



CITY PLAN COMMISSION

JUNE AGENDA

Wednesday, June 27, 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/>

Commissioners:

Vicky Schoch, CD 1
Tyler Trembley, 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

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|--------------------------------------|---------------|
| A. Correspondence & Comments | Staff & Chair |
| B. Lunch | |
| C. Review of Cases on Today's Agenda | Staff |
| D. Community Engagement | Staff |
| E. Stormwater Management Plan | 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 (10)

1. **PA-18-001** **Lot 3R, Block 28, Harlem Hills Addition.** **Council District 3.**
 - a. Being an abandonment of the plat for Lot 3R, Block 28, Harlem Hills Addition, as recorded in D218073518, PRTCT located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of Chariot Drive Street and west of Faron Street.
 - c. Applicant: Whitefield-Hall Surveyors
 - d. Applicant Requests: Approval of the plat abandonment and an increase in lot yield.
 - e. DRC Recommends: Approval of the plat abandonment and an increase in lot yield.

2. **VA-18-008** **Vacation of a Portion of an Alley in Block 10, K.M. Van Zandt's Addition;** **Council District 9.**
 - a. Being a portion of an alley in Block 10, K.M. Van Zandt's Addition, as recorded in Volume 106, Page 117, PRTCT located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: North of 7th Street, east of Currie Street, south of 6th Street and west of Foch Street.
 - c. Applicant: CCP 2816 Seventh LP.
 - d. Applicant Requests: Approval of the recommendation to City Council for vacation of a portion of an alley in Block 10, K.M. Van Zandt's Addition.
 - e. DRC Recommends: Approval of the recommendation to City Council for vacation of a portion of an alley in Block 10, K.M. Van Zandt's Addition.

3. **VA-18-014** **Vacation of a Public Access Easement in Chapel Creek Addition: Council District 3.**

- a. Being the entire public access easement, as shown on the preliminary plat for Chapel Creek Addition and recorded in the Deed and Grant of Right-of-Way, Volume 3167, Page 581, PRTCT located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West side of proposed Academy Boulevard from Amber Ridge Boulevard to Old Weatherford Road.
- c. Applicant: DR Horton – Texas, LTD.
- d. Applicant Requests: Approval of the recommendation to City Council for vacation of a public access easement in Chapel Creek Addition.
- e. DRC Recommends: Approval of the recommendation to City Council for vacation of a public access easement in Chapel Creek Addition.

4. **VA-18-015** **Vacation of a Portion of Old Weatherford Road: Council District 3.**

- a. Being a portion of Old Weatherford Road, situated in the B.B.B. & C. Railroad Company Survey, Abstract No. 219 and the Hays Covington Survey, Abstract No. 256, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West side of proposed Academy Boulevard to a portion of Old Weatherford Road 1,640-feet to the east.
- c. Applicant: DR Horton – Texas, LTD.
- d. Applicant Requests: Approval of the recommendation to City Council for vacation of a portion of Old Weatherford Road.
- e. DRC Recommends: Approval of the recommendation to City Council for vacation of a portion of Old Weatherford Road.

5. **VA-18-016** **Vacation of a Portion of Belknap Street: Council District 9.**

- a. Being a portion of excess right-of-way along Belknap Street, as dedicated by the Cliff Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 490, Page 457, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Gillis Street, west of Sylvania Avenue and east of Oakhurst Scenic Drive.
- c. Applicant: Legacy Scenic, LP.
- d. Applicant Requests: Approval of the recommendation to City Council for vacation of a portion of Belknap Street.
- e. DRC Recommends: Approval of the recommendation to City Council for vacation of a portion of Belknap Street.

6. **VA-18-017** **Vacation of a Portion of White Settlement Road: Council District 7.**

- a. Being a portion of excess right-of-way along White Settlement Road, as dedicated by deed recorded in Volume 1483, Page 374, DRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of McGee Drive, west of West Fork Drive and east of the Trinity River.
- c. Applicant: Baird, Hampton and Brown, Inc.
- d. Applicant Requests: Approval of the recommendation to City Council for vacation of a portion of White Settlement Road.
- e. DRC Recommends: Approval of the recommendation to City Council for vacation of a portion of White Settlement Road.

7. **VA-18-018 Vacation of a Portion of Helmick Avenue: Council District 3.**

- a. Being a portion of Helmick Avenue, as dedicated by Chamberlin Arlington Heights Addition recorded in Volume 63, Page 40, PRTCT located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Lincoln Terrace Drive, south of Farnsworth Avenue, west of Horne Street and east of Halloran Street.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of the recommendation to City Council for vacation of a portion of Helmick Avenue in the Chamberlin Arlington Heights Addition.
- e. DRC Recommends: Approval of the recommendation to City Council for vacation of a portion of Helmick Avenue in the Chamberlin Arlington Heights Addition.

8. **VA-18-019 Vacation of an Alley in Block 126, Chamberlin Arlington Heights Addition: Council District 3.**

- a. Being an alley in Block 126 Chamberlin Arlington Heights Addition as recorded in Volume 63, Page 40, PRTCT located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Lincoln Terrace Drive, south of Farnsworth Avenue, west of Horne Street and east of Halloran Street.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of the recommendation to City Council for vacation of an alley in Block 126, Chamberlin Arlington Heights Addition.
- e. DRC Recommends: Approval of the recommendation to City Council for vacation of an alley in Block 126, Chamberlin Arlington Heights Addition.

9. **VA-18-020** **Vacation of a Portion of Pennsylvania Avenue in Block 1R1R, Tucker Addition: Council District 9.**

- a. Being a portion of Pennsylvania Avenue in the Tucker Addition as recorded in Volume 388-83, Page 18, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of East Cannon Street, south of Annie Street, west of Saint Louis Avenue and east of South Main Street.
- c. Applicant: Warner E. Stone.
- d. Applicant Requests: Approval of the recommendation to City Council for vacation of a portion of Pennsylvania Avenue in Block 1R1R, Tucker Addition.
- e. DRC Recommends: Approval of the recommendation to City Council for vacation of a portion of Pennsylvania Avenue in Block 1R1R, Tucker Addition.

10. **VA-18-021** **Vacation of an Alley in Block K-1, Daggett's Addition: Council District 9.**

- a. Being an alley in Block K-1, Daggett's Addition, an unrecorded addition, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of 17th Street, south of 16th Street, west of Jones Street and east of Calhoun Street.
- c. Applicant: Texas A&M University.
- d. Applicant Requests: Approval of the recommendation to City Council for vacation of an alley in Block K-1, Daggett's Addition.
- e. DRC Recommends: Approval of the recommendation to City Council for vacation of an alley in Block K-1, Daggett's Addition.

D. New Cases (3)

11. **FP-17-140 Fort Worth Stockyards Addition, Lot 1, Block M and Lot 1, Block O (Waiver Request): Council District 2.**

- a. Being a portion of Lot 3, in Block 10-A of Fort Worth Stockyards Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 1136 of the Plat Records of Tarrant County, Texas, and a portion of Lot 4, Block 10A of Stockyards Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 9136 of the Plat Records of Tarrant County, Texas and being in the Isaac Thomas Survey, Abstract Number 1526 located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of 23rd Street, east of North Main Street, and south of Exchange Avenue.
- c. Applicant: Fort Worth Heritage Development, LLC/ Stockyards Station Hotel II, LLC.
- d. Applicant Requests: Approval of one Subdivision Ordinance waiver to allow a foundation-only permit to be issued prior to recordation of the plat with the county.
- e. DRC Recommends: Approval of one Subdivision Ordinance waiver to allow a foundation-only permit to be issued prior to recordation of the plat with the county.

12. **FS-18-110 Centreport Addition, Lot 5 and Lot 6, Block 113 (Waiver Request): Council District 5.**

- a. Being 19.877 acres of land situated in the V. Hutton Survey, Abstract Number 681 located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of State Highway 183, east of State Highway 360, and north side of FAA Boulevard.
- c. Applicant: Spiars Engineering, Inc.
- d. Applicant Requests: Approval of one Subdivision Ordinance waiver to allow a 30-foot wide public access easement to serve an industrial zoned lot instead of the minimum 80-foot wide requirement.
- e. DRC Recommends: Approval of one Subdivision Ordinance waiver to allow a 30-foot wide public access easement to serve an industrial zoned lot instead of the minimum 80-foot wide requirement.

13. **PP-18-032** **Bassett Addition: 61 Single-Family Attached Lots, 4 Access Lots, and 14 Private Open Space Lots. Council District 8.**

- a. Being a replat of Lots 1, 2, 3R, Block 3 Bassett Addition as recorded in Cabinet B, Slide 3588 PRTCT; Lots 2, 3, 4 north 50 feet, 5, 6, 7 & 8, Block 2 Bassett Addition as recorded in Vol. 1348, Page 406, PRTCT; and Lots 2-10R, 12-15, 17, Block 1 JW Burton Addition as recorded in Volume 204-A, Page 178, PRTCT.
- b. General Location: South of Galvez Avenue, west of Sylvania Avenue, north of Fisher Avenue, and east of the Trinity River.
- c. Applicant: Fourth & Sylvania, Inc.
- d. Applicant Requests: Approval of the preliminary plat and approval of waivers: 1.) to allow sixty-one (61) residential lots that are less than 50 feet in width to be served by rear or side driveway entry access from an abutting emergency access easement rather than an alley; 2.) to allow thirty-four (34) residential lots to be platted as a single tier, each fronting a street and backing up to an emergency access easement; and, 3.) to allow twenty-seven (27) residential lots to face a private open space lot with access by a private sidewalk in a public use easement rather than a public or private street.
- e. DRC Recommends: Approval of the preliminary plat and approval of waivers: 1.) to allow sixty-one (61) residential lots that are less than 50 feet in width to be served by rear or side driveway entry access from an abutting emergency access easement rather than an alley; 2.) to allow thirty-four (34) residential lots to be platted as a single tier, each fronting a street and backing up to an emergency access easement; and, 3.) to allow twenty-seven (27) residential lots to face a private open space lot with access by a private sidewalk in a public use easement rather than a public or private street.

F. Other Matters of Business (2)

14. **AX-18-002** **Pheasant Crossing (Annexation Request): 98 Single-Family Detached Lots. ETJ-Tarrant County. Future Council District 7.**

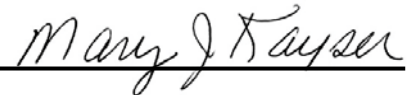
- a. Being approximately 24.78 acres in the Francisco Cuella Survey, Abstract No. 266, located in Tarrant County, Texas.
- b. General Location: North side of Keller Hicks Road, east of Riverside Drive and west of Alta Vista Road.
- c. Applicant: Marty Melvin and Judy Melvin/ Bloomfield Homes, LP.
- d. Applicant Requests: Approval of a recommendation to City Council for the Pheasant Crossing annexation request.
- e. DRC Recommends: Approval of a recommendation to City Council for the Pheasant Crossing annexation request.

15. **AX-18-003** **Hulen Trails (Annexation Request): 1,061 Single-Family Detached Lots. ETJ-Tarrant County. Future Council District 6.**

- a. Being approximately 280.6 acres in the Antonio Castello Survey, Abstract No. 271, the W. H. Colthorp Survey, Abstract No. 286, Antonio Fernandes Survey, Abstract No. 506, John Korticky Survey, Abstract No. 914, and the International and Great Northern Railroad Company Survey, Abstract No. 826, located in Tarrant County, Texas.
- b. General Location: North of W. Cleburne Crowley Road, South of W. Cleburne Road, and West of Old Cleburne Crowley Road.
- c. Applicant: Crowley 272 Joint Venture/ Bloomfield Homes, LP.
- d. Applicant Requests: Approval of a recommendation to City Council for the Hulen Trails annexation request.
- e. DRC Recommends: Approval of a recommendation to City Council for the Hulen Trails annexation request.

Adjournment: _____

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, June 21, 2018 at 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



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.