



MEETING AGENDA

CITY PLAN COMMISSION
Wednesday, May 25, 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=e994de48b13e42791a071b9df1dce2f71>

Meeting/Access Code: 2554 340 7338
Registration Required

Teleconference:

(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 2554 340 7338

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 May 24, 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 Kathy Hamilton CD 2 Jim Tidwell, CD 3 Matt Kotter, CD 4 Will Dryden, CD 5 Stephanie Spann, Alternate Jarrett Wilson, Alternate	_____ _____ _____ _____ _____ _____ _____	Armard Anderson, CD 6 Edward Deegan, CD 7 Don Boren, Chair CD 8 Vacant, CD 9 Matthijs Melchiors, Alternate Josh Lindsay, Alternate	_____ _____ _____ _____ _____ _____
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I. WORK SESSION: 12:00 P.M. City Council Conference Room 2020

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|--------------------------------------|---------------|
| A. Correspondence & Comments | Staff & Chair |
| B. Review of Cases on Today’s Agenda | 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 MAY 11, 2022 MEETING MINUTES
- D. NEW CASES (9)

1. FP-22-056 Bailey Park Phase 3 (Conditional Approval): 143 One Family Lots and 6 Private Open Space Lots. Council District 7.

- a. Being 64.631 acres of land situated in the W. Thompson Survey, Abstract No. 1559 and the A. Roberts Survey, Abstract No. 1262, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Bailey Boswell Road, west of Shallow Creek Drive, and east of Boswell High School.

- c. Applicant: Peloton Land Solutions
- d. Applicant Requests: Conditional approval of the final plat upon: 1) construction of the required access from the adjacent Bailey Park Phase 2 Final Plat (FP-22-004); 2) recordation of the offsite easements by separate instrument; and 3) meeting the platting comments in the staff report.
- e. DRC recommends: Conditional approval of the final plat upon: 1) construction of the required access from the adjacent Bailey Park Phase 2 Final Plat (FP-22-004); 2) recordation of the offsite easements by separate instrument; and 3) meeting the platting comments in the staff report.

2. **FP-22-057 Ventana 6A-1 (Conditional Approval): 1 Private Open Space Lot. Council District 3.**

- a. Being 7.607 acre tract of land situated in the E. Langston Survey, Abstract Number 988, T. F. Rogers Survey, Abstract Number 1357, E. Taylor Survey, Abstract Number 1560, and the D. T. Finley Survey, Abstract Number 1903, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Jerry Dunn Parkway, east of Markum Ranch and southeast of Joplin Blues Lane.
- c. Applicant: LJA Surveying, Inc.
- d. Applicant Requests: Conditional approval of the final plat upon: 1) recordation of the offsite easements by separate instrument; and 2) 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; and 2) meeting the platting comments in the staff report.

3. **FP-22-059 Cedarbrook Lot 1, Block 34 (Conditional Approval/Waiver Request): 1 School Lot. Council District 7.**

- a. Being 15.056 acres of land out of the Benjamin Thomas Survey, Abstract No. 1497, located in the City of Fort Worth, Tarrant County, Texas. 80.137 acres of land situated in the B.B.B. & C. RY. Survey, Abstract No. 219, Tract 1A1, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Bailey Boswell Road, east of Saginaw Boulevard and west of Wagley Robertson Road.
- c. Applicant: Teague Nall and Perkins, Inc.
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit the issuance of a building permit to begin construction of the school prior to recordation

of the final plat (FP-22-059); 2) Conditional approval of the final plat upon construction of the required access from the adjacent Cedarbrook Final Plat (FP-22-054); and 3) 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 issuance of a building permit to begin construction of the school prior to recordation of the final plat (FP-22-059); 2) Conditional approval of the final plat upon construction of the required access from the adjacent Cedarbrook Final Plat (FP-22-054); and 3) Conditional approval of the final plat upon meeting the platting comments in the staff report.

4. FP-22-062 Ventana Lift Station (Conditional Approval): 2 Private Open Space Lots. Council District 3.

- a. Being a 6.212 acre tract of land situated in the E. Langston Survey, Abstract No. 988, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Jerry Dunn Parkway, east of Markum Ranch and southeast of Joplin Blues Lane.
- c. Applicant: LJA Surveying, Inc.
- d. Applicant Requests: Conditional approval of the final plat upon: 1) recordation of the offsite easements by separate instrument; and 2) 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; and 2) meeting the platting comments in the staff report.

5. FP-22-063 Ventana 6A-2 (Conditional Approval): 200 One Family Lots and 7 Open Space Lots. Council District 3.

- a. Being a 71.492 acre tract of land situated in the E. Langston Survey, Abstract No. 988, T. F. Rogers Survey, Abstract No. 1357, E. Taylor Survey, Abstract No. 11560 and the D. T. Finley Survey, Abstract No. 1903, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Jerry Dunn Parkway, east of Markum Ranch and south of Joplin Blues Lane.
- c. Applicant: LJA Surveying, Inc.
- d. Applicant Requests: : Conditional approval of the final plat upon: 1) recordation of the offsite easements by separate instrument; and 2) 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; and 2) meeting the platting comments in the staff report.

6. **PP-22-022 Kairoi Stockyards Multifamily (Waiver Request): 11 Multifamily Lots.**
Council District 2.

- a. Being 19.257 acres situated in the Isaac Thomas Survey, Abstract No. 1526 and the Edmund Little Survey, Abstract No. 954, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of East Exchange Avenue, east of Packers Avenue and west of the Fort Worth and Western railroad.
- c. Applicant: Kimley-Horn and Associates, Inc.
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit a temporary dead-end street without the required temporary turnaround; 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 temporary dead-end street without the required temporary turnaround; and 2) conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

7. **PP-22-027 Stonegate (Waiver Request): 29 Single Family Attached Residential Lots and 1 Private Street Lot.**
Council District 3.

- a. Being a replat of Lot A, Block 8-R, Stonegate Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet B, Slide 1300 of the Plat Records of Tarrant County, Texas., located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North, south, east and west of Oak Hill Circle.
- c. Applicant: Pacheco Koch Consulting Engineers, Inc.
- d. Applicant Request: 1) Approval of a Subdivision Ordinance waiver to permit more than 30 dwelling units to be platted without two points of ingress and egress to a public street; 2) Approval of a Subdivision Ordinance waiver to permit a development to be platted with a connectivity index of less than the minimum required 1.4; 3) Approval of a Subdivision Ordinance waiver to permit private streets to be dedicated with less than the minimum required 50-feet in width; 4) Approval of a Subdivision Ordinance waiver to permit a development with private streets to be constructed to limited local street standards to have less than four-off street parking spaces per unit; and 5) 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 permit more than 30 dwelling units to be platted without two points of ingress and egress to a public street; 2) Approval of a Subdivision Ordinance waiver to permit a development

to be platted with a connectivity index of less than the minimum required 1.4; 3) Approval of a Subdivision Ordinance waiver to permit private streets to be dedicated with less than the minimum required 50-feet in width; 4) Approval of a Subdivision Ordinance waiver to permit a development with private streets constructed to limited local street standards to have less than four-off street parking spaces per unit; and 5) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

8. **VA-22-008** **Vacation of a Portion of West Vickery Boulevard: Council District 9.**
- a. 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, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of I-30W, west of Hemphill Street, east of Lipscomb Street, and north of Jarvis Street.
 - c. Applicant: Trademark Property
 - d. Applicant Request: Approval of a recommendation to City Council for the vacation of a portion of West Vickery Boulevard.
 - e. DRC Recommends: Approval of a recommendation to City Council for the vacation of a portion of West Vickery Boulevard.
9. **VA-22-010** **Vacation of Portion of an Alley in Block 18, Jennings West Addition: Council District 9.**
- a. Being a vacation of a portion of an alley in Block 18, Jennings West Addition as recorded in Volume 109, Page 29, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of 10th Street, west of Lexington Street, east of Lake Street, and north of Texas Street.
 - c. Applicant Request: Approval of a recommendation to City Council for the vacation of a portion of the alley in Block 18, Jennings West Addition.
 - d. DRC Recommends: Approval of a recommendation to City Council for the vacation of a portion of the alley in Block 18, Jennings West Addition.

Adjournment: _____

ACCESSIBILITY STATEMENT

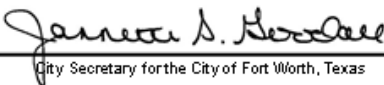
Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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 <u>Friday, May 20, 2022 at 11:00 a.m.</u> 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
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