



CITY PLAN COMMISSION

OCTOBER AGENDA

Wednesday, October 23, 2019

Work Session 11:00 A.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	_____
		Vacant, Alternate	_____

I. WORK SESSION: 11:00 A.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. Annual Report | Staff |
| E. Construction Plans 101 | Staff |

II. PUBLIC HEARING: 1:30 P.M. City Council Chambers

- A. Approval of Previous Month's Minutes
- B. Approval of Previously Recorded Final Plats

C. Continued Cases (3)

1. **FS-18-270 Slaughter Acres, Block 1, Lots 1 and 2 (Waiver Request): 2 Residential Lots. ETJ – Tarrant County.**
 - a. Being a plat of approximately 5.006-acres in the C.K. Gleason Survey, Abstract No. 559, located in Tarrant County, Texas.
 - b. General Location: North and east of Chapin/ County Road 1029, south of Old Weatherford Road, and west of Chapel Creek Boulevard.
 - c. Applicant: Fulton Surveying, Inc.
 - d. Applicant Requests: Approval of a continuance to the November 15, 2019 City Plan Commission meeting.
 - e. DRC Recommends: Approval of a continuance to the November 15, 2019 City Plan Commission meeting.

2. **FS-19-141 TCU Addition, Block 19R, Lot 1 and Block 20R, Lot 1 (Waiver Request): Council District 9.**
 - a. Being a Replat of all of Block 19, TCU Addition, an addition to the City of Fort Worth, according to the plat recorded In Document Number D213253925, PRTCT, all of Lots 10-18, Block 14, Frisco Heights, an addition to the City of Fort Worth according to the plat recorded in Volume 204A, Page 96, PRTCT, the north 5 feet of Hagler Avenue, vacated by Fort Worth City Ordinance No. 2105, all of Lot 1, Block 6, TCU Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Page 4484, PRTCT, all of Lot 1, Block 13, TCU Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Page 5473, PRTCT, all of Lots 1-12, Block 19 and Lots 5-11and 13-24, Block 20, Prospect Heights, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 59, PRTCT, a portion of Merida Avenue as shown on Frisco Heights, an addition to the City of Fort Worth according to the plat recorded in Volume 204A, Page 96, PRTCT, a portion of Lubbock Avenue as shown on Prospect Heights, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 59, PRTCT, a portion of a 16' wide alley situated within Block 19, and a portion of a 16' wide alley situated within Block 20, Prospect Heights, according to the plat recorded in Volume 63, Page 59, PRTCT.
 - b. General Location: South of West Cantey Street, north of West Bowie Street, and west of Sandage Avenue.
 - c. Applicant: Texas Christian University.
 - d. Applicant Requests: Approval of one Subdivision Ordinance waiver to permit the dead end alley.
 - e. DRC Recommends: Approval of one Subdivision Ordinance waiver to permit the dead end alley.

3. **VA-19-013** **Vacation of Two Portions of Merida Avenue, a Portion of Lubbock Avenue, and Two Alleys in Blocks 16 and 20, Prospect Heights Addition: Council District 9.**

- a. Being a vacation of two portions of Merida Avenue, a portion of Lubbock Avenue, and two alleys in Blocks 16 and 20 Prospect Heights Addition, as recorded in Volume 63, Page 59, PRTCT and Volume 204A, Page 96, PRTCT.
- b. General Location: South of West Cantey Street, north of West Bowie Street, and west of Sandage Avenue.
- c. Applicant: Texas Christian University.
- d. Applicant Requests: Approval of the recommendation to City Council for the requested vacation of these two portions of Merida Avenue, a portion of Lubbock Avenue, an alley in Block 16, and a portion of an alley in Block 20, Prospect Heights Addition.
- e. DRC Recommends: Approval of the recommendation to City Council for the requested vacation of these two portions of Merida Avenue, a portion of Lubbock Avenue, an alley in Block 16, and a portion of an alley in Block 20, Prospect Heights Addition.

D. Consent Cases (1)

4. **VA-19-018** **Vacation of a Portion of an Alley in Block 2, Lots 1-4, and 17-20, Burch-Hill Addition: Council District 8.**

- a. Being a vacation of a portion of an alley in Block 2, Lots 1-4, and 17-20, Burch-Hill Addition, as recorded in Volume 204-A, Page 144, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: Southwest of Martin Luther King Freeway (US Hwy 287), north of East Berry Street, east of Thrall Street, west of Binkley Street and south of Burton Avenue.
- c. Applicant: Vaquero Binkley Partners, LP.
- d. Applicant Requests: Approval of the recommendation to City Council for the vacation of a portion of an alley in Burch-Hill Addition, Block 2.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of a portion of an alley in Block 2, Burch-Hill Addition.

E. New Cases (3)

5. **PP-19-034** **Woodhaven Country Club Estates: 45 Single-Family Detached Lots, and 3 Private HOA Lots. Council District 4.**

- a. Being a replat of all of Lot 1, Block 19, Woodhaven Country Club Estates, an addition to the City of Fort Worth according to the plat recorded in Volume 388-76, Page 16, PRTCT.
- b. Location: South of Randol Mill Road, east of High Woods Trail, west of Bridge Wood Drive, and north of Boca Raton Boulevard.
- c. Applicant: Highwoods Village Development, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of Subdivision Ordinance waivers: 1) to allow one block face (Block 19R) to exceed the maximum 1,320-foot block length, 2) to allow a connectivity index below the required 1.4 minimum link-to-node ratio, and 3) to not provide a stub-out to the unplatted properties to the east and south.
- e. DRC Recommends: Approval of the preliminary plat and approval of Subdivision Ordinance waivers: 1) to allow one block face (Block 19R) to exceed the maximum 1,320-foot block length, 2) to allow a connectivity index below the required 1.4 minimum link-to-node ratio, and 3) to not provide a stub-out to the unplatted properties to the east and south.

6. **PP-19-044** **Chapel Creek Ranch: 75 Residential Lots, 1 Commercial Lot and 8 Private Open space Lots. Council District 3.**

- a. Being a replat of Lot 41, Block 3, Chapel Creek Ranch, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-206, Page 99, PRTCT and being 20.25 acres of land in the B.B.B. & C. RR Company Survey, Abstract No. 219, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Westpoint Boulevard, east of Lionel Way, west of Chapel Creek Boulevard and south of Maria Drive.
- c. Applicant: Chapel Creek Westpoint Joint Venture.
- d. Applicant Requests: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers: 1) to allow two block faces that exceed the maximum 1,320-foot distance, and 2) to permit a residential development with an internal connectivity index of 1.0 rather than the minimum required 1.4.
- e. DRC Recommends: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers: 1) to allow two block faces that exceed the maximum 1,320-foot distance, and 2) to permit a residential development with an internal connectivity index of 1.0 rather than the minimum required 1.4.

7. **FS-19-113** **Freedom in Worship, Block 1, Lot 1 (Waiver Request): 1 Church Lot.**
Council District 8.

- a. Being a replat of a portion of Lot 1, Block 39-R, Union Depot Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-48, Page 505, PRTCT; a portion of Lots 1, 2, 3, 11 and 12 in Block 38; and a portion of Lots 5, 6 and 9, Block 39, Union Depot Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 45, PRTCT.
- b. General Location: North of East Stella Street, south of Daggett Avenue, and east of Virginia Avenue.
- c. Applicant: Freedom in Worship Church.
- d. Applicant Requests: Approval of the Subdivision Ordinance waiver of the Master Thoroughfare Plan requirement for a minimum right-of-way width of 80 feet for an industrial street, Virginia Avenue.
- e. DRC Recommends: Approval of the Subdivision Ordinance waiver of the Master Thoroughfare Plan requirement for a minimum right-of-way width of 80 feet for an industrial street, Virginia Avenue.

G. Construction Plans (5)

8. **IPRC19-0218** **Overlook Retail: Council District 7.**

- a. Being Alliance Gateway West, Block 100, Lot 3, recorded as Cabinet A, Slide 12627, PRTCT.
- b. Preliminary Plat: Alliance Gateway West Addition (PP-007-029).
- c. Description of Work: Public water and sewer to serve Overlook Retail, North of Alliance Gateway Freeway (SH-170) and East of Old Denton Road.
- d. Applicant: AIL Investment LP.
- e. Applicant Requests: Approval of the construction plans for Overlook Retail.
- f. City Staff Recommends: Disapproval of the construction plans for Overlook Retail.

9. **IPRC19-0219 Bridgeview Phase 2: Council District 7.**

- a. Being approximately 63.7 acres of land in the Henry Robertson Survey, Abstract No. 1259, located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Vann Tract (PP-18-027).
- c. Description of Work: Infrastructure converting mass graded property into Single Family Residential lots.
- d. Applicant: Forestar (USA) Real Estate Group, Inc.
- e. Applicant Requests: Approval of the construction plans for Bridgeview Phase 2.
- f. City Staff Recommends: Disapproval of the construction plans for Bridgeview Phase 2.

10. **IPRC19-0220 Uplift Cooks Lane: Council District 5.**

- a. Being approximately 23.2 acres of land situated in the William Linn Survey, Abstract No. 924; and being Howery Acres Addition, recorded in Volume 388-24, Page 459, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: N/A.
- c. Final Short: Uplift Cooks Addition (FS-19-127).
- d. Description of Work: Public improvements to serve charter school include roadway improvements to West Lane, turn lanes on John T. White, water, sanitary sewer services, and storm line improvements.
- e. Applicant: Uplift Education.
- f. Applicant Requests: Approval of the construction plans for Uplift Cooks Lane.
- g. City Staff Recommends: Disapproval of the construction plans for Uplift Cooks Lane.

11. IPRC19-0221 7-11 at Roaring Rivers Road: Council District 7.

- a. Being approximately 7.1 acres of land situated in the Charles Tydings Survey, Abstract No. 1276, located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: N/A.
- c. Description of Work: Public improvements required for the development of a 7-Eleven Convenience Store and Gas Station at the intersection of SH-114 and Future Wolff Crossing Road.
- d. Applicant: Verdad Real Estate.
- e. Applicant Requests: Approval of the construction plans for 7-11 at Roaring Rivers Road.
- f. City Staff Recommends: Disapproval of the construction plans for 7-11 at Roaring Rivers Road.

12. IPRC19-0222 North Quarter 35: Council District 7.

- a. Being situated in the William McCowen Survey, Abstract No. 999; and being Lot 2, Block A, Newton Business Park Addition, recorded in Instrument No. D218056543, located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: R&S Miller Family Addition (PP-19-031).
- c. Description of Work: Public infrastructure for four industrial buildings located at the southwest corner of I-35 and Golden Triangle Boulevard.
- d. Applicant: FW I-35 Logistics Center, LLC.
- e. Applicant Requests: Approval of the construction plans for North Quarter 35.
- f. City Staff Recommends: Disapproval of the construction plans for North Quarter 35.

F. Other Matters of Business (1)

13. **OMB 1609 East Hicks Field Road (Waiver Request): Council District 7.**

- a. Being an approximately 0.06-acre tract of land out of the SCT Ford Survey, Abstract 531, located in the City of Fort Worth, Tarrant County, Texas.
- b. Location: 1609 East Hicks Field Road.
- c. Applicant: Verizon Wireless.
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver of the requirement to plat in order to secure a building permit for a covered equipment cabinet.
- e. DRC Recommends: Approval of a Subdivision Ordinance waiver to the platting requirement in order to secure a building permit for a wireless telecommunication facility.

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 Discapitados (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 Friday, October 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. Kaiser