



**CITY PLAN COMMISSION**

**JUNE DECISIONS**

**Wednesday, June 22, 2016**

**Work Session 12:00 PM**

**Public Hearing 1:30 PM**

**1000 Throckmorton St.**

**City PreCouncil/Council Chamber**

**2<sup>nd</sup> Floor – City Hall**

**Fort Worth, Texas 76102**

**For More Docket Information Visit**

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

**Commissioners:**

Vicky Schoch, CD 1	<u>        </u> P	Stephanie Spann, CD 6	<u>        </u> P
Jennifer Trevino, CD 2	<u>        </u> P	Stephen Barrett, CD 7	<u>        </u> P
Sloan Harris, CD 3	<u>        </u> P	Don Boren, Chair CD 8	<u>        </u> P
Mark Brast, CD 4	<u>        </u> P	Mike Brennan, Vice Chair CD 9	<u>        </u> P
Robert Horton, CD 5	<u>        </u> P	Bob Kelly, Alternate	<u>        </u>

<b>I. WORK SESSION:</b>	<b>12:00 PM</b>	<b>Pre-Council Chamber</b>
A. Correspondence & Comments		Staff & Chair
B. Lunch		
C. Review of Cases on Today's Agenda		Staff
D. Briefing on County Land Use Controls		Staff

<b>II. PUBLIC HEARING:</b>	<b>1:30 PM</b>	<b>Council Chamber</b>
A. Approval of Previous Month's Minutes		<b>APPROVED 9 / 0</b>
B. Approval of Previously Recorded Final Plats		<b>APPROVED 9 / 0</b>

C. Continued Case (1)

1. **FS-15-018** **Lots 29R1 and 29R2, Avondale Heights Unit Two (Waiver Request).**  
**ETJ-Tarrant County.**

- a. Being a Replat of Lot 29, Avondale Heights Unit Two, an addition to Tarrant County, Texas, as recorded in Volume 388-70, Page 4, PRTCT.
- b. Location: 13336 FM 718.
- c. Applicant: Palo Verde Inc.
- d. Applicant Requests: Approval of a waiver to allow two lots, each less than one acre in size, net floodplain and drainage easements, to be served by private, onsite septic systems and approval of a waiver to allow two lots in the ETJ that are greater than 10,000 square feet in size to be platted with less than 100 feet of frontage along the roadway.
- e. DRC Recommends: Denial of the two requested waivers.
- f. **DENIED** waiver request – **9 / 0**

D. Consent Cases (5)

2. **FS-16-013** **Lot 1R2, Block 8, Tandy Addition.** **Council District 8.**

- a. Being a Replat of the west fifty (50) feet of Lot 1, Block 8, Tandy Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388 Page 31, PRTCT.
- b. Location: 3432 Meadowbrook Drive.
- c. Applicant: Daniel Lucero.
- d. Applicant Requests: Approval of the increase in lot yield.
- e. DRC Recommends: Approval of the increase in lot yield.
- f. **APPROVED** increase in lot yield – **9 / 0**

3. **FS-16-077**    **Lot 3R1 and 3R2, Block A, The Fountains.**    **Council District 7.**

- a. Being a Replat of Lot 3, Block A, Lake Country Estates, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-87 Page 17, PRTCT.
- b. Location: 8901 Random Road.
- c. Applicant: Stanley Rowland.
- d. Applicant Requests: Approval of the increase in lot yield.
- e. DRC Recommends: Approval of the increase in lot yield.
- f. **APPROVED** increase in lot yield – **9 / 0**

4. **PP-03-070**    **Marine Creek Hills (Revision).**    **307 Single-Family Detached Lots and 3 Open Space Lots.**    **Council District 2.**

- a. Being 57.325 acres of land out of the John Askew Survey, Abstract No. 16, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Cornwell Marine Creek Drive, east of Provinces Street, south of an extension of Shady Springs Trail, and west of Anderson Park.
- c. Applicant: Hawkins Family Joint Venture.
- d. Applicant Requests: Approval of the revision to the approved preliminary plat.
- e. DRC Recommends: Approval of the revision to the approved preliminary plat which is in compliance with the Subdivision Ordinance.
- f. **APPROVED** revision to preliminary plat – **9 / 0**

**5. PP-16-016    Life Church Fort Worth: 5 Commercial Lots.    Council District 6.**

- a. Being 79.857 acres of land out of the P.TI. R.R. Survey, Abstract 1831; the J.J. Albirado Survey, Abstract 4; and the J. Asbury Survey, Abstract 52, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Risinger Road, south of Seawood Drive, east of Chisholm Trail Parkway, and west of Summer Creek Drive.
- c. Applicant: Life Covenant Church, 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 – **9 / 0**

**6. PP-16-018    Timberland Crossing: 10 Commercial Lots.    Council District 7.**

- a. Being 10.268 acres of land out of the Jose Chirino Survey, Abstract 265, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Timberland Boulevard, east of Alta Vista Road, and west of Caylor Road.
- c. Applicant: Timberland Development Partners 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.
- f. **APPROVED** preliminary plat – **9 / 0**

E. New Cases (6)

7. **FS-16-115**    **The Broadmoor at Western Hills (Waiver Request): 1 Multi-Family Lot. Council District 3.**

- a. Being 27.013 acres of land out of the Hays Covington Survey, Abstract No. 256, City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Broadmoor Drive, north of Mary Dean Avenue, east of Phoenix Drive, and south of Calmont Avenue.
- c. Applicant: Land Rover, LTD.
- d. Applicant Requests: Approval of the following waivers:
  - 1) of the requirement to extend El Retiro Drive, a street stub out from the west,
  - 2) of the requirement to extend Shenandoah Road, a street stub out from the north,
  - 3) to allow a cul-de-sac to serve a multi-family land use with 324 dwelling units rather than serving a low-density residential area with a maximum of 30 dwelling units, and
  - 4) of the requirement to provide an adequate turnaround on private property between right-of-way and gate and of the required three-vehicle stacking spaces on private property between the gate and the right-of-way.
- e. DRC Recommends: Denial of the five requested waivers.
- f. **APPROVED** preliminary plat and **APPROVED** requested waivers – **8 / 1**

8. **FS-16-123**    **Lots 9R1-9R4, Block 1, Dove Hollow Phase I Addition. ETJ - Denton County.**

- a. Being a Replat of Lot 9, Block 1, Dove Hollow Phase I Addition, an addition in Denton County, Texas, as recorded in Cabinet H, Page 197, PRDCT.
- b. Location: 9803 and 9835 Blubaugh Road.
- c. Applicant: Tedd Webb.
- d. Applicant Requests: Approval of the increase in lot yield and approval of a waiver allowing four lots to be platted with less than one acre net all floodplain and drainage easements for service by a private, on-site septic system.
- e. DRC Recommends: Approval of the two requested waivers.
- f. **APPROVED** increase in lot yield and **APPROVED** requested waiver – **9 / 0**

**9. FP-16-016 Thompson Road Middle School (Waiver Request): 1 Middle School Lot and Right-of-Way for Thompson Road. Council District 4.**

- a. Being approximately 26.927 acres in the William McCowen Survey, Abstract No. 999, 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: A waiver to allow the issuance of building permit(s) to Keller ISD for the construction of a middle school prior to the recordation of the related final plat.
- e. DRC Recommends: Approval of the requested waiver.
- f. **APPROVED** requested waiver – **8 / 0 / 1**

**10. FP-16-019 Walsh Ranch Quail Valley: 1 School Lot and Right-of-Way for Walsh Avenue. Council District 3.**

- a. Being approximately 24.65 acres in the Heirs of C.H. Higbee Survey, Abstract No. 2740 and I. & G.N. R.R. Survey, Abstract Nos. 2004 and 1996, City of Fort Worth, Parker County, Texas.
- b. General Location: South of Old Weatherford Road, west of Walsh Ranch Parkway, and north of the intersection of IH-20 and IH-30.
- c. Applicant: Quail Valley Development Company I, LLC.
- d. Applicant Requests: A waiver to allow the issuance of building permit(s) to Aledo ISD for the construction of a lower school prior to the recordation of the related final plat.
- e. DRC Recommends: Approval of the requested waiver.
- f. **APPROVED** requested waiver – **8 / 0 / 1**

**11. PP-16-012 The Bluffs: 1 Multi-family Lot, 1 Historic Preservation Lot and 5 Commercial Lots. Council District 9.**

- a. Being 17.085 acres of land out of the F.G. Mulliken Survey, Abstract No. 1045, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Greer Street, west of Samuels Avenue and east of the Trinity River.
- c. Applicant: Embrey Partners LTD.
- d. Applicant Requests: Approval of the preliminary plat and approval of the following waivers:
  - 1) to allow five commercial lots to be platted without access,
  - 2) of the requirement that a land use along a limited local street must be single family or cluster development.
  - 3) to allow Morrison Street to continue with twenty feet of pavement in a twenty-seven foot right-of-way,
  - 4) of the required one length of curb not less than twenty feet for every two dwelling units,
  - 5) of the required paving flare-out of twenty-eight feet wide by forty feet long,
  - 6) of the “standard specifications” for raised curbs and gutters, and
  - 7) of the required four off-street parking spaces per lot.
- e. DRC Recommends: Approval of the preliminary plat and the seven requested waivers.
- f. **APPROVED** preliminary plat and **APPROVED** requested waivers – **9 / 0**

**12. PP-16-020 Summer Creek Ranch: 245 Single-Family Detached Lots, 1 Commercial Lot, and 3 Private Open Space Lots. Council District 6.**

- a. Being 72.956 acres of land out of the Antonio Castillo Survey, Abstract No. 272, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of McPherson Boulevard, west of West Cleburne Road, north of Cleburne Road, and east of Rancho Diego Road.
- c. Applicant: Forestar USA Real Estate Group, Inc.
- d. Applicant Requests: Approval of the preliminary plat and approval of waivers to allow one block that exceeds the maximum block length allowed, seventeen double frontage lots, and the spacing of local streets on arterial streets at intervals less than 600 feet.
- e. DRC Recommends: Approval of the preliminary plat and approval of the three requested waivers.
- f. **APPROVED** preliminary plat and **APPROVED** requested waivers – **9 / 0**

F. Other Matters of Business (1)

**13. 4521 Vista Ridge Circle (Waiver Request). ETJ-Tarrant County.**

- a. Being approximately 2.523 acres out of the William McNutt Survey, Abstract Number 1067, Tarrant County, Texas.
- b. General Location: North of Peden Road, east of Gilmore Creek Road, west of Grants Lane and south of Vista Ridge Circle.
- c. Applicant: Dawn Roberts.
- d. Applicant Requests: Approval of a waiver of the Subdivision Ordinance requirement to plat the property prior to the issuance of a septic permit.
- e. DRC Recommends: Denial of the requested waiver.
- f. **APPROVED** requested waiver – **9 / 0**

**Adjournment: 3:07 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**

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.