SPECIAL MEETING AGENDA
CITY PLAN COMMISSION
April 22, 2020
Public Hearing: 1:30 pm

Videoconference
https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e8b8b9e2777f3330c1dc
d4a3678d55951
Meeting/Access Code: 622 175 582

Teleconference
(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 622 175 582

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: http://fortworthtexas.gov/boards/

To view the docket for this meeting visit: http://fortworthtexas.gov/calendar/boards/

Due to health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act and the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted on March 13, 2020.

**Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on April 21, 2020. To sign up, either contact Mary Elliott at Mary.Elliott@fortworthtexas.gov or 817-392-7844 or register through WebEx in accordance with the directions set out on the City’s website above.

COMMISSION MEMBERS

Vicky Schoch, CD 1
Timothy Bishop, CD 2
Jim Tidwell, CD 3
Mark Brast, CD 4
Ben Robertson, CD 5
Stephanie Spann, Alternate
Josh Lindsay, Alternate

Armand Anderson, CD 6
Edward Deegan, CD 7
Don Boren, Chair CD 8
Melissa Konur, CD 9
Bob Kelly, Alternate
Matthijs Melchiors, Alternate
I. **PUBLIC HEARING: 2:00 P.M.**

A. **CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT**
B. **ANNOUNCEMENTS**
C. **APPROVAL OF March 11, 2020 MEETING MINUTES**
D. **APPROVAL OF PREVIOUSLY RECORDED FINAL PLATS**
E. **NEW CASES**

   
   a. Being a 1.632 acre tract situated in the James R. Knight Survey, Abstract No. 902, located in the City of Fort Worth, Tarrant County, Texas.
   
   b. General Location: West of Ray White Road, north of Kroger Drive, east of Croswell Street, and south of Scheumaker Drive.
   
   c. Applicant: JPH Land Surveying, Inc.
   
   d. Applicant Requests: Approval of the preliminary plat and approval of Subdivision Ordinance waivers: 1) to allow a residential lot direct access on a public access easement, and 2) to allow a lot served by an on-site septic system to be less than one acre minimum.
   
   e. DRC Recommends: Approval of the preliminary plat and approval of Subdivision Ordinance waivers: 1) to allow a residential lot direct access on a public access easement, and 2) to allow a lot served by an on-site septic system to be less than one acre minimum.

   
   a. Being a replat of Lots 1-4 and 18-20 as well as a portion of a 15 foot alley in Block 2, Burch Hill Addition, as recorded in Volume 204-A, Page 144, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
   
   b. General Location: North of Berry Street, south of Burton Avenue, west of Binkley Street and east of Thrall Street.
   
   c. Applicant: Vaquero Binkley Partners, LP.
   
   d. Applicant Requests: Approval of the requested 30-day continuance to the May 27, 2020 City Plan Commission meeting.
   
   e. DRC Recommends: Approval of the requested 30-day continuance to the May 27, 2020 City Plan Commission meeting.

   a. Being a replat of Lots 2R1, Block 1, Westover Village, as recorded in Document No. D209211481 PRTCT, located in the City of Fort Worth, Tarrant County, Texas.

   b. General Location: South of Alta Mere Drive, east of Glen Oaks Road, north of Ridgmar Road, and west of Roaring Springs Road.

   c. Applicant: Turner Westover Village, LLC.

   d. Applicant Requests: Approval of the requested 30-day continuance to the May 27, 2020 City Plan Commission meeting.

   e. DRC Recommends: Approval of the requested 30-day continuance to the May 27, 2020 City Plan Commission meeting.


   b. General Location: North of U.S. Highway 377, west of McDaniel Road and on the south side of Bear Creek Road.

   c. Applicant: Charles Crook Consulting, Inc.

   d. Applicant Requests: Approval of the preliminary plat and approval of three Subdivision Ordinance waivers: 1) to allow a nonstandard rural street section, 2) to allow a connectivity index below 1.4 minimum, and 3) to not require streets to be extended to the subdivision boundary to connect with adjoining unplatted property.

   e. DRC Recommends: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers: 1) to allow a nonstandard rural street section, and 2) to allow a connectivity index below 1.4 minimum.

   DRC recommends: Disapproval of a Subdivision Ordinance waiver to not require streets to be extended to the subdivision boundary to connect with adjoining unplatted property.
5. **VA-20-004  Vacation of an Alley in Block 27, Polytechnic Heights Addition:** Council District 8.

   a. Being a vacation of an alley in Block 27, Polytechnic Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Page 109, PRTCT located in the City of Fort Worth, Tarrant County, Texas.

   b. General Location: North of Avenue G, south of East Rosedale Street, west of Vaughn Boulevard and east of Collard Street.

   c. Applicant: Texas Wesleyan University.

   d. Applicant Requests: Approval of a recommendation to City Council for the requested vacation of an alley in Block 27, Polytechnic Heights Addition.

   e. DRC Recommends: Approval of a recommendation to City Council for the requested vacation of an alley in Block 27, Polytechnic Heights Addition.

6. **VA-20-005  Vacation of an Alley in Block 7, Prospect Heights Addition and a portion of an Alley in Block 19, Frisco Heights Addition:** Council District 9.

   a. Being a vacation of an alley in Block 7, Prospect Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Page 59, PRTCT and a portion of an alley in Block 19, Frisco Heights Addition, an addition to the City of Fort Worth, Tarrant County Texas, as recorded in Volume 204-A, Page 96, PRTCT located in the City of Fort Worth, Tarrant County, Texas.

   b. General Location: North of West Lowden Street, south of West Cantey Street, west of Townsend Drive and east of Frazier Avenue.

   c. Applicant: Troy Kunkle/ Matthew 25, LLC.

   d. Applicant Requests: Approval of a recommendation to City Council for the requested vacation of an alley in Block 7, Prospect Heights Addition and a portion of an alley in Block 19, Frisco Heights Addition; and approval of a requested Subdivision Ordinance waiver to allow a dead end alley.

   e. DRC Recommends: Approval of a recommendation to City Council for the requested vacation of an alley in Block 7, Prospect Heights Addition and a portion of an alley in Block 19, Frisco Heights Addition.

DRC Recommends: Disapproval of a requested Subdivision Ordinance waiver to allow a dead end alley.
7. **PP-19-055   Aledo Bluffs: 46 Single-Family Detached Residential Lots and One Private HOA Lots. ETJ – Parker County.**


   b. General Location: North of White Settlement Road, east of FM 3325, west of Arroyo Drive, and south of Remuda Circle.

   c. Applicant: Griffith Lake Estates.

   d. Applicant Requests: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers: 1) to allow one block face (Block 1) to exceed the maximum 1,950-foot block length, and 2) to allow a rural street section.

   e. DRC Recommends: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers: 1) to allow one block face (Block 1) to exceed the maximum 1,950-foot block length, and 2) to allow a rural street section.

F. CONSTRUCTION PLANS (5)

8. **IPRC20-0041   All Storage Avondale Haslet: Fort Worth ETJ – Tarrant County.**

   a. Being approximately 5.8000 acres situated in the City of Fort Worth extraterritorial jurisdiction (ETJ), Tarrant County, Texas.

   b. Preliminary Plat: Not applicable.

   c. Description of Work: Water improvements located along Avondale Haslet Road and Saginaw Boulevard (U.S. Highway No. 287).

   d. Applicant: All Storage Avondale, LLC.

   e. Applicant Requests: Approval of the construction plans for All Storage Avondale Haslet.

   f. City Staff Recommends: Disapproval of the construction plans for All Storage Avondale Haslet.

   a. Being approximately 9.605 acres situated in the William Welch Survey, Abstract No. 1668, located in the City of Fort Worth, Tarrant County, Texas.


   c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving and drainage improvements located east of Meadowbrook Drive and south of Meadowbrook Boulevard.

   d. Applicant: E.C.M. Development, LLC.

   e. Applicant Requests: Approval of the construction plans for Meadowbrook Single Family Subdivision.

   f. City Staff Recommends: Disapproval of the construction plans for Meadowbrook Single Family Subdivision.

10. **IPRC20-0044 Northpointe Phase 4: Council District 7.**

    a. Being approximately 21.730 acres situated in the Benjamin Thomas Survey, Abstract No. 1497, located in the City of Fort Worth, Tarrant County, Texas.


    c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located north of Park Drive and east of Boat Club Road.

    d. Applicant: Lennar Homes of Texas Land & Construction, LTD.

    e. Applicant Requests: Approval of the construction plans for Northpointe, Phase 4.

    f. City Staff Recommends: Disapproval of the construction plans for Northpointe, Phase 4.
11. **IPRC20-0045  Sendera Ranch East, Phase 23: Council District 7.**

a. Being approximately 46.468 acres situated in the Greenberry Overton Survey, Abstract No. 972, located in the City of Fort Worth, Denton County, Texas.


c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located north of Red Rock Trail and north of Serrano Ridge Road.

d. Applicant: Lennar Homes of Texas Land & Construction, LTD.

e. Applicant Requests: Approval of the construction plans for Sendera Ranch East, Phase 23.

f. City Staff Recommends: Disapproval of the construction plans for Sendera Ranch East, Phase 23.

12. **IPRC20-0047  Crawford Mixed Use: Council District 9.**

a. Being a replat of Lots 7 and 8, Block D of Tucker's Subdivision of Block 57 of W.B. Tucker's Addition, located in the City of Fort Worth, Tarrant County, Texas.

b. Preliminary Plat: Not applicable.

c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, and street light improvements located west of Crawford Street and east of Bryan Avenue.

d. Applicant: Caprock Development.

e. Applicant Requests: Approval of the construction plans for Crawford Mixed Use.

f. City Staff Recommends: Disapproval of the construction plans for Crawford Mixed Use.
G. WRITTEN RESPONSES (3)

   
   a. Being approximately 39.373 acres situated in the Erasmus H. Elkins Survey, Abstract No. 487, located in the City of Fort Worth, Tarrant County, Texas.
   
   b. Preliminary Plat: Bar C Ranch, Northern Phases (PP-17-080).
   
   c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located east of the intersection of Wagley Robertson Road and Prairie Clover Trail.
   
   d. Applicant: Forestar (USA) Real Estate Group, Inc.
   
   e. Applicant Requests: Approval of the construction plans for Bar C Ranch, Phase 10.
   
   f. City Staff Recommends: Disapproval of the construction plans for Bar C Ranch, Phase 10.

   
   a. Being approximately 175.2 acres of land situated in the Shelby County Land Survey, Abstract No. 1375, located in the City of Fort Worth, Tarrant County, Texas.
   
   
   c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage, street light and traffic signal improvements located east of Campus Drive and west of I.&G.N. Railroad Company.
   
   d. Applicant: Jackson-Shaw.
   
   e. Applicant Requests: Approval of the construction plans for Altamesa Boulevard.
   
   f. City Staff Recommends: Disapproval of the construction plans for Altamesa Boulevard.
15. **IPRC20-0029  North Beach Street (Written Response): Council District 7.**

   a. Being approximately 1.589 acres situated in the A. Henderson Survey, Abstract No. 596, located in the City of Fort Worth, Denton County, Texas.

   b. Preliminary Plat: Alliance Center North (PP-13-007).

   c. Description of Work: Public infrastructure consisting of paving, drainage and street light improvements located north of the intersection of Litsey Road and North Beach Street.

   d. Applicant: Hillwood Alliance Services, LLC.

   e. Applicant Requests: Approval of the construction plans for North Beach Street.

   f. City Staff Recommends: Disapproval of the construction plans for North Beach Street.

Adjournment: _____

**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.