



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, June 12, 2024
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

Join Webinar Link:

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m845686e3d043a032fd5151f5076b0907>

Webinar Number: 2555 630 2668
Webinar password: puSPXP9ng87 (78779796 from phones and video systems)

Join by phone
1-469-210-7159

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 June 11, 2024. To sign up to speak in person at the meeting, contact Lynn Jordan at lynn.jordan@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

Caroline Cranz, CD 1	_____	Matthew Graham, CD 9	_____
Kathy Hamilton CD 2	_____	Jeff Davis, CD 10	_____
Jim Tidwell, Vice Chair CD 3	_____	Efrin Carrion, CD 11	_____
Vacant, CD 4	_____	Matthijs Melchiors, Alternate	_____
Torchy White, CD 5	_____	Josh Lindsay, Alternate	_____
Denise Turner, CD 6	_____	Andrew Scott, Alternate	_____
Lee Henderson, CD 7	_____	Jarrett Wilson, Alternate	_____
Don Boren, Chair CD 8	_____		

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 May 22, 2024 MEETING MINUTES
- D. NEW CASES (3)

1. PP-24-013 Walsh Ranch Quail Valley PA4: (Waiver Request): 425 Single-Family Detached Residential Lots, 124 Single-Family Attached Residential Lots and 68 Private Open Space Lots. Council District 3

- a. Being approximately 482.159 acres in the Houston Tap and Brazoria RR Company Survey No. 19, Abstract No. 654, the International and Great Northern RR Company Survey, Abstract No. 2004, the B.F. Richerson Survey, Abstract No. 1374, and the Jonathan Burselson Survey, Abstract No. 78, located in the City of Fort Worth, Parker and Tarrant County, Texas.

- b. General Location: North of West Freeway, east of Walsh Ranch Parkway and south of Meadow Cross Drive.
- c. Applicant: Kimley Horn & Associates, Inc.
- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to allow 56 residential lots to front on a private drive instead of a public or private street; 2) Approval of one Subdivision Ordinance waiver to allow three block faces (Blocks 12, Lots 16X-30, Block 3, Lots 9X-24 and Block 2, Lots 42-56) to each exceed the maximum allowed 1,320-foot block face length requirement; 3) Approval of one Subdivision Ordinance waiver to not require a connection to the adjacent existing stub-out for Eastleigh Drive; 4) Approval of one Subdivision Ordinance waiver to not provide a collector roadway between Walsh Ranch Parkway and Future Walsh Ranch Minor #1 along the eastern boundary as shown on the approved concept plan CP-10-001; 5) Conditional approval of the preliminary plat upon City Council approval of the annexation request and companion zoning request; and 6) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
- e. **DRC Recommends:** 1) Approval one Subdivision Ordinance waiver to allow 56 residential lots to front on a private drive instead of a public or private street; 2) Approval of one Subdivision Ordinance waiver to allow three block faces (Blocks 12, Lots 16X-30, Block 3, Lots 9X-24 and Block 2, Lots 42-56) to each exceed the maximum allowed 1,320-foot block face length requirement; 3) Approval of one Subdivision Ordinance waiver to not require a connection to the adjacent existing stub-out for Eastleigh Drive; 4) Approval of one Subdivision Ordinance waiver to not provide a collector roadway between Walsh Ranch Parkway and Future Walsh Ranch Minor #1 along the eastern boundary as shown on the approved concept plan CP-10-001; 5) Conditional approval of the preliminary plat upon City Council approval of the annexation request and companion zoning request; and 6) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

2. **PP-24-026 Beach 170 Northeast Corner: (Waiver Request): 4 Commercial Lots and 1 Multifamily Lot. Council District 10.**

- a. Being approximately 31.229 acres situated in the T. T. Willis Survey, Abstract No. 1682 and the S. T. Rhodes Survey, Abstract No. 1868, located in the City of Fort Worth, Denton County, Texas.
- b. General Location: North of Alliance Gateway, south of Keller Haslet Road, east of North Beach Street and west of Alta Vista.
- c. Applicant: Westwood Professional Services, Inc.
- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to allow a cul-de-sac to serve four commercial lots; 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 a cul-de-sac to serve four commercial lots; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

3. **VA-24-008** **Vacation of an Alley in Block 7, Nies & Rouse Addition:** **Council District 11.**

- a. Being a vacation of all of the alley in Block 7, Nies & Rouse Addition, between Grace Avenue and Blandin Street, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 204-A, Page 111, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Rouse Street, south of Airport Freeway, east of Grace Avenue and west of Blandin Street.
- c. Applicant: Resource Recovery Council, Inc.
- d. **Applicant Requests:** Approval of a recommendation to City Council for the vacation of the alley in Block 7, Nies & Rouse Addition between Grace Avenue and Blandin Street.
- e. **DRC Recommends:** Approval of a recommendation to City Council for the vacation of the alley in Block 7, Nies & Rouse Addition between Grace Avenue and Blandin Street.

E. OTHER MATTERS OF BUSINESS (2)

1. **OMB 1200 McPherson Road, Oncor Spartan Station (Plat Waiver Request):**
Council District 8.

- a. Being an approximately 2.05 acre tract of land situated in the Little Hiram Survey, Abstract 930, Tract 9AO4C, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Shadywood Drive and South of McPherson Road.
- c. Applicant: Kimley-Horn
- d. **Applicant Requests:** Approval of a Subdivision Ordinance waiver to allow the issuance of a building permit for construction of the Oncor Spartan Substation without a recorded final plat.
- e. **DRC Recommends:** Approval of a Subdivision Ordinance waiver to allow the issuance of a building permit for construction of the Oncor Spartan Substation without a recorded final plat.

2. OMB Alpha Ranch Northside Tank-City of Fort Worth (Plat Waiver Request): Wise County.

- a. Being approximately 1.051 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract 632, Tract 9AO4C, located in Wise County, Texas.
- b. General Location: South of County Road 4840 and east of Business Highway 287.
- c. Applicant: City of Fort Worth
- d. **Applicant Requests:** Approval of a Subdivision Ordinance waiver to allow the issuance of a building permit for construction of the Water Tower Tank without a recorded final plat.
- e. **DRC Recommends:** Approval of a Subdivision Ordinance waiver to allow the issuance of a building permit for construction of the Water Tower Tank without a recorded final plat.

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.

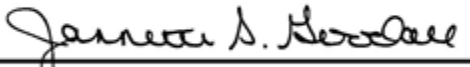
DECLARACIÓN DE ACCESIBILIDAD

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, June 07, 2024 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