



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, March 9, 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=ee662e3c399f508990bd61f6f083aa14d>

Meeting/Access Code: 2554 972 6156
Registration Required

Teleconference:

(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 2554 972 6156

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 March 8, 2022. To sign up, either contact Stuart Campbell at stuart.campbell@fortworthtexas.gov or 817-392-2412 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	_____
Kathy Hamilton 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: 8:30 A.M. City Council Conference Room 2020

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|--|---------------|
| A. Swearing-in New Commissioner Kathy Hamilton | Staff |
| B. Correspondence & Comments | Staff & Chair |
| B. Review of Cases on Today’s Agenda | Staff |
| C. Open Space Strategy Report Recommendation | 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 FEBRUARY 9, 2022 MEETING MINUTES
- D. CONTINUED CASE (1)

1. **VA-22-001** **Vacation of a Portion of Clover Street: Council District 8.**
 - a. Being a vacation of a portion of Clover Street as dedicated by the final plat for Shady Park Addition, recorded in Volume 106, Page 120 of the PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: North of Heathcote Street, east of North South Freeway and south of 4th Street.
 - c. Applicant: Total E&P USA Barnett LLC
 - d. Applicant Requests: 1) Approval of a recommendation to City Council for the vacation of a portion of Clover Street.
 - e. DRC Recommends: 1) Approval of a recommendation to City Council for the vacation of a portion of Clover Street.

- E. NEW CASES (12)

2. **FP-22-012** **Alliance Apartments, Lot 2, Block A (Conditional Approval): 1 Multifamily Lot. Council District 7.**
 - a. Being 19.377 acres of land situated in the James Matthews Survey, Abstract No. 1021, City of Fort Worth, Tarrant County, Texas.
 - b. General Location: North of Keller Haslet Road, west of Old Denton Road, and south of proposed North Beach Street.
 - c. Applicant: AMCAL Equities, LLC
 - d. Applicant Requests: 1) Conditional approval of the final plat upon recordation of the offsite easements by separate instrument; 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 recordation of the offsite easements by separate instrument; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

3. **FP-22-015** **Palmilla Springs (Conditional Approval): 64 Single Family Detached Residential Lots and 2 Private Open Space Lots. Council District 7**
 - a. Being 20.423 acres of land situated in the J. Johnson Survey, Abstract No. 871, CK Gleason Survey, Abstract No. 559, J. Burleson Survey, Abstract No. 781, and the S. Petit Survey, Abstract No. 1234, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of Chapin Road, north of West Freeway, and west of Spotted Fawn Drive.
 - c. Applicant: HMM, Palmilla Springs Land, LP

- d. Applicant Requests: 1) Conditional approval of the final plat upon recording of the adjacent Palmilla Springs Phase 6 Final Plat (FP-22-014); 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 recording of the adjacent Palmilla Springs Phase 6 Final Plat (FP-22-014); and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

4. **FP-22-016 McPherson Addition, Lot 2, Block 1 and Lot 3, Block 2, (Conditional Approval): 2 Multifamily Lots. Council District 6**

- a. Being 43.220 acres of land situated in the Juan Jose Albirado Survey, Abstract No. 4, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of East McPherson Boulevard, west of Chisholm Trail Parkway, and east of Brewer Boulevard.
- c. Applicant: Gabriel Southwest, LLC
- d. Applicant Requests: 1) Conditional approval of the final plat upon recordation of the offsite easements by separate instrument; 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 recordation of the offsite easements by separate instrument; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

5. **FP-22-017 Madero, (Phase 3, (Conditional Approval): 134 Single Family Detached Residential Lots and 4 Private Open Space Lots. Council District 7**

- a. Being 35.888 acres of land situated in the Matthew Ashton Survey, Abstract No. 1, located in the City of Fort Worth, Denton, Texas.
- b. General Location: North of Rancho Canyon Way, east of Sendera Ranch Boulevard and south of Eagle Parkway.
- c. Applicant: Lennar Homes of Texas Land & Construction, Ltd.
- d. Applicant Requests: 1) Conditional approval of the final plat upon recordation of the offsite easements by separate instrument; 2) Conditional approval of the final plat upon recording of the adjacent Madero Phase 1 Final Plat (FP-22-022); and 3) 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 recordation of the offsite easements by separate instrument; 2) Conditional approval of the final plat upon recording of the adjacent Madero Phase 1 Final Plat (FP-22-022); and 3) Conditional approval of the final plat upon meeting the platting comments in the staff report.

6. **FP-22-019 Great Hearts-Harmon Road Mixed Use, Lots 1 & 2, Block 1, (Conditional Approval): 1 Commercial Lot and 1 Institutional Lot. Council District 2**
 - a. Being 17.01 acres of land situated in the Josiah Walker Survey, Abstract No. 1600, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: North of East Harmon Road, west of NW Highway 287, and east of Prairie Dawn Drive.
 - c. Applicant: Great Hearts America-Texas
 - d. Applicant Requests: 1) Conditional approval of the final plat upon recordation of the offsite easements by separate instrument; 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 recordation of the offsite easements by separate instrument; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

7. **FP-22-020 Champions Circle Addition, Lot 13, Block 1, (Conditional Approval): 1 Multifamily Lot. Council District 7**
 - a. Being 22.856 acres of land situated in the J. Daniel Survey, Abstract No. 362, A. Feltas Survey, Abstract No. 1464, located in the City of Fort Worth, Denton County, Texas.
 - b. General Location: South of SH 114, east of Double Eagle Boulevard and west of Champions Parkway
 - c. Applicant: Roanoke 35/114 Partners, LTD
 - d. Applicant Requests: Conditional approval of the final plat upon 1) recordation of the offsite easements by separate instrument, 2) lot access being provided by the construction and acceptance of the public access easement from SH 114 to Champions Parkway; and 3) meeting the platting comments in the staff report.
 - e. DRC recommends: Conditional approval of the final plat upon 1) recordation of the offsite easements by separate instrument, 2) lot access being provided by the construction and acceptance of the public access easement from SH 114 to Champions Parkway; and 3) meeting the platting comments in the staff report.

8. **FP-22-022 Madero, (Phase 1, (Conditional Approval): 159 Single Family Detached Residential Lots and 7 Private Open Space Lots. Council District 7**
 - a. Being 139.919 acres of land situated in the Matthew Ashton Survey, Abstract No. 1, located in the City of Fort Worth, Denton County, Texas.
 - b. General Location: South of Rancho Canyon Way and east and north of Sendera Ranch Boulevard.

- c. Applicant: GBTM Sendera, LLC
- d. Applicant Requests: 1) Conditional approval of the final plat upon recordation of the offsite easements by separate instrument; 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 recordation of the offsite easements by separate instrument; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

9. **FS-22-020 Fox Acres, Lot 2, Block 1, (Conditional Approval): 1 Commercial Lot. Council District 2**

- a. Being 2.844 acres of land situated in the J. H. Conwell Survey, Abstract No. 343, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Cromwell Marine Creek Road, south of Redcliff Drive, and east of Boat Club Road
- c. Applicant: Fox Fire Management, LLC
- d. Applicant Requests: 1) Conditional approval of the final plat upon the approval of the Miscellaneous Project application for the construction of the required water and sewer line extensions; 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 approval of the Miscellaneous Project application for the construction of the required water and sewer line extensions; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

10. **PP-22-004 Pecan Meadows, (Waiver Request): 361 Single Family Detached Residential Lots and 4 Open Space Lots. Council District 8**

- a. Being 117.710 acres of land situated in the Shelby County School Land Survey, Abstract No. 1375, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of E. Enon Avenue, west of Timberview Drive, north of Shelby Road and east of Forest Hill Drive
- c. Applicant: Lennar Homes of Texas Land and Construction, LTD
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to not extend streets to the unplatted properties to the north, southeast and southwest; 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 not extend streets to the unplatted properties to the north, southeast and southwest; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

11. **PP-22-005 West Worth Commerce Center (Waiver Request): 5 Industrial Lots. Council District 3.**

- a. Being 193.764 acres out of the L. B. Creswell Survey, Abstract No. 367, J. Burssey Survey, Abstract No.128, Hays Covington Survey, Abstract No. 256, and the J.F. Elliott Survey, Abstract No. 493, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Camp Bowie Boulevard, east of Longvue Avenue and west of West Loop 820.
- c. Applicant: Andrews 440 Ranch, LP
- d. Applicant Requests: 1) Approval one Subdivision Ordinance waiver to permit an industrial development to be served by a public access easement 30 to 40 feet wide rather than the minimum required 60 feet; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
- e. DRC recommends: 1) Approval one Subdivision Ordinance waiver to permit an industrial development to be served by a public access easement 30 to 40 feet wide rather than the minimum required 60 feet; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

12. **VA-22-002 Vacation of a portion of Avenue D, Avenue E, Nashville and one alley in Block 15, Polytechnic Heights Addition: Council District 8.**

- a. Being a vacation of a portion of Avenue D, Avenue E, Nashville and one alley in Block 15, Polytechnic Heights Addition, as recorded in Volume 63, Page 109 of the PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Rosedale Street, east of Nashville Street, west of Binkley Street and south of Avenue C.
- c. Applicant: Texas Wesleyan University
- d. Applicant requests approval of a recommendation to City Council for the vacation of portions of Avenue D, Avenue E, Nashville Street, and one ally in Block 15, Polytechnic Heights Addition.
- e. DRC recommends approval of a recommendation to City Council for the vacation of portions of Avenue D, Avenue E, Nashville Street, and one ally in Block 15, Polytechnic Heights Addition.

13. **VA-22-003 Vacation of a portion of an Unnamed Right-of-Way, Plum Street, Peach Street and two alleys in Blocks 2 and 5, Town of Tarrant Addition: Council District 5.**

- a. Being a vacation of a portion of an unnamed right-of-way, Plum Street, Peach Street and two alleys in Blocks 2 and 5, Town of Tarrant Addition, as recorded in Volume

106, Page 114 of the PRTCT, located in the City of Fort Worth, Tarrant County, Texas.

- b. General Location: North of Ferris Street, east of Tarrant Main Street, west of Vaucluse Drive and south of Trinity Boulevard.
- c. Applicant: Marshall Lancaster and Associates, Inc.
- d. Applicant requests approval of a recommendation to City Council for the vacation of a portion of an unnamed right-of-way, Plum Street, Peach Street and two alleys in Blocks 2 and 5, Town of Tarrant Addition.
- e. DRC recommends approval of a recommendation to City Council for the vacation of a portion of an unnamed right-of-way, Plum Street, Peach Street and two alleys in Blocks 2 and 5, Town of Tarrant Addition.

F. OTHER MATTERS OF BUSINESS (2)

14. **OMB 10100 Jacksboro Parkway (Waiver Request): Council District 7.**

- a. Being approximately 3,621 acres situated in the Jacob Wilcox Survey, Abstract No. 1719, located in the western portion of the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North and east of Jacksboro Highway (State Highway 199), and southwest of Lake Worth, along Shoreline Road.
- c. Applicant: Kim Jackson
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver to allow the issuance of a building permit for construction of a shell building to house a wastewater treatment plant prior to a final plat being accepted and approved.
- e. DRC Recommends: Denial of a Subdivision Ordinance waiver to allow the issuance of a building permit for construction of a shell building to house a wastewater treatment plant prior to a final plat being accepted and approved.

15. **OMB PP-17-031 Hidden Oaks (Time Extension): 44 Single Family Detached Residential Lots, and 3 Private Open Space Lots. ETJ Johnson County**

- a. Being 231.69 acres situated in E J. Ellis Survey Abstract No. 256, the D. Cross Survey, Abstract No. 161, the S. Allen Survey, Abstract No. 13 and the E. Cartwell Survey, Abstract No. 160, Johnson County, Texas.
- b. General Location: South of County Road 530, east of FM 2738, north of future County Road 528 and west of Oak Country Lane.
- f. Applicant: Classic Oaks Holding, LLC

- g. Applicant Requests: Approval of the requested time extension to extend the preliminary plat expiration to August 23, 2022.
- h. DRC Recommends: Approval of the requested time extension to extend the preliminary plat expiration to August 23, 2022.

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.

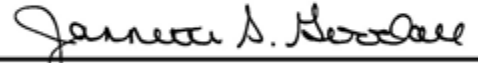
DECLARACIÓN DE ACCESIBILIDAD

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, March 04, 2022 at 11:00 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