



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, August 23, 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=m6115bb4a88e5c54672b3a7817fe5dfff>

Webinar Number: 2550 528 6783

Webinar password: cpE993xENn7 (27399393 from phones and video systems)

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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](#)

- b. General Location: North of Rancho Canyon Way, south of Eagle Parkway, west of John Day Road and east of Sendera Ranch Road.
- c. Applicant: LJA Engineering, Inc.
- d. **Applicant Requests:** 1) Approval of a Subdivision Ordinance waiver to permit three block faces to exceed the maximum allowed 1,320 feet [Block 29, Lots 1-9 & 76-78 (1,980 feet); Block 29, Lots 14-50 (1,845 feet) and Block 16, Lots 1-26 (1,398 feet)]; 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 a Subdivision Ordinance waiver to permit three block faces to exceed the maximum allowed 1,320 feet [Block 29, Lots 1-9 & 76-78 (1,980 feet); Block 29, Lots 14-50 (1,845 feet) and Block 16, Lots 1-26 (1,398 feet)]; 2) Conditional approval of the preliminary plat upon City Council approval of the owner-initiated, voluntary annexation request (AX-23-003) and companion zoning request; and 3) Conditional approval of the preliminary plat upon meeting the comments in the staff report.

E. New Cases (8)

2. **AX-23-003 Terra Vella - GRBK (Annexation Request): Proposed for Residential and Industrial Type Development. ETJ-Tarrant County. Future Council District 10.**

- a. Being 573.897 acres of land situated in the Greenberry Overton Survey, Abstract No. 972, City of Fort Worth, Denton County, Texas, and being all of a tract of land described to GRBK Edgewood LLC as recoded in county clerks file No. 2021-227988, real property records, Denton County, Texas.
- b. General Location: South of Eagle Road and West of John Day Road
- c. Applicant: Bobby Samuel, Vice President, GRBK Edgewood LLC
- d. **Applicant Requests:** Approval of a recommendation to City Council to adopt Comprehensive Plan Future Land Use Map amendments FROM Suburban Residential and Light Industrial TO Single-Family Residential and Heavy Industrial for the Terra Vella - GRBK Annexation application (AX-23-003) to support the requested A-5 and K zoning, which are inconsistent with the adopted Comprehensive Plan.
- e. **DRC Recommends:** Approval of a recommendation to City Council to adopt Comprehensive Plan Future Land Use Map amendments FROM Suburban Residential and Light Industrial TO Single-Family Residential and Heavy Industrial for the Terra Vella - GRBK Annexation application (AX-23-003) to support the requested A-5 and K zoning, which are inconsistent with the adopted Comprehensive Plan.

3. **FS-23-055 AK RV Park Addition: Lot 1, Block 1 (Waiver Request): 1 Single Family Residential Lots. ETJ-Tarrant County.**

- a. Being 2.136 acres located in the Wash Davidson Survey, Abstract No. 393, located in Tarrant County, Texas.
- b. General Location: West of Bennett Lawson Road, east of Teague Road and south of Dick Price Road.
- c. Applicant: Sands Surveying Corporation
- d. **Applicant Requests:** 1) Approval of a Subdivision Ordinance waiver to not require the extension of the public access easement to the western boundary of the plat; 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 extension of the public access easement to the western boundary of the plat; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

4. **FS-23-117 Willow Creek Smith Addition: Lot 1, Block 1 (Waiver Request): 1 Single Family Residential Lots. ETJ- Tarrant County.**

- a. Being 1.001 acres located in the W.D. Stephens Survey, Abstract No. 1495, located in Tarrant County, Texas.
- b. General Location: West of Willow Creek Ct and south of Rendon Bloodworth Road.
- c. Applicant: Burns Surveying
- d. **Applicant Requests:** 1) Approval of a Subdivision Ordinance waiver to permit a lot (Lot 1, Block 1) to be served by conventional septic or aerobic sanitary disposal system with a net acreage of 0.85 acres instead of the required 1-acre net; 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 permit a lot (Lot 1, Block 1) to be served by conventional septic or aerobic sanitary disposal system with a net acreage of 0.85 acres instead of the required 1-acre net; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

5. **FS-23-136 Rancho De Zavala Addition: Lot 1, Block 1 (Waiver Request): 1 Single Family Residential Lots. ETJ- Tarrant County.**

- a. Being 0.857 acres located in the M.J. Arocha Survey, Abstract No. 3, located in Tarrant County, Texas.

- b. General Location: West of Teague Road, east of Austin Creek Ct, north of Davis Road and south of Dick Price Road.
 - c. Applicant: Hanna Surveying and Engineering
 - d. **Applicant Requests:** 1) Approval of a Subdivision Ordinance waiver to permit a lot (Lot 1, Block 1) to be served by conventional septic or aerobic sanitary disposal system with a net acreage of 0.857 acres instead of the required 1-acre net; 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 permit a lot (Lot 1, Block 1) to be served by conventional septic or aerobic sanitary disposal system with a net acreage of 0.857 acres instead of the required 1-acre net; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.
6. **PP-16-062 Trails of Elizabeth Creek: (Waiver Request/Revision): 1257 Single Family Residential Lots and 19 private Open Space Lots. Council District 10.**
- a. Being 430.15 acres located in the John F. Survey, Abstract No. 384 , located in the City of Fort Worth, the Charles Tydings Survey, Abstract No. 1276, located in the City of Fort Worth, and the Alfred M. King Survey, Abstract No. 710 located in the City of Fort Worth, Denton County, Texas
 - b. General Location: South of Texas State Highway 114, west of F.M. 156, north of Elizabeth Creek, and east of BNSF Railroad.
 - c. Applicant: D. R. Horton
 - d. **Applicant Requests:** 1) Approval of a Subdivision Ordinance waiver to permit a block face to exceed the maximum allowed 1,320 feet [Block 54, Lots 4-26/Block 62 Lots 51-56 (3,909 feet)]; 2) Approval of the preliminary plat revision with an increase in lot yield that exceeds 5%; and 3) Conditional approval of the preliminary plat upon meeting the comments in the staff report.
 - e. **DRC Recommends:** 1) Approval of a Subdivision Ordinance waiver to permit a block face to exceed the maximum allowed 1,320 feet [Block 54, Lots 4-26/Block 62 Lots 51-56 (3,909 feet)]; 2) Approval of the preliminary plat revision with an increase in lot yield that exceeds 5%; and 3) Conditional approval of the preliminary plat upon meeting the comments in the staff report.
7. **PP-23-001 Nance Ranch (Revision): 4 Multifamily Lots, 1 Commercial Lot, 661 Residential Lots, 4 Proposed Public Park Lots and 99 Private Open Space Lots. Council District 7.**
- a. Being 427.96 acres of land situated in the M.E.P. & R.R. Co. Survey, Abstract No. 1189, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of Avondale-Haslet Road, west of John Day Road and north of Blue Mound Road.

- c. Applicant: LJA Engineering
 - d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to permit four block faces that exceed the maximum allowed 1,320-foot distance; 2) Approval of one Subdivision Ordinance waiver to permit 28 residential lots with front yards facing an open space lot rather than a residential street; and 3) 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 four block faces that exceed the maximum allowed 1,320-foot distance; 2) Approval of one Subdivision Ordinance waiver to permit 28 residential lots with front yards facing an open space lot rather than a residential street; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
8. **PP-23-029 Mockingbird West: (Waiver Request): 148 Single-Family Townhome Lots and 4 Private Open Space Lots. Council District 5.**
- a. Being 19.984 acres of land situated in the Roberts Ray Survey, Abstract No. 1290, located in the City of Fort Worth, Tarrant County, Texas
 - b. General Location: East of IH 820 East Freeway, north of Sandy Brook Drive, west of Williams Road and south of Stonegate Drive.
 - c. Applicant: Graham Associates, Inc.
 - d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to allow one block face (Blocks 1 and 2) to exceed the maximum length of 1,320 feet; 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 allow one block face (Blocks 1 and 2) to exceed the maximum length of 1,320 feet; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
9. **MT-23-006 Markum Ranch Road (MTP Amendment): Council District 3/ETJ Tarrant County**
- a. Being a Master Thoroughfare Plan amendment request to remove a portion and realign a portion of Markum Ranch Road [NCO-L2-T0 -TWLT-P0 -BOP 110'] between Aledo Road and Highway 377, located in the City of Fort Worth and Tarrant County, Texas.
 - b. General Location: South of Aledo Road; west of FM 1187 and north and east of Highway 377, Benbrook Boulevard.
 - c. Applicant: LJA Engineering

- d. **Applicant Requests:** Approval of a Master Thoroughfare Plan (MTP) amendment request to remove and realign the portion of Markum Ranch Road from Aledo Road to Highway 377, Benbrook Boulevard.
- e. **DRC Recommends:** Approval of a Master Thoroughfare Plan (MTP) amendment request to remove and realign the portion of Markum Ranch Road from Aledo Road to Highway 377, Benbrook Boulevard.

F. OTHER MATTER OF BUSINESS (1)

10. **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.

Adjournment: _____

ACCESSIBILITY STATEMENT

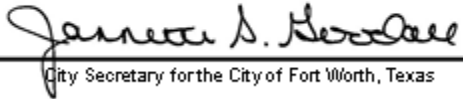
Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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, August 18, 2023 at 3:15 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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