

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, January 18, 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. Kayser*

City Secretary for the City of Fort



**CITY PLAN COMMISSION**

**JANUARY AGENDA**

**Wednesday, January 23, 2019**  
**Work Session 12:00 P.M.**  
**City Council Conference Room 290**  
**Public Hearing 1:30 PM**  
**City Council Chambers**

**200 Texas Street**  
**2<sup>nd</sup> 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. **FS-18-265 Lots 1A, 1B and 1C, Block 8, Sunrise Addition (Increase in Lot Yield): Council District 5.**

- a. Being a replat of Lot 1, Block 8, Sunrise Addition, as recorded in Volume 964, Page 435, PRTCT.
- b. Location: 2600 Lena Street.
- c. Applicant: Keeton Surveying Company.
- 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-18-259 Lots 2R1 and 2R2, Block 26, Queensborough Addition (Increase in Lot Yield): Council District 7.**

- a. Being a replat of Lot 2, Block 26, Queensborough Addition, as recorded in Volume 204A, Page 105, PRTCT.
- b. Location: 3824 Bryce Avenue.
- c. Applicant: Cargum Properties, 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.

3. **VA-18-037 Vacation of a Portion of Arbor Avenue: Council District 3.**

- a. Being a vacation of a portion of Arbor Avenue, as dedicated by Alta Mere Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 1037, Page 413, PRTCT.
- b. General Location: North of Camp Bowie Boulevard, west of North Z Boaz Community Park and east of Alta Mere Drive.
- c. Applicant: Cross Family Trust.
- d. Applicant Requests: Approval of the recommendation to City Council for the requested vacation of this portion of Arbor Avenue.
- e. DRC Recommends: Approval of the recommendation to City Council for the requested vacation of this portion of Arbor Avenue.

4. **PP-18-079 Kingspoint Phase 3: 77 Single Family Detached Lots and 1 Private HOA Lot. Council District 8.**

- a. Being 25.346 acres situated in the Daniel McVane Survey, Abstract No. 1061 and the Hiram Little Survey, Abstract No. 930 located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of McPherson Boulevard, east of Oak Grove Road, and west of Forest Hill Everman Road.
- c. Applicant: Kingspoint Antares S-F LLC.
- 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. New Cases (5)

5. **PP-17-072 Walsh Ranch, Quail Valley Planning Area II (Revision): 465 Single-Family Detached Lots, 88 Single-Family Attached Lots, and 66 HOA Private Open Space Lots. Council District 3.**
  - a. Being 25.346 acres situated in the Daniel McVane Survey, Abstract No. 1061 and the Hiram Little Survey, Abstract No. 930 located in the City of Fort Worth, Tarrant County, Texas.
  - b. General Location: North of McPherson Boulevard, east of Oak Grove Road, and west of Forest Hill Everman Road.
  - c. Applicant: Kingspoint Antares S-F LLC.
  - d. Applicant Requests: Approval of the request for a continuance to the February 27, 2019 City Plan Commission meeting.
  - e. DRC Recommends: Approval of the request for a continuance to the February 27, 2019 City Plan Commission meeting.
  
6. **PP-16-007 Chisholm Springs (Waiver): 426 Single-Family Detached Lots, 19 Private Open Space Lots and 2 Private Street Lots. ETJ – Wise & Tarrant Counties.**
  - a. Being approximately 162.91 acres situated in the M.E.P. & P.R.R. Survey, Abstract No. 613 and the M. Dobbs Survey, Abstract No. 1225, located in Tarrant and Wise Counties, Texas.
  - b. General Location: West of existing Chisholm Springs Addition, northeast of existing Newark Ranch Addition, north of FM 718, and west of US 81 & US 287.
  - c. Applicant: Jackson Shaw.
  - d. Applicant Requests: Approval of one Subdivision Ordinance waiver to allow the required second point of access to be emergency access only.
  - e. DRC Recommends: Approval of one Subdivision Ordinance waiver to allow the required second point of access to be emergency access only.

7. **PP-18-077      Logan Square: 501 Single Family Detached Lots and 10 Private Open Space Lots. Council District 8.**

- a. Being 122.15 acres situated in the Shelby County School Land Survey, Abstract No. 1375, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of McPherson Boulevard, east of Oak Grove Road, south of Oak Grove – Shelby Road and west of South Race Street.
- c. Applicant: LGI Homes – Texas, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to allow one block face of 1,347 feet instead of the maximum 1,320-foot length.
- e. DRC Recommends: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to allow one block face of 1,347 feet instead of the maximum 1,320-foot length.

8. **PP-18-084      Deer Creek Meadows: 1,683 Single Family Detached Lots, One Commercial Lot, One Multifamily Lot and 10 Private Open Space Lots. Council District 6.**

- a. Being 500.24 acres situated in the H. Lane Survey, Abstract No. 927, the H. Walker Survey, Abstract No. 1622, the J. Jennings Survey, Abstract No. 875, the S. A. & M. G. R. R. Survey, Abstract No. 1483, and the J. Sise Survey, Abstract No. 1434, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Risinger Road, east of Crowley Road, west of the Union Pacific Railroad lines and north of FM 1187 Rendon Crowley Road.
- c. Applicant: Development Concepts, Inc.
- d. Applicant Requests: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to allow eight block faces to exceed the maximum allowed 1,320-foot length.
- e. DRC Recommends: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to allow eight block faces to exceed the maximum allowed 1,320-foot length.

9. **PP-18-085      Sunset Pointe Phase 2: 90 Single Family Detached Lots, and 2 Private HOA Lots. Council District 8.**

- a. Being 32.263 acres situated in the J. Asbury Survey, A-52 and the Puerta Tierra IRR CO Survey, A-1831 located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Chisholm Trail Parkway, west of Summer Creek Drive, south of Sycamore School Road, and north of W. Risinger Road.
- c. Applicant: Life Covenant Church, Inc.
- d. Applicant Requests: Approval of the preliminary plat and approval of three Subdivision Ordinance waivers: 1) to not extend Big Spruce Lane into the subject property; 2) to not provide a stub-out to the un-platted property to the south; and, 3) to allow one block face (Block L) to exceed the maximum 1,320-foot block length.
- e. DRC Recommends: Approval of the preliminary plat and approval of three Subdivision Ordinance waivers: 1) to not extend Big Spruce Lane into the subject property; 2) to not provide a stub-out to the un-platted property to the south; and, 3) to allow one block face (Block L) to exceed the maximum 1,320-foot block length.

F. Other Matters of Business (3)

10. **AX-18-0013      Shelton Tract (Annexation Request): Proposed for Industrial Type Development. ETJ – Denton County. Future Council District 7.**

- a. Being approximately 53.4 acres of land situated in the William Sample Survey, Abstract No. 1207, Denton County, Texas, being part of that certain called 73.362 acre tract described in a deed to Jeanne Shelton recorded in Instrument No. 1999-115848 of the Deed Records of Denton County, Texas (DRDCT).
- b. General Location: North of F.M. Highway No. 156, west of Double Eagle Boulevard and south of State Highway 114.
- c. Applicant: Jeanne Shelton.
- d. Applicant Requests: Approval of a recommendation to City Council for the Shelton Tract annexation request.
- e. DRC Recommends: Approval of a recommendation to City Council for the Shelton Tract annexation request.

**11. AX-18-0014 Alliance- 156 Partners LP Tract (Annexation Request): Industrial Type Development. ETJ – Denton County. Future Council District 7.**

- a. Being approximately 56.8 acres situated in the William Sample Survey, Abstract No. 1207, Denton County, Texas, being part of that certain called 73.567 acre tract described as Tract 2 in a deed to Alliance- 156 Partners, LP recorded in Instrument No. 2010-110449 of the Deed Records of Denton County, Texas (DRDCT).
- b. General Location: North of F.M. Highway No. 156, west of Double Eagle Boulevard, and south of State Highway 114.
- c. Applicant: Alliance-156 Partners LP.
- d. Applicant Requests: Approval of a recommendation to City Council for the Alliance-156 Partners LP Tract annexation request.
- e. DRC Recommends: Approval of a recommendation to City Council for the Alliance-156 Partners LP Tract annexation request.

**12. 2019 Comprehensive Plan: All Council Districts.**

DRC Recommends: Approval of a recommendation to City Council for adoption of the 2019 Comprehensive 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](mailto: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](mailto: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.