

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, September 21, 2018 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 PLAN COMMISSION**

**SEPTEMBER AGENDA**

**Wednesday, September 26, 2018**

**Work Session 11:30 A.M.**

**City Council Conference Room 290**

**Public Hearing 1:30 PM**

**City Council Chambers**

**200 Texas St.**

**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  
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:                      11:30 A.M.                      City Council Conference Room 290**

- |   |                     |
|---|---------------------|
| A. Correspondence & Comments                        | Staff & Chair       |
| B. Lunch  |                     |
| C. Review of Cases on Today's Agenda                | Staff               |
| D. Confluence: Trinity River 10-Year Strategic Plan | Streams and Valleys |
| E. Local Floodplain Policy Update                   | 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. Continued Case (1)

1. **FS-18-169 Barrons Acres, Lot 1, Block 1 (Waiver Request): ETJ – Tarrant County.**

- a. Being a 2.95-acre tract of land in the Joaquin Rendon Survey, Abstract Number 1263, located in the ETJ of Fort Worth, Tarrant County, Texas.
- b. Location: 7230 Rendon New Hope Road.
- c. Applicant: David and Rebecca Barrons.
- d. Applicant Requests: Approval of one Subdivision Ordinance waiver to allow a lot in the ETJ to plat with 83 feet of frontage, rather than the 100 feet required.
- e. DRC Recommends: Approval of one Subdivision Ordinance waiver to allow a lot in the ETJ to plat with 83 feet of frontage, rather than the 100 feet required.

D. Consent Cases (7)

2. **FS-18-186 Linwood Addition, Lots 2R1 & 2R2, Block 7 (Increase in Lot Yield): Council District 9.**

- a. Being a replat of Lot 2, Block 7, Linwood Addition, as recorded in Volume 388-B, Pages 81 & 82, PRTCT.
- b. General Location: 2820 Wingate Street.
- c. Applicant: Cowtown Development, LLC.
- d. Applicant Requests: Approval of the increase in lot yield.
- e. DRC Recommends: Approval of the increase in lot yield.

3. **PP-13-027 Thomas Crossing (Revision): 185 Single-Family Detached Residential Lots, and 1 Private Open Space Lot. Council District 6.**

- a. Being 64.1 acres of land in the A. Lee Survey, Abstract No. 931 in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Burleson Retta Road and east of Wildcat Way.
- c. Applicant: Thomas Crossing, LLC.
- d. Applicant Requests: Approval of the plat revision which is in compliance with the Subdivision Ordinance.

- e. DRC Recommends: Approval of the plat revision which is in compliance with the Subdivision Ordinance.

4. **PP-18-026      White Rock Plaza Addition: 23 Commercial Lots. Council District 7.**
  - a. Being 46.995 acres of land situated within the J.M. Lilly Survey, Abstract No. 979 and the I. & G.N. RR CO Survey, Abstract No. 827, located in the City of Fort Worth, Tarrant County, Texas.
  - b. General Location: East of IH-35 W, north of Timberland Boulevard, and west of North Riverside Drive.
  - c. Applicant: Fab 5 Management.
  - 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.
  
5. **PP-18-043      Rall Ranch, Lots 1-4, Block 3: 3 Commercial Lots and 1 Public Park Lot. Council District 6.**
  - a. Being 27.225 acres situated in the John F. Heath Survey, Abstract No. 641, located in the City of Fort Worth, Tarrant County, Texas.
  - b. General Location: South of Dutch Branch Road, north of Altamesa Boulevard, east of Harris Parkway and west of Chisholm Trail Parkway.
  - c. Applicant: Rall Properties, LP.
  - 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.
  
6. **PP-18-044      Lone Star Crossing, Lots 2 and 3, Block 1: 2 Commercial Lots. Council District 7.**
  - a. Being a 4.6 acre parcel in the T. Walden Survey, Abstract Number 1921, located in the City of Fort Worth, Tarrant County, Texas.
  - b. General Location: South of Westport Parkway, and east of North Freeway I-35 West.
  - c. Applicant: AIL Investment, LP.
  - 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.

7. **PP-18-048 Alliance Apartments: 2 Multifamily Lots. Council District 7.**

- a. Being 35.331 acres situated in the James Matthews Survey, Abstract No. 1021, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Keller Haslet Road and west of Ponderosa Ranch Road.
- c. Applicant: Amcal Equities, 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.

8. **PP-18-056 HCA Health Services Addition, Lots 2A-2D & 3-10R: 12 Commercial Lots. Council District 4.**

- a. Being approximately 40.516 acres situated in the William McCowan Survey, Abstract No. 999, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of North Tarrant Parkway, south of Alliance Town Center, east of North Freeway and west of North Riverside Drive.
- c. Applicant: HCA Health Services of Texas, Inc.
- 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.

E. New Cases (10)

9. **FS-18-005 Raider Express Terminal, Lot 1 & 2, Block 1 (Waiver Request): 2 Industrial Lots. Council District 7.**

- a. Being approximately 42.22 acres of land situated in the C. Boyd Survey, Abstract 212, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of NW Highway 287 and south of Weeping Willow Drive.
- c. Applicant: Raider Express, Inc. and Highland Meadows Christian Church.
- d. Applicant Requests: Approval of the following waivers: 1) to not extend a local street stub-out through an industrial development, 2) to allow a cul-de-sac to serve a non-residential development, and 3) to allow an industrial development to be served by a 30-foot public access easement, rather than the minimum 80 feet required.
- e. DRC Recommends: Approval of the following waivers: 1) to not extend a local street stub-out through an industrial development, 2) to allow a cul-de-sac to serve a non-residential development, and 3) to allow an industrial development to be served by a 30-foot public access easement, rather than the minimum 80 feet required.

10. **FS-18-111 Patriot Pointe, Lot 1, Block 1 (Waiver Request): One Multi-Family Lot. Council District 8.**

- a. Being 11.893 acres of land situated in the Samuel Woody Survey, Abstract Number 1683, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of East Loop 820, east of North Freeway and west of Campus Drive.
- c. Applicant: D & K Family, LP and Donald M. White.
- d. Applicant Requests: Approval of one Subdivision Ordinance waiver to permit more than 100 multifamily units on a single point of access.
- e. DRC Recommends: Denial of one Subdivision Ordinance waiver to permit more than 100 multifamily units on a single point of access.

11. **PP-18-014 Willow Springs (Revision): 480 Single-Family Detached Lots, 12 Private HOA Open Space Lots, 4 Commercial Lots. Council District 7.**

- a. Being a 187.52 acre tract of land located in the M.E.P. & P.R.R. Survey A-1136, the P. & P.R.R. Survey A-1144, and the Coleman Boyd Survey A-212, situated in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Avondale Haslet Road, and east of Willow Springs Road.
- c. Applicant: Avondale Development.
- d. Applicant Requests: Approval of the preliminary plat conditional upon approval of the related zoning case (ZC-18-147); and, approval of two Subdivision Ordinance waivers: 1) to allow two block faces to exceed the maximum 1,320 feet allowed, and 2) to allow two street stub-outs to not be extended into the subject property.
- e. DRC Recommends: Approval of the preliminary plat conditional upon approval of the related zoning case (ZC-18-147); and, approval of two Subdivision Ordinance waivers: 1) to allow two block faces to exceed the maximum 1,320 feet allowed, and 2) to allow two street stub-outs to not be extended into the subject property.

12. **PP-18-034 Tavolo Park Addition: 101 Single-Family Detached Residential Lots, 1 Multi-Family Lot and 4 Private Open Space Lots. Council District 6.**

- a. Being 79.783 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 and west of Chisholm Trail Parkway.
- c. Applicant: Pate Ranch Commercial, LP and Pate Ranch Single Family, LP.
- d. Applicant Requests: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to allow two block faces to exceed the maximum 1,320 foot distance.
- e. DRC Recommends: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to allow two block faces to exceed the maximum 1,320 foot distance.

13. **PP-18-045      The Ridge: 42 Single-Family Detached Lots, and 4 Private HOA Lots. Council District 7.**

- a. Being a replat of Lots 8-11, The Ridge Subdivision and Lots 19R and 20R, Block 3R, Deavers Addition, located in the City of Fort Worth, Texas and being out of the Brittain D. Alford Survey, Abstract No. 37, Tarrant County, Texas.
- b. General Location: South of White Settlement Road, west of Nursery Lane and north of Scott Road.
- c. Applicant: Fort Growth Partners, LP.
- d. Applicant Requests: Approval of the increase in lot yield, the preliminary plat, and the following three waivers: 1) to allow 40 residential lots to access a private sidewalk in a public use easement or emergency access easement, rather than a public or private street, 2) to allow the subdivision to exceed the maximum 1,600-foot block perimeter, and 3) to allow the block face going north along Nursery Lane to exceed the 500-foot block face for “UR” Urban Residential zoned properties.
- e. DRC Recommends: Approval of the increase in lot yield, the preliminary plat, and the following three waivers: 1) to allow 40 residential lots to access a private sidewalk in a public use easement or emergency access easement, rather than a public or private street, 2) to allow the subdivision to exceed the maximum 1,600-foot block perimeter, and 3) to allow the block face going north along Nursery Lane to exceed the 500-foot block face for “UR” Urban Residential zoned properties.

14. **PP-18-053      Constellation Lake: 58 Single Family Detached Lots, 5 Private Open Space Lots and 1 Remainder Lot. ETJ – Denton County.**

- a. Being 723.822 acres situated in the Robert A. Walker Survey, Abstract No. 1392 and the William C. Brookfield Survey, Abstract No. 34, located in Denton County, Texas.
- b. General Location: North of Dove Hollow Lane, west of Sam Reynolds Road, east of County Line Road and south of FM 407.
- c. Applicant: Royal Crest Properties, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers: 1) to allow two block faces to exceed the maximum 1,950 foot distance, and 2) to allow a subdivision to be platted with an internal connectivity index of 1.4.
- e. DRC Recommends: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers: 1) to allow two block faces to exceed the maximum 1,950 foot distance, and 2) to allow a subdivision to be platted with an internal connectivity index of 1.4.



15. **PP-18-055      Pheasant Crossing: 98 Single-Family Detached Lots, and 2 Private HOA Lots. Council District 7.**

- a. Being a 24.781 acre parcel situated in the Francisco Cuella Survey, Abstract No. 266, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Keller Hicks Road, west of Alta Vista Road, and east of Old Denton Road.
- c. Applicant: Bloomfield Homes.
- d. Applicant Requests: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers: 1) to allow one block face that exceeds the maximum allowed block length, and 2) to allow the subdivision to not provide a stub-out to the unplatted properties to the east.
- e. DRC Recommends: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers: 1) to allow one block face that exceeds the maximum allowed block length, and 2) to allow the subdivision to not provide a stub-out to the unplatted properties to the east.

16. **PP-18-057      Deer Glade: 143 Single-Family Detached Lots, and 2 Private HOA Lots. ETJ – Parker County.**

- a. Being 343.83 acres situated in the L.M. Rodarmel Survey, Abstract No. 1108, Parker County, Texas.
- b. General Location: East of Church Road (FM 3325), south of Antler Ridge Drive, and generally north of Bluffs Springs Church Road (FM 1886).
- c. Applicant: Deer Ridge LTD.
- d. Applicant Requests: Approval of the preliminary plat and approval of four Subdivision Ordinance waivers: 1) to allow a connectivity index of 1.13 instead of the minimum 1.4 required, 2) to allow three block faces that exceed the maximum 1,950-foot block length, 3) to allow three cul-de-sacs that exceed the maximum 1,350 feet allowed, and 4) to allow the subdivision to not provide stub-outs to the south and east.
- e. DRC Recommends: Approval of the preliminary plat and approval of four Subdivision Ordinance waivers: 1) to allow a connectivity index of 1.13 instead of the minimum 1.4 required, 2) to allow three block faces that exceed the maximum 1,950-foot block length, 3) to allow three cul-de-sacs that exceed the maximum 1,350 feet allowed, and 4) to allow the subdivision to not provide stub-outs to the south and east.

**17. PP-18-058      One 14 Subdivision: 5 Industrial Lots. Council District 7.**

- a. Being a 76.713 acre parcel situated in the James Smith Survey, Abstract No. 1149, Denton County, Texas.
- b. General Location: North of State Highway No. 114, east of Blue Mound Road (FM 156), and west of Texas Motor Speedway.
- c. Applicant: Roanoke Ranch and Investment Company.
- d. Applicant Requests: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers: 1) to allow a non-residential development to be served by a cul-de-sac, and 2) to allow a 60-foot wide public access easement to serve an industrial development instead of the 80-foot wide minimum requirement.
- e. DRC Recommends: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers: 1) to allow a non-residential development to be served by a cul-de-sac, and 2) to allow a 60-foot wide public access easement to serve an industrial development instead of the 80-foot wide minimum requirement.

**18. PP-18-062      Alliance Town Center North: 10 Commercial Lots. Council District 7.**

- a. Being approximately 95.2 acres of land situated in the WC McCowans Survey, Abstract Number 999, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of I-35W/ North Freeway, south of Golden Triangle Boulevard, west of North Riverside Drive, and north of Heritage Trace Parkway.
- c. Applicant: AIL Investment, LP.
- d. Applicant Requests: Approval of the preliminary plat conditional upon approval of the Master Thoroughfare Plan waiver for Golden Triangle Boulevard.
- e. DRC Recommends: Approval of the preliminary plat conditional upon approval of the Master Thoroughfare Plan waiver for Golden Triangle Boulevard.

F. Other Matters of Business (5)

19. **PP-06-033**      **Marine Creek Ranch (Time Extension): 1,044 Single-Family Detached Residential Lots. Council District 2.**

- a. Being approximately 494.340 acres out of the Joseph Bowman Survey, Abstract No. 79, the B.B.B. & C. RR Co. Survey, Abstract No. 201, and the Alexander Albright Survey, Abstract No. 1849, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Cromwell Marine Creek Road, east of Huffines Boulevard, north of Ten Mile Bridge Road and Marine Creek Reservoir, and west of Marine Creek Parkway.
- c. Applicant: M & C Development, LTD.
- d. Applicant Requests: Approval of the extension of the preliminary plat for one year to September 26, 2019.
- e. DRC Recommends: Approval of the extension of the preliminary plat for one year to September 26, 2019.

20. **TA-18-003**      **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 limit the block length to 1,000 feet for multifamily development in the “CR”, “C” and “D” multifamily zoning classifications.

21. **MT-18-004**      **Remove Great Southwest Parkway from Lone Star Parkway to Mark IV Parkway in the Master Thoroughfare Plan. Council District 2.**

- a. An amendment to the Master Thoroughfare Plan to remove Great Southwest Parkway, a commercial connector, from Lone Star Parkway to Mark IV Parkway.
- b. General Location: Great Southwest Parkway from Lone Star Parkway to Mark IV Parkway.
- c. Applicant: City of Fort Worth.
- d. DRC Recommends: Approval of a recommendation to City Council for adoption of this Master Thoroughfare Plan amendment.

22. **MT-18-005** **Change the cross section code of Northeast Parkway from Superior Parkway to Mark IV Parkway in the Master Thoroughfare Plan. Council District 2.**

- a. An amendment to the Master Thoroughfare Plan to change the established cross section code of Northeast Parkway to cross-section code CCO-L1-T0-TWLT-P0-BOP (80).
- b. General Location: Northeast Parkway from Superior Parkway to Mark IV Parkway.
- c. Applicant: City of Fort Worth.
- d. DRC Recommends: Approval of a recommendation to City Council for adoption of this Master Thoroughfare Plan amendment.

23. **MT-18-006** **Remove Lone Star Parkway from Northeast Parkway to Meacham Boulevard in the Master Thoroughfare Plan. Council District 2.**

- a. An amendment to the Master Thoroughfare Plan to remove Lone Star Parkway from Northeast Parkway to Meacham Boulevard.
- b. General Location: Future Lone Star Parkway from Northeast Parkway to Meacham Boulevard.
- c. Applicant: City of Fort Worth.
- d. DRC Recommends: Approval of a recommendation to City Council for adoption of this Master Thoroughfare Plan amendment.

**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.