CITY PLAN COMMISSION

JULY DECISIONS

Wednesday, July 22, 2015
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:

Charles Rand, Chair CD 1	P	Stephanie Spann, CD 6	P
Jennifer Trevino, CD 2	P	Jim Wietholter, CD 7	P
Sloan Harris, CD 3	P	Don Boren, Vice Chair CD 8	P
Mark Brast, CD 4	P	Mike Brennan, CD 9	P
Robert Horton, CD 5	P	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 Draft Five-Year CIP — Staff

II. PUBLIC HEARING: 1:30 PM Council Chamber

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

C. Continued Case (1)

1. **<u>PP-15-010</u> <u>Ridgeview Farms</u>: 347 Single-Family Detached Lots and 5 HOA Private Open Space Lots. Council District 2.**

    a. Being approximately 93.2 acres in the Josiah Walker Survey, Abstract Number 1600, City of Fort Worth, Tarrant County, Texas.

    b. General Location: West of US 287, north of Real Oaks Drive and the Western Currency Facility, east of Blue Mound Road / FM 156, and south of future Heritage Trace Parkway.

    c. Applicant: 287 / 156 Partners, L.P.

    d. Applicant Requests: Approval of the preliminary plat.

    e. DRC Recommends: Approval of the Preliminary Plat, **which is in compliance with the Subdivision Ordinance.**

    f. **APPROVED** preliminary plat – **9 / 0**

D. Consent Cases (5)

2. **<u>CP-15-003</u> <u>Trinity Lakes Addition</u>: 179 Acres of Mixed Use, 39 Acres of Single Family Residential, and 358 Acres of Greenspace/Ponds. Council District 5.**

    a. Being approximately 576.23 acres in the A.S. Trimble Survey, Abstract Number 1528 and Hamilton Bennett Survey, Abstract Number 138, City of Fort Worth, Tarrant County, Texas.

    b. General Location: East of East Loop 820 North along both sides of Trinity Boulevard.

    c. Applicant: Riverbend Investments, LTD.

    d. Applicant Requests: Approval of the concept plan.

    e. DRC Recommends: Approval of the Concept Plan, **which is in compliance with the Subdivision Ordinance.**

    f. **APPROVED** concept plan – **9 / 0**

3. **<u>PP-11-002</u> <u>NISD High School Addition (Revision)</u>: 3 School Lots. Council District 7.**

   a. Being approximately 137.806 acres in the James Righley Survey, Abstract 1268, City of Fort Worth, Tarrant County, Texas; and being a replat of Lot 1, Block 1 Willow Ridge Elementary Addition as recorded in Instrument No. D210262131, PRTCT; and being a replat of Lot 9, Block 22 Willow Ridge Estates as recorded in Instrument No. D207349579, PRTCT for a total of 148.19 acres.

   b. General Location: East of Willow Springs Road; south of Blue Mound Road; west of US 287; and north of Mesa Crossing Drive, Crest Meadow Drive, and Mesa Crest Drive.

   c. Applicant: Northwest Independent School District.

   d. Applicant Requests: Approval of the revision to the previously approved preliminary plat.

   e. DRC Recommends: Approval of the Revised Preliminary Plat, **which is in compliance with the Subdivision Ordinance.**

   f. **APPROVED** revised preliminary plat – **9 / 0**

4. **<u>PP-15-024</u> <u>Boswell Marketplace</u>: 8 Commercial Lots and 1 Multi-Family Lot. Council District 7.**

   a. Being approximately 38.121 acres in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Fort Worth, Tarrant County, Texas.

   b. General Location: North of Bailey Boswell Road, west of Old Decatur Road, south of Highland Orchards Drive, and east of Twin Mills Boulevard.

   c. Applicant: UCD.

   d. Applicant Requests: Approval of the preliminary plat.

   e. DRC Recommends: Approval of the Preliminary Plat, **which is in compliance with the Subdivision Ordinance.**

   f. **APPROVED** preliminary plat – **9 / 0**

5. **<u>PP-15-030</u> <u>Walsh Ranch</u>: Quail Meadow Drive and Minor Street 1 Rights-of-Way. Council District 3.**

   a. Being approximately 15.11 acres in the Houston Tap & Brazoria RR Co. Survey, Abstract Number 654 and the J. Burleson Survey, Abstract Number 78, City of Fort Worth, Parker and Tarrant Counties, Texas.

   b. General Location: North of IH-30 and east of the intersection of IH-20 and IH-30.

   c. Applicant: Walsh Ranches Limited Partnership.

   d. Applicant Requests: Approval of the preliminary plat.

   e. DRC Recommends: Approval of the Preliminary Plat, **which is in compliance with the Subdivision Ordinance.**

   f. **APPROVED** preliminary plat – **9 / 0**

6. **<u>PP-15-032</u> <u>Trinity Lakes Addition and Trinity Boulevard</u>: 1 Mixed Use Lot and Trinity Boulevard Right-of-Way. Council District 5**

   a. Being approximately 29.48 acres in the A.S. Trimble Survey, Abstract Number 1528; Hamilton Bennett Survey, Abstract Number 138; J.B. Johnson Survey, Abstract Number 853; and John W. Sansom Survey, Abstract Number 1387, City of Fort Worth, Tarrant County, Texas

   b. General Location: Trinity Boulevard from East Loop 820 to approximately 300 feet east of Thames Trail.

   c. Applicant: The City of Fort Worth and Riverbend Investments, LTD.

   d. Applicant Requests: Approval of the preliminary plat.

   e. DRC Recommends: Approval of the Preliminary Plat, **which is in compliance with the Subdivision Ordinance.**

   f. **APPROVED** preliminary plat - **9 / 0**

E. New Cases (8)

7. <u>VA-15-009</u> <u>Vacation of a Portion of West 13th Street</u>. Council District 9.

a. Being a portion of West 13th Street, as shown with Nance's Addition, an unrecorded subdivision, within the City of Fort Worth, Tarrant County, Texas.

b. General Location: North of Lancaster Avenue, south of Texas Street, east of Cherry Street, and west of Burnett Street.

c. Applicant: The City of Fort Worth.

d. Applicant Requests: Approval of the recommendation to the City Council for the vacation of a portion of West 13th Street.

e. DRC Recommends: Approval of the requested street vacation recommendation.

f. **APPROVED** recommendation to City Council – **9 / 0**

8. <u>VA-15-010</u> <u>Vacation of a Portion of Burnett Street</u>. Council District 9.

a. Being a portion of Burnett Street, as shown with Nance's Addition, an unrecorded subdivision, within the City of Fort Worth, Tarrant County, Texas.

b. General Location: North of Lancaster Avenue, south of 13th Street, east of Cherry Street, and west of Lamar Street.

c. Applicant: The City of Fort Worth.

d. Applicant Requests: Approval of the recommendation to the City Council for the vacation of a portion of Burnett Street.

e. DRC Recommends: Approval of the requested street vacation recommendation.

f. **APPROVED** recommendation to City Council – **9 / 0**

9. <u>VA-15-011</u> <u>Vacation of a Portion of Macon Street</u>. Council District 9.

a. Being a portion of Macon Street, as shown with Jennings West Addition, an unrecorded subdivision, within the City of Fort Worth, Tarrant County, Texas.

b. General Location: North of Lancaster Avenue, south of 13th Street, east of Florence Street, and west of Cherry Street.

c. Applicant: The City of Fort Worth.

d. Applicant Requests: Approval of the recommendation to the City Council for the vacation of a portion of Macon Street.

e. DRC Recommends: Approval of the requested street vacation recommendation.

f. **APPROVED** recommendation to City Council – **9 / 0**

10. <u>VA-15-015</u> <u>Closure of a Portion of NW 35th Street</u>. Council District 9.

a. Being a portion of NW 35th Street, between Angle Avenue and Columbus Avenue, within the City of Fort Worth, Tarrant County, Texas.

b. General Location: North and east of Angle Avenue and west of Columbus Avenue.

c. Applicant: The City of Fort Worth.

d. Applicant Requests: Approval of the recommendation to the City Council for the closure of a portion of NW 35th Street.

e. DRC Recommends: Approval of the requested street closure recommendation.

f. **DENIED** recommendation to City Council – **8 / 0**

11. <u>FS-15-061</u> <u>Lots 40R1, 40R2, and 40R3, Block 29, Lake Worth Lease Blocks</u>. Council District 7.

a. Being a Replat of Lot 40, Block 29, Lake Worth Lease Blocks, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 4542, PRTCT.

b. Location: 8464 Heron Drive.

c. Applicant: Mark A. McCauley.

d. Applicant Requests: Approval of the increase in lot yield.

e. DRC Recommends: Approval of the increase in lot yield conditional on City Council approval of related zoning change request**.**

f. **APPROVED** increase in lot yield conditional on City Council approval of related zoning change request – **8 / 0**

12. F<u>S-15-095</u> <u>Lots 3R, 4R and 5R, G.W. Jackson Heir Subdivision (Waiver Request)</u>. Council District 9.

a. Being a replat of a portion of Lot 1 and all of Lots 2-5, G.W. Jackson Heir Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388, Page 36, PRTCT

b. Location: 3601, 3605, 3613, and 3621 West Vickery Boulevard.

c. Applicant: Witcher Properties, LTD.

d. Applicant Requests: Approval of a waiver of the requirement to dedicate additional right-of-way along West Vickery Boulevard.

e. DRC Recommends: Denial of the requested waiver.

f. **APPROVED** waiver request – **9 / 0**

13. <u>PP-15-016</u> <u>Carlsbad Addition</u>: 2 Industrial Lots and 1 Gas Well Lot. Council District 2.

a. Being a 125.60 acre tract of land situated in the David Odum Survey, Abstract Number 1184, City of Fort Worth, Tarrant County, Texas.

b. General Location: North of NE Loop 820, east of Mark IV Parkway, south of Cantrell-Sansom Road, and west of I-35 (North Freeway).

c. Applicant: Excel Inc.

d. Applicant Requests: Approval of the preliminary plat and a waiver to allow industrial land uses to be served by a fifty-foot (50') wide public access easement rather than the required one hundred-foot (100') wide easement and a waiver to allow a cul-de-sac to serve industrial land uses.

e. DRC Recommends: Approval of the Preliminary Plat and approval of the two requested waivers.

f. **APPROVED** preliminary plat; **DENIED** waivers – **6 / 2**

14. <u>PP-15-027</u> <u>Landmark Quebec Addition</u>: 1 Commercial Lot and 1 Multi-Family Lot. Council District 7.

a. Being a replat of Lot 1, Block 3, Landmark Quebec Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D209082510, PRTCT.

b. General Location: North of Northwest Centre Drive, east of Buda Lane, and west of Quebec Street.

c. Applicant: Texas Health Resources.

d. Applicant Requests: Approval of the preliminary plat and a waiver to allow a street centerline offset of approximately 65 feet (65') rather than the minimum 125 feet (125') required and a waiver to allow two cul-de-sacs to serve a multifamily development.

e. DRC Recommends: Approval of the Preliminary Plat and approval of the two requested waivers.

f. **APPROVED** preliminary plat and waivers – **8 / 0**

Adjournment: 2:51 P.M.

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

Fort Worth Council Chamberes 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.