CITY PLAN COMMISSION

DECEMBER AGENDA

Friday, December 21, 2018
Work Session 12:00 P.M.
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/cases

Commissioners:

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

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Armand 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

A. Correspondence & Comments  Staff & Chair
B. Lunch
C. Review of Cases on Today’s Agenda  Staff
D. 2019 Comprehensive Plan Update  Staff

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

A. Approval of October and November City Plan Commission's Minutes
B. Approval of Previously Recorded Final Plats
C. Consent Cases (7)

1. **FS-18-107  Lot 3A, Block 12, Sun Valley Addition (Increase in Lot Yield): Council District 5.**
   
   a. Being a replat of the east half of Lot 3, Block 12, Sun Valley Addition, as recorded in Volume 388-V, Page 92, PRTCT.
   
   b. Location: 5620 Kaltenbrun Road.
   
   c. Applicant: Dean Surveyors.
   
   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-18-207  Lot 3R1, Block 3, Sunrise Addition (Increase in Lot Yield): Council District 5.**
   
   a. Being a replat of the west half of Lot 3, Block 3, Sunrise Addition, as recorded in Volume 204, Page 99, PRTCT.
   
   b. Location: 5222 Anderson Street.
   
   c. Applicant: G. Curtis Surveyors, LLC.
   
   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.
   a. Being alleys in Blocks B, C and F, as dedicated by Isaac Foster’s Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 106, Page 1, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
   b. General Location: North of Pharr Street and south of Cold Springs Road in between the Burlington Northern Santa Fe railroad lines.
   c. Applicant: SCP FW Hampton, LLC.
   d. Applicant Requests: Approval of the recommendation to City Council for the requested vacation of alleys in Blocks B, C and F in the Isaac Foster’s Addition.
   e. DRC Recommends: Approval of the recommendation to City Council for the requested vacation of alleys in Blocks B, C and F in the Isaac Foster’s Addition.

   a. Being 142.387 acres situated in the B. Thomas Survey, Abstract No. 1497, the R. Whitley Survey, Abstract No. 1672 and the G. Walters Survey, Abstract No. 1696, located in the City of Fort Worth, Tarrant County, Texas.
   b. General Location: North of Bailey-Boswell Road, east of Boat Club Road, and south of Park Drive.
   c. Applicant: VLMC Inc.
   d. Applicant Requests: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.
   e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

   a. Being 142.5 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/ Jason Nunley.
   d. Applicant Requests: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.
   e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.
6. **PP-18-076  Lots 1A-1E, Block 18, Sunrise Addition (Increase in Lot Yield): Council District 5.**

   a. Being a replat of Lot 1, Block 18, Sunrise Addition, as recorded in Volume 1624, Page 276, PRTCT.

   b. Location: 3008 Walker Street.

   c. Applicant: Kemp Financial LLC.

   d. Applicant Requests: Approval of the increase in lot yield and approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

   e. DRC Recommends: Approval of the increase in lot yield and approval of the preliminary plat which is in compliance with the Subdivision Ordinance.


   a. Being 15.81 acres of public road right-of-way located in the City of Fort Worth, Tarrant County, Texas.

   b. General Location: South of Keller Hicks Road and north of the intersection of Ray White Road and Wyndrook Street.

   c. Applicant: City of Fort Worth.

   d. Applicant Requests: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

   e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

D. Continued Cases (3)

8. **FS-18-152  Lot 1, Block 1, J.R. Anderson Addition (Waiver Request): Council District 8.**

   a. Being all of a tract of land described in John Van Riper Survey, Abstract No. 1589, located in the City of Fort Worth, Tarrant County, Texas.

   b. General Location: 6800 Crowley Road.

   c. Applicant: IDEA Public Schools.

   d. Applicant Requests: Approval of the waiver to permit a local street, Lyric Lane, to not be extended to the subdivision boundary to connect with adjoining streets.

   e. DRC Recommends: Denial of the waiver to permit a local street, Lyric Lane, to not be extended to the subdivision boundary to connect with adjoining streets.

a. A waiver to the Master Thoroughfare Plan to narrow the width of Golden Triangle Boulevard, a commercial connector, from 130-foot width to 120-foot width.

b. General Location: Golden Triangle Boulevard, going approximately 470 feet east from North Freeway (I-35W).

c. Applicant: AIL Investment, LP.

d. Applicant Requests: Approval of a waiver to allow a 120-foot wide right-of-way instead of a 130-foot wide.

e. DRC Recommends: Approval of a waiver to allow a 120-foot wide right-of-way instead of a 130-foot wide.

10. **PP-18-070  Deer Glade: 144 Single-Family Detached Lots, and 4 Private HOA Lots. ETJ – Parker County.**

a. Being 343.83 acres situated in the L.M. Rodarmel Survey, Abstract No. 1108, Parker County, Texas.

b. General Location: East of Church Road (FM 3325), south of Antler Ridge Drive, and generally north of Bluff Springs Church Road (FM 1886).

c. Applicant: Deer Ridge LTD.

d. Applicant Requests: Approval of the preliminary plat and approval of four Subdivision Ordinance waivers: 1) to waive the second point of access requirement to allow emergency access only, 2) to allow a connectivity index of 1.17 instead of the required 1.4 minimum, 3) to allow three block faces (Blocks 1, 2 and 5) to exceed the maximum 1,950-foot block length, and 4) to allow two culs-de-sac (Streets A and F) that exceed the maximum 1,350 feet allowed.

e. DRC Recommends: Approval of the preliminary plat and approval of four Subdivision Ordinance waivers: 1) to waive the second point of access requirement to allow emergency access only, 2) to allow a connectivity index of 1.17 instead of the required 1.4 minimum, 3) to allow three block faces (Blocks 1, 2 and 5) to exceed the maximum 1,950-foot block length, and 4) to allow two culs-de-sac (Streets A and F) that exceed the maximum 1,350 feet allowed.
E. New Cases (4)

11. PP-18-051  **Sandstrom Ranch: 34 Residential Lots, and 1 Private Open Space Lot.**
   ETJ – Tarrant County.
   
a. Being 79.08 acres situated in the William McNutt Survey, Abstract No. 1067, and the
   T. & P. RR Company Survey, Abstract No. 1573, located in Tarrant County, Texas.

   b. General Location: North of Peden Road and east of Grants Lane.

   c. Applicant: Sandstrom Development TX LTD.

   d. Applicant Requests: Approval of the preliminary plat and approval of two Subdivision
   Ordinance waivers: 1) to allow a rural cross-section roadway instead of the required
   urban cross-section roadway; and 2) to allow a residential subdivision with a
   connectivity index of 1.16 instead of the minimum required 1.4.

   e. DRC Recommends: Approval of the preliminary plat and approval of two Subdivision
   Ordinance waivers: 1) to allow a rural cross-section roadway instead of the required
   urban cross-section roadway; and 2) to allow a residential subdivision with a
   connectivity index of 1.16 instead of the minimum required 1.4.

12. PP-18-063  **Enchanted Bay Subdivision: 277 Single-Family Detached Lots and 10**
   **Private Open Space Lots. Council District 5.**
   
a. Being 49.76 acres situated in the David Strickland Survey, Abstract No. 1376,
   located in the City of Fort Worth, Tarrant County, Texas.

   b. General Location: North of David Strickland Road, east of East Loop 820 South and
   west of Lake Arlington.

   c. Applicant: Academy Development.

   d. Applicant Requests: Approval of the preliminary plat and approval of three
   Subdivision Ordinance waivers: 1) to allow a block face of 1,355 feet instead of the
   maximum allowed 1,320-foot distance; 2) to allow eight single-family homes to front
   onto a private open space lot rather than a public or private street; and 3) to allow
   two lots less than 50 feet in width to be served with rear entry access from a private
   drive rather than a rear or side entry alley or a common shared driveway platted
   between the dwelling units.

   e. DRC Recommends: Approval of the preliminary plat and approval of three
   Subdivision Ordinance waivers: 1) to allow a block face of 1,355 feet instead of the
   maximum allowed 1,320-foot distance; 2) to allow eight single-family homes to front
   onto a private open space lot rather than a public or private street; and 3) to allow
   two lots less than 50 feet in width to be served with rear entry access from a private
   drive rather than a rear or side entry alley or a common shared driveway platted
   between the dwelling units.

   a. Being a 54.5179 acre tract of land located in the William McCowan Survey, Abstract No. 999, City of Fort Worth, Tarrant County, Texas.

   b. General Location: South of North Tarrant Parkway, and west of I-35W (North Freeway).

   c. Applicant: NTP35, 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 30-foot wide public access easement, rather than the minimum 80 feet required.

   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 30-foot wide public access easement, rather than the minimum 80 feet required.


   b. General Location: North of Tar Heel Drive, south of Coldstream Drive and east of Cloverglen Lane.

   c. Applicant: Academy Development.

   d. Applicant Requests: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers: 1) to allow two block faces that exceed the maximum allowed 1,320 foot distance; and 2) to allow Cunningham Street to permanently dead end at the eastern boundary of the property without providing a cul-de-sac.

   e. DRC Recommends: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers: 1) to allow two block faces that exceed the maximum allowed 1,320 foot distance; and 2) to allow Cunningham Street to permanently dead end at the eastern boundary of the property without providing a cul-de-sac.
F. Other Matters of Business (6)

15. **MT-18-010 Precinct Line Road: Reduction in Width from 110-Foot Section to 100-Foot Section for a Portion of Precinct Line Road. Council District 5.**

   a. Being a waiver for a reduction in right-of-way width for a portion of Precinct Line Road, a neighborhood connector [NCO-L2-T0-NTMS-P0-BOP (110)] from a 110-foot section to a 100-foot section.

   b. General Location: Going from approximately 1,335 feet south of Trinity Boulevard to 5,645 feet south of Trinity Boulevard.

   c. Applicant: CKK Residential Group II, LLC.

   d. Applicant Requests: Approval of a recommendation to City Council for the requested Master Thoroughfare Plan waiver.

   e. DRC Recommends: Approval of a recommendation to City Council for the requested Master Thoroughfare Plan waiver.


   a. Being approximately 73.8 acres of land situated in the W.N. Sample Survey, Abstract No. 1207, Denton County, Texas, and being a portion of the remainder of Tract I, as described in the deed to William Scott Wilson and Jerry Lee Wilson, Jr, as filed in Instrument #2018-3114, Deed Records of Denton County, Texas (D.R.D.C.T.), and being a tract of land described in deed to the City of Fort Worth as filed in instrument No. 2006-62175, D.R.D.C.T. for the right of way line of FM Highway 15.

   b. General Location: North of Alliance Airport, South of Texan Drive and along FM 156.

   c. Applicant: TSL Company Holdings, Ltd.

   d. Applicant Requests: Approval of a recommendation to City Council for the Wilson Tract annexation request.

   e. DRC Recommends: Approval of a recommendation to City Council for the Wilson Tract annexation request.


   b. General Location: East of Blue Mound Road, north of Hwy 114 and west of the Texas Motor Speedway.


   d. Applicant Requests: Approval of a recommendation to City Council for the Mitchell Tract annexation request.

   e. DRC Recommends: Approval of a recommendation to City Council for the Mitchell Tract annexation request.


   a. Being a tract of land of approximately 12.699 acres situated in the James Smith Survey, Abstract No. 1149, Denton County, Texas, being that tract of land as described in deed to Doyle D. Wood, recorded in Volume 1460, Page 837, Deed Records, Denton County, Texas (DRDCT).

   b. General Location: East of Blue Mound Road, north of Hwy 114 and west of the Texas Motor Speedway.

   c. Applicant: Doyle D. Wood / Scannell Properties.

   d. Applicant Requests: Approval of a recommendation to City Council for the annexation request at 3600 FM Road 1187.

   e. DRC Recommends: Approval of a recommendation to City Council for the D. Wood Tract annexation request.

   a. Being a tract of land of approximately 13.251 acres situated in the James Smith Survey, Abstract No. 1149, Denton County, Texas, being that tract of land as described in deed to The Betty Sue Bellinghausen Family Trust, Charles Clyde Bellinghausen, Trustee, recorded in 2013-132480, Official Records, Denton County, Texas (ORDCT).

   b. General Location: East of Blue Mound Road, north of Hwy 114 and west of the Texas Motor Speedway.

   c. Applicant: The Betty Sue Bellinghausen Family Trust / Scannell Properties.

   d. Applicant Requests: Approval of a recommendation to City Council for the C. Bellinghausen Tract annexation request.

   e. DRC Recommends: Approval of a recommendation to City Council for the C. Bellinghausen Tract annexation request.

20. **Neighborhood and Community Park Dedication Policy: All Council Districts.**

    DRC Recommends: Approval of a recommendation to City Council for adoption of the Neighborhood and Community Park Dedication Policy.

**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.