

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, June 18, 2015 at 3:30 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

JUNE AGENDA

Wednesday, June 24, 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	_____	Stephanie Spann, CD 6	_____
Jennifer Trevino, CD 2	_____	Jim Wietholter, CD 7	_____
Sloan Harris, CD 3	_____	Don Boren, Vice Chair CD 8	_____
Mark Brast, CD 4	_____	Mike Brennan, CD 9	_____
Robert Horton, CD 5	_____	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 iSWM Revisions 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 Agenda (4)

1. **PP-14-034** **Willow Springs Addition: 3 Industrial Lots. Council District 7.**

- a. Being approximately 14.735 acres in the James Rightly Survey, Abstract Number 1268, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Northeast of the intersection of Willow Springs Road and US Highway 287 Frontage Road.
- c. Applicant: Ludwig Investments, LLC.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat **which is in compliance with the Subdivision Ordinance.**

2. **PP-15-011** **Lone Star Crossing: 1 Commercial Lot. Council District 7.**

- a. Being approximately 44.03 acres in the T. Walden Thomas Survey, Abstract No. 1921; N.S. Creed Survey, Abstract 1898; the James A. Ashford Survey, Abstract No. 1776; and the M.E.P.&P. R.R. Co. Survey, Abstract No. 1143, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of I-35W (North Freeway), south of Westport Parkway, west of Old Denton Road, and north of Alliance Gateway.
- c. Applicant: AIL Investments, 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.**

3. **PP-15-014** **Centreport: 7 Commercial Lots. Council District 5.**

- a. Being approximately 11.4181 acres in the Vincent J. Hutton Survey, Abstract Number 681, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of State Highway 360, south of Sovereign Road, west of Reggis Court, and north of Centre Station.
- c. Applicant: Platinum SHS II, LP and LG Centreport 1, LLC.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat **which is in compliance with the Subdivision Ordinance.**

4. **PP-15-017** **Sendera Ranch: 95 Single-Family Detached Lots and 4 HOA Private Open Space Lots. Council District 7.**

- a. Being approximately 43 acres in the Matthew Ashton Survey, Abstract Number 1, City of Fort Worth, Denton County, Texas.
- b. General Location: East of the extension of Sendera Ranch Boulevard and north of Fallingwater Trail and Zanna Grace Way.
- c. Applicant: Sendera Ranch A2A Developments, LLC.
- 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 (9)

5. **FS-15-070** **Lots 1R and 1R1, Block 5, Westover Ridge (Increase in Lot Yield - Rehearing). Council District 3.**

- a. Being a Replat of Lot 1, Block 5, Westover Ridge, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-4, Page 155, PRTCT.
- b. Location: 6013 El Campo Avenue.
- c. Applicant: John C. Wright.
- d. Applicant Requests: Approval of the increase in lot yield.
- e. DRC Recommends: Approval of the increase in lot yield **which is in compliance with the Subdivision Ordinance.**

6. **FS-15-100** **Lots 49R1A & 49R1B, Block 14, Emory College Subdivision (Waiver Request). Council District 9.**

- a. Being a Replat of 49R and 49R1, Block 14, Emory College Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-120, Page 15 and Cabinet B, Slide 1822, PRTCT.
- b. Location: 301 and 305 West Arlington Avenue.
- c. Applicant: Consilium St. Louis, LLC and BHM Services, LLC.
- d. Applicant Requests: Approval of a waiver of the requirement to dedicate an additional four feet of right-of-way for the adjacent alley and a waiver to allow two industrial lots to be served by existing local streets rather than industrial streets.
- e. DRC Recommends: Approval of the two requested waivers.

7. **FS-15-102 Lots 33R1 and 33R2, Block 11, Linwood Addition (Increase in Lot Yield and Waiver Request).** Council District 9.

- a. Being a Replat of Lot 33, 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: 305 Templeton Drive.
- c. Applicant: DSPI, LLC.
- d. Applicant Requests: Approval of an increase in lot yield and approval of a waiver of the requirement for garages to be served by either a rear entry alley or by a common access drive 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.

8. **FS-15-105 17R1, 17R2 and 17R3, Block 1, Wilkes Estates (Increase in Lot Yield).** Council District 5.

- a. Being a Replat of Lots 17 and 18, Block 1, Wilkes Estates, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-L, Page 58, PRTCT
- b. Location: 4316 and 4320 South Cravens Road.
- c. Applicant: Fort Worth Area Habitat For Humanity Inc.
- d. Applicant Requests: Approval of the increase in lot yield.
- e. DRC Recommends: Approval of the increase in lot yield **which is in compliance with the Subdivision Ordinance.**

9. **FS-15-106 Lots 7R, 8R, 9R and 10R1, Block 4, Mistletoe Heights Addition (Waiver Request).** Council District 9.

- a. Being a Replat of 10R, Block 4, Mistletoe Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-103, Page 934, PRTCT
- b. Location: 2100 West Rosedale Street.
- c. Applicant: Magnolia Property Company.
- d. Applicant Requests: Approval of a waiver to allow three lots served by a public access easement with 50 feet of frontage rather than the minimum 100 feet of frontage required.
- e. DRC Recommends: Approval of the requested waiver.

10. VA-15-012 Vacation of an Alley in Block 8, Jennings South Addition. Council District 9.

- a. Being the remainder of an alley in Block 8, Jennings South Addition, as recorded in Volume 106, Page 6, PRTCT.
- b. General Location: North of West Freeway, South of Rio Grande Street and east of Summit Avenue.
- c. Applicant: Ciera Bank.
- d. Applicant Requests: Approval of a recommendation to the City Council for the vacation of an alley.
- e. DRC Recommends: Approval of the recommendation.

11. PP-13-046 Morningstar (Revision): 2,117 Single Family Detached Lots, 5 Commercial Lots, 1 Public School Lot, 6 Gas Well Lots, 39 Private Open Space Lots, and 1 Amenity Center Lot. ETJ – Parker County.

- a. Being approximately 737.226 acres in the M.S. Teter Survey, Abstract No. 2070; the J.D. Morris Survey, Abstract No. 927; the P.J. McClary Survey, Abstract No. 907; and the William Cagle Survey, Abstract No. 2373, Parker County, Texas.
- b. General Location: Northeast corner of the intersection of Old Weatherford Road and Farmers Road 3325.
- c. Applicant: Willow Park North Development, LLC.
- d. Applicant Requests: Approval of the revision to the approved preliminary plat.
- e. DRC Recommends: Approval of the revision.

12. PP-15-008 Dorado Ranch: 152 Single-Family Detached Lots and 6 HOA Private Open Space Lots. Council District 7.

- a. Being approximately 45.702 acres 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: Vann Cattle Yards, Inc.
- d. Applicant Requests: Approval of the preliminary plat and approval of a waiver to allow one block that is approximately 1,700 feet in length and exceeds the maximum block length of 1,320 feet allowed
- e. DRC Recommends: Approval of the preliminary plat and approval of the requested waiver.

13. PP-15-010 Ridgeview Farms: 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: Denial of the preliminary plat which is not in compliance with the Subdivision Ordinance requirements for gas well setbacks for protected uses; for inclusion of contiguous property under one ownership; and for conveyance of less than five acres without proper platting.

E. Other Matters of Business (1)

14. 4130 Keller Hicks Road. Council District 7.

- a. Being approximately 0.57 acres of land situated in the Jesse Billingsley Survey, Abstract Number 70, City of Fort Worth, Tarrant County, Texas.
- b. General Location: 4130 Keller Hicks.
- c. Applicant: ICS.
- 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.

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

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.