



MEETING AGENDA

CITY PLAN COMMISSION

Wednesday, September 28, 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=e7355aa6133bcf1735444783a0fddf553>

Meeting/Access Code: 2554 863 2599

Registration Required

Teleconference:

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

Meeting/Access Code: 2554 863 2599

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 27, 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	_____
Armard 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 |

II. PUBLIC HEARING: 1:30 P.M. City Council Chamber

- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- B. ANNOUNCEMENTS
- C. APPROVAL OF SEPTEMBER 14, 2022 MEETING MINUTES
- D. CONTINUED CASE (1)

1. PP-22-062 Timber Wolf Valley, Lots 1-15, 1X, Block 1 (Continued - Waiver Request): 15 Single-Family Lots. Council District 7.

- 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 and east of Rendon New Hope Road.

- c. Applicant: Texas Surveyors
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to allow five lots (Lots 1 through 4 and 9), that are 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; 2) Approval of one Subdivision Ordinance waiver to not extend an internal street (Street B) to the unplatted lots adjacent to the north and south plat boundary; 3) Approval of one Subdivision Ordinance waiver to permit a development to be platted with a connectivity index of less than the minimum required 1.4; and 4) 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 allow five lots (Lots 1 through 4 and 9), that are 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; 2) Approval of one Subdivision Ordinance waiver to not extend an internal street (Street B) to the unplatted lots adjacent to the north and south plat boundary; 3) Approval of one Subdivision Ordinance waiver to permit a development to be platted with a connectivity index of less than the minimum required 1.4; and 4) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

E. NEW CASES (8)

2. **AX-22-006** **Beggs East (Owner-Initiated Annexation Request): Proposed for Residential and Commercial Type Development. ETJ - Parker County. Future Council District 3.**

- a. Being a 262.063 acre tract situated in the F. SANCHEZ SURVEY, ABSTRACT No. 2347, the J. D. MORRIS SURVEY, ABSTRACT No. 926, the P. J. McCLARY SURVEY, ABSTRACT No. 907, the W. CAGLE SURVEY, ABSTRACT No. 2373, the G. E. & A. H. TANDY SURVEY, ABSTRACT No. 2356, the J. D. KYLE SURVEY, ABSTRACT No. 792, and being a portion of that certain 9.449 acre tract described in instrument to TXDOT, (Farmer Road (aka F.M. 3325)) recorded in Volume 1707, Page 612, of the Official Public Records of Parker County, Texas, (O.P.R.P.C.T.), a portion of that certain called 8.302 acre tract described in instrument to TXDOT, (Farmer Road (aka F.M.3325)), recorded in Volume 1728, Page 828, O.P.R.P.C.T., a portion of that certain called 598.949 acre tract described in instrument to FFW Holdings, Inc., recorded under Clerk's File Number 201410303, O.P.R.P.C.T., a portion of that certain 129.769 acre tract described in instrument to Geo Beggs Aledo Ranch, LP, recorded under Clerk's File Number 202043651, O.P.R.P.C.T., a portion of that certain called 127 acre tract described in said instrument to Geo Beggs Aledo Ranch, LP, a portion of that certain 31.40 acre tract described in instrument to Kevin W. Van, J.C.D., D.D. Bishop of the Catholic Diocese of Fort Worth, recorded in Volume 2459, Page 1357, O.P.R.P.C.T., a portion of that certain called 136.237 acre tract described in instrument to Aledo Independent School District, recorded in Volume 2583, Page 1480, O.P.R.P.C.T., and being all of a 40 foot wide right-of-way dedication as shown on plat of Lot 1, Block 93, Morningstar Addition, recorded in Cabinet E, Slide 740, of the Plat Records of Parker County, Texas, (P.R.P.C.T.), and portion of a prescriptive right-of-way locally known as Old Weatherford Road, (aka Mary's Creek Road) (aka County Road

1083), and all of a 40 foot wide right-of-way dedication as shown on plat of Morningstar, recorded in Cabinet D, Slide 559, P.R.P.C.T., Parker County, Texas. ,

- b. General Location: Southeast corner at the intersection of FM3325 and Old Weatherford Road.
- c. Applicant: Peloton Land Solution
- d. Applicant Requests: Approval of a recommendation to City Council for approval of the proposed land uses in the Beggs East Annexation application (AX-22-006) that are inconsistent with the Comprehensive Plan.
- e. City Staff Recommends: Approval of a recommendation to City Council for approval of the proposed land uses in the Beggs East Annexation application (AX-22-006) that are inconsistent with the Comprehensive Plan.

3. **AX-22-007 Aledo 34 (Owner-Initiated Annexation Request): Proposed for Residential Type Development. ETJ - Parker County. Future Council District 7.**

- a. Being a 32.975 acre tract situated in the J.D. KYLE SURVEY, ABSTRACT No. 792, and the C. JACKSON SURVEY, ABSTRACT No. 754, Parker County, Texas, and being out of and a portion of that certain called 34.744 acre tract described in instrument to Weatherford College of the Parker County Junior College District, recorded in Volume 2583, Page 1474, of the Real Property Records of Parker County, Texas.

BEING a 0.915 acre tract situated in the J.D. KYLE SURVEY, ABSTRACT No. 792, Parker County, Texas, and being out of and a portion of that certain called 34.548 acre tract described in instrument to Aledo WC 34, LLC, recorded under Clerk's File Number 202148423, of the Real Property Records of Parker County, Texas.

BEING a 0.658 acre tract situated in the J.D. KYLE SURVEY, ABSTRACT No. 792, and the C. JACKSON SURVEY, ABSTRACT No. 754, Parker County, Texas, and being out of and a portion of that certain called 34.744 acre tract described in instrument to Weatherford College of the Parker County Junior College District, recorded in Volume 2583, Page 1474, of the Real Property Records of Parker County, Texas

- b. General Location: North of Old Weatherford Rd and west of Walsh Drive.
- c. Applicant: Peloton Land Solutions
- d. Applicant Requests: Approval of a recommendation to City Council for approval of the proposed land uses in the Aledo 34 Annexation application (AX-22-007) that are inconsistent with the Comprehensive Plan.
- e. City Staff Recommends: Approval of a recommendation to City Council for approval of the proposed land uses in the Aledo 34 Annexation application (AX-22-007) that are inconsistent with the Comprehensive Plan.

4. **AX-22-009** **Gene Pike NISD (Owner-Initiated Annexation Request): Proposed for Institutional Type Development. ETJ - Denton County. Future Council District 7.**
 - a. Being 18.51 acres of land situated in the W.N. Sample Survey, Abstract No. 1207, Denton County, Texas and being all of that certain tract of land conveyed to the Northwest I.S.D., according to the deed filed in Instrument #2018-109099, Deed Records of Denton County, Texas (D.R.D.C.T.).
 - b. General Location: 1800 SH 114, Justin, Texas 76247
 - c. Applicant: Teague, Nall & Perkins
 - d. Applicant Requests: Approval of a recommendation to City Council for approval of the proposed land uses in the Gene Pike NISD Annexation application (AX-22-009) that are inconsistent with the Comprehensive Plan.
 - e. City Staff Recommends: Approval of a recommendation to City Council for approval of the proposed land uses in the Gene Pike NISD Annexation application (AX-22-009) that are inconsistent with the Comprehensive Plan.

5. **FP-22-131** **Walsh Ranch Quail Valley (Conditional Approval): Walsh Village Residential: Block 79 Lot 1, Block 1 Lots 7X-R1 & 7X-R2. Council District 3.**
 - a. Being 4.63 acre tract of land situated in the I & G.N. R.R. Survey, Abstract No. 2004, being a replat of Block1, Lot 7X, Walsh Ranch, an addition to the City of Fort Worth, Parker County, Texas recorded under cabinet D, Slide 637 PRPCT, located in the City of Fort Worth, Parker County, Texas.
 - b. General Location: North of IH-30 West frontage road, south of Walsh Avenue, east of Domingo Drive and west of Walsh Ranch Parkway.
 - c. Applicant: Huitt-Zollars, Inc.
 - d. Applicant Request: Conditional approval of the final plat upon: 1) recording offsite water and drainage easements prior to final plat recordation; and 2) upon meeting the platting comments in the staff report.
 - e. DRC Recommends: Conditional approval of the final plat upon: 1) recording offsite water and drainage easements prior to final plat recordation; and 2) upon meeting the platting comments in the staff report.

6. **FP-22-133** **Tradition, Lots 100-150, 151X, 152X, Block OO; Lots 20-30, Block OOO; Lots 1-33, Block PPP; & Lots 1-34, Block QQQ (Conditional Approval): ETJ - Denton County.**
 - a. Being 25.924 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: GM Civil, Inc.
- d. Applicant Requests: Conditional approval of the final plat upon: 1) platting and construction of the second point of access; and 2) upon meeting the platting comments in the staff report.
- e. DRC Recommends: Conditional approval of the final plat upon: 1) platting and construction of the second point of access; and 2) upon meeting the platting comments in the staff report.

7. **FS-22-216** **Red Eagle Addition, Lot 1, Block 1 (Waiver Request): ETJ-Johnson County.**

- a. Being a 2.384 acre tract of land situated in the J. W. Doggett Survey, Abstract No. 1238, located in Johnson County, Texas.
- b. General Location: North of Evans Street, south of Chisholm Trail Road and east of North Meadows.
- c. Applicant: Lonestar Surveying, LLC
- d. Applicant Requests: 1) Approval of the 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 (0.3918 acres) to be served by a private onsite septic system; and 2) conditional approval upon meeting the platting comments in the staff report.
- e. DRC Recommends: 1) Approval of the 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 (0.3918 acres) to be served by a private onsite septic system; and 2) conditional approval upon meeting the platting comments in the staff report.

8. **MT-22-010** **Randol Mill Road (MTP Waiver and Amendment Request): Waiver and Amendment to the Master Thoroughfare Plan. Council District 5.**

- a. Being a Master Thoroughfare Plan amendment request to change the cross section for a portion of Randol Mill Road from Neighborhood Connector NCO-L1-T0-TWLT-P0-BLC (80) to NCO-L2-T0-NTMS-P0-BOP (80); to realign a portion of Randol Mill Road approximately 300 feet to the north; and a waiver request for a portion of Randol Mill Road to be constructed with an interim cross section from approximately 600-feet west of the intersection of Randol Mill Road and Trinity Court to Flyaway Lane, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Goldeneye Lane and just east of East Loop 820 North.
- c. Applicant: City of Fort Worth Development Services Department
- d. Applicant Requests: 1) Approval of a Master Thoroughfare Plan (MTP) waiver to allow an interim cross section of one-lane in each direction with a left turn lane, along

Randol Mill Road from approximately 600-feet west of the intersection of Randol Mill Road and Trinity Court to Flyaway Lane; and

2) Approval of a recommendation to City Council for an MTP amendment to change the cross section from a neighborhood collector with a two-way left turn lane to a neighborhood connector with a non-traversable median, NCO-L1-T0-TWLT-P0-BLC(80) to NCO-L2-T0-NTMS-P0-BOP(80); and, realignment of a portion of Randol Mill Road to approximately 300 feet north of its current location on the MTP, from approximately 600 feet west of the intersection of Randol Mill Road and Trinity Court to Flyaway Lane.

e. DRC Recommends: 1) Approval of a Master Thoroughfare Plan (MTP) waiver to allow an interim cross section of one-lane in each direction with a left turn lane, along Randol Mill Road from approximately 600 feet west of the intersection of Randol Mill Road and Trinity Court to Flyaway Lane; and

2) Approval of a recommendation to City Council for an MTP amendment to change the cross section from a neighborhood collector with a two-way left turn lane to a neighborhood connector with a non-traversable median, NCO-L1-T0-TWLT-P0-BLC(80) to NCO-L2-T0-NTMS-P0-BOP(80); and, realignment of a portion of Randol Mill Road to approximately 300 feet north of its current location on the MTP, from approximately 600 feet west of the intersection of Randol Mill Road and Trinity Court to Flyaway Lane.

9. **OMB Comprehensive Plan FLU Amendment – Veal Ranch Area: City Council District 4.**

- a. Being a proposed Future Land Use Map amendment to the Comprehensive Plan for the Veale Ranch Area to support future employment center development and associated land uses.
- b. General Location: South of Interstate I-20, west of Interstate Loop 820, north of Bear Creek, and east of Bentley Bridge Drive.
- c. Applicant: City of Fort Worth Development Services
- d. Applicant requests: Approval of a recommendation to City Council for adoption of the proposed Veale Ranch area Future Land Use Map amendments as part of the 2023 Comprehensive Plan update.
- e. City Staff recommends: Approval of a recommendation to the City Council for adoption of the proposed Veale Ranch area Future Land Use Map amendments as part of the 2023 Comprehensive Plan update.

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.

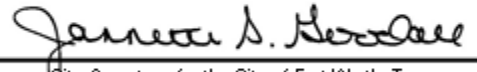
DECLARACIÓN DE ACCESIBILIDAD

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 23, 2022 at 10:30 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