

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, May 19, 2017 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 Worth, Texas



CITY PLAN COMMISSION

MAY AGENDA

Wednesday, May 24, 2017

Work Session 12:00 PM

City Council Conference Room 290

Public Hearing 1:30 PM

City Council Chamber

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
 Vacant, 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

- A. Correspondence & Comments Staff & Chair
- B. Lunch
- C. Review of Cases on Today's Agenda Staff
- D. Review of Recently Adopted Stockyards Form Based Code Staff

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

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

C. Consent Cases (2)

1. PP-17-006 Mercantile Center Addition: 5 Industrial Lots. Council District 4.

- a. Being approximately 19.457 acres situated in the J.C. McCommas Survey, Abstract No. 1047, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Northeast corner of the intersection of Sylvania Avenue and 33rd Street.
- c. Applicant: Sylvania 3400, 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.

2. PP-17-013 Basswood Development Addition: 2 Commercial Lots. Council District 2.

- a. Being a 65.5057 acre tract of land situated in the Thomas Peck Survey, Abstract No. 1210, in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Basswood Boulevard, east of North Freeway and west of Candler Drive.
- c. Applicants: Basswood Development, LTD and QuikTrip Corporation
- 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 Cases (3)

3. FS-17-067 Lots 8R1 and 8R2, Block 10, Linwood Addition: Council District 9.

- a. Being a replat of Lot 8, Block 10, Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-B, Page 181 PRTCT.
- b. General Location: 2817 Wingate Street.
- c. Applicant: YRL Holdings, LLC.
- d. Applicant Requests: Approval of the increase in lot yield and the requested Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the increase in lot yield and a Subdivision Ordinance waiver to allow rear entry access from a private access easement platted along one side of the property instead of a rear or side entry alley or a shared common access easement platted between the dwelling units.

4. VA-17-013 Portions of Live Oak Street, East 2nd Street and East 3rd Street: Council District 8.

- a. Being portions of Live Oak Street, East 2nd Street and East 3rd Street, as dedicated by the Moore Thornton and Company Addition an unrecorded addition in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of East 1st Street, north of East 4th Street, east of Hays Street and west of the Union Pacific railroad lines.
- c. Applicant: Fort Worth Transportation Authority.
- d. Applicant Requests: Approval of the recommendation to City Council and one Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the recommendation to vacate portions of Live Oak Street, East 2nd Street and East 3rd Street to City Council and approval of one Subdivision Ordinance waiver to the requirement to replat the right-of-way into the adjoining property.

5. PP-13-008 Richmond (Revision): 759 Single-Family Detached Lots, 32 Private Open Space Lots, 2 Commercial Lots, 2 Multi-Family Lots and 2 Institutional Lots. Council District 7.

- a. Being approximately 358.34 acres of land in the Samuel Lockhart Survey, Abstract No. 977; the William Redfield Survey, Abstract No. 1348; the George Matthews Survey, Abstract No. 1078; and the Henry Robertson Survey, Abstract No. 1259, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Bonds Ranch Road West; southwest of SH 287/81; west of FM 156 (Blue Mound Road); north of Side Saddle Trail and Bareback Lane in Liberty Crossing Addition; and east of the Burlington Northern & Santa Fe (Gulf Colorado Santa Fe) Railway.
- c. Applicant: Keller La Crosse, LLC.
- d. Applicant Requests: Approval of two preliminary plat revisions and approval of one Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the land use change in the northwest tract to private open space; approval of the elimination of Hansberry Drive; and approval of a Subdivision Ordinance waiver to allow a block that is over 3,300 feet in length which exceeds the 1,320-foot maximum length allowed (Lakemont Drive from Berkshire Boulevard to Henley Drive).

E. New Cases (7)

6. FS-16-277 Chloe Estates (Waiver Request): ETJ - Johnson County.

- a. Being a 5.035 acre tract of land situated in the Samuel S. Carpenter Survey, Abstract No. 1101, Johnson County, Texas.
- b. General Location: 8301 County Road 530.
- c. Applicant: Bannister Engineering.
- d. Applicant Requests: Approval of the two requested Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the Subdivision Ordinance waivers to maintain the rural cross-sections for County Road 530 and County Road 612 and to allow a lot to be platted with less than one acre net of all floodplain and drainage easements to be served by a private onsite septic system.

7. FS-17-078 Weisenberger Addition (Increase in Lot Yield): Council District 9.

- a. Being a replat of Lot 2, Block 11, Weisenberger Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-A, Page 120, PRTCT.
- b. General Location: 2833 Weisenberger Street.
- c. Applicant: ANA Consultants, LLC.
- d. Applicant Requests: Approval of the increase in lot yield and the two Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the increase in lot yield and approval of the Subdivision Ordinance waivers to allow residential lots less than fifty (50) feet in width to be served with rear entry access off a private access easement rather than the required rear or side alley or a common access easement platted between the dwelling units and to allow three residential lots to front onto a private sidewalk in a public use easement rather than a public or private street.

8. VA-17-005 Vacation of the Alley in Block A1, Bellevue Hill Addition. Council District 9.

- a. Being an approximately 15-foot wide alley in Block A1, Bellevue Hill Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 35, Page 243, DRTCT.
- b. Location: South of West Morphy Street, west of Alston Avenue, north of West Maddox Avenue, and east of College Avenue.
- c. Applicant: Fort Worth Independent School District.
- d. Applicant Requests: Approval of the recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of this alley in Block A1, Bellevue Hill Addition.

**9. VA-17-006 Vacation of the Alley in Block 4, Brooks and Baileys Subdivision.
Council District 9.**

- a. Being an approximately 12-foot wide alley in Block 4, Brooks and Baileys Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 32, Page 431, DRTCT.
- b. Location: South of West Morphy Street, west of Alston Avenue, north of West Maddox Avenue, and east of College Avenue.
- c. Applicant: Fort Worth Independent School District.
- d. Applicant Requests: Approval of the recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of this alley in Block 4, Brooks and Baileys Subdivision.

10. VA-17-019 Vacation of the Portion of West Myrtle Street between College Avenue and Alston Avenue. Council District 9.

- a. Being an approximately 40-foot wide segment of West Myrtle Street in Block A1, Bellevue Hill Addition, as recorded in Volume 35, Page 243, DRTCT; and in Block 4, Brooks and Baileys Subdivision, as recorded in Volume 32, Page 431, DRTCT; and being closed to traffic vehicles by City of Fort Worth Ordinance Number 1374; as recorded in Volume 1018, Page 202, DRTCT.
- b. Location: South of West Morphy Street, west of Alston Avenue, north of West Maddox Avenue, and east of College Avenue.
- c. Applicant: Fort Worth Independent School District.
- d. Applicant Requests: Approval of the recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of the portion of West Myrtle Street between College Avenue and Alston Avenue.

11. VA-17-020 Vacation of a Portion of Crawford Street: Council District 9.

- a. Being a portion of Crawford Street as dedicated by (an unrecorded addition) Daggett's Second Addition, an addition to the City of Fort Worth, Tarrant County, Texas.
- b. Location: North of Tucker Street, south of East Broadway Avenue and east of Bryan Avenue.
- c. Applicant: Dunaway Associates, LP.
- d. Applicant Requests: Approval of a recommendation to City Council.
- e. DRC Recommends: Approval of a recommendation to City Council for the vacation of this portion of Crawford Street.

12. PP-14-039 Oak Creek Trails (Revision): 312 Single-Family Detached Lots and 8 Private Open Space Lots. Council District 7.

- a. Being approximately 88.179 acres in the R. Matany Survey, Abstract No. 878; the P.M. Smith Survey, Abstract No. 1170; the C. Sutton Survey, Abstract No. 1561; and the A.M. Feltus Survey, Abstract No. 1464, City of Fort Worth, Denton County, Texas.
- b. Location: East of FM 156 / Blue Mound Road, south and west of Harriet Creek, and north of Double Eagle Boulevard.
- c. Applicant: DR Horton.
- d. Applicant Requests: Approval of the preliminary plat revision and one Subdivision Ordinance waiver.
- e. DRC Recommends: Denial of the elimination of the extension of Texan Drive to the plat boundary and denial of a Subdivision Ordinance waiver to allow a block that is approximately 1,623 feet in length which exceeds the 1,320-foot maximum length allowed (Block Z along Pumpjack Drive/White Mill Road).

E. Other Matters of Business (1)

13. 2017-2037 Comprehensive Solid Waste Management Plan. All Council Districts.
DRC Recommends: Approval of a recommendation to City Council for adoption of the Comprehensive Solid Waste Management 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.