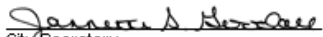


I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, May 03, 2024 at 3:15 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary
City of Fort Worth, Texas



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, May 8, 2024
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=m5cd0427f8d789b7f3a8891e590660854>

Webinar Number: 2553 883 0041

Webinar password: 2x3NiXJRPf6 (29364957 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 May 7, 2024. To sign up to speak in person at the meeting, contact Lynn Jordan at lynn.jordan@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

Caroline Cranz, CD 1	_____	Matthew Graham, CD 9	_____
Kathy Hamilton CD 2	_____	Jeff Davis, CD 10	_____
Jim Tidwell, Vice Chair CD 3	_____	Efrin Carrion, CD 11	_____
Vacant, CD 4	_____	Matthijs Melchiors, Alternate	_____
Torchy White, CD 5	_____	Josh Lindsay, Alternate	_____
Denise Turner, CD 6	_____	Andrew Scott, Alternate	_____
Lee Henderson, CD 7	_____	Jarrett Wilson, Alternate	_____
Don Boren, Chair CD 8	_____		

I. WORK SESSION: 9:00 A.M. City Council Conference Room 2020

- | | |
|--------------------------------------|---------------|
| 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 April 24, 2024 MEETING MINUTES
- D. NEW CASES (4)

1. PP-19-008 Tradition Central and Southern Phases: (Revision/Waiver Request): 2,307 Single-Family Detached Residential Lots and 79 Private Open Space Lots. ETJ-Denton County.

- a. Being approximately 780.76 acres situated in the Guadalupe Cardinas Survey, Abstract No. 214, located in the City of Fort Worth, Tarrant County, Texas.

- b. General Location: North of State Highway 114, and south of Sam Reynolds Road
- c. Applicant: GM Civil Engineering & Surveying
- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to permit one block face (Block RRRRR, lots 1-18) to exceed the maximum allowed 1,320 foot block face length requirement; and 2) Conditional approval of the preliminary plat revision upon meeting the platting comments in the staff report.
- e. **DRC Recommends:** 1) Approval of one Subdivision Ordinance waiver to permit one block face (Block RRRRR, Lots 1-18) to exceed the maximum allowed 1,320 foot block face length requirement; and 2) Conditional approval of the preliminary plat revision upon meeting the platting comments in the staff report.

2. **PP-21-045 Normandy Farms: (Revision): 127 Single-Family Detached Residential Lots and 10 Private Open Space Lots. Council District 10.**

- a. Being approximately 29.864 acres situated in the Thomas Logan Survey, Abstract No. 1797 and the Jose Chirino Survey, Abstract No 265, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Keller Haslet Road, south of Alliance Gateway, and west of Berrywood Trail.
- c. Applicant: John R. McAdams Company
- d. **Applicant Requests:** 1) Approval of the revised Preliminary Plat to allow for an 8.0% increase in lot yield of the total residential lots from 105 lots to 127 lots; and 2) Conditional approval of the revised preliminary plat upon meeting the platting comments in the staff report.
- e. **DRC Recommends:** 1) Approval of the revised Preliminary Plat to allow for an 8.0% increase in lot yield of the total residential lots from 105 lots to 127 lots; and 2) Conditional approval of the revised preliminary plat upon meeting the platting comments in the staff report.

3. **PP-24-003 Garden Springs Phase IX Addition: Lots 1-14, Block 1, Lots 1-7, Block 2, Lots 1-34, Block 3, Lots 1, 2X, 3-10, Block 4, Lots 1-21, Block 5, Lots 1-3, Block 6: (Waiver Request): 88 Single-Family Detached Residential Lots and 1 Private Open Space Lot. Council District 6.**

- a. Being 14.920 acres and 4.596 acres situated in the I Flores Survey, Abstract No. 507, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of West Cleburne Road, south of Brookway Drive, and west of Winter Springs Drive.
- c. Applicant: Topographic

- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to allow one block face (Block 4, Lots 1, 2X, 3-10, and Block 12, Lots 1-24 along Tarpon Springs Drive) to exceed the maximum 1,320 foot block face length requirement; 2) Approval of one Subdivision Ordinance waiver to not require street extensions to the adjacent unplatted parcel along the north and south property boundaries adjacent to the gas well site; 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 4, Lots 1, 2X, 3-10 and Block 12, Lots 1-24 along Tarpon Springs drive) to exceed the maximum 1,320 foot block face length requirement; 2) Approval of one Subdivision Ordinance waiver to not require street extensions to the adjacent unplatted parcel along the north and south property boundaries adjacent to the gas well site; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

4. **PP-24-013 Walsh Ranch Quail Valley PA4 (Continuance Request): 424 Single-Family Detached Residential Lots, 125 Single-Family Attached Residential Lots and 41 Private Open Space Lots. Council District 3.**

- a. Being approximately 336.50 acres in the Houston Tap and Brazoria RR Company Survey No. 19, Abstract No. 654, the International and Great Northern RR Company Survey, Abstract No. 2004, the B.F. Richerson Survey, Abstract No. 1374, and the Jonathan Burleson Survey, Abstract No. 78, located in the City of Fort Worth, Parker and Tarrant County, Texas.
- b. General Location: North of West Freeway, east of Walsh Ranch Parkway and south of Meadow Cross Drive.
- c. Applicant: Kimley-Horn and Associates
- d. **Applicant Requests:** Approval of a continuance to the June 12, 2024 City Plan Commission meeting.
- e. **DRC Recommends:** Approval of a continuance to the June 12, 2024 City Plan Commission meeting.

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.