

PP-23-029 Mockingbird West: (Waiver Request): 148 Single-Family Townhome Lots and 4 Private Open Space Lots. Council District 5.

Being 19.984 acres of land situated in the Roberts Ray Survey, Abstract No. 1290, located in the City of Fort Worth, Tarrant County, Texas

General Location: East of IH 820 East Freeway, north of Sandy Brook Drive, west of Williams Road and south of Stonegate Drive.

GENERAL INFORMATION**A. *APPLICANT***

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|-----------------------------|-------------------------|
| 1. Owner / Applicant | FW Mockingbird, LLC |
| 2. Consultant / Agent | Graham Associates, Inc. |

B. *PROJECT ZONING, NOTIFICATION & COORDINATION*

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| 1. Current Zoning | "R2" Townhouse/Cluster Residential |
| 2. Proposed Zoning | No Change |
| 3. Comprehensive Plan Future Land Use | Single Family Residential and
Neighborhood Commercial |
| 4. Public Hearing Notification Mailing Date | August 11 2023 |
| 5. Development Services Department Case Coordinator..... | Lynn Jordan |
| 6. Organizations Courtesy Notified..... | Woodhaven NA, Sunset Oaks HOA,
Sandy Brook NA, John T White NA,
Historic Randol's Mill Valley Alliance,
Neighborhoods of East Fort Worth
Streams And Valleys Inc, Trinity
Habitat for Humanity, Fort Worth ISD |

C. *SERVICE DISTRICTS*

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| 1. School ISD..... | Fort Worth ISD |
| 2. Proposed Water Supply Means..... | City of Fort Worth |
| 3. Proposed Sanitary Waste Disposal Means..... | City of Fort Worth |

D. *DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS*

The Mockingbird West Addition preliminary plat (PP-23-029) consists of 19.98 acres of land and includes 148 single-family townhome lots and 4 private open space lots. This final plat is located in the eastside sector of Fort Worth.

The Subdivision Ordinance in Section 31-106 (d) (2) states, standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet. There is one block that exceeds the maximum length of 1,320 feet, approximately 1,706.16 a difference of 386.feet, (Blocks 1 and 2.)

The applicant is requesting one Subdivision Ordinance waiver based on existing conditions. DRC supports the waiver requested.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval of one Subdivision Ordinance waiver to allow one block face (Blocks 1 and 2) to exceed the maximum length of 1,320 feet; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.