



**MEETING AGENDA**

CITY PLAN COMMISSION

Wednesday, September 27, 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

2<sup>nd</sup> Floor – City Hall

Fort Worth, Texas 76102

**Public Hearing**

In-Person:

City Council Chamber

200 Texas Street

2<sup>nd</sup> Floor – City Hall

Fort Worth, Texas 76102

Join Webinar Link:

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m507d0e349347f6f18877861aac4256a7>

Webinar Number: 2553 984 2267

Webinar password: kHTaZwkG866 (54829954 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 September 26, 2023. To sign up to speak in person at the meeting, contact Stuart Campbell at [stuart.campbell@fortworthtexas.gov](mailto: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.**

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**COMMISSION MEMBERS**

Vicky Schoch, CD 1	_____	Matthew Graham, CD 9	_____
Kathy Hamilton CD 2	_____	Jeff Davis, CD 10	_____
Jim Tidwell, CD 3	_____	Efrin Carrion, CD 11	_____
Matt Kotter, CD 4	_____	Matthijs Melchior, Alternate	_____
Vacant, CD 5	_____	Josh Lindsay, Alternate	_____
Roderick Miles, CD 6	_____	Andrew Scott, Alternate	_____
Lee Henderson, CD 7	_____	Jarrett Wilson, Alternate	_____
Don Boren, Chair CD 8	_____		

**I. WORK SESSION:                      12:30 P.M.                      City Council Conference Room 2020**

- |   |               |
|---|---------------|
| A. Swearing in New Commissioners (Davis, Carrion) | Staff         |
| B. Correspondence & Comments                      | Staff & Chair |
| C. Review of Cases on Today's Agenda              | Staff         |

**II. PUBLIC HEARING:                      1:30 P.M.                      City Council Chamber**

- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- B. ANNOUNCEMENTS
- C. RECOGNITION OF OUTGOING COMMISSIONERS DEEGAN, DRYDEN
- D. APPROVAL OF SEPTEMBER 13, 2023 MEETING MINUTES
- E. CONTINUED CASE (1)

**1. OMB FS-23-102 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 Lynn McKinney Elementary School No. 7, without a recorded final plat.
- e. DRC Recommends: Denial of a Subdivision Ordinance waiver to allow issuance of a building permit for Lynn McKinney Elementary School No. 7, without a recorded final plat.

F. NEW CASES (4)

2. **FS-23-092**      **Castillo Murrin Subdivision: Lot 1, Block A (Waiver Request): 1 Single Family Detached Residential Lot. ETJ-Tarrant County.**

- a. Being 0.90 acres of land situated in the J. T. Gilliland Survey, Abstract No. 610, located in Tarrant County, Texas
- b. General Location: West of Ben Day Murrin Road North and north of Ben Day Murrin Road.
- c. Applicant: CBG Surveying Texas, LLC
- d. **Applicant Requests:** 1) Approval of a Subdivision Ordinance waiver to permit a lot (Lot 1, Block A) to be served by conventional septic or aerobic sanitary disposal system with a net acreage of 0.90 acres instead of the required 1-acre net; and 2) Conditional approval of the final plat upon meeting the comments in the staff report.
- e. **DRC Recommends:** 1) Approval of a Subdivision Ordinance waiver to permit a lot (Lot 1, Block A) to be served by conventional septic or aerobic sanitary disposal system with a net acreage of 0.90 acres instead of the required 1-acre net; and 2) Conditional approval of the final plat upon meeting the comments in the staff report.

3. **FS-23-178**      **Mount Vernon Place: Lot 5-R, (Waiver Request): 1 Single Family Detached Residential Lot. Council District 3.**

- a. Being a replat of lots 5A, 4C, and 6C, located in the B.B.B Railroad Company Survey, Abstract No. 216 and located in the Mount Vernon Place Survey, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Westcliff Road South, south of Bellaire Drive, and east of Bellaire Park Court.
- c. Applicant: Coombs Land Surveying, Inc.

- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to not require the dedication of 12.5-feet of right-of-way needed for the required 50-foot urban local street standard for Westcliff Road South; and 2) 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 not require the dedication of 12.5-feet of right-of-way needed for the required 50-foot urban local street standard for Westcliff Road South; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.
4. **PP-22-001      La Prelle (Revision/Waiver Request): 793 Single-Family Detached Residential Lots, 22 Private Open Space Lots, 2 Commercial Lots and One Industrial Lot. Council District 7.**
- a. Being 373.102 acres of land situated in the M.E.P. & P. RR. Co. Survey, Abstract No. 1130 and the James Righley Survey, Abstract No. 1268, located in the City of Fort Worth, Tarrant County, Texas.
  - b. General Location: South of Avondale Haslet Road, east of Highway 287, west of John Day Road and north of Blue Mound Road.
  - c. Applicant: BGE, Inc.
  - d. **Applicant Requests:** 1) Approval of the revised Preliminary Plat changing the Land use designation along the western plat boundary from single-family residential to light industrial; 2) Approval of one Subdivision Ordinance waiver to permit one long block that exceeds the maximum allowed 1,320-foot distance; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
  - e. **DRC Recommends:** 1) Approval of the revised Preliminary Plat changing the Land use designation along the western plat boundary from single-family residential to light industrial; 2) Approval of one Subdivision Ordinance waiver to permit one long block that exceeds the maximum allowed 1,320-foot distance; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
5. **VA-23-011      Vacation of a Portion of Darcy Street: Council District 7.**
- a. Being a vacation of a portion of Darcy Street, as recorded in Volume 204, Page 4 of PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
  - b. General Location: North of Camp Bowie Boulevard, south of West 7th Street, west of Van Cliburn Way and east of Boland Street.
  - c. Applicant: Westwood Professional Services, Inc.,
  - d. **Applicant Requests:** 1) Approval of a recommendation to City Council for the vacation of a small portion (334 square foot or 0.008 acre) of Darcy Street right-of-way).

- e. **DRC Recommends:** 1) Approval of a recommendation to City Council for the vacation of a small portion (334 square foot or 0.008 acre) of Darcy Street right-of-way.

**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.

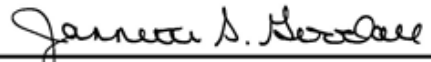
**DECLARACIÓN DE ACCESIBILIDAD**

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, September 22, 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