

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and 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 **Thursday, March 17, 2016 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser

City Secretary for the City of Fort Worth, Texas



CITY PLAN COMMISSION

MARCH AGENDA

Wednesday, March 23, 2016

Work Session 12:00 PM

Public Hearing 1:30 PM

1000 Throckmorton St.

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit

<http://fortworthtexas.gov/boards/planninganddevelopment/>

Commissioners:

Vicky Schoch, CD 1
Jennifer Trevino, CD 2
Sloan Harris, CD 3
Mark Brast, CD 4
Robert Horton, CD 5

Stephanie Spann, CD 6
Stephen Barrett, CD 7
Don Boren, Chair CD 8
Mike Brennan, Vice Chair CD 9
Bob Kelly, Alternate

I. WORK SESSION:

12:00 PM

Pre-Council Chamber

- A. Correspondence & Comments Staff & Chair
- B. Lunch
- C. Review of Cases on Today's Agenda Staff
- D. Briefing on the 2016 MTP Update and Complete Streets Policy Staff

II. PUBLIC HEARING:

1:30 PM

Council Chamber

- A. Approval of Previous Month's Minutes
- B. Approval of Previously Recorded Final Plats

C. Consent Cases (5)

1. PP-13-008 Richmond (Revision): 759 Single-Family Detached Lots, 32 Private Open Space Lots, 2 Commercial Lots, and 3 Multi-Family Lots. Council District 7.

- a. Being approximately 358.34 acres of land in the Samuel Lockhart Survey, Abstract No. 977; the William Redfield Survey, Abstract No. 1348; the George Matthews Survey, Abstract No. 1078; and the Henry Robertson Survey, Abstract No. 1259, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Bonds Ranch Road West, southwest of State Highway 287/81, west of FM 156 (Blue Mound Road), north of Side Saddle Trail and Bareback Lane in Liberty Crossing Addition, and east of the Burlington Northern & Santa Fe (Gulf Colorado Santa Fe) Railway.
- c. Applicant: Langley Partners, LTD.
- d. Applicant Requests: Approval of the revisions to the preliminary plat reclassifying a segment of Lakemont Drive from a collector to a local street and changing the land use for a tract from commercial to multifamily.
- e. DRC Recommends: Approval of the requested revisions to the preliminary plat which are in compliance with the Subdivision Ordinance.

2. PP-15-008 Dorado Ranch (Revision): 161 Single-Family Detached Lots and 6 Private Open Space Lots. Council District 7.

- a. Being approximately 45.696 acres of land in the Henry Robertson Survey, Abstract No. 1259, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Southwest of Northwest Highway 287, east of the extension of Wagley Robinson Road, and north of Hawks Landing Road.
- c. Applicant: DR Horton-Texas LTD.
- d. Applicant Requests: Approval of the revisions to the preliminary plat adding 9 single family detached lots and changing the land use for two tracts from private open space to residential.
- e. DRC Recommends: Approval of the requested revisions to the preliminary plat which are in compliance with the Subdivision Ordinance.

3. **PP-15-046 Eastchase Village (Revision): 118 Single-Family Detached Lots, 3 Commercial Lots, and 3 Private Open Space Lots. Council District 5.**
 - a. Being approximately 27.435 acres of land in the D.C. Harrison Survey, Abstract No. 658, City of Fort Worth, Tarrant County, Texas.
 - b. General Location: Southwest corner of the intersection of Ederville Road and Eastchase Parkway.
 - c. Applicant: DR Horton-Texas LTD.
 - d. Applicant Requests: Approval of the revisions to the preliminary plat relocating the intersection of a proposed street with an existing perimeter street and changing the land use for a tract from residential to private open space.
 - e. DRC Recommends: Approval of the requested revisions to the preliminary plat which are in compliance with the Subdivision Ordinance.

4. **PP-15-047 Noah's at Fossil Creek Addition: 2 Commercial Lots and 7 Residential Lots. Council District 4.**
 - a. Being a replat of Lot 1R2, Block 1, Noah's at Fossil Creek Addition, as recorded in D214117650, PRTCT.
 - b. General Location: North of Fossil Creek Boulevard, east of Walnut Creek Drive, and west of Tulleys Creek Drive.
 - c. Applicant: Properties West-Mak LP.
 - d. Applicant Requests: Approval of the preliminary plat.
 - e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

5. **PP-16-004 Trinity Oaks: 230 Single-Family Detached Lots and 8 Private Open Space Lots. Council District 5.**
 - a. Being approximately 51.536 acres of land in the E. Andes Survey, Abstract No. 66 and the J. Howard Survey, Abstract No. 816, City of Fort Worth, Tarrant County, Texas.
 - b. General Location: Southwest corner of the intersection of Randal Mill Road and Lowery Road.
 - c. Applicant: DR Horton, Inc.
 - d. Applicant Requests: Approval of the preliminary plat.
 - e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

D. New Cases (8)

6. VA-16-002 Portion of Jennings Avenue: Council District 9.

- a. Being a portion of apparent prescriptive right-of-way for Jennings Avenue between Bewick Street and Biddison Street, in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Biddison Street, west of the Union Pacific Railroad tracks, east of Hemphill Street, and south of Bewick Street.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of a portion of Jennings Avenue.
- e. DRC Recommends: Approval of the recommendation.

7. PP-16-006 South Hemphill Heights Addition: 2 Commercial Lots. Council District 9.

- a. Being a replat of Lots 6R-8R and 11R-15R, Block 51 and Lot 9RA, Block 51 South Hemphill Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-155 Page 14, PRTCT and Cabinet B, Slide 2010, PRTCT and a portion of prescriptive right-of-way for Jennings Avenue.
- b. General Location: North of Biddison Street, west of the Union Pacific Railroad tracks, east of Hemphill Street, and south of Bewick Street.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

8. VA-16-003 Portion of Southgate Drive: Council District 6.

- a. Being a portion of Southgate Drive between Mc-Cart Avenue and Lubbock Avenue, as dedicated in the plat recorded for South Hills Addition, as recorded in Volume 388-9, Page 551, PRTCT.
- b. General Location: West of Mc-Cart Avenue, east of the intersection of the remaining Southgate Drive and Lubbock Avenue, and south of IH-20.
- c. Applicant: Quick Trip.
- d. Applicant Requests: Approval of a recommendation to City Council for the physical closure of a portion of Southgate Drive.
- e. DRC Recommends: Approval of the recommendation.

9. VA-16-004 Portion of Lubbock Avenue: Council District 6.

- a. Being a portion of Lubbock Avenue between IH-20 frontage road and Southgate Drive, as dedicated in the plat recorded for South Hills Addition, as recorded in Volume 388-9, Page 551, PRTCT.
- b. General Location: South of the IH-20 frontage road and north of Southgate Drive.
- c. Applicant: Quick Trip.
- d. Applicant Requests: Approval of the recommendation to City Council for the vacation of a portion of Lubbock Avenue.
- e. DRC Recommends: Approval of the recommendation.

10. VA-16-008 Portions of Evening View Drive: Council District 7.

- a. Being excess portions of Evening View Drive within Fossil Hill Estates, as dedicated in the plat recorded in Cabinet A, Slide 11578, PRTCT.
- b. General Location: North of Tradewind Drive, south of Tierra Vista Way, east of Wagley-Robertson Road, and west of Pyrite Drive.
- c. Applicant: Bloomfield Homes, LP.
- d. Applicant Requests: Approval of the recommendation to City Council for the vacation of excess portions of Evening View Drive.
- e. DRC Recommends: Approval of the recommendation.

11. FS-14-105 Lots 3R and 11R, Block 3, J.N. Brookers Subdivision of Block 11 Fields Welch Addition (Waiver Request): Council District 9.

- a. Being a replat of Lots 11-14 and portion of 3 and 4, Block 3 and a portion of Lots 8R and 9R, Block 2, J.N. Brookers Subdivision of Block 11, Fields Welch Addition according to the plats recorded in Volume 204, Page 38 and Volume 388-136, Page 33, PRTCT.
- b. General Location: North of West Magnolia Avenue, south of Rosedale Street, east of 8th Avenue, and west of Hurley Avenue.
- c. Applicant: Funky Town Development LLC.
- d. Applicant Requests: Approval of a waiver of the requirement to dedicate an additional 6 feet of right-of-way along both sides of the alley between the proposed lots.
- e. DRC Recommends: Approval of the waiver to not dedicate an additional 6 feet of right-of-way along the eastern side of the alley, but denial of the request to dedicate an additional 6 feet of right-of-way along the western side of the alley.

12. FS-16-036 Lots 23R1 and 23R2 and 24R1 and 24R2, Block 3, Linwood Addition (Waiver Request). Council District 9.

- a. Being a Replat of Lots 23 and 24, Block 3, Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-1B, Page 181, PRTCT.
- b. Location: 116 and 200 Wimberly Street.
- c. Applicant: Village Homes.
- d. Applicant Requests: Approval of a waiver to allow a private drive to serve as the access to rear entry garages rather than an alley as required.
- e. DRC Recommends: Approval of the requested waiver.

13. PP-13-006 Villages of Eagle Mountain (Revision): 346 Single-Family Detached Lots and 5 Private Open Space Lots. Council District 2.

- a. Being approximately 69.838 acres of land in the A.S. Roberts Survey, Abstract No. 1262, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Boat Club Road, south of W.J. Boaz Road, west of Bowman-Roberts Road, and north of Cromwell Marine Creek Road.
- c. Applicant: DR Horton, Inc.
- d. Applicant Requests: Approval of revisions to the preliminary plat relocating two street stubouts and changing the land use for a tract from residential to an amenity center and approval of a waiver to allow one block that exceeds the maximum block length permitted.
- e. DRC Recommends: Approval of the requested revisions to the preliminary plat and approval of the requested waiver.

E. Other Matters of Business (1)

14. 2016 MTP Update and Complete Streets Policy. All Council Districts.

DRC Recommends: Approval of a recommendation to City Council for the adoption of the 2016 MTP Update and Complete Streets Policy.

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.