



MEETING AGENDA

CITY PLAN COMMISSION
Wednesday, June 22, 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=e793713fe803902a63c8a0e3fa560abcc>

Meeting/Access Code: 2559 989 0858
Registration Required

Teleconference:

(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 2559 989 0858

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 June 21, 2022. To sign up to speak in person at the meeting, contact Stuart Campbell at stuart.campbell@fortworthtexas.gov or 817-392-2412. To sign up to speak 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	_____	Don Boren, Chair CD 8	_____
Kathy Hamilton CD 2	_____	Vacant, CD 9	_____
Jim Tidwell, CD 3	_____	Matthijs Melchiors, Alternate	_____
Matt Kotter, CD 4	_____	Josh Lindsay, Alternate	_____
Will Dryden, CD 5	_____	Andrew Scott, Alternate	_____
Arnard Anderson, CD 6	_____	Stephanie Spann, Alternate	_____
Edward Deegan, CD 7	_____	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. Design Manual Updates | 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 JUNE 8, 2022 MEETING MINUTES
- D. CONTINUED CASE (1)

1. 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.

E. NEW CASES (7)

2. **FS-22-110 McCombs Addition (Waiver Request): 1 Commercial Lot. ETJ- Johnson County.**

- a. Being 4.99 acres in the J. R. Loughridge Survey, Abstract No. 528, located in Johnson County, Texas in the City's extraterritorial jurisdiction.
- b. General Location: South of Crowley Road 920A and west of Chisholm Trail Parkway.
- c. Applicant: Kerry McCombs
- d. Applicant Requests: 1) Approval of a Subdivision Ordinance waiver to allow a flag lot meeting the conditions identified in Section 31-103(c)(3) of the Subdivision Ordinance; 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 for an irregular shaped lot with a variable length frontage (approximately 33-feet) that is less than the minimum 40-feet of frontage required along County Road 920A; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

3. **FS-22-138 Landmark 1187 (Conditional Approval/Waiver Request): 1 Multifamily Lot. Council District 6.**

- a. Being 23.037 acres situated in the H. Little Survey, Abstract No. 930, located in the City of Fort Worth, Tarrant County, Texas.

- b. General Location: North of FM 1187 and east of the South Freeway.
- c. Applicant: Manhard Consulting
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit a multifamily development with more than 100 dwelling units to have a single point of ingress and egress to a public street, with a secondary driveway for emergency only 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 a multifamily development with more than 100 dwelling units to have a single point of ingress and egress to a public street, with a secondary driveway for emergency only access; and 2) conditional approval of the final plat upon meeting the platting comments in the staff report.

4. **MT-22-006 Sycamore School Road (MTP Waiver Request): Council District 6.**

- a. Being a Master Thoroughfare Plan waiver request to permit a portion of Sycamore School Road to be constructed with an interim cross section from Old Granbury Road to Chisholm Trail Parkway, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Chisholm Trail Parkway and west of Old Granbury Road.
- c. Applicant: Kimley-Horn and Associates Inc.
- d. Applicant Requests: Approval of the Master Thoroughfare Plan (MTP) waiver request to allow for an interim street cross section along Sycamore School Road from Chisholm Trail Parkway to Old Granbury Road.
- e. DRC Recommends: Approval of the Master Thoroughfare Plan (MTP) waiver request to allow for an interim street cross section along Sycamore School Road from Chisholm Trail Parkway to Old Granbury Road.

5. **PP-22-030 Primrose Station Addition (Conditional Approval): 1 Commercial Lot, 3 Multifamily Lots, 68 Single Family Detached Residential Lots and 4 Private Open Space Lots. Council District 6.**

- a. Being 119.545 acres situated in the J. Heath Survey, Abstract No. 641 and the J. Asbury Survey, Abstract No. 52 and the A. Hodge Survey, Abstract No. 1789, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Chisholm Trail Parkway, south of Sycamore School Road and east of Old Granbury Road.
- c. Applicant: Kimley-Horn and Associates Inc.
- d. Applicant Requests: 1) conditional approval of the preliminary plat upon approval of the Master Thoroughfare Plan waiver request (MT-22-006).

- e. DRC Recommends: 1) conditional approval of the preliminary plat upon approval of the Master Thoroughfare Plan waiver request (MT-22-006).

6. **PP-22-036 Noble Hill Village Addition Phase 2 (Waiver Request): 83 Single-Family Lots, 7 Open Space Lots. Council District 4.**

- a. Being 18.91 acres situated in the N. Burton Survey, Abstract No. 244 and the W. R. Ray Survey, Abstract No. 1353, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Sunset Oaks Drive, west of Bridgewood Drive, north of Boca Raton Boulevard.
- c. Applicant: DDC, Inc.
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to not provide the required street extensions to the adjoining unplatted tracts of land to the west; 2) Approval of one Subdivision Ordinance waiver to allow a connectivity index of 1.0; and 3) 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 the required street extensions to the adjoining unplatted tracts of land to the west; 2) Approval of one Subdivision Ordinance waiver to allow a connectivity index of 1.0; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

7. **PP-22-040 Mercantile Center Addition (Waiver Request): 3 Industrial Lots. Council District 4.**

- a. Being 162.621 acres situated in the Allen Beard Survey, Abstract No. 137 and the Mary Johnson Survey, Abstract No. 858, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of North Beach Street, south of Meacham Boulevard and north of East Long Avenue.
- c. Applicant: Pacheco Koch
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit an industrially zoned lot to be served by a cul-de-sac; 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 an industrially zoned lot to be served by a cul-de-sac; and 2) conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

8. **PA-22-002 Plat Vacation in Mira Vista Addition: Lot 10R, Block 35 1 Single Family Detached Residential Lot. Council District 3.**

- a. Being 0.886 acres being a plat vacation of Lot 10R, Block 35, Mira Vista Addition, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Lahontan Drive, north of Harbour Town Lane and east of Winged Foot Circle.
- c. Applicant: Gerry Curtis.
- d. Applicant Requests: Approval of the vacation of the final plat of Mira Vista Addition, Lot 10R, Block 35.
- e. DRC Recommends: Approval of the vacation of the final plat of Mira Vista Addition, Lot 10R, Block 35.

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.

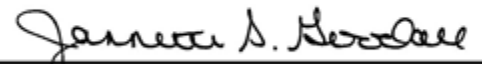
DECLARACIÓN DE ACCESIBILIDAD

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, June 17, 2022 at 3:15 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