



**MEETING AGENDA**  
CITY PLAN COMMISSION  
Wednesday, March 22, 2023  
Work Session 12:30 p.m.  
Public Hearing: 1:30 p.m.

**Work Session**

In-Person:  
City Council Conference Room 2020  
200 Texas Street  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102

**Public Hearing**

In-Person:  
City Council Chamber  
200 Texas Street  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102

Videoconference:

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ed31c4c281e2fdeac57ba450880622421>

Meeting/Access Code: 2553 111 5906  
Registration Required

Teleconference:  
(817) 392-1111 or 1-650-479-3208  
Meeting/Access Code: 2553 111 5906

Viewing Only:  
Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99  
City of Fort Worth Website Homepage: [Watch Live Online](#)

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the City Plan Commission may be attending remotely in compliance with the Texas Open Meetings Act.

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website:

<https://www.fortworthtexas.gov/government/boards/list-boards-commissions/virtual-meetings>

To view the docket for this meeting visit: <http://fortworthtexas.gov/calendar/boards/>

**\*\*Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00 PM on March 21, 2023. To sign up to speak in person at the meeting, contact Stuart Campbell at [stuart.campbell@fortworthtexas.gov](mailto:stuart.campbell@fortworthtexas.gov) or 817-392-2412. To sign up to speak virtually, register through WebEx in accordance with the directions set out on the City's website above. Please note that the City of Fort Worth is using a third-party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible.**

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#### COMMISSION MEMBERS

Vicky Schoch, CD 1  
Kathy Hamilton CD 2  
Jim Tidwell, CD 3  
Matt Kotter, CD 4  
Will Dryden, CD 5  
Vacant, CD 6  
Edward Deegan, CD 7

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Don Boren, Chair CD 8  
Vacant, CD 9  
Matthijs Melchior, Alternate  
Josh Lindsay, Alternate  
Andrew Scott, Alternate  
Jarrett Wilson, Alternate

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#### **I. WORK SESSION:**

**12:30 P.M.**

**City Council Conference Room 2020**

- A. Correspondence & Comments
- B. Review of Cases on Today's Agenda
- C. Swearing in New Commissioner Miles
- D. Boards and Commissions Training

Staff & Chair  
Staff  
Staff  
CSO

#### **II. PUBLIC HEARING:**

**1:30 P.M.**

**City Council Chamber**

- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- B. ANNOUNCEMENTS
- C. APPROVAL OF MARCH 08, 2023 MEETING MINUTES
- D. NEW CASE (1)

- 1. **MT-23-003**     **Mitchell Boulevard (MTP Waiver Request): Master Thoroughfare Plan Waiver to not dedicate an additional 5-foot of right-of-way for Mitchell Boulevard. Council District 8.**

- a. Master Thoroughfare Plan waiver request to not dedicate an additional 5-foot of right-of-way for Mitchell Boulevard, and decrease the right-of-way width from 110-

foot width to 105-foot width of a 142-foot long segment of Mitchell Boulevard, a Neighborhood Connector [NCO-L2-TO-NTMS-PO-BPO (110)], from the south property line of Lot 13, Block B, Southport Addition along Mitchell Boulevard, south to the intersection of Berry Street.

- b. General Location: North of Berry Street and southeast of Burton Avenue
- c. Applicant: Vaquero, LLC
- d. Applicant Requests: Approval of the Master Thoroughfare Plan (MTP) waiver request to not dedicate an additional 5-foot of right-of-way for Mitchell Boulevard required with the Vaquero Acres Addition final plat (FS-22-310), and decrease the right of way width from 110-foot width to 105-foot width along a 142-foot long segment of Mitchell Boulevard.
- e. DRC Recommends: Approval of the Master Thoroughfare Plan (MTP) waiver request to not dedicate an additional 5-foot of right-of-way for Mitchell Boulevard required with the Vaquero Acres Addition final plat (FS-22-310), and decrease the right of way width from 110-foot width to 105-foot width along a 142-foot long segment of Mitchell Boulevard.

E. OTHER MATTERS OF BUSINESS (1)

2. **OMB Boardwalk Phase II for Fort Worth Nature Center and Refuge (Waiver Request): Council District 7.**

- a. Being approximately 3,621 acres situated in the Jacob Wilcox Survey, Abstract No. 1719, located in the western portion of the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North and east of Jacksboro Highway (State Highway 199), and southwest of Lake Worth, along Shoreline Road.
- c. Applicant: Kimley-Horn
- d. Applicant Requests: Approval of one Subdivision Ordinance waiver to allow the issuance of building permits for construction of a boardwalk in the Fort Worth Nature Center and Refuge prior to the final plat being approved and recorded with the county.
- e. DRC Recommends: Approval of one Subdivision Ordinance waiver to allow the issuance of building permits for construction of a boardwalk in the Fort Worth Nature Center and Refuge prior to the final plat being approved and recorded with the county.

**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.

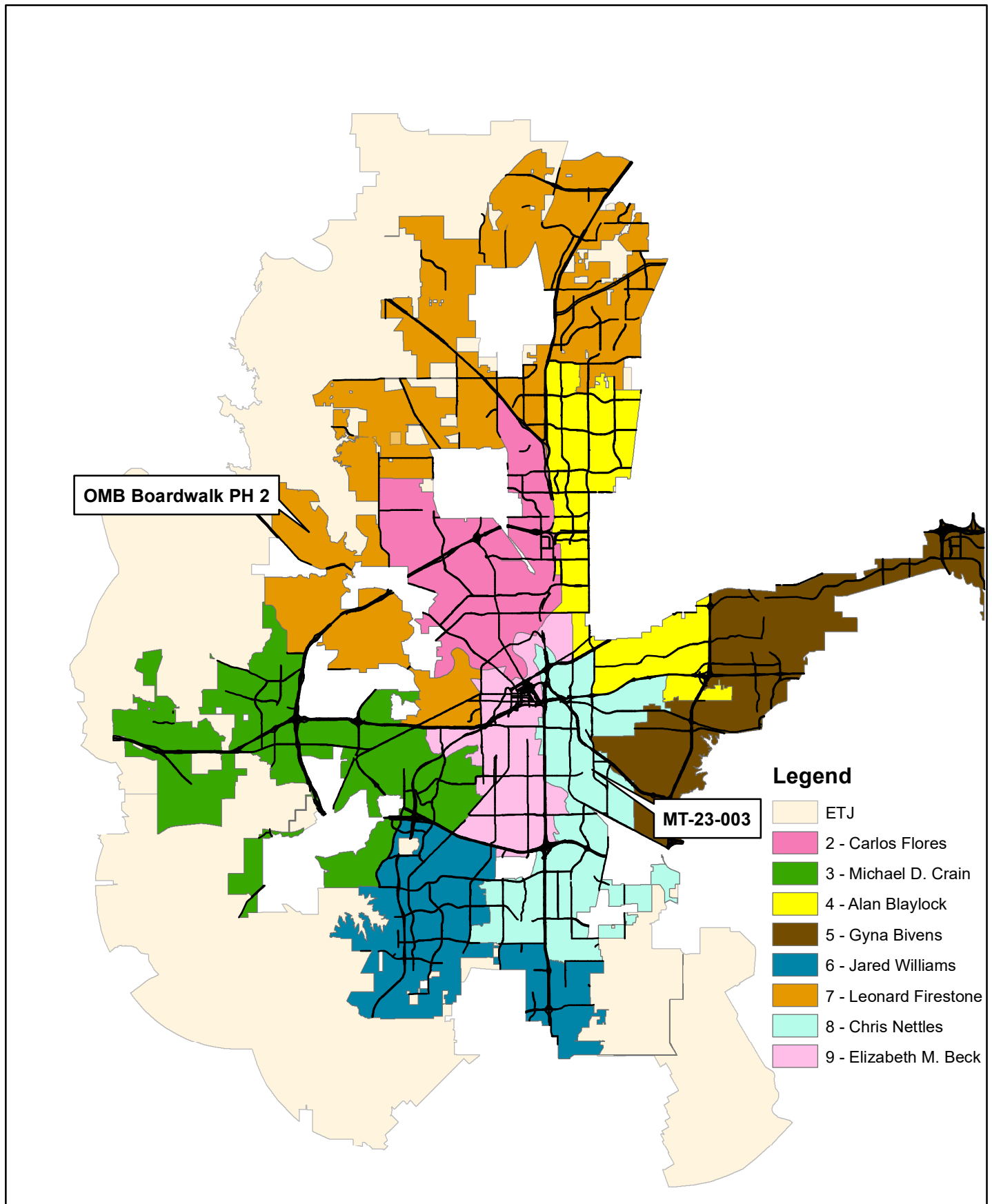
#### **EXECUTIVE SESSION**

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.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth 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, March 16, 2023 at 10:15 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
City Secretary for the City of Fort Worth, Texas

# MARCH CITY PLAN COMMISSION CASE MAP



**MT-23-003     Mitchell Boulevard (MTP Waiver Request): Master Thoroughfare Plan Waiver to not dedicate an additional 5-foot of right-of-way for Mitchell Boulevard. Council District 8.**

Master Thoroughfare Plan waiver request to not dedicate an additional 5-foot of right-of-way for Mitchell Boulevard, and decrease the right-of-way width from 110-foot width to 105-foot width of a 142-foot long segment of Mitchell Boulevard, a Neighborhood Connector [NCO-L2-TO-NTMS-PO-BPO (110)], from the south property line of Lot 13, Block B, Southport Addition along Mitchell Boulevard, south to the intersection of Berry Street.

**General Location:** North of Berry Street and southeast of Burton Avenue.

### **GENERAL INFORMATION**

**A.     *APPLICANT***

- |                    |                          |
|--------------------|--------------------------|
| 1. Applicant ..... | Triangle Engineering LLC |
| 2. Owner .....     | Vaquero, LLC             |

**B.     *PROJECT ZONING, NOTIFICATION & COORDINATION***

- |                                                          |                             |
|----------------------------------------------------------|-----------------------------|
| 1. Zoning.....                                           | "E" Neighborhood Commercial |
| 2. Proposed Zoning.....                                  | No Change                   |
| 3. Development Services Department Case Coordinator..... | Lindsay                     |

**C.     *SERVICE DISTRICTS***

- |                                                |                    |
|------------------------------------------------|--------------------|
| 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 Master Thoroughfare Plan (MTP) is the long-range plan for major transportation facilities in the city of Fort Worth. It is not targeted to a specific point in the future, but is intended to accommodate the ultimate development of the city's thoroughfare network. The applicant is requesting a Master Thoroughfare Plan (MTP) waiver to decrease the right-of-way width from 110-foot width to 105-foot width for a 140-foot long segment of Mitchell Boulevard, a Neighborhood Connector [NCO-L2-TO-NTMS-PO-BPO (110)], from the intersection of Berry Street and Mitchell Boulevard, going north.

In the MTP, Mitchell Boulevard is designated as a neighborhood connector. The purpose of this MTP waiver is to request approval of a decrease of 5 feet of right-of-way to achieve the thoroughfare section within 105 feet of right-of-way rather than 110 feet.

During the review of Vaquero Acres Addition Final Plat (FS-22-310), it was determined that an additional 5 feet of right-of-way dedication is required for Mitchell Boulevard. The applicant is requesting to not dedicate the required right-of-way due to an already

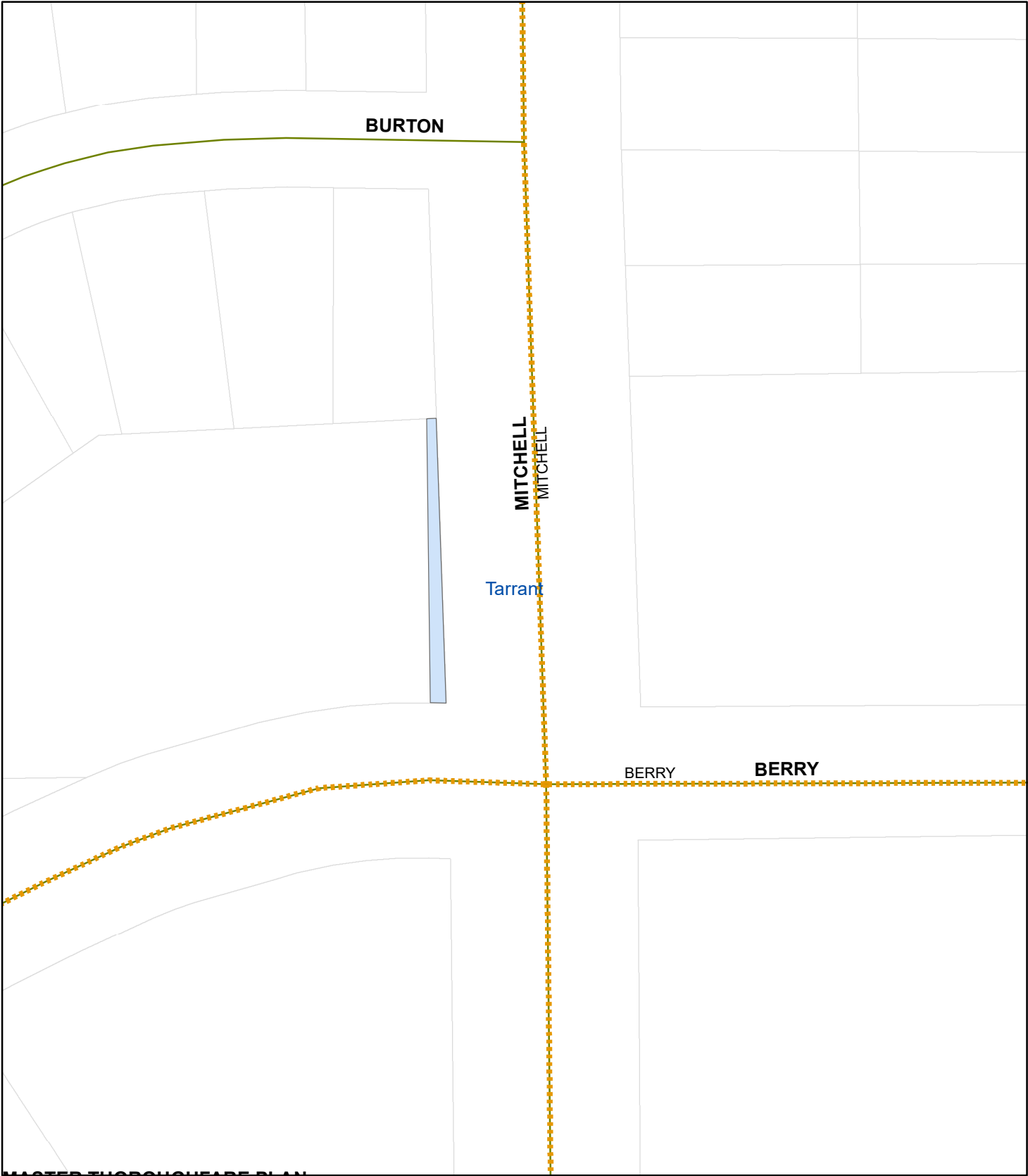
CPC: 3/22/2023

approved site plan that does not account for the 5-foot of property for the additional right-of-way. Mitchell Boulevard is already a constructed thoroughfare and the City's Transportation division has confirmed that there are no plans to expand the road.

DRC recommends approval of the MTP waiver request due to existing conditions.

***E. DRC RECOMMENDATION***

DRC recommends approval of the Master Thoroughfare Plan (MTP) waiver request to not dedicate an additional 5-foot of right-of-way for Mitchell Boulevard required with the Vaquero Acres Addition final plat (FS-22-310), and decrease the right of way width from 110-foot width to 105-foot width along a 142-foot long segment of Mitchell Boulevard.



MASTER THOROUGHFARE PLAN

- CFWGIS.DBO.CAD\_DEV\_MIXED\_PLATS
- Activity Street
- Commercial Connector
- Commercial Mixed Use Street
- Neighborhood Connector
- System Link

- PLAT
- FLOOD PLAIN

Scale: 1 inch = 6,000 feet





Field: AT  
Drafter: ZDS | DFW5385  
Revision: CA | DFW5385  
Revision:

#### STANDARD PLAT NOTES

##### Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

##### Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

##### Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

##### Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

##### Floodplain Restriction

No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base floor elevation resulting from ultimate development of the watershed.

##### Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

##### Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainageways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

##### Construction Prohibited Over Easements

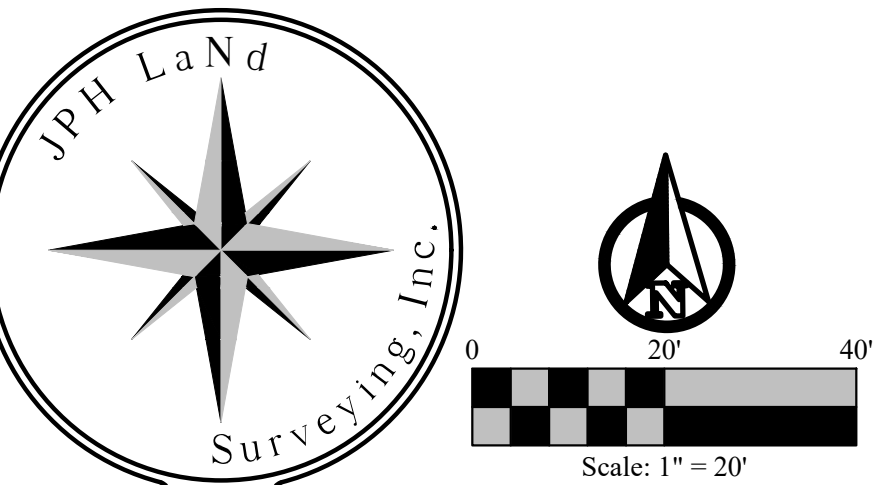
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

##### Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

##### Parkway Permit

Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.



JPH Job/Drawing No. (see below)  
2021.022.055 3220 Mitchell Blvd, Fort Worth, Tarrant Co.,  
Tx- PLAT.dwg  
© 2022 JPH Land Surveying, Inc. - All Rights Reserved  
785 Lonesome Dove Trail, Hurst, Texas 76054  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPELS Firm #10019500  
DFW | Central Texas | West Texas | Houston

**Development Yield**  
Residential Lots: Number 0  
Acreage: Single Family Detached 0  
Non-Residential Lots: 1  
Acreage: Commercial Lot 1.081 Ac.  
Gross Site Area (Acreage): 1.081 Ac.  
Total Number of Dwelling Units: 0  
Single Family Attached 0 Two Family 0 Multifamily 0  
Industrial Lots 0 Open Space Lots 0 Right of Way 0 Sq.Ft.

##### Private Common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

##### Private Maintenance Note

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

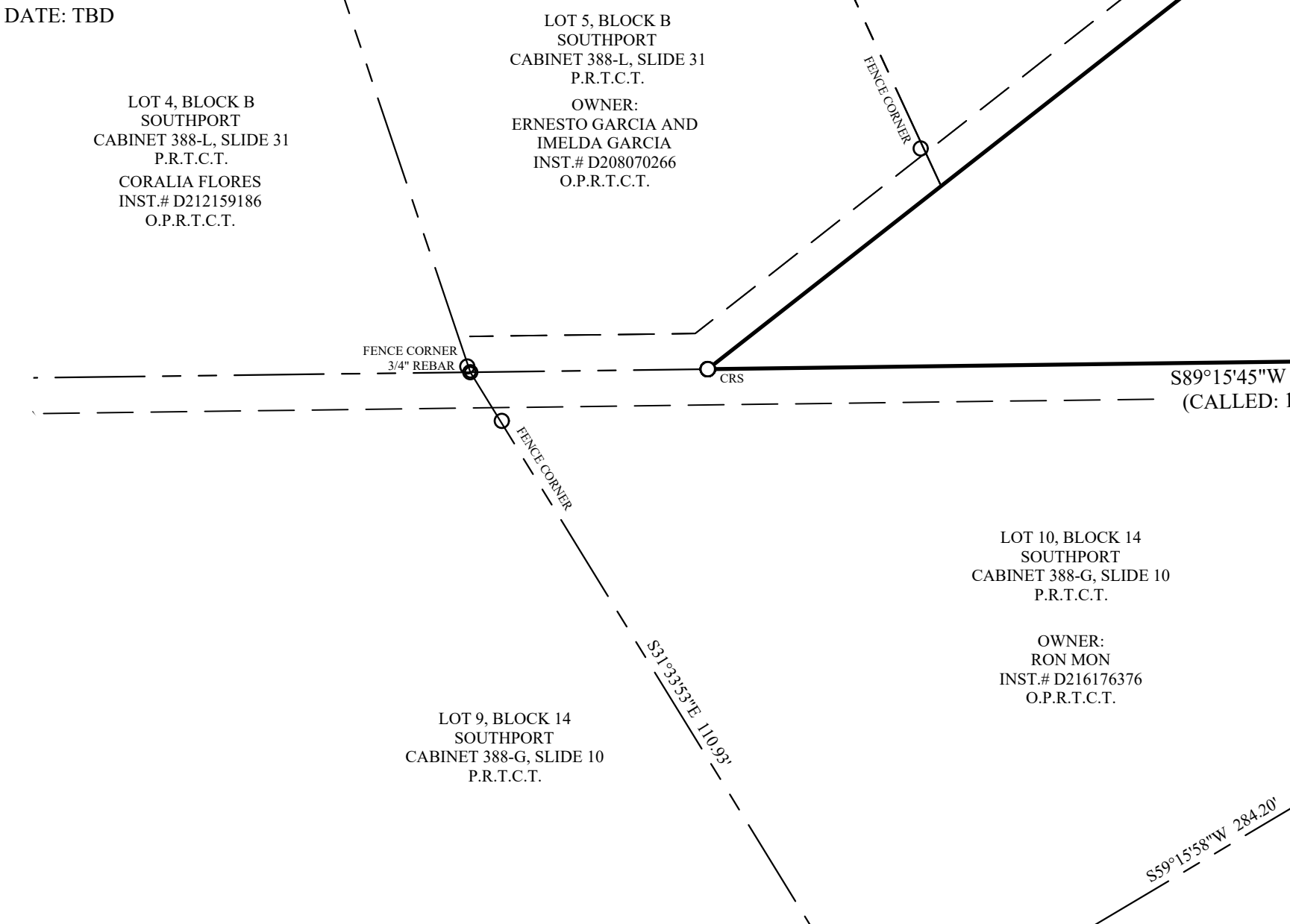
##### SURVEYOR'S CERTIFICATE

##### KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed by me and all the property corners are marked as indicated.

PRELIMINARY - NOT TO BE RECORDED FOR ANY REASON

Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754  
jewel@jphls.com  
DATE: TBD



**OWNER:**  
James Austin Jr.  
2029 N Main Street,  
Fort Worth, Texas 76164

**DEVELOPER:**  
Vaquero Ventures Management, LLC  
2900 Wingate Street, Suite 200  
Fort Worth, Texas 76107  
Phone: (512) 983-1793

**SURVEYOR:**  
JPH Land Surveying, Inc.  
785 Lonesome Dove Trail  
Hurst, Texas 76054  
Phone: (817) 431-4971

This plat filed in Instrument No. \_\_\_\_\_ Date \_\_\_\_\_, 20\_\_.

#### STATE OF TEXAS § COUNTY OF TARRANT §

WHEREAS James Austin, JR., is the owner of that certain tract situated in the John W. Haynes Survey, Abstract Number 779, City of Fort Worth, Tarrant County, Texas, said tract being all of the tract described in the deeds to the said James Austin Jr., recorded under Instrument Numbers D205148061 and D205253794, Official Public Records, Tarrant County, Texas; the subject tract is more particularly described as follows:

COMMENCING at a 3/4 inch rebar found at the northeast corner of Burton Avenue, a 50 foot right-of-way dedicated on the plat of Southport recorded in Cabinet 388-L, Slide 31, Plat Records, Tarrant County, Texas; **THENCE** SOUTH 00°42'37" EAST, a distance of 180.25 feet to the **POINT OF BEGINNING**, being the southeast corner of Lot 13, Block B, Southport, from which a found metal fence post bears NORTH 05°14' EAST, a distance of 0.9 feet;

**THENCE** SOUTH 00° 42' 37" EAST, a distance of 140.21 to a Mag nail with a metal washer stamped "JPH Land Surveying" set at the northeast corner of the tract of described in deed to City of Fort Worth, a Municipal Corporation, for an easterly portion of the north right of way of Berry Street recorded in Volume 2175, Page 529, Deed Records, Tarrant County, Texas, said northeast corner of the City tract being the beginning of a non-tangent curve concave to the southeast (curve to the left), having a radius of 562.49 feet, said non-tangent curve shares the same radius point as the curve used in the dedication of the adjacent portions of said Berry Street dedicate on the plat of Southport recorded Volume 388-G, Page 10, P.R.T.C.T.;

**THENCE** in a southwesterly direction, along the arc of the non-tangent curve, an arc length of 215.06 feet (city deed call 210.9 feet - subject deed call 223.6 feet) (a chord bearing of SOUTH 78°33'59" WEST, a chord distance of 213.75 feet) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northeast corner of Lot 10, Block 14, Southport, being the junction of the said city curve and the curved north right of way of Berry Street dedicated on the Southport plat;

**THENCE** SOUTH 89°15'45" WEST, with the north line of said Lot 10, a distance of 200.62 feet (deed call 189.8 feet) to the most southerly southeast corner of Lot 5, Block B, Southport, from which a 3/4 inch rebar found at the southwest corner of Lot 5 bears SOUTH 89°15'45" WEST a distance of 33.16 feet;

**THENCE** NORTH 51°52'23" EAST, with the southeast line of said Block B, a distance of 296.37 feet to a reentrant corner of Block B, from which a found 3/8 inch rebar bears NORTH 89°17'23" EAST, a distance of 26.73 feet;

**THENCE** NORTH 89° 17' 23" EAST, continuing with the south line of Block B, a distance of 175.25 feet returning to the **POINT OF BEGINNING** and enclosing 1.081 acres (±47,083 square feet).

LOT 1, BLOCK 1  
JAMES AUSTIN JR.  
INST.# D205148061 &  
INST.# D205253794  
O.P.R.T.C.T.

1.081 ACRES  
±47,083 S.F.

**E. BERRY STREET**  
CABINET 388-G, SLIDE 10  
P.R.T.C.T.  
80' R.O.W.

#### NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, James Austin, JR. does hereby adopt this plat designating the herein above described property as Lot 1, Block 1 **VAQUERO ACRES ADDITION**, an addition in the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate the rights of way and easements shown hereon to the public's use unless otherwise noted.

By: \_\_\_\_\_ Date \_\_\_\_\_  
James Austin, JR.

**STATE OF TEXAS** §  
**COUNTY OF** \_\_\_\_\_ §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared James Austin, JR. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas



**FINAL PLAT**  
**1.081 ACRES**  
**LOT 1, BLOCK 1**  
**VAQUERO ACRES ADDITION**

JOHN W. HAYNES SURVEY  
ABSTRACT NO. 779  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS  
PREPARED IN MAY 2022  
CASE NO. FS-22-310



City of Fort Worth  
City Planning Commission  
200 Texas Street  
Fort Worth, TX 76102

Vaquero Mitchell Blvd Partners, LP would like to request a waiver for the following comment we received during our plat review for Vaquero Acres Addition, case FS-22-310.

- Dedication of 5 feet of right-of-way is required for Mitchell a Neighborhood Connector

Vaquero would like to request a waiver to this comment because Vaquero was not told about the required ROW along Michell during our PDC meeting that took place on April 19,2022. Additionally, our approved SUP site plan was approved by City Council without it, and we do not have enough site width to dedicate it.

Thank you,



Caitlin Pipkin  
Development Manager  
Vaquero Mitchell Blvd Partners, LP



## Conditions and Comments

**Case:** MT-23-003

**Submitted:** 3/9/2023

**Remarks Due:**

**ZC Hearing:**

**Case Status:** In Review

**Title:** Amedment to the MTP

**Case Description:** Vaquero would like a waiver from the request that we dedicate 5 feet of right-of-way that is required along Mitchell Blvd.

**Address:**

**Acres:**

**Applicant:**

**Owner:** James Austin Jr.

2029 N Main Street Fort Worth TX 76164

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### List of Conditions:

#### **PLATTING**

##### ***Fire***

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)  
No impact on access or response times assuming the width and number of lanes along Mitchell Blvd is maintained.

General information:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.  
<https://www.fortworthtexas.gov/departments/fire/services/bureau>

##### ***Planning***

- 1. Plat FS-22-310 cannot be approved until MT is approved or additional 5 feet of ROW has been added to the plat.

DRC recommends approval of the MT waiver request.

### List of Comments:

**OMB      Boardwalk Phase II for Fort Worth Nature Center and Refuge (Waiver Request): Council District 7.**

Being 3,621 acres of land situated in the Jacob Wilcox Survey, Abstract No. 1719, located in the western portion of the City of Fort Worth, Tarrant County Texas.

**General Location:** North and east of Jacksboro Highway (State Highway 199), and southwest of Lake Worth, along Shoreline Road.

**GENERAL INFORMATION****A.      *APPLICANT***

- |                            |                            |
|----------------------------|----------------------------|
| 1. Owner / Applicant ..... | Fort Worth PARD Department |
| 2. Consultant/ Agent ..... | Kimley-Horn                |

**B.      *PROJECT ZONING, NOTIFICATION & COORDINATION***

- |                                                            |                              |
|------------------------------------------------------------|------------------------------|
| 1. Comprehensive Plan .....                                | Existing Public Parkland     |
| 2. Current Zoning .....                                    | "A-5" One Family Residential |
| 3. Proposed Zoning .....                                   | No Change                    |
| 4. Planning & Development Department Case Coordinator..... | Alexander Parks              |

**C.      *SERVICE DISTRICTS***

- |                                                |                |
|------------------------------------------------|----------------|
| 1. School ISD.....                             | Fort Worth ISD |
| 2. Proposed Water Supply Means.....            | N/A            |
| 3. Proposed Sanitary Waste Disposal Means..... | N/A            |

**D.      *DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS***

The Fort Worth Nature Center Boardwalk Phase II is a project for the enhancement of the Fort Worth Nature Center & Refuge (FTWNC&R). It includes the construction of paved parking lot with ADA parking spaces, replacement of Phase II and Phase III of the 45-year old Boardwalk. Additional site improvements include, a restroom facility and interpretive trails which tie into the existing FTWNC&R paths to provide better access.

The Subdivision Ordinance Section 31-150(a)(1) Permits Withheld states: No building permit for any construction activity shall be issued by the city until a final plat is approved and filed and recorded with the county clerk of the county in which the plat is located.

The project will require a building permit, but to receive a building permit in the City of Fort Worth, the property of interest must be platted. FTWNC&R covers 3,621 acres of land, almost all of which is not platted. The purpose and function of the nature center does not lend itself to being a platted property especially considering the scope and nature of the proposed project. Therefore, the applicant requests a waiver to permit project be allowed to proceed without platting the property. DRC supports the requested waiver.

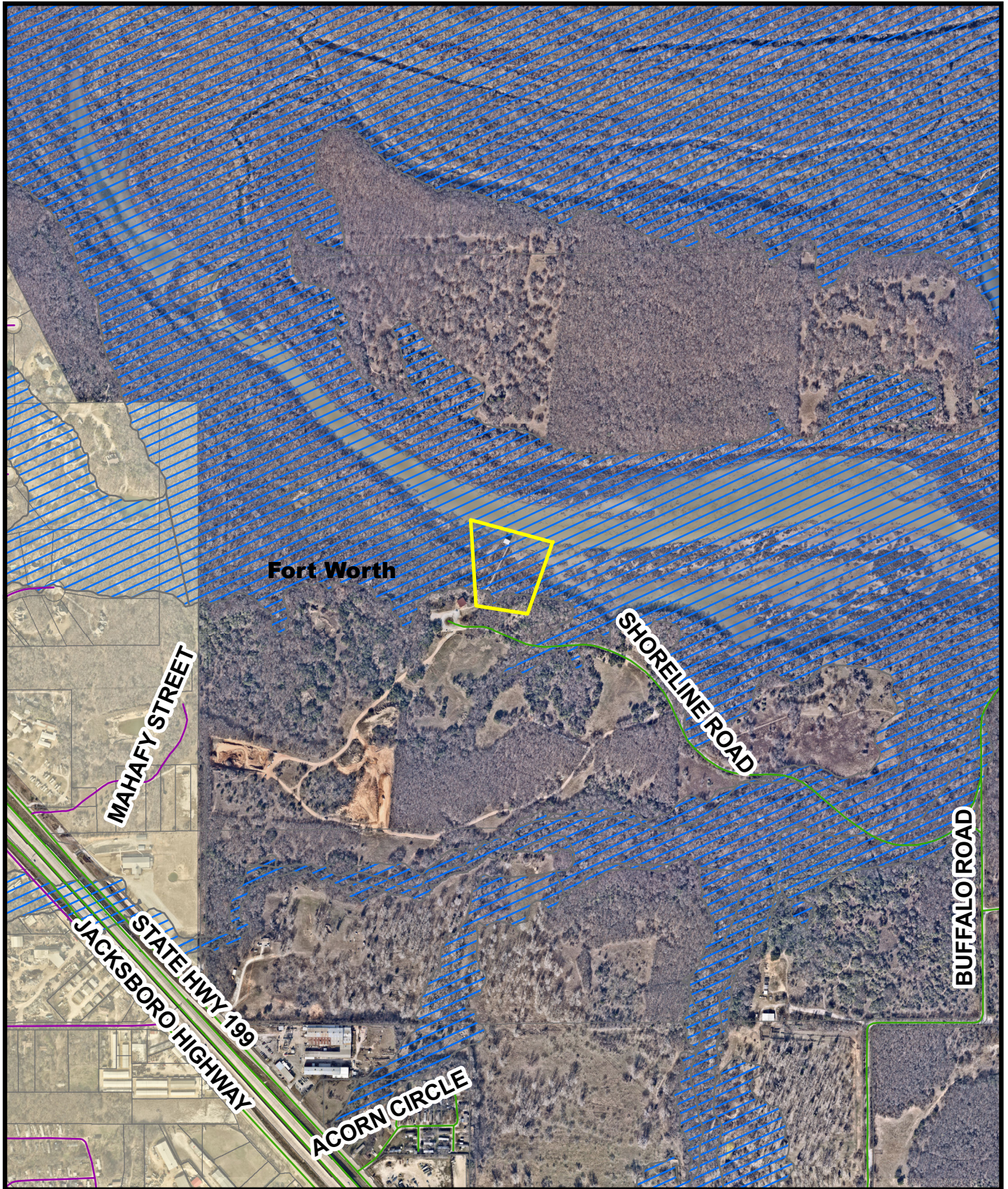
***E.* DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION**

DRC recommends: Approval of one Subdivision Ordinance waiver to allow the issuance of building permits for construction of a boardwalk in the Fort Worth Nature Center and Refuge prior to the final plat being approved and recorded with the county.





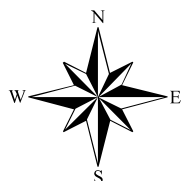
# OMB Boardwalk Phase II



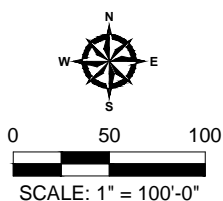
## Legend

- Master Thoroughfare Plan**
- Activity Street
  - Commercial Connector
  - Commercial Mixed Use
  - Neighborhood Connector
  - System Link
- Floodplain
- ETJ

1 inch = 900 feet







# Fort Worth Nature Center & Refuge Site Plan





February 20<sup>th</sup>, 2023

Mr. Don Boren  
City of Fort Worth City Plan Commission Chairman  
200 Texas St.  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, TX 76102

**RE: *Fort Worth Nature Center Boardwalk Phase II - Plat Waiver***

Dear Mr. Boren,

City of Fort Worth Park & Recreation Department and Kimley-Horn submit the following formal request to waive City of Fort Worth platting requirements for the Fort Worth Nature Center Boardwalk Phase II project.

The Fort Worth Nature Center Boardwalk Phase II is a project for the enhancement of the Fort Worth Nature Center & Refuge (FTWNC&R). It includes the construction of paved parking lot with ADA parking spaces, replacement of Phase II and Phase III of the 45-year-old Boardwalk. Additional site improvements include, a restroom facility and interpretive trails which tie into the existing FTWNC&R paths to provide better access.

The project requires a building permit, but to receive a building permit in Fort Worth, the property of interest must be platted. FTWNC&R covers 3,621 acres of land, almost all of which is not platted. The purpose and function of the nature center does not lend itself to being a platted property especially considering the scope and nature of the proposed project. We, therefore, request that the project be allowed to proceed without platting the property. This process was recommended by the Platting department and they are in support of waiving the platting requirement for this property.

Thank you for your time and consideration in this matter. If you have any questions or concerns, please feel free to contact me at (817) 339-2277 or [john.fielder@kimley-horn.com](mailto:john.fielder@kimley-horn.com).

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Fielder".

John A. Fielder, PLA  
Project Manager

Attachments: 2020 – TPWD UORGA – FWNCR – Site Plan.pdf