



MEETING AGENDA

CITY PLAN COMMISSION
Wednesday, July 27, 2022
Work Session 12:30 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=ef5dcbaa63226090d2252a715e4496f3d>

Meeting/Access Code: 2551 029 2340
Registration Required

Teleconference:

(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 2551 029 2340

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 July 26, 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: 12:30 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 |
| 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 JULY 13, 2022 MEETING MINUTES
- D. CONTINUED CASE (1)

1. MT-22-007 McCart Avenue (MTP Waiver Request): Council District 6.

- a. Being a Master Thoroughfare Plan waiver request to permit a portion of McCart Avenue to be constructed with an interim cross section from a section starting at Dublin Ridge Road to just north of Bean Drive, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Dublin Ridge Road and north of Bean Drive.
- c. Applicant: Shield Engineering

- d. Applicant Requests: Approval of the Master Thoroughfare Plan (MTP) waiver request to allow for an interim street cross section along McCart Avenue from Dublin Ridge Road to Bean Drive.
- e. DRC Recommends: Approval of the Master Thoroughfare Plan (MTP) waiver request to allow for an interim street cross section along McCart Avenue from Dublin Ridge Road to Bean Drive.

E. NEW CASES (6)

2. **FS-22-149** **Moon's Crossing Lot 1, Block 1 (Waiver Request): ETJ-Tarrant County.**

- a. Being 0.53 acres of land situated in the J. Rendon Survey, Abstract No. 1263 of Tarrant County, Texas, located in Tarrant County, Texas.
- b. General Location: South of Lucy Trimble Road and west of J. Rendon Road.
- c. Applicant: Texas Surveyors
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to allow one lot with less than one-acre of contiguous land area, exclusive of floodplain and drainage easements, access easements, and right-of-way, to be served by a private onsite septic system; 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 allow one lot with less than one-acre of contiguous land area, exclusive of floodplain and drainage easements, access easements, and right-of-way, to be served by a private onsite septic system; and 2) conditional approval of the final plat upon meeting the platting comments in the staff report.

3. **FS-22-152** **East 1st Street Addition: Lots 1, 2 and 3, Block 1 (Waiver Request): 3 Industrial Lots, Council District 4.**

- a. Being 49.71 acres situated in the James Blackwell Survey, Abstract No. 148 and the James Redding Survey, Abstract No. 1304, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of East 1st Street and west of Randol Mill Road.
- c. Applicant: Pacheco Koch Consulting Engineers, LLC
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to allow three industrial lots to be served by a public access easement terminating into a cul-de-sac; 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 allow three industrial lots to be served by a public access easement terminating into a cul-de-

sac; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

4. **FS-22-163** **Reyes/Soto Addition Lot 1, Block 1 (Waiver Request): Council District 5.**

- a. Being 0.387 acres of land situated in the Isaac Carodine Survey, Abstract No. 357 of the City of Fort Worth, Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Greenlee Street, east of Haynie Street, west of Forest Avenue and north of Craig Street.
- c. Applicant: Brittain and Crawford
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to allow a street designed to permanently dead-end without providing the required platted and constructed cul-de-sac; 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 allow a street designed to permanently dead-end without providing the required platted and constructed cul-de-sac; and 2) conditional approval of the final plat upon meeting the platting comments in the staff report.

5. **FS-22-172** **Mercantile Center Addition, Lot 1 and 2, Block 10 (Conditional Approval): 2 Industrial Lots. Council District 2.**

- a. Being 42.982 acres situated in the Mary Johnson Survey, Abstract No. 858, an addition to the City of Fort Worth.
- b. General Location: West of North Sylvania Ave, south of Sylvania Cross Drive, and east of North Freeway.
- c. Applicant: Pocheco Koch
- d. Applicant Requests: Conditional approval of the final plat upon: (1) receiving a TxDOT permit for access onto North Freeway, and 2) meeting the platting comments in the staff report.
- e. DRC Recommends: Conditional approval of the final plat upon: (1) receiving a TxDOT permit for access onto North Freeway, and 2) meeting the platting comments in the staff report.

6. **PP-22-042** **JHCC Addition (Waiver Request): 2 Commercial Lots. Council District 2.**

- a. Being 4.953 acres situated in the James H. Conwell Survey, Abstract No. 343, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Cromwell Marine Creek Road and east of Boat Club

Road.

- c. Applicant: Westfall Engineering
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to not extend proposed streets to the north plat boundary to connect with Mead Lake Trail; 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 extend proposed streets to the north plat boundary to connect with Mead Lake Trail; and 2) conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

7. **PP-22-047 Bonds Ranch Addition, Lot 1, Block 1 (Waiver Request): 1 Multifamily Lot. Council District 7.**

- a. Being 29.385 acres of land located in the Josiah Walker Survey, Abstract No. 1600, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Fiddleneck Street, west of Saltbrush Street and south of E. Bonds Ranch Road.
- c. Applicant: Kimley Horn and Associates, Inc.
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit more than 100 multifamily units to be platted without two points of ingress and egress to a public street; 2) Approval of one Subdivision Ordinance waiver to not extend internal streets to the west and east tract boundaries and not connect with Little Falls Trail; 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 permit more than 100 multifamily units to be platted without two points of ingress and egress to a public street; 2) Approval of one Subdivision Ordinance waiver to not extend internal streets to the west and east tract boundaries and not connect with Little Falls Trail; and 3) Conditional approval of the preliminary 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

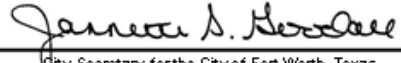
Cámara del Concilio de Fort Worth es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador 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, July 22, 2022 at 10:15 a.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