

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, April 21, 2016 at 5:00 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

APRIL AGENDA

Wednesday, April 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	_____	Stephanie Spann, CD 6	_____
Jennifer Trevino, CD 2	_____	Stephen Barrett, CD 7	_____
Sloan Harris, CD 3	_____	Don Boren, Chair CD 8	_____
Mark Brast, CD 4	_____	Mike Brennan, Vice Chair CD 9	_____
Robert Horton, CD 5	_____	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 Subdivision Ordinance Text Amendments	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 (7)

1. PP-15-061 Bonds Ranch (Revision): 262 Single Family Detached Lots, 11 HOA Private Open Space Lots, and 1 Agricultural (Church) Lot. Council District 7.

- a. Being approximately 104.4 acres in the W. Redfield Survey, Abstract Number 1348, the J. Walker Survey, Abstract Number 1600, and Lot 1, Block 1, Destiny Center Addition as recorded in D210015212 PRTCT, City of Fort Worth, Tarrant County, Texas.

- b. General Location: South of Bonds Ranch Road, west of Harmon Road, north of US 287, and east of FM 156 / Blue Mound Road.
- c. Applicant: DR Horton-Texas, LTD.
- d. Applicant Requests: Approval of the revision to the preliminary plat.
- e. DRC Recommends: Approval of the revision to the preliminary plat which is in compliance with the Subdivision Ordinance

2. PP-16-002 Blue Center Addition: 3 Commercial Lots. Council District 2.

- a. Being 6.878 acres of land out of the Josiah Walker Survey, Abstract Number 1602, in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Western Center Boulevard, east of FM 156, and west of Overland Street.
- c. Applicant: Blue Center 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.

3. PP-16-003 Tavolo Park: 19 Commercial Lots and 1 Private Open Space Lot. Council District 6.

- a. Being 74.0 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: Pate Ranch Retail, LP; Pate Ranch Commercial, LP; and Pate Ranch Single Family, 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.

4. PP-16-005 HCA Health Services Addition: 10 Commercial Lots. Council District 4.

- a. Being approximately 40.516 acres in the William McCowan Survey, Abstract No. 999, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of North Tarrant Parkway, east of North Freeway / IH-

35W, south of Alliance Town Center Blvd., and west of Old Denton Road.

- c. Applicant: HCA Health Services of Texas, 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.

5. PP-16-007 Chisholm Springs: 426 Single-Family Detached Lots, 19 Private Open Space Lots and 2 Private Street Lots. ETJ – Wise and Tarrant 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, Wise and Tarrant Counties, Texas.
- b. Location: West 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.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

6. PP-16-009 Tavolo Park: 314 Single Family Detached Lots and 14 Private Open Space Lots. Council District 6.

- a. Being 89.5 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: Pate Ranch Commercial, LP and Pate Ranch Single Family, LP, 972.385.4100.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

7. PP-16-013 Mercantile Addition: 1 Industrial Lot. Council District 2.

- a. Being 21.92 acres of land out of the Mary Johnson Survey, Abstract Number 858, in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Long Avenue, east of North Sylvania Avenue, and south of the Dallas Area Rapid Transit railroad line.

- c. Applicant: The Fort Worth Transportation Authority.
- 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 (3)

8. FS-16-011 Lot 15-B, R. G. Johnson's Addition. (Increase in Lot Yield and Waiver Request). Council District 9.

- a. Being a Replat of a Portion of Lot 15, R. G. Johnson's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 106, Page 33, PRTCT.
- b. Location: 1017 West Richmond Street.
- c. Applicant: Tarrant Properties Inc.
- d. Applicant Requests: Approval of the increase in lot yield and approval of a waiver of the requirement to dedicate an additional two (2) feet of right-of-way along the alley.
- e. DRC Recommends: Approval of the increase in lot yield and requested waiver.

9. FS-16-015 Lots 6R1 and 6R2, Block 22, Frisco Heights Addition (Waiver Request). Council District 9.

- a. Being a Replat of Lot 6R, Block 22, Frisco Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet B, Slide 1541, PRTCT.
- b. Location: 2820 Stanley Avenue.
- c. Applicant: Juniper Properties, LLC.
- d. Applicant Requests: Approval of a waiver of the requirement to dedicate an additional two and one-half (2.5) feet of right-of-way along the alley.
- e. DRC Recommends: Approval of the requested waiver.

10. VA-16-011 Portion of 10th Street: Council District 9.

- a. Being a ten (10) foot wide portion of right-of-way dedication along 10th Street, as shown on the plat for Jennings West Addition recorded in Volume 388-84, Page 6, PRTCT.

- b. General Location: North of Texas Street, west of the Collier Street, east of Ballinger Street, and south of West 7th Street.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of a recommendation to City Council for the street vacation.
- e. DRC Recommends: Approval of the recommendation.

Other Matters of Business (1)

11. 12250 Business Highway 287 North (Waiver Request). ETJ-Tarrant County.

- a. Being approximately 2.065 acres out of the J C Bates Survey, Abstract Number 226, Tarrant County, Texas.
- b. General Location: Southeast corner of Blue Mound Road and Business Highway 287 North.
- c. Applicant: Arby's Enterprises, LLC.
- 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.

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.