



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, April 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=e0adee2437d9e8a3603a7432c56cc2703>

Meeting/Access Code: 2556 657 9586
Registration Required

Teleconference:

(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 2556 657 9586

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 April 12, 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

- | | |
|--------------------------------------|---------------|
| A. Correspondence & Comments | Staff & Chair |
| B. Review of Cases on Today’s Agenda | Staff |
| C. Q&A Open Space Strategy Report | 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 MARCH 9, 2022 MEETING MINUTES
- D. CONTINUED CASES (2)

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 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: Approval of a recommendation to City Council for the vacation of a portion of Clover Street.
- e. DRC Recommends: Approval of a recommendation to City Council for the vacation of a portion of Clover Street.

2. **VA-22-004 Vacation of a Portion of Crawford Street between East Magnolia Avenue and the former Morphy Street Right-of-Way: Council District 8.**

- a. Being a vacation of a portion of Crawford Street, as recorded in Volume 32, Page 382 of the PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Magnolia Avenue, east of Main Street and west of South Freeway.
- c. Applicant: Magnolia Lofts LTD.
- d. Applicant requests approval of a recommendation to City Council for the vacation of a portion of Crawford Street between East Magnolia Avenue and the former Morphy Street right-of-way.
- e. DRC recommends approval of a recommendation to City Council for the vacation of a portion of Crawford Street between East Magnolia Avenue and the former Morphy Street right-of-way.

E. NEW CASES (9)

3. **FP-22-029 Northstar, (Conditional Approval): 201 Single-Family Detached Residential Lots and 1 Private Open Space Lot. Council District 7.**

- a. Being a 42.921 acre tract of land in the M. Ashton Survey, Abstract Number 1W, situated in Wise County, and the M. Ashton Survey, Abstract 8T, situated in Tarrant County, Texas, located in Tarrant and Wise Counties.
- b. General Location: North of Northstar Parkway, west of Sendera Ranch Boulevard and east of Highway 287.
- c. Applicant: DR Horton-Texas LTD

- 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.

4. **FP-22-031 McClendon Walker Road, (Waiver Request): 1 Single Family Residential Lot. ETJ-Parker County**

- a. Being 6.29 acres out of the John G. Young Survey, Abstract No. 2551, located in Parker County, Texas.
- b. General Location: North and east of McClendon Walker Road and west of Kelly Road.
- c. Applicant: Bayonne Development Company, LLC
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit the platting of an additional lot on a single point of access that already exceeds 30 dwelling units on that single point of access; and 2) 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 the platting of an additional lot on a single point of access that already exceeds 30 dwelling units on that single point of access; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

5. **FP-22-034 Chisholm Trail Ranch, (Conditional Approval): 11 Commercial Lots. Council District 6**

- a. Being 25.351 acres of land situated in the Juan Albirado Survey, Abstract No. 4, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of McPherson Boulevard, west of Summer Creek Drive, east of Brewer Boulevard and south of Crescent Hill Lane.
- c. Applicant: NEC CTR & MCP, LP
- 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.

6. **FP-22-039 Rivers Edge, (Conditional Approval): 83 Single Family Residential Lots and 2 private Open Space Lots. Council District 7**
- a. Being a 28.811 acre tract of land situated in the Guadalupe Cardinas Survey, Abstract No. 214, situated in Denton County, Texas, located in the City of Fort Worth Denton County, Texas.
 - b. General Location: North of Elkford Lane, south and east of the BNSF Railroad and west of Cowboy Trail.
 - c. Applicant: Forestar (USA) Real estate Group, Inc.
 - 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. **PP-22-012 Tavolo Park Phase 5 (Waiver Request): 140 Single Family Residential Lots and 4 Private Open Space Lots. Council District 6.**
- a. Being 46.898 acres out of the John F. Heath Survey, Abstract No. 641, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of Altamesa Boulevard, east of Bryant Irvin Road, west and north of Chisholm Trail Parkway.
 - c. Applicant: CND-Tavolo LLC
 - d. Applicant Requests: 1) Approval one Subdivision Ordinance waiver to permit two block faces (Block 19 and Block 32) to exceed the maximum allowed length of 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 one Subdivision Ordinance waiver to permit two block faces (Block 19 and Block 32) to exceed the maximum allowed length of 1,320 feet; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
8. **PP-22-016 Chapel Hill West (Waiver Request): 423 Single Family Residential Lots and 5 Private Open Space Lots. Council District 7.**
- a. Being 161.079 acres out of the T & P. RR Co. Survey, Abstract No. 1568, the M.E.P. & P. RR Co. Survey, Abstract No. 1138, the Thomas Hicks Survey, Abstract No. 1818, the Benjamin Thomas Survey, Abstract No. 1497, and the W. E. Boswell Survey, Abstract No. 1852, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of Bonds Ranch Road, east of Fleming Ranch Road, west of Business Highway 287 and north of Cibolo Hill Parkway.

- c. Applicant: GRBK Edgewood, LLC
 - d. Applicant Requests: 1) Approval one Subdivision Ordinance waiver to permit Block 16, being an extension of Block 12 of the final plat to the north, and Block 23 to exceed the maximum allowed length of 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 one Subdivision Ordinance waiver to permit Block 16, being an extension of Block 12 of the final plat to the north, and Block 23 to exceed the maximum allowed length of 1,320 feet; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
9. **PP-22-017 E.T. Square (Waiver Request): 53 Single Family Residential Lots and 1 private Open Space Lot. Council District 5.**
- a. Being 11.758 acres of land, a replat of a portion of Lot 1 and all of Lot 2, Block 2, E. T. Square Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 200, Page 93.
 - b. General Location: North of Brentwood Stair Road, west of T Square Street and southeast of E Square Street.
 - c. Applicant: EMC Development.
 - d. Applicant Requests: 1) Approval of a Subdivision Ordinance waiver to allow a subdivision with a connectivity index of 1.0, 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 a subdivision with a connectivity index of 1.0, and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
10. **PA-22-001 Vacation of the Final Plats of South Oak Grove Estates Addition, Sections Four & Five: 178 Single-Family Detached Lots, Council District 8.**
- a. Being 39.69 acres of land, being a vacation of the final plats of Section Four (Block 18, Lots 18-26, Block 19, Lots 2-13, Block 20, Lots 1-8, Block 21, Lots 1a-6b, Block 22, Lots 1a-12b, Block 23, Lots 1a-14), and Section Five (Block 14, Lots 1-10, Block 15, Lots 1-21, Block 16, Lots 1-13, Block 17, Lots 1-17, Block 18, Lots 1-17, Block 19, Lot 1 and Block 20, Lots 9-15), South Oak Grove Estates, City of Fort Worth, Tarrant County, Texas
 - b. General Location: North of McPherson Road, east of South Race Street, south of Castle Ridge Road and Almondtree Drive and west of Kingspoint Boulevard.
 - c. Applicant: VLMC Inc.

- d. Applicant requests: Approval of the vacation of the final plats of South Oak Grove Estates Addition, Section Four and Section Five.
- e. DRC recommends: Approval of the vacation of the final plats of South Oak Grove Estates Addition, Section Four and Section Five.

11. **VA-22-006 Vacation of a portion of an Alley in Block 5, Graham Park Addition: Council District 8.**

- a. Being a vacation of a portion of an alley in Block 5, Graham Park Addition, as recorded in Volume 309, Page 23 of the PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Maddox Avenue, north of Elmwood Avenue, east of Logan Street and west of Highway 287.
- c. Applicant: Thomas Oliver
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of a portion of the alley in Block 5, Graham Park Addition.
- e. DRC Recommends: Approval of a recommendation to City Council for the vacation of a portion of the alley in Block 5, Graham Park Addition.

F. OTHER MATTER OF BUSINESS (3)

12. **OMB Open Space Strategy Report: All Council Districts.**

- a. DRC Recommends: Approval of a recommendation to City Council for adoption of the Open Space Strategy Report.

13. **OMB 1150 Blue Mound Road (Waiver Request): Council District 7.**

- a. Being 41,500 sq. ft. of land situated in the Coleman Boyd Survey, Abstract No. 212, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Highway 287, and east of Willow Springs Road.
- c. Applicant: Bob Riley
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver request to allow the issuance of a building permit for construction of four structures prior to a final plat being accepted and approved.
- e. DRC Recommends: Denial of a Subdivision Ordinance waiver request to allow the issuance of a building permit for construction of four structures prior to the final plat being accepted and approved.

14. **OMB FP-22-002 Eagle Mountain-Saginaw High School Addition, Lot 1, Block 1 (Waiver Request): Council District 7.**

- a. Being 83.052 acre tract of land situated in the T. & P. RR Company Survey, Abstract Number 1568 and Thomas Hicks Survey, Abstract Number 1818, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Bonds Ranch Road, west of Fleming Ranch Road and north of Cibolo Hill Parkway.
- c. Applicant: Eagle Mountain-Saginaw ISD
- d. Applicant Requests: 1) Approval of a Subdivision Ordinance waiver to permit the issuance of a building permit for the construction of the school prior to the final recordation of the associated plat (FP-22-002); 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 permit the issuance of a building permit for the construction of the school prior to the final recordation of the associated plat (FP-22-002); and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

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.

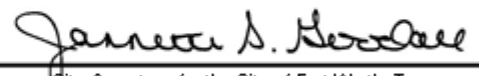
DECLARACIÓN DE ACCESIBILIDAD

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 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, April 08, 2022 at 2:00 p.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