



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, June 14, 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=m8c18b7fe2e80052266214b294b2cdbe9>

Webinar Number: 2556 599 9402
Webinar password: iDx4dyShK34

Registration Link

<https://fortworthtexas.webex.com/weblink/register/r8a91171b1740e08cb1fc7c71d785f97f>

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 June 13, 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 Kathy Hamilton CD 2 Jim Tidwell, CD 3 Matt Kotter, CD 4 Will Dryden, CD 5 Roderick Miles, CD 6 Edward Deegan, CD 7	_____ _____ _____ _____ _____ _____ _____	Don Boren, Chair CD 8 Matthew Graham, CD 9 Matthijs Melchior, 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. Correspondence & Comments | Staff & Chair |
| B. 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 MAY 24, 2023 MEETING MINUTES
- D. CONTINUED CASES (1)

1. FS-22-180 Forest Park Addition, Lot 1, Block A, Lot 1, Block B, Lot 1, Block C and Lot 1, Block D (Continuance): 4 Non-Residential Lots. Council District 9.

- a. Being 196.40 acres situated in the Maria Josefa Arocha Survey, Abstract No. 2, Adolph Gouenant Survey, Abstract No. 612, San Antonio and Mexican Gulf Railroad Company Survey, Abstract No. 1481, Adam Vogt Survey, Abstract No.

1586, Anthony B. Conner Survey, Abstract No. 305, William D. Conner Survey, Abstract No. 288 and the Ethelbert S. Harris Survey, Abstract No. 688, located in the City of Fort Worth, Tarrant County, Texas.

- b. General Location: South of W. Rosedale Street, east of Rogers Road, Winton Terrace E. and Colonial Parkway, west of Forest Park Boulevard and north of McPherson Avenue.
- c. Applicant: City of Fort Worth Park and Recreation Department
- d. **Applicant Requests:** 1) Approval of a continuance to the June 28, 2023 City Plan Commission meeting.
- e. **DRC Recommends:** 1) Approval of a continuance to the June 28, 2023 City Plan Commission meeting.

E. NEW CASES (4)

2. **AX-22-008 The Phoenix (Annexation Request): Proposed for Residential and Commercial Type Development. ETJ-Tarrant County. Future Council District 8.**

- a. Being a tract of land of approximately 134.12 acres situated in Section 21 of the Shelby County School Land Survey, Abstract No. 1375, Tarrant County, Texas, being a portion of that certain tract of land as described in Warranty Deed to TTP partnership, recorded in Instrument Number D21620857, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.).
- b. General Location: South of Oak Grove/Shelby Road, east of Race Street and west of Rendon Road and north of McPherson Road. Southeast of the City of Everman
- c. Applicant: Jerry Jackson, J-N Development Consulting LLC
- d. **Applicant Requests:** Approval of a recommendation to City Council for approval of the proposed land uses in The Phoenix Annexation application (AX-22-008) that are inconsistent with the Comprehensive Plan.
- e. **DRC Recommends:** Approval of a recommendation to City Council for approval of the proposed land uses in The Phoenix Annexation application (AX-22-008) that are inconsistent with the Comprehensive Plan.

3. **FS-23-016 Trentman City: Lot 20-B, Block 5 (Waiver Request): 1 Single Family Residential Lot. Council District 8.**

- a. Being a replat of Lot 20, Block 5, Trentman City, an addition to the City of Fort Worth, as recorded in Volume 388-B, Page 199, Tarrant County, Texas.
- b. General Location: South of Fairfax Avenue, east of Shackelford Street, north of Pecos Street and west of Trentman Street.
- c. Applicant: Grant Engineering

- d. **Applicant Requests:** 1) Approval of a Subdivision Ordinance waiver to allow a single family residential lot, with a lot width of 45-feet, to have driveway access to East Fairfax Avenue instead of rear access from an abutting side or rear alley or side or rear driveway, or from a common shared driveway centered over common lot lines; 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 allow a single family residential lot, with a lot width of 45-feet, to have driveway access to East Fairfax Avenue instead of rear access from an abutting side or rear alley or side or rear driveway, or from a common shared driveway centered over common lot lines; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

4. **FS-23-100 Lakeview Addition: Lot 8R, Block 1 (Waiver Request): 1 Single Family Residential Lot. Council District 8.**

- a. Being a replat of Lot 8R, Block 1, Lakeview Addition, an addition to the City of Fort Worth, as recorded in Volume 204, Page 5, PRJCT, Tarrant County, Texas.
- b. General Location: South of Avenue D, east of Riverside Drive, west of Argyle Street and north of Avenue E.
- c. Applicant: Coombs Land Surveying, Inc.
- d. **Applicant Requests:** 1) Approval of a Subdivision Ordinance waiver to allow a single family residential lot, with a lot width of 45-feet, to have driveway access to Avenue D instead of rear access from an abutting side or rear alley or side or rear driveway, or from a common shared driveway centered over common lot lines; 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 allow a single family residential lot, with a lot width of 45-feet, to have driveway access to Avenue D instead of rear access from an abutting side or rear alley or side or rear driveway, or from a common shared driveway centered over common lot lines; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

5. **PP-21-071 Cedarbrook: (Revision/Waiver Request): 994 Single-Family Detached Residential Lots, 21 Private Open Space Lots, 1 Public Park Lot and 1 School Lot. Council District 7.**

- a. Being 342.0 acres of land situated in the Benjamin Thomas Survey, Abstract 1No. 497, Tract 3EO2 situated in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Mount Vista Lane, east of Saginaw Boulevard, south of Heritage Trace Parkway and west of Wagley Robertson Road.
- c. Applicant: Peloton Land Solutions

- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to permit one block face (Block 1, Lots 36-68) to exceed the maximum allowed 1,320-foot distance; and 2) Approval of the revised preliminary plat to allow an increase in lot yield of 7.4%, that exceeds the allowed 5% lot yield increase that can be approved administratively.
- e. **DRC Recommends:** 1) Approval of one Subdivision Ordinance waiver to permit one block face (Block 1, Lots 36-68) to exceed the maximum allowed 1,320-foot distance; and 2) Approval of the revised preliminary plat to allow an increase in lot yield of 7.4%, that exceeds the allowed 5% lot yield increase that can be approved administratively.

F. OTHER MATTERS OF BUSINESS (1)

6. **OMB Aledo ISD Lynn McKinney Elementary School No. 7: (Waiver Request): 1 School Lot. Council District 3.**

- a. Being 83.39 acres of land situated in the J.D. Kyle Survey, Abstract No.792 and the C. Jackson Survey, Abstract No. 754 and being a replat of Lot 1, Block 1, Aledo Middle School No. 2 Addition, located in the City of Fort Worth, Parker County Texas.
- b. General Location: North of Old Weatherford Road and east of proposed Windstream Drive.
- c. Applicant: Teague Nall & Perkins
- d. **Applicant Requests:** Approval of a Subdivision Ordinance waiver to allow issuance of a building permit for the foundation only for Lynn McKinney Elementary School No. 7, without a recorded final plat.
- e. **DRC Recommends:** Approval of a Subdivision Ordinance waiver to allow issuance of a building permit for the foundation only for Lynn McKinney Elementary School No. 7, without a recorded final plat.

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 Friday, June 09, 2023 at 10:30 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