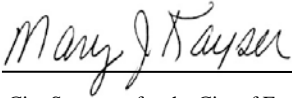


I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Wednesday, February 15, 2017 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 22, 2017

Work Session 12:00 PM

City Council Conference Room 290

Public Hearing 1:30 PM

City Council Chamber

200 Texas St.

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit

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

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
 Vacant, CD 7
 Don Boren, Chair CD 8
 Mike Brennan, Vice Chair CD 9
 Bob Kelly, Alternate

I. WORK SESSION: 12:00 P.M. City Council Conference Room 290

- A. Correspondence & Comments Staff & Chair
- B. Lunch
- C. Review of Cases on Today's Agenda Staff
- D. Update on Small Lot Residential Development Staff

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

- A. Approval of November 18, 2016 and January 25, 2017 Minutes
- B. Approval of Previously Recorded Final Plats

C. Consent Cases (5)

1. CP-16-005 Rock Creek Ranch: 1,141 Acres of Single-Family Residential, 329 Acres of Commercial, 135 Acres of Multi-Family, 88 Acres of Institutional, and 63 Acres of Mixed Use. Council District 6.

- a. Being approximately 1,755 acres situated in the southwest part of the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of FM 1187, east of Rocky Creek Park, south of McPherson Boulevard, and west of Cleburne Road West.
- c. Applicant: Walton Development and Management (USA), Inc.
- d. Applicant Requests: Approval of the concept plan.
- e. DRC Recommends: Approval of the concept plan which is in compliance with the Subdivision Ordinance.

2. CP-16-006 North City: 89 Acres of Mixed Use Commercial and 56 Acres of Retail, Hotel, Office, and Restaurant. Council District 7.

- a. Being approximately 146.104 acres situated in the William McCowan Survey, Abstract Number 999, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Southwest corner of the intersection of I-35W (North Freeway) and North Tarrant Parkway.
- c. Applicant: Ellesmere Corp.
- d. Applicant Requests: Approval of the concept plan.
- e. DRC Recommends: Approval of the concept plan which is in compliance with the Subdivision Ordinance.

3. PP-16-086 Alliance Town Center North: 10 Commercial Lots. Council District 4.

- a. Being approximately 95.2 acres of land situated in the WC McCowens Survey, Abstract Number 999, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of I-35W / North Freeway, south of Golden Triangle Boulevard, west of North Riverside Drive, and north of Heritage Trace Parkway.
- c. Applicant: AIL Investment, 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.

4. PP-16-096 Four Corners Addition: 9 Commercial Lots and 1 Lift Station Lot. Council District 2.

- a. Being approximately 22.15 acres out of the Alexander F. Albright Survey, Abstract Number 1849 in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Longhorn Road, east of Marine Creek Parkway, south of Cromwell-Marine Creek Road, and west of Old Decatur Road.
- c. Applicant: MQ Development Partners.
- 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-17-002 Handley-Meadowbrook Community Center: 2 Non-Residential Lots, and Right-of-Way for Haynie Street. Council District 5.

- a. Being 15.380 acres of land located in the Isaac Carodine Survey, Abstract No. 357, in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: Located on the northwest corner of Beaty Street and Haynie Street.
- c. Applicant: City of Fort Worth.
- 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. New Cases (8)

6. **VA-17-001** **Vacation of a Portion of NW 4th Street Adjacent to Block 5, North Fort Worth Addition. Council District 9.**

- a. Being a portion of NW 4th Street adjacent to Block 5, North Fort Worth Addition, an addition to the City of Fort Worth, Tarrant County, Texas dedicated by the plat recorded in in Volume 63, Page 149, PRTCT.
- b. General Location: South of NW 5th Street, west of North Main Street and east of North Houston Street.
- c. Applicant: Tarrant Regional Water District.
- d. Applicant Requests: Approval of the recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of a portion of NW 4th Street, adjacent to Block 5, North Fort Worth Addition.

7. **VA-17-002** **Vacation of Portions of Wilderman Street, Belknap Street, and a Portion of an Alley in Between Block 2, Wolcott's Subdivision of Sam Evans Addition and Block 2 Provines Addition. Council District 8.**

- a. Being portions of Wilderman Street, Belknap Street, and a portion of an alley in between Block 2, Wolcott's Subdivision of Sam Evans Addition and Block 2, Provines Addition, to the City of Fort Worth, Tarrant County, Texas dedicated by the plats recorded in Volume 56, Page 240, and Volume 90, Page 516, PRTCT.
- b. Location: South of Peach Street, west of the Union Pacific rail lines, north of Belknap Street, and east of Live Oak Street.
- c. Applicant: Fort Worth Transportation Authority.
- d. Applicant Requests: Approval of the recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of portions of Wilderman Street, Belknap Street, and a portion of an alley in between Block 2, Wolcott's Subdivision of Sam Evans Addition and Block 2, Provines Addition.

8. FS-17-018 Lots 4R1 and 4R2, Block 3, Landmark Quebec Addition (Waiver Request). Council District 4.

- a. Being a replat of Lot 4R, Block 3, Landmark Quebec Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in D216282309 PRTCT.
- b. General Location: North of NW Loop 820 and west of Strawn Lane
- c. Applicant: LQ Development, LLC.
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the requested Subdivision Ordinance waiver to allow two industrial lots to be served by a 30-foot wide public access easement rather than the required 80-foot wide public access easement.

9. FS-17-021 Lot 1R-1, Block 11, K. M. Van Zandt's Addition (Waiver Request): Council District 9.

- a. Being a replat of Lot 1R, Block 11, K. M. Van Zandt's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in D215272429 PRTCT.
- b. General Location: South of Dakota Street and east of Harrold Street.
- c. Applicant: Centergy River L.P. II
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the requested Subdivision Ordinance waiver to allow a private trail along the levee to serve as a block boundary rather than the required sidewalk in a public use easement.

**10. FS-17-022 Lot 2R-1, Block 11, K. M. Van Zandt's Addition (Waiver Request):
Council District 9.**

- a. Being a replat of Lot 2R, Block 11, K. M. Van Zandt's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in D215272429 PRTCT.
- b. General Location: North of West 7th Street and east of Harrold Street.
- c. Applicant: Centergy River L.P. II
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the requested Subdivision Ordinance waiver to allow a private trail along the levee to serve as a block boundary rather than the required sidewalk in a public use easement.

**11. MT-17-001 Bonds Ranch Road: Reduction in width of Bonds Ranch Road from Wagley Robertson Road to Harmon Road in the Master Thoroughfare Plan.
Council District 7/ ETJ Tarrant County.**

- a. An amendment and a waiver to the Master Thoroughfare Plan to reduce the right-of-way width of Bonds Ranch Road.
- b. General Location: Bonds Ranch Road from Wagley Robertson Road to Harmon Road
- c. Applicant: City of Fort Worth, Transportation and Public Works Department.
- d. Applicant Requests: Approval of a Master Thoroughfare Plan waiver and an amendment.
- e. DRC Recommends: Approval of a recommendation to City Council for a Master Thoroughfare Plan (MTP) amendment for the segment of Bonds Ranch Road from Blue Mound Road to Harmon Road for a through lanes change for non-established thoroughfares; and approval of an MTP waiver for the segment of Bonds Ranch Road from Wagley Robertson Road to Blue Mound Road for right-of-way narrowing for an MTP street, using established thoroughfare principles and width ranges.

12. PP-05-087 Sendera Ranch East (Revision): 2,237 Single Family Residential Detached Lots, 1 Institutional Lot, 11 Private Open Space Lots, and 4 Industrial Lots. Council District 7.

- a. Being approximately 769 acres of land situated in the Greenberry Overton Survey, Abstract No. 972, Denton County, Fort Worth, Texas, and the Greenberry Overton Survey, Abstract No. 1132, City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of John Day Road and Keller-Haslet Road, and northeast of Henrietta Creek and Sendera Ranch Subdivision.
- c. Applicant: Lennar Homes Texas Land and Construction, LTD.
- d. Applicant Requests: Approval of the preliminary plat revision and a Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the preliminary plat revision and the requested Subdivision Ordinance waiver to allow Block 135 to exceed the maximum allowed block length.

13. PP-14-029 Champions Circle (Revision): 34 Commercial Lots, 10 Mixed-Use Lots, and 1 Multi-Family Lot. Council District 7.

- a. Being approximately 255 acres in the P.K. Matthews Survey, Abstract No. 865; the A.M. Feltus Survey, Abstract No. 1464; the Rufus Daniel Survey, Abstract No. 362; the Jesse Daniel Survey, Abstract No. 349; and the George W. Shamblin Survey, Abstract No. 1191, City of Fort Worth, Denton County, Texas.
- b. General Location: Southwest corner of the intersection of SH 114 and IH-35W (North Freeway).
- c. Applicant: Roanoke 35/114 Partners L.P.
- d. Applicant Requests: Approval of the preliminary plat revision.
- e. DRC Recommends: Approval of the preliminary plat revision conditional on City Council approval of the related zoning case.

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.