



**MEETING AGENDA**

CITY PLAN COMMISSION

Wednesday, October 26, 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

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=ebe1ada21a54fc164d8a1e59d18338d1e>

Meeting/Access Code: 2551 255 9718

Registration Required

Teleconference:

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

Meeting/Access Code: 2551 255 9718

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 25, 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	_____
Vacant, CD 6	_____	Jarrett Wilson, Alternate	_____
Edward Deegan, CD 7	_____		

**I. WORK SESSION:                      12:30 P.M.                      City Council Conference Room 2020**

- |                                      |               |
|--------------------------------------|---------------|
| 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 OCTOBER 12, 2022 MEETING MINUTES
- D. CONTINUED CASE (1)

**1. PP-22-066      Northwest Village (Continued/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 and revising the preliminary plat to include the extension of internal streets to the east plat boundary to connect with Fonny Way

E. NEW CASES (7)

2. **FP-22-130 Walsh Ranch Quail Valley (Conditional Approval): Planning Area 3W: Block 24 Lots 13-32, 33-X, 34-38, & 40-X, Block 28 Lots 13-X, 14-20, 21-X, & 22-48, Block 68 Lots 2-16, 17-X, & 18-29, Block 69 Lots 1-8, Block 70 Lots 1-12, 13-X, 14-18, 19-X, & 20-31, Block 71 Lots 1-10, 11-X, & 12-18. 140 Residential Lots, 8 Private Open Space Lots. Council District 3.**

- a. Being a 49.07 acre tract of land situated in the I & G.N. R.R. Survey, Abstract No. 2004, the G. Tanday Survey Abstract No. 2356 and the Houston Tap & Brazoria RR CO. Survey Abstract No. 647, located in the City of Fort Worth, Parker County, Texas.
- b. General Location: North of IH-30 West frontage road, south of Old Weatherford Road, east of future Walsh Ranch Minor Arterial and west of Walsh Ranch Parkway.
- c. Applicant: Huitt-Zollars, Inc.
- d. Applicant Requests: Conditional approval of the final plat upon: 1) platting and construction of Sandlin Drive, the required second point of access; and (2) upon meeting the platting comments in the staff report.
- e. City Staff Recommends: Conditional approval of the final plat upon: 1) platting and construction of Sandlin Drive, the required second point of access; and (2) upon meeting the platting comments in the staff report.

3. **FP-22-144 Madero Lots 1X & 1-10, Block 20; Lots 1-8 & 17-20, Block 22; Lots 1X & 1-10, Block 23; Lots 14-31, Block 24; Lots 1-24, Block 25; Lots 1X & 20-33, Block 26; Lots 1-18, Block 27; Lots 1-22, Block 28; Lots 1X & 1-12, Block 29; and Lots 1X & 1-14, Block 30 (Conditional Approval): 154 Single-Family Detached Residential Lots and 5 Private Open Space Lots. Council District 7.**

- a. Being 37.423 acres of land situated in the Matthew Ashton Survey, Abstract No. 1, located in the City of Fort Worth, Denton County, Texas.

- b. General Location: North of Rancho Canyon Way, east of Sendera Ranch Boulevard and south of Eagle Parkway.
  - c. Applicant: LJA, Engineering Inc.
  - d. Applicant Request: Conditional approval of the final plat upon: 1) recordation of the offsite easements by separate instrument; 2) recordation of the adjacent Madero Phase 3 Final Plat (FP-22-017); and 3) meeting the platting comments in the staff report.
  - e. DRC Recommends: Conditional approval of the final plat upon: 1) recordation of the offsite easements by separate instrument; 2) recordation of the adjacent Madero Phase 3 Final Plat (FP-22-017); and 3) meeting the platting comments in the staff report.
4. **FP-22-145      Winding Creek Addition at Champions Circle (Conditional Approval): 8 Multifamily Lots and 1 Private Open Space Lot. Council District 7.**
- a. Being 10.963 acres situated in the Rufus Daniel Survey, Abstract No. 362 and situated in the Jesse Daniel Survey Abstract No. 349, located in the City of Fort Worth, Tarrant County, Texas.
  - b. General Location: South of Outlet Boulevard, east of Grey Street and west of Golf View Drive.
  - c. Applicant: Kimley-Horn
  - d. Applicant Requests: Conditional approval of the final plat upon: 1) recording one offsite drainage easement to the east of the subject property; and 2) meeting the platting comments in the staff report.
  - e. DRC Recommends: Conditional approval of the final plat upon: 1) recording one offsite drainage easement to the east of the subject property; and 2) meeting the platting comments in the staff report.
5. **FP-22-150      Chisholm Trail Ranch Sec 3, Phase 1A, Lots 38-40 & 41X, Block B; Lots 1-28 & 29X, Block C; Lots 9-11, Block D; Lots 1-20, Block E; Lots 25-46, Block G; Lots 1-20, Block H; Lots 1-25 & 26X, Block I; Lots 24-30 & 31X, Block O; Lots 1-7 & 1 Public Park, Block Q (Conditional Approval): 135 Residential Lots, 5 (HOA) Private Open Space Lots. Council District 6.**
- a. Being 30.256 acres situated in the Juan Jose Albirado survey, Abstract No. 4 City of Fort Worth, Tarrant County, Texas.
  - b. General Location: South of McPherson Blvd, east of Brewer Blvd and west of Old Granbury.
  - c. Applicant: LJA Surveying, Inc.
  - d. Applicant Requests: Conditional approval of the final plat upon: 1) recording offsite easements; and 2) meeting the platting comments in the staff report.

- e. DRC Recommends: Conditional approval of the final plat upon 1) recording offsite easements; and 2) meeting the platting comments in the staff report.

**6. PP-20-062 Summer Crest (Revision): 326 Single-Family Detached Lots and 5 Private Open Space Lots. Council District 6.**

- a. Being 80.20 acres of land located in the W.H. Coltharp Survey, Abstract No. 286, situated in City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of West Cleburne Road, west of Old Cleburne Crowley Junction Road, and north of Pentridge Drive.
- c. Applicant: Peloton Land Solutions, Inc.
- d. Applicant Requests: 1) Approval of a revision to the preliminary plat to add 17 single-family residential lots; and 2) Conditional approval of the revised preliminary plat upon meeting the platting comments in the staff report.
- e. DRC Recommends: 1) Approval of a revision to the preliminary plat to add 17 single-family residential lots; and 2) Conditional approval of the revised preliminary plat upon meeting the platting comments in the staff report.

**7. PP-22-029 Westpoint Park (Revision/Waiver Request): 219 One Family Residential Lots, 1 Church Lot and 6 Private Open Space Lots. Council District 3.**

- a. Being a replat of Lot 1, Block 1, Normandale Baptist Church Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 11825, PRTCT and 6.975 acres out of the A. Stallions Survey, Abstract No. 1396, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Westpoint Boulevard, east of Chapel Creek Boulevard, west of Wind Star Way and north of Amber Ridge Drive.
- c. Applicant: Pape-Dawson Engineers
- d. Applicant Requests: 1) Approval one Subdivision Ordinance waiver to permit one block face, Block 1 from Lot 9 to Lot 38, to be approximately 1,576 feet long, which exceeds the maximum allowed length of 1,320 feet; and 2) Approval of the revised preliminary plat.
- e. DRC Recommends: 1) Approval one Subdivision Ordinance waiver to permit one block face, Block 1 from Lot 9 to Lot 38, to be approximately 1,576 feet long, which exceeds the maximum allowed length of 1,320 feet; and 2) Approval of the revised preliminary plat.

**8. TA-22-001 Subdivision Ordinance Text Amendment: All Council Districts**

DRC Recommends: Approval of a recommendation to City Council to adopt an ordinance amending Chapter 31 of the Subdivision Ordinance to specifically incorporate by name the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure into the Subdivision Ordinance.

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.

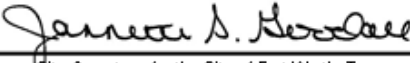
**DECLARACIÓN DE ACCESIBILIDAD**

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, October 21, 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