

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 17, 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. Kaiser



CITY PLAN COMMISSION

MAY AGENDA

**Wednesday, May 22, 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	_____	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	_____
		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

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 (4)

1. **PA-19-001** **Plat Abandonment of Stonegate Addition, Block 13, Lot 21R (Increase in Lot Yield): Council District 3.**

- a. Being a plat abandonment of Lot 21R, Block 13, Stonegate Addition, as recorded in Volume 388-96, Page 83, DRTCT.
- b. Location: 2623 and 2625 Torrey Pines Drive.
- c. Applicant: Common Holdings 2014 Trust.
- d. Applicant Requests: Approval of the plat abandonment and approval of the increase in lot yield.
- e. DRC Recommends: Approval of the plat abandonment and approval of the increase in lot yield.

2. **PP-19-019** **Tavolo Park: 1 Charter School Lot. Council District 6.**

- a. Being 12.659 acres situated in the J. Heath Survey, Abstract No. 641, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Altamesa Boulevard, west of Chisholm Trail Parkway and east of future Harris Parkway.
- c. Applicant: Great Hearts America Texas.
- 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.

3. **PP-19-024** **Beach Street Right-of-Way: Council District 7.**

- a. Being 4.21 acres situated in the T. G. Willis Survey, Abstract No. 1692, and the ME&P RR Survey, Abstract No. 1143, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Westport Parkway, north of Alliance Gateway, east of Old Denton Road and west of Alta Vista Road.
- c. Applicant: City of Fort Worth.
- 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.

4. **PP-19-026** **Alliance Town Center South: 8 Mixed-Use Lots. Council District 4.**

- a. Being 73.69 acres situated in the W.C. McCowans Survey, Abstract Number 999, and Alliance Town Center, Block A, Lot 3A-R2-2, as recorded in Instrument No. D215216765, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of I-35W, south of Heritage Trace Parkway, north of North Tarrant Parkway and west of North Riverside Drive.
- c. Applicant: AIL Investment, LP.
- 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)

5. **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 request for a continuance to the June 26, 2019 City Plan Commission meeting.
- e. DRC Recommends: Approval of the request for a continuance to the June 26, 2019 City Plan Commission meeting.

E. New Cases (9)

6. **VA-19-008** **Vacation of a Portion of Crestline Road: Council District 9.**

- a. Being a vacation of a portion of prescriptive right-of-way for Crestline Road as shown on the deed to the City of Fort Worth recorded in Volume 418, Page 42, DRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of University, west of Trail Drive, north of Trinity Park and south of Farrington Field.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of the recommendation to City Council for the requested vacation of this portion of Crestline Road.
- e. DRC Recommends: Approval of the recommendation to City Council for the requested vacation of this portion of Crestline Road and approval of the waiver request of the requirement to replat the right-of-way with the adjoining property.

7. **VA-19-009** **Vacation of a Portion of a Public Access Easement in Block 1, Riverfront Lofts Addition: Council District 9.**

- a. Being a vacation of a portion of the public access easement within Block 1, Riverfront Lofts, as recorded in D217147861, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South side of East Northside Drive, west of North Freeway, and north and east of the Trinity River.
- c. Applicant: Talos Holdings, LLC.
- d. Applicant Requests: Approval of the recommendation to City Council for the requested vacation of this public access easement in Block 1, Riverfront Lofts Addition.
- e. DRC Recommends: Approval of the recommendation to City Council for the requested vacation of this public access easement in Block 1, Riverfront Lofts Addition.

8. **FS-19-074** **Riverfront Lofts Addition, Lots 1R - 3R, Block 1 (Waiver Request): Council District 7.**

- a. Being a replat of Lots 1-3, Block 1, Riverfront Lofts Addition, as recorded in D217147861, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South side of East Northside Drive, west of North Freeway, and north and east of the Trinity River.
- c. Applicant: Talos Holdings, LLC.
- d. Applicant Requests: Approval of the requested Subdivision Ordinance waiver to allow a cul-de-sac to serve a multifamily development.
- e. DRC Recommends: Approval of the requested Subdivision Ordinance waiver to allow a cul-de-sac to serve a multifamily development.

9. **FS-19-034 Holifield Hills Addition, Block 1, Lot 1 (Waiver Request): 1 Residential Lot. ETJ – Tarrant County.**

- a. Being a plat of approximately 2.657 acres in the M. Townsend Survey, Abstract No. 1551, located in Tarrant County, Texas.
- b. General Location: North of Peden Road, south of Dido Hicks Road, east of Morris Dido Newark, and west of Fleming Ranch Road.
- c. Applicant: Award Surveying, Inc.
- d. Applicant Requests: Approval of Subdivision Ordinance waivers to allow more than 30 residential lots on one point of access outside of the preferred service area.
- e. DRC Recommends: Approval of Subdivision Ordinance waivers to allow more than 30 residential lots on one point of access outside of the preferred service area.

10. **FS-19-043 Avery Estelle's Addition, Block 1, Lot 1 (Waiver Request): 1 Residential Lot. Council District 7.**

- a. Being approximately 0.637 acres situated in the N.B. Breeding Survey, Abstract Number 189, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: Northwest corner of East Williams Springs Road and Williams Spring Court.
- c. Applicant: Herbert Beasley Land Surveyors.
- d. Applicant Requests: Approval of two Subdivision Ordinance waivers: 1) to allow a lot less than one acre to be served by septic; 2) to allow dedication of five feet of right-of-way, where ten feet is required.
- e. DRC Recommends: Approval of the requested Subdivision Ordinance waiver to allow a lot less than one acre to be served by septic.

DRC Recommends: Denial of the requested Subdivision Ordinance waiver to allow dedication of five feet of right-of-way, where ten feet is required.

11. CP-19-002 Tradition: 740.02 acres of Residential Uses, 29.47 acres Mixed-Use, 40.00 acres School, 40.61 acres Right-of-Way, and 251.90 acres of Open Space. ETJ - Denton County.

- a. Being 1,103.03 acres situated in the Guadalupe Cardinas Survey, Abstract No. 214, located in Denton County, Texas.
- b. General Location: North of Highway 114, west of North FM 156, south of Sam Reynolds Road, and east of Ben-Bert Road.
- c. Applicant: SLF IV-114 Assemblage LP.
- d. Applicant Requests: Approval of the Tradition Concept Plan which is in compliance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the Tradition Concept Plan which is in compliance with the Subdivision Ordinance.

12. PP-19-008 Tradition, Central and Southern Phase: 2,365 Single-Family Detached Lots, and 40 Private HOA Lots. ETJ - Denton County.

- a. Being 780.716 acres situated in the Guadalupe Cardinas Survey, Abstract No. 214, located in Denton County, Texas.
- b. General Location: North of Highway 114, west of North FM 156, south of Sam Reynolds Road, and east of Ben-Bert Road.
- c. Applicant: SLF IV-114 Assemblage LP.
- d. Applicant Requests: Approval of the preliminary plat and approval of Subdivision Ordinance waivers: 1) to allow fifteen dead end alleys; and 2) to allow twelve block face lengths (Blocks G, I, L, P, V, W, Z, JJ, 3, 23, 27 and 40) that exceed the 1,320-foot maximum block face length.
- e. DRC Recommends: Approval of the preliminary plat and approval of Subdivision Ordinance waivers: 1) to allow fifteen dead end alleys; and 2) to allow twelve block face lengths (Blocks G, I, L, P, V, W, Z, JJ, 3, 23, 27 and 40) that exceed the 1,320-foot maximum block face length.

13. PP-19-017 The Resort on Eagle Mountain Lake: 141 Single-Family Detached Lots and 15 Private HOA Lots. ETJ - Tarrant County.

- a. Being 103.532 acres situated in the Thomas Robinson Survey, Abstract No. 1309, and the J. Wilcox Survey, Abstract No. 1722, located in Tarrant County, Texas.
- b. General Location: West of Morris-Dido-Newark Road (County Road 1220), south of Lakeside Drive, north of Peden Road, and east of Eagle Mountain Lake.
- c. Applicant: Centurion American.
- d. Applicant Requests: Approval of the preliminary plat and approval of Subdivision Ordinance waivers: 1) to allow five block faces (Blocks 6R, 13, 19, 20 and 21) to exceed the maximum 1,320-foot block length; 2) to allow one private cul-de-sac street (Street F) to exceed the maximum cul-de-sac street length; and 3) to allow the new connection to Morris Dido Newark Road, which does not meet the minimum street centerline offset distance required between Dido Hicks and Eagle Narrows.
- e. DRC Recommends: Approval of the preliminary plat and approval of Subdivision Ordinance waivers: 1) to allow five block faces (Blocks 6R, 13, 19, 20 and 21) to exceed the maximum 1,320-foot block length; 2) to allow one private cul-de-sac street (Street F) to exceed the maximum cul-de-sac street length; and 3) to allow the new connection to Morris Dido Newark Road, which does not meet the minimum street centerline offset distance required between Dido Hicks and Eagle Narrows.

14. PP-19-022 Park Hill Addition, Lots 8R Thru 8R-3, Lots 9R Thru 9R-2, Block 9: 6 Single-Family Lots and 1 Private HOA Lot. Council District 9.

- a. Being a replat of all of Lot 8 and Lot 9, Block 9, Park Hill Addition, as recorded in Volume 1944, Page 85, PRTCT.
- b. General Location: East of University Drive, north of Park Hill Drive, west of West Winton Terrace, and south of Log Cabin Village Lane.
- c. Applicant: Cowtown 109, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of Subdivision Ordinance waiver to allow six residential lots to access a private access drive on an HOA lot with a common access easement.
- e. DRC Recommends: Approval of the preliminary plat and approval of Subdivision Ordinance waiver to allow six residential lots to access a private access drive on an HOA lot with a common access easement.

F. Other Matters of Business (2)

15. **OMB Alliance Corridor (Waiver Request): 13 Gas Well Sites. Council District 7.**

- a. Being a 286.79 acre tract situated in the Overton Survey, Abstract No. 0972A, and Overton Greenberry Survey, Abstract No. 1185, City of Fort Worth, Tarrant and Denton Counties, Texas (PP-16-071). Being approximately 220 acres situated in the Alex C. Warren Survey, Abstract No. 1687, the Ireneus Neace Survey, Abstract No. 1160, the Jonathan Evans Survey, Abstract No. 470, City of Fort Worth, Tarrant County, Texas (PP-18-004). Being an 871.56 acre tract of land situated in the Allen Henderson Survey, Abstract No. 596, the Hamilton Perry Survey, Abstract No. 1022, the William Bush Survey, Abstract No. 205, the Thomas Reyburn Survey, Abstract No. 1130, the James Eads Survey, Abstract No. 410, and the P.K. Matthews Survey, Abstract No. 865, City of Fort Worth, Denton County, Texas (PP-13-007). Being a 98.9 acre tract of land situated in the Jose Chirino Survey, Abstract No. 265 and the S.T. Rhodes Survey, Abstract No. 1868, located in the City of Fort Worth, Tarrant County, Texas (PP-18-039).
- b. General Location: Within the described preliminary plats, near the intersection of Westport Parkway and I-35W in north Fort Worth.
- c. Applicant: Hillwood Properties/ Bluestone Natural Resources.
- d. Applicant Requests: Approval of the requested Subdivision Ordinance waiver to allow the issuance of permits for screening walls for 13 gas well sites, located within approved preliminary plats.
- e. DRC Recommends: Approval of the requested Subdivision Ordinance waiver to allow the issuance of permits for screening walls for 13 gas well sites, located within approved preliminary plats.

16. **TA-19-001 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 incorporate Active Transportation Plan, Community Facility Agreement Ordinance, and Infrastructure Design Manuals; and, to improve pedestrian access and connectivity.

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.