



**CITY PLAN COMMISSION**

**MARCH AGENDA**

**Wednesday, March 27, 2019  
Work Session 12:00 P.M.  
City Council Conference Room 290  
Public Hearing 1:30 PM  
City Council Chambers**

**200 Texas Street  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102  
For More Docket Information Visit**

<http://fortworthtexas.gov/planninganddevelopment/platting/cases>

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 **Friday, March 22, 2019 at 3:00 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

**Commissioners:**

Vicky Schoch, CD 1  
Timothy Bishop, CD 2  
Jim Tidwell, CD 3  
Mark Brast, CD 4  
Ben Robertson, CD 5

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Armard Anderson, CD 6  
Edward Deegan, CD 7  
Don Boren, Chair CD 8  
Melissa Konur, CD 9  
Bob Kelly, Alternate  
Rich Hyde, Alternate

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**I. WORK SESSION:                      12:00 P.M.                      City Council Conference Room 290**

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|--------------------------------------|---------------|
| A. Correspondence & Comments         | Staff & Chair |
| B. Lunch                             |               |
| C. Review of Cases on Today's Agenda | Staff         |

**II. PUBLIC HEARING:                      1:30 P.M.                      Council Chambers**

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

C. Consent Cases (5)

1. **FS-19-008**     **Hyde Jennings Subdivision, Block 1, Lots C-R1 and C-R2 (Increase in Lot Yield): Council District 5.**
  - a. Being a replat of Lot C, Block 1, Hyde Jennings Subdivision, as recorded in Volume 388-4, Page 233, PRTCT.
  - b. Location: 3030 Handley Drive.
  - c. Applicant: Realsearch of Texas, LLC/ Dobie Capital, LLC.
  - d. Applicant Requests: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.
  - e. DRC Recommends: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.
  
2. **FS-19-012**     **Highland Hills Addition, Block 1, Lots 1R-1 and 1R-2 (Increase in Lot Yield): Council District 8.**
  - a. Being a replat of Lot 1, Block 1, Highland Hills Addition, as recorded in Volume 388-3, Page 118, PRTCT.
  - b. Location: 1300 Stafford Drive.
  - c. Applicant: All American Homes.
  - d. Applicant Requests: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.
  - e. DRC Recommends: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.

3. **FS-19-031      Brookside Acres Addition, Lots 125R1 and 124R5 (Increase in Lot Yield): Council District 2.**
  - a. Being a replat of Lot 125, Brookside Acres Addition, as recorded in Volume 1240, Page 314, PRTCT.
  - b. Location: 411 Palmetto Drive.
  - c. Applicant: Warner E. Stone.
  - d. Applicant Requests: Approval of the increase in lot yield which is in conformance with the Subdivision Ordinance.
  - e. DRC Recommends: Approval of the increase in lot yield which is in conformance with the Subdivision Ordinance.
  
4. **PP-19-004      Tavolo Park: 1 Multifamily Lot. Council District 6.**
  - a. Being 6.987 acres situated in the J. Heath Survey, Abstract No. 641, located in the City of Fort Worth, Tarrant County, Texas.
  - b. General Location: South of Altamesa Boulevard, west of Chisholm Trail Parkway and east of future Harris Parkway.
  - c. Applicant: Sparrow Partners.
  - d. Applicant Requests: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.
  - e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.
  
5. **VA-19-004      Vacation of a Portion of White Settlement Road: Council District 3.**
  - a. Being a vacation of a portion of White Settlement Road acquired through annexation per Ordinance No. 3191, located in the City of Fort Worth, Tarrant County, Texas.
  - b. General Location: West of Expedition Drive, east and south of White Settlement Road.
  - c. Applicant: West Loop 820 Partners.
  - d. Applicant Requests: Approval of the recommendation to City Council for the requested vacation of this portion of White Settlement Road.
  - e. DRC Recommends: Approval of the recommendation to City Council for the requested vacation of this portion of White Settlement Road.

D. Continued Cases (3)

6. **FS-18-125**     **Kingdom Hall Addition, Lots 1R1 and 1R2, Block 1 (Increase in Lot Yield): Council District 6.**
  - a. Being a replat of Lot 1, Block 1, Kingdom Hall Addition, as recorded in D215015194, PRTCT.
  - b. Location: 13500 Oak Grove Road.
  - c. Applicant: Robert Zane McNair.
  - d. Applicant Requests: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.
  - e. DRC Recommends: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.
  
7. **FS-18-203**     **Stoneglen at Fossil Creek Addition, Block 44, Lots 2 and 3 (Waiver Request): Two Commercial Lots. Council District 4.**
  - a. Being a partial replat of Block 44, Stoneglen at Fossil Creek, as recorded in Volume 388-188, Page 39-40, PRTCT.
  - b. Location: 6001 North Freeway.
  - c. Applicant: BRMP One, LLC/ Hunt Reunion Holdings.
  - d. Applicant Requests: Approval of one Subdivision Ordinance waiver to allow a public access easement that is 14 feet in width, instead of the minimum 24-foot width.
  - e. DRC Recommends: Denial of one Subdivision Ordinance waiver to allow a public access easement that is 14 feet in width, instead of the minimum 24-foot width.

8. **PP-18-080 Barber Tract: 65 Single Family Detached Lots and 5 Private Open Space Lots. ETJ – Tarrant County/ Parker County.**

- a. Being 107.539 acres situated in the T&NRR Survey, Abstract No. 999, the H. Lane Survey, Abstract No. 928, the I&GNRR Survey, Abstract No. 1991P, the S. Cobb Survey, Abstract No. 270, 221P and 222, located in Tarrant and Parker Counties, Texas.
- b. General Location: North and east of FM 1187, south of future Bear Creek Parkway and west of Bella Flora Drive.
- c. Applicant: Hawkins Custom Homes.
- d. Applicant Requests: Approval of the requested 30-day continuance to the April 27<sup>th</sup> City Plan Commission meeting.
- e. DRC Recommends: Approval of the requested 30-day continuance to the April 27<sup>th</sup> City Plan Commission meeting.

E. New Cases (6)

9. **FS-18-182 Justin Boot Addition, Block 1, Lots 1R1 and 1R2 (Waiver Request): One Industrial Lot. Council District 4.**

- a. Being a plat of approximately 21.107 acres as recorded in Volume 388-214, Page 65, PRTCT.
- b. General Location: North of Chesser Boyer Road, south of East Long Avenue, east of Union Pacific Railroad, and west of Beach Street.
- c. Applicant: Sunrise Development, LLC.
- d. Applicant Requests: Approval of two Subdivision Ordinance waivers: 1) to allow an industrial development to be served by a 40-foot wide public access easement, instead of the minimum 80-foot width, and 2) to allow an industrial development to be served by a cul-de-sac.
- e. DRC Recommends: Approval of two Subdivision Ordinance waivers: 1) to allow an industrial development to be served by a 40-foot wide public access easement, instead of the minimum 80-foot width, and 2) to allow an industrial development to be served by a cul-de-sac.

10. **FS-18-230**      **Crawdaddy Addition, Block 1, Lot 1 (Waiver Request): 1 Residential Lot. Council District 6.**

- a. Being a plat of approximately 0.792 acres in the R.B. & F.A. English Survey, Abstract No. 486, located in the City of Fort Worth, Tarrant County, Texas, as recorded in Instrument No. D217096528, OPRTCT.
- b. General Location: North of Retta Mansfield Road, south of Hobson Trail, east of Retta Mansfield Road, and west of Bennett Lawson Road.
- c. Applicant: Kenneth Crawford.
- d. Applicant Requests: Approval of two Subdivision Ordinance waivers: 1) to allow a 0.792 acre lot to utilize an on-site sanitary sewer facility, instead of the one acre minimum lot size, and 2) to allow for partial dedication of the right-of-way for Retta-Mansfield Road and to defer dedication of the remaining portion to a future date.
- e. DRC Recommends: Approval of two Subdivision Ordinance waivers: 1) to allow a 0.792 acre lot to utilize an on-site sanitary sewer facility, instead of the one acre minimum lot size, and 2) to allow for partial dedication of the right-of-way for Retta-Mansfield Road and to defer dedication of the remaining portion to a future date.

11. **FP-19-008**      **Speedway Distribution Center (Waiver Request): Three Wide Drive, Short Tract Court and Double Eagle Boulevard Right-of-Way. Council District 7.**

- a. Being a replat private street lots, Lot 1, Block A, recorded in 2009-31; Lot 5, Block A, recorded in 2011-218; Lot 3, Block A, recorded in 2012-139; Lot 7, Block A, recorded in 2013-346; Lot 8, Block A, recorded in 2016-139; Lot 11, Block A, recorded in 2018-501, Plat Records Denton County, Texas, located in the City of Fort Worth, Denton County, Texas.
- b. General Location: North of State Highway 114, south of Petty Place and east of Blue Mound Road.
- c. Applicant: Speedway Distribution Centers Owners Association, Inc.
- d. Applicant Requests: Approval of the requested Subdivision Ordinance waiver to permit 68-foot wide streets to serve an industrial development rather than the required 80-foot width.
- e. DRC Recommends: Approval of the requested Subdivision Ordinance waiver to permit 68-foot wide streets to serve an industrial development rather than the required 80-foot width.

12. **PP-18-083**      **Rogers Ranch Estates: 40 Single Family Detached Lots and 3 Private Open Space Lots. ETJ – Parker County.**

- a. Being 99.963 acres situated in the T&PRR Co. Survey, Abstract No. 1509, located in Parker County, Texas.
- b. General Location: South of White Settlement Road, east of Hollyridge Lane, and north of Mary's Creek.
- c. Applicant: JMJ Development LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of three Subdivision Ordinance waivers: 1) to allow one block face (Block B, Lots 1-12, A) to exceed the maximum allowed length of 1,950 feet; 2) to allow a subdivision to be served by rural cross section roadways rather than an urban cross section; and 3) to allow a waiver of the requirement to stub out to the unplatted tract to the east.
- e. DRC Recommends: Approval of the preliminary plat and approval of three Subdivision Ordinance waivers: 1) to allow one block face (Block B, Lots 1-12, A) to exceed the maximum allowed length of 1,950 feet; 2) to allow a subdivision to be served by rural cross section roadways rather than an urban cross section; and 3) to allow a waiver of the requirement to stub out to the unplatted tract to the east.

13. **PP-18-086**      **Kelley Tract: 310 Single Family Detached Lots and 6 Private Open Space Lots. Council District 6.**

- a. Being 66.051 acres situated in the M. Walters Survey, Abstract No. 1598, and 3.5 acres situated in the A-1598 W.H. Coltharp Survey, Abstract No. 286, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of W. Cleburne Crowley Road, south of W. Cleburne Road, east of Cleburne Hulen Road, and west of Old Cleburne Crowley Junction Road.
- c. Applicant: Crowley 69 Joint Venture/ Pulte Homes.
- d. Applicant Requests: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to not provide a required stub out to adjacent unplatted land.
- e. DRC Recommends: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to not provide a required stub out to adjacent unplatted land.

F. Other Matters of Business (2)

14. **OMB 8904 Sunrise Point Court, Lake Worth Leases (Waiver Request): 1 Single Family Detached Lot. Council District 7.**

- a. Being Lot 4, Block 19, Lake Worth Leases, according to the plat recorded in Cabinet A, Slide 6146, Plat Records of Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Peninsula Club Circle, south of Watercress Drive, along the Lake Worth shoreline.
- c. Applicant: Ralph and Jennifer Baine.
- d. Applicant Requests: Approval of one Subdivision Ordinance waiver of the required 1.0 acre minimum lot size to allow an interim onsite sewage facility to be located on a 0.61 acre (net) lot.
- e. DRC Recommends: Approval of one Subdivision Ordinance waiver of the required 1.0 acre minimum lot size to allow an interim onsite sewage facility to be located on a 0.61 acre (net) lot.

15. **Active Transportation Plan: All Council Districts.**

DRC Recommends: Approval of a recommendation to City Council for adoption of the Active Transportation Plan.

**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.