



SPECIAL MEETING AGENDA
CITY PLAN COMMISSION
August 12, 2020
Public Hearing: 10:00 a.m.

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ec46905c2fc9699cd8e9de4e535fe2659>

Meeting/Access Code: 126 884 9200

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 126 884 9200

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City’s website: <http://fortworthtexas.gov/boards/>

To view the docket for this meeting visit: <http://fortworthtexas.gov/calendar/boards/>

Due to health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act and the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted on March 13, 2020.

****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 5:00PM on August 11, 2020. To sign up, either contact Mary Elliott at Mary.Elliott@fortworthtexas.gov or 817-392-7844 or register through WebEx in accordance with the directions set out on the City’s website above.**

COMMISSION MEMBERS

Vicky Schoch, CD 1	_____	Armard Anderson, CD 6	_____
Timothy Bishop, CD 2	_____	Edward Deegan, CD 7	_____
Jim Tidwell, CD 3	_____	Don Boren, Chair CD 8	_____
Mark Brast, CD 4	_____	Melissa Konur, CD 9	_____
Ben Robertson, CD 5	_____	Vacant, Alternate	_____
Stephanie Spann, Alternate	_____	Matthijs Melchiors, Alternate	_____
Josh Lindsay, Alternate	_____		

I. PUBLIC HEARING: 10:00 A.M.

- A. **CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT**
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF July 22, 2020 MEETING MINUTES**
- D. **CONTINUED CASE (1)**

1. **VA-20-001 Vacation of a Portion of Erath Street and a Portion of Oak Hill Street: Council District 8.**

- a. Being a vacation of a portion of Erath Street and a portion of Oak Hill Street as dedicated by Glen Park, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-I, Page 60, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Mansfield Highway, south of Algerita Street, east of Nolan Street and west of Shackelford Street.
- c. Applicant: ASFW Apartments LP.
- d. Applicant Requests: Approval of a 30-day continuance to the September 9, 2020 City Plan Commission meeting.
- e. DRC Recommends: Approval of a 30-day continuance to the September 9, 2020 City Plan Commission meeting.

E. NEW CASES (7)

2. **VA-20-009 Vacation of an Alley in Block 1, Mattison's Addition to Hi-Mount: Council District 7.**

- a. Being a vacation of an Alley in Block 1, Mattison's Addition to Hi-Mount, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 310, Page 47, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Camp Bowie Boulevard, east of Dorothy Lane and south of Clarke Avenue.
- c. Applicant: Earl Fonville.
- d. Applicant Requests: Approval of a recommendation for approval for the requested alley vacation to City Council.
- e. DRC Recommends: Approval of a recommendation for approval for the requested alley vacation to City Council.

3. **FP-20-054 Lots 3-46 & 1X, Block 97; Lots 9-13 & 1X, Block 102; Lots 7-11, Block 104; Lots 5-7, Block 105; Lots 15-28, Block 153; Lots 1-29, Block 154; Lots 1-33, Block 155 and Lots 1-37, Block 156, Sendera Ranch East: 170 Residential Lots, and 2 Private Open Space Lots. Council District 7.**
 - a. Being approximately 46.468 acres situated in the Greenberry Overton Survey, Abstract No. 972, located in the City of Fort Worth, Denton County, Texas.
 - b. General Location: North of Red Rock Trail, west of John Day Road and east of Rancho Canyon Way.
 - c. Applicant: Lennar Homes of Texas Land and Construction, Ltd.
 - d. Applicant Requests: Approval of the final plat conditional upon platting and construction of a second point of access.
 - e. DRC Recommends: Approval of the final plat conditional upon platting and construction of a second point of access.

4. **PP-17-072 Walsh Ranch, Quail Valley, Planning Area II (Revision): 457 Single-Family Detached Residential Lots, 96 Single-Family Attached Lots, and 59 Private Open Space Lots. Council District 3.**
 - a. Being approximately 185.62 acres in the I. & G.N. R.R. Survey, Abstract 1996, located in the City of Fort Worth, Parker and Tarrant Counties, Texas.
 - b. General Location: South of Old Weatherford Road, west of Walsh Ranch Parkway, and north of the intersection of IH-20 and IH-30.
 - c. Applicant: Quail Valley Devco II, LLC.
 - d. Applicant Requests: Approval of the preliminary plat revision and approval of one Subdivision Ordinance waiver to allow residential lots [Block W (21), Lots 28-R1, 28-R2, 34-R1, 34-R2; Block AA (25), Lot 29-R2 and Lot 29-R3] that do not access a street with a front yard.
 - e. DRC Recommends: Approval of the preliminary plat revision and approval of one Subdivision Ordinance waiver to allow residential lots [Block W (21), Lots 28-R1, 28-R2, 34-R1, 34-R2; Block AA (25), Lot 29-R2 and Lot 29-R3] that do not access a street with a front yard.

5. **FS-20-112 Lots 28-R1, 28-R2, 29-R1, 29-R2, 30-R1, 30-R2, 32-R1, 32-R2, 33-R1, 33-R2, 34-R1, 34-R2, Block 21; Lots 29-R1, 29-R2, & 29-R3, Block 25; Lots 16-R1, 16-R2, 17-R1, 17-R2, 20-R1, 20-R2, 30-R1, & 30-R2, Block 32, Walsh Ranch Quail Valley: 23 Single-Family Attached Residential Lots. Council District 3.**
- a. Being a replat of Lots 28-30 & 32-34, Block 21; and Lots 16, 17, 20, & 30, Block 32, Walsh Ranch – Quail Valley, an Addition to the City of Fort Worth, Parker County, Texas, as recorded in Instrument No. 202006529, PRRCT.
 - b. General Location: South of Old Weatherford Road, west of Walsh Ranch Parkway, and north of the intersection of IH-20 and IH-30.
 - c. Applicant: Quail Valley Devco II, LLC.
 - d. Applicant Requests: Approval of the final plat conditional upon approval of Walsh Ranch, Quail Valley, Planning Area II, preliminary plat revision (PP-17-072).
 - e. DRC Recommends: Approval of the final plat conditional upon approval of Walsh Ranch, Quail Valley, Planning Area II, preliminary plat revision (PP-17-072).
6. **PP-20-035 Deer Creek, Block 1, Lots 1-31, Lot 1X; Block 2, Lots 1-30, Lot 1X; Block 3, Lots 1-30; Block 4, Lots 1-53, Lots 1X & 7X; Block 5, Lots 1-2: 136 Single-Family Detached Residential Lots, and 4 Private HOA Open Space Lots. Council District 6.**
- a. Being approximately 40.043 acres situated in the John Korticky Survey, Abstract No. 914, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of Rancho Verde Parkway, north and west of W. Cleburne Road, and east of Rancho Viejo Way.
 - c. Applicant: Academy Development.
 - d. Applicant Requests: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to not require Street 1 to connect with adjoining unplatted property to the east.
 - e. DRC Recommends: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to not require Street 1 to connect with adjoining unplatted property to the east.

7. **PP-20-032 Northside Addition, Block A, Lots 1-5: 5 Commercial Lots. Council District 4.**

- a. Being 14.699 acres situated in the Eli Shriver Survey, Abstract No. 1455, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of North Tarrant Parkway, west of Ray White Road and east of Western Meadows Drive.
- c. Applicant: MQ Northside Retail, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to permit a lot with less than the minimum required 100 feet of frontage along a public access easement.
- e. DRC Recommends: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to permit a lot with less than the minimum required 100 feet of frontage along a public access easement.

8. **PP-20-037 Carter Park East: 19 Industrial Lots, 1 Private Open Space Lot, and 1 Gas Well Lot. Council District 8.**

- a. Being approximately 185.62 acres in the I. & G.N. R.R. Survey, Abstract 1996, located in the City of Fort Worth, Parker and Tarrant Counties, Texas.
- b. General Location: North of Enon Road, south of Joel East Road, west of Wichita Street and east of Oak Grove Road.
- c. Applicant: Amon G. Carter Foundation and Ruth Carter Stevenson Estate.
- d. Applicant Requests: Approval of the preliminary plat; approval of one Subdivision Ordinance waiver to permit an industrially zoned development to be served by a 60-foot wide public access easement rather than the required 80-foot width; and, conditional upon approval of Access Management waivers for driveway spacing.
- e. DRC Recommends: Approval of the preliminary plat; approval of one Subdivision Ordinance waiver to permit an industrially zoned development to be served by a 60-foot wide public access easement rather than the required 80-foot width; and, conditional upon approval of Access Management waivers for driveway spacing.

F. CONSTRUCTION PLANS (6)

9. IPRC20-0090 SHIP01 – Regatta 55: Council District 4.

- a. Being a replat of Lots 3, Block A Beach-North Tarrant Two Addition according to the plat recorded in Cabinet A, Slide 10837, Plate Records of Tarrant County, Texas and Lot 6-R and 7-R, Block A, Beach-North Tarrant Two Addition, according to the plat recorded in Cabinet A , Slide 12424, Plat Records of Tarrant County, Texas and being a portion of the tract of land described in the instrument to Beach-North Tarrant, Ltd. recorded in Document Number D201111040, Deed Records of Tarrant County, Texas.
- b. Preliminary Plat: Not applicable.
- c. Description of Work: Public infrastructure consisting of water and sanitary sewer improvements located north of N. Tarrant Parkway and west of N. Beach Street.
- d. Applicant: Senior Housing Investment Partners, LLC.
- e. Applicant Requests:
 - 1) Approval of the waiver to the Installation Policy and Design Criteria for Water, Wastewater and Reclaimed Water Infrastructure Design Criteria to allow the use of a 10 ft. wide water main easement in lieu of a 15 ft. wide water main easement for a 12-inch water main.
 - 2) Approval of the construction plans for Ship01 – Regatta 55.
- f. City Staff Recommends:
 - 1) Approval of the waiver to the Installation Policy and Design Criteria for Water, Wastewater and Reclaimed Water Infrastructure Design Criteria to allow the use of a 10 ft. wide water main easement in lieu of a 15 ft. wide water main easement for a 12-inch water main.
 - 2) Disapproval of the construction plans for Ship01 – Regatta 55.

10. **IPRC20-0091** **Fort Worth Logistics Hub: Council District 8.**

- a. Being approximately 73.399 acres situated in the George Hamilton Survey, Abstract No. 751 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Not Applicable.
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located north of Risinger Road and east of Technology Boulevard.
- d. Applicant: Van Trust.
- e. Applicant Requests:
 - 1) Approval of the waiver to the Subdivision Ordinance to allow an industrial development to be served by a 60 ft. public access easement rather than the required 80 ft. wide public access easement.
 - 2) Approval of the construction plans for Fort Worth Logistics Hub.
- f. City Staff Recommends:
 - 1) Approval of the waiver to the Subdivision Ordinance to allow an industrial development to be served by a 60 ft. public access easement rather than the required 80 ft. wide public access easement.
 - 2) Disapproval of the construction plans for Fort Worth Logistics Hub.

11. **IPRC20-0092** **Sendera Ranch East Phase 22: Council District 7.**

- a. Being approximately 22.490 acres situated in the Greenberry Overton Survey, Abstract No. 972 located in the City of Fort Worth, Denton County, Texas.
- b. Preliminary Plat: Sendera Ranch East (PP-05-087).
- c. Description of Work: Public infrastructure consisting of water, storm drain, paving, and street light improvements located north of Caliente Pass and east of Rancho Canyon Way.
- d. Applicant: Lennar Homes of Texas Land and Construction, LTD.
- e. Applicant Requests: Approval of the construction plans for Sendera Ranch East Phase 22.
- f. City Staff Recommends: Disapproval of the construction plans for Sendera Ranch East Phase 22.

12. IPRC20-0093 Watersbend South, Phase 3A: Council District 7.

- a. Being approximately 33.246 acres situated in the George Matthews Survey, Abstract No. 1076 and E.H. Elkins Survey, Abstract No. 487 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Watersbend South (PP-18-025).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located east of Castlewood Drive and west of B.N. & S.F. Railway.
- d. Applicant: Forestar (USA) Real Estate Group, Inc.
- e. Applicant Requests: Approval of the construction plans for Watersbend South, Phase 3A.
- f. City Staff Recommends: Disapproval of the construction plans for Watersbend South, Phase 3A.

13. IPRC20-0094 Watersbend South, Phase 3B: Council District 7.

- a. Being approximately 24.876 acres situated in the George Matthews Survey, Abstract No. 1076 and E.H. Elkins Survey, Abstract No. 487 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Watersbend South (PP-18-025).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located north of Braewick Drive and east of Ember Lane.
- d. Applicant: Forestar (USA) Real Estate Group, Inc.
- e. Applicant Requests: Approval of the construction plans for Watersbend South, Phase 3B.
- f. City Staff Recommends: Disapproval of the construction plans for Watersbend South, Phase 3B.

14. IPRC20-0095 Willow Springs, Phase 2: Council District 7.

- a. Being approximately 61.799 acres situated in the M.E.P. & P.R.R. Survey, Abstract No. 1136, M.E.P. & P.R.R. Survey, Abstract No. 1144 and the C. Boyd Survey, Abstract No. 212, City of Fort Worth, Being a replat of Block 1 and 2, R.B. Bishop Addition, an addition to Tarrant County recorded in Volume 63, Page 149, County Records, Tarrant County, Texas.
- b. Preliminary Plat: Willow Springs (PP-18-014).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located north of Escondido Drive and west of Hiskey Drive.
- d. Applicant: Brookfield Holdings (Willow), LLC.
- e. Applicant Requests: Approval of the construction plans for Willow Springs, Phase 2.
- f. City Staff Recommends: Disapproval of the construction plans for Willow Springs, Phase 2.

G. WRITTEN RESPONSES (3)

15. IPRC20-0088 IH-35W Global Logistics (Written Response): Council District 6 & 8.

- a. Being all of the that 55.08 acre tract recorded in Doc. D213283223 situated in the William Stone Survey, Abstract No. 1400 and Joseph Martin Survey, Abstract No. 1017 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Not Applicable.
- c. Description of Work: Public infrastructure consisting of water improvements located north of Farm Market Road No. 1187 and west of Interstate Highway 35W.
- d. Applicant: Ascendant Commercial.
- e. Applicant Requests: Approval of the construction plans for IH-35W Global Logistics.
- f. City Staff Recommends: Disapproval of the construction plans for IH-35W Global Logistics.

16. **IPRC20-0057 Cibolo Hills Phase 2 (Written Response): Council District 7.**

- a. Being approximately 60.767 acres situated in the J.A. Gill Survey, Abstract No. 570 and the B. Thomas Survey, Abstract No. 1497 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Cibolo Hills (PP-19-014).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located north of Eagle Mountain Parkway and south of Lequioa Street.
- d. Applicant: Meritage Homes.
- e. Applicant Requests: Approval of the construction plans for Cibolo Hills, Phase 2.
- f. City Staff Recommends: Disapproval of the construction plans for Cibolo Hills, Phase 2.

17. **PP-20-025 North Cowtown Crossing, Block 1, Lots 1&2, Block 2, Lot 1, Block 3, Lots 1&2 (Written Response): 1 Multifamily Lot and 4 Commercial and Industrial Lots. Council District 2.**

- a. Being approximately 171.491 acres situated in the William McCowen Survey, Abstract No. 999, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South and west of Highway 287, east of Horseman Road and north of Old Pecos Trail.
- c. Applicant: NTP35LP.
- d. Applicant Requests: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to not extend the stubout of Bralers Way to the plat boundary.
- e. DRC Recommends: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to not extend the stubout of Bralers Way to the plat boundary.

I. OTHER MATTER OF BUSINESS (1)

18. MT-20-002 Master Thoroughfare Plan Amendment for Bear Creek Parkway to construct a Rural Cross-Section instead of the adopted Neighborhood Connector Cross-Section: ETJ – Tarrant and Parker Counties.

- a. Being a Master Thoroughfare Plan waiver to construct a rural cross-section instead of the adopted neighborhood connector cross-section [NCO-L1-T0-TWLT-P0-BOP (80)] for a 5,315-foot long segment of Bear Creek Parkway from FM 1187 and Bear Creek Parkway east to the west boundary of Bella Flora Subdivision.
- b. General Location: East of the intersection of proposed Bear Creek Parkway and FM 1187, west of Bella Roma Drive, northeast of FM 1187, and south of Dean Ranch Road.
- c. Applicant: Steve Hawkins Homes, Inc.
- d. Applicant Requests: Approval of the requested amendment to construct a rural four-lane cross section with two-lanes in each direction in lieu of a three-lane cross section with one-lane in each direction and a left turn lane.
- e. DRC Recommends: Disapproval of the requested amendment to construct a rural four-lane cross section with two-lanes in each direction in lieu of a three-lane cross section with one-lane in each direction and a left turn lane.

Adjournment: _____

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 website and said Notice was posted on the following date and time **Friday, August 07, 2020 at 2:40 pm**, and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser