



CITY PLAN COMMISSION

FEBRUARY AGENDA

Wednesday, February 27, 2019

Work Session 12:00 P.M.

City Council Conference Room 290

Public Hearing 1:30 PM

City Council Chambers

200 Texas Street

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit

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

Commissioners:

Vicky Schoch, CD 1
Timothy Bishop, CD 2
Jim Tidwell, CD 3
Mark Brast, CD 4
Ben Robertson, CD 5

Armard Anderson, CD 6
Edward Deegan, CD 7
Don Boren, Chair CD 8
Melissa Konur, CD 9
Bob Kelly, Alternate
Rich Hyde, Alternate

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

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|--------------------------------------|---------------|
| A. Correspondence & Comments | Staff & Chair |
| B. Lunch | |
| C. Review of Cases on Today's Agenda | Staff |
| D. Active Transportation Plan | Staff |

II. PUBLIC HEARING: 1:30 P.M. Council Chambers

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

C. Consent Cases (3)

1. **FS-18-125** **Kingdom Hall Addition, Lots 1R1 and 1R2, Block 1 (Increase in Lot Yield): Council District 6.**

- a. Being a replat of Lot 1, Block 1, Kingdom Hall Addition, as recorded in D215015194, PRTCT.
- b. Location: 13500 Oak Grove Road.
- c. Applicant: Robert Zane McNair.
- d. Applicant Requests: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.

2. **FS-18-279** **Sun Valley Addition, Lots 6A and 6B, Block 3 (Increase in Lot Yield): Council District 5.**

- a. Being a replat of Lot 6, Block 3, Sun Valley Addition, as recorded in Volume 388-T, Page 76, PRTCT.
- b. Location: 5440 Vesta Farley Road.
- c. Applicant: Windrose Land Services.
- d. Applicant Requests: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.

3. **PP-17-072 Walsh Ranch, Quail Valley Planning Area II (Revision): 455 Single-Family Detached Lots, 76 Single-Family Attached Lots, and 10 Two-Family Lots. 60 HOA Private Open Space Lots. Council District 3.**

- a. Being approximately 185.62 acres situated in the I. & G.N. R.R. Survey, Abstract No. 1996, located in the 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 and Republic Property Group.
- d. Applicant Requests: Approval of the preliminary plat revision which is in conformance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the preliminary plat revision which is in conformance with the Subdivision Ordinance.

D. Continued Cases (2)

4. **PP-18-077 Logan Square: 501 Single Family Detached Lots and 10 Private Open Space Lots. Council District 8.**

- a. Being 122.15 acres situated in the Shelby County School Land Survey, Abstract No. 1375, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of McPherson Boulevard, east of Oak Grove Road, south of Oak Grove – Shelby Road and west of South Race Street.
- c. Applicant: LGI Homes - Texas, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to allow one block face, Block B from Lot 37 to Lot 1X to be 1,347 feet instead of the maximum 1,320-foot length.
- e. DRC Recommends: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to allow one block face, Block B from Lot 37 to Lot 1X to be 1,347 feet instead of the maximum 1,320-foot length.

5. **PP-18-084 Deer Creek Meadows: 1,683 Single Family Detached Lots, 1 Commercial Lot, 1 Multifamily Lot and 10 Private Open Space Lots. Council District 6.**

- a. Being 500.24 acres situated in the H. Lane Survey, Abstract No. 927, the H. Walker Survey, Abstract No. 1622, the J. Jennings Survey, Abstract No. 875, the S. A. & M. G. R. R. Survey, Abstract No. 1483, and the J. Sise Survey, Abstract No. 1434, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Risinger Road, east of Crowley Road, west of the Union Pacific Railroad lines and north of FM 1187 Rendon Crowley Road.
- c. Applicant: Development Concepts, Inc.
- d. Applicant Requests: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to allow eight block faces (Block 1, Streets 1 & 2, Street 30, Streets 59 & 61; Block 27, Street 62; Block 36, Streets 10, 11 & 15; Block 43, Street 14; Block 46, Streets 17 & 19) to exceed the maximum allowed 1,320-foot length and to allow a waiver of the requirement to extend an urban local street, Clark Road, into the plat boundary.
- e. DRC Recommends: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to allow eight block faces (Block 1, Streets 1 & 2, Street 30, Streets 59 & 61; Block 27, Street 62; Block 36, Streets 10, 11 & 15; Block 43, Street 14; Block 46, Streets 17 & 19) to exceed the maximum allowed 1,320-foot length and to allow a waiver of the requirement to extend an urban local street, Clark Road into the plat boundary.

D. New Cases (6)

6. **PP-19-002 Moodie and Evans Subdivision, Block 2, Lots 16R1 to 16R5: 5 Single Family Attached Lots. Council District 9.**

- a. Being a replat of All of Lot 16, Block 2, Moodie and Evans Subdivision, Volume 388-58, Page 461, PRTCT.
- b. General Location: East of May Street, north of Felks Gwozdz Place, west of St. Louis Avenue and south of Magnolia Avenue.
- c. Applicant: KINOD LLC.
- d. Applicant Requests: Approval of the continuance request to the March 27, 2019 City Plan Commission meeting.
- e. DRC Recommends: Approval of the continuance request to the March 27, 2019 City Plan Commission meeting.

7. **FS-18-203 Stoneglen at Fossil Creek Addition, Block 44, Lots 2 and 3 (Waiver Request): One Commercial Lot. Council District 4.**
- a. Being a partial replat of Block 44, Stoneglen at Fossil Creek, as recorded in Volume 388-188, Page 39-40, PRTCT.
 - b. Location: 6001 North Freeway.
 - c. Applicant: BRMP One, LLC/ Kevin Nelson.
 - d. Applicant Requests: Approval of a continuance to the March 27, 2019 City Plan Commission meeting.
 - e. DRC Recommends: Approval of a continuance to the March 27, 2019 City Plan Commission meeting.
8. **FS-18-268 Marine Creek Ranch Amenity Center, Block 15, Lot 33 (Waiver Request): 1 Residential Lot. Council District 2.**
- a. Being a plat of 23.584 acres in the Alexander F. Albright Survey, Abstract No. 1849, City of Fort Worth, Tarrant County, Texas, as recorded in Instrument No. D218244640, OPRTCT.
 - b. General Location: North of Marine Creek Lake, south of Cromwell Marine Creek Road, east of Marine Creek Parkway, and west of Huffines Boulevard.
 - c. Applicant: Marine Creek Ranch East Owner's Association and Crystal Lake Development, LLC.
 - d. Applicant Requests: Approval of one Subdivision Ordinance waiver to not extend a local street to the subdivision boundary.
 - e. DRC Recommends: Approval of one Subdivision Ordinance waiver to not extend a local street to the subdivision boundary.

9. **FS-19-010** **Lot 3R, Block 2, J.N. Brookers Subdivision of Block 11 Fields Welch Addition (Waiver Request): 1 Commercial Lot. Council District 9.**

- a. Being a replat of Lots 3-6 and 11-14, Block 2, J. N. Brookers Subdivision of Block 11, Fields Welch Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 204, Page 38, DRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Magnolia Avenue, south of W. Rosedale Street, east of 8th Avenue, and west of Hurley Street.
- c. Applicant: CVS Pharmacy, Inc.
- d. Applicant Requests: Approval of the Subdivision Ordinance waiver to permit a property to create two dead end alleys without the necessary alleyway turnouts.
- e. DRC Recommends: Approval of the Subdivision Ordinance waiver to permit a property to create two dead end alleys without the necessary alleyway turnouts.

10. **VA-19-001** **Vacation of a Portion of an Alley in Block 2, J.N. Brookers Subdivision of Block 11, Fields Welch Addition: Council District 9.**

- a. Being a vacation of a portion of an alley in Block 2, J. N. Brookers Subdivision of Block 11, Fields Welch Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 204, Page 38, DRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Magnolia Avenue, south of W. Rosedale Street, east of 8th Avenue, and west of Hurley Avenue.
- c. Applicant: CVS Pharmacy, Inc.
- d. Applicant Requests: Approval of the recommendation to City Council for the requested vacation of this portion of an alley in Block 2, the J.N. Brooker's Subdivision of Block 11, Fields Welch Addition.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of this portion of an alley in Block 2, the J.N. Brooker's Subdivision of Block 11, Fields Welch Addition.

11. **PP-18-080 Barber Tract: 65 Single Family Detached Lots and 5 Private Open Space Lots. ETJ – Tarrant County/ Parker County.**

- a. Being 107.539 acres situated in the T&NRR Survey, Abstract No. 999, the H. Lane Survey, Abstract No. 928, the I&GNRR Survey, Abstract No. 1991P, the S. Cobb Survey, Abstract No. 270, 221P and 222, located in Tarrant and Parker Counties, Texas.
- b. General Location: North and east of FM 1187, south of future Bear Creek Parkway and west of Bella Flora Drive.
- c. Applicant: Hawkins Custom Homes.
- d. Applicant Requests: Approval of the preliminary plat and approval of three Subdivision Ordinance waivers: 1) to allow three block faces (Block 4, Lots 1X, 1-14; Block 2, Lots 1X, 1-9; and Block 3, Lots 1-14) to exceed the maximum allowed length of 1,950 feet; 2) to allow a subdivision to be served by rural cross section roadways rather than an urban cross section; and 3) to allow 41 lots less than one acre net of all floodplain and drainage easements (as shown on the approved plat) to be served by a private onsite septic system. Plat approval is conditional upon approval of a Master Thoroughfare Plan amendment to realign Bear Creek Parkway.
- e. DRC Recommends: Approval of the preliminary plat and approval of three Subdivision Ordinance waivers: 1) to allow three block faces (Block 4, Lots 1X, 1-14; Block 2, Lots 1X, 1-9; and Block 3, Lots 1-14) to exceed the maximum allowed length of 1,950 feet; 2) to allow a subdivision to be served by rural cross section roadways rather than an urban cross section; and 3) to allow 41 lots less than one acre net of all floodplain and drainage easements (as shown on the approved plat) to be served by a private onsite septic system. Plat approval is conditional upon approval of a Master Thoroughfare Plan amendment to realign Bear Creek Parkway.

12. **PP-19-003** **Northpointe: 1,700 Single Family Detached Lots and 65 Private Open Space Lots. Council District 7.**

- a. Being 543.019 acres out of the Benjamin Thomas Survey, Abstract No. 1497, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Park Drive, west of Saginaw Boulevard and northeast of Boat Club Road.
- c. Applicant: Crowley Management, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of three Subdivision Ordinance waivers: 1) to allow five block faces (Block A, Lot 5X from Northpointe Drive to Lot 65; Block A from Lot 31 to Northpointe Drive; Block AD from Lot 173X to Lot 17; Block AD from Lot 18 to Lot 36; and Block AD from Lot 101X to Lot 165) to exceed the maximum allowed 1,320-foot length; 2) to allow waivers to stub outs to adjoining unplatted tracts of land to the east, west and south; and 3) to allow a waiver for two culs-de-sac (Block AD, Lots 74-100 and Block AQ serving Lots 36 and 38-65) to exceed the maximum allowed 850-foot length.
- e. DRC Recommends: Approval of the preliminary plat and approval of three Subdivision Ordinance waivers: 1) to allow five block faces (Block A, Lot 5X from Northpointe Drive to Lot 65; Block A from Lot 31 to Northpointe Drive; Block AD from Lot 173X to Lot 17; Block AD from Lot 18 to Lot 36; and Block AD from Lot 101X to Lot 165) to exceed the maximum allowed 1,320-foot length; 2) to allow waivers to stub outs to adjoining unplatted tracts of land to the east, west and south; and 3) to allow a waiver for two culs-de-sac (Block AD, Lots 74-100 and Block AQ serving Lots 36 and 38-65) to exceed the maximum allowed 850-foot length.

E. Other Matters of Business (5)

13. AX-19-001 NP - OV Fort Worth Project 1, LLC Tract (Annexation Request): Proposed for Industrial Uses. ETJ – Denton County. Future Council District 7.

- a. Being approximately 150.61 acres of land situated in the A. King Survey, Abstract No. 710, the W. Sample Survey, Abstract No. 1207, the L. Butler Survey, Abstract No. 64, the A. Robertson Survey, Abstract 1553, the J. Beaton Survey, Abstract No. 1708, the C. Perry Survey, Abstract No. 1031 and the G. Overton Survey, Abstract No. 972, Denton County, Texas, being a part of that certain tract of land described by deed to M.T. Cole Family Partnership No. 2, LP, recorded in Instrument Number 2009-102749, Deed Records, Denton County, Texas and being a part of that certain tract of land described by deed to NP-OV Fort Worth Project 1, LLC, recorded in Instrument Number 2018-78932, Deed Records, Denton County, Texas.
- b. General Location: North of Intermodal Parkway and south of State Highway 114 off of FM 156.
- c. Applicant: NP-OV Fort Worth Project 1, LLC.
- d. Applicant Requests: Approval of a recommendation to City Council for the NP-OV Fort Worth Project 1, LLC annexation request.
- e. DRC Recommends: Approval of a recommendation to City Council for the NP-OV Fort Worth Project 1, LLC annexation request.

14. AX-19-002 Jerry Sevelle Ministries Inc. Tract (Annexation Request): Proposed for Single Family Residential Uses. ETJ – Tarrant County. Future Council District 6.

- a. Being approximately 45.56 acres of land situated in the A. Castello Survey, Abstract Number 272, Tarrant County, Texas and the R.J. Ware Survey, Abstract Number 2008, located in Tarrant County, Texas.
- b. General Location: South of McPherson Boulevard and west of Hulen Street.
- c. Applicant: Jerry Sevelle Ministries, Inc.
- d. Applicant Requests: Approval of a recommendation to City Council for the Jerry Sevelle Ministries, Inc. Tract annexation request.
- e. DRC Recommends: Approval of a recommendation to City Council for the Jerry Sevelle Ministries, Inc. Tract annexation request.

15. **AX-19-003 Alliance – 156 Partners LP Tract (Annexation Request): Industrial Uses. ETJ – Denton County.**

- a. Being approximately 12.42 acres of land situated in the William Samples Survey, Abstract Number 1207, and the W. Zeckular Survey, Abstract Number 1454, Denton County, Texas.
- b. General Location: North of Intermodal Parkway and south of State Highway 114 off of FM 156.
- c. Applicant: Schwob Building Company, LTD.
- d. Applicant Requests: Approval of a recommendation to City Council for the Alliance – 156 Partners LP Tract annexation request.
- e. DRC Recommends: Approval of a recommendation to City Council for the Alliance – 156 Partners LP Tract annexation request.

16. **AX-19-004 Montserrat Hills, LLC Tract (Annexation Request): Single Family Residential Uses. ETJ – Tarrant County. Future Council District 3.**

- a. Being approximately 249.02 acres of land partially situated in the J. F. Elliott Survey, Abstract Number 493, John Bursey Survey, Abstract Number 128, and Nancy Casteel Survey, Abstract Number 349, Tarrant County, Texas.
- b. General Location: West of Loop 820 West, north of IH 20 and south of IH 30.
- c. Applicant: Montserrat Hills, LLC.
- d. Applicant Requests: Approval of a recommendation to City Council for the Montserrat Hills, LLC Tract annexation request.
- e. DRC Recommends: Approval of a recommendation to City Council for the Montserrat Hills, LLC Tract annexation request.

17. AX-19-005 Northwest Pipe Company Tract (Annexation Request): Heavy Industrial Uses. Limited Purpose Annexed Area. Future Council District 2.

- a. Being platted as the Santa Fe NW Industrial Park, Block 2, Lot 2 (D216060500), approximately 21.5 acres of land situated in the A. Albright Survey, Abstract No. 1849, Tarrant County, Texas.
- b. General Location: West of Main Street and the BNSF Railway on the south side of Longhorn Road.
- c. Applicant: Northwest Pipe Company.
- d. Applicant Requests: Approval of a recommendation to City Council for the Northwest Pipe Company Tract annexation request.
- e. DRC Recommends: Approval of a recommendation to City Council for the Northwest Pipe Company Tract annexation request.

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.

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 21, 2019 at 3:10 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser