applicant: Windrose Land Surveying
 - d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to not extend Indigo Ridge Drive and Simmental Road to the subdivision boundary to connect with adjoining streets; and 2) Conditional approval of the final plat upon meeting the comments in the staff report.
 - e. **DRC Recommends:** 1) Approval of one Subdivision Ordinance waiver to not extend Indigo Ridge Drive and Simmental Road to the subdivision boundary to connect with adjoining streets; and 2) Conditional approval of the final plat upon meeting the comments in the staff report.
2. **PP-14-046 Wellington (Revision): 1780 Single Family Detached Residential Lots, 1 Elementary School Lot, 4 Multifamily Lots and 77 Private Open Space Lots. Council District 10.**
- a. Being approximately 615.19 acres situated in the M.E.P. & P.R.R. CO. Survey, Abstract No. 1111 and the J. Righly Survey, Abstract No. 1268, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of Highway 287, west of Willow Springs Road, east of Hicks Avondale School Road and north of Bonds Ranch Road.
 - c. Applicant: LJA Engineering, Inc.
 - d. **Applicant Requests:** Approval of the revised Preliminary Plat to allow for a 7.4% increase in lot yield of the total residential lots from 1,679 lots to 1,780 lots.
 - e. **DRC Recommends:** Approval of the revised Preliminary Plat to allow for a 7.4% increase in lot yield of the total residential lots from 1,679 lots to 1,780 lots.
3. **PP-24-004 South Hemphill Heights (Waiver Request): 15 Single Family Attached Residential Lots and 3 Private Open Space Lots. Council District 9.**
- a. Being a replat of Lots 18-24, Block 7 South Hemphill Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 106, Pages 132-133, PRTCT.
 - b. General Location: North of the Atchinson Topeka & Santa Fe Railroad, west of Lipscomb Street and south of West Capps Street.
 - c. Applicant: Flanagan
 - d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to allow 10 residential lots to front onto a private open space area rather than a residential street; and 2) 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 allow 10 residential lots to front onto a private open space area rather than a residential street; and 2) Conditional approval of the preliminary plat upon meeting the comments in the staff report.

4. **PP-24-008 Veale South (Waiver Request): **175 Single Family Detached Residential Lots and 15 Private Open Space Lots. Council District 3.****

- a. Being approximately 546.86 acres situated in the T. & N.O. R.R. CO. Survey, Abstract Nos. 1565 & 1878, the T.F. Rogers Survey, Abstract No. 1357, the Elizabeth Langston Survey, Abstract No. 988, the D.T. Finley Survey, Abstract No. 1901 and the S.A. & M.G. R.R. CO. Survey, Abstract No. 1961, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Bear Creek Drive, west of Highway 377 and south of Orchard Way.
- c. Applicant: LJA Engineering, Inc.
- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to allow three block faces (Block 1, Lots 41-76, approximately 3,868 feet long; Block 2, Lots 1-13, approximately 1,675 feet long; and Block 1, Lots 120-142, approximately 2,693 feet long) to exceed the maximum allowed 1,320 foot block face length requirement; 2) Approval of one Subdivision Ordinance waiver to allow two cul-de-sacs streets to exceed the required cul-de-sac length (Street E, approximately 2,593 feet long; Street H, 2,449 feet long); 3) Approval of one Subdivision Ordinance waiver to allow a cul-de-sac street to exceed the required lot yield (Street H, 36 dwelling units); 4) Approval of one Subdivision Ordinance waiver to allow 43 dwelling units on a single point of access, rather than the required maximum 40 dwelling units on a single point of access; 5) Approval of one Subdivision Ordinance waiver to allow a non-standard street section for the internal private street network that does not conform to the city's local residential street design standards; and 6) Conditional approval the preliminary plat upon meeting the comments in the staff report.
- e. **DRC Recommends:** 1) Approval of one Subdivision Ordinance waiver to allow three block faces (Block 1, Lots 41-76, approximately 3,868 feet long; Block 2, Lots 1-13, approximately 1,675 feet long; and Block 1, Lots 120-142, approximately 2,693 feet long) to exceed the maximum allowed 1,320 foot block face length requirement; 2) Approval of one Subdivision Ordinance waiver to allow two cul-de-sacs streets to exceed the required cul-de-sac length (Street E, approximately 2,593 feet long; Street H, 2,449 feet long); 3) Approval of one Subdivision Ordinance waiver to allow a cul-de-sac street to exceed the required lot yield (Street H, 36 dwelling units); 4) Approval of one Subdivision Ordinance waiver to allow 43 dwelling units on a single point of access, rather than the required maximum 40 dwelling units on a single point of access; 5) Approval of one Subdivision Ordinance waiver to allow a non-standard street section for the internal private street network that does not conform to the city's local residential street design standards; and 6) Conditional approval the preliminary plat upon meeting the comments in the staff report.

5. **PP-24-015 Rock Creek Ranch West (Waiver Request): **812 Single Family Detached Residential Lots and 16 Private Open Space Lots. Council District 6.****

- a. Being approximately 258.142 acres situated in the J.J. Albirado Survey, Abstract No. 4, the B.F. Pace Survey, Abstract No. 1254, the J.H. Bostick Survey, Abstract No. 195, the J.W. Haynes Survey, Abstract No. 787 and the S.B. Wilson Survey, Abstract No. 1676, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North and west of Chisholm Trail Parkway, east of the Fort Worth and Western Railroad and south of McPherson Boulevard.
- c. Applicant: Peloton Land Solutions
- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to allow one block face (Block 10, Lots 1-34 approximately 1,763 feet long) to exceed the maximum allowed 1,320 foot block face length requirement; and 2) 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 allow one block face (Block 10, Lots 1-34 approximately 1,763 feet long) to exceed the maximum allowed 1,320 foot block face length requirement; and 2) Conditional approval of the preliminary plat upon meeting the comments in the staff report.

6. **VA-24-005 Vacation of a Public Access Easement in Northpoint Alliance Industrial Park: Council District 10.**

- a. Being a vacation of a Public Access Easement situated in the L. Butler Survey, Abstract No. 64 and the C. Perry Survey, Abstract No. 1031, City of Fort Worth, Denton County Texas, being a portion of a tract of land described in deed to NP-OV Fort Worth Logistics Park, LLC, recorded in 2020-70676, Official Records, Denton County, Texas.
- b. General Location: South of Bold Ruler Road and west of Blue Mound Road.
- c. Applicant: GM Civil Engineering
- d. **Applicant Requests:** Withdrawal of the vacation request.
- e. **DRC Recommends:** Withdrawal of the vacation request.

7. **VA-24-006 Vacation of a Portion of Baird Drive: Council District 8.**

- a. Being a vacation of a portion of Baird Drive, as dedicated by Camelot Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-90, Page 15 PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Camelot Park, south of Country Manor Road and east of Crowley Road.
- c. Applicant: Teague Nall and Perkins

- d. **Applicant Requests:** Approval of a recommendation to City Council for the vacation of a 30-foot wide portion of Baird Drive right-of-way located at the southern end of the existing Baird Drive, south of Country Manor Road and east of Crowley Road.
- e. **DRC Recommends:** Approval of a recommendation to City Council for the vacation of a 30-foot wide portion of Baird Drive right-of-way located at the southern end of the existing Baird Drive, south of Country Manor Road and east of Crowley Road.

Adjournment: _____

ACCESSIBILITY STATEMENT

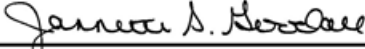
Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov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