

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 20, 2017 at 4:30 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kaiser

City Secretary for the City of Fort Worth, Texas



CITY PLAN COMMISSION

APRIL AGENDA

Wednesday, April 26, 2017

Work Session 12:00 PM

City Council Conference Room 290

Public Hearing 1:30 PM

City Council Chamber

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
 Jennifer Trevino, CD 2
 Sloan Harris, CD 3
 Mark Brast, CD 4
 Robert Horton, CD 5

Stephanie Spann, CD 6
 Vacant, CD 7
 Don Boren, Chair CD 8
 Mike Brennan, Vice Chair CD 9
 Bob Kelly, 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. Assessment of Fair Housing Staff
- E. Stockyards Form Based Code Staff

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

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

C. Consent Cases (8)

1. PP-16-065 Chisholm Trail Ranch: 2 Commercial Lots. Council District 6.

- a. Being approximately 3.384 acres situated in the Juan Albirado Survey, Abstract No. 4, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Northeast corner of the intersection of McPherson Boulevard and Summer Creek Drive.
- c. Applicant: 7-Eleven, 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.

2. PP-16-071 Westport Addition: 8 Industrial Lots, 2 Gas Well Lots, and 2 Private Open Space Lots. Council District 7.

- a. Being approximately 286.79 acres in the Overton Survey, A0972A and the Overton Greenberry Survey, A1185, City of Fort Worth, Denton and Tarrant Counties, Texas.
- b. General Location: Northeast corner of the intersection of Intermodal Parkway and FM 156.
- c. Applicant: AIL Investments, 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-16-078 Heather Meadows: 68 Single-Family Detached Lots, and Right-of-Way for Alta Vista Road. Council District 7.

- a. Being 12.34 acres of land situated in the Jesse Billingsley Survey, Abstract No. 70, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Alta Vista Road, south of Monica Lane, west of Kenny Drive, and north of Golden Triangle Boulevard.
- c. Applicant: Alta Vista Partners, 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.

4. PP-16-080 Columbus Trail Addition: 6 Commercial Lots. Council District 6.

- a. Being a 19.09 acres in the T&P.R.R. Company Survey, Abstract No. 1576 and the John Van Lent Survey, Abstract No. 1871, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Summer Creek Road, south of Meadow Valley Drive, west of Creek Meadows Drive, and north of Columbus Trail.
- c. Applicant: Columbus Trail 94, 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.

5. PP-16-090 Golden Beach Addition: 7 Commercial Lots. Council District 7.

- a. Being approximately 16.443 acres out of the J.R. Knight Survey, Abstract Number 902 in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South and east of Beach Street, north of Golden Triangle Boulevard and west of Alta Vista Road.
- c. Applicant: Golden Beach 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.

6. PP-16-091 Walsh Ranch: 3 Commercial Lots. Council District 3.

- a. Being approximately 30.2 acres situated in the Houston Tap & Brazoria RR Survey, Abstract No. 654, City of Fort Worth, Parker County, Texas.
- b. General Location: Southeast corner of the intersection of IH-30 (West Freeway) and the extension of Walsh Ranch Parkway.
- c. Applicant: Walsh Ranches Limited Partnership.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

7. PP-17-001 Hulen Risinger Addition: 2 Commercial Lots. Council District 6.

- a. Being approximately 6.740 acres out of the Antonio Castello Survey, Abstract Number 272 in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South and Risinger Road, east of Hulen Street, west of Garden Springs Drive and north of Hunters Creek Drive.
- c. Applicant: Annapurna Food, 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.

8. PP-17-011 North City: 3 Commercial Lots. Council District 6.

- a. Being approximately 56.4496 acres situated in the William McCowan Survey, Abstract Number 999, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Southwest corner of the intersection of I-35W (North Freeway) and North Tarrant Parkway.
- c. Applicant: NTP35, 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. New Cases (27)

9. FS-15-088 Lots 1R, Block 4, Jennings West Addition (Extension Request): Council District 9.

- a. Being a replat of a portion of Lot 1 and all of Lots 2-6, Block 4, and a portion of Lot 5, Block 5, Jennings West Addition, an unrecorded addition in to the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of West 13th Street, east of Macon Street, west of Cherry Street and north of Lancaster Avenue.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of a one-year extension of the final plat expiration.
- e. DRC Recommends: Approval of a one-year extension of the final plat expiration to May 8, 2018.

10. FS-15-089 Lots 1R, Block 2, Nance's Addition (Extension Request): Council District 9.

- a. Being a replat of Lots 1, 4, 5, 7 and a portion of Lot 8, Block 2, all of Lot 1, and a portion of Lots 2-5, Block 3, all of Lots 4, 5, 7-10 and a portion of Lots 1-3, 6 and 4, Block 4, Nance's Addition, an unrecorded addition in to the City of Fort Worth, Tarrant County, Texas along with portions of West 13th Street and Burnett Street.
- b. General Location: South of Texas Street, west of Lamar Street, east of Cherry Street and north of Lancaster Avenue.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of a one-year extension of the final plat expiration.
- e. DRC Recommends: Approval of a one-year extension of the final plat expiration to May 8, 2018.

11. VA-15-009 Vacation of a Portion of West 13th Street (Extension Request): Council District 9.

- a. Being a portion of West 13th Street, as shown with Nance's Addition, an unrecorded subdivision, within the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of West Freeway, south of Texas Street, east of Cherry Street and west of Burnett Street.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of a one-year extension of the recommendation to City Council.
- e. DRC Recommends: Approval of a one-year extension of the street vacation recommendation to City Council.

12. VA-15-010 Vacation of a Portion of Burnett Street (Extension Request): Council District 9.

- a. Being a portion of Burnett Street, as shown with Nance's Addition, an unrecorded subdivision, within the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of West Freeway, south of 13th Street, east of Cherry Street and west of Lamar Street.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of a one-year extension of the recommendation to City Council.
- e. DRC Recommends: Approval of a one-year extension of the street vacation recommendation to City Council.

13. VA-15-011 Vacation of a Portion of Macon Street (Extension Request): Council District 9.

- a. Being a portion of Macon Street, as shown with Jennings West Addition, an unrecorded subdivision, within the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of West Freeway, south of 13th Street, east of Florence Street and west of Cherry Street.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of a one-year extension of the street vacation recommendation to City Council.
- e. DRC Recommends: Approval of a one-year extension of the street vacation recommendation to City Council.

14. FS-16-263 Lot 10D Trinity Hills Addition: Council District 8.

- a. Being a replat of a portion of Lot 10, Trinity Hills Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 309, Page 60, DRTCT.
- b. Location: 6208 Big Bend Street.
- c. Applicant: Luis Acosta Jr.
- 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.

**15. FS-16-274 Nietch Addition (Waiver Request): 1 Single-Family Detached Lot.
Council District 7.**

- a. Being a 10 acre tract of land situated in the Benjamin Thomas Survey, Abstract No. 1497, City of Fort Worth, Tarrant County, Texas.
- b. Location: 5600 Park Drive.
- c. Applicant: Michael and Nicholee Nietch.
- d. Applicant Requests: Approval of the Subdivision Ordinance waiver.
- e. DRC Recommends: Denial of a Subdivision Ordinance waiver of the requirement to construct a six-foot sidewalk along the proposed lot frontage adjacent to a collector street (Park Drive).

16. FS-17-054 Lots 5R1 and 5R2, Block 10, Linwood Addition: Council District 9.

- a. Being a replat of Lot 5, Block 10, Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-B, Page 181 P.R.T.C.T.
- b. Location: 2805 Wingate Street.
- c. Applicant: Parkwood Construction, LLC.
- d. Applicant Requests: Approval of the increase in lot yield and approval of a Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the increase in lot yield and approval of one Subdivision Ordinance waiver to allow residential lots less than fifty (50) feet in width to be served with rear access off a private access easement within driveways along both sides and the rear rather than the required rear or side alley or a shared common access easement platted between the dwelling units.

**17. FS-17-063 Lots 3AR1-R1 and 3AR1-R2, Block 8, W. A. White's Subdivision:
Council District 5.**

- a. Being a replat of Lot 3AR1, Block 8, W. A. White's Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 10264 P.R.T.C.T.
- b. Location: 2720 Sandy Lane.
- c. Applicant: Magnolia Business Enterprises, LLC and Bastian Investments, LLC.
- d. Applicant Requests: Approval of the increase in lot yield and approval of a Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the increase in lot yield and denial of Subdivision Ordinance waivers to allow a residential lot to front a thoroughfare (Sandy Lane) rather than a residential street and to allow two residential lots on a thoroughfare that are less than the 150-foot minimum width at the building set back line.

18. FS-17-067 Lots 8R1 and 8R2, Block 10, Linwood Addition: Council District 9.

- a. Being a replat of Lot 8, Block 10, Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-B, Page 181 P.R.T.C.T.
- b. Location: 2817 Wingate Street.
- c. Applicant: YRL Holdings, LLC.
- d. Applicant Requests: Approval of a 30-day postponement to the May 24th City Plan Commission meeting.
- e. DRC Recommends: Approval of a 30-day postponement to the May 24th City Plan Commission meeting.

19. FS-17-069 Lots 31R1 and 31R2, Block 11, Linwood Addition: Council District 9.

- a. Being a replat of Lot 31, Block 11, Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-B, Page 181 P.R.T.C.T.
- b. Location: 315 Templeton Drive.
- c. Applicant: Arcon Builders, LLC.
- d. Applicant Requests: Approval of the increase in lot yield and one Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the increase in lot yield and approval of one Subdivision Ordinance waiver to allow residential lots less than fifty (50) feet in width to be served with rear access off a private access easement within driveways along both sides and the rear rather than the required rear or side alley or a shared common access easement platted between the dwelling units.

20. FS-17-072 Lot 29R, Block 41, Westcliff Addition: Council District 3.

- a. Being a replat of a portion of Lot 29, Block 41, Westcliff Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-U, Page 59, PRTCT.
- b. Location: 3904 Bilglade Road.
- c. Applicant: Kristopher S. and Hayley A. Roebuck.
- 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.

21. VA-17-008 Alley in Block 18, William J. Bailey Addition: Council District 7.

- a. Being an alley in Block 18, William J. Bailey Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 310, Page 61, PRTCT.
- b. General Location: North of West 4th Street, east of Arch Adams Street, west of Bailey Avenue and south of Hamilton Avenue.
- c. Applicant: Mereken Land and Production Company.
- d. Applicant Requests: Approval of the recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to vacate an alley in Block 18, William J. Bailey Addition to City Council.

22. VA-17-010 Portion of Washington Avenue: Council District 9.

- a. Being a portion of Washington Avenue in the McAnulty & Nesbitt's Subdivision of Block 15, Fields Addition, as recorded in Volume 63, Page 17, PRTCT.
- b. General Location: South of Rosedale Street, west of College Avenue, north of Oleander Street, and east of Adams Street.
- c. Applicant: Lang Oleander, LLC.
- d. Applicant Requests: Approval of the recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of a portion of Washington Avenue between Block 1 and Block 2 in the McAnulty & Nesbitt Subdivision.

23. VA-17-011 Vacation of the Remainder of the Alley in Block 2, McAnulty & Nesbitt Subdivision: Council District 9.

- a. Being the remainder of the alley in Block 2, McAnulty & Nesbitt's Subdivision of Block 15, Fields Addition, as recorded in Volume 63, Page 17, PRTCT.
- b. General Location: South of Rosedale Street, west of Washington Avenue, north of Oleander Street, and east of Adams Street.
- c. Applicant: Lang Oleander, LLC.
- 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 remainder of the alley in Block 2, McAnulty & Nesbitt Subdivision.

24. VA-17-012 Vacation of a Portion of the Alley in Block 1, McAnulty & Nesbitt Subdivision: Council District 9.

- a. Being a portion of the alley in Block 1, McAnulty & Nesbitt's Subdivision of Block 15, Fields Addition, as recorded in Volume 63, Page 17, PRTCT.
- b. General Location: South of Rosedale Street, west of College Avenue, north of Oleander Street, and east of Washington Avenue.
- c. Applicant: Lang Oleander, LLC.
- 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 an alley in Block 1, McAnulty & Nesbitt Subdivision.

**25. VA-17-013 Portions of Live Oak Street, East 2nd Street and East 3rd Street:
Council District 8.**

- a. Being portions of Live Oak Street, East 2nd Street and East 3rd Street, as dedicated by the Moore Thornton and Company Addition an unrecorded addition in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of East 1st Street, north of East 4th Street, east of Hays Street and west of the Union Pacific railroad lines.
- c. Applicant: Fort Worth Transportation Authority.
- d. Applicant Requests: Approval of the recommendation to City Council and one Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the recommendation to vacate portions of Live Oak Street, East 2nd Street and East 3rd Street to City Council and approval of one Subdivision Ordinance waiver to the requirement to replat the right-of-way into the adjoining property.

26. VA-17-015 Portion of East 4th Street: Council District 2.

- a. Being a portion of East 4th Street, as dedicated by the Moore Thornton and Company Addition, an unrecorded addition in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of East 3rd Street, north of East 4th Street, east of Hays Street and west of the Union Pacific railroad lines.
- c. Applicant: Fort Worth Transportation Authority.
- d. Applicant Requests: Approval of the recommendation to City Council and one Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the recommendation to vacate a portion of East 4th Street to City Council and approval of one Subdivision Ordinance waiver to the requirement to replat the right-of-way into the adjoining property.

27. VA-17-016 Alley Vacation, Live Oak Addition: Council District 8.

- a. Being an alley, as dedicated by the Live Oak Addition an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Page 125 PRTCT.
- b. General Location: South of Belknap Street, north of Weatherford Street, east of Hogg Street and west of Live Oak Street.
- c. Applicant: Fort Worth Transportation Authority.
- d. Applicant Requests: Approval of the recommendation to City Council and one Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the recommendation to vacate an alley in Live Oak Addition to City Council and approval of one Subdivision Ordinance waiver to the requirement to replat the right-of-way into the adjoining property.

28. VA-17-017 Portion of Swift Street: Council District 9.

- a. Being a portion of Swift Street, as dedicated by the Ashland Oil Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-169, Page 81, PRTCT.
- b. General Location: South of Windmill Street, north and west of Cold Springs Road and east of the Union Pacific railroad lines.
- c. Applicant: Fort Worth Transportation Authority.
- d. Applicant Requests: Approval of the recommendation to City Council and one Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the recommendation to vacate a portion Swift Street to City Council and approval of one Subdivision Ordinance waiver to the requirement to replat the right-of-way into the adjoining property.

29. VA-17-018 Portions of Hogg Street, Portion of East Belknap Street and a Remnant Alley, Block 1, Live Oak Addition: Council District 8.

- a. Being portions of Hogg Street, a portion of East Belknap Street and a remnant alley, as dedicated by the Live Oak Addition and Block 1, Graingers Second Addition, additions to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Page 125 and Volume 32, Page 510, PRTCT.
- b. General Location: South of Belknap Street, west of the Union Pacific railroad lines, north of East 1st Street and east of Live Oak Street.
- c. Applicant: Fort Worth Transportation Authority.
- d. Applicant Requests: Approval of the recommendation to City Council and one Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the recommendation to vacate portions of East Belknap Street, Hogg Street and a remnant alley to City Council and approval of one Subdivision Ordinance waiver to the requirement to replat the right-of-way into the adjoining property.

30. PP-13-008 Richmond (Revision): 759 Single-Family Detached Lots, 32 Private Open Space Lots, 2 Commercial Lots, 2 Multi-Family Lots, and 2 Institutional Lots. Council District 7.

- a. Being approximately 358.34 acres of land in the Samuel Lockhart Survey, Abstract No. 977; the William Redfield Survey, Abstract No. 1348; the George Matthews Survey, Abstract No. 1078; and the Henry Robertson Survey, Abstract No. 1259, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Bonds Ranch Road West; southwest of SH 287/81; west of FM 156 (Blue Mound Road); north of Side Saddle Trail and Bareback Lane in Liberty Crossing Addition; and east of the Burlington Northern & Santa Fe (Gulf Colorado Santa Fe) Railway.
- c. Applicant: Kellar La Crosse, LLC.
- d. Applicant Requests: Approval of two preliminary plat revisions and approval of one Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the land use change in the northwest tract to private open space; denial of the elimination of Hansberry Drive; and denial of a Subdivision Ordinance waiver to allow a block that is over 3,300 feet in length which exceeds the 1,320-foot maximum length allowed (Lakemont Drive from Berkshire Boulevard to Henley Drive).

31. PP-15-007 Alliance Town Center (Time Extension): 280 Single-Family Detached Lots, 1 Multi-Family Lot, 1 Commercial Lot, and 17 Private Open Space Lots. Council District 4.

- a. Being approximately 53 acres in the Wm. McCowan Survey, Abstract Number 999, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Heritage Trace Parkway, west of Old Denton Road, north of Tarrant Parkway, and east of IH-35W / North Freeway.
- c. Applicant: AIL Investments, LP.
- d. Applicant Requests: Approval of an extension of the preliminary plat expiration.
- e. DRC Recommends: Approval of a one-year extension of the preliminary plat expiration to April 22, 2018.

32. PP-16-064 Stonehawk Addition: 2 Multi-Family Lots and 2 Private Open Space Lots. Council District 9.

- a. Being a replat of all of Lot 12 and the north 5 feet of Lot 11, and all of Lots 8-12, Block 10, Daggett's Second Addition, an unrecorded addition, all of Block 1, Foremost Dairies, Inc Plant Site, an addition to the City of Fort Worth, Tarrant County Texas, as recorded in Volume 388-41, Page 57, a part of Lots 1-9, Block 58, a part of Block 44, Tucker's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Page 124, PRTCT and all of Lots 11 and 12 and the east 1/3 of Lots 1 and 2, S.M. Farmers Subdivision of Block 56, Tuckers Addition an unrecorded addition in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of WJ Boaz Rad, west of Bowman Roberts Road, south of Sprintsail Lane Creek Road and east of Captain Lane.
- c. Applicant: IREG/SCP FW South Land, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of five Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the preliminary plat and approval of five Subdivision Ordinance waivers:
 - 1) to allow a centerline offset of two intersecting streets to be less than the minimum required 135 feet; and,
 - 2) to allow a waiver to the requirement to provide an additional two feet of right-of-way dedication along an alley along Lot 1, Block 3; and
 - 3) to allow a waiver to the requirement to provide five foot by five foot corner clip right-of-way dedications on Lot 1, Block 3; and
 - 4) to allow a waiver to the requirement to provide a five foot by five foot corner clip right-of-way dedication at the intersection of Jones Street and East Broadway Avenue; and
 - 5) to allow a waiver to the requirement to provide a cul-de-sac at the terminus of Jones Street.

33. PP-16-073 Marine Creek Ranch: 38 Single-Family Detached Lots and 4 Private Open Space Lots. Council District 2.

- a. Being approximately 10.130 acres in the Joseph Boman Survey, Abstract No. 79, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Huffines Boulevard, west of Sunrise Lake, and north of Lamb Creek.
- c. Applicant: M & C Development, LTD.
- d. Applicant Requests: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the preliminary plat and approval of Subdivision Ordinance waivers to allow a connectivity index of .75 which does not meet the minimum 1.4 required and to allow intersection spacing along Huffines Boulevard between Texas Shiner Drive and Street A of 240 feet rather than the 600-foot minimum spacing allowed.

34. PP-17-012 Watson Creek Estates: 122 Single-Family Detached Lots, 2 Retail Lots, and 2 Private Open Space Lots. Council District 7.

- a. Being 39.62 acres of land out of the Jesse Billingley Survey, Abstract No. 70, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Northeast corner of the intersection of Alta Vista Road and Golden Triangle Boulevard.
- c. Applicant: K. Hovanian Homes-DFW.
- d. Applicant Requests: Approval of a preliminary plat and approval of one Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of a preliminary plat and approval of a Subdivision Ordinance waiver to allow a block that is approximately 1,418 feet in length which exceeds the 1,320-foot maximum length allowed (Block 1, Lots 3-30).

35. PP-17-014 Everman West Industrial Addition: 6 Industrial Lots. Council District

- a. Being approximately 153.049 acres out of the G. M. Teague Survey, Abstract Number 1545 and out of the J. B. Renfo Survey, Abstract Number 1273, in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Everman Parkway, east of South Freeway, west of Oak Grove Road and north of Risinger Road.
- c. Applicant: Everman Industrial, LLC.
- d. Applicant Requests: Approval of a preliminary plat and approval of a Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to allow an industrial street with a 60-foot wide right-of-way rather than the required 80-foot wide right-of-way.

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.