



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, February 08, 2023
Work Session 8:30 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

Videoconference:

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ed53e545cdc0d6daeca61f899be83a207>

Meeting/Access Code: 2556 665 1309
Registration Required

Teleconference:
(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 2556 665 1309

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 February 07, 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

Vicky Schoch, CD 1	_____	Don Boren, Chair CD 8	_____
Kathy Hamilton CD 2	_____	Vacant, CD 9	_____
Jim Tidwell, CD 3	_____	Matthijs Melchiors, Alternate	_____
Matt Kotter, CD 4	_____	Josh Lindsay, Alternate	_____
Will Dryden, CD 5	_____	Andrew Scott, Alternate	_____
Vacant, CD 6	_____	Jarrett Wilson, Alternate	_____
Edward Deegan, CD 7	_____		

I. WORK SESSION: 8:30 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. Downtown Strategic Action Plan | Staff |
| D. Las Vegas Trail Transformation Plan | 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 JANUARY 25, 2023 MEETING MINUTES
- D. NEW CASES (4)

1. FP-22-199 Mockingbird Estates (Conditional Approval): 136 Single-Family Detached Residential Lots, 154 Townhome Lots and 9 Private Open Space Lots. Council District 5.

- a. Being 61.44 acres situated in the J. Robinson Survey, Abstract No. 1337, the R, Spence Survey, Abstract No. 1395, recorded in Document No. D219246643,

C.C.R.T.C.T., and being a replat of a portion of Lot 481 and 5A, Block 7, Draughon Heights Addition, an addition to the City of Fort Worth as recorded in Volume 388-165, Page 32, P.R.T.C.T., located in the City of Fort Worth, Tarrant County, Texas

- b. General Location: South of Randol Mill Road, west of Williams Road and east of East Loop 820.
- c. Applicant: Graham Associates, Inc.
- d. Applicant Requests: Conditional approval of the final plat upon: 1) abandoning a portion of the 15-foot onsite sanitary sewer easement by separate instrument prior to final plat recordation; and 2) meeting the platting comments in the staff report.
- e. DRC Recommends: Conditional approval of the final plat upon: 1) abandoning a portion of the 15-foot onsite sanitary sewer easement by separate instrument prior to final plat recordation; and 2) meeting the platting comments in the staff report.

2. **FS-22-193** **Lake Ridge Addition, Lots 40R-1, 40R-2, 41R-1 and 41R-2, Block 1, (Waiver Request): 4 Single-Family Detached Residential Lots. ETJ-Tarrant County.**

- a. Being 12.466 acre replat of land being Lots 40 & 41, Block 1, Lake Ridge Addition, plat recorded in Cabinet A. Slide 3965, Plat Records, Tarrant County, Texas and a portion of Lots 5, 6, 7, 8 and 9, Block 1, Twilight Addition, plat recorded in Cabinet A. Slide 5186, Plat Records, Tarrant County, Texas, located in Tarrant County, Texas.
- b. General Location: South of Tiger Trail at Jamies Ridge, east of Twilight Trail and west of Patricia's Ridge
- c. Applicant: Texas Surveying
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to allow access to Lots 41R-2, 40R-1 and 40R-2, Block 1 to be provided by a 24-foot public access easement and 24-foot permanent private access easement instead of the required public or private street, or public access easement, constructed to Tarrant County street standards that is open to unrestricted and irrevocable public access serving two or more lots, each having a minimum of 100 feet of frontage as their primary means of access; 2) Approval of one Subdivision Ordinance waiver to allow a 24-foot permanent private access easement that permanently terminates into Lot 40R-2 instead of an approved standard paved cul-de-sac; and 3) 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 allow access to Lots 41R-2, 40R-1 and 40R-2, Block 1 to be provided by a 24-foot public access easement and 24-foot permanent private access easement instead of the required public or private street, or public access easement, constructed to Tarrant County street standards that is open to unrestricted and irrevocable public access serving two or more lots, each having a minimum of 100 feet of frontage as their primary means of access; 2) Approval of one Subdivision Ordinance waiver to allow a 24-foot permanent private access easement that permanently terminates into Lot

40R-2 instead of an approved standard paved cul-de-sac; and 3) Conditional approval of the final plat upon meeting the platting comments in the staff report.

3. **PA-23-001 Abandonment of FS-06-160 Bar C Ranch (Conditional Approval): Council District 7.**

- a. Being an abandonment of FS-06-160, Bar C Ranch, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 12606, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Comanche Springs Drive, south of Green Water Drive and west of Muddy Creek Drive.
- c. Applicant: LJA Engineering
- d. Applicant Requests: Conditional approval of the vacation of the final plat of Lots 1R-6R, Block 32, Bar C Ranch Addition upon meeting the platting comments in the staff report.
- e. DRC Recommends: Conditional approval of the vacation of the final plat of Lots 1R-6R, Block 32, Bar C Ranch Addition upon meeting the platting comments in the staff report.

4. **VA-23-001 Vacation of a portion of an alley in Block 65, Chamberlain Arlington Heights Addition, 2nd Filing: Council District 9.**

- a. Being a vacation of a portion of an alley in Block 65, Chamberlain Arlington Heights Addition, 2nd Filing, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 63, Page 40, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Kilpatrick Avenue, east of Faron Street, south of Bonnell Avenue and west of Bourne Street..
- c. Applicant: Rivertree Holdings 1, LLC
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of a portion of an alley in Block 65, Chamberlain Arlington Heights Addition, 2nd Filing between Faron Street and Bourine Street.
- e. DRC Recommends: Approval of a recommendation to City Council for the vacation of a portion of an alley in Block 65, Chamberlain Arlington Heights Addition, 2nd Filing between Faron Street and Bourine Street.

E. OTHER MATTER OF BUSINESS (2)

1. **OMB Downtown Strategic Action Plan: All Council Districts.**

- a. DRC Recommends: Approval of a recommendation to City Council for the adoption of the Downtown Strategic Action Plan.

2. **OMB Las Vegas Trail Transformation Plan: All Council Districts.**

- a. DRC Recommends: Approval of a recommendation to City Council for the adoption of the Las Vegas Trail Transformation 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 Discapitados (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 Friday, February 03, 2023 at 3:15 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