CITY PLAN COMMISSION

MARCH AGENDA

Wednesday, March 11, 2020
Work Session 12:00 P.M.
City Council Conference Room 2020
Public Hearing 1:30 P.M.
City Council Chambers

200 Texas Street
2nd Floor – City Hall
Fort Worth, Texas 76102

For More Docket Information Visit
http://fortworthtexas.gov/developmentservices/platting/cases/

Commissioners:

Vicky Schoch, CD 1
Timothy Bishop, CD 2
Jim Tidwell, CD 3
Mark Brast, CD 4
Ben Robertson, CD 5
Stephanie Spann, Alternate
Josh Lindsay, Alternate

Armard Anderson, CD 6
Edward Deegan, CD 7
Don Boren, Chair CD 8
Melissa Konur, CD 9
Bob Kelly, Alternate
Matthijs Melchior, Alternate

I. WORK SESSION: 12:00 P.M. City Council Conference Room 2020

A. Correspondence & Comments
B. Lunch
C. Review of Cases on Today’s Agenda

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

A. Call to Order
B. Public Hearing Procedures
C. Approval of February 22, 2020 Minutes
D. Continued Cases (2)

1. **VA-20-001 Vacation of a Portion of Erath Street and a Portion of Oak Hill Street: Council District 8.**
   
a. Being a vacation of a portion of Erath Street and a portion of Oak Hill Street as dedicated by Glen Park, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-I, Page 60, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.

b. General Location: North of Mansfield Highway, south of Algerita Street, east of Nolan Street and west of Shackleford Street.

c. Applicant: Grant Engineering, Inc.

d. Applicant Requests: Approval of the requested 30-day continuance to the April 8, 2020 City Plan Commission meeting.

e. DRC Recommends: Approval of the requested 30-day continuance to the April 8, 2020 City Plan Commission meeting.


a. Being a 99.444 acre tract of land, situated in the George Hamilton Survey, Abstract No. 751, located in the City of Fort Worth, Tarrant County, Texas.

b. General Location: South of Risinger Road, west of Interstate I-35W, east of Hemphill Road, and north of Rustic View Road.

c. Applicant: TCRG Opportunity IX, LLC.

d. Applicant Requests: Approval of the preliminary plat and approval of the following three Subdivision Ordinance waivers: 1) to allow 60-foot wide public access easements instead of the minimum 80-foot width for a street or public access easement that serves industrially zoned property, 2) to not require streets to be extended to the subdivision boundary to connect with existing adjoining streets, and 3) to allow a permanent turnaround that does not comply with the cul-de-sac standard.

e. DRC Recommends: Approval of the preliminary plat and approval of the following two Subdivision Ordinance waivers: 1) to allow 60-foot wide public access easements instead of the minimum 80-foot width for a street or public access easement that serves industrially zoned property, and 2) to not require streets to be extended to the subdivision boundary to connect with existing adjoining streets.

DRC Recommends: Disapproval of a Subdivision Ordinance waiver to allow a permanent turnaround that does not comply with the cul-de-sac standard.
E. New Cases (5)

3. **FS-20-019  Wilson Addition, Lot 1, Block 1 (Waiver Request):** One Industrial Lot. ETJ – Denton County.

   a. Being a 18.693 acre tract of land situated in the W.N. Sample Survey, Abstract No. 1207, located in Denton County, Texas.

   b. General Location: North and west of Highway FM 156, south of Texas Road, and east of Chaplin Road.

   c. Applicant: SSAE Development, LLC.

   d. Applicant Requests: Approval of the final plat.

   e. DRC Recommends: Disapproval of the final plat for leaving a tract of land in a configuration that cannot be platted in compliance with the Subdivision Ordinance, and for leaving a remainder property without access in compliance with the Subdivision Ordinance.

4. **FS-20-023  YoungWilson Addition, Lots 1 & 2, Block 1 (Extension Request):** Two Residential Lots. ETJ – Tarrant and Johnson Counties.

   a. Being a 3.997 acre subdivision, situated in the J. W. Haynes Survey, Abstract No. 771, located in Tarrant County and Johnson County, Texas.

   b. General Location: South of Retta-Mansfield Road, east of Rose Creek Court, and west of Lunday Lane.


   d. Applicant Requests: Approval of the requested 30-day extension to the April 8, 2020 City Plan Commission meeting.

   e. DRC Recommends: Approval of the requested 30-day extension to the April 8, 2020 City Plan Commission meeting.
   
a. Being a 1.160 acres situated in the J. R. Knight Survey, Abstract No. 902, an addition to the City of Fort Worth, Tarrant County, Texas.
   
b. General Location: North of Heritage Trace Parkway, south of Wyndrook Street, east of Broilers Lane and west of Ray White Road.
   
c. Applicant: The Parvin Family.
   
d. Applicant Requests: Approval of the requested 30-day extension to the April 8, 2020 City Plan Commission meeting.
   
e. DRC Recommends: Approval of the requested 30-day extension to the April 8, 2020 City Plan Commission meeting.

6. **FS-20-025 K Moreno Addition, Lots 1 & 2, Block A (Waiver Request):** Two Residential Lots. ETJ – Tarrant County.
   
a. Being a 4.0 acre tract of land situated in the A.S. Young Survey, Abstract Number 1755, located in the City of Fort Worth, Tarrant County, Texas.
   
b. General Location: South of Floyd Hampton Road, east of Autry Lane, north of County Road 1016, and west of Merchant Road.
   
c. Applicant: Jose and Nora Moreno.
   
d. Applicant Requests: Approval of the requested waiver to permit a residential lot to front onto a public access easement rather than a public or private street and conditional approval of the final plat upon Northern Trinity Groundwater Conservation District approval for water wells on each lot.
   
e. DRC Recommends: Approval of the requested waiver to permit a residential lot to front onto a public access easement rather than a public or private street and conditional approval of the final plat upon Northern Trinity Groundwater Conservation District approval for water wells on each lot.
7. **FS-20-026 Sandstrom Addition: One Residential Lot. ETJ – Tarrant County.**

   a. Being 1.114 acres of land situated in the T.& P. RR. Co. Survey, Abstract Number 1573, as recorded by CCF# D219022665 PRTCT, located in Tarrant County, Texas.

   b. General Location: East of Grants Lane, north of Peden Road, West of Eagle Vista Drive, south of Vista Ridge Circle.

   c. Applicant: Sherrie L. Smith and Teresa M. Smith.

   d. Applicant Requests: Approval of the final plat.

   e. DRC Recommends: Disapproval of the final plat for leaving a tract of land in a configuration that cannot be platted in compliance with the Subdivision Ordinance, and for leaving a remainder property without access in compliance with the Subdivision Ordinance.

F. Construction Plans (7)

8. **IPRC20-0017 Trinity Boulevard and Bell Drive: Council District 5.**

   a. Being a recorded final plat, Lot 2, Block 4, Bell Helicopter Industrial Park located in the City of Fort Worth, Tarrant County, Texas.

   b. Preliminary Plat: Not applicable.

   c. Description of Work: Traffic Signal Improvements located at the intersection of Trinity Boulevard and Bell Drive.

   d. Applicant: Bell Helicopter.

   e. Applicant Requests: Approval of the construction plans for Trinity Boulevard and Bell Drive.

   f. City Staff Recommends: Disapproval of the construction plans for Trinity Boulevard and Bell Drive.
   
   
b. Preliminary Plat: Bar C Ranch, Northern Phases (PP-17-080).
   
c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located east of the intersection of Wagley Robertson Road and Prairie Clover Trail.
   
d. Applicant: Forestar Real Estate Group, Inc.
   
e. Applicant Requests: Approval of the construction plans for Bar C Ranch, Phase 10.
   
f. City Staff Recommends: Disapproval of the construction plans for Bar C Ranch, Phase 10.

    
    a. Being approximately 4.279 acres situated in the J.F. Heath Survey, Abstract No. 641 located in the City of Fort Worth, Tarrant County, Texas.
    
    
    c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located south of Harris Parkway and west of Chisholm Trail Parkway.
    
    d. Applicant: Pate Ranch Land, L.P., Pate Ranch Commercial, L.P.
    
    e. Applicant Requests: Approval of the construction plans for Tavolo Harris Parkway.
    
    f. City Staff Recommends: Disapproval of the construction plans for Tavolo Harris Parkway.
11. **IPRC20-0021  Chapel Creek Ranch: Council District: 3.**

   a. Being a replat of Lot 41, Block 3, Chapel Creek Ranch Addition, situated in the City of Fort Worth, Tarrant County, Texas.


   c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located west of Chapel Creek Blvd. and north of Westpoint Boulevard.

   d. Applicant: Mark Allen-Clairemont Chapel Creek, LLC.

   e. Applicant Requests:

      1) Approval of a waiver to the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure to allow a 12-inch water main to be located outside the pavement section; and

      2) Approval of the construction plans for Chapel Creek Ranch.

   f. City Staff Recommends:

      1) Approval of the waiver to the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure to all a 12-inch water main to be located outside the pavement section; and

      2) Disapproval of the construction plans for Chapel Creek Ranch.


   a. Being a replat of Lot 8 and 9, Block 9, Park Hill Addition located in the City of Fort Worth, Tarrant County, Texas.


   b. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located east of S. University Drive and 405 ft. north of Parkhill Drive.

   c. Applicant: Cowtown 109, LLC.

   d. Applicant Requests: Approval of the construction plans for The 109 – A Single Family Development.

   e. City Staff Recommends: Disapproval of the construction plans for The 109 – A Single Family Development.

   a. Being approximately 175.2 acres of land situated in the Shelby County Land Survey, Abstract No. 1375 located in the City of Fort Worth, Tarrant County, Texas.


   c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage, street light and traffic signal improvements located east of Campus Drive and west of I. & G.N. Railroad Company.

   d. Applicant: Jackson-Shaw.

   e. Applicant Requests: Approval of the construction plans for Altamesa Boulevard.

   f. City Staff Recommends: Disapproval of the construction plans for Altamesa Boulevard.


   a. Being approximately 61.45 acres of land situated in the Thomas Peck Survey, Abstract No. 1209 located in the City of Fort Worth, Tarrant County, Texas.


   c. Description of Work: Public infrastructure consisting of water and wastewater improvements to serve a commercial lot located west of North Freeway (HWY 35W) and north of Basswood Blvd.

   d. Applicant: Eastgroup Properties, L.P.

   e. Applicant Requests: Approval of the construction plans for Basswood Business Park.

   f. City Staff Recommends: Disapproval of the construction plans for Basswood Business Park.
1. Written Responses (9)


a. Being approximately 64.920 acres situated in the C.K. Gleason Survey, Abstract No. 559, located in the City of Fort Worth, Tarrant County, Texas.


c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street lighting improvements to serve 233 Residential Lots located south of Chapin Road, west of Chapel Creek Road.

d. Applicant: Big 5 Development, L.P.

e. Applicant Requests:

   1) Approval of a waiver to the Stormwater Design Criteria Manual to allow supercritical flows in an open channel with installation of check dams and execution of a Stormwater Facility Maintenance Agreement prior to construction.

   2) Approval of a waiver to the Stormwater Design Criteria Manual to allow a channel bottom width of 10 ft. with execution of a Stormwater Facility Maintenance Agreement prior to construction.

   3) Approval of the construction plans for Palmilla Springs, Phase 5.

f. City Staff Recommends:

   1) Approval of a waiver to the Stormwater Design Criteria Manual to allow supercritical flows in an open channel with installation of check dams and execution of a Stormwater Facility Maintenance Agreement prior to construction.

   2) Approval of a waiver to the Stormwater Design Criteria Manual to allow a channel bottom width of 10 ft. with execution of a Stormwater Facility Maintenance Agreement prior to construction.

   3) Approval of the construction plans for Palmilla Springs, Phase 5.

   a. Being approximately 28.612 acres of land situated in the John Korticky Survey, Abstract No. 914, located in the City of Fort Worth, Tarrant County, Texas.


   c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements to serve 163 residential lots located east of Chisholm Trail Parkway and south of Sunflower Ridge in the City of Fort Worth.

   d. Applicant: CW-McPherson Ranch, LLC.

   e. Applicant Requests: Approval of the construction plans for McPherson Village, Phase 2.

   f. City Staff Recommends: Disapproval of the construction plans for McPherson Village, Phase 2.


   a. Being approximately 26.951 acres of land situated in the John Korticky Survey, Abstract No. 914, located in the City of Fort Worth, Tarrant County, Texas.


   c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements to serve 152 residential lots located east of Chisholm Trail Parkway and north of Cavanna Drive in the City of Fort Worth.

   d. Applicant: CW-McPherson Ranch, LLC.

   e. Applicant Requests: Approval of the construction plans for McPherson Village, Phase 3.

   f. City Staff Recommends: Disapproval of the construction plans for McPherson Village, Phase 3.

a. Being approximately 13.906 acres of land situated in the Antonio Fernandez Survey, Abstract No. 506, located in the City of Fort Worth, Tarrant County, Texas.


c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street lighting improvements to serve 80 residential lots located east of Longhorn Trail in the extraterritorial jurisdiction south of Fort Worth.

d. Applicant: Crowley 96, LLC.

e. Applicant Requests:
   1) Approval of the waiver of the Transportation Engineering Manual to allow the use of a super elevated cross slope to minimize the length of the storm drain to be maintained by the City; and
   2) Approval of the construction plans for Southfork Estates, Phase 4.

f. City Staff Recommends:
   1) Approval of the waiver of the Transportation Engineering Manual to allow the use of a super elevated cross slope to minimize the length of the storm drain to be maintained by the City; and
   2) Disapproval of the construction plans for Southfork Estates, Phase 4.


c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements to serve 221 residential lots and 5 non-residential lots located east of Old Cleburne Crowley Junction Road (CR 1079) and north of Cleburne Crowley Rd.

d. Applicant: Bloomfield Homes.

e. Applicant Requests: Approval of the construction plans for Hulen Trails, Phase 1.

f. City Staff Recommends: Disapproval of the construction plans for Hulen Trails, Phase 1.

a. Being a revision of Lots 1 through 12, Block 5, and Lots 1-R, 13 & 14, Block 10, and the included public alley and vacated East Daggett Avenue, Daggett’s Second Addition, located in the City of Fort Worth, Tarrant County, Texas.

b. Preliminary Plat: Not Applicable.

c. Description of Work: Public infrastructure consisting of sidewalk and street lighting improvements located north of East Broadway Street and east of South Jones Street.

d. Applicant: 201 S. Calhoun Partners, LLC.

e. Applicant Requests: Approval of the construction plans for Katy Depot.

f. City Staff Recommends: Disapproval of the construction plans for Katy Depot.


a. Being a recorded final plat in the Fairmount Addition located in the City of Fort Worth, Tarrant County, Texas.

b. Preliminary Plat: Not Applicable.

c. Description of Work: Public infrastructure consisting of sanitary sewer, paving, drainage and street lighting improvements to serve a commercial development located east of 8th Avenue and south of Park Place Avenue.

d. Applicant: Everly Plaza, LLC.

e. Applicant Requests:

1) Approval of a waiver to the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure to not require a sanitary sewer manhole to be constructed at the property line for both services lines; and

2) Approval of the construction plans for Everly Plaza.

f. City Staff Recommends:

1) Approval of a waiver to the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure to not require a sanitary sewer manhole to be constructed at the property line for both services lines; and

2) Approval of the construction plans for Everly Plaza.
22. **IPRC20-0006  Raising Canes #506 (Written Response): Council District 8.**

   a. Being a replat of Lots 1, 2, 3, 4, 18, 19, & 20, and a portion of a 15 foot alley, Block 2, Birch-Hill Addition located in the City of Fort Worth, Tarrant County, Texas.

   b. Preliminary Plat: Not Applicable.

   c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street lighting improvements to serve a commercial development located north of Berry Street and west of Binkley Street in south Fort Worth.

   d. Applicant: Vaquero Ventures Management, LLC.

   e. Applicant Requests:


      2) Approval of the construction plans for Raising Canes #506.

   f. City Staff Recommends:


      2) Disapproval of the construction plans for Raising Canes #506.

23. **FS-20-003  Jimenez Place Addition (Written Response to Waiver Request): One Residential Lot. ETJ – Tarrant County.**

   a. Being a 0.28 acre addition to Tarrant County, Texas, situated in the Hiram Little Survey, Abstract No. 930, Tarrant County, Texas.

   b. General Location: South of Marti Drive (private access agreement), and east of Smallwood Drive.

   c. Applicant: CBG Surveying Texas, LLC.

   d. Applicant Requests: Approval of a Subdivision Ordinance waiver to allow a lot, less than one acre net of all floodplain and drainage easements, to be served by a private onsite septic system.

   e. DRC Recommends: Approval of a Subdivision Ordinance waiver to allow a lot, less than one acre net of all floodplain and drainage easements, to be served by a private onsite septic system.
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, ayuda auxiliar 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 Friday, March 06, 2020 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