



CITY PLAN COMMISSION

JULY DECISIONS

Wednesday, July 27, 2016

Work Session 12:00 PM

Public Hearing 1:30 PM

**1000 Throckmorton St.
City Pre-Council/Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102**

For More Docket Information Visit

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

Commissioners:

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

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

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

C. Consent Cases (3)

1. **PP-09-001 The Bridges (Revision): 405 Single-Family Detached Lots and 9 Open Space Lots. ETJ – Tarrant County.**

- a. Being 155.7 acres of land out of the U. Mendoza Survey, Abstract No. 994; J. Armendaris Survey, Abstract No. 1767; and Pinckney Caldwell Survey, Abstract No. 363, Tarrant County, Texas.
- b. General Location: South of FM 1187, east of Floyd Hampton, and west of the Crowley City Limits.
- c. Applicant: LGI Crowley Land Partners LLC.
- d. Applicant Requests: Approval of the preliminary plat revision.
- e. DRC Recommends: Approval of the preliminary plat revision which is in compliance with the Subdivision Ordinance.
- f. **APPROVED** preliminary plat revision – **9 / 0**

2. **PP-14-013 Tehama Bluffs (Revision): 165 Single Family Detached Lots, 1 Multifamily Lot, 2 Commercial Lots, and 11 Private Open Space Lots. Council District 7.**

- a. Being approximately 83.49 acres in the William McCowen Survey, Abstract No. 999, and being a replat of of Lot 2, Block 1 North Park and Ride Addition, and approximately 26.084 in the Gorrondona & Associates, Inc. Survey, City of Fort Worth, Texas.
- b. Location: Northwest corner of the intersection of I-35W and Heritage Trace Parkway.
- c. Applicant: Junction Crossing, LP.
- d. Applicant Requests: Approval of the preliminary plat revision.
- e. DRC Recommends: Approval of the revision to the approved preliminary plat which is in compliance with the Subdivision Ordinance.
- f. **APPROVED** preliminary plat revision – **9 / 0**

3. PP-16-024 Victory at Heritage: 12 Commercial Lots. Council District 7.

- a. Being approximately 21.54 acres in the William McCowen Survey, Abstract No. 999, City of Fort Worth, Texas.
- b. General Location: Northwest corner of the intersection of I-35W and Heritage Trace Parkway.
- c. Applicant: Centurian American.
- 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. New Cases (21)

4. FS-16-003 Lot 1R, Block 1, Southeast Service Center. Council District 5.

- a. Being a Replat of a portion of Lot 1, Block 1, Southeast Service Center, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-112, Page 25, PRTCT.
- b. Location: 5000 Martin Luther King Freeway.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of a waiver to the requirement to provide sidewalks along the service road for US Highway 287.
- e. DRC Recommends: Approval of the requested waiver.
- f. **APPROVED** requested waiver – **9 / 0**

5. **FS-16-039** **Lot AR1, Block 1, Lake Country Estates Secret Harbor.** **Council District 7.**

- a. Being a Replat of a portion of Lot A, Block 1, Lake Country Estates Secret Harbor, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-120, Page 35, PRTCT.
- b. Location: 9003 Timber Oaks Drive.
- c. Applicant: Matthew C. & Laura A. Self.
- 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.
- f. **APPROVED** increase in lot yield – **9 / 0**

6. **FS-16-073** **Lots 3R1 and 3R2, Block 3, George B. Bondies Subdivision.** **Council District 9.**

- a. Being a Replat of Lot 3R, Block 3, George B. Bondies Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet B, Slide 1983, PRTCT.
- b. Location: 1626 South Adams Street.
- c. Applicant: Dhruva Musuhuru.
- d. Applicant Requests: Approval of a waiver to the requirement to dedicate an additional three (3) feet of right-of-way along the alley.
- e. DRC Recommends: Approval of the requested waiver.
- f. **APPROVED** requested waiver – **9 / 0**

7. **FS-16-132** **Lot 1, Block 1, Chappell Addition.** **Council District 5.**

- a. Being a plat of a portion of the G W Couch Survey, Abstract Number 279 in the City of Fort Worth, Tarrant County, Texas.
- b. Location: 13200 South Pipeline Road.
- c. Applicant: Patty Chappell.
- d. Applicant Requests: Approval of a waiver to the requirement to construct a sidewalk along the frontage of their lot and a waiver to allow a residential lot to have its primary access along an arterial with less than one hundred fifty (150) feet of frontage.
- e. DRC Recommends: Approval of the requested waivers.
- f. **APPROVED** two requested waivers – **9 / 0**

8. **FS-16-143** **Lot 1, Block 1, Roberts Family Addition.** **ETJ-Tarrant County.**

- a. Being a plat of a 2.53 acres tract of land within the William McNutt Survey, Abstract Number 1067 in Tarrant County, Texas.
- b. Location: 4521 Vista Ridge Circle.
- c. Applicant: Austin and Dawn Roberts.
- d. Applicant Requests: Approval of a waiver to allow more than thirty (30) dwelling units on a single point of access.
- e. DRC Recommends: Approval of the requested waiver.
- f. **APPROVED** requested waiver – **9 / 0**

9. **PP-16-001 The Villages of Eagle Mountain South: 140 Single Family Detached Lots, 1 Commercial Lot, 1 Multifamily Lot, and 4 Private Open Space Lots. Council District 2.**

- a. Being 36.415 acres in the A.S. Roberts Survey, Abstract No. 1262 and the William E. Conwell Survey, Abstract No. 342, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Boat Club Road, south of WJ Boaz Road, west of Bowman Roberts Road, and north of Eagles Rest Drive.
- c. Applicant: VLMC, Inc.
- d. Applicant Requests: Approval of the preliminary plat; approval of a waiver to allow one block that exceeds the maximum length permitted; and approval of a waiver of a street stub out to the east.
- e. DRC Recommends: Approval of the preliminary plat and the requested waivers.
- f. **APPROVED** preliminary plat and **APPROVED** two requested waivers – **9 / 0**

10. **PP-16-021 Cottages at Aston Place: 27 Single-Family Detached Lots and 5 Private Open Space Lots. Council District 7.**

- a. Being 9.040 acres of land situated in the Francisco Cuella Survey, Abstract No. 266, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Ridgeview Circle, south of Dwarf Nettle Drive, and west of Alta Vista Boulevard.
- c. Applicant: Brickstone Development LP.
- d. Applicant Requests: Approval of the preliminary plat and approval of waivers to allow local streets to intersect an arterial at an interval that is less than the 600-foot minimum spacing allowed and of the required street stub out to the south.
- e. DRC Recommends: Approval of the preliminary plat and the requested waivers.
- f. **APPROVED** preliminary plat and **APPROVED** two requested waivers – **9 / 0**

11. PP-16-022 Stone Creek Ranch: 211 Single-Family Detached Lots and 3 Open Space Lots. Council District 2.

- a. Being 49.85 acres in the J. Bowman Survey, Abstract No. 436 and the J.B. Mc Gee Survey, Abstract No. 1826, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of the existing Stone Creek Ranch Addition, west of Bowman Roberts, north of Nathaniel Drive, and east of Boat Club Road.
- c. Applicant: LGI Homes Texas-LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of a waiver of the required street stub out to the west.
- e. DRC Recommends: Approval of the preliminary plat and denial of the requested waiver.
- f. **APPROVED** preliminary plat; **DENIED** requested waiver – **9 / 0**

12. PP-16-023 Carol Oaks North: 77 Single-Family Detached Lots and 3 Open Space Lots. Council District 5.

- a. Being 49.85 acres in the J. Bowman Survey, Abstract No. 436 and the J.B. Mc Gee Survey, Abstract No. 1826, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Northeast corner of the intersection of Sandy Lane and Ederville Road.
- c. Applicant: A&D Real Estate Holding, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of a waiver to allow one block that exceeds the maximum length permitted.
- e. DRC Recommends: Approval of the preliminary plat and the requested waiver.
- f. **APPROVED** preliminary plat and **APPROVED** requested waiver – **9 / 0**

13. PP-16-026 Revelstoke: 339 Single-Family Detached Lots, 2 Multifamily Lots, and 7 Private Open Space Lots. Council District 7.

- a. Being 98.802 acres in the Samuel Lockhart Survey, Abstract No. 977, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of US 287, south of Bonds Ranch Road, west of Saltbrush, and north of the future extension of Heritage Trace Parkway.
- c. Applicant: Hanover Property Company.
- d. Applicant Requests: Approval of the preliminary plat and approval of a waiver to allow two blocks that exceed the maximum length permitted.
- e. DRC Recommends: Approval of the preliminary plat and the requested waiver.
- f. **APPROVED** preliminary plat and **APPROVED** requested waiver – **9 / 0**

14. PP-16-030 Valley Ridge: 1 Private Open Space Lot and 4 Residential Lots. Council District 7.

- a. Being a 4 acre tract of land within the Hopkins Davidsion Survey, Abstract Number 437 and a replat of Lot 7, Block L, Valley Ridge Addition an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D213312911.
- b. General Location: East of North Riverside Drive and north of Sawtimber Trail.
- c. Applicant: Mehrdad Moayedi.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat conditional on the approval of the vacation (VA-16-014) by City Council.
- f. **APPROVED** preliminary plat conditional on vacation (VA-16-014) approval by City Council – **9 / 0**

15. VA-16-014 Portion of Old Denton Road: Council District 7.

- a. Being a portion of apparent prescriptive right-of-way for Old Denton Road, in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of North Riverside Drive and north of Sawtimber Trail.
- c. Applicant: Mehrdad Moayedi.
- d. Applicant Requests: Approval of the recommendation to City Council for the vacation of a portion of Old Denton Road.
- e. DRC Recommends: Approval of the requested street vacation recommendation to City Council.
- f. **APPROVED** street vacation recommendation to City Council – **9 / 0**

16. PP-16-035 Lots 28R1, 28R2, 28R3, 29R1 and 29R2, Block 11, Linwood Addition. Council District 9.

- a. Being a Replat of Lots 28 and 29, 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. General Location: 321 and 403 Templeton Drive.
- c. Applicant: Village Homes LP.
- d. Applicant Requests: Approval of the increase in lot yield, preliminary plat, and the following waivers:
 - 1) to allow the private drive to provide rear entry access,
 - 2) to allow the private drive within the eleven (11) foot HOA lot instead of the minimum required sixteen(16) feet, and
 - 3) to only provide a twenty (20) foot by twenty (20) foot public open space easement where the proposed private drive intersects with the public alley.
- e. DRC Recommends: Approval of the increase in lot yield, preliminary plat, and the three requested waivers.
- f. **APPROVED** increase in lot yield; **APPROVED** preliminary plat; and **APPROVED** three requested waivers - **9 / 0**

17. VA-16-016 Alley Vacation Block 7, Ross Heights: Council District 7.

- a. Being an alley in Block 7, Ross Heights, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 310, Page 32, PRTCT.
- b. General Location: East of Montgomery Street, south of Harley Avenue and west of Trail Drive.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of the recommendation to City Council for the vacation of the alley.
- e. DRC Recommends: Approval of the requested alley vacation recommendation to City Council.
- f. **APPROVED** requested vacation for recommendation to City Council – **9 / 0**

18. VA-16-017 Portion of Dexter Avenue: Council District 7.

- a. Being a portion of Dexter Avenue between Blocks 12 and 13 Ross Heights, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 310, Page 32, PRTCT.
- b. General Location: East of Montgomery Street, south of Harley Avenue and west of Trail Drive.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of the recommendation to City Council for the vacation of a portion of Dexter Avenue.
- e. DRC Recommends: Approval of the requested street vacation recommendation to City Council.
- f. **APPROVED** requested vacation for recommendation to City Council – **9 / 0**

19. VA-16-018 Portion of Lafayette Avenue: Council District 7.

- a. Being a portion of Lafayette Avenue between Blocks 7 and 12 Ross Heights, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 310, Page 32, PRTCT.
- b. General Location: East of Montgomery Street, south of Harley Avenue and west of Trail Drive.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of the recommendation to City Council for the vacation of a portion of Lafayette Avenue.
- e. DRC Recommends: Approval of the requested street vacation recommendation to City Council.
- f. **APPROVED** requested vacation for recommendation to City Council – **9 / 0**

20. VA-16-019 Portion of Bryce Avenue: Council District 7.

- a. Being a portion of Bryce Avenue between Blocks 13 Ross Heights and Lot 1, Block 6, Will Rogers Memorial Center, additions to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 310, Page 32 and D216067302, PRTCT.
- b. General Location: East of Montgomery Street, south of Harley Avenue and west of Trail Drive.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of the recommendation to City Council for the vacation of a portion of Bryce Avenue.
- e. DRC Recommends: Approval of the requested street vacation recommendation to City Council.
- f. **APPROVED** requested vacation for recommendation to City Council – **9 / 0**

21. VA-16-020 Portion of Gendy Street: Council District 7.

- a. Being a portion of Gendy Street along the western boundary of Blocks 7, 12 and 13 Ross Heights, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 310, Page 32, PRTCT.
- b. General Location: East of Montgomery Street, south of Harley Avenue and west of Trail Drive.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of the recommendation to City Council for the vacation of a portion of Gendy Street.
- e. DRC Recommends: Approval of the requested street vacation recommendation to City Council.
- f. **APPROVED** requested vacation for recommendation to City Council – **9 / 0**

22. VA-16-021 Portion of an Unnamed Street: Council District 7.

- a. Being a portion of an unnamed right-of-way as dedicated in Volume 921, Page 346, DRTCT.
- b. General Location: East of Montgomery Street, south of Harley Avenue and west of Trail Drive.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of the recommendation to City Council for the vacation of a portion of an unnamed street.
- e. DRC Recommends: Approval of the requested street vacation recommendation to City Council.
- f. **APPROVED** requested vacation for recommendation to City Council – **9 / 0**

23. VA-16-022 Alley Vacation Block 12, Ross Heights: Council District 7.

- a. Being an alley in Block 12, Ross Heights, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 310, Page 32, PRTCT.
- b. General Location: East of Montgomery Street, south of Harley Avenue and west of Trail Drive.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of the recommendation to City Council for the alley vacation.
- e. DRC Recommends: Approval of the requested alley vacation recommendation to City Council.
- f. **APPROVED** requested vacation for recommendation to City Council – **9 / 0**

24. VA-16-024 Portion of Southgate Drive: Council District 6.

- a. Being a portion of Southgate Drive between Mc Cart Avenue and Lubbock Avenue, as dedicated in the plat recorded for South Hills Addition, as recorded in Volume 388-9, Page 551, PRTCT.
- b. General Location: West of Mc Cart Avenue, east of the intersection of the remaining Southgate Drive and Lubbock Avenue, and south of IH-20.
- c. Applicant: Quik Trip.
- d. Applicant Requests: Approval of the recommendation to City Council for the vacation of a portion of Southgate Drive.
- e. DRC Recommends: Approval of the requested street vacation recommendation to City Council.
- f. **APPROVED** a requested 30 day continuance – **9 / 0**

Adjournment: 2:25 P.M.