



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, March 23, 2022
Work Session 12:00 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=e7a79284e5c4a97a34afbb16685aa1d2e>

Meeting/Access Code: 2557 582 3487
Registration Required

Teleconference:
(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 2557 582 3487

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 22, 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: 12:00 P.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: 1:30 P.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 CASE (1)

1. **PP-22-001 La Prelle, (Waiver Request): 901 Single-Family Detached Residential Lots, 28 Private HOA Open Space Lots, and 2 Commercial Lots. Council District 7.**

- a. Being 373.102 acres of land situated in the M.E.P. & P. RR. Co. Survey, Abstract No. 1130, and the James Richley Survey, Abstract No. 1268, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Avondale Haslet Road, east of Highway 287, west of John Day Road and north of Blue Mound Road
- c. Applicant: TRI Point Homes
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to not provide an additional stub-out to the north property line; 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 provide an additional stub-out to the north property line; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

E. NEW CASES (6)

2. **PP-14-021 Edwards Ranch Clearfork, (Revision/Waiver Request): 13 Mixed Use Lots and 2 Private Open Space Lots. Council District 3.**

- a. Being 32.89 acres situated in the Lemuel J. Edwards Survey, Abstract No. 464, and the Felix G. Beasley Survey, Abstract No. 134, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of the Trinity River, south of Clearfork Main Street and east of Chisholm Trail Parkway
- c. Applicant: Cassco Development Company, Inc.
- d. Applicant Requests: 1) Approval of a Subdivision Ordinance waiver to allow for a street cross section that is not in conformance with city street standards for public right of way; and 2) Approval of the preliminary plat.
- e. DRC Recommends: 1) Approval of a Subdivision Ordinance waiver to allow for a street cross section that is not in conformance with city street standards for public right of way; and 2) Approval of the preliminary plat.

3. **PP-18-064 Ventana (Revision): 678 Single-Family Detached Residential Lots and 19 Private Open Space Lots. Council District 3.**

- a. Being 162.95 acres of land situated in the D. T. Finley Survey, Abstract No. 1903 and in the T. F. Rogers Survey, Abstract No. 1357, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of the City of Benbrook, south of Aledo Road, west of Chapin School Road (FM 2871).

- c. Applicant: PMB Ventana Developer, LLC
- d. Applicant Requests: 1) Approval of the land use change to Block 27 to reduce the number of residential lots, to increase lot acreage of the private HOA open space, and the elimination of cul-de-sac Court 5; and 2) Approval of the preliminary plat.
- e. DRC Recommends: 1) Approval of the land use change to Block 27 to reduce the number of residential lots, to increase lot acreage of the private HOA open space, and the elimination of cul-de-sac Court 5; and 2) Approval of the preliminary plat.

4. **PP-21-079 Walsh Ranch Quail Valley, Planning Area 3W (Conditional Approval): 320 Single-Family Detached Residential Lots, 19 Single-Family Attached Residential Lots and 30 Private Open Space Lots. Council District 3**

- a. Being a 124.60 acre tract of land situated in the I & G.N. R.R. Survey, Abstract No. 2004, located Fort Worth's extraterritorial jurisdiction (ETJ), Parker County, Texas.
- b. General Location: North of IH-30 West Frontage Road, south of Old Weatherford Road, east of future Walsh Ranch Minor Arterial and west of Walsh Ranch Parkway.
- c. Applicant: Quail Valley Land Company, LLC
- d. Applicant Requests: 1) Conditional approval of the revised preliminary plat upon approval of the requested annexation by City Council; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
- e. DRC recommends: 1) Conditional approval of the revised preliminary plat upon approval of the requested annexation by City Council; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

5. **PP-22-003 Eagle's Estates, (Waiver Request): 35 Single Family Residential Lots and 4 Private Open Space Lots. ETJ-Tarrant County**

- a. Being 54.350 acres out of the Daniel Gregory Survey, Abstract No. 557, located in Tarrant County, Texas.
- b. General Location: South and west of Burleson Retta Road and east of Hoover Road.
- c. Applicant: Eagles Estates LLC
- d. Applicant Requests: 1) Approval of two Subdivision Ordinance waivers to permit a large lot residential development to have an internal connectivity index of 1.2 instead of the required 1.4, and to waive the requirement to provide stub outs to two adjoining unplatted tracts to the west; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
- e. DRC Recommends: 1) Approval of two Subdivision Ordinance waivers to permit a large lot residential development to have an internal connectivity index of 1.2 instead of the required 1.4, and to waive the requirement to provide stub outs to two adjoining

unplatted tracts to the west; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

6. **VA-21-020 Vacation of a Portion of Karen Street Right-of-Way between Marydean Avenue and Julie Avenue: Council District 3.**

- a. Being a vacation of a portion of Karen Street right-of-way between Marydean Avenue and Julie Avenue in the Broadmoor Addition as recorded in Volume 388-E Page 20 of the PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Marydean Avenue, north of Julie Avenue, east of Broadmoor Avenue and west of Cherry Street.
- c. Applicant: Evolving Texas
- d. Applicant requests approval of a recommendation to City Council for the vacation of a portion of Karen Street right-of-way between Marydean and Julie Avenue in the Broadmoor Addition
- e. DRC recommends approval of a recommendation to City Council for the vacation of a portion of Karen Street right-of-way between Marydean and Julie Avenue in the Broadmoor Addition.

7. **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.

F. OTHER MATTER OF BUSINESS (1)

1. **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.

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.

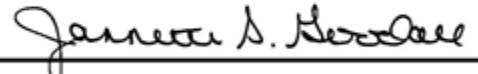
DECLARACIÓN DE ACCESIBILIDAD

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 18, 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