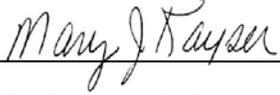


I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, January 22, 2016 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas



CITY PLAN COMMISSION

JANUARY AGENDA

Wednesday, January 27, 2016

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, CD 1 _____
 Jennifer Trevino, CD 2 _____
 Sloan Harris, CD 3 _____
 Mark Brast, CD 4 _____
 Robert Horton, CD 5 _____

Stephanie Spann, CD 6 _____
 Stephen Barrett, CD 7 _____
 Don Boren, Chair CD 8 _____
 Mike Brennan, Vice Chair CD 9 _____
 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 the draft 2016 Comprehensive Plan Staff

II. PUBLIC HEARING:

1:30 PM

Council Chamber

- A. Approval of Previous Month's Minutes
- B. Approval of Previously Recorded Final Plats

C. Continued Cases (2)

1. **6001 Columbus Trail (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.

2. **VA-15-025 An Alley in Block 29, Tucker's Addition. Council District 9.**

- a. Being an alley in Block 29, Tucker's Addition, an addition to the City of Fort Worth, Tarrant County, Texas dedicated by the plat recorded in Volume 63, Page 124, PRTCT.
- b. General Location: South of East Leuda Street, north of East Terrell Avenue, east of South Main Street, and west of Bryan Avenue.
- c. Applicant: David Motheral.
- d. Applicant Requests: Approval of a recommendation to City Council for the alley vacation.
- e. DRC Recommends: Approval of the recommendation to City Council.

D. Consent Cases (11)

3. **FS-15-261 Lots 10R1 and 10R2, Block 21 Overton West Addition. Council District 3.**

- a. Being a Replat of Lot 10, Block 21, Overton West Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-49, Page 42, PRTCT.
- b. Location: 4712 and 4714 Ranch View Road.
- c. Applicant: Al Mayfield and Lynn Mayfield.
- d. Applicant Requests: Approval of the increase in lot yield.
- e. DRC Recommends: Approval of the increase in lot yield.

4. FS-15-265 Lots 10R1 and 10R2, 11R1 and 11R2, Block 11 Linwood Addition. Council District 9.

- a. Being a Replat of Lots 10 and 11, Block 11, Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-1B, Page 181, PRTCT.
- b. Location: 300 Wimberly Street and 2901 Wingate Street.
- c. Applicant: Village Homes.
- d. Applicant Requests: Approval of the increase in lot yield.
- e. DRC Recommends: Approval of the increase in lot yield.

5. FS-15-276 Lots 2R1 and 2R2, Block 15 Linwood Addition. Council District 9.

- a. Being a Replat of Lot 2, Block 15, Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-B, Page 181, PRTCT.
- b. Location: 405 Wimberly Street.
- c. Applicant: Keith Larance.
- d. Applicant Requests: Approval of the increase in lot yield.
- e. DRC Recommends: Approval of the increase in lot yield.

6. PA-15-007 Lot 9R, Block 5, Mira Vista Addition. Council District 3.

- a. Being an abandonment of 9R, Block 5, Mira Vista Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet B, Slide 1893, PRTCT.
- b. Location: 6009 Annadale Drive.
- c. Applicant: Peter and Elizabeth Dahlberg.
- d. Applicant Requests: Approval of the plat abandonment.
- e. DRC Recommends: Approval of the plat abandonment which is in compliance with the Subdivision Ordinance.

7. CP-15-009 Sendera Ranch North: 502.7 Acres of Single-Family Residential; 206.8 Acres of Open Space; 18.7 Acres of Commercial; 8.2 Acres of Community Facilities; 11.3 Acre School Site; and 59.8 Gas Well Pad Sites. Council District 7.

- a. Being an 862.179 acre tract of land situated in the C. Fleisner Survey, Abstract No. 310 and the Matthew Ashton Survey, Abstract No. 1, Denton County and Wise County, Texas. Save and Except a 0.517 acre tract of land described in deed to Southwestern Gas Pipelines Inc., recorded in Volume 4961, Page 4804 Deed Records, Denton County, Texas. Also Save and Except a 5.294 acre tract of land being all of Lot 1X, Block 400 of the Sendera Ranch Addition, an Addition to the County of Denton, recorded in Document No. 2009-104 Plat Records, Denton County, Texas leaving a Net of 856.368 Acres of land more or less.
- b. General Location: North of existing Sendera Ranch Addition, along Sendera Ranch Boulevard, and south of Songbird Street.
- c. Applicant: Sendera Ranch A2A Developments, LLC.
- d. Applicant Requests: Approval of the Concept Plan.
- e. DRC Recommends: Approval of the Concept Plan which is in compliance with the Subdivision Ordinance.

8. CP-15-010 Tavolo Park: 215.3 Acres of Single-Family Residential; 131.7 Acres of Mixed Use (Commercial, Office, and Multi-Family); 87.7 Acres of Commercial; and 29.8 Acres of Open Space. Council District 6.

- a. Being 468 acres of land situated in the J. Heath Survey, Abstract Number 641, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Southwest corner of the intersection of Altamesa Boulevard and Chisholm Trail Parkway.
- c. Applicant: PRA Pate Ranch GP, LLC, c/o Julian Hawes, Jr.
- d. Applicant Requests: Approval of the Concept Plan.
- e. DRC Recommends: Approval of the Concept Plan which is in compliance with the Subdivision Ordinance.

9. PP-15-058 Synergy West: 7 Industrial Lots. Council District 7.

- a. Being approximately 158.903 acres in the W M Mccowen Survey, Abstract Number 999, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Golden Triangle Boulevard, south of Keller Hicks Road, west of North Freeway, and east of Harmon Road.
- c. Applicant: The State of Texas, For the Use and Benefit of the Permanent School Fund.
- d. Applicant Requests: Approval of the Preliminary Plat.
- e. DRC Recommends: Approval of the Preliminary Plat which is in compliance with the Subdivision Ordinance.

10. PP-15-066 Karmali Addition: 5 Industrial Lots. Council District 4.

- a. Being approximately 28.917 acres in the Mary Johnson Survey, Abstract No. 858, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Northwest corner of the intersection of North Beach Street and East Long Avenue.
- c. Applicant: Karmali Holdings, 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.

11. PP-15-068 Spring Ranch: 130 Single-Family Detached Lots and 6 Private Open Space Lots. Council District 7.

- a. Being 65.2 acres of land situated in the Coleman Boyd Survey, Abstract No. 212 and the M.E.P. & P. R.R. Company Survey, Abstract No. 1129, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Boaz Road and Spring Ranch Addition, and east of Willow Springs Road.
- c. Applicant: GBR Realty, LTD.
- d. Applicant Requests: Approval of the Preliminary Plat.
- e. DRC Recommends: Approval of the Preliminary Plat which is in compliance with the Subdivision Ordinance.

12. PP-15-069 Hunter Crossroads: 15 Commercial Lots. Council District 7.

- a. Being approximately 35.89 acres in the M.E.P. & P.R.R. Co. Survey, Abstract No. 1131, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Southwest corner of the intersection of Avondale Haslet Road / FM 718 and NW Highway 287, east of Saginaw Boulevard / Business Highway 287.
- c. Applicant: Hunter Crossroads, 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.

13. PP-15-076 Walsh Ranch Quail Valley: 40 Single-Family Detached Lots, 3 Community Center Lots, and 6 Private Open Space Lots. Council District 3.

- a. Being 80.9 acres situated in the Heirs of C.H. Higbee Survey, Abstract No. 2740 and the I. & D.N. R.R. Survey, Abstract Numbers 2004 & 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: Walsh Ranch Limited Partnership.
- d. Applicant Requests: Approval of the Preliminary Plat.
- e. DRC Recommends: Approval of the Preliminary Plat, which is in compliance with the Subdivision Ordinance, conditional on City Council approval of the related zoning map revision.

D. New Cases (4)

14. VA-15-032 Portion of Lake Country Drive. Council District 7.

- a. Being a Portion of Lake Country Drive, as dedicated to the City of Fort Worth, Tarrant County, Texas, and recorded in Volume 388-75, Page 33, PRTCT.
- b. General Location: The northwest corner of Lake Country Drive and Boat Club Road / FM 1220.
- c. Applicant: Robert Lynch (Lake Country HOA).
- d. Applicant Requests: Approval of the recommendation to City Council to vacate a portion of Lake Country Drive.
- e. DRC Recommends: Approval of the recommendation to City Council.

15. PP-15-073 Watersbend South: 853 Single-Family Detached Lots and 13 Private Open Space Lots. Council District 7.

- a. Being 246.729 acres of land situated in the E.H. Elkins Survey, Abstract No. 487 and the George Mathews Survey, Abstract No. 1078, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Wagley Robertson Road, south of the existing Trails of Fossil Creek Addition, west of the Burlington Northern and Santa Fe Railroad, and north of the existing Bar C Ranch Addition.
- c. Applicant: FHP Partners, LP.
- d. Applicant Requests: Approval of the Preliminary Plat and approval of waivers to allow the following:
 - 1) two blocks (Block 6, Lots 11-42 and Block 11, Lots 1-38) that are 1,927 feet and 2,208 feet in length respectively, which exceed the maximum 1,320 feet in length allowed and
 - 2) two residential streets to intersect a collector at an interval of 240 feet which exceeds the 250-foot minimum spacing allowed (Braewick Drive and Street YY along Street C).
- e. DRC Recommends: Approval of the Preliminary Plat and approval of the two requested waivers.

16. PP-15-075 Aston Place Villas: 30 Single-Family Detached Lots, 4 Private Open Space Lots, and 1 Private Street Lot. 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 the following:
 - 1) two residential streets intersecting an arterial at an interval of 524 feet which exceeds the 600-foot minimum spacing allowed (Aston Place Court and Suzie Rich Drive along Alta Vista Road);
 - 2) a cul-de-sac that is 1,097 feet in length which exceeds the maximum 850 feet in length allowed for lots from 8,000 square feet to one acre in size;
 - 3) no street stub outs for future connection to the unplatted tracts to the north and to the unplatted tract to the south;
 - 4) termination of the unnamed street that extends west from Alta Vista Boulevard and is required to be extended approximately 650 additional feet to allow for the future connection with the adjacent unplatted tracts of land; and
 - 5) dead ending without a cul-de-sac turnaround the unnamed street that is 175 feet in length which exceeds the 150-foot maximum length allowed.
- e. DRC Recommends: Approval of the Preliminary Plat, approval of waiver request number 1, and denial of waiver request numbers 2 to 5.

17. PP-15-077 Chisholm Springs: 435 Single-Family Detached Lots and 18 Private Open Space Lots. ETJ – Tarrant and Wise Counties.

- a. Being approximately 162.91 acres in the M.E.P. & P.R.R. Survey, Abstract No. 613 and the M. Dobbs Survey, Abstract No. 1225, Tarrant and Wise Counties, Texas.
- b. General Location: East of existing Chisholm Springs Addition, northeast of existing Newark Ranch Addition, north of FM 718, and west of US 81 & US 287.
- c. Applicant: Jackson Shaw.
- d. Applicant Requests: Approval of the Preliminary Plat and approval of waivers to allow the following:
 - 1) three blocks (Block A, from Street D to Street N, Block M from Drover Ridge Road to Street G, and Block N / O from Street E to Street H) that are 2,639 feet, 1,847 feet, and 1,681 feet in length, respectively, which exceed the maximum 1,320 feet in length allowed and
 - 2) temporarily dead ending without a cul-de-sac turnaround the street stub out (Street O) that is 189 feet in length which exceeds the 150-foot maximum length allowed.
- e. DRC Recommends: Approval of the Preliminary Plat and approval of the two requested waivers.

E. Other Matters of Business (2)

18. Fire Facilities and Capital Master Plan FY2016 - FY2020. All Council Districts.

DRC Recommends: Approval of a recommendation to City Council for adoption of the Fire Facilities and Capital Master Plan FY-2016 - FY2020.

19. 2016 Comprehensive Plan. All Council Districts.

DRC Recommends: Approval of a recommendation to City Council for adoption of the 2016 Comprehensive Plan.

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

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.