



CITY PLAN COMMISSION

REVISED AUGUST AGENDA

Wednesday, August 23, 2017

Work Session 12:00 PM

City Council Conference Room 290

Public Hearing 1:30 PM

City Council Chambers

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
Vacant, CD 3
Mark Brast, CD 4
Robert Horton, CD 5

Stephanie Spann, CD 6
Edward Deegan, 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

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|--------------------------------------|---------------|
| A. Correspondence & Comments | Staff & Chair |
| B. Lunch | |
| C. Review of Cases on Today's Agenda | Staff |
| D. Texas Legislative Special Session | 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 (7)

1. **PP-16-048 Fossil Creek (Revision): 315 Single-Family Detached Lots and 20 Private Open Space Lots. Council District 4.**
 - a. Being approximately 68.65 Acres in the W.B. Dewees Survey, Abstract No. 396 and J.M. Robinson Survey, Abstract No. 1345, City of Fort Worth, Tarrant County, Texas.
 - b. General Location: North of Fossil Creek Boulevard; east of Faircrest Cove, Fairglen Avenue, and Aimsley Court; south of Aimsley Court, Travertine Lane, and the Fossil Creek Golf Course; and west of Walnut Creek Road.
 - c. Applicant: D.R. Horton and Fossil Creek Mak LLC.
 - d. Applicant Requests: Approval of the preliminary plat revision.
 - e. DRC Recommends: Approval of the preliminary plat which is consistent with the governing concept plan and is in compliance with the Subdivision Ordinance.

2. **PP-17-022 Tehama Ridge: 2 Private Open Space / Amenity Center Lots and Street Right-of-Way. Council District 7.**
 - a. Being a replat of Lot 1X, Block 30, Tehama Ridge, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 10243 (D205159184) PRTCT.
 - b. General Location: Extension of Bald Mountain Road from Tehama Ridge Parkway at the Amenity Center east for approximately 150 feet.
 - c. Applicant: D.R.Horton.
 - 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-17-024** **McAlister 35 Addition: 2 Commercial Lots. Council District 6.**
 - a. Being a 4.9678 acre tract of land situated in the Joseph Martin Survey, Abstract Number 1017 and the Sarah Gray Survey Abstract Number 558, in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: East of South Freeway, south of FM 1187 and west of Spinks Airport.
 - c. Applicant: Bomac McAlister Investments, LLC.
 - 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-17-030** **Marine Creek Ranch: 143 Single-Family Lots, 2 Private Open Space Lots, 1 Multifamily Lot, and 1 Commercial Lot. Council District 2.**
 - a. Being approximately 74.510 acres in the Joseph Boman Survey, Abstract Number 79, City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of Cromwell Marine Creek, west of Huffines Boulevard, north of Texas Shiner Drive, and east of Bowman Roberts Road.
 - c. Applicant: Hayco Realty, LTD.
 - 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-17-032** **Harmon-Heritage Addition: 2 Commercial Lots. Council District 7.**
 - a. Being a 9.134 acre tract of land situated in the Josiah Walker Survey, Abstract Number 1600, in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of Heritage Trace Parkway, west of Harmon Road and north of Covey Drive.
 - c. Applicant: Enhancement Properties and McCarthy Capital, LLC.
 - d. Applicant Requests: Approval of the preliminary plat.
 - e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

6. **PP-17-035** **Chisholm Trail Ranch: 1 Multifamily Lot. Council District 6.**
- a. Being approximately 10.391 Acres in the Juan Jose Albirado Survey, Abstract No.4, City of Fort Worth, Tarrant County, Texas.
 - b. General Location: Northeast corner of the intersection of McPherson Boulevard and Summer Creek Drive; south of Chisholm View Drive.
 - c. Applicant: Chisholm Summer Creek LLC.
 - d. Applicant Requests: Approval of the preliminary plat.
 - e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

7. **PP-17-043** **Synergy West: 11 Industrial Lots. Council District 7.**
- a. Being a 124.158 acre tract of land situated in the W. M. McCowen Survey, Abstract Number 999, in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of Keller-Hicks Road, west of North Freeway, east of Harmon Road and north of Golden Triangle Boulevard.
 - c. Applicant: TCRG Opportunity IX, LLC/TCRG Opportunity XI, LLC.
 - 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 Case (1)

8. **VA-17-028** **Portion of Stella Street. Council District 8.**
- a. Being a portion of Stella Street, between Kentucky Avenue and Missouri Avenue, as recorded in Volume 63, Page 85, DRTCT.
 - b. General Location: North of Tucker Street, south of Broadway Avenue, east of Missouri Avenue and west of Kentucky Avenue.
 - c. Applicant: Renfro Foods, Inc.
 - d. Applicant Requests: Approval of a recommendation to City Council.
 - e. DRC Recommends: Approval of the recommendation to City Council for the vacation of this portion of Stella Street.

E. New Cases (7)

9. **FS-17-073** **Alta Mere Addition, Lot 9R1, Block 10 (Waiver Request): Council District 3.**

- a. Being a replat of Lot 9R, Block 10, Alta Mere Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D215277298, PRTCT.
- b. Location: 7500 Rosewood Avenue.
- c. Applicant: Tupper Financial Inc.
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver request.
- e. DRC Recommends: DRC recommends approval a Subdivision Ordinance waiver to the requirement to dedicate an additional 10 feet of right-of-way along Ramona Drive and Bonnie Drive.

10. **FS-17-121** **JDA Fossil Creek, Lots 1 and 2, Block 1 (Waiver Request): Council District 4.**

- a. Being a 22.909 acre tract of land situated in the David Odum Survey, Abstract Number 1184, in the City of Fort Worth, Tarrant County, Texas.
- b. Location: 3701 Sandshell Drive.
- c. Applicant: Johnson Development Associates, Inc.
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver request.
- e. DRC Recommends: DRC recommends approval of a Subdivision Ordinance waiver to allow an industrial development to be served by a street with only 60 feet of right-of-way rather than the minimum required 80-foot right-of-way.

11. **VA-17-029** **Alley in Block 3, Burch Hill Addition. Council District 8.**

- a. Being an alley in Block 3, Burch Hill Addition, between US Hwy 287 and Binkley Street, as recorded in Volume 204-A, Page 144, PRTCT.
- b. General Location: North of Berry Street, south of Burton Avenue, east of Binkley Street and west of US Highway 287.
- c. Applicant: Renaissance Square, LLC.
- d. Applicant Requests: Approval of a recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of an alley in Block 3, Burch Hill Addition.

12. PP-17-018 Southgate Marketplace Addition: 20 Commercial Lots, 1 Multi-Family Lot, and 2 Private Open Space Lots. Council District 6.

- a. Being an 81.091 acre tract of land situated in the Joseph Martin Survey, Abstract Number 1017 and the Sarah Gray Survey Abstract Number 558, in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of South Freeway, south of FM 1187 and west of Spinks Airport.
- c. Applicant: Northstar Farms, Inc. and 1187 Holdings, LLC.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat conditional on City Council approval of the related zoning case (ZC-17-157).

13. PP-17-025 Northstar: 2124 Single-Family Detached Lots, 44 Private Open Space Lots, 1 School Lot, and 1 Commercial Lot. ETJ – Wise, Tarrant, and Denton Counties.

- a. Being approximately 733.65 acres in the T&P RR Co. Survey, Abstract 1036W, Wise County; M. Ashton Survey, Abstract 1W, Wise County; C. Fleisner Survey, Abstract 310W, Wise County; T&P RR Co. Survey, Abstract 1575, Tarrant County; C. Fleisner Survey, Abstract 541, Tarrant County; and M. Ashton Survey, Abstract 8, Tarrant County, Texas.
- b. General Location: West of Sendera Ranch Addition, north of the Highlands at Willow Springs and Aston Meadows Additions, east of US-287, and south of SH-114.
- c. Applicant: Northstar Ranch LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the preliminary plat conditional on City Council approval of the related Master Thoroughfare Plan Amendment and approval of the following Subdivision Ordinance waivers:
 - 1) Of the required 600-foot minimum spacing of local streets along Northstar Parkway in three locations;
 - 2) Of the required 250-foot minimum spacing of local streets along Collector Street 31 in two locations; and
 - 3) Allowing three block faces that exceed the maximum 1,320 feet.

DRC Recommends: Denial of the following waivers:

- 4) Of the requirement to extend local streets to connect with Spring Way Drive and Rising Spring Road, two adjacent existing stub out streets.

14. **PP-17-031** **Hidden Oaks Estates: 74 Residential Lots, 4 Private Open Space Lots.**
ETJ – Johnson County.

- a. Being a 231.629 acre tract of land situated in the J. Ellis Survey, Abstract Number 256, the D. Cross Survey, Abstract Number 161, the S. Allen Survey, Abstract Number 13 and the E. Cartwell Survey, Abstract Number 160, in Johnson County, Texas.
- b. General Location: South of County Road 530, west of Oak Country Lane, east of County Road 2738 and north of County Road 528.
- c. Applicant: Classic Oaks Holding, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of three Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the preliminary plat and approval of three Subdivision Ordinance waivers: 1) To allow a residential development use rural cross sections for the existing county roads and internal streets within the development; 2) To allow seven double frontage lots; and 3) To allow 33 lots with less than one acre net of all floodplain and drainage easements to be served by a private onsite septic system.

15. **PP-17-039** **Waterside Addition: 20 Single-Family Attached Lots and 1 Private Open Space Lot. Council District 3.**

- a. Being approximately 3.4021 acres in the Evan H. Burke Survey, Abstract Number 160, and the James Rogers Survey, Abstract Number 1265, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Southeast corner of the intersection of Bellaire Drive South and Watercourse Drive.
- c. Applicant: Trademark Property Company.
- d. Applicant Requests: Approval of the preliminary plat and approval of a Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the preliminary plat and approval of a Subdivision Ordinance waiver to allow a five-foot private sidewalk in a public use easement to serve as a block boundary for two blocks in a mixed use zoning district.

E. Other Matters of Business (1)

16. Como/ Sunset Heights Neighborhood Empowerment Zone (NEZ) Strategic Plan. Consideration of a Recommendation to the City Council to Adopt the Como/ Sunset Heights NEZ Strategic Plan by reference in the Comprehensive Plan and include the Plan in Appendix A: Existing Plans and Studies. Council District 3.

a. The Como/ Sunset Heights NEZ Strategic Plan outlines goals and strategies that focus on development, housing, neighborhood-focused economic development, livability enhancements, and capacity building to revitalize the Como neighborhood.

b. DRC Recommends: Approval of a recommendation to City Council for the adoption of the Como/ Sunset Heights NEZ Strategic 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.

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, August 18, 2017 at 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

8

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