



MEETING AGENDA

CITY PLAN COMMISSION
Wednesday, August 10, 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=e926c4702c959e608a85a0e10d8e135dd>

Meeting/Access Code: 2556 492 8817
Registration Required

Teleconference:

(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 2556 492 8817

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 August 9, 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	_____
Arnard Anderson, CD 6	_____	Stephanie Spann, Alternate	_____
Edward Deegan, CD 7	_____	Jarrett Wilson, Alternate	_____

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 |
| C. Training on Subdivision Ordinance Waivers | 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 JULY 27, 2022 MEETING MINUTES
- D. CONTINUED CASE (1)

1. PP-22-047 Bonds Ranch Addition, Lot 1, Block 1 (Waiver Request): 1 Multifamily Lot. Council District 7.

- a. Being 29.385 acres of land located in the Josiah Walker Survey, Abstract No. 1600, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Fiddleneck Street, west of Saltbrush Street and south of E. Bonds Ranch Road.
- c. Applicant: Kimley Horn and Associates, Inc.

- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit more than 100 multifamily units to be platted without two points of ingress and egress to a public street; 2) Approval of one Subdivision Ordinance waiver to not extend internal streets to the west and east tract boundaries and not connect with Little Falls Trail; 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 more than 100 multifamily units to be platted without two points of ingress and egress to a public street; 2) Approval of one Subdivision Ordinance waiver to not extend internal streets to the west and east tract boundaries and not connect with Little Falls Trail; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

E. NEW CASES (6)

2. **FS-22-169** **Alford and Veal's Addition Lot 3R, Block 15 (Conditional Approval): Council District 8.**

- a. Being a replat of Lot 3, and a portion of Lots 2 and 4, Block 15, Alford and Veal's Addition, an addition to the City of Fort Worth Tarrant County, Texas as recorded in Volume F, Page 308, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Arizona Avenue, west of South Freeway, north of E. Terrell Avenue and south of E. Leuda Street.
- c. Applicant: ANA Consultants LLC
- d. Applicant Requests: Conditional approval of the final plat upon: (1) receiving a TxDOT permit for access onto the South Freeway frontage road; and 2) meeting the platting comments in the staff report.
- e. DRC Recommends: Conditional approval of the final plat upon: (1) receiving a TxDOT permit for access onto the South Freeway frontage road; and 2) meeting the platting comments in the staff report.

3. **FS-22-173** **McClendon Walker Road Addition Lots 1R1, 1R2 and 1R3, Block 1 (Waiver Request): 3 Single Family Residential Lots. ETJ-Parker County.**

- a. Being a replat of Lot 1, Block 1, McClendon Walker Road Addition, an addition to Parker County, Texas as recorded in Cabinet F, Slide 256, PRPCT, located in Parker County, Texas.
- b. General Location: North and east of McClendon Walker Road and west of Kelly Road.
- c. Applicant: Barron Stark Engineers
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit the replat of one residential lot into three residential lots on a single point of access that

exceeds 30 dwelling units; 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 the replat of one residential lot into three residential lots on a single point of access that exceeds 30 dwelling units; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

4. **FS-22-176 Spinks Industrial Addition, Lots 1 & 2, Block 1 (Conditional Approval/Waiver Request): 2 Industrial Lots. Council District 6.**

- a. Being 48.918 acres situated in the Hiram Little Survey, Abstract Number 930, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South East Rendon Crowley Road, east of Wildcat Way North, and west of Hunters Knoll Drive.
- c. Applicant: Pacheco Koch
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to allow a 40-foot wide public access easement to serve one industrial zoned lot; 2) Conditional approval of the final plat upon receiving a TxDOT permit for access to East Rendon Crowley Road; and 3) Conditional of 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 40-foot wide public access easement to serve one industrial zoned lot; 2) Conditional approval of the final plat upon receiving a TxDOT permit for access to East Rendon Crowley Road; and 3) Conditional of approval of the final plat upon meeting the platting comments in the staff report.

5. **PP-22-049 Lone Star Crossing SW Corner Beach 170 Addition (Waiver Request): 10 Commercial Lots. Council District 7.**

- a. Being an 82.197-acre tract of land located in the MEP & PRR Co. Survey, Abstract 1143, the G. W. Parker Survey, Abstract 1251, the J. G. McDonald Survey, Abstract 1106, and the T. G. Willis Survey, Abstract 1682, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of SH 170, west of North Beach Street and east of Old Denton Road.
- c. Applicant: Peloton Land Solutions, Inc.
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to not require the extension of streets to the subdivision boundary to connect with existing adjoining streets (Sangria Lane and Burl Way); 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 not require the extension of streets to the subdivision boundary to connect with existing

adjoining streets (Sangria Lane and Burl Way); and 2) conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

6. **MT-22-008** **Old Weatherford Road (MTP Waiver and Amendment Request): Council District 3 and ETJ-Parker County.**

- a. Being a Master Thoroughfare Plan waiver request to permit a portion of Old Weatherford Road to be constructed with an interim cross-section for a section starting at FM 3325 to just east of Purple Thistle Lane, located in the City of Fort Worth and Parker County, Texas.
- b. General Location: East of FM 3325 and just east of Purple Thistle Lane.
- c. Applicant: City of Fort Worth
- d. Applicant Requests:
 - 1) Approval of the Master Thoroughfare Plan (MTP) waiver request to allow an interim cross section (four-lanes, divided with 10-foot sidewalks) along Old Weatherford Road from FM 3325 to just east of Purple Thistle Lane; and
 - 2) Approval of a recommendation to City Council for a MTP amendment to change the cross section from a neighborhood collector with a left turn lane to a neighborhood connector with a median, NCO-L2-T0-TWLT-P0-BOP(110) to NCO-L2-T0-NTMS-P0-BOP(110).
- e. DRC Recommends:
 - 1) Approval of the Master Thoroughfare Plan (MTP) waiver request to allow an interim cross section (four-lanes, divided with 10-foot sidewalks) along Old Weatherford Road from FM 3325 to just east of Purple Thistle Lane; and
 - 2) Approval of a recommendation to City Council for a MTP amendment to change the cross section from a neighborhood collector with a left turn lane to a neighborhood connector with a median, NCO-L2-T0-TWLT-P0-BOP(110) to NCO-L2-T0-NTMS-P0-BOP(110).

7. **VA-22-016** **Vacation of a Portion of Old Chapin Road: Council District 3.**

- a. Being a vacation of a portion of prescriptive right-of-way for Old Chapin Road, as a part of the tract of land situated in the L. B. Creswell Survey, Abstract 367 and the HRS H. Covington Survey, Abstract 256, in the City of Fort Worth, Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Camp Bowie Boulevard, east of Longvue Avenue and west of West Loop 820.
- c. Applicant: Andrews 440 Ranch, LP and West Worth Commerce Center I, LLC
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of a portion of the prescriptive right-of-way for Old Chapin Road.

- e. DRC Recommends: Approval of a recommendation to City Council for the vacation of a portion of the prescriptive right-of-way for Old Chapin Road.

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, August 05, 2022 at 10:20 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