



**CITY PLAN COMMISSION**

**NOVEMBER AGENDA**

**Friday, November 17, 2017  
Work Session 12:00 P.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/>

**Commissioners:**

Vicky Schoch, CD 1	_____	Stephanie Spann, CD 6	_____
Jennifer Trevino, CD 2	_____	Edward Deegan, CD 7	_____
Vacant, 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. Election of New Officers	Staff & Chair
B. Correspondence & Comments	Staff & Chair
C. Lunch	
D. 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 (5)

1. **PP-17-052**     **The Presidio**: 14 Commercial Lots. Council District 7.

- a. Being a replat of Lot 7, Block A, The Presidio, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slides 12804-12806, PRTCT and 3.108 of acres out of the William McCowan Survey Abstract No. 999.
- b. General Location: North of North Tarrant Parkway, east of Harmon Road, south of Sonoma Creek Lane and west of Soda Springs Drive.
- c. Applicant: LNR CPI Presidio Land 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-17-055**     **Gateway North Addition**: 14 Industrial Lots. Council District 7.

- a. Being approximately 258.99 acres in the P.L. Cardwell Survey, Abstract Number 320D; J. Short Survey, Abstract 1236D; and Thomas Epps Survey, Abstract 395D, City of Fort Worth, Tarrant County and Denton County, Texas.
- b. General Location: North of Henrietta Creek Road, east of Seventeen Lakes Addition, south of Litsey Road, and west of the City of Roanoke.
- c. Applicant: AIL Investment, LP.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

3. **PP-17-057**     **Ridgeview Farms**: 224 Single-Family Detached Lots and 5 Private Open Space Lots. Council District 2.

- a. Being approximately 45.643 acres in the J. Walker Survey, Abstract No. 1600, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of FM156 (Blue Mound Road), north and west of the US Currency Facility.
- c. Applicant: 287/156 Partners, LP.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

4. **PP-17-061**      **EchoPark Addition: 4 Commercial Lots. Council District 5.**

- a. Being 24.54 acres out of the J. Howard Survey, Abstract No. 816 and the T. K. Hamby Survey, Abstract No. 815, in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of East Freeway, east of Cooks Lane and south of John T. White Road.
- c. Applicant: Total E&P USA Barnett, 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.

5. **PP-17-067**      **O'Donnel's Addition: 6 Commercial Lots. Council District 4.**

- a. Being 6.25 acres out of the Charles C. Whyte Survey, Abstract No. 1611 in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Thompson Road, west of North Beach Street, south of North Tarrant Parkway and east of North Riverside Drive.
- c. Applicant: DGI Enterprise, LP.
- 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 Case (1)

6. **PP-17-041**      **Orchard Village: 988 Residential Lots, 17 Private Open Space Lots and 1 Proposed Public Park Lot. Council District 6.**

- a. Being approximately 144.57 acres situated in the Shelby County School Land Survey, Abstract No. 914 in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Risinger Road; east of Wichita Road; south of Shelby Road; and west of Rendon Road.
- c. Applicant: JMJ Development, LLC.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: DRC recommends approval of the preliminary plat and the requested Subdivision Ordinance waivers to allow one block face to exceed the maximum 1320 feet and to allow two streets to intersect along Shelby Road at less than the required 600-foot spacing from the existing streets to the north.

E. New Cases (18)

7. **FS-17-140**      **Lots 1 and 2, Block 1, Green Oaks MHP Subdivision (Waiver Request):**  
**ETJ – Tarrant County.**

- a. Being 8.84 acres in the Jacob Wilcox Survey, Abstract No. 1728, in Tarrant County, Texas.
- b. General Location: North of Appian Way, east of Nine Mile Bridge Road and west of Jacksboro Highway.
- c. Applicant: Green Oaks MHP, LLC.
- d. Applicant Requests: Approval of two Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of two Subdivision Ordinance waivers to allow a public access easement that is not constructed to city street standards and to allow a public access easement to terminate in a hammer-head turnaround rather than a cul-de-sac.

8. **FS-17-185**      **Lots 1 & 2, Pitt's Addition (Waiver Request): ETJ- Parker County.**

- a. Being 7.47 acres of land situated in the J.C. Brewer Survey, Abstract No. 2520, Parker County, Texas.
- b. Location: 2101 Reese Lane.
- c. Applicant: William Pitts.
- d. Applicant Requests: Approval of one Subdivision Ordinance waiver.
- e. DRC Recommends: Denial of the requested waiver to allow more than thirty (30) single family dwelling units on a single point of access.

9. **FS-17-225**      **Lot 2AR, Block 8, Second Filing A.S. Hall Addition (Increase in Lot Yield): Council District 8.**
- a. Being a replat of the east ½ of Lot 2, Block 8 Second Filing A.S. Hall Addition, as recorded in Volume 637, Page 19, PRTCT.
  - b. Location: 4120 Avenue G.
  - c. Applicant: Lisa and Matthew Armour.
  - d. Applicant Requests: Approval of the increase in lot yield.
  - e. DRC Recommends: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.
10. **FS-17-235**      **Lots 17R1 and 17R2, Block 13, Queensborough First Filing (Increase in Lot Yield): Council District 7.**
- a. Being a replat of a portion of Lot 17, Block 13, Queensborough First Filing, City of Fort Worth, Tarrant County, Texas, as recorded in Volume 204-A, Page 105, PRTCT.
  - b. Location: 3813 Byers Avenue.
  - c. Applicant: Hedgefield, LLC.
  - d. Applicant Requests: Acceptance of the withdrawal request.
  - e. DRC Recommends: Acceptance of the withdrawal request.
11. **FS-17-236**      **Lots 2R1 and 2R2, Block 15, Byers & McCart Addition (Increase in Lot Yield): Council District 9.**
- a. Being a replat of a portion of Lot 2, Block 15, Byers & McCart, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 310, Page 27, PRTCT.
  - b. Location: 3204 Forest Park Boulevard.
  - c. Applicant: Hedgefield, Inc.
  - d. Applicant Requests: Approval of the increase in lot yield.
  - e. DRC Recommends: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.

12. **FS-17-238**      **Lots 2R1 and 2R2, Block 2, Queensborough Heights (Increase in Lot Yield): Council District 7.**

- a. Being a replat of Lot 2, Block 2, Queensborough Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-158, Page 95, PRTCT.
- b. Location: 3705 Crestline Road.
- c. Applicant: Hedgefield, LLC.
- d. Applicant Requests: Approval of the increase in lot yield.
- e. DRC Recommends: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.

13. **VA-17-033**      **Vacations of Portions of an Alley and a Public Access Easement in Block 8, J. A. Lee's Subdivision of Fields-Welch Addition. Council District 9.**

- a. Being portions of an alley and a public access easement In Block 8, J. A. Lee's Subdivision of Fields-Welch Addition, as dedicated by the plats in Volume 256, Page 484 and Cabinet A, Slide 2570, PRTCT.
- b. General Location: South of West Terrell Avenue, west of South Lake Street and east of West 6<sup>th</sup> Avenue.
- c. Applicant: Texas Health Resources.
- d. Applicant Requests: Approval of the recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of these portions of alley and the public access easement in Block 8, J.A. Lee's Subdivision of Fields-Welch Addition.

14. **VA-17-035**      **Vacation of an Alley in Block 3, Daggett's Second Addition. Council District 9.**

- a. Being an alley in Block 3, Daggett's Second Addition, an unrecorded addition to the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of West Vickery Boulevard, north of Daggett Street, west of Bryan Avenue and east of Main Street.
- c. Applicant: Lori Powers Henderson.
- 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 3, Daggett's Second Addition.

15. **VA-17-036**      **Vacation of an Alley in Block R, Field's Hillside Addition.**    **Council District 9.**

- a. Being an alley in Block R, Field's Hillside Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 63, Page 64, PRTCT
- b. General Location: South of West Bluff Street, north of Belknap Street, west of North Henderson Street and east of Mills Street.
- c. Applicant: Kyle Poulson
- 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 R, Field's Hillside Addition.

16. **FS-17-214 Lot 1, Block 1, Smithfield Addition (Waiver Request):**    **Council District 9.**

- a. Being a replat of Lots 1-4 Fields Hillside Addition, as recorded in Volume 63, Page 64 and Lot 1, Block 4, Smith's West Side Addition, as recorded in Volume W, Page 63, PRTCT.
- b. General Location: South of West Bluff Street, north of Belknap Street, west of North Henderson Street and east of Mills Street.
- c. Applicant: Kyle Poulson
- d. Applicant request: Approval of one Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of one Subdivision Ordinance waiver to allow a dead-end alley.

17. **VA-17-037**      **Vacation of a Portion of an Alley in Block 3, McClennans Subdivision.**    **Council District 9.**

- a. Being an alley in Block 3, McClennans Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 63, Page 47, PRTCT.
- b. General Location: South of Oleander Street, north of Magnolia Avenue, west of Henderson Street and east of 5<sup>th</sup> Street
- c. Applicant: Dolabi Family, LTD.
- 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 portion of the alley in Block 3, McClennans Subdivision.

18. **VA-17-040**      **Vacation of a Portion of Marie Jones Road. Council District 5.**

- a. Being a portion of Marie Jones Road, as dedicated by Weisenberger City, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-G, Page 105, PRTCT.
- b. General Location: South of Mosson Road, north of Redwood Drive and east of Briarwood Parkway and Black Locust Trail.
- c. Applicant: Mosson, LP.
- 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 portion of Marie Jones Road.

19. **MT-17-006**      **The Realignments of Proposed Graben Road, Proposed Eagle Parkway and Proposed Sendera Ranch Boulevard (County Line Road). ETJ - Wise and Denton Counties.**

- a. Being the realignment of proposed Graben Road from proposed Eagle Parkway to existing SH 114; the realignment of proposed Eagle Parkway from the eastern boundary line of Alpha Ranch Concept Plan to a point approximately 1000 feet to the west of the Alpha Ranch Concept Plan; and the realignment of Sendera Ranch Boulevard from proposed Eagle Parkway to existing SH 114.
- b. General Location: West of Songbird Addition, north of the Sendera Ranch Addition, east of US 287, and south of SH 114.
- c. Applicant: CTMGT Alpha Ranch, LLC.
- d. Applicant Requests: Approval of the recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council for the adoption of this Master Thoroughfare Plan Amendment.



20. **CP-17-004**      **Alpha Ranch Concept Plan:** **735.5 acres of Single-Family, 24.4 acres of Commercial, 15.8 acres of Institutional, 623.1 acres of Open Space and 70.9 acres of Right-of-Way. ETJ - Denton and Wise County**

- a. Being approximately 1,467.9 acres situated in the W. Wallace Survey, Abstract No. 1405; J. King Survey, Abstract No. 712; E. Thompson Survey, Abstract No. 804; T. Peoples Survey, Abstract No. 677; W. M. Garfield Survey, Abstract No. 499; Smith County School Land Survey, Abstract No. 743, Denton and Wise Counties, Texas.
- b. General Location: North of Eagle Parkway, south of State Highway 114 and west of Old John Day Road.
- c. Applicant: CTMGT Alpha Ranch, LLC.
- d. Applicant Requests: Approval of the concept plan.
- e. DRC Recommends: Approval of the concept plan conditional upon approval of the associated Master Thoroughfare Plan amendment (MT-17-006).

21. **PP-17-060**      **Elizabeth Creek at Alpha Ranch:** **377 Single-Family Lots and 14 Open Space Lots. ETJ - Denton County**

- a. Being approximately 119.6 acres situated in the W. C. Hall Mark Survey, Abstract No. 518, Denton County, Texas.
- b. General Location: North of Eagle Parkway, south of State Highway 114 and west of Old John Day Road.
- c. Applicant: CTMGT Alpha Ranch, 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.

**22. PP-15-057 Summer Creek Crossing / The Dylan (Revision): 5 Multifamily Lots, 3 Mixed Use Lots, 55 Single-Family Attached Lots, and 14 Private Open Space Lots. Council District 6.**

- a. Being approximately 30.85 acres in the J. Van Lent Survey, Abstract No. 1871 and the J.F. Heath Survey, Abstract No. 641, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Northeast of the intersection of Summer Creek Drive and Sycamore School Road.
- c. Applicant: Summer Sycamore I, LTD.
- d. Applicant Requests: Approval of a revision of the preliminary plat and a Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the preliminary plat revision to eliminate the pedestrian/bike trail and to reclassify Legacy Drive and Meadow Valley Drive from public streets to public access easements and approval of the resulting waiver to allow sixteen (16) single-family attached lots that are accessed by a public access easement rather than a street.

**23. PP-17-058 McPherson 7 Acres Addition: 37 Single-Family Detached Lots and 3 Private Open Space Lots. Council District 6.**

- a. Being approximately 6.899 acres in the Hiram Little Survey, Abstract Number 930, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of McPherson Road, west of Towerwood Drive, north of Oak Grove Road East, and east of Oak Grove Road.
- c. Applicant: McPherson Land Development 2, LLC.
- d. Applicant Requests: Approval of the preliminary plat and two Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the preliminary plat, approval of a waiver of the Subdivision Ordinance required street stub out to an un-platted tract west of the site, and approval of a waiver to allow the spacing between the Phantom Hill Road entrance to this development and existing Towerwood Road, which is approximately 206 feet and does not meet the 600-foot spacing required.

24. **PP-17-066**      **Tavolo Park: 2 Commercial Lots. Council District 6.**

- a. Being approximately 31.6 acres in the J. Heath Survey, Abstract No. 641, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South and east of the intersection of Bryant Irvin Road and Altamesa Boulevard.
- c. Applicant: Pate Ranch Retail, LP, Pate Ranch Commercial, LP and Pate Ranch Single Family, LP.
- d. Applicant Requests: Approval of the preliminary plat and approval of a Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the preliminary plat conditional on City Council approval of the related rezoning case and approval of a waiver of the Subdivision Ordinance requirement to connect with an adjoining street stub out (Street "D" in PP-16-00

**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.

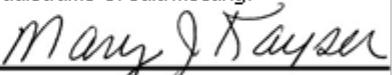
**DECLARACIÓN DE ACCESIBILIDAD**

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.

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 **Monday, November 13, 2017 at 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas