



C. Continued Case (1)

1. **VA-16-024 Portion of Southgate Drive: Council District 6.**

- a. Being a portion of Southgate Drive between McCart Avenue and Lubbock Avenue, as dedicated in the plat recorded for South Hills Addition, as recorded in Volume 388-9, Page 551, PRTCT.
- b. General Location: West of McCart Avenue, east of the intersection of the remainder of Southgate Drive and Lubbock Avenue, and south of IH-20.
- c. Applicant: Quik Trip.
- d. Applicant Requests: Approval of the recommendation to City Council for the vacation of a portion of Southgate Drive.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of a portion of Southgate Drive.
- f. **APPROVED** recommendation to City Council – **9 / 0**

D. Consent Cases (5)

2. **PP-10-030 Parkview Hills (Revision): 327 Single-Family Detached Lots, 1 Park Lot, 5 Private Open Space Lots, and 1 Gas Well Lot. Council District 2.**

- a. Being approximately 86.986 in the Roberts Survey, Abstract No. 1262; John Askey Survey, Abstract No. 16; and the Alexander F. Albright Survey, Abstract No. 1849, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Bob Hanger Road, south of W.J. Boaz Road, west of Old Decatur Road, and north of Marine Creek Addition.
- c. Applicant: Barham & Harris Development One L.P.
- d. Applicant Requests: Approval of the preliminary plat revision.
- e. DRC Recommends: Approval of the preliminary plat revision which is in compliance with the Subdivision Ordinance.
- f. **APPROVED** preliminary plat revision – **9 / 0**

3. **CP-16-004 Tradition: 172.3 Acres of Single-Family Residential, 117 Acres of Open Space, and a 14 Acre School Site. ETJ – Denton County.**

- a. Being approximately 384.041 Acres in the Guadalupe Cardinas Survey, Abstract Number 214, Tradition Municipal Utility District Number 1, Denton County, Texas.
- b. General Location: North of State Highway 114 and west of BNSF Railroad and the City of Fort Worth City Limits.
- c. Applicant: Mattrix Equities.
- d. Applicant Requests: Approval of the concept plan.
- e. DRC Recommends: Approval of the concept plan which is in compliance with the Subdivision Ordinance.
- f. **APPROVED** concept plan – **9 / 0**

4. **PP-16-025 Amava Estates: 1 Commercial Lot, 1 Industrial Lot and 3 Residential Lots. Council District 6.**

- a. Being a 6.1767 acre tract of land within the Abner Lee Survey, Abstract Number 931, City of Fort Worth, Tarrant County, Texas.
- b. Location: North of Burleson Retta Road and west of Oak Grove Road South.
- c. Applicant: United American Financial Inc.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.
- f. **APPROVED** preliminary plat – **9 / 0**

5. **PP-16-029 Glenwyck: 160 Single-Family Detached Lots, 1 Commercial Lot, and 8 Private Open Space Lots. Council District 6.**
- a. Being approximately 40.295 Acres in the Isabel Flores Survey, Abstract No. 507, City of Fort Worth, Tarrant County, Texas.
  - b. General Location: Southeast corner of the intersection of Hulen Street and Columbus Trail.
  - c. Applicant: DR Horton-Texas LTD.
  - d. Applicant Requests: Approval of the preliminary plat.
  - e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.
  - f. **APPROVED** preliminary plat – **9 / 0**
6. **PP-16-049 Sendera Ranch East: 7 Single-Family Detached Lots. Council District 7.**
- a. Being a replat of Lot 16, Block 94, Sendera Ranch East, City of Fort Worth, Denton County, Texas as recorded in County Clerk's File No. 2010-152, PRDCT.
  - b. General Location: South of Cropout Way, west of Gilley Lane, north of Salida Road, and east of Comal Street.
  - c. Applicant: Lennar Homes of Texas Land & Construction.
  - d. Applicant Requests: Approval of the preliminary plat.
  - e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.
  - f. **APPROVED** preliminary plat – **9 / 0**

D. New Cases (13)

7. **FS-16-128** **Lot 1R, Block F, Rosedale Addition (Waiver Request): Council District 9.**

- a. Being a replat of the remainder of Lot 1, and the north half of Lot 2, Block F, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 32, Page 382, PRTCT.
- b. General Location: North of Rosedale Street, south of Dashwood Street, east of South Main Street and west of Bryan Avenue.
- c. Applicant: 1K S Main, LLC.
- d. Applicant Requests: Approval of a waiver to the requirement to provide a five-foot by five-foot right-of-way corner clip at the intersection of Dashwood Street and South Main Street.
- e. DRC Recommends: Approval of the requested waiver.
- f. **APPROVED** requested waiver – **8 / 0 / 1**

8. **FS-16-140** **Lot 42, Block 1, Hills of Gilmore Creek (Waiver Request): ETJ Tarrant County.**

- a. Being a plat of a 2.4497 acre tract of land in the Moses Townsend Survey, Abstract Number 1551 and the Johnathan S. Lee Survey, Abstract Number 949, Tarrant County, Texas.
- b. Location: 4201 Vista Ridge Circle.
- c. Applicant: Michelle R. and Todd B. Ward.
- d. Applicant Requests: Approval of a waiver to allow more than thirty (30) dwelling units on a single point of access.
- e. DRC Recommends: Approval of the requested waiver.
- f. **APPROVED** requested waiver – **9 / 0**

**9. ES-16-141 Lot 6C, Block 10, Trueland Addition. Council District 8.**

- a. Being a Replat of a portion of Lot 6, Block 10, Trueland Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 711, Page 174, PRTCT.
- b. Location: 3016 Timberline Drive.
- c. Applicant: Eleazar Hernandez Ortiz and Angelica Pichardo Hernandez.
- d. Applicant Requests: Approval of the increase in lot yield and a waiver to allow a residential lot to be platted with frontage on two local streets creating a double frontage lot.
- e. DRC Recommends: Approval of the increase in lot yield and the requested waiver.
- f. **APPROVED** increase in lot yield and **APPROVED** requested waiver – **9 / 0**

**10. ES-16-151 Lots 1R1-1R4, Block 13, Linwood Addition. Council District 9.**

- a. Being a Replat of Lot 1, Block 13, Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-1B, Page 181, PRTCT.
- b. Location: 400 Templeton Drive.
- c. Applicant: Village Homes LP.
- d. Applicant Requests: Approval of the increase in lot yield and approval of a waiver to allow residential lots less than fifty (50) feet in width to be served with rear entry access off a rear or side alley or a common access easement platted between the dwelling units; and, approval of a waiver to provide five foot by five foot public open space easements at the intersection of the private mutual access easement and the street rather than the required 10-foot by 10-foot public open space easements.
- e. DRC Recommends: Approval of the increase in lot yield and approval of the two requested waivers.
- f. **APPROVED** increase in lot yield and **APPROVED** two requested waivers – **8 / 1**

**11. FS-16-181    Lot 3R-1, Block 11, K. M. Van Zandt's Addition.    Council District 9.**

- a. Being a replat of Lot 3R, Block 11, K. M. Van Zandt's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in D215272429.
- b. Location: 601 Harrold Street.
- c. Applicant: Centergy River LP II.
- d. Applicant Requests: Approval of a waiver to allow private trail along the levee to serve as a block boundary rather than the required sidewalk in a public use easement.
- e. DRC Recommends: Approval of the requested waiver.
- f. **APPROVED** requested waiver – **9 / 0**

**12. PA-16-002    Lot 1R, Block 21 Mira Vista Addition:    Council District 3.**

- a. Being an abandonment of Lot 1R, Block 21, Mira Vista Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet B, Slide 1851, PRTCT.
- b. Location: 7031 Saucon Valley Drive.
- c. Applicant: C. W. Stocker.
- d. Applicant Requests: Approval of the plat abandonment.
- e. DRC Recommends: Approval of the plat abandonment.
- f. **APPROVED** plat abandonment – **9 / 0**

**13. VA-16-009 Portion of Darcy Avenue and an Alley: Council District 9.**

- a. Being a portion of Darcy Avenue and an alley in Van Zandt Hillside Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 204-B, Page 4, PRTCT.
- b. General Location: North of Camp Bowie Boulevard, south of West 7<sup>th</sup> Street, east of Boland Street and west of Van Cliburn Way.
- c. Applicant: Museum Place Block A, LTD.
- d. Applicant Requests: Approval of the recommendation to City Council for the vacation of a portion of Darcy Avenue and an alley.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of a portion of Darcy Avenue and an alley.
- f. **APPROVED** recommendation to City Council – **9 / 0**

**14. PP-16-017 Transload Addition: 3 Industrial Lots. Council District 2.**

- a. Being a 37.19 acre tract of land within the S. A. & M. G. Survey, Abstract Number 1464, the W. B. Tucker Survey, Abstract Number, 1515 and the James Wallace Survey, Abstract Number 1605, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Meacham Boulevard and northeast of North Main Street.
- c. Applicant: Prime Rail Interests.
- d. Applicant Requests: Approval of the preliminary plat and approval of a waivers to allow a public access easement with only 60 feet in width to serve industrial lots rather than the minimum required 80 feet and to allow an industrial development to be served by a cul-de-sac.
- e. DRC Recommends: Approval of the preliminary plat and approval of the two requested waivers.
- f. **APPROVED** preliminary plat and **APPROVED** two requested waivers – **9 / 0**

**15. PP-16-033    Weisenberger Addition: 10 Single-Family Attached Lots, 1 Private Open Space Lot, and 1 Private Driveway Lot. Council District 9.**

- a. Being a Replat of Lot 1 and Lot 11, Block 8, Weisenberger Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-A, Page 120 PRTCT.
- b. Location: 200 Carroll Street and 2636 Weisenberger Street.
- c. Applicant: Texas Intown Homes, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of the following waivers:
  - 1) To allow a private drive to function as an alley providing access to rear entry garages for lots less than 50 feet in width;
  - 2) To allow a five-foot by five-foot rather than a ten-foot by ten-foot corner clip dedication at the intersections of Carroll Street with Whitmore Street and Weisenberger Street;
  - 3) To allow a three-foot by three-foot public open space easement rather than a ten-foot by ten-foot corner clip dedication at the intersections of the private drive, which functions as an alley, with Whitmore Street and Weisenberger Street; and
  - 4) Of the street design standards and the characteristics of street classification and function for the segment of Carroll Street between Whitmore Street and Weisenberger Street.
- e. DRC Recommends: Approval of the Preliminary Plat and approval of waivers 1, 2, and 3. DRC recommends denial of waiver 4.
- f. **APPROVED** the requested 30 day continuance by Applicant – **9 / 0**

**16. VA-16-023    Vacation of a Portion of Carroll Street. Council District 9.**

- a. Being a Five-Foot Wide Strip of Carroll Street Adjacent to Lots 1 and 11, Block 8, Weisenberger Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-A, Page 120 PRTCT.
- b. General Location: East Side of Carroll Street between Whitmore Street and Weisenberger Street.
- c. Applicant: Texas Intown Homes, LLC.
- d. Applicant Requests: Approval of the recommendation to City Council for the vacation of this portion of Carroll Street.
- e. DRC Recommends: Denial of the recommendation to City Council for the vacation of this portion of Carroll Street.
- f. **APPROVED** the requested 30 day continuance by Applicant – **9 / 0**

**17. PP-16-034 Linwood Addition: 15 Single-Family Lots and 1 Private Driveway Lot. Council District 9.**

- a. Being a Replat of Lots 5-7, Block 7, Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-B, Page 181 PRTCT.
- b. Location: 2800, 2804, and 2808 Wingate Street.
- c. Applicant: Texas Intown Homes, LLC.
- d. Applicant Requests: Approval of the increase in lot yield, preliminary plat, and the following waivers:
  - 1) To allow a private drive to function as an alley providing access to rear entry garages for lots less than 50 feet in width;
  - 2) To allow 3 residential lots with access to a private sidewalk in a public use easement rather than a public or private street;
  - 3) To allow a five-foot by five-foot rather than a ten-foot by ten-foot corner clip dedication at the intersection of Foch Street with Wingate Street;
  - 4) To allow a five-foot by five-foot public open space easement rather than a ten-foot by ten-foot corner clip dedication at the intersections of the private drive, which functions as an alley, with Wingate Street; and
  - 5) To allow a five-foot by five-foot rather than a 25-foot by 25-foot corner clip dedication at the ninety degree turns of the private drive.
- e. DRC Recommends: Approval of the increase in lot yield; the Preliminary Plat; and waivers 1, 2, 3, and 4. DRC recommends a waiver of the requirement to provide a corner clip dedication at the ninety-degree turns of the private drive in lieu of the requested waiver.
- f. **APPROVED** the requested 30 day continuance by Applicant – **9 / 0**

**18. PP-16-046 Tradition: 1,148 Single-Family Detached Lots, 28 Open Space Lots, and 1 School Lot. ETJ – Denton County.**

- a. Being approximately 384.041 Acres in the Guadalupe Cardinas Survey, Abstract Number 214, Tradition Municipal Utility District Number 1, Denton County, Texas.
- b. General Location: North of State Highway 114 and west of BNSF Railroad and the City of Fort Worth City Limits.
- c. Applicant: Mattrix Equities.
- d. Applicant Requests: Approval of the preliminary plat and approval of a waiver to allow five blocks that exceed the maximum block length allowed.
- e. DRC Recommends: Approval of the preliminary plat and approval of the requested waiver.
- f. **APPROVED** preliminary plat and **APPROVED** the requested waiver – **9 / 0**

**19. PP-16-047 Cottonwood Village: 24 Single Family Attached Lots and 1 Private Open Space Lot. Council District 5.**

- a. Being a replat of Lot 1, Block 1, Cottonwood Village, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in D215035555, PRTCT.
- b. Location: 8801 Creek Run Road.
- c. Applicant: Creek Run LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of a waiver to allow residential lots to be served by a public access easement rather than the required public or private street.
- e. DRC Recommends: Approval of the preliminary plat and approval of the requested waiver.
- f. **APPROVED** preliminary plat and **APPROVED** the requested waiver – **9 / 0**

E. Other Matters of Business (2)

**20. Berry/University Development Plan: An Urban Village Master Plan Update. Consideration of a Recommendation to the City Council for Approval of the Master Plan Update. Council District 9.**

- a. For future development, complete streets design, multimodal transportation improvements, potential funding mechanisms, strategies for implementing stormwater management, and improving pedestrian safety and connectivity.
- b. DRC Recommends: Approval of a recommendation to City Council for the adoption of the Berry/University Development Plan.
- c. **APPROVED** recommendation to City Council – **9 / 0**

**21. The Shoppes at Clearfork. Council District 3.**

- a. Being approximately 5.702 acres out of the F. G. Beasley Survey, Abstract Number 135 and the L. J. Edwards Survey, Abstract Number 464, City of Fort Worth, Tarrant County, Texas and being the remainder of that tract of land described by deed to Cassco Development Co. Inc., recorded in instrument Number D212290570 of County Records, Tarrant County, Texas.
- b. General Location: Northwest corner of Edwards Ranch Road and Clearfork Main Street.
- c. Applicant: Cassco Development Co.
- d. Applicant Requests: Approval of a waiver of the Subdivision Ordinance requirement to plat the property prior to issuance of a permit for a permanent structure within the boundary of an approved preliminary plat.
- e. DRC Recommends: Approval of the requested waiver.
- f. **APPROVED** requested waiver – **9 / 0**

**Adjournment: 3:13 P.M.**

**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.