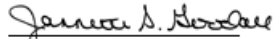


I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, July 07, 2022 at 3:30 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, July 13, 2022
Work Session 8:30 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

Videoconference:

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e50ebe82dd7524a3155f6870db44119f1>

Meeting/Access Code: 2557 431 3328
Registration Required

Teleconference:

(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 2557 431 3328

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 July 12, 2022. 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	_____
Armand Anderson, CD 6	_____	Stephanie Spann, Alternate	_____
Edward Deegan, CD 7	_____	Jarrett Wilson, Alternate	_____

I. WORK SESSION: 8:30 A.M. City Council Conference Room 2020

- | | |
|--------------------------------------|---------------|
| A. Correspondence & Comments | Staff & Chair |
| B. Review of Cases on Today’s Agenda | Staff |
| C. Design Manual Updates | 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 JUNE 22, 2022 MEETING MINUTES
- D. CONTINUED CASE (1)

1. PP-22-027 Stonegate (Waiver Request): 29 Single Family Attached Residential Lots and 1 Private Street Lot. Council District 3.

- a. Being a replat of Lot A, Block 8-R, Stonegate Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet B, Slide 1300 of the Plat Records of Tarrant County, Texas., located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North, south, east and west of Oak Hill Circle.
- c. Applicant: Pacheco Koch Consulting Engineers, Inc.

- d. Applicant Request: 1) Approval of a Subdivision Ordinance waiver to permit more than 30 dwelling units to be platted without two points of ingress and egress to a public street; 2) Approval of a Subdivision Ordinance waiver to permit a development to be platted with a connectivity index of less than the minimum required 1.4; 3) Approval of a Subdivision Ordinance waiver to permit private streets to be dedicated with less than the minimum required 50-feet in width; 4) Approval of a Subdivision Ordinance waiver to permit a development with private streets to be constructed to limited local street standards to have less than four-off street parking spaces per unit; and 5) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
- e. DRC Recommends: 1) Approval of a Subdivision Ordinance waiver to permit more than 30 dwelling units to be platted without two points of ingress and egress to a public street; 2) Approval of a Subdivision Ordinance waiver to permit a development to be platted with a connectivity index of less than the minimum required 1.4; 3) Approval of a Subdivision Ordinance waiver to permit private streets to be dedicated with less than the minimum required 50-feet in width; 4) Approval of a Subdivision Ordinance waiver to permit a development with private streets constructed to limited local street standards to have less than four-off street parking spaces per unit; and 5) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

E. NEW CASES (7)

2. **FP-22-078 Vic Apartments Addition, Lot 1, Block 1 (Conditional Approval): 1 Multi-family Lot. Council District 5.**

- a. Being a portion of Block 2-R of the Frank M. Anderson Subdivision, an addition to the City of Fort Worth and the S.B. Hopkins Survey, Abstract No. 671, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Anderson Boulevard, west of Sandy Lane and north of East Freeway.
- c. Applicant: Windrose Land Surveying
- d. Applicant Requests: 1) Conditional approval of the final plat upon the construction, inspection and acceptance of Anderson Boulevard to provide the required secondary ingress and egress; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.
- e. DRC Recommends: 1) Conditional approval of the final plat upon the construction, inspection and acceptance of Anderson Boulevard to provide the required secondary ingress and egress; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

3. **FP-22-086 Cedarbrook Lots 30-54, 39X, 40X, 53X, Block 11; Lots 9-15, 17-61, 16X, 17X, 27X & 49X, Block 14; Lots 6-17, Block 15; Lots 8-23, Block 16; Lots 4-16, Block 17; Lots 1-18, Block 23; Lots 1-14, Block 24; Lots 1-12, 1X, Block 25; Lots 1-14, 14X, Block 26; and Lot 1X, Block 27. Lots 1-13, 13X, Block 18; Lots 1-4, 4X, Block 19; Lots 1-15, Block 20; Lots 1-19, 1X, Block 22; (Conditional Approval): Council District 7.**
- a. Being 105.493 situated in the B. Thomas Survey, Abstract Number 1497, City of Fort Worth, Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of Heritage Trace Parkway, west of Wagley Robertson Road and east of Saginaw Boulevard.
 - c. Applicant: Peloton Land Solutions
 - d. Applicant Requests: Conditional approval of the final plat upon 1) construction and acceptance of Beltmill Parkway by the City of Saginaw; 2) recordation of the offsite easements by separate instrument; and 3) upon meeting the platting comments in the staff report.
 - e. DRC Recommends: Conditional approval of the final plat upon 1) construction and acceptance of Beltmill Parkway by the City of Saginaw; 2) recordation of the offsite easements by separate instrument; and 3) upon meeting the platting comments in the staff report.
4. **FS-22-112 Hidden Lakes Addition (Waiver Request): 4 Single-Family Detached Residential Lots. ETJ-Tarrant County.**
- a. Being 10.750 acres being a revision of Lot 36, Block 1, Hidden Lakes, according to the plat recorded in CC# D218201125, Deed Records, Tarrant County, Texas.
 - b. General Location: North of Retta Mansfield Road and just south and west of Cabot Estates Drive.
 - c. Applicant: Herbert S. Beasley
 - d. Applicant Requests: 1) Approval of a Subdivision Ordinance waiver to allow for four individual one-family dwellings (Lot 36, 36R-1, 36R-2 and 36R-3, Block 1) to have direct residential driveway access on an arterial (Retta Mansfield Road) with a minimum 150 foot lot width at the building setback line and circular access drives; 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 allow for four individual one-family dwellings (Lot 36, 36R-1, 36R-2 and 36R-3, Block 1) to have direct residential driveway access on an arterial (Retta Mansfield Road) with a minimum 150 foot lot width at the building setback line and circular access drives; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

5. **FS-22-142 Revercomb Estates: Lots 2R1, 2R2, 2R3 and 3R, Block 1 (Waiver Request): ETJ-Tarrant County.**
- a. Being a replat of Lots 2 and 3, Block 1, Revercomb Estates, an addition to Tarrant County according to the plat recorded in Cabinet A, Slide 11302 of the Plat Records of Tarrant County, Texas., located in Tarrant County, Texas.
 - b. General Location: North of Westridge Road and west of North Ridge Road.
 - c. Applicant: Manhard Consulting
 - d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit a residential lot to front onto a public access easement rather than a public or private street; 2) Approval of one Subdivision Ordinance waiver to allow three lots, that are less than one acre net of all floodplain and drainage easements, to be served by private onsite septic systems; and 3) 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 permit a residential lot to front onto a public access easement rather than a public or private street; 2) Approval of one Subdivision Ordinance waiver to allow three lots, that are less than one acre net of all floodplain and drainage easements, to be served by private onsite septic systems; and 3) conditional approval of the final plat upon meeting the platting comments in the staff report.
6. **FS-22-158 Forest Highlands (Conditional Approval): 3 Single Family Detached Residential Lots. Council District 9.**
- a. Being 1.504 acres being a replat of Lot A-R-2R1, Block 52, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of Colonial Parkway, west of Avondale Avenue
 - c. Applicant: Burton Surveying & Laser Scanning, LLC
 - d. Applicant Requests: Conditional approval of the final plat upon: 1) execution of the Community Facilities Agreement (CFA-22-0077) for the water and sewer line extensions; 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 (CFA-22-0077) for the water and sewer line extensions; and 2) meeting the platting comments in the staff report.
7. **IPRC22-0102 Huntington Industrial Addition: Lots 1-3, Block 1 (Waiver Request): 3 Industrial Lots, Council District 2.**
- a. Being 105.153 acres of land situated in the T. Peck Survey, Abstract No. 1209, City of Fort Worth, Tarrant County Texas, located in the City of Fort Worth, Tarrant County, Texas.

- b. General Location: North Tuscan View Drive, east of Horseman Road and west of North Freeway.
- c. Applicant: Dunaway Associates
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to allow three industrial lots to be served by a cul-de-sac; and 2) Approval of one Subdivision Ordinance waiver to not extend proposed streets to the plat boundary to connect with Indigo Ridge Drive and Simmental Road.
- e. DRC Recommends: 1) Approval of one Subdivision Ordinance waiver to allow three industrial lots to be served by a cul-de-sac; and 2) Approval of one Subdivision Ordinance waiver to not extend proposed streets to the plat boundary to connect with Indigo Ridge Drive and Simmental Road.

8. **MT-22-007** **McCart Avenue (MTP Waiver Request): Council District 6.**

- a. Being a Master Thoroughfare Plan waiver request to permit a portion of McCart Avenue to be constructed with an interim cross section from a section starting at Dublin Ridge Road to just north of Bean Drive, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Dublin Ridge Road and north of Bean Drive.
- c. Applicant: Shield Engineering
- d. Applicant Requests: Approval of the Master Thoroughfare Plan (MTP) waiver request to allow for an interim street cross section along McCart Avenue from Dublin Ridge Road to Bean Drive.
- e. DRC Recommends: Approval of the Master Thoroughfare Plan (MTP) waiver request to allow for an interim street cross section along McCart Avenue from Dublin Ridge Road to Bean Drive.

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.