



**MEETING AGENDA**

CITY PLAN COMMISSION

Wednesday, September 14, 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

2<sup>nd</sup> Floor – City Hall

Fort Worth, Texas 76102

**Public Hearing**

In-Person:

City Council Chamber

200 Texas Street

2<sup>nd</sup> Floor – City Hall

Fort Worth, Texas 76102

Videoconference:

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e9588edd32a27964c35d610904d5da15d>

Meeting/Access Code: 2557 812 5495

Registration Required

Teleconference:

(817) 392-1111 or 1-650-479-3208

Meeting/Access Code: 2557 812 5495

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 September 13, 2022. To sign up to speak in person at the meeting, contact Stuart Campbell at [stuart.campbell@fortworthtexas.gov](mailto: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: 8:30 A.M. City Council Conference Room 2020**

- |   |               |
|---|---------------|
| A. Correspondence & Comments                        | Staff & Chair |
| B. Review of Cases on Today’s Agenda                | Staff         |
| C. Discussion - Draft Future Land Use Map Amendment | 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 AUGUST 24, 2022 MEETING MINUTES
- D. NEW CASES (11)

**1. AX-21-017 Sewell Tract (Owner-Initiated Annexation Request): Proposed for Residential and Commercial Type Development. ETJ - Tarrant County. Future Council District 6.**

- a. Being approximately 297.083 acres of land situated in the H. Maples Survey, Abstract Number 1023, the J. Leath Survey, Abstract Number 962, the A. Costello Survey, Abstract Number 271 and the A. Fernandes Survey, Abstract Number 506, all of Tarrant County, Texas and being the remainder of Tract 1 and all of Tract 2 described in the correction deed to the Sewell Family Partnership, Ltd., as recorded in File Number D206044638, Deed Records Tarrant County, Texas; being approximately 7.561 acres situated in the H. Maples Survey, Abstract Number 1023,

the J. Colthorp Survey, Abstract Number 1887, the A. Costello Survey, Abstract Number 271 and the A. Fernandez Survey, Abstract Number 506, all of Tarrant County, Texas and being a portion of existing Longhorn Trail (an existing 60 foot Right-of-Way).

- b. General Location: East of West Cleburne Road, North of Longhorn Trail and South of West Cleburne Crowley Road.
- c. Applicant: WTXS, LLC, David Peter, UDI Owners
- d. Applicant Requests: 1) Approval of a recommendation to City Council for the annexation of 304.644 acres at the request of property owners.
- e. DRC Recommends: 1) Approval of a recommendation to City Council for the annexation of 304.644 acres at the request of property owners.

2. **PP-20-031 Ranch at Duck Creek (Revision and Waiver): 362 Single Family Detached Lots and 11 Private Open Space Lots. Council District 7.**

- a. Being 194.91 acres located in the A. S. Roberts Survey, Abstract No. 1262, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of WJ Boaz Road, west of Steel Dust Drive and east of Rothbury Drive.
- c. Applicant: Goodwin and Marshall, Inc.
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit the block face for Block K, Lots 41-70 to be approximately 1,538 feet long, which exceeds the maximum allowed distance of 1,320 feet; and 2) Approval of the revised preliminary plat to remove a street extension (Sniptoe Drive) to the northern plat boundary.
- e. DRC Recommends: 1) Approval of one Subdivision Ordinance waiver to permit the block face for Block K, Lots 41-70 to be approximately 1,538 feet long, which exceeds the maximum allowed distance of 1,320 feet; and 2) Approval of the revised preliminary plat to remove a street extension (Sniptoe Drive) to the northern plat boundary.

3. **FP-22-120 Ranch at Duck Creek Lots 39-71, Block G; Lots 21-35, 36X, 37X, Block H; Lots 1-11, Block I; Lots 1-13, Block J; Lots 1-20, 21X, Block K; Lots 1-18 Block L; Lots 1-17, 18X, Block M; Lots 1-18, 19X, Block N; Lots 1-17, Block O; Lots 1-16, Block P; Lots 1-16, Block Q (Conditional Approval): Council District 7.**

- a. Being 37.603 acres located in the A. S. Roberts Survey, Abstract No. 1262, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of WJ Boaz Road, west of Steel Dust Drive and east of Rothbury Drive.
- c. Applicant: Goodwin and Marshall, Inc.

- d. Applicant Requests: Conditional approval of the final plat upon: 1) approval of the revised Ranch at Duck Creek preliminary plat (PP-20-03); 2) recording one offsite drainage easement to the west prior to final plat recordation; and 3) meeting the platting comments in the staff report.
  - e. DRC Recommends: Conditional approval of the final plat upon: 1) approval of the revised Ranch at Duck Creek preliminary plat (PP-20-03); 2) recording one offsite drainage easement to the west prior to final plat recordation; and 3) meeting the platting comments in the staff report.
4. **FP-22-125 Tradition, Lots 41-97, 98X, 99X, Block OO; Lots 1-23, Block LLL; Lots 1-30, Block MMM; Lots 1-31, Block NNN; & Lots 1-18, 19X, Block OOO (Conditional Approval): ETJ - Denton County.**
- a. Being 41.203 acres situated in the Guadalupe Cardinas Survey, Abstract No. 214, located in Denton County, Texas.
  - b. General Location: North of Highway 114, west of North FM 156 and Texas Motor Speedway, south of Sam Reynolds Road, and east of Ben-Bert Road.
  - c. Applicant: Goodwin and Marshall, Inc.
  - d. Applicant Requests: Conditional approval of the final plat upon: 1) recording one offsite private drainage easement to the north prior to final plat recordation; 2) platting and construction of the second point of access; and (3) upon meeting the platting comments in the staff report.
  - e. DRC Recommends: Conditional approval of the final plat upon: 1) recording one offsite private drainage easement to the north prior to final plat recordation; 2) platting and construction of the second point of access; and (3) upon meeting the platting comments in the staff report.
5. **FS-22-207 McPherson Boulevard Development, Lot 1, Block 1 (Conditional Approval): Council District 6.**
- a. Being a replat of Lot 1, Block 1 of Parks at Deer Creek Commercial, an addition to the City of Fort Worth, as recorded Cabinet A, Page 11157, PRTCT and being two tracts of land situated in the J. Phillips Survey, Abstract No. 1232, located in the City of Fort Worth, Texas.
  - b. General Location: East of Sage Creek Drive, west of IH-35W, and south of McPherson Boulevard.
  - c. Applicant: Windrose Land Services
  - d. Applicant Request: Conditional approval of the final plat upon: (1) receiving TxDOT permit for access onto South Freeway, and 2) Meeting the platting comments in the staff report.

- e. DRC Recommends: Conditional approval of the final plat upon: (1) receiving TxDOT permit for access onto South Freeway, and 2) Meeting the platting comments in the staff report.

6. **PP-22-054      Westpoint Multi-family Addition: 1 Multifamily Lot and 1 Commercial Lot. Council District 3.**

- a. Being 38.43 acres located in the Nathaniel Holbrook Survey, Abstract No. 647 and the Abrahams Stallions Survey, Abstract No. 1396, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Cougar Trail, east of Chapel Creek Boulevard and south of Westpoint Boulevard.
- c. Applicant: MMA Engineering
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to not require connection to the adjacent stub-out street to the east shown on approved preliminary plat (PP-22-029 Westpoint Park); 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 require connection to the adjacent stub-out street to the east shown on approved preliminary plat (PP-22-029 Westpoint Park); and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

7. **PP-22-061      Parks at Village Creek (Waiver Request): 362 Total Lots; 303 Single-Family Residential Lots; 3 Multifamily Lots and 19 Private Open Space Lots. ETJ – Tarrant County.**

- a. Being 101.696 acres situated in the Hiram Little Survey, Abstract No. 930, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of FM 1187, west of Redbird Lane and east of Oak Grove Road.
- c. Applicant: Shields Engineering Group
- d. Applicant Requests: 1) Approval one Subdivision Ordinance waiver to permit two block faces (Block D, Lots 1-9 and 2X and Block K Lots 1-39, 1X, 21X, 35X and 39X) to both exceed the maximum allowed distance of 1,320 feet; 2) Approval of one Subdivision Ordinance waiver to not extend an internal street (Robin Creek Lane) to the unplatted lots adjacent to the west plat boundary; 3) Approval of one Subdivision Ordinance waiver to not extend an internal street (Finch Creek Drive) to the unplatted lots adjacent to the south plat boundary; and 4) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
- e. DRC Recommends: 1) Approval one Subdivision Ordinance waiver to permit two block faces (Block D, Lots 1-9 and 2X and Block K Lots 1-39, 1X, 21X, 35X and 39X) to both exceed the maximum allowed distance of 1,320 feet; 2) Approval of one Subdivision Ordinance waiver to not extend internal streets to the unplatted lots

adjacent to the west and south plat boundary; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

8. **PP-22-062     Timber Wolf Valley, Lots 1-15, Block 1 (Waiver Request): 15 Single-Family Lots. ETJ - Tarrant County.**
  - a. Being 21.50 acres situated in the David Washington Survey, Abstract No. 393, located in Tarrant County, Texas.
  - b. General Location: South of Davis Road, West of Teague Road, east of Rendon New Hope Road.
  - c. Applicant: Texas Surveyors
  - d. Applicant Requests: Granting a continuance until the September 28, 2022 City Plan Commission meeting.
  - e. DRC Recommends: Granting a continuance until the September 28, 2022 City Plan Commission meeting.
  
9. **MT-22-004     Brewer Boulevard (MTP Amendment Request): Amendment to the Master Thoroughfare Plan. Council District 6 and ETJ – Tarrant County.**
  - a. Being a Master Thoroughfare Plan Amendment to request an alignment change of a portion of Brewer Boulevard that connects with FM Road 1187 to be relocated approximately 1,675 feet east of the location currently approved in the Master Thoroughfare Plan, located in Tarrant County, Texas.
  - b. General Location: North of FM 1187 and west of Chisholm Trail Parkway
  - c. Applicant: City of Fort Worth Development Services Department
  - d. Applicant Requests: Approval of a recommendation to City Council for a Master Thoroughfare Plan Amendment to request an alignment change for a portion of Brewer Boulevard that connects with FM Road 1187 to be relocated approximately 1,675 feet east of the location currently approved in the Master Thoroughfare Plan.
  - e. DRC Recommends: Approval of a recommendation to City Council for a Master Thoroughfare Plan Amendment to request an alignment change for a portion of Brewer Boulevard that connects with FM Road 1187 to be relocated approximately 1,675 feet east of the location currently approved in the Master Thoroughfare Plan.
  
10. **VA-22-018     Vacation of Mountain Brook Lane: Council District 6.**
  - a. Being a vacation of Mountain Brook Lane, as dedicated by the plat for Chisholm Trail Ranch an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D220041937, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
  - b. General Location: North of Crescent Hill Lane, east of Summit Ridge Road and west of Summer Creek Drive.

- c. Applicant: ONM Living
- d. Applicant requests approval of a recommendation to City Council for the vacation of Mountain Brook Lane.
- e. DRC recommends approval of a recommendation to City Council for the vacation of Mountain Brook Lane.

**11. OMB Rolling Hills Park Production Greenhouse and Restroom Facility (Waiver Request): Council District 8.**

- a. Being 207.29 acres of land situated in the Nathan Attenbury Survey, Abstract No. 23 and situated in the Alijah Rogers Survey, Abstract No. 1292, located in the City of Fort Worth, Tarrant County Texas.
- b. General Location: North of Joe B Rushing Road, South of Alnez Avenue and east Campus Drive.
- c. Applicant: Fort Worth Park & Recreation Department
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to allow the issuance of building permits for construction of an ADA-accessible restroom prior to final plat recordation; and 2) Approval of one Subdivision Ordinance waiver to allow the issuance of building permits for construction of a Production Greenhouse prior to final plat recordation.
- e. DRC Recommends: 1) Approval of one Subdivision Ordinance waiver to allow the issuance of building permits for construction of an ADA-accessible restroom prior to final plat recordation; and 2) Approval of one Subdivision Ordinance waiver to allow the issuance of building permits for construction of a Production Greenhouse prior to final plat recordation.

**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.

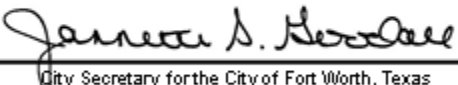
**DECLARACIÓN DE ACCESIBILIDAD**

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, September 09, 2022 at 3:20 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