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

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

A. Approval of Previous Month’s Minutes – Postponed to December 21, 2018
B. Approval of Previously Recorded Final Plats – APPROVED – 9/0
C. Consent Cases (7)

1. **FS-18-215   Lot 2R1, Block 3, W.A. Tandy & M.E. Wakefield Addition (Increase in Lot Yield): Council District 5.**

   a. Being a replat of the south 58 feet and the west 190.5 feet of Lot 2, Block 3, W.A. Tandy & M.E. Wakefield Addition, as recorded in Volume 309, Page 61, PRTCT.

   b. Location: 847 House Street.

   c. Applicant: Perez Elite Holding 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.

   f. **APPROVED** the increase in lot yield which is in compliance with the Subdivision Ordinance. – 9/0.


   a. Being a replat of a portion of Block 2, H.S. Westbrook Addition, as recorded in Volume 643, Page 494, DRTCT.

   b. Location: 1024 Nelson Avenue.

   c. Applicant: Perez Elite Holding 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.

   f. **APPROVED** the increase in lot yield which is in compliance with the Subdivision Ordinance. – 9/0.
3. **VA-18-033**  
**Vacation of a Portion of Old Chapin Road/County Road 1029: Council District 3.**

   a. Being a 0.471 acre portion of Old Chapin Road/County Road 1029 in the Cyrus K. Gleason Survey, Abstract 559, located in the City of Fort Worth, Tarrant County, Texas.

   b. General Location: North of Chapin Road, and west of Chapel Creek Boulevard.

   c. Applicant: Jabez Development, LP.

   d. Applicant Requests: Approval of the recommendation to City Council for the requested vacation of a portion of Old Chapin Road/County Road 1029.

   e. DRC Recommends: Approval of the recommendation to City Council for the requested vacation of a portion of Old Chapin Road/County Road 1029.

   f. **APPROVED** the recommendation to City Council for the requested vacation of a portion of Old Chapin Road/County Road 1029. – 9/0

4. **VA-18-035**  
**Vacation of a Portion of the Alley in Block 1, Town and Country Village Shopping Center: Council District 2.**

   a. Being a part of the 20-foot alley in Block 1 of Town and Country Village Shopping Center, as recorded in Volume 388-11, Page 114, Plat Records of Tarrant County, Texas.

   b. Location: 2540 Jacksboro Highway.

   c. Applicant: ADTM Engineering & Construction.

   d. Applicant Requests: Approval of a recommendation to City Council for the requested vacation of the 20-foot alley in the Town and Country Village Shopping Center.

   e. DRC Recommends: Approval of a recommendation to City Council for the requested vacation of the 20-foot alley in the Town and Country Village Shopping Center.

   f. **APPROVED** a recommendation to City Council for the requested vacation of the 20-foot alley in the Town and Country Village Shopping Center. – 9/0
   a. Being 25.85 acres situated in the Josiah Walker Survey, Abstract No. 1602, located in the City of Fort Worth, Tarrant County, Texas.
   b. General Location: South of Basswood Boulevard, east of Blue Mound Road, west of Cloudcroft Lane and north of Western Center Boulevard.
   c. Applicant: Victory at Basswood, 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.
   f. **APPROVED** the preliminary plat which is in compliance with the Subdivision Ordinance. – 9/0

   b. General Location: South of West Bailey Boswell Road, west of Old Decatur Road and east of Bryson Lane.
   c. Applicant: Equity Trust Co./Retail Corners, 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.
   f. **APPROVED** the preliminary plat which is in compliance with the Subdivision Ordinance. – 9/0
7. **PP-18-075**  

   a. Being 5.484 acre tract situated in the Josiah Walker Survey, Abstract No. 1602, located in the City of Fort Worth, Tarrant County, Texas.

   b. General Location: North of Basswood Boulevard, east of Blue Mound Road, south of Rio Costilla Road and west of Montosa Trail.

   c. Applicant: Lasater Basswood, 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.

   f. **APPROVED** the preliminary plat which is in compliance with the Subdivision Ordinance. – 9/0

D. Continued Cases (2)

8. **FS-18-152**  
Lot 1, Block 1, J.R. Anderson Addition (Waiver Request): Council District 8.

   a. Being all of a tract of land described in John Van Riper Survey, Abstract No. 1589, located in the City of Fort Worth, Tarrant County, Texas.

   b. General Location: 6800 Crowley Road.

   c. Applicant: IDEA Public Schools.

   d. Applicant Requests: Approval of the requested 30 day continuance.

   e. DRC Recommends: Approval of the requested 30 day continuance.

   f. **APPROVED** the requested 30 day continuance. – 9/0

   a. A waiver to the Master Thoroughfare Plan to narrow the width of Golden Triangle Boulevard, a commercial connector, from 130-foot width to 120-foot width.

   b. General Location: Golden Triangle Boulevard, going approximately 470 feet east from North Freeway (I-35W).

   c. Applicant: AIL Investment, LP.

   d. Applicant Requests: Approval of a waiver to allow a 120-foot wide right-of-way instead of a 130-foot wide.

   e. DRC Recommends: Denial of a waiver to allow a 120-foot wide right-of-way instead of a 130-foot wide.

   f. **APPROVED** the requested 30 day continuance. – 9/0

D. New Cases (7)

10. **VA-18-034 Vacation of an Alley and a Portion of Lee Avenue: Council District 2.**

   a. Being a 20.00 foot wide alley and a 13.40 portion of Lee Avenue in Block 62, North Fort Worth, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 63, Page 149, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.

   b. General Location: Northwest of Northside Drive, and southwest of North Main Street.

   c. Applicant: PCI Grand LLC.

   d. Applicant Requests: Approval of the recommendation to City Council for the requested vacation of an alley and a portion of Lee Avenue.

   e. DRC Recommends: Approval of the recommendation to City Council for the requested vacation of an alley; and,

      Denial of the recommendation to City Council for the requested vacation for a portion of Lee Avenue.

   f. **APPROVED** the recommendation to City Council for the requested vacation of an alley; and, **DENIED** the recommendation to City Council for the requested vacation for a portion of Lee Avenue. – 9/0


b. Location: North and west of Northwest Centre Drive and south of Charbonneau Road.

c. Applicant: Village Homes.

d. Applicant Requests: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver for two block faces that exceed the maximum 1,320 foot distance allowed.

e. DRC Recommends: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver for two block faces that exceed the maximum 1,320 foot distance allowed.

f. **APPROVED** the preliminary plat and **APPROVED** a Subdivision Ordinance waiver for two block faces that exceed the maximum 1,320 foot distance allowed. – 9/0


a. Being 60.397 acres situated in the J.B. Johnson Survey, Abstract No. 855, Wm. C. Trammell Survey, Abstract 1509, located in the City of Fort Worth, Tarrant County, Texas.

b. General Location: East of Precinct Line Road, south of Trinity Boulevard, and north of Randol Mill Road.

c. Applicant: CKK Residential Group, II LLC.

d. Applicant Requests: Approval of the preliminary plat conditional upon approval of the associated MTP waiver request.

e. DRC Recommends: Approval of the preliminary plat conditional upon approval of the associated MTP waiver request.

f. **APPROVED** the preliminary plat conditional upon approval of the associated MTP waiver request. – 9/0

   a. Being approximately 95.2 acres of land situated in the WC McCowens Survey, Abstract Number 999, located in the City of Fort Worth, Tarrant County, Texas.

   b. Location: East of I-35W/ North Freeway, south of Golden Triangle Boulevard, west of North Riverside Drive, and north of Heritage Trace Parkway.

   c. Applicant: AIL Investment, LP.

   d. Applicant Requests: Approval of the waiver to allow a nonstandard street section for an urban local street, Street B.

   e. DRC Recommends: Approval of the waiver to allow a nonstandard street section for an urban local street, Street B.

   f. **APPROVED** the waiver to allow a nonstandard street section for an urban local street, Street B. – 9/0


   a. Being 67.82 acres situated in the David Odum Survey, Abstract No. 1184, located in the City of Fort Worth, Tarrant County, Texas.

   b. Location: South of Northeast Parkway, west of Mark IV Parkway and north of Great Southwest Parkway.

   c. Applicant: 820 Mark IV LLC.

   d. Applicant Requests: Approval of the preliminary plat and approval of three Subdivision Ordinance waivers: 1) to allow an industrial development to be served by a 60-foot wide public access easement rather than the 80-foot wide requirement; 2) to allow an industrial development to be served by a cul-de-sac; and 3) to allow a hammerhead turnaround at the terminus of a public access easement rather than the required cul-de-sac.

   e. DRC Recommends: Approval of the preliminary plat and approval of three Subdivision Ordinance waivers: 1) to allow an industrial development to be served by a 60-foot wide public access easement rather than the 80-foot wide requirement; 2) to allow an industrial development to be served by a cul-de-sac; and 3) to allow a hammerhead turnaround at the terminus of a public access easement rather than the required cul-de-sac.

   f. **APPROVED** the preliminary plat and **APPROVED** three Subdivision Ordinance waivers: 1) to allow an industrial development to be served by a 60-foot wide public access easement rather than the 80-foot wide requirement; 2) to allow an industrial development to be served by a cul-de-sac; and 3) to allow a hammerhead turnaround at the terminus of a public access easement rather than the required cul-de-sac. – 9/0
15. **PP-18-070  Deer Glade: 144 Single-Family Detached Lots, and Private HOA Lots.**

**ETJ – Parker County.**

a. Being 343.83 acres situated in the L.M. Rodarmel Survey, Abstract No. 1108, Parker County, Texas.

b. General Location: East of Church Road (FM 3325) south of Antler Ridge Drive, and generally north of Bluffs Springs Church Road (FM 1886).

c. Applicant: Deer Ridge LTD.

d. Applicant Requests: Approval of the preliminary plat and approval of four Subdivision Ordinance waivers: 1) to waive the second point of access requirement to allow emergency access only without ingress/egress access for the residents, 2) to allow a connectivity index of 1.17 instead of the required 1.4 minimum, 3) to allow three block faces that exceed the maximum 1,950-foot block length, 4) to allow two cul-de-sacs that exceed the maximum 1,350 feet allowed.

e. DRC Recommends: Approval of the preliminary plat and approval of the following Subdivision Ordinance waivers: 1) to allow one block face (Block 2) to exceed the maximum 1,950-foot block length, 2) to allow one cul-de-sac (Street “A”) that exceeds the maximum 1,350 feet allowed.

DRC recommends denial of the following Subdivision Ordinance waivers: 1) to waive the second point of access requirement to allow emergency access only without ingress/egress access for the residents, 2) to allow a connectivity index below the required 1.4 minimum, 3) to allow two block faces (Blocks 1 and 4) to exceed the maximum 1,950-foot block length, 4) to allow one cul-de-sac (Street “F”) that exceeds the maximum 1,350 feet allowed.

f. **APPROVED** the requested 30 day continuance. – 9/0

a. Being a replat of Lots 21 and 22, Linwood Addition, as recorded in Volume 388-B, Page 61, PRTCT.

b. Location: 414 Wimberly Street and 2900 Merrimac Street.

c. Applicant: Village Homes.

d. Applicant Requests: Approval of the increase in lot yield, approval of the preliminary plat conditional upon approval of zoning, and approval of one Subdivision Ordinance waiver to allow seven lots less than 50 feet in width to be served by rear entry garages from a shared private driveway easement rather than a public alley.

e. DRC Recommends: Approval of the increase in lot yield, approval of the preliminary plat conditional upon approval of zoning, and approval of one Subdivision Ordinance waiver to allow seven lots less than 50 feet in width to be served by rear entry garages from a shared private driveway easement rather than a public alley.

f. **APPROVED** the increase in lot yield, **APPROVED** the preliminary plat conditional upon approval of zoning, and **APPROVED** one Subdivision Ordinance waiver to allow seven lots less than 50 feet in width to be served by rear entry garages from a shared private driveway easement rather than a public alley. – 8/1

D. Other Matters of Business (1)


a. Being a tract of land of approximately 45.36 acres situated in the Hiram Little Survey, Abstract No. 930, being the remainder of the 81.15-acre tract “A” and the remainder of the 38.46-acre tract “B” described in the partition deed recorded in Volume 10573, Page 346, Deed Records of Tarrant County, Texas.

b. General Location: South of FM Road 1187 and east of Oak Grove Road South.

c. Applicant: Mentone Partners, LLC/ Collin Prater.

d. Applicant Requests: Approval of a recommendation to City Council for the annexation request at 3600 FM Road 1187.

e. DRC Recommends: Approval of a recommendation to City Council for the annexation request at 3600 FM Road 1187.

f. **APPROVED** a recommendation to City Council for the annexation request at 3600 FM Road 1187. – 9/0
Adjournment:  3:05 PM

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.