

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, April 19, 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

APRIL AGENDA

**Wednesday, March 25, 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	_____	Armard Anderson, CD 6	_____
Tyler Trembley, 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
D. Public Pedestrian Access Easements	Staff
D. Communications and Public Engagement	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. **PP-18-005 Sunset Ridge Addition: 4 Single-Family Attached Lots. Council District 9.**
 - a. Being a replat of Lots 8 and 31, Sunset Ridge Addition, Fort Worth, Tarrant County, Texas as recorded in Volume 1861, Page 527, PRTCT.
 - b. General Location: Southeast corner of the intersection of Athenia Drive and Sunset Lane.
 - c. Applicant: Fort Growth Partners LP
 - d. Applicant Requests: Approval of the increase in lot yield, preliminary plat and one Subdivision Ordinance waiver to allow four lots less than 50-feet in width to be served by rear entry garages from a shared driveway easement rather than an alley.
 - e. DRC Recommends: Approval of the increase in lot yield, the preliminary plat, and one Subdivision Ordinance waiver to allow four lots less than 50-feet in width to be served by rear entry garages from a shared driveway easement rather than an alley.

D. Consent Cases (11)

2. **CP-13-001 Chisholm Trail Ranch (Revision): 264 acres of Single-Family, 130 acres of Multi-Family, 153 acres of Commercial, 12 acres of Institutional and 31 acres of Open Space. Council District 6.**
 - a. Being 589.4 acres situated in the Juan Jose Albirado Survey, Abstract Number 4 and R. J. Ware Survey, Abstract 2008, in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: North of Stewart Feltz Road, south and east of Risinger Road and west of South Hulen Street.
 - c. Applicant: SLF IV – Chisholm Trail, L.P.
 - d. Applicant Requests: Approval of the revised concept plan which is in compliance with the Subdivision Ordinance.
 - e. DRC Recommends: Approval of the revised concept plan which is in compliance with the Subdivision Ordinance.

3. **PP-18-020** **Blocks 20 and 21, Lake Worth Leases Addition: Council District 7.**

- a. Being part of the M.E. De La Garza Survey, Abstract Number 616; the A.M. Clear Survey, Abstract Number 360; and the Jacob Wilcox Survey, Abstract Numbers 1715, 1716 and 33, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: Lots along Watercress Drive between Silver Creek Road and Island View Drive.
- c. Applicant: City of Fort Worth.
- 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.

4. **FS-18-038** **Lots 19-R1 & 19-R2; Burton Heights Addition (Increase in Lot Yield): Council District 5.**

- a. Being a revision of the north one half of Lot 19, Burton Heights Addition, as recorded in Volume 388-A, Page 99, PRTCT.
- b. Location: 3319 Freddie Street.
- c. Applicant: G Curtis Surveyors, 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.

5. **FS-18-042** **Lots 18-R1 & 18-R2, Block 14; Queensborough (Increase in Lot Yield): Council District 7.**
 - a. Being a replat of Lot 18, Block 14, Queensborough, First Filing, as recorded in Volume 204-A, Page 105, PRTCT.
 - b. Location: 3709 Byers Avenue.
 - c. Applicant: Village Homes LP
 - 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.

6. **FS-18-046** **Lots 8-R1 & 8-R2, Block 25; Queensborough (Increase in Lot Yield): Council District 7.**
 - a. Being a replat of Lot 8, Block 25, Queensborough, First Filing, as recorded in Volume 204-A, Page 105, PRTCT.
 - b. Location: 3908 Byers Avenue.
 - c. Applicant: Realsearch of Texas, 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.

7. **FS-18-051** **Lots 1-R1, Block 247-R; Rosen Heights, Second Filing (Increase in Lot Yield): Council District 2.**
 - a. Being a replat of Lot 1, Block 247-R, Rosen Heights, Second Filing, as recorded in Volume 388-145, Page 91, PRTCT.
 - b. Location: 3200 Block of N.W. 33rd Street.
 - c. Applicant: Full Bill, 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.

8. **VA-18-003 Vacation of Portions of Joe Carrigan Street and Wright Armstrong Street: Council District 2.**
- a. Being portions of Joe Carrigan Street and Wright Armstrong Street as shown on the plat for Wayside Park Estates recorded in Volume 388-Y, Page 123, PRTCT located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: North of Ten Mile Bridge Road, east of Eldon Martin Street and west of Crowder Drive.
 - c. Applicant: Elite Development Construction.
 - d. Applicant Requests: Approval of a recommendation to City Council for the requested rights-of-way vacation.
 - e. DRC Recommends: Approval of a recommendation to City Council for the vacation of a portion of Wright Armstrong Street and Joe Carrigan Street.
9. **PP-18-017 Brookville Ranch: 74 Single-Family Detached Residential Lots and 3 Private Open Space Lots. Council District 7.**
- a. Being 13.7260 acres situated in the William Dean Survey Abstract 436, and replat of Lots 1-5, Block 3, a portion of Lot 9 and all of Lots 10-13, Block 2 and Lot 8, Block 4, Wayside Park Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-Y, Page 123, PRTCT along with portions of Joe Carrigan Street and Wright Armstrong Street located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: North of Ten Mile Bridge Road, east of Eldon Martin Road and west of Crowder Drive.
 - c. Applicant: Elite Development and Construction 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.

10. **VA-18-010** **Vacation of a Portion of an Alley in Wray's Subdivision: Council District 9.**

- a. Being a portion of an alley in Wray's Subdivision of Block 18-B of Fields-Welch Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 12587, PRTCT.
- b. General Location: East of Granger Street, south of Rosedale Street, west of Jennings Avenue, and north of Oleander Street.
- c. Applicant: Stantec Consulting Services, Inc.
- d. Applicant Requests: Approval of a recommendation to City Council for vacation of a portion of an alley.
- e. DRC Recommends: Approval of a recommendation to City Council for vacation of a portion of an alley in Wray's Subdivision of Block 18-B of Fields-Welch Addition.

11. **PP-18-009** **Oak Ridge: 354 Single-Family Detached Lots and 9 Private Open Space Lots. Council District 5.**

- a. Being 94.65 acres situated in the James M. Robinson Survey, Abstract 1337 and William Linn Survey, Abstract 924, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Lowery Road, south of Randol Mill Road, east of Sandy Lane and west of Cooks Lane.
- c. Applicant: LGI Homes – Texas, 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.

12. **PP-18-021** **Victory at Heritage: 14 Non Residential Lots. Council District 4.**

- a. Being 24.322 acres situated in the William McCowen Survey, Abstract 999, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Heritage Trace Parkway, south of Bald Mountain Road and west of North Freeway.
- c. Applicant: Victory at Heritage 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.

E. New Cases (10)

13. **PP-16-088** **Chapin Village (Revision): 132 Single-Family Detached Lots, 1 School Lot, and 4 Private Open Space Lots. Council District 3.**

- a. Being approximately 103.65 acres situated in the C.K. Gleason Survey, Abstract Number 559, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Wakecrest Drive, north of Chapin Road, and south of Old Weatherford Road.
- c. Applicant: History Maker Homes.
- d. Applicant Requests: Approval of the two preliminary plat revisions and a waiver to create a long block.
- e. DRC Recommends: Approval of the change in land use for the revised preliminary plat. DRC recommends denial of the change to a perimeter street connection and the resulting Subdivision Ordinance waiver to create a long block.

14. **PP-18-007 Chisholm Trail Ranch: 1 Multi-family Lot and 6 Private Open Space Lots. Council District 6.**

- a. Being 21.8 acres situated in the Juan Jose Albirado Survey, Abstract 4, in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of McPherson Boulevard, south of Risinger Road, east of Chisholm Trail Parkway and west of Summer Creek Drive.
- c. Applicant: SLV IV – Chisholm Trail, L.P.
- d. Applicant Requests: Approval of the preliminary plat and one Subdivision Ordinance waiver for a non-standard cross-section for two local streets.
- e. DRC Recommends: Approval of the preliminary plat and approval of a Subdivision Ordinance waiver to permit a non-standard cross-section for two local streets.

15. **PP-18-008 Randol Mill Valley Estates: 56 Single-Family Detached Residential Lots and 8 Private Open Space Lots. Council District 5.**

- a. Being 20.95 acres situated in the J.C. Davis Survey, Abstract 423 located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Randol Mill Road, south of the West Fork of the Trinity River, east of Williams Road and west of Cooks Lane.
- c. Applicant: Randol Mill Investment LLC.
- d. Applicant Requests: Approval of the preliminary plat and three Subdivision Ordinance waivers: 1) to allow one block length to exceed 1,320 feet; 2) to not extend a street across the floodplain every one-half mile and 3) to eliminate the stub-out to the un-platted tract to the north.
- e. DRC Recommends: Approval of the preliminary plat and approval of three Subdivision Ordinance waivers to allow one block length to exceed 1,320 feet; to waive the requirement to extend a street across the floodplain every one-half mile; and to eliminate the required stub-out to the un-platted tract to the north.

16. **PP-18-012** **Lake Parc Village: 70 Single-Family Attached Residential Lots and 8 Private Open Space Lots. Council District 7.**

- a. Being 10.0237 acres situated in the Alexander, Crain, Harris and Brooks Survey, Abstract 55, and the I.M. Gann Survey, Abstract Number 575, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Dosier Cove West, west of Landing Way and south of Boat Club Road.
- c. Applicant: DBRC Construction LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to permit a non-standard cross-section for two local streets.
- e. DRC Recommends: Approval of the preliminary plat and approval of the requested Subdivision Ordinance waiver to permit a non-standard cross-section for two local streets.

17. **PP-18-013** **Westpointe: 431 Single-Family Detached Lots. ETJ-Tarrant County.**

- a. Being a 142.387-acre tract of land situated in the B. Thomas Survey, Abstract Number 1497; the R. Whitley Survey, Abstract Number 1672; and the G. Walters Survey, Abstract 1696, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: Northeast corner of Boat Club Road and Bailey Boswell Road.
- c. Applicant: VLMC INC.
- d. Applicant Requests: Approval of the preliminary plat, and approval of two Subdivision Ordinance waivers: 1) to allow one block face to exceed the maximum 1,320 feet allowed and 2) to not reconstruct Park Drive to a standard cross section; conditional upon approval of the related annexation and zoning cases.
- e. DRC Recommends: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers to allow one block face to exceed the maximum 1,320 feet allowed, and to waive the requirement to reconstruct Park Drive to a standard cross section, conditional upon approval of the related annexation and zoning cases.

18. **FS-18-044** **Lot 1R, Block 18R, TCU Addition (Waiver Request): Council District 3.**

- a. Being a replat of Lot 1, Block 18 and Lot 1, Block 17, TCU Addition as recorded in Cabinet A, Slide 9927, Lots 2R and 3, Block 18, TCU Addition as recorded in D209116172, and Lots 2-6, Block 9, Forest Park Addition, as recorded in Volume 310, Page 49, PRTCT and a portion of an alley, a portion of Wabash Avenue and a portion of Bellaire Drive North in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Berry Street, east of Stadium Drive and west of Rogers Avenue.
- c. Applicant: Texas Christian University.
- d. Applicant Requests: Approval of one Subdivision Ordinance waiver to permit a dead-end alley.
- e. DRC Recommends: Approval of the requested Subdivision Ordinance waiver to permit a dead-end alley.

19. **VA-18-004** **Vacation of a Portion of Bellaire Drive North: Council District 3.**

- a. Being a portion of Bellaire Drive North, as shown on the plat for Forest Park Addition as recorded in Volume 310, Page 49, PRTCT and the plat for TCU Addition, as recorded in Cabinet A, Slide 4483, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Berry Street, east of Stadium Drive and west of Rogers Avenue.
- c. Applicant: Texas Christian University
- d. Applicant Requests: Approval of the recommendation to City Council for the requested right-of-way vacation.
- e. DRC Recommends: Approval of the recommendation to City Council for the requested vacation of a portion of Bellaire Drive North.

20. **VA-18-005** **Vacation of a Portion of Wabash Avenue: Council District 3.**

- a. Being a portion of Wabash Avenue, as shown on the plat for Forest Park Addition as recorded in Volume 310, Page 49, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Berry Street, east of Stadium Drive and west of Rogers Avenue.
- c. Applicant: Texas Christian University
- d. Applicant Requests: Approval of the recommendation to City Council for the requested right-of-way vacation.
- e. DRC Recommends: Approval of the recommendation to City Council for the requested vacation of a portion of Wabash Avenue.

21. **VA-18-006** **Vacation of a Portion of an Alley in Between Block 9, Forest Park Addition and Block 17, TCU Addition: Council District 3.**

- a. Being a portion of an alley, as shown on the plat for Forest Park Addition, as recorded in Volume 310, Page 49, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Berry Street, east of Stadium Drive and west of Rogers Avenue.
- c. Applicant: Texas Christian University
- d. Applicant Requests: Approval of the recommendation to City Council for the requested alley vacation.
- e. DRC Recommends: Approval of the recommendation to City Council for the requested vacation of a portion of an alley in between Block 9, Forest Park Addition and Block 17, TCU Addition.

**22. PP-18-023 Sunset Ridge Addition: 6 Single-Family Attached Residential Lots.
Council District 7.**

- a. Being a replat of Lots 9, 10 and 11 Sunset Ridge Addition, Fort Worth, Tarrant County, Texas as recorded in Volume 1861, Page 527, PRTCT.
- b. General Location: Southeast corner of the intersection of Athenia Drive and east of Sunset Lane.
- c. Applicant: Fort Growth Partners LP.
- d. Applicant Requests: Approval of the increase in lot yield, preliminary plat and one Subdivision Ordinance waiver to allow six lots less than 50-feet in width to be served by rear entry garages from a shared driveway easement rather than an alley.
- e. DRC Recommends: Approval of the increase in lot yield, preliminary plat and one Subdivision Ordinance waiver to allow six lots less than 50-feet in width to be served by rear entry garages from a shared driveway easement rather than an alley.

**23. PP-18-025 Watersbend South: 930 Single-Family Detached Residential Lots and 15 Private Open Space Lots.
Council District 7.**

- a. Being 252.903 acres situated in the E.H. Elkins Survey, Abstract 487, and the George Mathews Survey, Abstract 1078, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Bonds Ranch Road, east of Wagley Robertson Road and west of Blue Mound Road.
- c. Applicant: Lackland Holdings LLC.
- d. Applicant Requests: Approval of the preliminary plat and two Subdivision Ordinance waivers: 1) to allow five block faces to exceed the maximum 1,320 feet allowed and 2) to allow two residential streets to intersect a collector at a spacing less than the required separation of 250 feet.
- e. DRC Recommends: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers to allow five block faces to exceed the maximum 1,320 feet allowed, and to allow two residential streets to intersect a collector at a spacing less than the required separation of 250 feet.

F. Other Matters of Business (2)

24. PP-16-005 HCA Health Services Addition (Time Extension): 10 Commercial Lots. Council District 4.

- a. Being approximately 40.516 acres in the William McCowan Survey, Abstract No. 999, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of North Tarrant Parkway, east of North Freeway/ IH-35W, south of Alliance Town Center Boulevard, and west of Old Denton Road.
- c. Applicant: HCA Health Services of Texas, Inc.
- d. Applicant Requests: Approval of the extension of the preliminary plat to April 27, 2019.
- e. DRC Recommends: Approval of the extension of the preliminary plat expiration for one year to April 27, 2019.

25. OMB Hanna Rose Lane Extension (Waiver Request): Council District 7.

- a. Being approximately 8.967 acres in the Jesse Billingsley Survey, Abstract 70, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Golden Triangle Boulevard, west of Park Vista Boulevard and south of Keller Hicks Road.
- c. Applicant: Realty Capital Management, LLC.
- d. Applicant Requests: Approval of the requested Subdivision Ordinance waiver to not extend Hanna Rose Lane stub-out to Park Vista Boulevard.
- e. DRC Recommends: Denial of the requested Subdivision Ordinance waiver to not extend Hanna Rose Lane stub-out to Park Vista Boulevard.

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.