

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, April 18, 2019 at 5:00 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 Worth, Texas



CITY PLAN COMMISSION

APRIL AGENDA

Wednesday, April 24, 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

- A. Correspondence & Comments Staff & Chair
- B. Lunch
- C. Review of Cases on Today's Agenda Staff
- D. Subdivision Ordinance amendments related to Staff
Infrastructure policies, community facilities, access easements and
submission and review of plats

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. **VA-19-006** **Vacation of a Portion of Elizabethtown Cemetery Road: Council District 7.**

- a. Being a vacation of a portion of Elizabethtown Cemetery Road, situated in the A. Henderson Survey, Abstract Number 596, and the T.J. Bates Survey, Abstract Number 206, Denton County, Texas.
- b. General Location: East of Beach Street, south of Litsey Road, and north of Eagle Parkway.
- c. Applicant: AIL Investment, L.P.
- d. Applicant Requests: Approval of the recommendation to City Council for the requested vacation of this portion of Elizabethtown Cemetery Road.
- e. DRC Recommends: Approval of the recommendation to City Council for the requested vacation of this portion of Elizabethtown Cemetery Road.

2. **VA-19-007** **Vacation of a Portion of Lexington Street: Council District 9.**

- a. Being a vacation of a portion of Lexington Street, situated in Block 5, Smiths Westside Addition, Volume W, Page 33, PRTCT.
- b. General Location: South of Belknap Street, west of Henderson Street, north of Weatherford Street, and east of Fahey Street.
- c. Applicant: MWG Enterprises, LLC.
- d. Applicant Requests: Approval of the recommendation to City Council for the requested vacation of this portion of Lexington Street.
- e. DRC Recommends: Approval of the recommendation to City Council for the requested vacation of this portion of Lexington Street.

3. **PP-19-010 Southern Riverside Family Dollar, Block 1, Lots 1 & 2: 2 Commercial Lots. Council District 8.**

- a. Being 16.214 acres situated in the William Hicks Survey located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Campus Drive, south of Mansfield Highway, east of Glen Eden Drive and north of Seminary Drive.
- c. Applicant: Max Alley Investments, LLC.
- 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.

D. Continued Case (1)

4. **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 five 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 65 residential lots to be served by a single point of access rather than the maximum allowed 40 lots; 4) to waive the requirement to stub-out to the unplatted tracts to the south; and 5) 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.
- e. DRC Recommends: Approval of the preliminary plat and approval of five 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 65 residential lots to be served by a single point of access rather than the maximum allowed 40 lots; 4) to waive the requirement to stub-out to the unplatted tracts to the south; and 5) 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.

E. New Cases (7)

5. **FS-17-024** **Northwest Community Park, Lot 1, Block 1 (Waiver Request): Council District 7.**

- a. Being a 245.778 acre tract of land located in the James P. Alford Survey, Abstract No. 53, the Henry Robertson Survey, Abstract No. 1798, the George Matthews Survey, Abstract No. 1078, and the Josiah Walker Survey, Abstract No. 1600, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Blue Mound Road, east of the Atchison and Topeka railroad lines and north of Fall Wood Trail.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of the requested Subdivision Ordinance waiver to the requirement to extend Fall Wood Trail and Hickory Upland Trail through the property to provide future connection with adjoining un-platted tracts of land.
- e. DRC Recommends: Approval of the requested Subdivision Ordinance waiver to the requirement to extend Fall Wood Trail and Hickory Upland Trail through the property to provide future connection with adjoining un-platted tracts of land.

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

- a. Being a 20-acre 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 Subdivision Ordinance waiver to permit the issuance of a foundation-only building permit prior to the recordation of the final plat with the County.
- e. DRC Recommends: Denial of Subdivision Ordinance waiver to permit the issuance of a foundation-only building permit prior to the recordation of the final plat with the County.

7. **FS-18-156 Alliance Gateway Addition, Block 1, Lot 1R-1 & 1R-2 (Waiver Request):**
2 Industrial Lots. Council District 7.

- a. Being a plat of approximately 42.984 acres as recorded in Cabinet A, Slide 1078, OPRTCT.
- b. General Location: North of Liberty Way, south of Alliance Gateway Freeway, east of Independence Parkway, and west of Denton Road /Highway 377.
- c. Applicant: LIT Industrial Limited Partnership.
- d. Applicant Requests: Approval of two Subdivision Ordinance waivers: 1) to allow a nonstandard cross-section in a public access easement to serve an industrial development; and 2) to allow a public access easement in excess of 150 feet in length to dead-end with a nonstandard turnaround.
- e. DRC Recommends: Approval of two Subdivision Ordinance waivers: 1) to allow a nonstandard cross-section in a public access easement to serve an industrial development; and 2) to allow a public access easement in excess of 150 feet in length to dead-end with a nonstandard turnaround.

8. **CP-15-004 Ventana (Revised): Single Family 333.23 acres, Open Space 89.87**
acres and 68.98 acres of Right-of-Way. Council District 3.

- a. Being 492.077 acres situated in the S.A. & M.G. R.R. CO. Survey, Abstract A-1479, D.T. Finley Survey, Abstract No. 1903, Edward Taylor Survey, Abstract No. A-1560, T.F. Rogers Survey, Abstract No. A-1357, and E. Langston Survey, Abstract No. A-988 located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of the City of Benbrook, south of Aledo Road, and west of Chapin School Road (FM 2871).
- c. Applicant: PMB Ventana Developer, LLC.
- d. Applicant Requests: Approval of the concept plan revision and Subdivision Ordinance waiver to allow permits to be issued for the Ventana Lift Station prior to plat recordation.
- e. DRC Recommends: Approval of the concept plan revision and Subdivision Ordinance waiver to allow permits to be issued for the Ventana Lift Station prior to plat recordation.

9. **PP-19-005 Montrachet: 170 Single Family Detached Lots, and 15 Private Open Space Lots. ETJ Tarrant County/ Future Council District 3.**

- a. Being 253.66 acres situated in the J. F. Elliott Survey, Abstract No. 493, John Burse Survey, Abstract No. 128 and Nancy Casteel Survey, Abstract No. 349 located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of R.M. Highway No. 2871, north of Team Ranch Road, west of Interstate Loop 820 and south of Chapin Road.
- c. Applicant: Montserrat Hills, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of four Subdivision Ordinance waivers: 1) to allow one block face (Block 1) to exceed the maximum 1,950-foot block length, 2) to not provide a stub-out to the un-platted property to the north, and 3) to allow a connectivity index below the required 1.4 minimum link-to-node ratio.
- e. DRC Recommends: Approval of the preliminary plat and approval of four Subdivision Ordinance waivers: 1) to allow one block face (Block 1) to exceed the maximum 1,950-foot block length, 2) to not provide a stub-out to the un-platted property to the north, and 3) to allow a connectivity index below the required 1.4 minimum link-to-node ratio.

10. **PP-19-007 Tucker Addition, Block 17, Lot 1-R Thru Lot 7-R: 6 Single-Family Attached Lots, 1 Mixed Use Lot and 1 HOA Lot. Council District 9.**

- a. Being a replat of all Lot 4, Block 17, Tucker's Addition as recorded in Cabinet B, Slide 1571, Lot 5, Block 17, Tuckers Addition as recorded in Volume 388-201, Page 100, and the south ½ of the southwest ¼ of Block 17, Tuckers Addition as recorded in Volume 63, Page 124, PRTCT.
- b. General Location: East of Jennings Avenue, south of Hattie Street, west of May Street, and north of Cannon Avenue.
- c. Applicant: Ophtho Properties and Investments, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers: 1) to allow three residential lots to access a private sidewalk in a public use easement rather than a public or private street, and 2) to allow six lots less than 50 feet in width to be served by rear entry access from an HOA lot rather than an abutting side or rear alley or a common shared driveway centered over the common lot lines between adjacent dwelling units.
- e. DRC Recommends: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers: 1) to allow three residential lots to access a private sidewalk in a public use easement rather than a public or private street, and 2) to allow six lots less than 50 feet in width to be served by rear entry access from an HOA lot rather than an abutting side or rear alley or a common shared driveway centered over the common lot lines between adjacent dwelling units.

11. PP-19-012 Hulen Tract: 196 Single-Family Detached Lots and 5 HOA Lots. ETJ of Tarrant County. Future Council District 6.

- a. Being 48.558 acres situated in the R.J. Ware Survey, Abstract Number 2008, and the A. Castello Survey, Abstract Number 272, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of South Hulen Street, south of McPherson Boulevard, east of East Rancho Diego Lane and north of Rancho Verde Parkway.
- c. Applicant: Hawkins Family Joint Venture.
- d. Applicant Requests: Approval of the preliminary plat and approval of Subdivision Ordinance waiver to allow one long block face (Block 1) to exceed the maximum 1,320-foot block length.
- e. DRC Recommends: Approval of the preliminary plat and approval of Subdivision Ordinance waiver to allow one long block face (Block 1) to exceed the maximum 1,320-foot block length.

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.