



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, April 26, 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=m59f16cc14ba21f13b3decdaf43a331e5>

Webinar Number: 2551 155 2281

Webinar password: Akf9zWkpa79

Registration Required

Registration Link:

<https://fortworthtexas.webex.com/weblink/register/reb27fbe93c96fdbcebe72a9a69d417b8>

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 25, 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	_____
Roderick Miles, CD 6	_____	Jarrett Wilson, Alternate	_____
Edward Deegan, CD 7	_____		

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

- | | |
|--------------------------------------|---------------|
| A. Correspondence & Comments | Staff & Chair |
| B. 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. APPROVAL OF April 12, 2023 MEETING MINUTES
- D. NEW CASES (5)

- 1. **FP-23-031 Madero: Lots 1-26, 1X-4X, Block 100, Lots 1-31, Block 101, Lots 1-8, 1X, Block 102, Lots 20-42, 2X, Block 103, Lots 1-36, Block 104, Lots 1-36, Block 105, Lots 1-9, 1X, Block 106, Lots 1-14, Block 107, Lots 1-24, Block 108, Lots 20-31, Block 109, Lot 1X, Block 110, Lot 1X, Block 111 and Lot 1X, Block 112 (Conditional Approval): 219 Single-Family Detached Residential Lots and 10 Private Open Space Lots. Council District 7.**

- a. Being 46.747 acres situated in the Matthew Ashton Survey, Abstract No. 1, located in the City of Fort Worth, Denton County, Texas.
 - b. General Location: North of Rancho Canyon Way and west of Sendera Ranch Boulevard.
 - c. Applicant: LJA Engineering, Inc.
 - d. Applicant Requests: Conditional approval of the final plat upon: 1) execution of the Community Facilities Agreement for the final plat and providing an appropriate financial guarantee other than a completion agreement; and 2) meeting the platting comments in the staff report.
 - e. DRC Recommends: Conditional approval of the final plat upon: 1) execution of the Community Facilities Agreement for the final plat and providing an appropriate financial guarantee other than a completion agreement; and 2) meeting the platting comments in the staff report.
2. **PP-23-001 Nance Ranch: (Waiver Request): 4 Multifamily Lots, 1 Commercial Lot, 346 Single-Family Attached Residential Lots, 274 Single-Family Detached Residential Lots, 4 Proposed Public Park Lots and 86 Private Open Space Lots. Council District 7.**
- a. Being 427.96 acres of land in the M.E.P. and R.R. Co. Survey, Abstract No. 1189, 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; 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; 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
3. **PP-23-009 Summer Trails: Lots 1-10, 3X, Block A, Lots 1-39, 1X, 2X, 5X, Block B, Lots 1-16, Block C, Lots 1-15, 4X, Block C (Waiver Request): 80 Single-Family Detached Residential Lots and 5 Private HOA Open Space Lots. Council District 6.**
- a. Being 21.43 acres situated in the J Albrado Survey, Abstract No. 4 and the J. Alsbury Survey, Abstract No. 52, located in the City of Fort Worth, Tarrant County, Texas.

- b. General Location: North of Risinger Road, west of Summer Creek Drive and east of Chisholm Trail Parkway
 - c. Applicant: Peloton Land Solutions
 - d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to allow one block face (Block B, Lots 1-28) to exceed the maximum length of 1,320 feet; 2) Approval of one Subdivision Ordinance waiver to not extend a street to the unplatted tract adjacent to the west plat boundary; 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 allow one block face (Block B, Lots 1-28) to exceed the maximum length of 1,320 feet; 2) Approval of one Subdivision Ordinance waiver to not extend a street to the unplatted tract adjacent to the west plat boundary; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
4. **PP-23-011 Sullivan Addition, Lots 1-6, Block 1; Lot 7X, Block 1 (Waiver Request): 6 Single-Family Detached Residential Lots and 1 Private HOA Lot. ETJ-Tarrant County.**
- a. Being 8.44 acres of land situated in the Jose Zambrano Survey, Abstract No. 1758, located in Tarrant County, Texas.
 - b. General Location: East of Chapel Creek Boulevard, west of Academy Boulevard and north of I-30 (West Freeway)
 - c. Applicant: Lonestar Surveying LLC
 - d. Applicant Requests: 1) Approval of Subdivision Ordinance waivers to not extend streets to the unplatted properties adjacent to the east, south and west plat boundaries; 2) Approval of one Subdivision Ordinance waiver to allow for a connectivity index of 1.0, instead of the required 1.4; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
 - e. DRC Recommends: 1) Approval of Subdivision Ordinance waivers to not extend streets to the unplatted properties adjacent to the east, south and west plat boundaries; 2) Approval of one Subdivision Ordinance waiver to allow for a connectivity index of 1.0, instead of the required 1.4; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
5. **VA-23-006 Vacation of the Remaining Portion of the Alley in Block 10, K.M. Van Zandts 2nd Addition: Council District 9.**
- a. Being a vacation of the remainder of an alley in Block 10, KM Van Zandts 2nd Addition, an addition to the City of Fort Worth, Tarrant County Texas, as recorded in Volume 106, Page 118, and D219019593 PRTCT, located in the City of Fort Worth, Tarrant County, Texas.

- b. General Location: North of West 7th Street, south of West 6th and east of Currie Street.
- c. Applicant: JCL West LLC
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of the remaining portion of the alley in Block 10, K.M. Van Zandt's 2nd Addition.
- e. DRC Recommends: Approval of a recommendation to City Council for the vacation of the remaining portion of the alley in Block 10, K.M. Van Zandt's 2nd Addition.

6. **VA-23-007 Vacation of a Portion of Dashwood and an Alley in Block 1, Schlatters Subdivision, and a Portion of Pulaski Street in Block 1, Evans South Addition: Council District 8.**

- a. Being a vacation of a portion of Pulaski Street and a portion of Dashwood Street and an alley in Block 1, Schlatters Subdivision and Block 1 Evans South Addition, additions to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Page 143, PRTCT and an unrecorded subdivision, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Terrell Avenue, west of Missouri Avenue, east of South Freeway, and north of Dashwood.
- c. Applicant: HKS – Michael Moore
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of a portion of Dashwood Street and an alley in Block 1, Schlatters Subdivision, and a portion of Pulaski Street in Block 1, Evans South Addition.
- e. DRC Recommends: Approval of a recommendation to City Council for the vacation of a portion of Dashwood Street and an alley in Block 1, Schlatters Subdivision, and a portion of Pulaski Street in Block 1, Evans South Addition.

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, April 21, 2023 at 10:15 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Jannett S. Howell