CITY PLAN COMMISSION

DECEMBER DECISIONS

Friday, December 18, 2015
1:30 PM
1000 Throckmorton St.
City Pre-Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102
For More Docket Information Visit
http://fortworthtexas.gov/boards/planninganddevelopment/

Commissioners:

Charles Rand, CD 1	P	Stephanie Spann, CD 6	P
Jennifer Trevino, CD 2	P	Stephen Barrett, CD 7	A
Sloan Harris, CD 3	A	Don Boren, Chair CD 8	P
Mark Brast, CD 4	A	Mike Brennan, Vice Chair CD 9	P
Robert Horton, CD 5	P	Bob Kelly, Alternate	P

I. WORK SESSION: 12:00 PM Pre-Council Chamber

A. Election of Officers	Commission
B. Correspondence & Comments	Staff & Chair
C. Lunch	
D. 2016 Comprehensive Plan Update	Staff
E. Briefing on the Fire Department's Five Year CIP	Staff
F. Review of Cases on Today's Agenda	Staff

II. PUBLIC HEARING: 1:30 PM Council Chamber

A. Approval of Previous Month's Minutes	**APPROVED 7 / 0**
B. Approval of Previously Recorded Final Plats	**APPROVED 7 / 0**

C. Continued Cases (2)

1. **<u>6001 Columbus Trail</u> (Waiver Request). Council District 6.**

   a. Being approximately 7.4 acres in the J. Asbury Survey, Abstract 52, City of Fort Worth, Tarrant County, Texas.

   b. Location: 6001 Columbus Trail.

   c. Applicant: Tarrant Regional Water District.

   d. Applicant Requests: Approval of a waiver of the requirement to plat property in order to obtain a building permit.

   e. DRC Recommends: Denial of the requested waiver.

   f. **APPROVED** request for thirty day continuance **7 / 0**

2. **<u>PP-15-054</u> <u>CVS Harmon Addition</u>: 2 Commercial Lots and 2 Residential Lots. Council District 7.**

   a. Being approximately 11.887 acres in the Josiah Walker Survey, Abstract Number 1602, and a replat of Lot 10, Block A and Lot 20, Block 1, Presidio West Addition, an addition to City of Fort Worth, Tarrant County, Texas as recorded in D215241079 and D214282393 PRTCT.

   b. General Location: North of Heritage Trace Parkway, west of Harmon Road, and south of Salvia Drive.

   c. Applicant: Presidio Village LLC.

   d. Applicant Requests: Approval of the preliminary plat, approval of a waiver of the requirement to extend White Bear Trail through this site.

   e. DRC Recommends: Approval of the preliminary plat and approval of the requested waiver.

   f. **APPROVED** preliminary plat and **APPROVED** requested waiver **6 / 1**

D. Consent Cases (2)

3. <u>PP-15-049</u> <u>Golden Triangle Addition</u>: 2 Commercial Lots and 1 Proposed Public Park Lot. Council District 7.

a. Being approximately 15.663 acres in the Jesse Billingsley Survey, Abstract Number 70, City of Fort Worth, Tarrant County, Texas.

b. General Location: Southwest corner of the intersection of Golden Triangle Boulevard and the future extension of Park Vista Boulevard.

c. Applicant: AIL Investment, 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.

f. **APPROVED** preliminary plat **7 / 0**

4. <u>PP-15-067</u> <u>TTI Distribution Center Addition</u>: 1 Industrial Lot. Council District 4.

a. Being approximately 45.854 acres in the David Odum Survey, Abstract Number 1184 and the Allen Beard Survey, Abstract Number 137, City of Fort Worth, Tarrant County, Texas.

b. General Location: North of Meacham Boulevard, west of North Beach Street, and south of Northern Cross Boulevard.

c. Applicant: TTI, 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.

f. **APPROVED** preliminary plat **7 / 0**

E. New Cases (7)

5. <u>VA-15-031</u> <u>Portion of White Bear Trail</u>. Council District 7.

a. Being a vacation of a portion of White Bear Trail, as dedicated by plat recorded in D214282393, PRTCT.

b. General Location: North of Heritage Trace Parkway, west of Harmon Road, and south of Salvia Drive.

c. Applicant: First Texas Homes, Inc.

d. Applicant Requests: Approval of a recommendation to City Council for the street vacation.

e. DRC Recommends: Approval of the recommendation to City Council.

f. **APPROVED** recommendation to City Council **7 / 0**

6. <u>FS-15-239</u> <u>Songbird Addition, Lots 79A and 79B</u>. ETJ-Denton County.

a. Being a Replat of Lot 79, Songbird Addition, an addition to Denton County, Texas, as recorded in Cabinet H, Page 83, PRDCT.

b. Location: 14323 Nightingale Lane.

c. Applicant: Cesar Prado and Araceli Chavez.

d. Applicant Requests: Approval of the increase in lot yield and approval of a waiver to allow 121 units on a single point of access rather than the maximum thirty (30) lots allowed.

e. DRC Recommends: Denial of the increase in lot yield and denial of the requested waiver.

f. **APPROVED** increase in lot yield and **APPROVED** waiver **7 / 0**

7. <u>FS-15-246</u> <u>Linwood Addition, Lots 7R1 and 7R2, Block 14</u>. Council District 9.

a. Being a Replat of Lot 7, Block 14, Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-B, Page 181, PRTCT.

b. Location: 2809 Merrimac Street.

c. Applicant: Arcon Builders, LLC.

d. Applicant Requests: Approval of the increase in lot yield and approval of a waiver of the requirement to provide rear entry access via an alley or a common access drive platted between the dwellings units for residential lots less than fifty (50) feet in width.

e. DRC Recommends: Approval of the increase in lot yield and approval of the requested waiver.

f. **APPROVED** increase in lot yield and **DENIED** waiver **5 / 2**

8. <u>FS-15-247</u> <u>Linwood Addition, Lots 30R1 and 30R2, Block 11</u>. Council District 9.

a. Being a Replat of Lot 30, Block 11, Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-B, Page 181, PRTCT.

b. Location: 317 Templeton Drive.

c. Applicant: Arcon Builders, LLC.

d. Applicant Requests: Approval of the increase in lot yield and approval of a waiver of the additional three (3) foot right-of-way dedication along the alley and approval of a waiver to allow a driveway entrance closer than 25 feet from the entrance of the private drive to the alley.

e. DRC Recommends: Approval of the increase in lot yield and approval of the requested waivers.

f. **APPROVED** increase in lot yield and **APPROVED** waivers **7 / 0**

9. <u>PP-15-045</u> <u>Thompson Road Middle School</u>: 1 Middle School Lot and Right-of-Way for Thompson Road. Council District 4.

a. Being approximately 26.92 acres in the Thomas Peck Survey, Abstract No. 1210, City of Fort Worth, Tarrant County, Texas.

b. General Location: South of North Tarrant Parkway, west of North Riverside Drive, north of the future extension of Thompson Road, and east of IH-35W / North Freeway.

c. Applicant: Keller Independent School District.

d. Applicant Requests: Approval of the preliminary plat.

e. DRC Recommends: Denial of the preliminary plat.

f. **APPROVED** preliminary plat **7 / 0**

10. <u>PP-15-061</u> <u>Bonds Ranch:</u> 262 Single Family Detached Lots, 11 HOA Private Open Space Lots, and 1 Church Lot. Council District 7.

a. Being approximately 104.4 acres in the W. Redfield Survey, Abstract Number 1348, the J. Walker Survey, Abstract Number 1600, and a portion of Lot 1, Block 1, Destiny Center Addition as recorded in D210015212 PRTCT, City of Fort Worth, Tarrant County, Texas.

b. General Location: South of Bonds Ranch Road, west of Harmon Road, north of US 287, and east of FM 156 / Blue Mound Road.

c. Applicant: DR Horton-Texas, LTD.

d. Applicant Requests: Approval of the preliminary plat.

e. DRC Recommends: approval of the preliminary plat conditional on City Council approval of the related zoning case and
- approval of a waiver to allow an excessively long block (1,354 feet in length) created by extending Street E to the eastern plat boundary;
- denial of the requested waiver to allow Block 2 along Streets E and F an excessively long block (1,769 feet in length); and
- denial of the requested waiver of a street stub out (Street F) to the west.

f. **APPROVED** preliminary plat conditional on City Council approval of the related zoning case; **APPROVED** waiver for long block by extension on Street E & street stub out for Street F and **DENIED** long block for Block 2 **7 /0**

F. Other Matters of Business (2)

11. <u>Reynolds Industrial Addition</u> (Waiver Request). Council District 7.

a. Being approximately 35.2 acres in the Benjamin Thomas Survey, Abstract Number 1497 City of Fort Worth, Tarrant County, Texas.

b. General Location: Northeast of Business Highway 287 North and south of Hicks Field Road.

c. Applicant: Reynolds Asphalt and Construction.

d. Applicant Requests: Approval of a waiver of the Subdivision Ordinance requirement to plat the property prior to the issuance of a building permit.

e. DRC Recommends: Denial of the waiver request.

f. **APPROVED** waiver request **7 / 0**

12. <u>6950 Camp Bowie West Boulevard</u> (Waiver Request). Council District 3.

a. Being the approximate 138 acres property for North Z. Boaz Park, City of Fort Worth, Tarrant County, Texas.

b. General Location: North of Camp Bowie West Boulevard, south of Calmont Avenue, west of Lackland Road, and east of Alta Mere Drive.

c. Applicant: City of Fort Worth Park and Recreation Department.

d. Applicant Requests: Approval of a waiver of the Subdivision Ordinance requirement to plat the property prior to the issuance of a building permit.

e. DRC Recommends: Approval of the waiver request.

f. **APPROVED** waiver request **7 / 0**

Adjournment: <u>2:57 P.M.</u>

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.