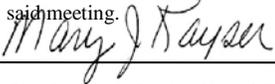


I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, February 18, 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**

**FEBRUARY AGENDA**

**Wednesday, February 24, 2016**

**1:30 PM**

**1000 Throckmorton St.**

**City Council Chamber**

**2<sup>nd</sup> Floor – City Hall**

**Fort Worth, Texas 76102**

**For More Docket Information Visit**

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

**Commissioners:**

Vicky Schoch, 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 MTP Update and Draft Complete Streets Policy 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 Cases (2)

1. **PP-15-053**    **Landmark Quebec Addition: 12 Commercial Lots. Council District 7.**

- a. Being a replat of Lot 1, Block 2, Landmark Quebec Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D209082510, PRTCT.
- b. General Location: North of Northwest Loop 820, south of Northwest Centre Drive, west of Royalty Lane and east of Strawn Lane.
- c. Applicant: LQ Development, 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-15-078**    **Hideaway Acres: 36 Single-Family Detached Lots and 2 Private Open Space Lots. Council District 4.**

- a. Being a replat of Lot 3, Block 1, All American Farms, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-173, Page 31, PRTCT.
- b. General Location: Along the north side of Ray White Road between Alta Vista Road and Bear Hollow Drive.
- c. Applicant: Our Country Homes.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance

New Cases (14)

**3. FS-15-205 Lots 1R, 4R, 5R-1 and 8R-14R, Block 11, Van Zandt's Park Addition. Council District 9.**

- a. Being a replat of Lots 1-4, 5R, 8-18, Block 11, Van Zandt's Park Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 204, Page 81 and D210140119, PRTCT.
- b. General Location: North of Bledsoe Street, west of Norwood Street, south of Morton Street, and east of University Drive.
- c. Applicant: HRI Properties.
- d. Applicant Requests: Approval of a waiver of the required additional ten (10) feet of right-of-way dedication for University Drive.
- e. DRC Recommends: Approval of the requested waiver.

**4. FS-16-009 Lots 7R1 and 7R2, Block 2, Dove Hollow Phase I Addition. ETJ-Denton County.**

- a. Being a Replat of Lot 7, Block 2, Dove Hollow Phase I Addition, an addition to the Denton County, Texas, as recorded in Cabinet H, Page 94, PRDCT.
- b. Location: 25452 Williams Drive.
- c. Applicant: Jose G. Fuentes.
- d. Applicant Requests: Approval of an increase in lot yield and approval of a waiver to allow more than the maximum 30 residential units on a single point of access.
- e. DRC Recommends: Denial of the increase in lot yield and denial of requested waiver.

**5. FS-16-018    Lots 1 and 2, Block 1, Alexan Summit Addition.    Council District 9.**

- a. Being a replat of Lots 14-20, Block 1, and parts of Lots 18-20, Block A, Texas Pacific Railway Co. Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 33, Page 140 and Volume 429, Page 423, PRTCT; Lot 5, Cobbs Subdivision of Land "K" Hawley Map, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 106, Page 142, PRTCT; along with a portion of land in the JMC Lynch Survey Abstract Number 55, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Rio Grande Avenue, west of Summit Avenue, and south of Lancaster Avenue.
- c. Applicant: Trammel Crow Residential.
- d. Applicant Requests: Approval of the following waivers:
  - 1. to allow a block face to exceed the maximum 500 feet in length;
  - 2. to allow a block perimeter to exceed the maximum 1,600 feet;
  - 3. to allow the distance between publicly accessible streets to exceed 1000 feet; and
  - 4. to allow a cul-de-sac to serve a multi-family development.
- e. DRC Recommends: Approval of the four requested waivers.

**6. FS-16-021    Lots 4A and 4B, Block A, River Hills Addition.    Council District 6.**

- a. Being a replat of Lot 4, Block A, River Hills Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 8157, PRTCT.
- b. Location: 6501 Harris Parkway.
- c. Applicant: SCMC Holdings, LP.
- d. Applicant Requests: Approval of a waiver to allow a commercial development to be served by a cul-de-sac.
- e. DRC Recommends: Approval of the requested waiver.

**7. FS-16-022    Lots 20R1-20R4, Block 6, Weisenberger Addition.    Council District 9.**

- a. Being a Replat of Lot 20, Block 6, Weisenberger Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-A, Page 120, PRTCT.
- b. Location: 2800 Weisenberger Street.
- c. Applicant: Fort Linwood LLC.
- d. Applicant Requests: Approval of the increase in lot yield and approval of a waiver to allow a structure closer than twenty-five (25) feet to the alleyway turnout.
- e. DRC Recommends: Approval of the increase in lot yield and approval of the requested waiver.

**8. FS-16-023    Lots 1R1-1R4, Block 11, Weisenberger Addition.    Council District 9.**

- a. Being a Replat of Lot 1, Block 11, Weisenberger Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-A, Page 120, PRTCT.
- b. Location: 2837 Weisenberger Street.
- c. Applicant: Fort Linwood LLC.
- d. Applicant Requests: Approval of the increase in lot yield and approval of a waiver to allow a structure closer than twenty-five (25) feet to the alleyway turnout.
- e. DRC Recommends: Approval of the increase in lot yield and approval of the requested waiver.

**9. FS-16-026 Lot 1 Block 7, Trinity Bluff. Council District 9.**

- a. Being a replat of Lot 21R, Block 2, Elizabeth Gouhenant Addition and Lot 1, Block 1 Samuels Avenue Baptist Church Addition, additions to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet B, Slide 1355 and Volume 388-112, Page 78, PRTCT along with an additional 4.261 acres out of the Mitchell Baugh Survey, Abstract No. 106, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Belknap Street, west of Samuels Avenue, east of the Trinity River, and south of Greer Street.
- c. Applicant: Lincoln Property Company, Inc.
- d. Applicant Requests: Approval of waivers:
  1. to allow a block face to exceed the maximum 500 feet;
  2. to allow a block perimeter to exceed the maximum 1,600 feet; and
  3. to allow the distance between publicly accessible streets to exceed 1000 feet.
- e. DRC Recommends: Approval of the three requested waivers.

**10. VA-15-030 Portion of IM Terrell Circle South and an Alley in Block 14, Chambers Addition: Council District 8.**

- a. Being a portion of IM Terrell Circle South and an alley in Block 14, Chambers Addition, according to the plat recorded in Volume 10, Page 130, PRTCT.
- b. General Location: North of 19<sup>th</sup> Street, west of IM Terrell Way, east of Chambers Street, and south of IM Terrell Circle North.
- c. Applicant: Fort Worth Independent School District.
- d. Applicant Requests: Approval of a recommendation to City Council for the street and alley vacation.
- e. DRC Recommends: Approval of the recommendation to City Council.

**11. VA-16-001    Portion of an Alley in Block 6, University Place Addition:    **Council District 9.****

- a. Being an alley in Block 6, University Place Addition, according to the plat recorded in Volume 310-B, Page 72, PRTCT.
- b. General Location: North of Princeton Avenue, west of Greene Avenue, east of South University Drive and south of West Cantey Street.
- c. Applicant: Texas Christian University.
- d. Applicant Requests: Approval of a recommendation to City Council for the alley vacation.
- e. DRC Recommends: Approval of the recommendation to City Council.

**12. FS-16-006    Lot 1R, Block 3, TCU Addition:    **Council District 9.****

- a. Being a replat of Lot 1, Block 3, TCU Addition and Lots 12-15, Block 6, University Place Addition, and a portion of an alley according to the plats recorded in Cabinet A, Slide 4481 and Volume 310-B, Page 72, PRTCT.
- b. General Location: North of Princeton Avenue, west of Greene Avenue, east of South University Drive, and south of West Cantey Street.
- c. Applicant: Texas Christian University.
- d. Applicant Requests: Approval of a waiver of the requirement to dedicate an additional 2.5 feet of right-of-way along University Drive.
- e. DRC Recommends: Approval of the requested waiver.

**13. VA-16-005    Portions of Coleman Street, Bundy Street, Jennie Street and Golfers Street:    **Council District 8.****

- a. Being portions of Coleman Street, Bundy Street, Jennie Street, and Golfers Street, according to the plat recorded in Volume 309, Page 28, PRTCT.
- b. General Location: North of Fairway Drive, southwest of Mitchell Boulevard, and east of Old Mansfield Road.
- c. Applicant: Bourbon House, LLC.
- d. Applicant Requests: Approval of a recommendation to City Council for the street vacations.
- e. DRC Recommends: Approval of the recommendations to City Council.

**14. PP-15-065 Southfork Estates: 418 Single-Family Detached Lots, 7 Private Open Space Lots, and 1 Gas Well Lot. ETJ – Tarrant County.**

- a. Being approximately 90.91 acres located in the Antonio Fernandez Survey, Abstract Number 506, Tarrant County, Texas.
- b. General Location: South of Cleburne Crowley Road, west of Eagle Drive, and north of Longhorn Trail.
- c. Applicant: Crowley 96, LLC.
- d. Applicant Requests: Approval of the Preliminary Plat and approval of the following waivers:
  - 1. To allow double frontage residential lots along Longhorn Trail;
  - 2. To provide street stub outs to the unplatted Crowley ISD tracts to the east and west;
  - 3. To allow one block (Block A, Lots 1-35 along Street B) that exceeds the maximum 1,320-foot block length allowed;
  - 4. To provide a street stub out to the unplatted tract along the southern portion of the west boundary of preliminary plat; and
  - 5. To allow one block (Block A, Lots 36-67 along street E) that exceeds the maximum 1,320-foot block length allowed.
- e. DRC Recommends: Approval of the Preliminary Plat; approval of waivers #1, #2, and #3; and denial of waivers #4 and #5.

**15. VA-16-006 Portions of Delores Street, Nowlin Street, Garvey Street and Alleys in Blocks D, E, F, G, and K, Isaac Foster's Addition: Council District 9.**

- a. Being portions of Delores Street, Nowlin Street, Garvey Street, and several alleys in Blocks D, E, F, G, and K, Isaac Foster's Addition, as recorded in Volume 106, Page 1, PRTCT.
- b. General Location: North of Pharr Street and south of Cold Springs Road between the Burlington Northern Santa Fe railroad lines.
- c. Applicant: 701 Hampton LLC.
- d. Applicant Requests: Approval of a recommendation to City Council for the street and alley vacations.
- e. DRC Recommends: Approval of the recommendation to City Council.

**16. PP-15-072    Isaac Foster's Addition: 4 Multi-family Lots.    Council District 9.**

- a. Being a replat of a portion of Lots 2-7, Block K; all of Lots 5-11, Block G; all of Lots 1-9, Block F; all of Lots 1-8 Block C; all of Lots 1-6 Block B; all of Lots 1 and 2 and a portion of Lots 3-8 Block E; all of Lots 1 and 5-8, Block D; and all of Lot 1 and a portion of Lot 2, Block A, Isaac Foster's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 106, Page 1, PRTCT. And being a replat of a portion of Lots 1 and 5, Block 159, Original Townsite of the City of Fort Worth (an unrecorded addition) along with a portion of Garvey Street closed by ordinance number 529; a portion of Johnson Street close by ordinance 2960; and all of the 10 foot alleys in Blocks F, C and B vacated by City of Fort Worth Ordinance recorded in Volume 4116, Page 865, DRTCT.
- b. General Location: North of Pharr Street and south of Cold Springs Road between the Burlington Northern Santa Fe railroad lines.
- c. Applicant: 701 Hampton LLC.
- d. Applicant Requests: Approval of waivers:
  - 1. to allow a block face to exceed the maximum 500 feet;
  - 2. to allow a block perimeter to exceed the maximum 1,600 feet; and
  - 3. to allow the distance between publicly accessible streets to exceed 1000 feet.
- e. DRC Recommends: Approval of the three requested waivers.

**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.