

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 **Friday, September 20, 2019 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



CITY PLAN COMMISSION

SEPTEMBER AGENDA

Wednesday, September 25, 2019
Work Session 11:00 A.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	_____	Armard Anderson, CD 6	_____
Timothy Bishop, CD 2	_____	Edward Deegan, CD 7	_____
Jim Tidwell, CD 3	_____	Don Boren, Chair CD 8	_____
Mark Brast, CD 4	_____	Melissa Konur, CD 9	_____
Ben Robertson, CD 5	_____	Bob Kelly, Alternate	_____
		Vacant, Alternate	_____

I. WORK SESSION: 11:00 A.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. Platting process changes (HB 3167 & HB 3314) | Staff & Law |
| E. Subdivision Ordinance – Text Amendment | Staff & Law |
| F. City Plan Commission – Resolution | Staff & Law |

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

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

C. Continued Case (1)

1. **FS-18-270** **Slaughter Acres, Block 1, Lots 1, 2, & 3 (Waiver Request): 3 Residential Lots. ETJ – Tarrant County.**

- a. Being a plat of approximately 5.006-acres in the C.K. Gleason Survey, Abstract No. 559, located in Tarrant County, Texas.
- b. General Location: North and east of Chapin/ County Road 1029, south of Old Weatherford Road, and west of Chapel Creek Boulevard.
- c. Applicant: Fulton Surveying, Inc.
- d. Applicant Requests: Approval of a continuance to the October 23, 2019 City Plan Commission meeting.
- e. DRC Recommends: Approval of a continuance to the October 23, 2019 City Plan Commission meeting.

D. Consent Cases (4)

2. **VA-19-015** **Vacation of Portion of West Lane: Council District 5.**

- a. Being a vacation of a portion of West Lane as shown on the plat for Holland Addition, recorded in Volume 388-149, Page 53, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of John T. White Road, west of Cooks Lane, east of Blue Grass Lane and north of East Freeway.
- c. Applicant: Uplift Education.
- d. Applicant Requests: Approval of the recommendation to City Council for the vacation of a portion of West Lane.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of a portion of West Lane.

3. **VA-19-016** **Vacation of Prince Court: Council District 8.**
- a. Being a vacation of all of Prince Court as shown on the plat for Glen Garden Park Addition, recorded in Volume 388-8, Page 17, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of Berry Street, north of Hillview Drive, east of Old Mansfield Road and west of Glen Garden Drive.
 - c. Applicant: Grant Engineering, Inc.
 - d. Applicant Requests: Approval of the recommendation to City Council for the vacation of Prince Court.
 - e. DRC Recommends: Approval of the recommendation to City Council for the vacation of Prince Court.
4. **VA-19-017** **Vacation of an Alley in Blocks 5 and 10 Daggett's Second Addition: Council District 9.**
- a. Being a vacation of an alley between Blocks 5 and 10 Daggett's Second Addition, an unrecorded addition to the City of Fort Worth, Tarrant County Texas, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of East Vickery Boulevard, west of South Jones Street, east of South Calhoun Street and north of East Broadway Street.
 - c. Applicants: 300 E. Vickery LLC, Boon Petro Real Estate LLC, and 201 S. Calhoun Partners LLC.
 - d. Applicant Requests: Approval of the recommendation to City Council for the vacation of an alley in Daggett's Second Addition, Blocks 5 and 10.
 - e. DRC Recommends: Approval of the recommendation to City Council for the vacation of an alley in Daggett's Second Addition, Blocks 5 and 10.

5. **PP-18-069** **46 Ranch Addition:** **3 Commercial Lots. Council District 7.**

- a. Being 175.2 acres situated in the Shelby County Land Survey, Abstract No. 1375, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of I-20, southeast of Campus Drive and east of Oak Grove Road and E. Alta Mesa Boulevard intersection.
- c. Applicant: Jackson-Shaw.
- d. Applicant Requests: Approval of the preliminary plat which is in conformance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the preliminary plat which is in conformance with the Subdivision Ordinance.

E. New Cases (6)

6. **FS-19-103** **TB Rivercrest Addition, Block 1, Lot 1 (Waiver Request):** **Council District 7.**

- a. Being a replat of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, and 13, Block 5, Mandlak Subdivision, an addition to the City of Fort Worth according to the plat recorded in Volume 1854, Page 255, PRTCT; Lot 1, Block 4, Rivercrest Addition, an addition to the City of Fort Worth according to the plat recorded in in Volume 388-9, Page 409, PRTCT; and Lot A2, Block 4, Rivercrest Addition, an addition to the City of Fort Worth, according to the plat recorded in instrument Number D216172490, PRTCT.
- b. Location: South of White Settlement Road, north of Redbud Lane, west of Athenia Drive, and east of Roberts Cut Off Road.
- c. Applicant: TB Rivercrest LLC.
- d. Applicant Requests: Approval of the following Subdivision Ordinance waivers: 1) a waiver to the requirement to extend Deavers Lane through the site, 2) a waiver to allow a block face in "UR" zoning that exceeds 500 feet, 3) a waiver to allow a block perimeter that exceeds 1,600 feet, and 4) a waiver to allow the distance between publically accessible streets to exceed 1,000 feet.
- e. DRC Recommends: Approval of the following Subdivision Ordinance waivers: 1) a waiver to the requirement to extend Deavers Lane through the site, 2) a waiver to allow a block face in "UR" zoning that exceeds 500 feet, 3) a waiver to allow a block perimeter that exceeds 1,600 feet, and 4) a waiver to allow the distance between publically accessible streets to exceed 1,000 feet.

7. **FS-19-141 TCU Addition, Block 19R, Lot 1 and Block 20R, Lot 1 (Waiver Request): Council District 9.**

- a. Being a Replat of all of Block 19, TCU Addition, an addition to the City of Fort Worth, according to the plat recorded In Document Number D213253925, PRTCT, all of Lots 10-18, Block 14, Frisco Heights, an addition to the City of Fort Worth according to the plat recorded in Volume 204A, Page 96, PRTCT, the north 5 feet of Hagler Avenue, vacated by Fort Worth City Ordinance No. 2105, all of Lot 1, Block 6, TCU Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Page 4484, PRTCT, all of Lot 1, Block 13, TCU Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Page 5473, PRTCT, all of Lots 1-12, Block 19 and Lots 5-11 and 13-24, Block 20, Prospect Heights, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 59, PRTCT, a portion of Merida Avenue as shown on Frisco Heights, an addition to the City of Fort Worth according to the plat recorded in Volume 204A, Page 96, PRTCT, a portion of Lubbock Avenue as shown on Prospect Heights, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 59, PRTCT, a portion of a 16' wide alley situated within Block 19, and a portion of a 16' wide alley situated within Block 20, Prospect Heights, according to the plat recorded in Volume 63, Page 59, PRTCT.
- b. General Location: South of West Cantey Street, north of West Bowie Street, and west of Sandage Avenue.
- c. Applicant: Texas Christian University.
- d. Applicant Requests: Approval of one Subdivision Ordinance waiver to permit the dead end alley.
- e. DRC Recommends: Approval of one Subdivision Ordinance waiver to permit the dead end alley.

8. **VA-19-013 Vacation of Two Portions of Merida Avenue, a Portion of Lubbock Avenue, and Two Alleys in Blocks 16 and 20, Prospect Heights Addition: Council District 9.**

- a. Being a vacation of two portions of Merida Avenue, a portion of Lubbock Avenue, and two alleys in Blocks 16 and 20 Prospect Heights Addition, as recorded in Volume 63, Page 59, PRTCT and Volume 204A, Page 96, PRTCT.
- b. General Location: South of West Cantey Street, north of West Bowie Street, and west of Sandage Avenue.
- c. Applicant: Texas Christian University.
- d. Applicant Requests: Approval of the recommendation to City Council for the requested vacation of these two portions of Merida Avenue, a portion of Lubbock Avenue, an alley in Block 16, and a portion of an alley in Block 20, Prospect Heights Addition.
- e. DRC Recommends: Approval of the recommendation to City Council for the requested vacation of these two portions of Merida Avenue, a portion of Lubbock Avenue, an alley in Block 16, and a portion of an alley in Block 20, Prospect Heights Addition.

9. **FS-19-142 Chisholm Grid Addition (Waiver Request): 1 Non-residential Lot. Council District 7.**

- a. Being 21.744 acres of land situated in the Benjamin Thomas Survey, Abstract Number 1497, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Saginaw Boulevard and west of Wagley Robertson Road.
- c. Applicant: Chisholm Grid, LLC.
- d. Applicant Requests: Approval of the Subdivision Ordinance waiver to allow an industrial development to be served by a cul-de-sac.
- e. DRC Recommends: Approval of the Subdivision Ordinance waiver to allow an industrial development to be served by a cul-de-sac.

10. **PP-19-039 Westport Addition: 10 Industrial Lots, 3 Gas Well Lots and 4 Private Open Space Lots. Council District 7.**

- a. Being approximately 696.96 acres situated in the Overton Survey, Abstract No. 972; the Overton Greenbury Survey, Abstract No. 1185; the A. W. Robertson Survey, Abstract No. 1553; the L. A. Butler Survey, Abstract 64; the W. Sample Survey, Abstract No. 1207; and the W. Zeckular Survey, Abstract No. 1454, located in the City of Fort Worth, Tarrant and Denton County, Texas.
- b. General Location: South and east of Blue Mound Road (FM 156), west of Old Blue Mound Road and north of Intermodal Parkway.
- c. Applicant: AIL Investment, LP.
- d. Applicant Requests: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to allow an industrially zoned development to be served by a cul-de-sac.
- e. DRC Recommends: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to allow an industrially zoned development to be served by a cul-de-sac.

11. **PP-19-040 Trinity Parks: 48 Single-Family Detached Lots, and 3 Private HOA Lots. Council District 5.**

- a. Being 19.59 acres situated in Kitty House Survey, Abstract No. 678, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Trinity Boulevard, south of South Pipeline Road, east of Westpark Way, and west of FM 157.
- c. Applicant: Michael R. Smith, GS Holdings.
- d. Applicant Requests: Approval of the preliminary plat and approval of Subdivision Ordinance waivers: 1) to allow two block faces (Block 1 and Block 2) to exceed the maximum 1,320-foot block length, 2) to allow a connectivity index below the required 1.4 minimum link-to-node ration, and 3) to not provide a stub-out to the unplatted properties to the east and west.
- e. DRC Recommends: Approval of the preliminary plat and approval of Subdivision Ordinance waivers: 1) to allow two block faces (Block 1 and Block 2) to exceed the maximum 1,320-foot block length, 2) to allow a connectivity index below the required 1.4 minimum link-to-node ration, and 3) to not provide a stub-out to the unplatted properties to the east and west.

F. Other Matters of Business (2)

12. **TA-19-002 Subdivision Ordinance Text Amendment: All Council Districts.**

DRC Recommends: Approval of a recommendation to City Council for a text amendment to the Subdivision Ordinance to address changes related to House Bills 3167 and 3314.

13. **Resolution to Approve Compliant Plats. All Council Districts.**

DRC Recommends: Approval of a resolution to approve all plats and construction plans that comply with the Subdivision Ordinance and referenced design standards.

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.