



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, January 26, 2022
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

Videoconference:

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e6b7f6fdf4a45214ea14ad2facfc63b2f>

Meeting/Access Code: 2550 781 2723
Registration Required

Teleconference:

(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 2550 781 2723

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 January 25, 2022. To sign up, either contact Mary Elliott at Mary.Elliott@fortworthtexas.gov or 817-392-7844 if you would like to participate in-person or if you would like to participate 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	_____	Armard Anderson, CD 6	_____
Vacant, CD 2	_____	Edward Deegan, CD 7	_____
Jim Tidwell, CD 3	_____	Don Boren, Chair CD 8	_____
Matt Kotter, CD 4	_____	Vacant, CD 9	_____
Will Dryden, CD 5	_____	Matthijs Melchiors, Alternate	_____
Stephanie Spann, Alternate	_____	Josh Lindsay, Alternate	_____
Jarrett Wilson, Alternate	_____		

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 |
| C. Update on Open Space Strategy Report | 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 JANUARY 12, 2021 MEETING MINUTES
- D. NEW CASES (4)

1. **PP-21-012 Trinity Landing, Lot 2 and Lot 3, Block 6 (Waiver Request): 2 Mixed-Use Lots. Council District 5.**

- a. Being 8.347 acres situated in the John Childress Survey, Abstract No. 249, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Trinity Boulevard, west of Post Oak Boulevard, east of Tarrant Main Street, and north of West Rim Drive.
- c. Applicant: Himalayan Properties, LLC.
- d. Applicant Requests: 1) Approval of a Subdivision Ordinance waiver to allow two block faces, Block 6, Lot 2 (708 feet along Trinity Blvd., and 570 feet along Kandel Drive) to exceed the maximum of 500 feet; 2) Approval of a Subdivision Ordinance waiver to allow Block 6 (2,474 feet) to exceed the maximum block perimeter of 1,600 feet; and 3) Approval of the preliminary plat conditional upon meeting the platting comments in the staff report.
- e. DRC Recommends: 1) Approval of a Subdivision Ordinance waiver to allow two block faces, Block 6, Lot 2 (708 feet along Trinity Blvd., and 570 feet along Kandel Drive) to exceed the maximum of 500 feet; 2) Approval of a Subdivision Ordinance waiver to allow Block 6 (2,474 feet) to exceed the maximum block perimeter of 1,600 feet; and 3) Approval of the preliminary plat conditional upon meeting the platting comments in the staff report.

2. **PP-21-100 Eagles Crossing, Lots 1-2, 3X, 4-31, Block 1; Lots 1-44, Block 2; Lots 1-44, Block 3; Lots 1-44, Block 4; Lots 1-9, Block 5; Lots 1-3, 4X, 5-27, 37X, Block 6 (Waiver Request): 195 Single-Family Detached Residential Lots, 1 Multi-Family Lot, 1 Gas Well Pad Lot and 5 Private HOA Open Space Lots. Council District 6.**

- a. Being 54.66 acres situated in the Hiram Little Survey, Abstract Number 930, as described in a Special Warranty Deed with Vendor's Lien to Lennar Homes of Texas Land and Construction, LTD., Recorded in Instrument Number D221267866 RPRTCT, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of McPherson Boulevard, north of Oak Grove Road, west of Forest Hill Everman Road, and east of Sequoia Road.
- c. Applicant: Lennar Homes of Texas Land and Construction, LTD.
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to not provide a street stub-out to the un-platted properties along the north and south plat boundaries; 2) Approval of one Subdivision Ordinance waiver to allow two block faces (Block 1, 1,369 feet; Block 6, 1,693 feet) to exceed the 1,320-foot standard; 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 not provide a street stub-out to the un-platted properties along the north and south plat boundaries; 2) Approval of one Subdivision Ordinance waiver to allow two block faces (Block 1, 1,369 feet; Block 6, 1,693 feet) to exceed the 1,320-foot standard; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

3. **PP-21-102 Chapel Creek, Phase 7 (Waiver Request): 197 Single Family Detached Residential Lots, 7 Private HOA Open Space Lots and 1 Commercial Lot. Council District 3.**
 - a. Being 39.814 acres of land situated in the B.B.B. & C. RR Co. Survey, Abstract 219, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: Northwest of the intersection of IH-30 and West Loop 820, west of Alameda Street, south of Amber Ridge Drive, and east of Richburg Street.
 - c. Applicant: Briggs Living Trust, and 820/30 Interchange LTD.
 - d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit a block face (Block H from Lots 1-28, which includes a 975-foot portion of Mint Hill Drive) to be approximately 2,868 feet long instead of the maximum allowed 1,320 feet; and 2) 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 a block face (Block H from Lots 1-28, which includes a 975-foot portion of Mint Hill Drive) to be approximately 2,868 feet long instead of the maximum allowed 1,320 feet; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

4. **PP-21-103 Deavers Addition, Lots 17-24, Lot X1, Lot X2, Block 2; Lots 17-40 and Lot X, Block 3 (Waiver Request): 32 Single-Family Attached Residential Lots, 3 Private HOA Lots. Council District 7.**
 - a. Being 2.152 acres of land, being a replat of Lots 9, 10 and 12, Block 2 Deavers Addition, according to the Plat recorded in Volume 1764, Page 290, DRTCT, Lot 17R, Block 3R, Deavers Addition, according to the Plat recorded in D217166072, PRTCT, Lot 10R, Block 3 Deavers Addition, according to the plat recorded in Cabinet B, Slide 3068 of the Plat records of Tarrant County, Texas and Lots 12-14, Block 3 Deavers Addition, according to the plat recorded in Volume 1811, page 583, DRTCT, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of Deavers Lane, west of Nursery Lane, east of Sunset Lane, and north of Scott Road.
 - c. Applicant: Village Homes, LLC.
 - d. Applicant Requests: 1) Approval of a Subdivision Ordinance waiver to allow 32 townhome residential lots to access a private sidewalk in a public use easement rather than a public or private street; and 2) 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 allow 32 townhome residential lots to access a private sidewalk in a public use easement rather than a public or private street; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

E. OTHER MATTER OF BUSINESS (1)

5. **OMB 2022 Comprehensive Plan: All Council Districts.**

- a. DRC Recommends: Approval of a recommendation to City Council for adoption of the 2022 Comprehensive Plan.

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.

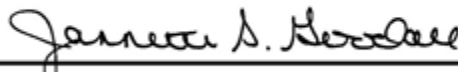
DECLARACIÓN DE ACCESIBILIDAD

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 website and said Notice was posted on the following date and time Friday, January 21, 2022 at 11:15 a.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