



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, January 12, 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=e0547115eb2183054f555196b82275ef7>

Meeting/Access Code: 2559 551 1982
Registration Required

Teleconference:

(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 2559 551 1982

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 11, 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: 8:30 A.M. City Council Conference Room 2020

- | | |
|--------------------------------------|---------------|
| A. Correspondence & Comments | Staff & Chair |
| B. Review of Cases on Today’s Agenda | 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 DECEMBER 17, 2021 MEETING MINUTES
- D. NEW CASES (13)

1. **FP-21-158 Highwoods Village Addition, Lots 1X, 2-13, 14X, 15-18, 19X, 20-28, Block 19R, and Lots 1-18, Block 20 (Conditional Approval): 45 Single-Family Detached Residential Lots, and 4 Private HOA Open Space Lots. Council District 4.**
 - a. Being a replat of Lot 1, Block 19, Woodhaven Country Club Estates, Phase Six, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 388-76, Page 13, Plat Records, Tarrant County, Texas.
 - b. General Location: South of Randol Mill Road, west of Handley-Ederville Road, north of IH-30, and east of S. Oakland Road.
 - c. Applicant: ECM Highwoods Village LLC.
 - d. Applicant Requests: Conditional approval of the final plat: 1) upon the construction and acceptance of the public infrastructure; and 2) upon meeting the platting comments in the staff report.
 - e. DRC Recommends: Conditional approval of the final plat: 1) upon the construction and acceptance of the public infrastructure; and 2) upon meeting the platting comments in the staff report.

2. **FS-21-229 Riverside Park Addition, Lot 1, Block 1 (Conditional Approval): 1 Open Space Lot. Council District 9.**
 - a. Being 28.949 acres situated in the John Little Survey, Abstract Number 958, and the William H. Little Survey, Abstract Number 945, City of Fort Worth, Tarrant County, Texas.
 - b. General Location: North of East Belknap Street, west of Oakhurst Scenic Drive and east of the West Fork Trinity River.
 - c. Applicant: Kimley Horn Associates.
 - d. Applicant Requests: Conditional approval of final plat: 1) upon construction and acceptance, execution of a miscellaneous projects agreement and payment of the associated fee, or execution of a community facilities agreement and providing an acceptable financial guarantee for the required sewer extension; and 2) upon meeting the platting comments in the staff report.
 - e. DRC Recommends: Conditional approval of final plat: 1) upon the construction and acceptance, execution of a miscellaneous projects agreement and payment of the associated fee, or execution of a community facilities agreement and providing an acceptable financial guarantee for the required sewer extension; and 2) upon meeting the platting comments in the staff report.

3. **FS-21-235 Glenwood Addition, Lot 22-R, Block 1 (Waiver Request/ Conditional Approval): 1 Industrial Lot. Council District 8.**

- a. Being 1.778 acres of land, and being a replat of Lots 19-22, Block 1 and a portion of Lot 20, Block 1 of the Glenwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Page 76, PRTCT.
- b. General Location: North of East Hattie Street, west of Luxton Street and south of East Tucker Street.
- c. Applicant: MEL/ARCH Studio.
- d. Applicant Requests: 1) Approval of a Subdivision Ordinance waiver to not dedicate a portion of the alley; and 2) Conditional approval of the final plat upon recordation of the offsite easements by separate instrument and upon meeting the platting comments in the staff report.
- e. DRC Recommends: 1) Approval of a Subdivision Ordinance waiver to not dedicate a portion of the alley; and 2) Conditional approval of the final plat upon recordation of the offsite easements by separate instrument and upon meeting the platting comments in the staff report.

4. **FS-21-238 Horse Shoe Hills Addition, Lots 18A and 18B (Waiver Request): 2 Single Family Detached Residential Lots. ETJ – Tarrant County.**

- a. Being 2.89 acres of land, a replat of a portion of Lot 18, Horse Shoe Hills Addition, as recorded in Volume 388-36, Page 80, PRTCT, located in Tarrant County, Texas.
- b. General Location: South of Willow Creek Road, east of Tender Foot Trail and north of None Mile Bridge Road.
- c. Applicant: Burns Surveying.
- d. Applicant Requests: 1) Approval of a Subdivision Ordinance waiver to allow a lot less than one acre (net) to be served by septic; 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 a lot less than one acre (net) to be served by septic; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

5. **FS-21-239 Long Industrial Addition, Lots 1R-1 and 1R-2, Block 1 (Conditional Approval): 2 Industrial Lots. Council District 2.**
- a. Being 1.298 acres of land, being a replat of a remainder of Lot 1, Block 1, Long Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-79, Page 27, PRTCT.
 - b. General Location: South of Long Avenue, west of Sylvania Avenue, and north of NE 36th Street.
 - c. Applicant: One Sylvania LLC.
 - d. Applicant Requests: Conditional approval of the final plat upon: 1) execution of a Community Facilities Agreement and providing an acceptable financial guarantee for the sewer extension to Lot 1R-1; and 2) meeting the platting comments in the staff report.
 - e. DRC Recommends: Conditional approval of the final plat upon: 1) execution of a Community Facilities Agreement and providing an acceptable financial guarantee for the sewer extension to Lot 1R-1; and 2) meeting the platting comments in the staff report.
6. **FP-21-244 Trinity River Addition, Lots 1R & 2, Block 1 (Conditional Approval): 1 Multi-Family Residential Lot, and 1 Private HOA Open Space Lot. Council District 8.**
- a. Being 2.939 acres situated in the John Little Survey, Abstract No. 958, and being all of Lot 1, Block 1, Trinity River Addition, Cabinet B, Slide 2904, PRTCT, and all of a called 0.257-acre tract of land described in deed to Cool Anchor Properties, D213213013, PRTCT, City of Fort Worth, Tarrant County, Texas.
 - b. General Location: Southeast of Belknap Street, north of State Highway 121, and west of Sylvania Street.
 - c. Applicant: Cool Anchor Properties, LLC and Ron R. and Paula Winsett.
 - d. Applicant Requests: Conditional approval of the final plat: 1) upon the City's final acceptance of the drainage study; 2) upon TXDOT street connection, interchange and/or driveway permits being provided; and 3) upon meeting the platting comments in the staff report.
 - e. DRC Recommends: Conditional approval of the final plat: 1) upon the City's final acceptance of the drainage study; 2) upon TXDOT street connection, interchange and/or driveway permits being provided; and 3) upon meeting the platting comments in the staff report.

7. **PP-19-006 Westside Heights (Revision/ Waiver Request): 120 Single Family Attached Residential Lots, 5 Private HOA Open Space Lots, 2 Commercial Lots, and 3 Multifamily Lots. Council District 2.**
 - a. Being 9.764 acres of land situated in the Alexander F. Albright Survey, Abstract No. 1849, and the Joseph Bowman Survey, Abstract No. 79, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: North of Azle Avenue, west of Santos Drive, south of Interstate Highway 820, and east of Sherman Avenue.
 - c. Applicant: Lass Azle Holding, LLC and Azle Avenue Apartments, LLC.
 - d. Applicant Requests: Conditional approval of the preliminary plat revision: 1) upon recordation of the offsite easements by separate instrument; and 2) upon meeting the platting comments in the staff report.
 - e. DRC Recommends: Conditional approval of the preliminary plat revision: 1) upon recordation of the offsite easements by separate instrument; and 2) upon meeting the platting comments in the staff report.

8. **PP-21-069 Whitestone Point, Lots 1-14X, Block 1; Lots 1-20, Block 2; Lots 1-13X, Block 3 (Revision): 51 Single-Family Detached Residential Lots and 2 Private HOA Open Space Lots. Council District 3.**
 - a. Being 12.14 acres situated in the Langston Elizabeth Survey, Abstract Number 988, Tract 2A & A1560 Tract 1A2, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of Ventana Parkway and Trail Ridge Road, west of Rolling Hills Street, north and east of Jerry Dunn Parkway.
 - c. Applicant: Hawkins Family Joint Venture.
 - d. Applicant Requests: 1) Approval of an additional four lots to be served by a second point of access through the City of Benbrook; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
 - e. DRC Recommends: 1) Approval of an additional four lots to be served by a second point of access through the City of Benbrook; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

9. **PP-21-096 Fort Worth South III (Waiver Request): 8 Industrial Lots. Council District 8.**

- a. Being 76.8092 acres of land situated in the Jessie B. Renfro Survey, Abstract 1273, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Risinger Road, east of South Freeway, south of Everman Parkway, and west of Oak Grove Road.
- c. Applicant: Fort Worth Everman/ Risinger Development LLC, and Hickman Investments, LTD.
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit a 40-foot wide public access easement to serve an industrially zoned property, rather than the required 60-foot wide easement; 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 40-foot wide public access easement to serve an industrially zoned property, rather than the required 60-foot wide easement; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

10. **VA-21-018 Vacation of an Unnamed 30-Foot Right-of-Way: Council District 8.**

- a. Being a vacation of an unnamed 30-foot right-of-way as recorded in Volume 388-172, Page 88 of the PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Risinger Road, east of South Freeway, south of Everman Parkway, and west of Oak Grove Road.
- c. Applicant: Fort Worth Everman/Risinger Development LLC, and Hickman Investments, LTD.
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of an unnamed 30-foot right-of-way.
- e. DRC Recommends: Approval of a recommendation to City Council for the vacation of an unnamed 30-foot right-of-way.

11. **VA-21-019** **Vacation of Portions of Right-of-Way Along Windstar Way and Future Extensions of Pronghorn Lane and Cougar Trail: Council District 3.**

- a. Being a vacation of portions of right-of-way along Windstar Way and future extensions of Pronghorn Lane and Cougar Trail as recorded in Cabinet A, Slide 9606, and Cabinet A, Slide 9146, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Amber Ridge Drive, east of Windstar Way, south of Westpoint Boulevard, and west of Academy Boulevard.
- c. Applicant: Covenant Classical School.
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of portions of Windstar Way and future extensions of Pronghorn Lane and Cougar Trail.
- e. DRC Recommends: Approval of a recommendation to City Council for the vacation of portions of Windstar Way and future extensions of Pronghorn Lane and Cougar Trail.

12. **MT-21-010** **MTP Amendment to Extend Intermodal Parkway 1,000 feet to the west of Blue Mound Road: Council District 7.**

- a. Being a Master Thoroughfare Plan Amendment to extend Intermodal Parkway 1,000 feet to the west of Blue Mound Road; and a waiver request for the Cross Section of Intermodal Parkway, a Commercial Connector [CCO-L3-T0-NTMS-P0-BOP (130)], going west approximately 1,000 feet, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: Traveling from Blue Mound Road, going west approximately 1,000 feet for the amendment, and going east approximately 4,600 feet to Old Blue Mound Road for the waiver.
- c. Applicant: Hillwood Alliance Group LP.
- d. Applicant Requests: Approval of a recommendation to City Council for the requested MTP amendment to extend Intermodal Parkway approximately 1,000 feet to the west of Blue Mound Road to the BNSF Intermodal Facility.
- e. DRC Recommends: Approval of a recommendation to City Council for the requested MTP amendment to extend Intermodal Parkway approximately 1,000 feet to the west of Blue Mound Road to the BNSF Intermodal Facility.
- f. Applicant Requests: Approval of a waiver to allow the reduction in width of the cross section of Intermodal Parkway from 130 feet to 120 feet, from the BNSF Intermodal Facility, going east approximately 5,600 feet to Old Blue Mound Road.

- g. DRC Recommends: Approval of a waiver to allow the reduction in width of the cross section of Intermodal Parkway from 130 feet to 120 feet, from the BNSF Intermodal Facility, going east approximately 5,600 feet to Old Blue Mound Road.

13. MT-21-011 MTP Amendment for a Right-of-Way Realignment of Walsh Ranch Minor #2, a Commercial Connector, from West Freeway traveling north to Old Weatherford Road, in the Master Thoroughfare Plan: Future Council District 3 and Parker County.

- a. Being an amendment to the Master Thoroughfare Plan to realign the right-of-way location of an approximately 6,684 linear-foot segment of Walsh Ranch Minor #2, a Commercial Connector [NCO-L1-TO-TWLT-PO-BOP (80)], from West Freeway, and traveling north to Old Weatherford Road.
- b. General Location: North of West Freeway and south of Old Weatherford Road.
- c. Applicant: Republic Property Group and Walsh Ranch LP.
- d. Applicant Requests: Approval of a 30-day continuance to the February 9, 2022 City Plan Commission meeting.
- e. DRC Recommends: Approval of a 30-day continuance to the February 9, 2022 City Plan Commission meeting.

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.

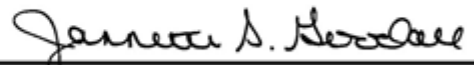
DECLARACIÓN DE ACCESIBILIDAD

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 Thursday, January 06, 2022 at 6:00 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

Minutes of the City Plan Commission

December 17, 2021 – Meeting

COMMISSIONERS PRESENT

Jarrett Wilson (Alternate)
Josh Lindsay (Alternate)
Will Dryden
Vicky Schoch
Matt Kotter
Don Boren, Chair

COMMISSIONERS ABSENT

Armard Anderson
Matthijs Melchiors (Alternate)
Stephanie Spann (Alternate)
Jim Tidwell
Edward Deegan

STAFF PRESENT

Development Services Department:

Mary Elliott, Planning Manager
Alex Parks, Senior Planner
Stuart Campbell, Senior Planner
Lynn Jordan, Planner
Lindsay Mesa, Planner
Saifuddin Ahmed, Professional Engineer
Robin Stevens, Graduate Engineer
LaShanda Dockery, Police Department
Jawad Pooya, Water Engineering Tech II
Mirian Spencer, Sr. Project Controls Specialist
Tyson Thompson, Assistant Director
Eric Fladager, Assistant Director, Planning and Data Analytics
Korrie Becht, Sr. Planner, Planning and Data Analytics

Legal Department:

Rich McCracken, Sr. Asst. City Attorney
Melinda Ramos, Sr. Asst. City Attorney

Fire Department:

Lt. Donna York

PARD Department:

Lori Gordon, Landscape Architect Manager

I. PUBLIC HEARING — 10:00 AM Videoconference & Teleconference

RULES OF PROCEDURE

Ms. Mary Elliott, Planning Manager with the Development Services Department, explained the City Plan Commission's public hearing procedures to be followed and introduced the Commissioners and staff present.

- 1. APPROVAL OF MINUTES** - On a motion by Dryden, seconded by Schoch, the Commission **APPROVED** the December 3, 2021 minutes on a vote of **6/0**.
- 2. REPORT ON PREVIOUSLY RECORDED PLATS**

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION MINUTES

VA-21-014 Vacation of a Portion of West Vickery Boulevard: Council District 9.

Being a vacation of a portion of West Vickery Boulevard, a variable width right-of-way as dedicated by the Sarah Jennings Survey, Abstract No. 844, located in the City of Fort Worth, Tarrant County, Texas.

General Location: South of I-30W, west of Hemphill Street, east of Lipscomb Street, and north of Jarvis Street.

ACTION:

On a **6/0** vote, the City Plan Commission **APPROVED** the recommendation to City Council for the vacation of portions of West Vickery Boulevard within the Jennings North Addition.

VOTING RESULTS:

COUNCIL DISTRICT	COMMISSIONER	MOTION MADE	SECOND	FOR	AGAINST	ABSTAIN
1	Vicky Schoch			X		
2	Vacant					
3	Jim Tidwell					
4	Matt Kotter			X		
5	Will Dryden		X			
6	Armard Anderson					
7	Edward Deegan					
8	Don Boren			X		
9	Vacant					
Alt	Jarrett Wilson	X				
Alt	Josh Lindsay			X		
Alt	Stephanie Spann					
Alt	Matthijs Melchiors					

DISCUSSION:

Chad Colley with Enviktus was present to speak in support.

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION MINUTES

FP-21-150 Chapel Hill, Lot 1, Block 1 (Conditional Approval): 1 Multifamily Lot. Council District 7.

Being a 53.537-acre tract of land situated in the B. Thomas Survey, Abstract No. 1497, J.A. Gill Survey, Abstract No. 570, and S.C.T. Ford Survey, Abstract No. 1497, located in the City of Fort Worth, Tarrant County, Texas.

General Location: Northeast of Boat Club Road, south of W. Bonds Ranch Road, and west of N. Saginaw Boulevard.

ACTION:

On a **6/0** vote, the City Plan Commission conditionally **APPROVED** the final plat: 1) upon recordation of the offsite easements by separate instrument; and, 2) upon meeting the platting comments in the staff report.

VOTING RESULTS:

COUNCIL DISTRICT	COMMISSIONER	MOTION MADE	SECOND	FOR	AGAINST	ABSTAIN
1	Vicky Schoch		X			
2	Vacant					
3	Jim Tidwell					
4	Matt Kotter			X		
5	Will Dryden	X				
6	Armard Anderson					
7	Edward Deegan					
8	Don Boren			X		
9	Vacant					
Alt	Jarrett Wilson			X		
Alt	Josh Lindsay			X		
Alt	Stephanie Spann					
Alt	Matthijs Melchiors					

DISCUSSION:

No speakers.

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION MINUTES

FP-21-155 **Morningstar, Section 5, Phase 4, Lots 3,4, 23B-45, Block 40; Lot 21, Block 41; Lots 11-42, Block 42; Lots 5-23A, Block 40; Lots 10-20, Block 41 (Conditional Approval); 89 Single-Family Residential Lots, and 2 Private HOA Open Space Lots. ETJ – Parker County.**

Being 27.648-acre tract of land located in the M.S. Teter Survey, Abstract No. 2070, situated in Parker County, Texas.

General Location: South of White Settlement Road, north of Old Weatherford Road, west of Walsh Ranch Parkway, and east of Farmer Road.

ACTION:

On a **6/0** vote, the City Plan Commission conditionally **APPROVED** the final plat: 1) upon recordation of the offsite easements by separate instrument, and 2) upon meeting the platting comments in the staff report.

VOTING RESULTS:

COUNCIL DISTRICT	COMMISSIONER	MOTION MADE	SECOND	FOR	AGAINST	ABSTAIN
1	Vicky Schoch			X		
2	Vacant					
3	Jim Tidwell					
4	Matt Kotter	X				
5	Will Dryden		X			
6	Armard Anderson					
7	Edward Deegan					
8	Don Boren			X		
9	Vacant					
Alt	Jarrett Wilson			X		
Alt	Josh Lindsay			X		
Alt	Stephanie Spann					
Alt	Matthijs Melchiors					

DISCUSSION:

No speakers.

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION MINUTES

FP-21-156 **Chapel Hill, Lots 1-33, Block 19, Lots 38-63, Block 21, Lots 1-11, Block 24, Lots 1-81, 16X, Block 25, Lots 1-18, Block 27, Lots 1-12, Block 28 and Lots 4-10, Block 29 (Conditional Approval): 188 Single Family Detached Residential Lots and 1 Private HOA Open Space Lot. Council District 7.**

Being 52.213 acres situated in the J.A. Gill Survey, Abstract No. 570 and the B. Thomas Survey, Abstract No. 1497, located in the City of Fort Worth, Tarrant County, Texas.

General Location: South of Muscogee Drive, west of N. Saginaw Boulevard, north of Hicks Field Road and east of Kootenai Street.

ACTION:

On a **6/0** vote, the City Plan Commission **APPROVED** the final plat: 1) upon recordation of the offsite easements by separate instrument, and 2) upon meeting the platting comments in the staff report.

VOTING RESULTS:

COUNCIL DISTRICT	COMMISSIONER	MOTION MADE	SECOND	FOR	AGAINST	ABSTAIN
1	Vicky Schoch			X		
2	Vacant					
3	Jim Tidwell					
4	Matt Kotter	X				
5	Will Dryden		X			
6	Armard Anderson					
7	Edward Deegan					
8	Don Boren			X		
9	Vacant					
Alt	Jarrett Wilson			X		
Alt	Josh Lindsay			X		
Alt	Stephanie Spann					
Alt	Matthijs Melchiors					

DISCUSSION:

Marc Paquette with Peloton Land Solutions was present to speak in support.

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION MINUTES

FS-21-223 **Mitchell Industrial Addition, Lot 1, Block 1 (Waiver Request): 1 Industrial Lot. Council District 7.**

Being 0.518 acres of land situated in the William McCowan Survey, Abstract No. 999, located in the City of Fort Worth, Tarrant County, Texas.

General Location:

South of Josh Road, east of Golden Triangle Boulevard and west of North Freeway.

ACTION:

On a **6/0** vote, the City Plan Commission **APPROVED** two Subdivision Ordinance waivers: 1) to permit a final platted lot to be served by a private ingress-egress easement rather than a public street, private street or a public access easement; 2) to permit an industrially zoned lot to be served by a 40-foot wide access easement rather than the minimum 60-foot wide access easement; and, 3) conditionally approved the final plat upon meeting the platting comments in the staff report.

VOTING RESULTS:

COUNCIL DISTRICT	COMMISSIONER	MOTION MADE	SECOND	FOR	AGAINST	ABSTAIN
1	Vicky Schoch			X		
2	Vacant					
3	Jim Tidwell					
4	Matt Kotter			X		
5	Will Dryden	X				
6	Armard Anderson					
7	Edward Deegan					
8	Don Boren			X		
9	Vacant					
Alt	Jarrett Wilson			X		
Alt	Josh Lindsay		X			
Alt	Stephanie Spann					
Alt	Matthijs Melchiors					

DISCUSSION:

No speakers.

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION MINUTES

PP-21-051 Waterfront at Enchanted Bay, Phase 2 (Revision/Conditional Approval): 99 Single Family Detached Residential Lots, 5 Private HOA Open Space Lots and 1 Private Street Lot. Council District 5.

Being 28.11 acres of land situated in the David Strickland Survey, Abstract No. 1376, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Kaltenbrun Road, south of Willamette Drive, east of E. Loop 820 South and west of Lake Arlington.

ACTION:

On a **6/0** vote, the City Plan Commission conditionally **APPROVED** the preliminary plat: 1) upon providing revisions for easements on final plat(s) and plan(s); and, 2) upon meeting the platting comments in the staff report.

VOTING RESULTS:

COUNCIL DISTRICT	COMMISSIONER	MOTION MADE	SECOND	FOR	AGAINST	ABSTAIN
1	Vicky Schoch			X		
2	Vacant					
3	Jim Tidwell					
4	Matt Kotter			X		
5	Will Dryden	X				
6	Armard Anderson					
7	Edward Deegan					
8	Don Boren			X		
9	Vacant					
Alt	Jarrett Wilson			X		
Alt	Josh Lindsay		X			
Alt	Stephanie Spann					
Alt	Matthijs Melchiors					

DISCUSSION:

Marc Paquette with Peloton Land Solutions was present to speak in support.

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION MINUTES

PP-21-095 **Beach Street North Addition, Lots 1-12, Block 1 and Lots 1X-4X (Waiver Request): 12 Single Family Detached Residential Lots and 4 Private HOA Open Space Lots. Council District 7.**

Being 2.156 acres situated in the W. McCowan Survey, Abstract No. 999, located in the City of Fort Worth, Tarrant County, Texas.

General Location: West of North Beach Street, south of Vista Meadows Drive, and north of Thorp Lane.

ACTION:

On a **6/0** vote, the City Plan Commission **APPROVED** one Subdivision Ordinance waiver: 1) to permit a subdivision with a connectivity index of 0.50 rather the required 1.4; and 2) conditionally approved the preliminary plat upon meeting the platting comments in the staff report.

VOTING RESULTS:

COUNCIL DISTRICT	COMMISSIONER	MOTION MADE	SECOND	FOR	AGAINST	ABSTAIN
1	Vicky Schoch			X		
2	Vacant					
3	Jim Tidwell					
4	Matt Kotter			X		
5	Will Dryden	X				
6	Armard Anderson					
7	Edward Deegan					
8	Don Boren			X		
9	Vacant					
Alt	Jarrett Wilson		X			
Alt	Josh Lindsay			X		
Alt	Stephanie Spann					
Alt	Matthijs Melchiors					

DISCUSSION:

Douglas Weaver with HKS Engineers was present to speak in support. John Ditgen, adjacent property owner, was present to speak in opposition.

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION MINUTES

PP-21-098 Basswood Landing (Waiver Request): 50 Single Family Detached Residential Lots and 3 Private HOA Open Space Lots. Council District 2.

Being 24.67 acres of land situated in the M. Gilbert Survey, Abstract No. 565, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Basswood Boulevard, east of Arroyo Verde Trail, and west of Horseman Road.

ACTION:

On a **6/0** vote, the City Plan Commission **APPROVED** one Subdivision Ordinance waiver: 1) to permit a subdivision with a connectivity index of 1.125 rather than the required 1.4; and 2) conditionally approved the final plat upon meeting the comments in the staff report.

VOTING RESULTS:

COUNCIL DISTRICT	COMMISSIONER	MOTION MADE	SECOND	FOR	AGAINST	ABSTAIN
1	Vicky Schoch		X			
2	Vacant					
3	Jim Tidwell					
4	Matt Kotter	X				
5	Will Dryden			X		
6	Armard Anderson					
7	Edward Deegan					
8	Don Boren			X		
9	Vacant					
Alt	Jarrett Wilson			X		
Alt	Josh Lindsay			X		
Alt	Stephanie Spann					
Alt	Matthijs Melchiors					

DISCUSSION:

Alexandra Johnson with Republic Property Group was present to speak in support.

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION MINUTES

OMB **Bison Viewing Platform for Fort Worth Nature Center and Refuge (Waiver Request): Council District 7.**

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.

General Location: North and east of Jacksboro Highway (State Highway 199), and southwest of Lake Worth, along Shoreline Road.

ACTION:

On a **6/0** vote, the City Plan Commission **APPROVED** one Subdivision Ordinance waiver: 1) to allow the issuance of building permits for construction of a bison viewing platform in the Fort Worth Nature Center and Refuge prior to the final plat being accepted and approved.

VOTING RESULTS:

COUNCIL DISTRICT	COMMISSIONER	MOTION MADE	SECOND	FOR	AGAINST	ABSTAIN
1	Vicky Schoch		X			
2	Vacant					
3	Jim Tidwell					
4	Matt Kotter			X		
5	Will Dryden	X				
6	Armard Anderson					
7	Edward Deegan					
8	Don Boren			X		
9	Vacant					
Alt	Jarrett Wilson			X		
Alt	Josh Lindsay			X		
Alt	Stephanie Spann					
Alt	Matthijs Melchiors					

DISCUSSION:

No speakers.

Adjournment: 10:36 AM

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.

Mary Elliott, Executive Secretary

Don R. Boren, Chairman