



MEETING AGENDA

CITY PLAN COMMISSION

Wednesday, October 12, 2022

Work Session 9:00 a.m.

Public Hearing: 10:00 a.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=eba06f96b27bff1055dec987a78e19b09>

Meeting/Access Code: 2556 690 0126

Registration Required

Teleconference:

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

Meeting/Access Code: 2556 690 0126

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 October 11, 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: 9:00 A.M. City Council Conference Room 2020

A. Correspondence & Comments	Staff & Chair
B. Review of Cases on Today's Agenda	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 SEPTEMBER 28, 2022 MEETING MINUTES
D. NEW CASES (7)

1. FP-22-123 Chamberlain Arlington Addition, Lots 1-5, Block 1R, Lot 6, Block 1R (Conditional Approval): 2 Multifamily Lots, 2 Townhome Lots, 1 Commercial Lot and 1 Private Open Space Lot. Council District 3.

a. Being 11.42 acres, a replat of Lot 6, Block 1R, Lots 1-38, Block 1, Lots 1-40, Block 2, Lots 1-20, Block 19, Lots 3-20, Block 20, Chamberlain Arlington Addition, Vol. 63, Page 71, PRTCT and Lots 39 & 40, Block 112, Lots 1 & 2, Block 139 Chamberlain Arlington Heights, 1st Filing, Vol. 63, Page 21 and the Joseph Turner Survey, Abstract No. 1500, located in the City of Fort Worth, Tarrant County, Texas.

- b. General Location: South of Calmont Avenue, east of Bryant Irvin Road, west of Halloran Street and north of Locke Avenue.
- c. Applicant: Kimley-Horn
- d. Applicant Requests: Conditional approval of the final plat upon: 1) recordation of the offsite easement 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 easement by separate instrument, and 2) meeting the platting comments in the staff report.

2. **FS-22-204 Shady Oaks Manor, Lots 1D and 2R, Block 9 (Waiver Request/Conditional Approval): Council District 7.**

- a. Being a replat of Lots 1 and 2 Block 9, Shady Oaks Manor Section II, an addition to the City of Fort Worth, as recorded in Volume 388-44, Page 50, Tarrant County and situated in the J.M. Basquis Survey, Abstract No. 85, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Northwest Loop 820 Freeway, north of Shady Oaks Manor Drive, and east of Quebec Street.
- c. Applicant: Peloton Land Solutions, Inc.
- d. Applicant Request: 1) Approval of one Subdivision Ordinance waiver to allow a public access easement with a cul-de-sac to serve two commercial lots; 2) Conditional approval of the final plat upon receiving a TXDOT Permit for the required access to Northwest Loop 820, 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 allow a public access easement with a cul-de-sac to serve two commercial lots; 2) Conditional approval of the final plat upon receiving a TXDOT Permit for the required access to Northwest Loop 820, and 3) Conditional approval of the final plat upon meeting the platting comments in the staff report.

3. **FS-22-218 Second Revised Map of R. M. Page's Addition, Lot 9R1-A, Block 1 (Waiver Request): Council District 9.**

- a. Being a replat of Lots 9R1 and 9R2, Block 1, Second Revised Map of R. M. Page's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in D218039072, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North Page Street, east of Alston Avenue, and west of Lipscomb Street.
- c. Applicant: Grant Engineering, Inc.

- d. Applicant Requests 1) Approval of one Subdivision Ordinance waiver to permit a double frontage lot with frontages on two residential streets; 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 double frontage lot with frontages on two residential streets; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.
4. **PP-22-057** **Westport Addition, Lots 2-5, 1X, Block 1, Lots 1-8, 1X, Block 2, Lots 1, 2, 1X, Block 3 and Lots 1-3, 1X, Block 4 (Waiver Request/Conditional Approval): 11 Industrial Lots, 4 Private Open Space Lots, 5 Gas Well Lots. Council District 7.**
- a. Being 827.80 acres of land situated in the Overton Survey, Abstract No. A-972, Overton Greenberry Survey, Abstract No. A-1185, AW Robertson Survey, Abstract No. A-1553, LA Butler Survey, Abstract No. A-64, W. Sample Survey, Abstract No. A-1207 and the W. Zeckular Survey, Abstract No. A-1454 situated in Tarrant County and Denton County, Texas and the City of Fort Worth, Texas.
 - b. General Location: South and east of FM 156 (Blue Mound Road) and north of Intermodal Parkway.
 - c. Applicant: Peloton Land Solutions, Inc.
 - d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to allow two industrial lots (Lots 5 & 6, Block 2) to be served by a cul-de-sac; 2) Conditional approval of the preliminary plat, conditioned upon City Council approval of the associated zoning request; and 3) Conditional approval upon meeting the platting comments in the staff report.
 - e. DRC Recommends: 1) Approval of one Subdivision Ordinance waiver to allow two industrial lots (Lots 5 & 6, Block 2) to be served by a cul-de-sac; 2) Conditional approval of the preliminary plat, conditioned upon City Council approval of the associated zoning request; and 3) Conditional approval upon meeting the platting comments in the staff report.
5. **PP-22-066** **Northwest Village (Waiver Request): 5 Mixed-Use Lots, 1 Multifamily Lot, 1 Private Open Space Lot and 5 Commercial Lots. Council District 7.**
- a. Being 47.26 acres located in the Guadalupe Cardinas Survey, Abstract No. 214 located in the City of Fort Worth, Denton County, Texas.
 - b. General Location: North of Highway 114, west of Severn Lane and east of Burlington Northern Santa Fe Railroad.
 - c. Applicant: Bowman Consulting Group, LTD.
 - d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit two mixed-use block faces of Lot 1, Block C to exceed the maximum length of 500 feet; 2) Approval of one Subdivision Ordinance waiver to not extend internal streets to the east plat boundary and connect with the existing street stub-out (Fonny Way); 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 two mixed-use block faces of Lot 1, Block C to exceed the maximum length of 500 feet; 2) Denial of one Subdivision Ordinance waiver to not extend internal streets to the east plat boundary and connect with the existing street stub-out (Fonny Way); and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

6. **MT-22-011** **W. J. Boaz Road (MTP Waiver Request): Council District 2 and Council District 7.**

- a. Being a Master Thoroughfare Plan waiver request to permit a portion of W. J. Boaz Road to be constructed with three interim cross-sections from Gillis Johnson Street to Elkins School Road, located in the City of Fort Worth.
- b. General Location: East of Boat Club Road and west of Elkins School Road.
- c. Applicant: City of Fort Worth, Development Services Department
- d. Applicant Requests: Approval of the Master Thoroughfare Plan (MTP) waiver request to allow three interim cross-sections for W. J. Boaz Road within the existing right-of-way between Gillis Johnson Street and Elkins School Road.
- e. DRC Recommends: Approval of the Master Thoroughfare Plan (MTP) waiver request to allow three interim cross-sections for W. J. Boaz Road within the existing right-of-way between Gillis Johnson Street and Elkins School Road.

7. **OMB KinderPlatz of Fine Arts, Memorial Nature Reserve (Waiver Request): 1 Private Open Space Lot. Council District 3.**

- a. Being approximately 0.522 acres situated in the Samuel C. Inman Survey, Abstract No. 824, Tract 6G, an addition to the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Clearfork Main Street, east of Hulen Street and south of Chisholm Trail Parkway.
- c. Applicant: Julie Buchanan
- d. Applicant requests: Approval of one Subdivision Ordinance waiver to allow the issuance of a permit for one water irrigation meter, prior to the final plat being accepted and recorded.
- e. DRC Recommends: Approval of one Subdivision Ordinance waiver to allow the issuance of a permit for one water irrigation meter, prior to the final plat being accepted and recorded.

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.

<p>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>Thursday, October 06, 2022 at 3:20 p.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p>	 City Secretary for the City of Fort Worth, Texas
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