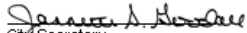


I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Monday, December 12, 2022 at 3:20 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary
City of Fort Worth, Texas



MEETING AGENDA
CITY PLAN COMMISSION
Friday, December 16, 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=edf8f55b7fd6679c0d6d8f3cd b058cba0>

Meeting/Access Code: 2554 376 0885
Registration Required

Teleconference:
(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 2554 376 0885

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 December 15, 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 Kathy Hamilton CD 2 Jim Tidwell, CD 3 Matt Kotter, CD 4 Will Dryden, CD 5 Vacant, CD 6 Edward Deegan, CD 7	_____ _____ _____ _____ _____ _____ _____	Don Boren, Chair CD 8 Vacant, CD 9 Matthijs Melchiors, Alternate Josh Lindsay, Alternate Andrew Scott, Alternate Jarrett Wilson, Alternate	_____ _____ _____ _____ _____ _____
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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 |
| C. Discussion on Subdivision Ordinance Waivers | 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 DECEMBER 2, 2022 MEETING MINUTES
- D. NEW CASES (7)

1. FP-22-174 Carter Park East, Lots 1, 2x, 3-6, Block A (Conditional Approval): 5 Commercial Lots. Council District 8.

- a. Being 246.5 acres situated in the Shelby County School Land Survey, Abstract No. 1375, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Joel East Road, east Oak Grove Road and west of Daymist Drive.
- c. Applicant: Kimley Horn

- d. Applicant Requests: Conditional approval of the final plat upon: 1) recording offsite and onsite easements (water, sewer, drainage and public access easements); and 2) meeting the platting comments in the staff report.
 - e. DRC Recommends: Conditional approval of the final plat upon: 1) recording offsite and onsite easements (water, sewer, drainage and public access easements); and 2) meeting the platting comments in the staff report.
2. **FP-22-175 Retreat at Fossil Creek, Lots 1-81, 2X,3X, Block 2, Lots 1-26, 1X, Block 16, Lots 1-21, Block 17, Lots 1-27, Block 18, Lots 1-38, Block 19, Lots 1-16, Block 20, Lots 1-16, Block 21, and Lots 1-16, Block 22 (Conditional Approval): 241 Residential Lots and 3 Private HOA Open Space Lots. Council District 7.**
- a. Being 64.75 acres situated in the J. Hibbins Survey, Abstract No. 639, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of Hillwood Road, east of Willow Springs, and west of Wagley Roberts Road.
 - c. Applicant: LJA Surveying Inc.
 - d. Applicant Request: Conditional approval of the final plat upon: 1) platting and construction of the required second point of ingress and egress (Quicksilver Trail); 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 required second point of ingress and egress (Quicksilver Trail); and 2) upon meeting the platting comments in the staff report.
3. **FP-22-177 White Rock Plaza, Lot 1, Block C (Conditional Approval): 1 Commercial Lot. Council District 7.**
- a. Being 1.474 acres situated in the J. M. Lilly Survey, Abstract No. 979, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: North of Timberland Boulevard, east of I-35 (North freeway) and west of Riverside Drive.
 - c. Applicant: LJA Surveying Inc.
 - d. Applicant Request: Conditional approval of the final plat upon: 1) recording three easements by separate instrument (water, drainage and public access easements); and 2) meeting the platting comments in the staff report.
 - e. DRC Recommends: Conditional approval of the final plat upon: 1) recording three easements by separate instrument (water, drainage and public access easements); and 2) meeting the platting comments in the staff report.

4. **FP-22-184 Mercantile Center Addition, Lots 5 and 6, Block 9 (Conditional Approval): 2 Industrial Lots. Council District 4.**
 - a. Being 85.00 acres situated in the Allen Beard Survey, Abstract No. 137 and the Mary Johnson Survey, Abstract No.858, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: West of North Beach Street, south of Meacham Boulevard and north of East Long Avenue.
 - c. Applicant: Pacheco Koch, Inc.
 - d. Applicant Requests: Conditional approval of the final plat upon: 1) recording the offsite portion of the water facility 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) recording the offsite portion of the water facility easement by separate instrument; 2) meeting the platting comments in the staff report.

5. **FS-22-265 Blacklock Addition Lots 1-4, Block 1, (Waiver Request): 4 Single Family Detached Lots. ETJ-Tarrant County**
 - a. Being 10.00 acres of land situated in the J.T. Gilliland Survey, Abstract No. 610, located in Tarrant County, Texas.
 - b. General Location: South of Hencken Ranch Road, east and north of Ben Day Murrin Road, and west of Ben Day Murrin North.
 - c. Applicant: Texas Surveying, Inc.
 - d. Applicant Request: 1) Approval of one Subdivision Ordinance waiver to allow four residential lots to obtain access from Hencken Road, an existing and improved 30 foot wide public access easement; 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 allow four residential lots to obtain access from Hencken Road, an existing and improved 30 foot wide public access easement; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

6. **PP-22-083 Retta Oaks Ranch, Lots 1-20, 21X, Block 1; Lots 1-3, 4X, 5-14 and 15X, Block 2, Lot 1X, Block 3 (Waiver Request): 33 Single Family Detached Residential Lots and 4 Private Open Space Lots. ETJ-Tarrant County**
 - a. Being 52.017 acres of land situated in the T. B. Casstevens Survey, Abstract No. 937, located in Tarrant County, Texas.
 - b. General Location: North of Retta Mansfield Road, east of Berry Road and west of Levy County Line Road

- c. Applicant: Bannister Engineering, Inc.
- d. Applicant Request: 1) Approval of one Subdivision Ordinance waiver to allow one long block face (Block 1, Lots 1-20) that exceeds the maximum of 1,950 feet (2,155-feet); 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 allow one long block face (Block 1, Lots 1-20) that exceeds the maximum of 1,950 feet (2,155-feet); and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

7. VA-22-021 Vacation of a Portion of an Alley in Block 65, Chamberlin Arlington Heights Addition, 2nd Filing: Council District 9.

- a. Being a vacation of a portion of an alley in Block 65, Chamberlin Arlington Heights Addition, 2nd Filing, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 63, Page 40, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Kilpatrick Avenue, east of Faron Street, south of Bonnell Avenue and west of Bourne Street.
- c. Applicant: MMA Engineering, Inc.
- d. Applicant Request: Approval of a recommendation to City Council for the vacation of a portion of the alley in Block 65, Chamberlain Arlington Heights Addition 2nd Filing, between Faron Street and Bourine Street.
- e. DRC Recommends: Approval of a recommendation to City Council for the vacation of a portion of the alley in Block 65, Chamberlain Arlington Heights Addition 2nd Filing, between Faron Street and Bourine Street.

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.