

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 **Monday, November 14, 2016 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Mary J. Kayser*  
 \_\_\_\_\_  
 City Secretary for the City of Fort Worth, Texas



**CITY PLAN COMMISSION**

**NOVEMBER AGENDA**

**Friday, November 18, 2016**  
**Work Session 11:30 AM**  
**City Council Conference Room 290**  
**Public Hearing 1:30 PM**  
**City Council Chamber**

**1000 Throckmorton St.**  
**2<sup>nd</sup> 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:                      11:30 A.M.      City Council Conference Room 290**

A. Election of Officers	Commission
B. Correspondence & Comments	Staff & Chair
C. Lunch	
D. Review of Cases on Today’s Agenda	Staff
E. Briefing on Comprehensive Solid Waste Management Plan	Staff

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

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

C. Consent Cases (5)

**1. PP-13-008 Richmond (Revision): 759 Single-Family Detached Lots, 32 Private Open Space Lots, 2 Commercial Lots, 2 Multi-Family Lots, and 1 Institutional Lot. Council District 7.**

- a. Being approximately 358.34 acres of land in the Samuel Lockhart Survey, Abstract No. 977; the William Redfield Survey, Abstract No. 1348; the George Matthews Survey, Abstract No. 1078; and the Henry Robertson Survey, Abstract No. 1259, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Bonds Ranch Road West; southwest of State Highway 287/81; west of FM 156 (Blue Mound Road); north of Side Saddle Trail and Bareback Lane in Liberty Crossing Addition; and east of the Burlington Northern & Santa Fe (Gulf Colorado Santa Fe) Railway.
- c. Applicants: Langley Partners, LTD.
- d. Applicant Requests: Approval of the revision to the previously approved preliminary plat.
- e. DRC Recommends: Approval of the proposed land use revision for Lot 1, Block 36 from multifamily to institutional which is in compliance with the Subdivision Ordinance.

**2. PP-16-045 Marco Addition: 3 Industrial Lots. Council District 3.**

- a. Being approximately 67.15 acres situated in the John Bursey Survey, Abstract Number 128 and the Hays Covington Survey, Abstract Number 256, City of Fort Worth, Tarrant County, Texas and a replat of Lot 1, Block 3, Marco Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 7787, DRTCT.
- b. General Location: West of Alameda Street, north of Chapin Road, east of Longvue Avenue, and south of Camp Bowie West Boulevard (Spur 580).
- c. Applicant: Havener Rupert LTD 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.

**3. PP-16-069      Revelstoke Commercial: 3 Commercial Lots and 1 Multifamily Lot. Council District 2.**

- a. Being 33.37 acres out of the Samuel Lockhart Survey, Abstract No. 977, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Southeast of the intersection of Blue Mound Road and N.W. Highway 287.
- c. Applicant: Hanover Property Company.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: DRC recommends approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

**4. PP-16-072      Monticello: 5 Single-Family Attached Residential Lots. Council District 7.**

- a. Being a Replat of Lots 2 and 3, Block 5, Monticello, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 1037, Page 200, DRTCT.
- b. General Location: Along the east of Monticello Drive between West 4<sup>th</sup> Street and West 5<sup>th</sup> Street.
- c. Applicant: HNM Homes and Michael & Kimberly Milam.
- 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-16-074      Edwards Ranch Clearfork Addition: 4 Commercial Lots. Council District 3.**

- a. Being approximately 6.57 acres situated in the Felix G. Beasley Survey, Abstract No. A-135, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Northeast corner of the intersection of Edwards Ranch Road and Clearfork Main Street.
- c. Applicant: Cassco Development Co. 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.

D. Continued Cases (3)

**6. 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.

**7. 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.

**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 of the requirement to dedicate an additional 15 feet of right-of-way along East Berry Street.

E. New Cases (13)

**9. FS-16-079      Lot 1R, Block 10 Alta Mere Addition (Waiver Request): **Council District 3.****

- a. Being a replat of Lots 1-4, and 18-21, Block 10, Alta Mere Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 1037, Page 413, DRTCT.
- b. General Location: North of Rosewood Avenue, east of Bonnie Drive, west of Hill Avenue and south of Ashville Avenue.
- c. Applicant: Tupper Financial, Inc.
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of a waiver to the requirement to dedicate an additional 10 feet of right-of-way for Bonnie Drive, Hill Avenue and Ashville Avenue.

**10. FS-16-233      Lots 2R1-2R4, Block 11, Weisenberger Addition. Council District 9.**

- a. Being a Replat of Lot 2, 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: 2833 Weisenberger Street.
- c. Applicant: Fort Capital.
- d. Applicant Requests: Approval of the increase in lot yield and approval of two Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the increase in lot yield and the following waivers:
  - 1) to allow residential lots less than fifty (50) feet in width to be served with rear entry access off a private common access easement rather than the required rear or side alley or a common access easement platted between the dwelling units; and
  - 2) to allow three residential lots to front onto a private sidewalk in a public use easement rather than a public or private street.

**11. FS-16-234      Lots 1R1-1R4, Block 10, Linwood Addition. Council District 9.**

- a. Being a Replat of Lot 1, Block 10, Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-1B, Page 181, PRTCT.
- b. Location: 354 Foch Street.
- c. Applicant: Fort Capital.
- d. Applicant Requests: Approval of the increase in lot yield and approval of three Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the increase in lot yield and the following waivers:
  - 1) to allow residential lots less than fifty (50) feet in width to be served with rear entry access off a private common access easement rather than the required rear or side alley or a common access easement platted between the dwelling units;
  - 2) to allow three residential lots to front onto 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 sidewalk.

**12. VA-16-035      Portion of West 7<sup>th</sup> Street: Council District 9.**

- a. Being a four-foot wide strip of right-of-way along West 7<sup>th</sup> Street as dedicated by Lot 6R, Block 2, KM Van Zandt's First Addition as recorded in Volume 388-188, Page 87, PRTCT.
- b. Location: East of Stayton Street, west of Harrold Street and south of 5<sup>th</sup> Street.
- c. Applicant: Centergy Left Bank, LP.
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of a portion of West 7<sup>th</sup> Street.
- e. DRC Recommends: Approval of a recommendation to City Council for the vacation of a portion of West 7<sup>th</sup> Street.

**13. VA-16-036      Alley Vacation, Block 55, Chamberlin Arlington Heights: Council District 7.**

- a. Being an alley in Block 55, Chamberlin Arlington Heights, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 63, Page 21, PRTCT.
- b. Location: East of Halloran Street, west of Horne Street, south of Merrymount Road and north of El Campo Avenue
- c. Applicant: Kenneth A. Hill
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of an alley in Block 55, Chamberlin Arlington Heights.
- e. DRC Recommends: Approval of a recommendation to City Council for the vacation of an alley in Block 55, Chamberlin Arlington Heights.

**14. VA-16-037      Portions of NW 7<sup>th</sup> Street, NW 8<sup>th</sup> Street, North Throckmorton Street, North Houston Street, all of Refinery Street and two alleys: Council District 9.**

- a. Being portions of NW 7<sup>th</sup> Street, NW 8<sup>th</sup> Street, North Throckmorton Street, North Houston Street, all of Refinery Street and two alleys in North Fort Worth Addition, Blocks 26, 36 and 37 as recorded in Volume 63, Page 149 and Volume 204A, Page 117, PRTCT.
- b. Location: North of NW 6<sup>th</sup> Street, west of Main Street and west of the Trinity River
- c. Applicant: Tarrant Regional Water District
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of portions of NW 7<sup>th</sup> Street, NW 8<sup>th</sup> Street, North Throckmorton Street, North Houston Street, all of Refinery Street and two alleys.
- e. DRC Recommends: Approval of a recommendation to City Council for the vacation of portions of NW 7<sup>th</sup> Street, NW 8<sup>th</sup> Street, North Throckmorton Street, North Houston Street, all of Refinery Street and two alleys.

**15. PP-14-032      Lakes of River Trails East (Waiver Request): 240 Single-Family Detached Lots and 9 Private Open Space Lots. Council District 5.**

- a. Being approximately 55.245 acres in the J.B. Johnson Survey, Abstract No. 855 and the Wm. C. Trammell Survey, Abstract No. 1509, City of Fort Worth, Tarrant County, Texas..
- b. General Location: Northeast corner of the intersection of Precinct Line Road and Trammel Davis Road.
- c. Applicant: CKK Residential Group, Inc.
- d. Applicant Requests: Approval of the requested waiver.
- e. DRC Recommends: Approval of a waiver to allow the issuance of a building permit for the construction of the screening wall along Precinct Line Road after the related final plat (FP-15-015) has been approved, but before it is recorded.

**16. PP-14-053 Vista Crossroads Addition (Revision): 5 Industrial Lots, 2 Multi-Family Lots, 3 Commercial Lots, and 1 Water Department Lift Station Lot. Council District 7.**

- a. Being approximately 74.52 acres in the B.R. Lacy Survey, Abstract No. 990 and part of M.E.P. & P.R.R. Co. Survey, Abstract 1131, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Avondale Haslet Road, west of the BNSF Railroad, and north and east of US Highway 287.
- c. Applicant: Hunter Crossroads, L.P.
- d. Applicant Requests: Approval of the revision to the previously approved preliminary plat.
- e. DRC Recommends: Approval of a revision of the approved preliminary plat to shift Lot 2, Block 3 for a multifamily development from phase 2 to phase 1.

**17. PP-16-053 McPherson Village: 444 Residential Lots and 2 Private Open Space Lots. Council District 6.**

- a. Being approximately 88.14 acres situated in the J. Korticky Survey, Abstract No. 914 in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of F.M. 1187; east of Chisholm Trail Parkway; south of Sycamore School Road; and west of Summer Creek Drive.
- c. Applicant: Burleson Fields, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the preliminary plat and the following waivers:
  - 1) to allow ten double frontage lots, and
  - 2) to allow two block faces to exceed the maximum length of 1,320 feet.

**18. PP-16-067     Linwood Addition: 10 Single-Family Attached Lots and 1 Private Driveway Lot. Council District 9.**

- a. Being a replat of Lots 5-7, Block 7, Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-B, Page 181 DRTCT.
- b. Location: 2800, 2804, and 2808 Wingate Street.
- c. Applicant: Texas Intown Homes, LLC.
- d. Applicant Requests: Approval of the increase in lot yield and the preliminary plat, and approval of two Subdivision Ordinance waivers.
- e. DRC Recommends: DRC recommends approval of the increase in lot yield, the preliminary plat, and 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 a private driveway that functions as an alley for rear entry garages to dead end with no approved turn-around.

**19. PP-16-070     Chisholm Trail Ranch: 21 Single-Family Detached Residential Lots and 1 Private Open Space Lot. Council District 6.**

- a. Being 4.946 acres situated in the Juan Jose Albirado Survey, Abstract No. 4 and the R.J. Ware Survey, Abstract No. 2008, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of McPherson Boulevard, east of Old Granbury Road, south of the extension of existing Risinger Road, and west of Chisholm Trail Parkway.
- c. Applicant: Walton.
- d. Applicant Requests: Approval of the preliminary plat and a Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the preliminary plat and approval of a waiver to allow a connectivity index that is less than the 1.4 minimum required.

**20. PP-16-075     Lots 18R1-18R3 and 19R1-19R3, Block 11, Linwood Addition.  
**Council District 9.****

- a. Being a Replat of Lots 18 and 19, 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. Location: 400 and 404 Wimberly Street.
- c. Applicant: Angelica Valdez and Guillermo Ortegon.
- d. Applicant Requests: Approval of the preliminary plat and approval of three Subdivision Ordinance waivers.
- e. DRC Recommends: DRC Recommends: Approval of the increase in lot yield, preliminary plat, and the following waivers:
  - 1) 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 a private driveway that functions as an alley for rear entry garages to dead end with no approved turn-around;
  - 3) to allow a 20-foot by 20-foot public open space easement at the intersection of the private driveway and the alley instead of the required 25-foot by 25-foot public open space easement.

**21. PP-16-077     Chapel Creek 200: 838 Single-Family Detached Lots and 16 Private Open Space Lots.     **Council District 3.****

- a. Being approximately 199.913 acres situated in the B.B.B. & C. RR Company Survey, Abstract No. 219 & the H. Covington Survey, Abstract No. 256, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Chapel Creek Boulevard, south of Westpoint Boulevard, west of Alameda Street, and north of West Freeway / IH 30.
- c. Applicant: D.R. Horton-Texas, LTD.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat, conditional on the City Council approval of the related Master Thoroughfare Plan Amendment.

F. Other Matters of Business (1):

**22. Age Friendly Fort Worth Action Plan.** All Council Districts.

- a. DRC Recommends: Approval of a recommendation to City Council for the adoption of the Age Friendly Fort Worth Action 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.