



CITY PLAN COMMISSION

OCTOBER DECISIONS

Wednesday, October 26, 2016

Work Session 11:30 AM

City Council Conference Room 290

Public Hearing 1:30 PM

City Council Chamber

1000 Throckmorton St.

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> A </u>
Sloan Harris, CD 3	<u> P </u>	Don Boren, Chair CD 8	<u> P </u>
Mark Brast, CD 4	<u> A </u>	Mike Brennan, Vice Chair CD 9	<u> P </u>
Robert Horton, CD 5	<u> P </u>	Bob Kelly, Alternate	<u> P </u>

I. WORK SESSION: 11:30 A.M. City Council Conference Room 290

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| A. Correspondence & Comments | Staff & Chair |
| B. Lunch | |
| C. Review of Cases on Today’s Agenda | Staff |
| D. Age Friendly Action Plan | AARP |
| E. Update on Infill Development and Redevelopment | Staff |

II. PUBLIC HEARING: 1:30 P.M. City Council Chamber

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| A. Approval of Previous Month’s Minutes | APPROVED - 8 / 0 |
| B. Approval of Previously Recorded Final Plats | APPROVED - 8 / 0 |

C. Consent Cases (3)

1. **PP-16-032** **Moriah at Timberland:** 13 Commercial Lots and 1 Multifamily Lot. Council District 7.

- a. Being approximately 60.71 acres in the William McCowen Survey, Abstract No. 999, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Southeast corner of the intersection of Timberland Boulevard and I-35W, north of Golden Triangle Boulevard.
- c. Applicants: Triangle I-35 Realty, LTD; Clay Cooley; MWM Real Estate, LLC, Series J.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of preliminary plat which is in compliance with the Subdivision Ordinance.
- f. **APPROVED** preliminary plat – **8 / 0**

2. **PP-16-058** **Chisholm Trail Ranch:** 9 Commercial Lots. Council District 6.

- a. Being approximately 45.264 acres situated in the Juan Albirado Survey, Abstract No. 4, the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of McPherson Boulevard, west of Summer Creek Drive, north of Crowley Middle School, and east of Chisholm Trail Parkway/ SH-121T.
- c. Applicant: SLF IV – Chisholm Trail, 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 – **8 / 0**

3. **PP-16-063 Tavolo Park: 4 Multifamily Lots and One Commercial/ Office Lot. Council District 6.**

- a. Being approximately 18.5 acres situated in the J. Heath Survey, Abstract No. 641, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Altamesa Boulevard, west of Chisholm Trail Parkway/ SH-121T, and east of the future extension of Bryant Irvin Road.
- c. Applicant: PRA Pate Ranch FP, 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 – **8 / 0**

D. Continued Cases (3)

4. **VA-16-023 Vacation of a Portion of Carroll Street. Council District 9.**

- a. Being a Portion of Carroll Street Adjacent to Lots 1 and 11, Block 8, Weisenberger Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-A, Page 120 PRTCT.
- b. Location: East Side of Carroll Street between Whitmore Street and Weisenberger Street.
- c. Applicant: Texas Intown Homes, LLC.
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of a portion of Carroll Street.
- e. DRC Recommends: Denial of a recommendation to City Council for the vacation of a portion of Carroll Street.
- f. **APPROVED** a thirty (30) day continuance request by the Applicant – **8 / 0**

5. **PP-16-033 Weisenberger Addition: 10 Single-Family Attached Lots, 1 Private Open Space Lot, and 1 Private Driveway Lot. Council District 9.**

- a. Being a Replat of Lot 1 and Lot 11, Block 8, Weisenberger Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-A, Page 120 PRTCT.
- b. Location: 200 Carroll Street and 2636 Weisenberger Street.
- c. Applicant: Texas Intown Homes, LLC.
- d. Applicant Requests: Approval of the preliminary plat and four Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the preliminary plat and approval of the following waivers:
 - 1) To allow a private drive to function as an alley providing access to rear entry garages for ten residential lots less than fifty (50) feet in width;
 - 2) To allow a five-foot by five-foot rather than a ten-foot by ten-foot corner clip dedication at the intersections of Carroll Street with Whitmore Street and Weisenberger Street; and
 - 3) To allow a three-foot by three-foot public open space easement rather than a ten-foot by ten-foot corner clip dedication at the intersections of the private drive, which functions as an alley, with both Whitmore Street and Weisenberger Street.

Denial of the following waiver:

- 4) Of the street design standards and the characteristics of street classification and function for the segment of Carroll Street between Whitmore Street and Weisenberger Street.
- f. **APPROVED** a thirty (30) day continuance request by the Applicant – **8 / 0**

6. **PP-16-036 Deavers Addition: 18 Single-Family Lots, 1 Private Open Space Lot, and 2 Private Driveway Lots. Council District 7.**

- a. Being a Replat of Lots 2R-6R, Block 3 Deavers Addition; Lot 9, Block 3, Deavers Addition; and Lots 4-8, Block 2, Deavers Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded respectively in Cabinet B, Slide 1574, PRTCT; Volume 1811, Page 583, PRTCT; and Volume 310, Page 92, PRTCT.
- b. Location: 305–323 Sunset Lane and 304-332 Nursery Lane.
- c. Applicant: Fort Worth Growth Partners, LP.
- d. Applicant Requests: Approval of the increase in lot yield, preliminary plat, and two Subdivision Ordinance waivers.
- e. DRC Recommends: approval of the increase in lot yield, the preliminary plat, and the following waivers:
 - 1) to allow twelve (12) residential lots to access a private sidewalk in a public use easement rather than a public or private street, and
 - 2) to allow one double frontage lot.
- f. **APPROVED** preliminary plat and **APPROVED** requested waivers – **8 / 0**

E. New Cases (5)

7. **FS-15-117 Lot 1D, Block 1, Village Creek Subdivision (Waiver Request): Council District 5.**

- a. Being a replat of Lot 1, Block 1, Village Creek Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 1037, Page 413, DRTCT.
- b. General Location: 6801 Old Randol Mill Road.
- c. Applicant: Ends of the Earth Ministries, Inc.
- d. Applicant Requests: Approval of the two Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of a waiver to the requirement to dedicate an additional 10 feet of right-of-way along Old Randol Mill Road, and approval of a waiver to the requirement to dedicate and construct a cul-de-sac at the terminus of Old Randol Mill Road.
- f. **APPROVED** requested waiver – **8 / 0**

8. **FS-16-174 Lots 1R and 2, Block 1, Berry-820 Addition (Waiver Request):
Council District 5.**

- a. Being a replat of Lot 1, Block 1, Berry-820 Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-133, Page 50, PRTCT.
- b. General Location: 3853 East Loop 820 South.
- c. Applicant: BCT 1 Berry, LLC.
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver.
- e. DRC Recommends: Denial of the requested waiver to the requirement to dedicate an additional 15 feet of right-of-way along East Berry Street.
- f. **APPROVED** thirty (30) day continuance requested by the Applicant – **8 / 0**

9. **PP-16-051 Meadowbrook Place: 51 Single-Family Detached Lots and 3 Private
Open Space Lots. Council District 5.**

- a. Being approximately 10.02 Acres in the D.C. Harrison Survey, Abstract No. 658 and S.C. Culver Survey, Abstract No. 276, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Northeast corner of the intersection of Meadowbrook Drive and Ranch Lane.
- c. Applicant: Thomas D. Jakes.
- d. Applicant Requests: Approval of the preliminary plat and approval of three Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the preliminary plat and the following waivers:
 - 1) to allow twelve (12) double frontage lots, and
 - 2) to the street design standards allowing two existing rural roadways to remain without improvement to urban standards.DRC Recommends denial of the following waiver:
 - 3) to the gated entrance standards requiring three-vehicle stacking and a turnaround space, both located entirely on private property behind the Ranch Lane right-of-way and in advance of the gate.
- f. **APPROVED** preliminary plat; **APPROVED** waivers #1 & #2 and **DENIED** waiver #3 – **7 / 1**

10. PP-16-059 River's Edge: 217 Single-Family Detached Lots and 3 Private Open Space Lots. Council District 7.

- a. Being approximately 59.834 acres in the Guadalupe Cardinas Survey, Abstract No. 214, City of Fort Worth, Denton County, Texas.
- b. General Location: West of Harriet Creek Ranch Elementary School, north of Elkford Lane, east of BNSF Railroad, and south of Harriet Creek.
- c. Applicant: Forestar (USA) Real Estate Group, Inc.
- d. Applicant Requests: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the preliminary plat and approval of the following waivers:
 - 1) to the requirement for an extension of a street stub out to the unplatted tract to the north within approximately one-half mile of Harriet Creek Road Bridge, with the Witham Drive Bridge being a part of Phase 3A, and
 - 2) to allow one block to exceed the maximum length of 1,320 feet.
- f. **APPROVED** preliminary plat and **APPROVED** requested waivers – **8 / 0**

F. Other Matters of Business (2):

11. 11713 Frazier Lane (Waiver Request) 1 Residential Lot. ETJ-Johnson County.

- a. Being an approximate 1.56 acre portion of Lot 7, Landerbell Addition, an addition to Johnson County, Texas, as recorded in Volume 1540, Page 607, DRJCT.
- b. Location: 11713 Frazier Lane.
- c. Applicant: Martha Miranda.
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver.
- e. DRC Recommends: Denial of a waiver to allow the issuance of a septic permit letter prior to the recordation of a final plat.
- f. **DENIED** requested waiver – **8 / 0**

12. Alliance Northport Addition (Waiver Request): Council District 7.

- a. Being approximately 12.1 acres of land in the Alexander McDonald Survey, Abstract Number 786 and the E.B. Peters Survey, Abstract Number 1626, City of Fort Worth, Denton County, Texas.
- b. General Location: West of IH-35W, south of Eagle Parkway, east of Heritage Parkway, and north of Texas Longhorn Way.
- c. Applicant: ADL Development, LP.
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of a waiver of the requirement that land be platted in order to divide it where any part is less than five acres.
- f. **APPROVED** requested waiver – **8 / 0**

G. Reconsideration (2):

13. FS-16-175 Lots 2R1-2R4, Block 11, Weisenberger Addition. Council District 9.

- a. Reconsideration of action taken on September 28, 2016, which was to deny the request for approval of an increase in lot yield, and for approval of two Subdivision Ordinance waivers.

If item a. is approved, then consideration of item b.
- b. Applicant Requests: Approval of an increase in lot yield and approval of two Subdivision Ordinance waivers.
- c. DRC Recommends: Approval of an increase in lot yield and approval of the following waivers:
 - 1) to allow a private driveway to function as an alley providing access to rear entry garages for lots less than fifty (50) feet in width; and
 - 2) to allow four residential lots with access to a private sidewalk in a public use easement rather than a public or private street.
- d. Reconsideration motion **FAILED** (5 affirmative votes required) – **3 / 5**

14. FS-16-176 Lots 1R1-1R4, Block 10, Linwood Addition. Council District 9.

- a. Reconsideration of action taken on September 28, 2016, which was to deny the request for approval of an increase in lot yield, and for approval of three Subdivision Ordinance waivers.

If item a. is approved then consideration of item b.

- b. Applicant Requests: Approval of an increase in lot yield, and approval of three Subdivision Ordinance waivers.
- c. DRC Recommends: Approval of an increase in lot yield and approval of the following waivers:
 - 1) to allow a private driveway to function as an alley providing access to rear entry garages for lots less than fifty (50) feet in width;
 - 2) to allow four residential lots with access to a private sidewalk in a public use easement rather than a public or private street; and,
 - 3) to allow a four-foot private sidewalk in a public use easement rather than the required five-foot private sidewalk.

- d. Motion to deny reconsideration **APPROVED – 7 / 1**

Adjournment: 3:47 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.