



MEETING AGENDA

CITY PLAN COMMISSION
Friday, November 04, 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
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=e606ca34020bdb9b3450298a826100fdb>

Meeting/Access Code: 2559 079 1302
Registration Required

Teleconference:

(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 2559 079 1302

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 November 03, 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	_____
Vacant, CD 6	_____	Jarrett Wilson, Alternate	_____
Edward Deegan, CD 7	_____		

I. WORK SESSION: 8:30 A.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: 10:00 A.M. City Council Chamber

- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- B. ANNOUNCEMENTS
- C. APPROVAL OF OCTOBER 26, 2022 MEETING MINUTES
- D. NEW CASES (7)

1. AX-22-010 Timber Hill ARCO (Owner-Initiated Annexation Request): Proposed for Institutional Type Development. ETJ – Denton County. Future Council District 7.

- a. Being a 61.437 acre tract of land situated in the P.M. Smith Survey, Abstract No. 1170, Denton County, Texas, and being all of that tract of land described to Double Eagle TH., LLC, by deed recorded in County Clerk File No. 2022-76698, real property records, Denton County, Texas, and being all of those tracts of land described to the City of Fort Worth by deeds recorded in County Clerk File No. 2006-118142 and County Clerk File No. 2006-118144 of same records, and being a portion of a tract of land described to the State of Texas by deed recorded in volume 279, page 205 of same records, located in Denton County, Texas.

- b. General Location: South of Highway 114, west of BNSF Railway along FM 156.
 - c. Applicant: LJA Engineering.
 - d. Applicant Request: Approval of a recommendation to City Council for approval of the proposed land uses in the Timber Hill ARCO Annexation application (AX-22-010) 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 Timber Hill ARCO Annexation application (AX-22-010) that are inconsistent with the Comprehensive Plan.
2. **FP-22-154 Tradition, Lots 16-19, 20X, Block RRR, Lots 1-11, 12X, Block SSS, Lots 15-41, 42X, Block WWW, Lots 8-28, Block YYY and Lots 30-54, 55X, Block ZZZ (Conditional Approval): ETJ – Denton County.**
- a. Being 29.113 acres situated in the James Cheshier Survey, Abstract No. 225 and the Guadalupe Cardinas Survey, Abstract No. 214, located in Denton County, Texas.
 - b. General Location: North of Highway 114, west of FM 156 and Texas Motor Speedway, south of Sam Reynolds Road, and east of Ben-Bert Road.
 - c. Applicant: GM Civil, Inc.
 - d. Applicant Request: Conditional approval of the final plat upon: 1) recordation of the offsite drainage easements 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 drainage easements by separate instrument; and 2) meeting the platting comments in the staff report.
3. **FP-22-155 Hulén Trails, Phase 4, Lots 1-21, 22X, Block 41, Lots 1-18, 19X, Block 42, Lots 1-28, Block 23, Lots 1-30, Block 44, Lots 1-28, Block 45, Lots 1-15, Block 46, Lots 1-12, Block 47 and Lot 1, Block 48 (Conditional Approval): 153 Single-Family Detached Residential Lots and 2 Private Open Space Lots. Council District 6.**
- a. Being 37.144 acres situated in the John Korticky Survey, Abstract No. 914, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: North of Cleburne Crowley Road, west of Cleburne Road (CR 1035) and east of Cleburne Crowley Road (CR 1018).
 - c. Applicant: GM Civil, Inc.
 - d. Applicant Requests: Conditional approval of the final plat upon: 1) recording offsite water, sewer, drainage, and right-of-way easements; and (2) meeting the platting comments in the staff report.

- e. DRC Recommends: Conditional approval of the final plat upon 1): recording offsite water, sewer, drainage, and right-of-way easements; and (2) meeting the platting comments in the staff report.

4. **FS-22-191 Wild Oaks RV Resort, Lots 1-4, Block 1 (Waiver Request): ETJ – Tarrant County.**

- a. Being 24.54 acres of land situated in the John Korticky Survey, Abstract No. 915, located in Tarrant County, Texas.
- b. General Location: North of Woodcrest Drive, west of Oak Tree Drive and south of Mitchell Saxon Road.
- c. Applicant: Brittain & Crawford Land Surveying
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to allow a cul-de-sac on a 3,658 foot long street exceeding the maximum allowed 1,350 feet; 2) Approval of one Subdivision Ordinance waiver to not extend a stub out to the unplatted tracts adjacent to the west plat boundary; 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 allow a cul-de-sac on a 3,658 foot long street exceeding the maximum allowed 1,350 feet; 2) Approval of one Subdivision Ordinance waiver to not extend a stub out to the unplatted tracts adjacent to the west plat boundary; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

5. **PP-22-072 Alliance Crossing, Lots 1-8 and 3X, Block A: 3 Commercial Lots, 4 Industrial Lots, 1 Private Open Space Lot and 1 Gas Well Lot. Council District 7.**

- a. Being 220.80 acres of land situated in the Alex C. Warren Survey, Abstract No. 1687, Ireneus Neace Survey, Abstract No. 1160 and the Jonathan Evans Survey, Abstract No. 470, situated Tarrant and Denton County, in the City of Fort Worth, 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 one Subdivision Ordinance waiver to allow two industrial lots (Lots 3 & 4, Block A) to be served by 60-foot wide public access easement that terminates in a cul-de-sac; 2) Approval of one Subdivision Ordinance waiver to allow a private access easement that is not constructed to minimum City street standards to provide access to Lot 2, Block A; 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 3 & 4, Block A) to be served by 60-foot wide public access easement that terminates in a cul-de-sac; 2) Approval of one Subdivision Ordinance waiver to allow a private access easement that is not constructed to minimum City

street standards to provide access to Lot 2, Block A; and 3) Conditional approval upon meeting the platting comments in the staff report.

6. **PP-22-076 Rolling V Ranch, Lots 1-22, 1X, Block 1, Lots 1-27, 1X, Block 2, Lots 1-171, 1X, Block 3, Lots 1-26, Block 4, Lots 1-26, Block 5, Lots 1-33, Block 6, Lots 1-15, Block 7, Lots 1-23, Block 8, Lots 1-39, Block 9, Lots 1-20, Block 10, Lots 1-26, Block 11, Lots 1-19, Block 12, Lots 1-20, Block 13, Lots 1-28, Block 14, Lots 1-62, 1X, Block 15, Lots 1-27, Block 16 (Waiver Request/Conditional Approval): 584 Single Family Residential Lots and 4 Private Open Space Lots. Council District 3.**

- a. Being 166.267 acres of land situated in the T & N O RR Co. Survey, Abstract No. 1565, and Tract 2 situated in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Benbrook Highway, west of Spanish Hills Drive, south of Orchard Way, and east of Markum Ranch.
- c. Applicant: Peloton Land Solutions, Inc.
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to not require a street extension to the unplatted property along the east plat boundary located in the City of Benbrook; 2) Approval of one Subdivision Ordinance waiver to not require a street extension to the north plat boundary, through the 100-year flood plain, to connect with an approved street stubout; 3) Approval of one Subdivision Ordinance waiver to not provide a street crossing traversing an adjacent 100-year floodplain within a half mile of future Markum Ranch Road; 4) Approval of one Subdivision Ordinance waiver to allow four long blocks faces that exceed the maximum of 1,320 feet (Block 1, Lots 22-47 (1,384-feet), Lots 47-80, (1,831-feet), Lots 81-123 (2,491-feet), and Lots 124-157 (1,857-feet); 5) Conditional approval upon City Council approval of the zoning request (ZC-22-180) to "A-5" Single-Family Residential: and 6) Conditional approval upon meeting the comments in the staff report.
- e. DRC Recommends: 1) Approval of one Subdivision Ordinance waiver to not require a street extension to the unplatted property along the east plat boundary located in the City of Benbrook; 2) Approval of one Subdivision Ordinance waiver to not require a street extension to the north plat boundary, through the 100-year flood plain, to connect with an approved street stubout; 3) Approval of one Subdivision Ordinance waiver to not provide a street crossing traversing an adjacent 100-year floodplain within a half mile of future Markum Ranch Road; 4) Approval of one Subdivision Ordinance waiver to allow four long blocks faces that exceed the maximum of 1,320 feet (Block 1, Lots 22-47 (1,384-feet), Lots 47-80, (1,831-feet), Lots 81-123 (2,491-feet), and Lots 124-157 (1,857-feet); 5) Conditional approval upon City Council approval of the zoning request (ZC-22-180) to "A-5" Single-Family Residential: and 6) Conditional approval upon meeting the 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.

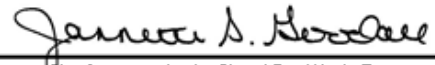
DECLARACIÓN DE ACCESIBILIDAD

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 Monday, October 31, 2022 at 3:40 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