



**MEETING AGENDA**  
CITY PLAN COMMISSION  
Thursday, October 8, 2026

**Public Hearing 9:00 A.M.**

**City Council Work Session Room**  
**City Hall**  
**100 Fort Worth Trail**  
**Fort Worth, Texas 76102**

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.

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

**\*\*Any member of the public who wishes to address the Commission in person regarding an item on the agenda must fill out a speaker's card prior to addressing the Commission. Comments regarding any case on the agenda may also be submitted in writing by contacting the Platting and Annexation Division at [Platbox2@fortworthtexas.gov](mailto:Platbox2@fortworthtexas.gov) or by calling 817-392-8027 no later than Wednesday, October 7, by 5:00 p.m.**

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**COMMISSION MEMBERS**

Caroline Cranz, Chair CD 1  
Andrew Bearden, CD 2  
Colby Adams, CD 3  
Tye Lamberth, CD 4  
CJ Johnson, Vice Chair CD 5  
Denise Turner, CD 6  
Lee Henderson, CD 7  
Andre Sims, CD 8

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Brian Singleterry, CD 9  
Laura Kelley, CD 10  
Martin Risher, CD 11  
Brian Farda, Alternate  
Dr. Beth Gillette, Alternate  
John Reed, Alternate  
Vacant, Alternate

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**I. Public Hearing:                      9:00 A.M.                      City Council Work Session Room**

- A. Correspondence & Comments                      Staff & Chair
- B. Call to Order: Statement of Open Meetings Act
- C. Announcements
- D. Approval of September 10, 2026 Meeting Minutes

E. Continued Cases (2)

**1. VA-26-005 – Vacation of a Portion of the Sandshell Boulevard Right-of-Way Located North of Basswood Boulevard and Waiver Request Section 31-63(e)(6)(a) Street Vacation Recommendation Expiration: Council District 4.**

Being a vacation of a portion of the Sandshell Boulevard right-of-way situated in the T. Peck Survey, Abstract No. 1210, City of Fort Worth, Tarrant County, Texas.

**General Location:** North of Basswood Boulevard, south of Thompson Road, east of I-35W and west of Old Denton Road.

**Applicant:** Dunaway Associates – Mauro Santos

**Recommendation:** (1) Denial of a recommendation to the City Council for the vacation of a portion of Sandshell Boulevard right-of-way; and (2) Denial of a waiver to Section 31-63(e)(6)(a) of the Subdivision Ordinance to waive the requirement that a replat be submitted within 180 days of Plan Commission's recommendation.

**2. Panther Island Form Based Code Amendment.**

**Recommendation:** Approval of a recommendation to the City Council for the adoption of an Amendment to the Panther Island Form Based Code.

F. New Cases (4)

**1. FS-26-189 – Harmon-Heritage Addition Lots 3R1, 3R2 and 3R2, Block 1, Waiver Request Section 31-106(a)(8) Street Design Standards: Council District 8.**

Being a replat of Lot 3, Block 1, Harmon-Heritage Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Instrument Number D224222199, Plat Records Tarrant County Texas, located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** South and east of Heritage Trace Parkway and west of Harmon Road.

**Applicant:** HKS Civil

**Recommendation:** (1) Approval of a waiver to Section 31-106(a)(8) of the Subdivision Ordinance to waive the requirement for an industrial development to be served by a cul-de-sac; and (2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

**2. PP-23-001 – Nance Ranch Revision, Waiver Request Section 31-106(d)(2)  
Block Face Length: 927 Residential Lots, 2 Commercial Lots, and 107  
Private Open Space Lots, Council District 10.**

Being a 427.96 acre tract of land situated in the M.E.P. & P. RR. Co. Survey, Abstract No. 1189, located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** South of Avondale Haslet Road, west of John Day Road and east of Willow Springs Road.

**Applicant:** LJA

**Recommendation:** (1) Approval of a waiver to Section 31-106(d)(2) of the Subdivision Ordinance to permit a block face (from Lot 1X, Block 77 to Lot 1, Block 76) to exceed the maximum allowed 1,320 feet in length; and (2) Conditional approval of the preliminary plat revision upon meeting the platting comments in the staff report.

**3. MT-26-003 – Walsh Avenue (Major Collector) and Mad Canyon Road (Minor Arterial): ETJ Parker County.**

Being an alignment change for Walsh Avenue, a major collector, and Mad Canyon Road, a minor arterial, on the Master Road Network included in the Master Transportation Plan, located in Parker County, Texas.

**General Location:** South of Old Weatherford Road, west of Farmer Road and north of IH-20.

**Applicant:** Westwood Professional Services, LLC

**Recommendation:** (1) Approval of a recommendation to City Council for an alignment change to Mad Canyon Road and Walsh Avenue on the Master Roadway Network.

**4. MT-26-004 – Marine Creek Parkway (Minor Arterial): Council District 2.**

Being an alignment change for Marine Creek Parkway, a minor arterial, on the Master Roadway Network included in the Master Transportation Plan, located in Tarrant County, Texas.

**General Location:** North of Sherman Ave, south of NW Loop 820, east of Estrella St, and west of Angle Ave.

**Applicant:** L&S Land Company

**Recommendation:** (1) Approval of a recommendation to City Council for an alignment change to Marine Creek Parkway on the Master Roadway Network.

G. Other Matters of Business (1)

**1. McCart Ave Hub of Transportation Technology Corridor Project.**

**General Location:** McCart Ave from IH-20 to Future CR 920.

**Applicant:** City of Fort Worth

**Recommendation:** Approval of a recommendation to the City Council of the McCart Hub of Transportation Technology Corridor Project.

**Adjournment.**

**ACCESSIBILITY STATEMENT**

The Council Work Session Room at City Hall 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](mailto: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**

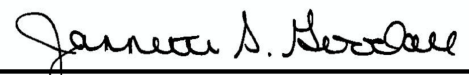
La sala de sesiones de trabajo del Ayuntamiento en el Ayuntamiento es accesible para sillas de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra 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](mailto: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 stamped on the following date and time **Friday, October 02, 2026 at 3:25 P.M.** and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.

City Plan Commission  
October 8, 2026 Meeting Agenda

  
City Secretary for the City of Fort Worth, Texas



CPC: 10/8/2026

**VA-26-005    Vacation of a Portion of the Sandshell Boulevard Right-of-Way, North of Basswood Boulevard and Waiver Request Section 31-63(e)(6)(a): Street Vacation Recommendation Expiration: Council District 4.**

Right-of-Way, North of Basswood Boulevard and Waiver Request Section 31-63(e)(6)(a): Street Vacation Recommendation Expiration.

**General Location:** North of Basswood Boulevard, south of Thompson Road, east of I-35W & west of Old Denton Road.

### GENERAL INFORMATION

- A. CASE MANAGER**..... Alexander Johnson
- B. APPLICANT**..... Dunaway Associates / Mauro Santos
- C. PURPOSE OF REQUEST**  
Replat the right-of-way with the adjoining property and to not extend Sandshell Boulevard through the site.
- D. CURRENT STATUS**
- |                                             |                                                                                                             |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| 1. Improvements.....                        | Paved                                                                                                       |
| 2. Apparent Condition.....                  | Paved                                                                                                       |
| 3. Zoning.....                              | "PD" Planned Development for "I" Light Commercial and "G" Intensive Commercial                              |
| 4. Comprehensive Plan Future Land Use.....  | Mixed-Use                                                                                                   |
| 5. Utilities.....                           | None                                                                                                        |
| 6. Development Services Case Coordinator    | Alexander Johnson                                                                                           |
| 7. Neighborhood Organizations Notified..... | Carrington Court HOA, Carriage Hills HOA, Streams And Valleys Inc, Trinity Habitat for Humanity, Keller ISD |
- E. TECHNICAL ANALYSIS**

The subject street and alley may contain one or more of the following public utilities: water, sewer, gas, telephone, electricity, communications cable. The entities responsible for service and maintenance of these utilities may require easements and arrangements for entry into the vacated portion for maintenance purposes or the relocation of the utilities will be required at the applicant's expense.

### F. COMMENTS AND REQUIREMENTS

Section 31-63(e)(6)(a) requires a replat application to be submitted within 180 days that incorporates the platted area. Staff support waiver the request since the site is currently part of a preliminary plat review and the applicant doesn't have a firm development plan for the site.

CPC: 10/8/2026

Reviewing City departments and public utility companies have raised objections to this request as listed below:

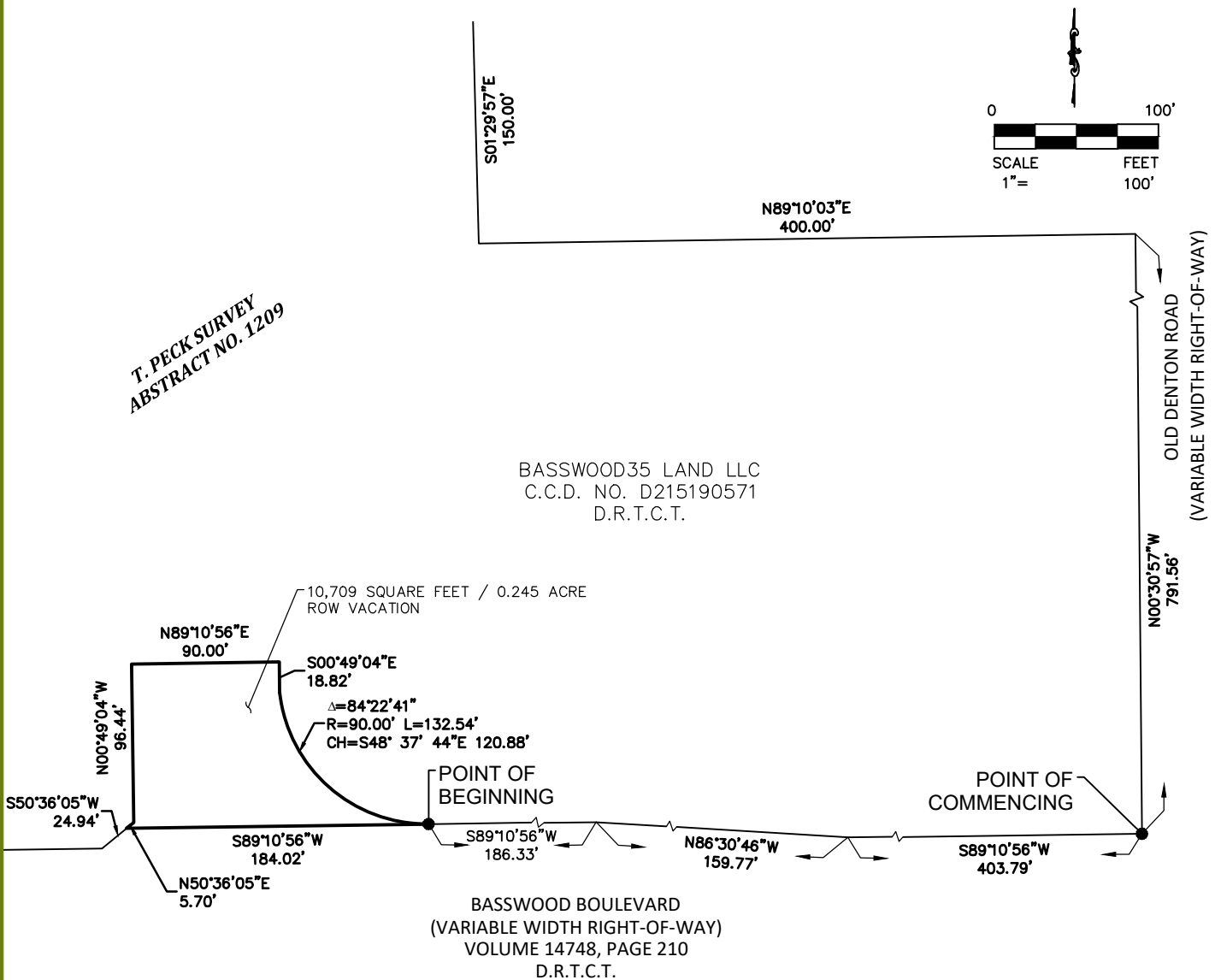
1. ***RoW Required for Signaling at Basswood and Sandshell.*** The street vacation will be required to retain RoW for a future traffic signal at the intersection of Basswood and Sandshell. Since the applicant has not provided an updated exhibit that includes RoW needed for traffic signals, staff cannot recommend approval and are instead recommending a continuance.

UPDATE: After discussion with staff, the applicant requested to withdraw the case on 10/2.

#### **G. *DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION***

DRC Recommends: (1) Denial of a recommendation to the City Council for the vacation of a portion of Sandshell Boulevard right-of-way; and (2) Denial of a waiver to Section 31-63(e)(6)(a) of the Subdivision Ordinance to waive the requirement that a replat be submitted within 180 days of Plan Commission's recommendation.

*EXHIBIT "A"*  
*RIGHT-OF-WAY VACATION*  
*A PART OF THE T. PECK SURVEY, ABSTRACT NUMBER 1209*



C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS

P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

A metes and bounds description of even date accompanies this drawing.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100



*Stephen R. Glosup*  
 02/09/2026

DATE: FEBRUARY 09, 2026

PAGE 1 OF 3  
 DUNAWAY JOB NO. B008821.002

*EXHIBIT "A"*  
*RIGHT-OF-WAY VACATION*  
*A PART OF THE T. PECK SURVEY, ABSTRACT NUMBER 1209*

PROPERTY DESCRIPTION

BEING a tract of land situated in the T. Peck Survey, Abstract No. 1209, City of Fort Worth, Tarrant County, Texas, being a part of that certain tract of land described as Tract 2, by deed to Basswood35 Land LLC, recorded in County Clerk's Document Number D215190571, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a point for the Southeast corner of said Tract 2, Basswood35 Land LLC tract, and the intersection of the north right-of-way line of Basswood Boulevard (variable width right-of-way) recorded in Volume 14748, Page 210, Deed Records, Tarrant County, Texas, and the west right-of-way line of Old Denton Road (a variable width right-way) from which the most easterly northeast corner of said Tract 2, Basswood35 Land, LLC tract bears North 00°30'57" West, a distance of 791.56 feet;

With the north right-of-way line of said Basswood Boulevard and the south line of said Tract 2, Basswood35 Land, LLC, tract, the following courses and distances;

South 89°10'56" West, a distance of 403.79 feet to a point;

North 86°30'46" West, a distance of 159.77 feet to a point;

South 89°10'56" West, a distance of 186.33 feet to the POINT OF BEGINNING of herein described tract of land;

THENCE South 89°10'56" West, departing the south line of said Tract 2, Basswood35 Land, LLC, tract, and crossing right-of-way line of said Basswood Boulevard, a distance of 184.02 feet to a point in the west right-of-way line of said Basswood Boulevard, the south line of said Tract 2, Basswood35 Land, LLC, tract;

THENCE North 50°36'05" East, continuing with the south line of said Tract 2, Basswood35 Land, LLC, tract, with the west right-of-way line of said Basswood Boulevard, a distance of 5.70 feet to a point

Continued...

PAGE 2 OF 3

  
Stephen R. Glosup  
Registered Professional Land Surveyor  
Texas Registration No. 5570  
srg@dunaway.com  
February 09, 2026



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



EXHIBIT "A"

RIGHT-OF-WAY VACATION

A PART OF THE T. PECK SURVEY,  
ABSTRACT NUMBER 1209

City of Fort Worth, Tarrant County, Texas.

*EXHIBIT "A"*  
*RIGHT-OF-WAY VACATION*  
*A PART OF THE T. PECK SURVEY, ABSTRACT NUMBER 1209*

PROPERTY DESCRIPTION

Continue...

THENCE North 00°49'04" West, continuing with the south line of said Tract 2, Basswood35 Land, LLC tract, and the west right-of-way line of said Basswood Boulevard, a distance of 96.44 feet to a point in the north right-of-way line of said basswood Boulevard;

THENCE North 89°10'56" East, departing the west right-of-way-line of said Basswood Boulevard, with the north right-of-way line of said Basswood Boulevard and continuing with the south line of said Tract 2, Basswood35 Land, LLC, tract, a distance of 90.00 feet to point in the east right-of-way line of said Basswood Boulevard;

THENCE South 00°49'04" East, departing the north right-of-way line of said Basswood Boulevard, with the east right-of-way line of said Basswood Boulevard and continuing with the south line of said Tract 2, Basswood35 Land, LLC, tract, a distance of 18.82 feet to a point for the beginning of a non-tangent curve to the left, having a central angle of 84°22'41", a radius of 90.00 feet and chord bearing and distance of South 48°37'44" East - 120.88 feet;

THENCE continuing with the east right-of-way line of said Basswood Boulevard and continuing with the south line of said Tract 2, Basswood35 Land, LLC, tract, with said non-tangent curve to the left in a southeasterly direction, an arc length of 132.54 to the POINT OF BEGINNING and containing a calculated area of 10,709 square feet or 0.245 acre of land.

NOTES: The basis of bearings for this Vacation is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

A drawing of even date accompanies this metes and bounds description.

The metes and bounds description contained herein was compiled from information contained in recorded documents and does not reflect the results of an on the ground survey.

DUNAWAY JOB NO. B008821.002

PAGE 3 OF 3

  
Stephen R. Glosup  
Registered Professional Land Surveyor  
Texas Registration No. 5570  
srg@dunaway.com  
February 09, 2026



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



EXHIBIT "A"  
RIGHT-OF-WAY VACATION  
A PART OF THE T. PECK SURVEY,  
ABSTRACT NUMBER 1209

City of Fort Worth, Tarrant County, Texas.

# VA-26-005

Vacation of a Portion of the Sandshell Boulevard Right-of-Way, North of Basswood Boulevard

Alexander Johnson, Planner II | October 8<sup>th</sup> 2026 CPC Meeting

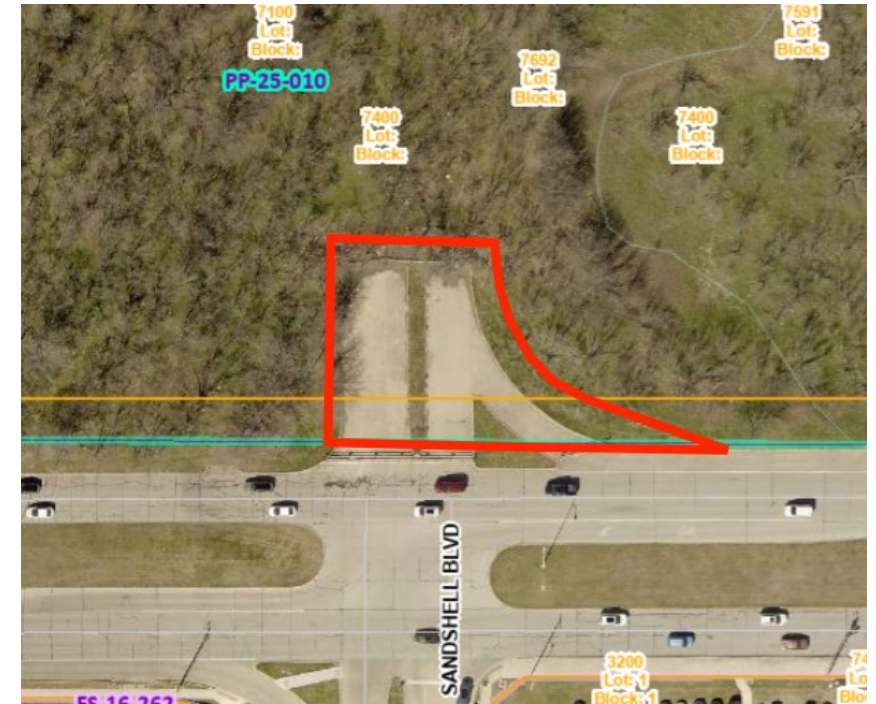


City Planning Commission

# VA-26-005

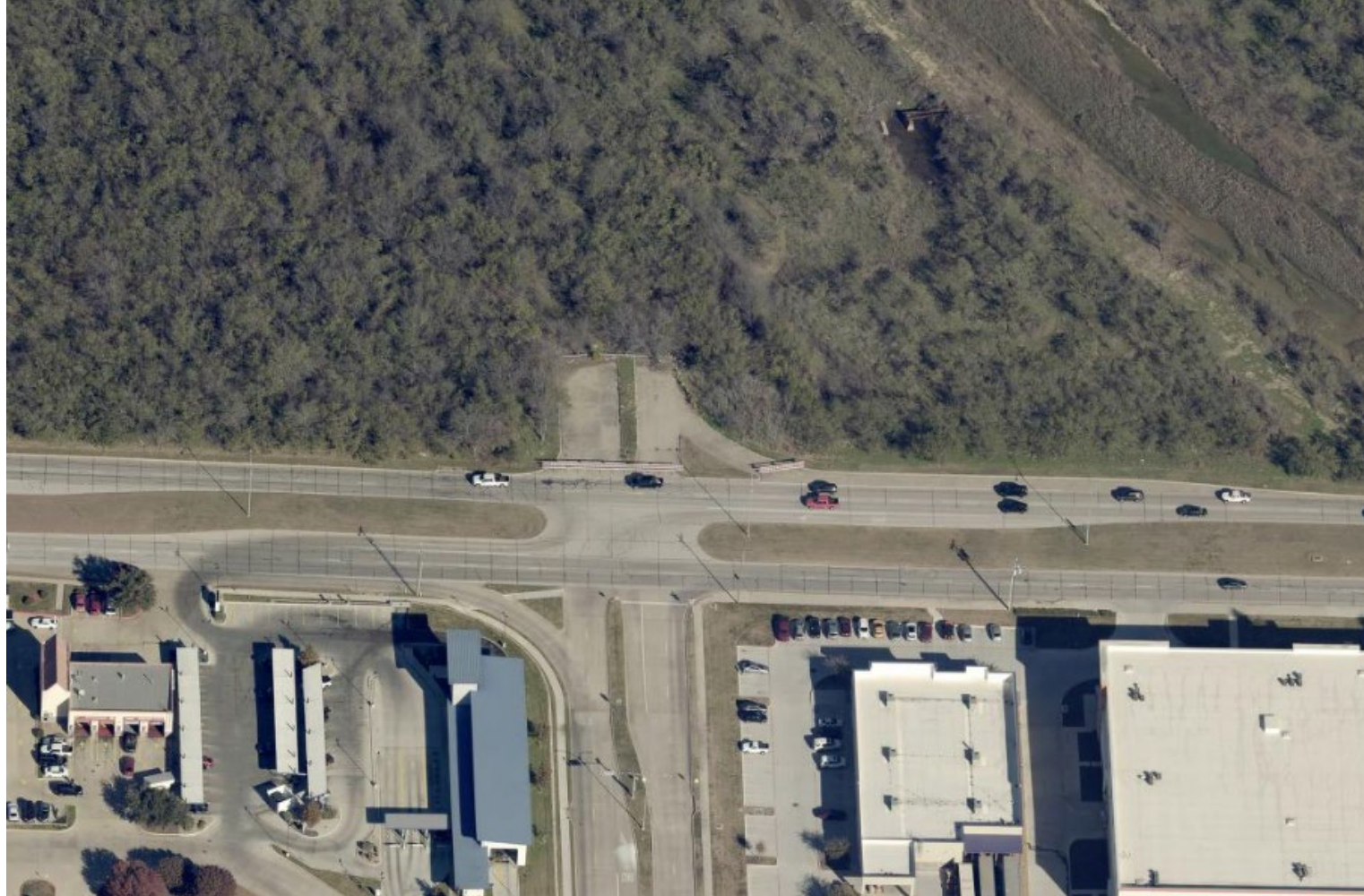
## Vacation Summary Details

- Plat/Street Name: Sandshell Boulevard
- Apparent Condition: Improved/Paved
- Existing Utilities: Water, Sewer and Public Franchise Utilities
- Owner/Applicant: Michael Royal / Basswood Land LLC
- Consultant/Applicant: Mauro Santos / Dunaway Associates
- # of Waivers: 1, Section 31-63(e)(6)(a) – Review, Approval, and Expiration
- CPC Requirements: Recommendation to City Council for vacation of a portion of Sandshell Boulevard and Approval of a waiver to Section 31-62(e)(6)(a) of the Subdivision Ordinance
- PH Notification Date: March 2, 2026





# Aerial View





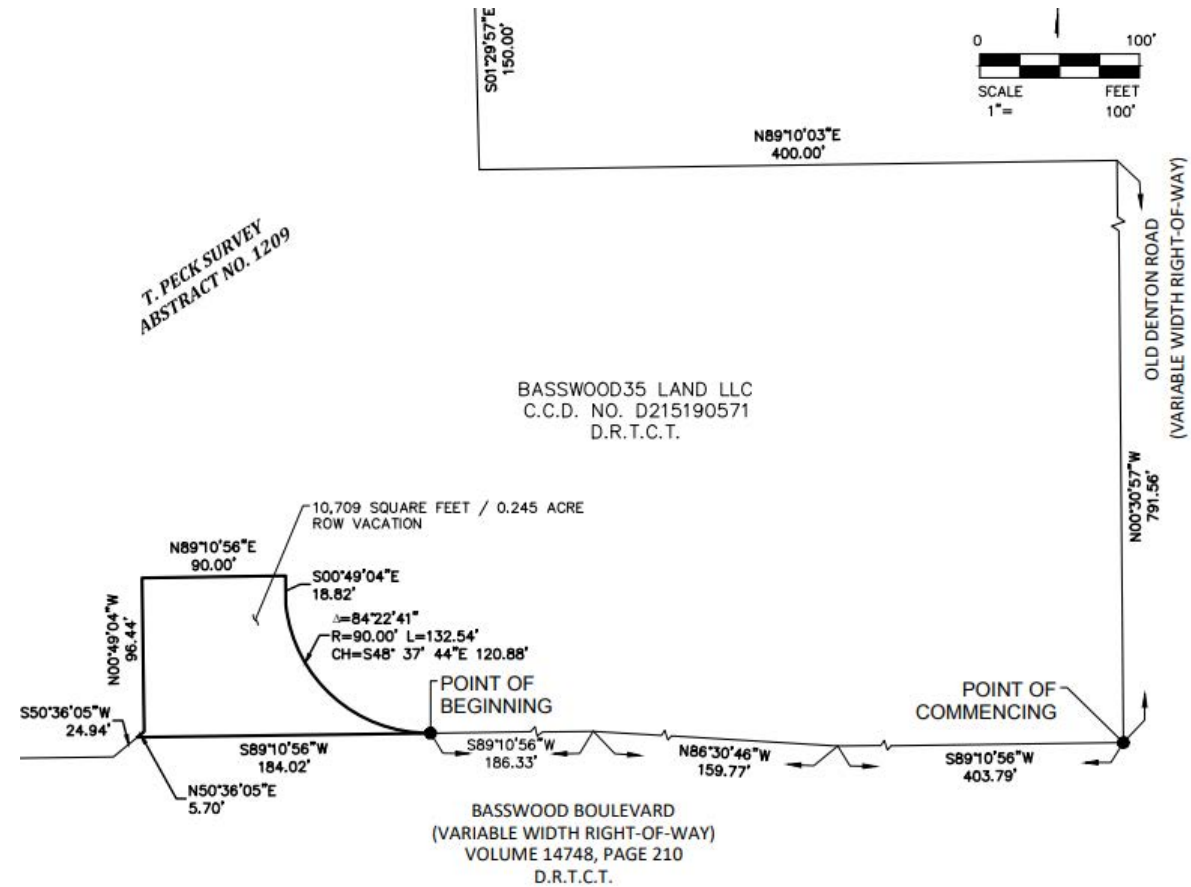
# Street View (From Basswood Blvd)



# VA-26-005

## Vacation Exhibit (To be revised)

- Proposed Land Use: Vacate a portion of Sandshell Boulevard right-of-way.

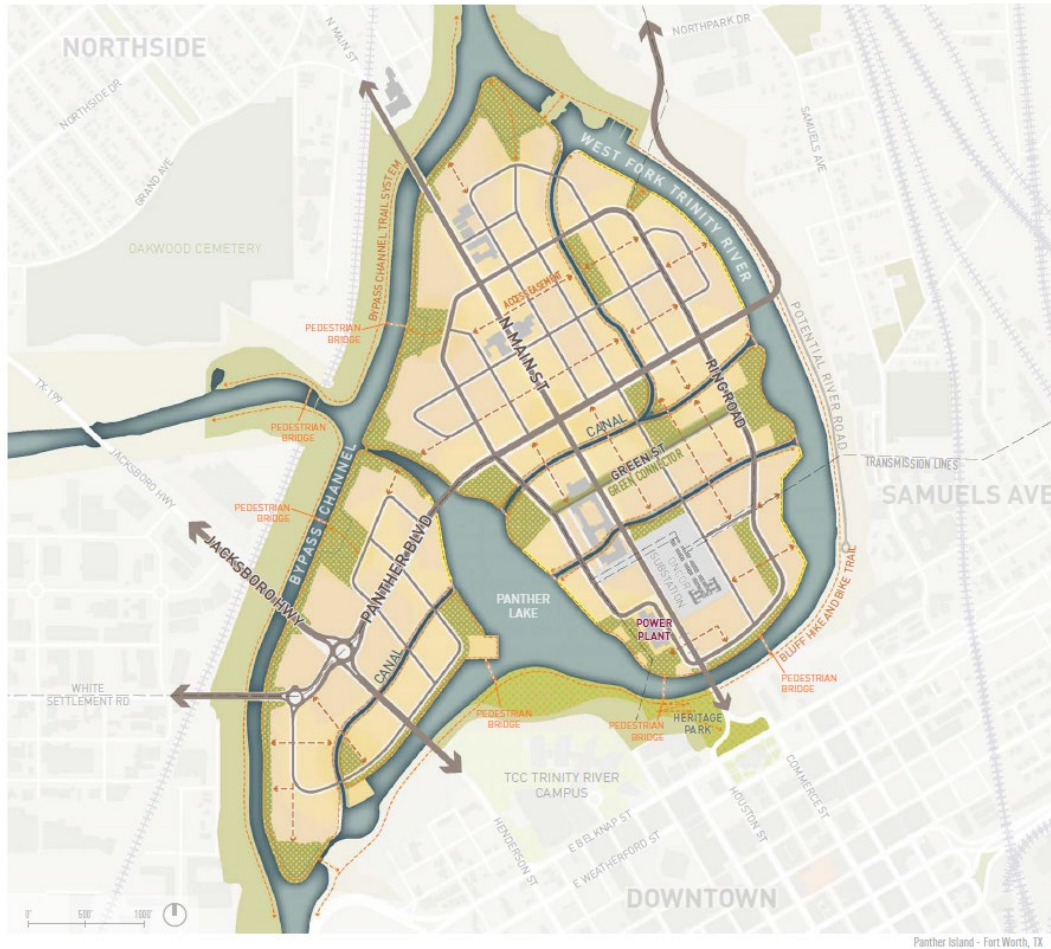


## DRC Comments/Recommendations

- DRC Comments: Transportation cannot recommend approval until updated exhibit is submitted retaining RoW for future traffic signals at Basswood/Sandshell intersection.
- DRC recommends: (1) Denial of a recommendation to the City Council for the vacation of a portion of Sandshell Boulevard right-of-way; and (2) Denial of a waiver to Section 31-63(e)(6)(a) of the Subdivision Ordinance to waive the requirement that a replat be submitted within 180 days of Plan Commission's recommendation.
- *Applicant requested to withdraw the case after discussion with staff on 10/2.*

# Panther Island Form-Based Code Update

September 2026





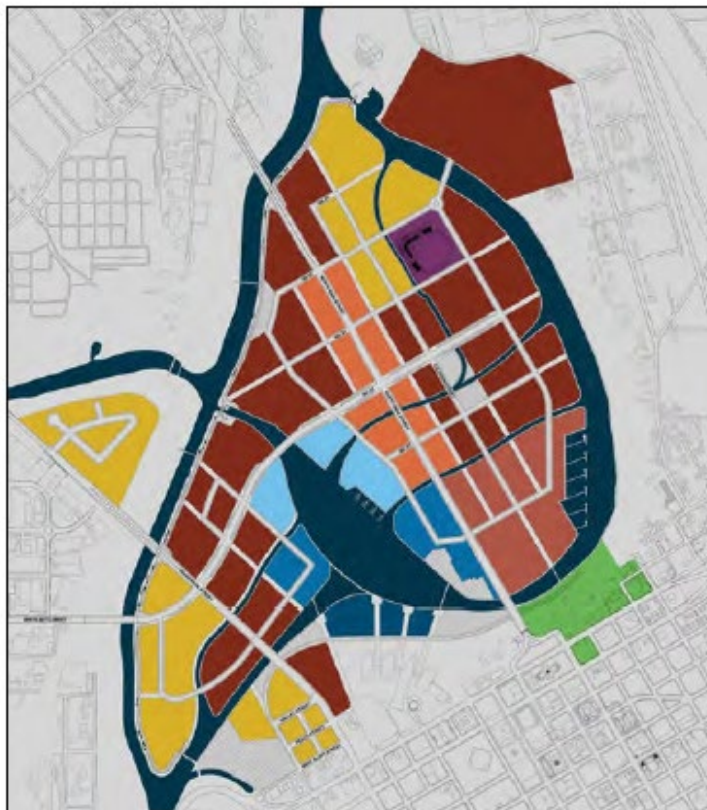
# Panther Island Vision 2.0

Partnership of TRWD, CFW, Tarrant County, TCC, Streams and Valleys, DFWI, and Real Estate Council to refresh:

- o Urban Design Framework
- o Open Space Network
- o Waterfront Conditions
- o Road Network
- o Transit Network
- o Pedestrian Network
- o Bike Network
- o Cultural/Community/Amenity Anchors



# Regulating Plan: Development Zones

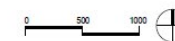


## REGULATING PLAN: GENERAL

- PANTHER ISLAND FBC ZONING DISTRICT BOUNDARY
- PI-CORE
- PI-EDGE
- RECOMMENDED OPEN SPACE
- EXISTING ONCOR SUBSTATION
- EXIST. HISTORIC POWER STATION
- T.R.W.D. CANAL R.O.W.
- - - T.R.W.D. OWNERSHIP BOUNDARY
- - - OVERHEAD TRANSMISSION LINES
- REQ. GROUND FLOOR COMMERCIAL

### STREET ABBREVIATIONS:

- CAL-ST CALHOUN ST
- COM-ST COMMERCE ST
- HOU-ST N HOUSTON ST
- THR-ST N THROCKMORTON ST

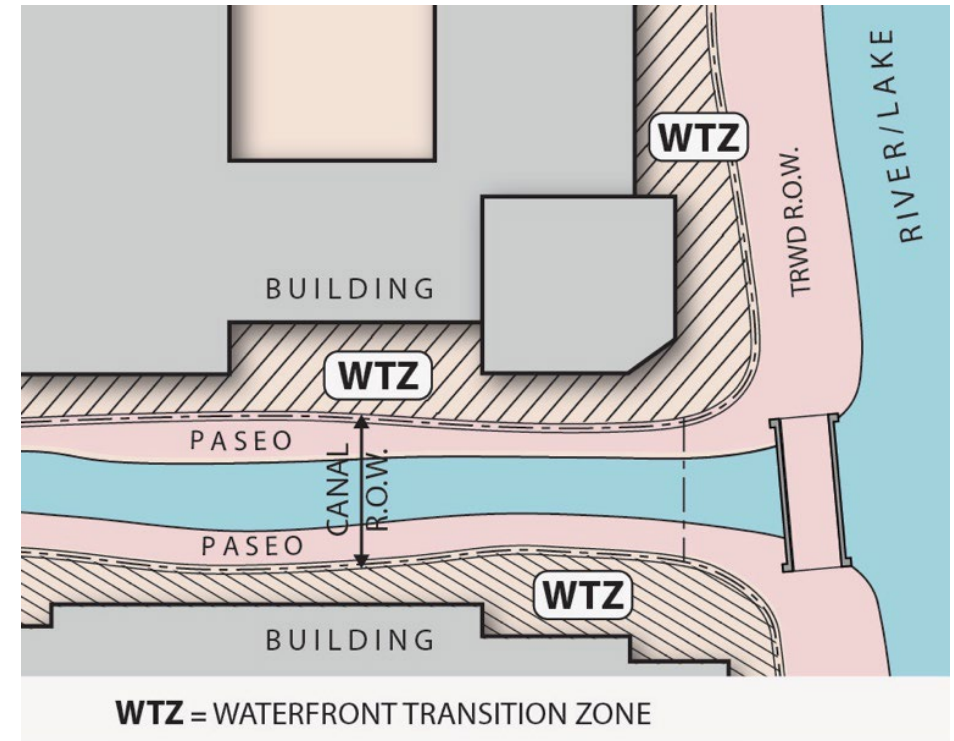


8-14-26



# Waterfront Standards

- References **TRWD Canal System Manual**
- Defers **Bypass Channel** to future regulations on adjacent property
- Establishes **waterfront transition zones** on private property











# Questions?





**FS-26-189      Lots 3R1, 3R2 and 3R2, Block 1 Harmon-Heritage Addition (Waiver Request Section 31-106(a)(8): Council District 4.**

Being a replat of Lot 3, Block 1, Harmon-Heritage Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Instrument Number D224222199, Plat Records Tarrant County Texas, located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** South and east of Heritage Trace Parkway and west of Harmon Road.

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

- |                             |                 |
|-----------------------------|-----------------|
| 1. Owner / Applicant .....  | Daniel McCarthy |
| 2. Consultant / Agent ..... | HKS Civil       |

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

- |                                                          |                                                                                                                                                                                                                                                     |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Current Zoning .....                                  | "I" Light Industrial                                                                                                                                                                                                                                |
| 2. Proposed Zoning .....                                 | No Change                                                                                                                                                                                                                                           |
| 3. Comprehensive Plan Future Land Use .....              | Single Family Residential                                                                                                                                                                                                                           |
| 4. Public Hearing Notification Mailing Date .....        | September 25, 2026                                                                                                                                                                                                                                  |
| 5. Development Services Department Case Coordinator..... | Alex Parks                                                                                                                                                                                                                                          |
| 6. Organizations Courtesy Notified.....                  | North Fort Worth Alliance, Hawthorne Meadows HOA, PV HOA, Reata Meadows HOA, Quail Grove HOA, Reata Ranch HOA, Harmon Ranch HOA, Tehama Ridge HOA, Streams And Valleys Inc, Trinity Habitat for Humanity, Eagle Mountain-Saginaw ISD, Northwest ISD |

**C.      *SERVICE DISTRICTS***

- |                                                |                    |
|------------------------------------------------|--------------------|
| 1. School ISD.....                             | Northwest 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 subject property is replat of one lot into three new lots for an industrial development in north Fort Worth. None of the proposed lots have access to a public or private street therefore a public access easement is required to provide the lots with access.

The Subdivision Ordinance in Section 31-108(a)(8) states, culs-de-sac and loop streets, which serve low-density residential areas and very limited public facilities. The subject property is zoned "I" Light Industrial. The proposed replatted lots do not front onto either Heritage Trace Parkway to the north or to Harmon Road to the east. The applicant has chosen to provide access from Harmon Road that loops through the property and exits back out in this same location. This configuration creates a cul-de-sac or loop street, and the applicant is requesting a waiver to permit this to serve the proposed industrial development. DRC supports the requested waiver.

A portion of the public access easement is shown offsite and must be recorded by a separate instrument and the recording information for that separate instrument must be reflected on this final plat prior to recordation of this final plat.

***E. DRC RECOMMENDATION***

DRC recommends: (1) Approval of a waiver to Section 31-106(a)(8) to permit an industrial development to be served by a cul-de-sac; and (2) Conditional approval of the final plat upon meeting the platting comments in the staff report.





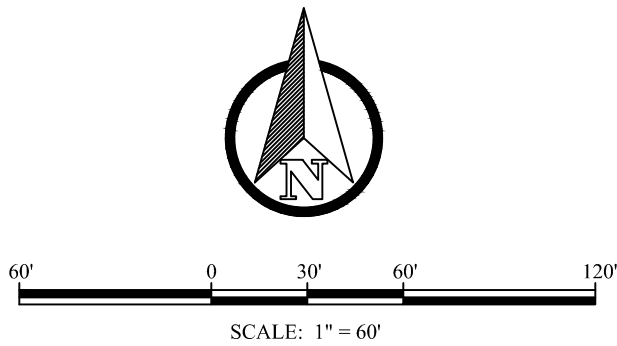
**Legend**

|                                 |                        |            |
|---------------------------------|------------------------|------------|
| <b>Master Thoroughfare Plan</b> | Neighborhood Connector | Floodplain |
| Activity Street                 | System Link            | ETJ        |
| Commercial Connector            |                        |            |
| Commercial Mixed Use            |                        |            |

1:2,400







1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
2. This property lies within Zone "X" and "AE" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C00651, with an effective date of March 21, 2019, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.

| LAND USE TABLE          |       |
|-------------------------|-------|
| LIGHT INDUSTRIAL LOTS   | 3     |
| RIGHT-OF-WAY DEDICATION | 0     |
| GROSS ACRES             | 5.107 |
| RIGHT-OF-WAY            | 0     |
| NET ACRES               | 5.107 |

- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

| Curve # | Arc    | Radius | Delta      | Chord Bearing | Chord  |
|---------|--------|--------|------------|---------------|--------|
| C1      | 80.39° | 51.00' | 090°18'41" | S44°50'33"W   | 72.32' |
| C2      | 79.83° | 51.00' | 089°41'15" | N45°09'23"W   | 71.93' |
| C3      | 38.33° | 25.00' | 087°50'27" | S44°13'59"E   | 34.68' |
| C4      | 39.27° | 25.00' | 089°59'30" | N44°41'00"E   | 35.35' |
| C5      | 38.55° | 25.60' | 086°18'07" | S43°25'20"E   | 35.01' |
| C6      | 39.41° | 25.00' | 090°18'41" | S44°50'33"W   | 35.45' |
| C7      | 39.39° | 25.00' | 089°41'15" | N45°09'23"W   | 35.26' |

**LEGEND OF LINETYPES**

- **————** SUBJECT TRACT BOUNDARY
- **— — — —** ADJOINING TRACT BOUNDARY
- **—— — —** CENTER LINE
- **- - - - -** EASEMENT

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

The image shows the official seal of the City of Fort Worth, Texas. At the top, the words "FORT WORTH" are written in a large, bold, serif font, with a horizontal line passing through the middle of the letters. Below the text is a silhouette of a longhorn, facing left, with its head and horns centered under the text. Below the longhorn, the words "CITY PLAN COMMISSION" are written in a smaller, bold, sans-serif font. Underneath that, "CITY OF FORT WORTH, TEXAS" is written in the same font. A horizontal line separates this header from the text below. The text reads: "THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL." Below this text is another horizontal line, followed by the label "Plat Approval Date :". To the right of this label is a blank space for a date. Below this is another horizontal line, followed by the label "By :". To the right of this label is a blank space for a signature, with the word "Chairman" written in a smaller font to the right of the line. Below this is another horizontal line, followed by the label "By :". To the right of this label is a blank space for a signature, with the word "Secretary" written in a smaller font to the right of the line.

CASE# FS-26-189  
REPLAT  
N-HERITAGE ADDITION  
3R2, AND 3R3, BLOCK 1  
IN THE J. WALKER SURVEY, ABSTRACT #1600  
WORTH, TARRANT COUNTY, TEXAS  
BLOCK 1, HARMON-HERITAGE ADDITION, AN ADDITION  
TO THE J. WALKER SURVEY, TARRANT COUNTY, TEXAS, RECORDED AS  
INSTRUMENT NO. D2242221199, O.P.R.T.C.T.



**BARTON CHAPA  
SURVEYING**

3601 NE Loop 820, Ste. 108  
Fort Worth, TX 76137  
Phone: 817-864-1957  
info@bcsdfw.com  
TBPLS Firm #10194474

**HKS** HARRIS  
KOCHER  
SMITH  
DENVER • DALLAS/FORT WORTH  
451 S. Main Street, Ste. 200  
Fort Worth, TX 76104  
Contact Kyle McCage  
817.769.6279  
kmcage@hkseng.com

**OWNER/DEVELOPER**  
MCCARTHY CAPITAL  
9555 HARMON RD.  
FORT WORTH, TX 76177  
CONTACT FRANCIS MCCARTHY  
fjmccarthy@sbcglobal.net  
817-657-6453





451 S. Main Street, Ste 200  
Fort Worth, Texas 76104

## Waiver Letter Request

To: Plan Commission Chairwoman, Caroline Cranz  
City of Fort Worth, Development Services Department  
100 Fort Worth Trail  
Fort Worth, Texas 76102

From: Kyle McCage, P.E., CFM  
HKS Civil  
451 S. Main St., Ste. 200  
Fort Worth, Texas 76104

Date: October 1, 2026

Project: FS-26-189  
Replat of Lot 3, Block 1, Harmon-Heritage Addition  
(Lots 3R1, 3R2 and 3R3, Block 1)

Re: requested waiver for Section 31-106(a)(8)

Dear Chair Cranz and Commissioners:

On behalf of McCarthy Capital, LLC, HKS Civil requests a waiver of Section 31-106(e)(1) of the Subdivision Ordinance to allow the access easement serving proposed Lots 3R1, 3R2 and 3R3 to terminate within the subdivision rather than connect to a second public street. Please reference the aerial image overlayed on the replat in this letter for a visual representation as described below.

The replat divides existing Lot 3 into three lots. Lot 3 currently accesses Harmon Road, and the proposed three subdivided lots will use the same access.

Lot 3 is an interior tract without street frontage. It is otherwise enclosed by platted property under separate ownership: Lot 2 to the north, between the site and Heritage Trace Parkway; Lots 1 and 4 to the east, between the site and Harmon Road; Lots 16R and 17R, Block 29, Presidio West to the west; and the Presidio Village, LLC tract to the south. This boundary was set by prior plats, not by this replat. A through connection would require access rights across property the owner does not control. Strict compliance would prevent any further subdivision of the lot.

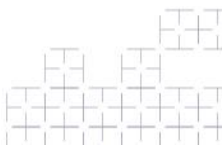
Specific waiver criteria include (Section 31-5(d)).

1. Emergency and service vehicles can enter, turn around and exit without backing through an access easement dedicated by this plat that encompasses an existing striped firelane. The easement serves three light industrial lots generating minimal vehicle trips per day and no residential units.
2. The waiver does not change access to any adjoining tract. Each adjoining lot has its own frontage on Heritage Trace Parkway or Harmon Road, and none relies on this easement for access or a future street extension.

We respectfully request approval of this waiver with FS-26-189. Please contact me at 817.769.6279 or [kmccage@hkscivil.com](mailto:kmccage@hkscivil.com) with any questions.

917.769.6279 | [www.HKScivil.com](http://www.HKScivil.com)

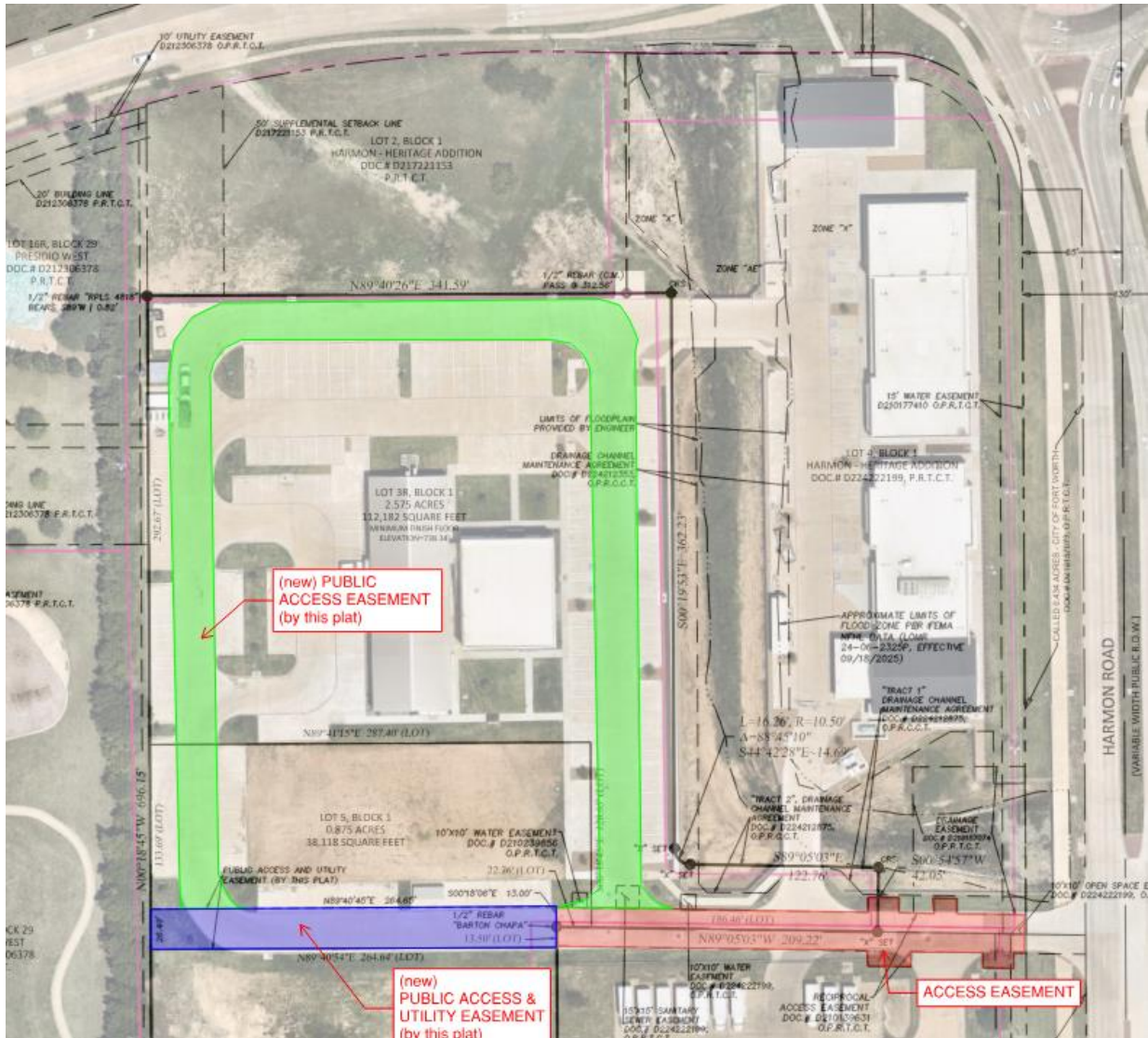
TBPE Firm No: F-15501 | TBPLS Firm No: 10194145



Sincerely,

*Kyle McCage*

Kyle McCage, P.E., CFM  
HKS Civil







## Conditions and Comments

**Record Number:** FS-26-189

**Submitted:** 8/14/2026

**Remarks Due:**

**ZC Hearing:**

**Application Status:** In Review

**Title:** Harmon Heritage Addition - Replat

**Description of Work:** REPLAT  
HARMON-HERITAGE ADDITION  
LOTS 3R, 5, AND 6, BLOCK 1  
5.107 ACRES SITUATED IN THE  
J. WALKER SURVEY, ABSTRACT #1600  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

**Address:**

**Acres:**

**Applicant:**

**Owner Name:** MCCARTHY CAPITAL LLC

**Owner Address:** 9555 HARMON RD FORT WORTH, TX 76177

---

**Approval Table:**

| Task                         | Task Status                  | Task Date | Task Reviewer           |
|------------------------------|------------------------------|-----------|-------------------------|
| Administrative Approval      |                              |           |                         |
| Application Submittal        | Accepted                     | 9/9/2026  | Alexander Parks         |
| County Review                | Not Required                 | 9/23/2026 | Alexander Parks         |
| Fire Review                  | Correction Required          | 9/10/2026 | Christopher Thornton    |
| Gas Well Review              | Not Required                 | 9/16/2026 | Marilyn Hernandez Ayala |
| ONCOR Delivery Review        | No Response Received         | 9/23/2026 | Alexander Parks         |
| PARD Review                  | Approved                     | 9/29/2026 | Lori Gordon             |
| Plan Distribution            | Routed for Electronic Review | 9/9/2026  | Alexander Parks         |
| Platting Review              | Correction Required          | 9/23/2026 | Alexander Parks         |
| TPW Engineering Review       | Correction Required          | 9/22/2026 | Jeremy Beekman          |
| TPW Storm Water Review       | Correction Required          | 10/1/2026 | Parth Patel             |
| Transportation Impact Review | Approved                     | 9/23/2026 | Rebeca Hernandez        |
| TX DOT Review                | Not Required                 | 9/22/2026 | Jeremy Beekman          |
| Water Engineering Review     | Correction Required          | 9/24/2026 | Anthony Vallejo         |
| Water Sewer Study Review     | Correction Required          | 9/16/2026 | Alma Alwan              |
| Zoning Review                | Approved                     | 9/21/2026 | Mary Jordan             |

**List of Conditions:**

## **PARD**

**Reviewer: Lori Gordon**

**Email: [Lori.Gordon@fortworthtexas.gov](mailto:Lori.Gordon@fortworthtexas.gov)**

**Phone: 817-392-5743**

1. If a residential component is planned, PARD-PDP will apply.  
Questions: please email [lori.gordon@fortworthtexas.gov](mailto:lori.gordon@fortworthtexas.gov)

## **Transportation Impact**

**Reviewer: Rebeca Hernandez**

**Email: [Rebeca.Hernandez@fortworthtexas.gov](mailto:Rebeca.Hernandez@fortworthtexas.gov)**

**Phone: 8173928074**

1. FYI Comments:
  - The project is located in Transportation Impact Fee Service Area C
  - The project does not qualify for discounts.
  - The project is subject to the Maximum Assessable Rate (Schedule 1) of the 2022 Transportation Impact Fee Study.
  - The approval date of the final plat will determine the applicable collection rate for building permits.
  - Building permits obtained on or after June 1, 2026, will be subject to the newly adopted Transportation Impact Fee Collection Rates.

## **Fire**

**Reviewer: Christopher Thornton**

**Email: [Christopher.Thornton@fortworthtexas.gov](mailto:Christopher.Thornton@fortworthtexas.gov)**

**Phone: 817-392-6905**

1. FWFD - (Lt. Adam Thornton, [FirePlatting@fortworthtexas.gov](mailto:FirePlatting@fortworthtexas.gov))

CLEARED 9/18/26: CORRECTION REQUIRED: Provide a site plan to [Fireplatting@fortworthtexas.gov](mailto:Fireplatting@fortworthtexas.gov) and your case manager with your case number in the subject line.

Streets existing and correct:  
Harmon Rd.  
Heritage Trace Parkway

General information:

Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received.

Pursuant to the Fort Worth City Code, no building or structure not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the adopted Fire Code at the time of construction. Where construction is permitted, all structures subject to setbacks shall be located outside of any setback resulting from ultimate alteration of the pad site permit.

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 that are available at the City Secretary's site for Ordinance #25388-03-2022.

## **Planning**

**Reviewer: Alexander Parks**

**Email: Alexander.Parks@fortworthtexas.gov**

**Phone: 817-392-2638**

1. Development Services--Platting (Alexander Parks 817-392-2638  
alexander.parks@fortworthtexas.gov)

1. The subdivision ordinance requires that all final platted lots have paved direct access to a public street, a private street or a public access easement. Since none of these lots have access to a street a public access easement is required. The public access easement needs to be shown to align with the existing paved driveway that extends out to Harmon Road. It cannot follow the path of the existing reciprocal access easement since half of that easement is located on the Blue Bell property behind their fence. The public access easement must be a minimum of 24 feet wide and all lots served by the public access easement must have a minimum of 100 feet of frontage on the public access easement. The public access easement should not be designed to enter and terminate in the lot. It should be designed to loop through the property from driveway to driveway. The inability to conform to these requirements will require a waiver from City Plan Commission.

2. Revise the lot numbers to read Lots 3R1, 3R2 and 3R3. Make this change to the plat face, title block and the dedication statement.

3. Revise the title block to show "being a replat of Lot 3, Block 1, Harmon-Heritage Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in D224222199, PRTCT".

4. Remove the Maintenance Note from the plat and insert the plat notes as follows:

Covenants or Restrictions are Un-altered

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

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.



**T/PW Engineering**

**Reviewer: Jeremy Beekman**

**Email: [Jeremy.Beekman@fortworthtexas.gov](mailto:Jeremy.Beekman@fortworthtexas.gov)**

**Phone: 817-392-8246**

1. \*\*\*\*\* Transportation Development Services Comments\*\*\*\*\*

Plat case review Performed On: 9/22/2026 by [Jeremy.Beekman@fortworthtexas.gov](mailto:Jeremy.Beekman@fortworthtexas.gov). 817-392-8246

>>>> ALL REVISIONS NEED TO GO THROUGH THE PLATTING CASE MANAGER TO ENSURE OUR WORKFLOW IS REACTIVATED <<<<

Please refrain from emailing TDS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately. Please include your assigned case manager. Platting Department 817-392-8027; email your assigned plat manager or [Platbox2@fortworthtexas.gov](mailto:Platbox2@fortworthtexas.gov).

HOLD 9/22/2026 (JB)

Please add or update the below plat face comments.

- Sidewalk and Streetlight Note: A note shall be placed on the final plat stating: "Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards."

HOLD 9/22/2026 (JB)

- Dedication Information - Include all dedication information for all existing or recorded rights-of-way, access easements, vacations, or encroachments. If ROW is prescriptive or record cannot be found, indicate so on the plat.
- ROW/Easement Dimensions - Show the dimensions (including curvature data) of all existing, recorded, or to be recorded ROW including streets, alleys, easements, railroads, or other public ROW within or adjacent to the subdivision boundaries. Include the distance from the centerline of the existing roadway ROW to the proposed property line.

HOLD 9/22/2026 (JB)

- Public Access Easement (Ch. 31-106.I) - Access easements shall comply with the requirements of Section 31-106 (Street Standards) I (Access Easement Design Standards (Public Access Easements, Reciprocal access Easements, Private Drives or Ways) of the Subdivision Ordinance. Access easements are privately maintained but constructed to city street standards that are open to unrestricted and irrevocable public access and serve two or more lots each having a minimum of 100 feet of frontage as their primary means of access. Access easement location and spacing shall comply with the Access Management Policy.

ACCESS EASEMENT MUST NOT DEADEND

HOLD 9/22/2026 (JB)

- Site plan required – Upload proposed site plan to Accela for review.

***T/PW Stormwater***

**Reviewer: Parth Patel**

**Email: Parth.Patel@fortworthtexas.gov**

**Phone: 817-392-2027**

1. Contact: SDS@fortworthtexas.gov  
Stormwater Development Services  
Stormwater PDC Meetings Can Be Requested By Email

0803 – Drainage Study – Provide a Drainage Study by a registered civil engineer in the State of Texas that conforms to the criteria contained in the 2024 City of Fort Worth Stormwater Criteria Manual and submitted through the Stormwater Development Services Division. Drainage Study must demonstrate that there are no adverse impacts on areas surrounding the project site due to the proposed developments.

Reference: Section 2.3, Steps 3 and 5, 2024 CFW Stormwater Criteria Manual

HOLD 10/01/26 PP - Drainage study update required. Additional plat comments/holds may appear from study review.

9000 - All public and private drainage easements and ROWs with their widths must be clearly shown/identified on the plat. The plat should reflect easements being dedicated by plat, or fill in the instrument numbers for easements already recorded or show the instrument numbers for drainage easements to be recorded by separate instrument or the plat should show the instrument numbers for easements to be abandoned by this plat.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth and Section 3.11.1, 2024 CFW Stormwater Criteria Manual

HOLD 10/01/26 PP -

0905 - When there is a detention facility, SWFMA must be executed and recorded by the City and County respectively before the approval of plat and issuance of any building permit.

Reference: Section 3.11.3.2 & 3.11.3.3, 2024 CFW Stormwater Criteria Manual

HOLD 10/01/26 PP - SWFMA amendment may be required.

## **Zoning**

**Reviewer: Mary Jordan**

**Email: Mary.Jordan@fortworthtexas.gov**

**Phone: 817-392-7869**

### **1. Zoning & Land Use**

Lynn Jordan

Lynn.Jordan@fortworthtexas.gov

FYI: property is zoned "I" Light Industrial.

Property Zoning: "I" Light Industrial

Refer to City Code Section 4.1000 for "I" district development regulations

See City Zoning Ord. Section 4.803 Nonresidential Use Table for uses allowed by right;

See City Zoning Ord. Chapter 6 for additional Development Standards

Abbreviated Development Standards:

Front yard\*: None required if entire block frontage is zoned "FR" through "K;" if the block frontage contains a residential district or the "ER" or "E" district, the most restrictive district standards apply

Rear yard\*: 10 feet minimum adjacent to residentially zoned lot, none otherwise

Side yard (Interior lot)\*: 5 feet minimum adjacent to residentially zoned lot, none otherwise; if provided, side yard must be 3 feet minimum.

Side yard (Corner lot)\*\*: None required unless through lot, then 10 feet minimum required

Height: 3 stories or 55 feet maximum

Notes:

\* Additional setback may be required by §§ 6.101(c) or 6.300.

\*\* May be subject to projected front yard (§ 6.101(f))

Off-street parking and loading. Industrial buildings require one space per 500 square feet of gross floor area or one space per three employees, whichever is greater. Warehouse buildings require one space per four employees, with a four-space minimum. For further details, other uses and loading areas see Chapter 6, Development Standards, Article 2, Off-Street Parking and Loading, § 6.200.

Landscaping and buffers. For industrial uses, generally 4% of net site area or a landscape area of 30-foot depth along all public rights-of-way. See Chapter 6, Development Standards, Article 3, Landscaping, Buffers and Urban Forestry, § 6.300.

Signs. See Chapter 6, Development Standards, § 6.400, Signs for the requirements.

## **Review**

**Reviewer: Anthony Vallejo**

**Email: Anthony.Vallejo@fortworthtexas.gov**

**Phone: 817-392-7815**

- >>>> ALL REVISIONS NEED TO GO THROUGH THE PLATTING CASE MANAGER TO ENSURE OUR WORKFLOW IS REACTIVATED <<<< Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately. Please include your assigned case manager. Platting Department 817-392-8027; email your assigned plat manager or Platbox2@fortworthtexas.gov. \*\*\*\*\* Water Department Comments\*\*\*\*\*  
Plat case review Performed On: 9/24/26  
Anthony Vallejo | anthony.vallejo@fortworthtexas.gov | 817-392-7815 DSWS@fortworthtexas.gov

HOLD - P.R.V. note required on plat face (General Notes); statement shall read as follows:

"Private P.R.V.'s will be required; water pressure exceeds 80 PSI "

FYI - Additional HOLDS may follow.

## **List of Comments:**

\*\*\*Gas Well Review \*\*\*

This property is located outside of any gas well setback area.



Development Services Department

---

The City of Fort Worth \* 100 Fort Worth Trail \* Fort Worth, Texas 76102  
817-392-2222 \* Fax 817-392-8105

# **FS-26-189**

# **Harmon-Heritage**

# **Addition**

**Alexander Parks, Senior Planner**  
**CPC Meeting October 8, 2026**

## Plat Summary Details

**Plat Name:** Harmon-Heritage Addition

**Plat Description:** Industrial Development

**Size:** 5.107

**Owner/Applicant:** Daniel McCarthy

**Consultant/Applicant:** HKS Civil

**Waivers:** Section 31-106(a)(8) Cul-de-sac

**DRC Recommendation:** Approval of the requested waiver to permit an industrial development to be served by a cul-de-sac.

**Public Hearing Notification Date:** September 25, 2026



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

1:2,400







# FS-26-189

## DRC Recommendation

### **DRC recommends:**

(1) Approval of a waiver to Section 31-106(a)(8) of the Subdivision Ordinance to permit an industrial development to be served by a cul-de-sac; and (2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

**PP-23-001 Nance Ranch Revision/Waiver Request Section 31-106 (d)(2): 3 Multifamily Lots, 1 Commercial Lot, 927 Residential Lots, 4 Proposed Public Park Lots and 102 Private Open Space Lots. Council District 10.**

Being 427.96 acres of land situated in the M.E.P. & R.R. Co. Survey, Abstract No. 1189, located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** South of Avondale-Haslet Road, west of John Day Road and north of Blue Mound Road

## GENERAL INFORMATION

### A. APPLICANT

- |                             |                       |
|-----------------------------|-----------------------|
| 1. Owner / Applicant .....  | Hall-Nances Ranch Ltd |
| 2. Consultant / Agent ..... | LJA Engineering       |

### B. PROJECT ZONING, NOTIFICATION & COORDINATION

- |                                                          |                                                                                                                         |
|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 1. Current Zoning .....                                  | "E" Neighborhood Commercial, "CR" Low Density Residential, "MU-1" Low Intensity Mixed Use, "A-5" One Family Residential |
| 2. Proposed Zoning .....                                 | No Change                                                                                                               |
| 3. Comprehensive Plan Future Land Use .....              | Neighborhood Commercial, Single Family Residential, Low Density Residential, Open Space and Mixed Use                   |
| 4. Public Hearing Notification Mailing Date .....        | September 25, 2026                                                                                                      |
| 5. Development Services Department Case Coordinator..... | Alex Parks                                                                                                              |
| 6. Organizations Courtesy Notified.....                  | North Fort Worth Alliance, SK Spring Ranch HOA, Streams And Valleys Inc, Trinity Habitat for Humanity, Northwest ISD    |

### C. SERVICE DISTRICTS

- |                                                |                    |
|------------------------------------------------|--------------------|
| 1. School ISD.....                             | Northwest 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 proposed preliminary plat is a multi-phase master planned development with multifamily, attached townhomes, commercial and single family detached residential. The development will take its access from Avondale Haslet Road and an extension of Wagley Robertson Road, both neighborhood connectors on the Master Thoroughfare Plan (MTP). In addition, Le Tara Ranch Road is stubbed out from the east in the Le Tara subdivision to the east in the City of Haslet.

This preliminary plat was conditionally approved by City Plan Commission on April 26, 2023. This revision has proposed a rezoning of a portion of the preliminary plat at the north from MU-1 low intensity mixed use zoning to A-5 one family residential zoning. 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

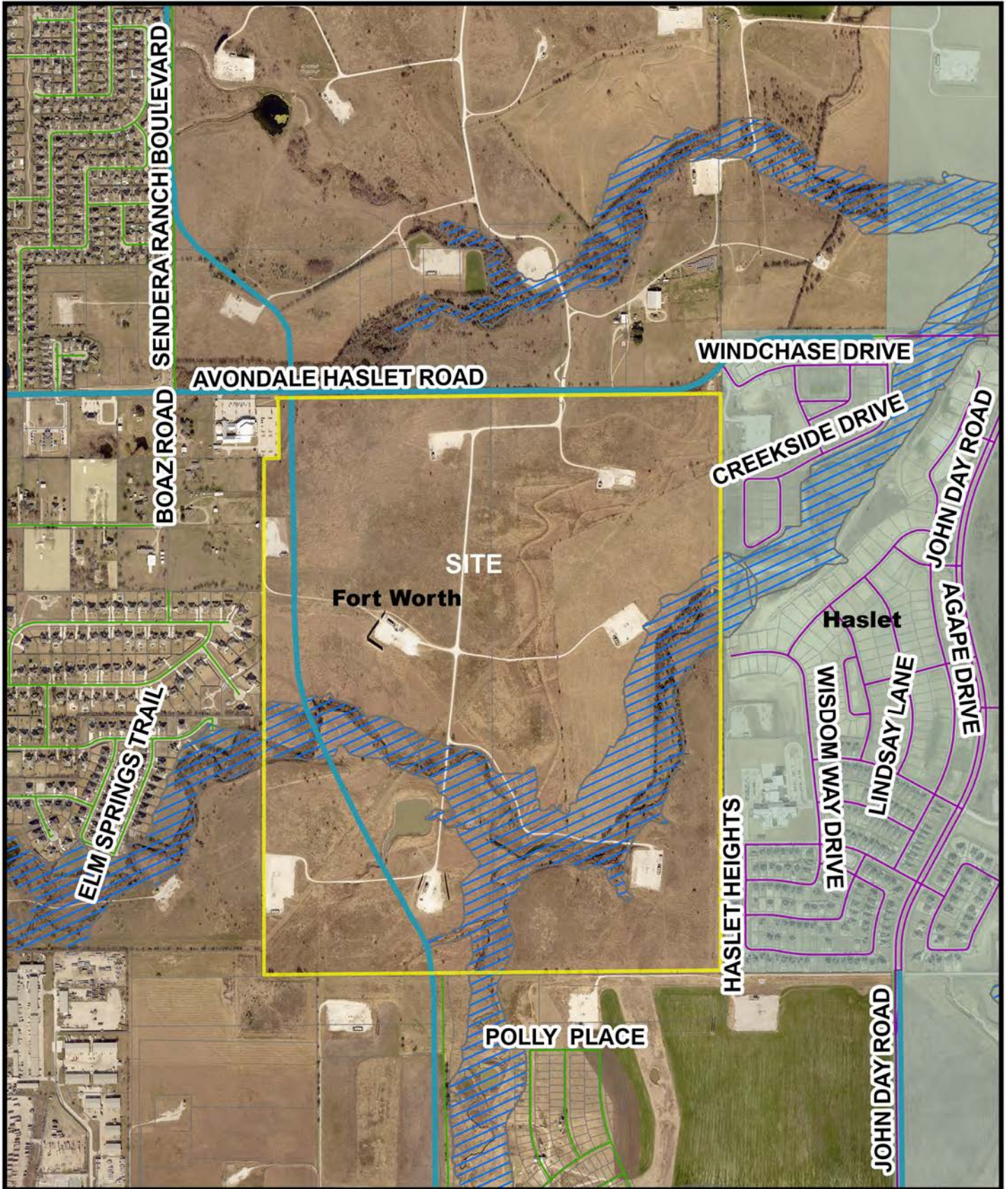


face of 1,320 feet. The block face from Lots 1-21, Block 76 to Lots 1-1X, Block 77 exceeds this maximum distance. The applicant has requested a waiver since there are no stubouts from the phase to the south to connect to that could help to break up this block face. In an effort to provide connectivity between phases the applicant has chosen to connect to the alley from the phase to the south although it does not break up the block face. DRC supports the requested waiver.

The Subdivision Ordinance in Section 31-63 (b) (5) gives DRC administrative authority over some changes to an approved preliminary plat. A net increase, not to exceed 5% of the total residential lots (rounded to the nearest whole number) in the overall lot yield of the approved preliminary plat may be made, except as elsewhere prohibited by these regulations. However, the increase in this situation is an approximate 13% increase in density. Therefore, City Plan Commission action is required to approve the increase in density. All studies have been updated appropriately to support the requested revision. DRC recommends approval of the requested revision and increase in lot yield.

***E. DRC RECOMMENDATION***

DRC recommends: 1) Approval of one Subdivision Ordinance waiver to permit the block face for Lots 1-21, Block 76 to Lots 1-1X, Block 77 to exceed the maximum allowed 1,320-foot distance; 2) Approval of the increase in lot yield to 927 total residential lots; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.



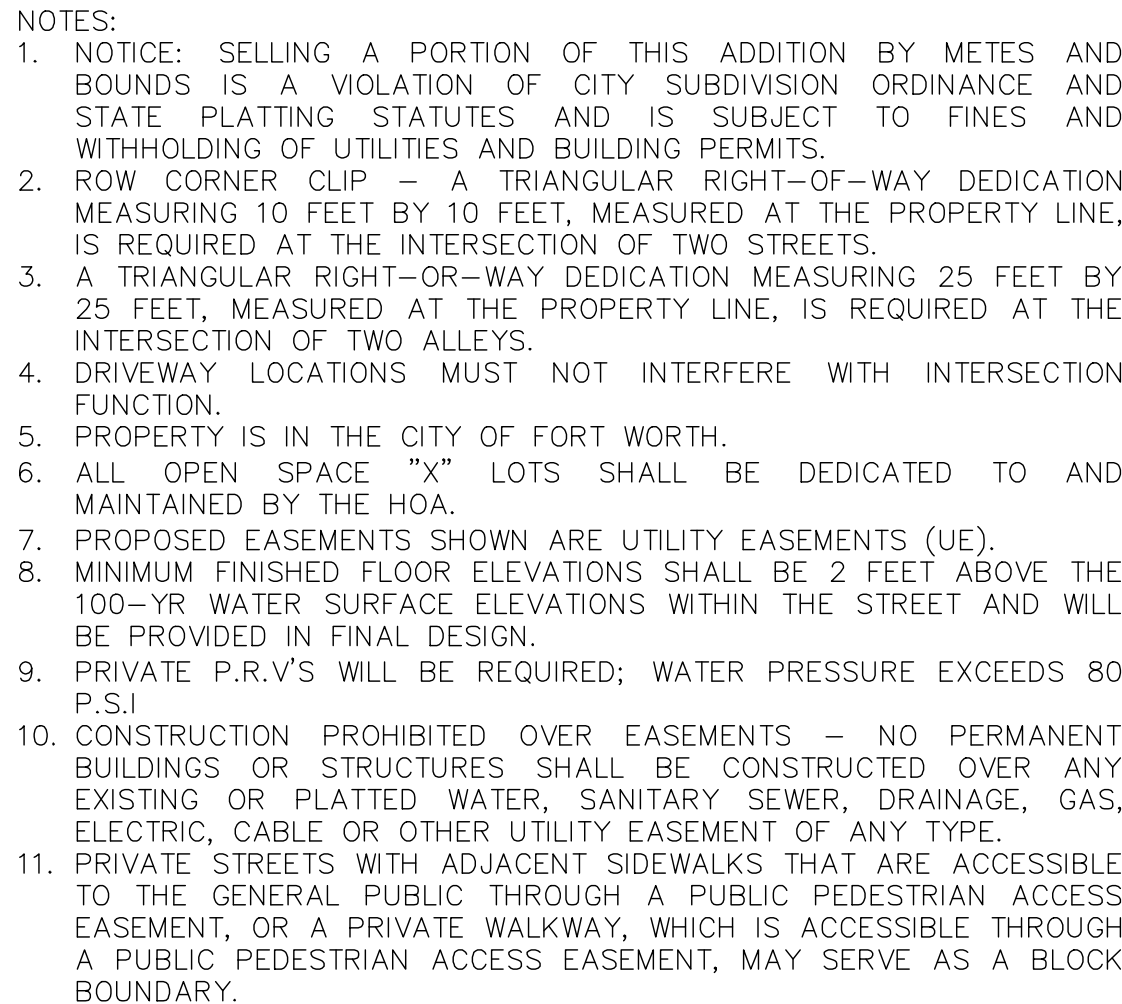
**Legend**

|                                 |                        |            |
|---------------------------------|------------------------|------------|
| <b>Master Thoroughfare Plan</b> | Neighborhood Connector | Floodplain |
| Activity Street                 | System Link            | ETJ        |
| Commercial Connector            |                        |            |
| Commercial Mixed Use            |                        |            |

1:13,400







| LAND USE SUMMARY          |                      |                        |          |         |            |
|---------------------------|----------------------|------------------------|----------|---------|------------|
| USE                       | RESIDENTIAL<br>UNITS | NONRESIDENTIAL<br>LOTS | ±ACREAGE | DENSITY | POPULATION |
| RESIDENTIAL<br>LOTS       | 972                  | —                      | 130.85   | 7.43    | 3402       |
| PRIVATE OPEN<br>SPACE     | —                    | 107                    | 189.68   | —       | —          |
| PUBLIC PARK<br>DEDICATION | —                    | 4                      | 17.02    | —       | —          |
| COMMERCIAL                | —                    | 2                      | 13.89    | —       | —          |
| RIGHT-OF-WAY              | —                    | —                      | 76.52    | —       | —          |
| TOTAL                     | 972                  | 113                    | 427.96   | —       | 3402       |



LJA ENGINEERING, INC.  
6060 NORTH CENTRAL EXPRESSWAY  
SUITE 400  
DALLAS, TEXAS 75206  
PHONE: (469) 621-0710  
TEXAS REGISTRATION F-1386

BEATEN PATH DEVELOPMENT, LLC  
700 W. HARWOOD DRIVE,  
SUITE G-2 HURST, TX76054  
PHONE: (817)-281-3388

FP LAKESIDE LLC.  
700 W. HARWOOD DRIVE,  
SUITE G-2 HURST, TX76054  
PHONE: (817)-281-3388

SCHOOL DISTRICT: NISD

THIS PLAT HAS A TOTAL OF 119  
NON CUL-DE-SAC BLOCK FACES &  
3 LONG BLOCKS.

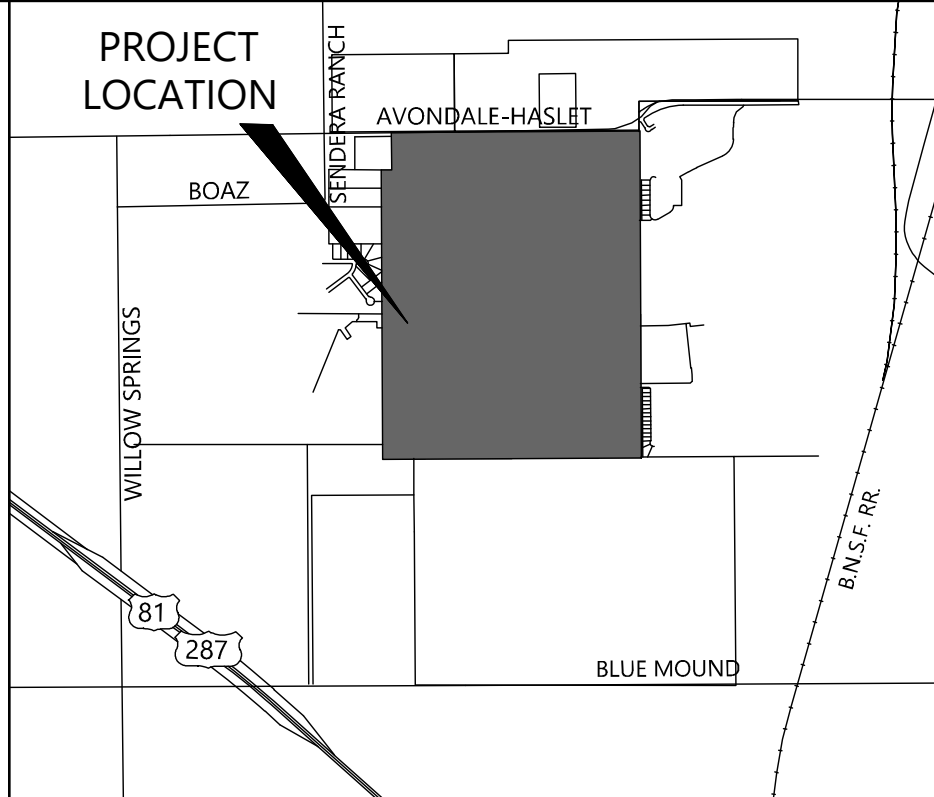
|   | SUBMITTAL DATE | DESCRIPTION            | APPROVAL DATE |
|---|----------------|------------------------|---------------|
| 1 | 03/15/23       | PRELIM. PLAT SUBMITTAL | 04/26/23      |
| 2 | 08/09/23       | PRELIM. PLAT REVISION  | --            |
| 3 | 12/04/25       | PRELIM. PLAT REVISION  | --            |
| 4 | 09/29/26       | PRELIM. PLAT REVISION  | --            |
| 5 |                |                        |               |
| 6 |                |                        |               |
| 7 |                |                        |               |

972 SINGLE FAMILY IN 77 BLOCKS  
A 427.96 ACRE (18,641,743 SF) ADDITION TO THE CITY OF FORT  
WORTH, TARRANT COUNTY, TEXAS  
SITUATED IN THE M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 118  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
972 SINGLE-FAMILY LOTS, 107 PRIVATE OPEN SPACES, AND 2  
COMMERCIAL LOTS

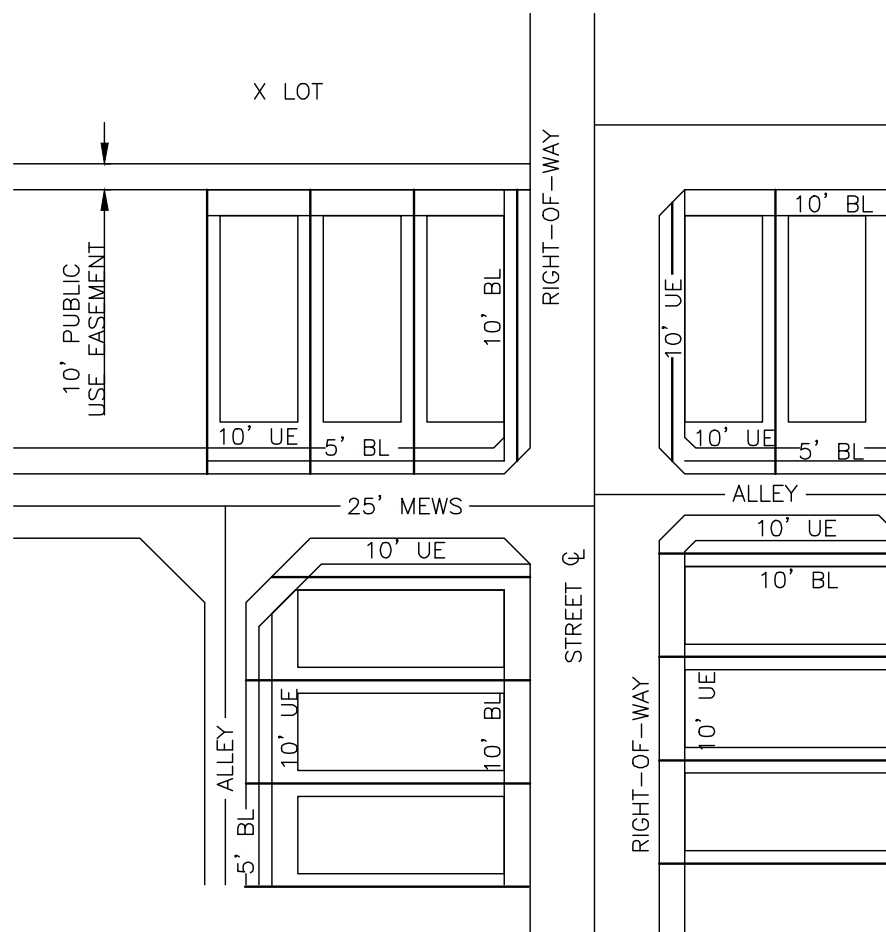
# PRELIMINARY PLAT FOR NANCE RANCH

ZC/PP-23-001

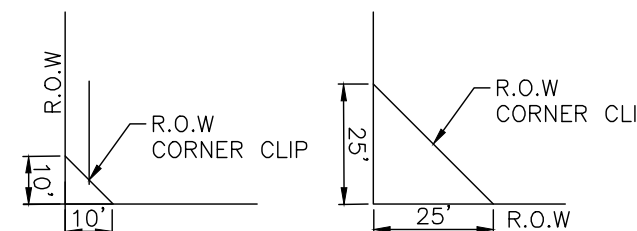
PROJECT NO. NT777-0089



VICINITY MAP  
NOT TO SCALE



TYPICAL 40' LOT DIAGRAM



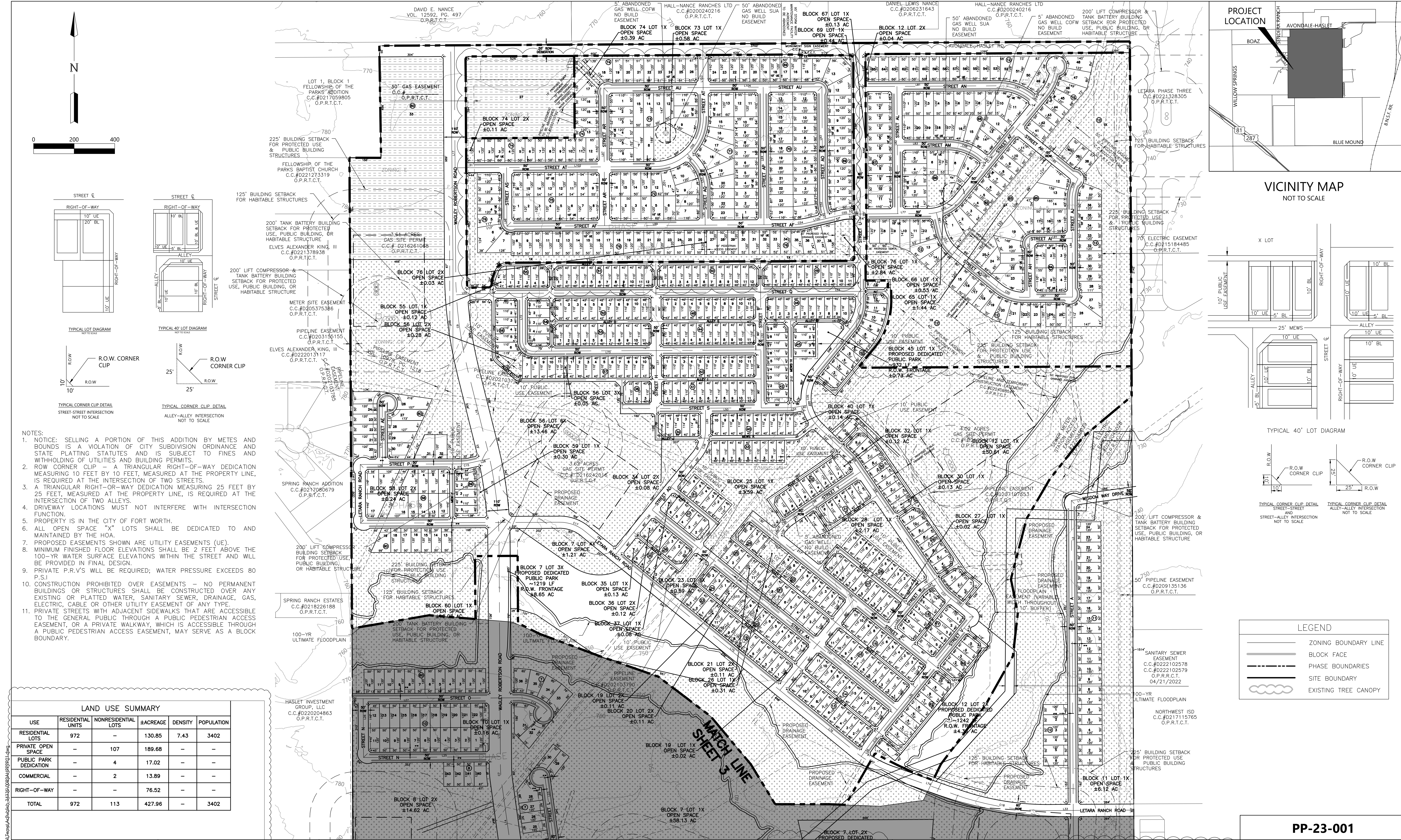
TYPICAL CORNER CLIP DETAIL  
STREET-STREET  
AND  
STREET-ALLEY INTERSECTION  
NOT TO SCALE

| LEGEND                                                                                |                      |
|---------------------------------------------------------------------------------------|----------------------|
|  | ZONING BOUNDARY LINE |
|  | BLOCK FACE           |
|  | PHASE BOUNDARIES     |
|  | SITE BOUNDARY        |
|  | EXISTING TREE CANOPY |



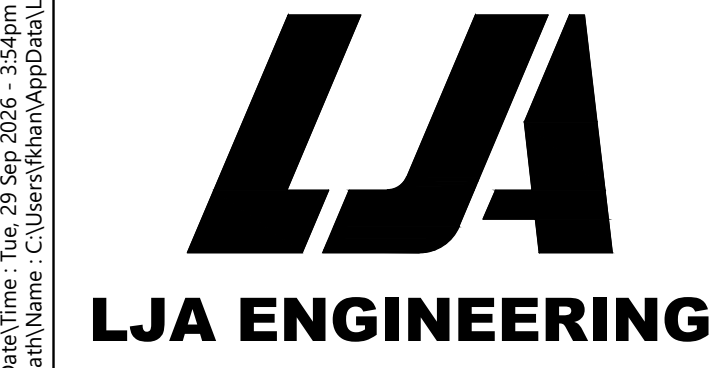






- NOTES:
1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.
  2. ROW CORNER CLIP - A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10 FEET BY 10 FEET, MEASURED AT THE PROPERTY LINE, IS REQUIRED AT THE INTERSECTION OF TWO STREETS.
  3. A TRIANGULAR RIGHT-OR-WAY DEDICATION MEASURING 25 FEET BY 25 FEET, MEASURED AT THE PROPERTY LINE, IS REQUIRED AT THE INTERSECTION OF TWO ALLEYS.
  4. DRIVEWAY LOCATIONS MUST NOT INTERFERE WITH INTERSECTION FUNCTION.
  5. PROPERTY IS IN THE CITY OF FORT WORTH.
  6. ALL OPEN SPACE "X" LOTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
  7. PROPOSED EASEMENTS SHOWN ARE UTILITY EASEMENTS (UE).
  8. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 2 FEET ABOVE THE 100-YR WATER SURFACE ELEVATIONS WITHIN THE STREET AND WILL BE PROVIDED IN FINAL DESIGN.
  9. PRIVATE P.R.V'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.
  10. 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.
  11. PRIVATE STREETS WITH ADJACENT SIDEWALKS THAT ARE ACCESSIBLE TO THE GENERAL PUBLIC THROUGH A PUBLIC PEDESTRIAN ACCESS EASEMENT, OR A PRIVATE WALKWAY, WHICH IS ACCESSIBLE THROUGH A PUBLIC PEDESTRIAN ACCESS EASEMENT, MAY SERVE AS A BLOCK BOUNDARY.

| LAND USE SUMMARY       |                   |                     |          |         |            |
|------------------------|-------------------|---------------------|----------|---------|------------|
| USE                    | RESIDENTIAL UNITS | NONRESIDENTIAL LOTS | ±ACREAGE | DENSITY | POPULATION |
| RESIDENTIAL LOTS       | 972               | -                   | 130.85   | 7.43    | 3402       |
| PRIVATE OPEN SPACE     | -                 | 107                 | 189.68   | -       | -          |
| PUBLIC PARK DEDICATION | -                 | 4                   | 17.02    | -       | -          |
| COMMERCIAL             | -                 | 2                   | 13.89    | -       | -          |
| RIGHT-OF-WAY           | -                 | -                   | 76.52    | -       | -          |
| TOTAL                  | 972               | 113                 | 427.96   | -       | 3402       |



ENGINEER:

LJA ENGINEERING, INC.  
6060 NORTH CENTRAL EXPRESSWAY  
SUITE 400  
DALLAS, TEXAS 75206  
PHONE: (469) 621-0710  
TEXAS REGISTRATION F-1386

DEVELOPER:

BEATEN PATH DEVELOPMENT, LLC  
700 W. HARWOOD DRIVE,  
SUITE G-2 HURST, TX76054  
PHONE: (817)-281-3388

OWNER:

FP LAKESIDE LLC.  
700 W. HARWOOD DRIVE,  
SUITE G-2 HURST, TX76054  
PHONE: (817)-281-3388

SERVICE PROVIDERS

ELECTRIC SERVICE: ONCOR  
WATER SOURCE: FORT WORTH  
SEWER SOURCE: FORT WORTH  
SCHOOL DISTRICT: NISD

CONNECTIVITY INDEX

# LINKS = 109.5  
# NODES = 60 = 1.83

THIS PLAT HAS A TOTAL OF 119 NON CUL-DE-SAC BLOCK FACES & 3 LONG BLOCKS.

| SUBMITTAL DATE | DESCRIPTION            | APPROVAL DATE |
|----------------|------------------------|---------------|
| 1 03/15/23     | PRELIM. PLAT SUBMITTAL | 04/26/23      |
| 2 08/09/23     | PRELIM. PLAT REVISION  | --            |
| 3 12/04/25     | PRELIM. PLAT REVISION  | --            |
| 4 09/29/26     | PRELIM. PLAT REVISION  | --            |
| 5              |                        |               |
| 6              |                        |               |
| 7              |                        |               |

PRELIMINARY PLAT OF  
NANCE RANCH

972 SINGLE FAMILY IN 77 BLOCKS  
A 427.96 ACRE (18,641.743 SF) ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
SITUATED IN THE M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 1189, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
972 SINGLE-FAMILY LOTS, 107 PRIVATE OPEN SPACES, AND 2 COMMERCIAL LOTS

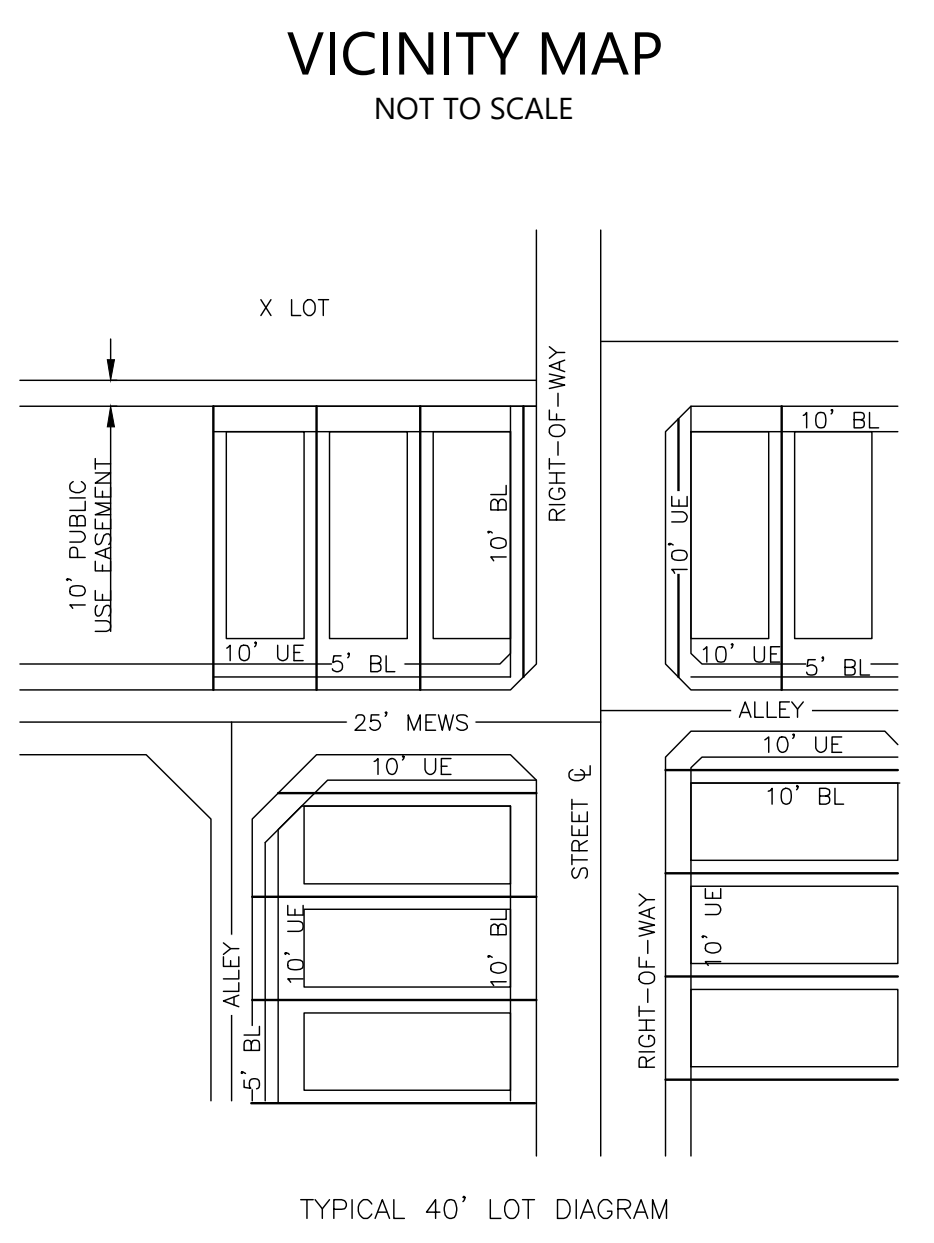
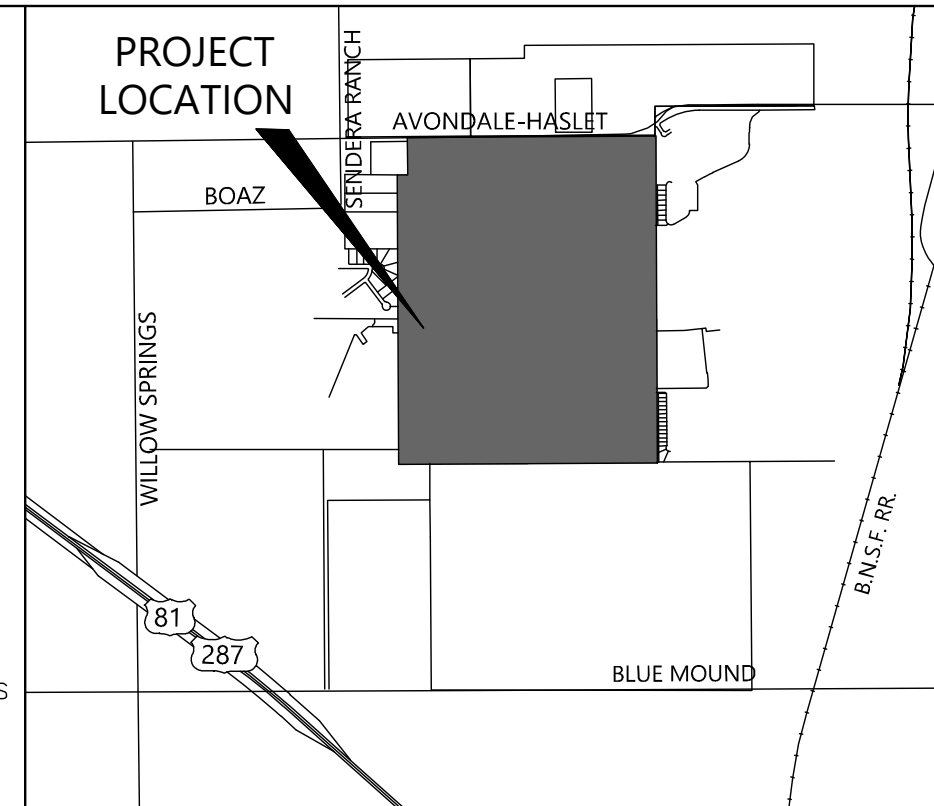
PP-23-001

PRELIMINARY PLAT  
FOR  
NANCE RANCH

SCALE: 1" = 200'  
REFERENCE NO: ZC/PP-23-001

MAPSCO: TAR-005Z

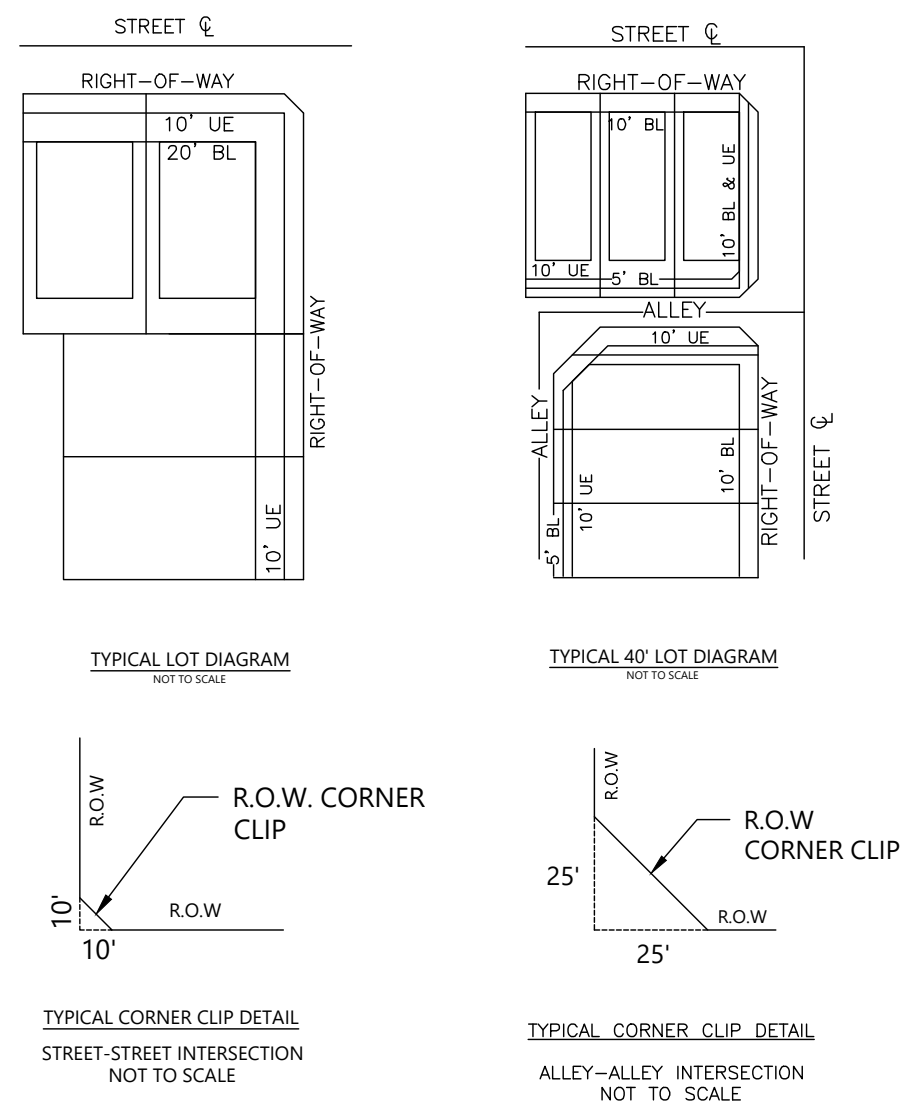
PROJECT NO. NT777-0089



| LEGEND |                      |
|--------|----------------------|
|        | ZONING BOUNDARY LINE |
|        | BLOCK FACE           |
|        | PHASE BOUNDARIES     |
|        | SITE BOUNDARY        |
|        | EXISTING TREE CANOPY |

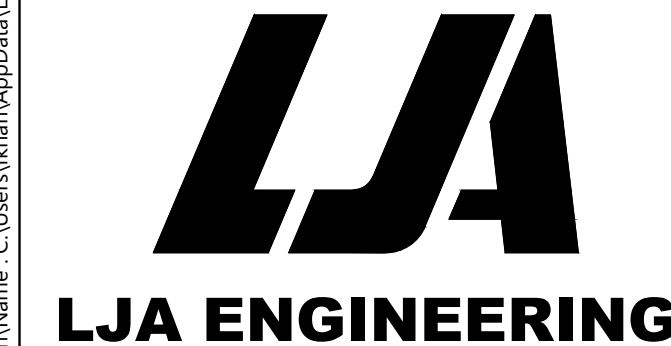
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- NOTES:
1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND ROWING OF UTILITIES AND BUILDING PERMITS.
  2. R/W CORNER OF TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10 FEET BY 10 FEET, MEASURED AT THE PROPERTY LINE IS REQUIRED AT THE INTERSECTION OF TWO STREETS.
  3. A TRIANGULAR RIGHT-OR-WAY DEDICATION MEASURING 25 FEET BY 25 FEET, MEASURED AT THE PROPERTY LINE, IS REQUIRED AT THE INTERSECTION OF TWO ALLEYS.
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| LAND USE SUMMARY          |                      |                        |          |         |            |
|---------------------------|----------------------|------------------------|----------|---------|------------|
| USE                       | RESIDENTIAL<br>UNITS | NONRESIDENTIAL<br>LOTS | ±ACREAGE | DENSITY | POPULATION |
| RESIDENTIAL<br>LOTS       | 972                  | —                      | 130.85   | 7.43    | 3402       |
| PRIVATE OPEN<br>SPACE     | —                    | 107                    | 189.68   | —       | —          |
| PUBLIC PARK<br>DEDICATION | —                    | 4                      | 17.02    | —       | —          |
| COMMERCIAL                | —                    | 2                      | 13.89    | —       | —          |
| RIGHT-OF-WAY              | —                    | —                      | 76.52    | —       | —          |
| TOTAL                     | 972                  | 113                    | 427.96   | —       | 3402       |



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OWNER:

FP LAKESIDE LLC.  
700 W. HARWOOD DRIVE,  
SUITE G-2 HURST, TX76054  
PHONE: (817)-281-3388

## SERVICE PROVIDERS

|                   |            |
|-------------------|------------|
| ELECTRIC SERVICE: | ONCOR      |
| WATER SOURCE:     | FORT WORTH |
| SEWER SOURCE:     | FORT WORTH |
| SCHOOL DISTRICT:  | NISD       |

## CONNECTIVITY INDEX

$$\frac{\# \text{ LINKS}}{\# \text{ NODES}} = \frac{109.5}{60} = 1.83$$

THIS PLAT HAS A TOTAL OF 119  
NON CUL-DE-SAC BLOCK FACES &  
3 LONG BLOCKS.

SUMBITTAL  
DATE

|   |          |
|---|----------|
| 1 | 05/13/23 |
| 2 | 08/09/23 |
| 3 | 12/04/25 |
| 4 | 09/29/26 |
| 5 |          |
| 6 |          |
| 7 |          |

DESCRIPTION

ELIM. PLAT SUBMITTAL

ELIM. PLAT REVISION

ELIM. PLAT REVISION

ELIM. PLAT REVISION

APPROVA  
DATE

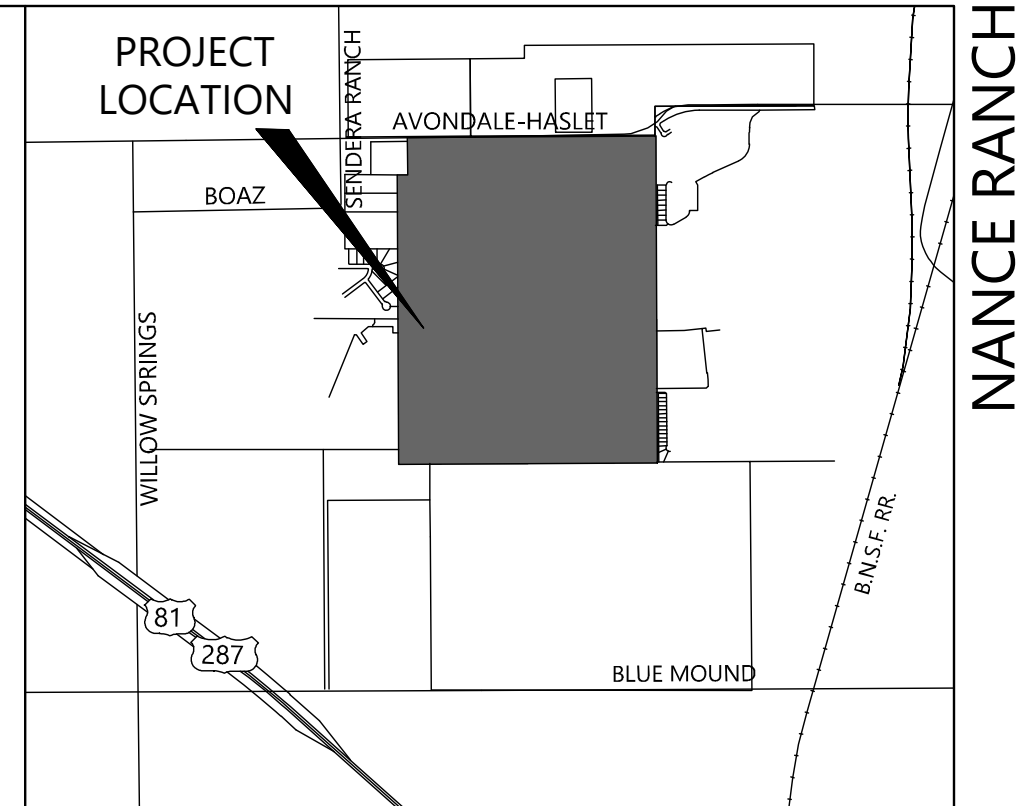
|          |  |
|----------|--|
| 04/26/21 |  |
| --       |  |
| --       |  |
| --       |  |

972 SINGLE FAMILY IN 77 BLOCKS  
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WORTH, TARRANT COUNTY, TEXAS  
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972 SINGLE-FAMILY LOTS, 107 PRIVATE OPEN SPACES, AND 2  
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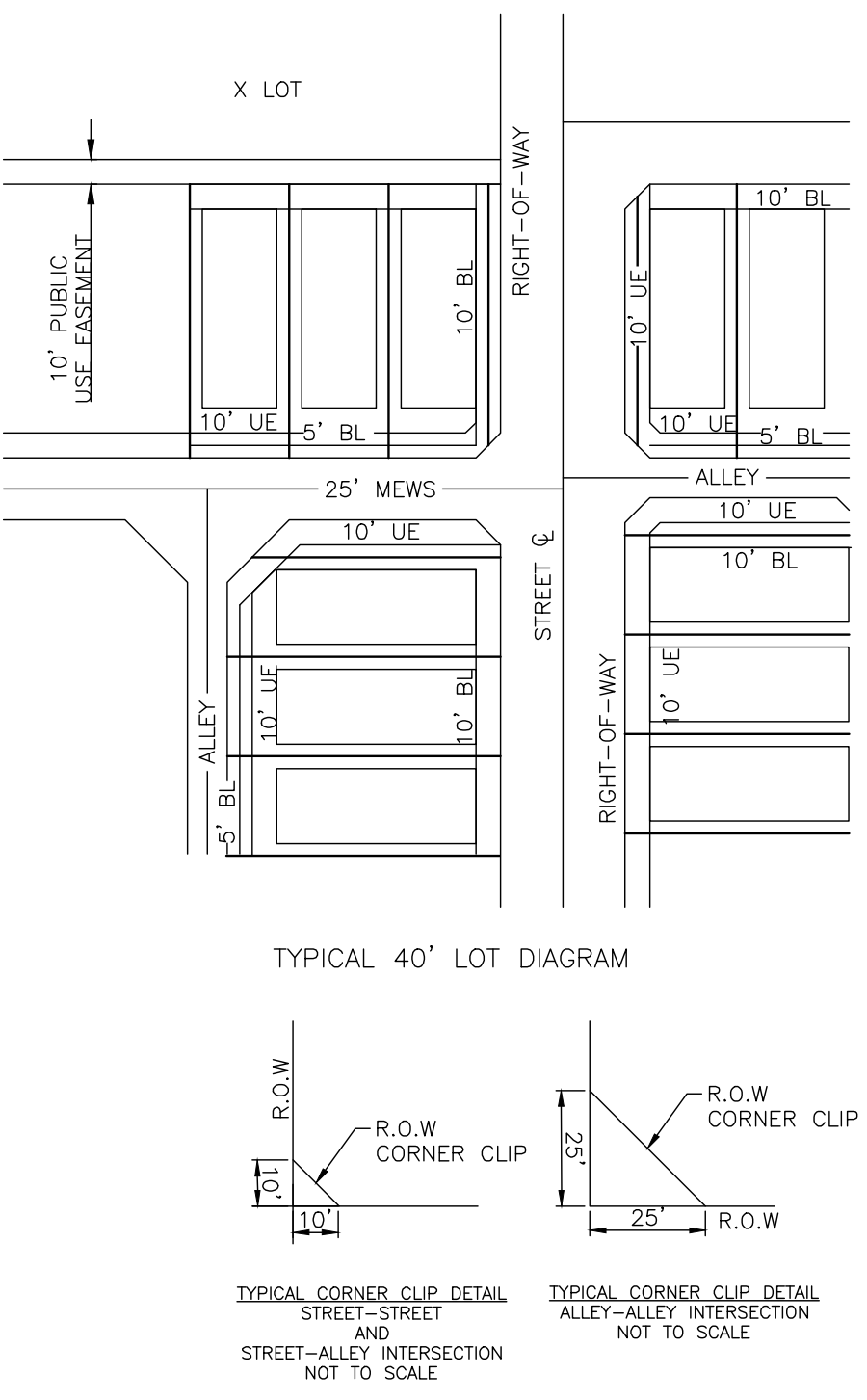
**PP-23-001**

# PRELIMINARY PLAT FOR NANCE RANCH

|                  |                  |
|------------------|------------------|
| SCALE: 1" = 200' | MAPSCO: TAR-005Z |
| REFERENCE NO:    | ZC/PP-23-001     |



VICINITY MAP  
NOT TO SCALE



LEGEND

- |                                                                                       |                      |
|---------------------------------------------------------------------------------------|----------------------|
|  | ZONING BOUNDARY LINE |
|  | BLOCK FACE           |
|  | PHASE BOUNDARIES     |
|  | SITE BOUNDARY        |
|  | EXISTING TREE CANOPY |



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CONNECTIVITY INDEX

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| 5              |                        |               |
| 6              |                        |               |
| 7              |                        |               |

| PRELIMINARY PLAT OF<br>NANCE RANCH                                                                                                                                                                                                                                                                                 |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| 972 SINGLE FAMILY IN 77 BLOCKS<br>A 427.96 ACRE (18,641,743 SF) ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS<br>SITUATED IN THE M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 1189,<br>CITY OF FORT WORTH, TARRANT COUNTY, TEXAS<br>972 SINGLE-FAMILY LOTS, 107 PRIVATE OPEN SPACES, AND 2 COMMERCIAL LOTS |  |  |

| PP-23-001                              |                  |  |
|----------------------------------------|------------------|--|
| PRELIMINARY PLAT<br>FOR<br>NANCE RANCH |                  |  |
| SCALE: 1" = 200'                       | MAPSCO: TAR-005Z |  |
| REFERENCE NO: ZC/PP-23-001             |                  |  |
| PROJECT NO. NT777-0089                 |                  |  |

| RESIDENTIAL LOTS |           |  |
|------------------|-----------|--|
| BLOCK & LOT      | AREA      |  |
| BLOCK 1 LOT 1    | 6,550 SF  |  |
| BLOCK 1 LOT 2    | 6,000 SF  |  |
| BLOCK 1 LOT 3    | 6,000 SF  |  |
| BLOCK 1 LOT 4    | 6,000 SF  |  |
| BLOCK 1 LOT 5    | 6,000 SF  |  |
| BLOCK 1 LOT 6    | 5,782 SF  |  |
| BLOCK 1 LOT 7    | 12,481 SF |  |
| BLOCK 1 LOT 8    | 11,557 SF |  |
| BLOCK 1 LOT 9    | 5,845 SF  |  |
| BLOCK 1 LOT 10   | 6,000 SF  |  |
| BLOCK 1 LOT 11   | 6,000 SF  |  |
| BLOCK 1 LOT 12   | 6,000 SF  |  |
| BLOCK 1 LOT 13   | 6,000 SF  |  |
| BLOCK 2 LOT 1    | 6,000 SF  |  |
| BLOCK 2 LOT 2    | 6,548 SF  |  |
| BLOCK 3 LOT 1    | 7,309 SF  |  |
| BLOCK 3 LOT 2    | 6,840 SF  |  |
| BLOCK 3 LOT 3    | 6,840 SF  |  |
| BLOCK 3 LOT 4    | 6,840 SF  |  |
| BLOCK 3 LOT 5    | 7,309 SF  |  |

| RESIDENTIAL LOTS |          |  |
|------------------|----------|--|
| BLOCK & LOT      | AREA     |  |
| BLOCK 4 LOT 6    | 7,309 SF |  |
| BLOCK 3 LOT 7    | 6,840 SF |  |
| BLOCK 4 LOT 8    | 6,840 SF |  |
| BLOCK 3 LOT 9    | 6,840 SF |  |
| BLOCK 4 LOT 10   | 7,309 SF |  |
| BLOCK 4 LOT 11   | 5,998 SF |  |
| BLOCK 4 LOT 12   | 6,000 SF |  |
| BLOCK 4 LOT 3    | 6,000 SF |  |
| BLOCK 4 LOT 4    | 6,000 SF |  |
| BLOCK 4 LOT 5    | 6,000 SF |  |
| BLOCK 4 LOT 6    | 6,000 SF |  |
| BLOCK 4 LOT 7    | 6,000 SF |  |
| BLOCK 4 LOT 8    | 6,000 SF |  |
| BLOCK 4 LOT 9    | 6,000 SF |  |
| BLOCK 4 LOT 10   | 6,550 SF |  |
| BLOCK 4 LOT 11   | 6,550 SF |  |
| BLOCK 4 LOT 12   | 6,002 SF |  |
| BLOCK 5 LOT 1    | 6,002 SF |  |
| BLOCK 5 LOT 11   | 6,002 SF |  |
| BLOCK 5 LOT 12   | 6,553 SF |  |
| BLOCK 5 LOT 13   | 6,000 SF |  |
| BLOCK 6 LOT 1    | 6,000 SF |  |
| BLOCK 6 LOT 2    | 6,000 SF |  |
| BLOCK 6 LOT 3    | 6,000 SF |  |
| BLOCK 6 LOT 4    | 6,000 SF |  |
| BLOCK 6 LOT 5    | 6,000 SF |  |

| RESIDENTIAL LOTS |          |  |
|------------------|----------|--|
| BLOCK & LOT      | AREA     |  |
| BLOCK 4 LOT 16   | 6,000 SF |  |
| BLOCK 5 LOT 2    | 5,998 SF |  |
| BLOCK 5 LOT 3    | 5,998 SF |  |
| BLOCK 5 LOT 4    | 5,999 SF |  |
| BLOCK 5 LOT 5    | 5,999 SF |  |
| BLOCK 5 LOT 6    | 6,550 SF |  |
| BLOCK 5 LOT 7    | 6,550 SF |  |
| BLOCK 5 LOT 8    | 6,001 SF |  |
| BLOCK 5 LOT 9    | 6,001 SF |  |
| BLOCK 5 LOT 10   | 6,002 SF |  |
| BLOCK 5 LOT 11   | 6,002 SF |  |
| BLOCK 5 LOT 12   | 6,553 SF |  |
| BLOCK 5 LOT 13   | 6,000 SF |  |
| BLOCK 6 LOT 1    | 6,000 SF |  |
| BLOCK 6 LOT 2    | 6,000 SF |  |
| BLOCK 6 LOT 3    | 6,000 SF |  |
| BLOCK 6 LOT 4    | 6,000 SF |  |
| BLOCK 6 LOT 5    | 6,000 SF |  |

| RESIDENTIAL LOTS |          |  |
|------------------|----------|--|
| BLOCK & LOT      | AREA     |  |
| BLOCK 6 LOT 6    | 6,550 SF |  |
| BLOCK 6 LOT 7    | 6,550 SF |  |
| BLOCK 6 LOT 8    | 6,550 SF |  |
| BLOCK 6 LOT 9    | 6,000 SF |  |
| BLOCK 6 LOT 10   | 6,000 SF |  |
| BLOCK 6 LOT 11   | 6,000 SF |  |
| BLOCK 6 LOT 12   | 6,000 SF |  |
| BLOCK 6 LOT 13   | 8,350 SF |  |
| BLOCK 6 LOT 14   | 6,000 SF |  |
| BLOCK 6 LOT 15   | 6,000 SF |  |
| BLOCK 6 LOT 16   | 8,350 SF |  |
| BLOCK 7 LOT 1    | 7,103 SF |  |
| BLOCK 7 LOT 2    | 6,420 SF |  |
| BLOCK 7 LOT 3    | 6,420 SF |  |
| BLOCK 7 LOT 4    | 6,420 SF |  |
| BLOCK 7 LOT 5    | 6,739 SF |  |
| BLOCK 7 LOT 6    | 8,639 SF |  |
| BLOCK 7 LOT 7    | 7,073 SF |  |
| BLOCK 7 LOT 8    | 5,991 SF |  |
| BLOCK 7 LOT 9    | 6,000 SF |  |

| RESIDENTIAL LOTS |           |  |
|------------------|-----------|--|
| BLOCK & LOT      | AREA      |  |
| BLOCK 7 LOT 10   | 6,000 SF  |  |
| BLOCK 7 LOT 11   | 6,000 SF  |  |
| BLOCK 7 LOT 12   | 6,000 SF  |  |
| BLOCK 7 LOT 13   | 6,000 SF  |  |
| BLOCK 7 LOT 14   | 6,000 SF  |  |
| BLOCK 7 LOT 15   | 6,000 SF  |  |
| BLOCK 7 LOT 16   | 6,000 SF  |  |
| BLOCK 7 LOT 17   | 6,000 SF  |  |
| BLOCK 7 LOT 18   | 6,003 SF  |  |
| BLOCK 7 LOT 19   | 6,337 SF  |  |
| BLOCK 7 LOT 20   | 6,333 SF  |  |
| BLOCK 7 LOT 21   | 7,103 SF  |  |
| BLOCK 7 LOT 22   | 7,829 SF  |  |
| BLOCK 7 LOT 23   | 7,274 SF  |  |
| BLOCK 7 LOT 24   | 7,507 SF  |  |
| BLOCK 7 LOT 25   | 6,000 SF  |  |
| BLOCK 7 LOT 26   | 6,000 SF  |  |
| BLOCK 7 LOT 27   | 6,000 SF  |  |
| BLOCK 7 LOT 28   | 10,667 SF |  |
| BLOCK 7 LOT 29   | 6,342 SF  |  |

| RESIDENTIAL LOTS |           |  |
|------------------|-----------|--|
| BLOCK & LOT      | AREA      |  |
| BLOCK 7 LOT 30   | 6,537 SF  |  |
| BLOCK 7 LOT 31   | 13,217 SF |  |
| BLOCK 7 LOT 32   | 8,720 SF  |  |
| BLOCK 7 LOT 33   | 9,185 SF  |  |
| BLOCK 7 LOT 34   | 8,304 SF  |  |
| BLOCK 7 LOT 35   | 8,304 SF  |  |
| BLOCK 7 LOT 36   | 8,372 SF  |  |
| BLOCK 8 LOT 1    | 14,673 SF |  |
| BLOCK 8 LOT 2    | 15,043 SF |  |
| BLOCK 8 LOT 3    | 10,911 SF |  |
| BLOCK 8 LOT 4    | 8,650 SF  |  |
| BLOCK 8 LOT 5    | 7,550 SF  |  |
| BLOCK 8 LOT 6    | 6,606 SF  |  |
| BLOCK 8 LOT 7    | 6,337 SF  |  |
| BLOCK 8 LOT 8    | 6,337 SF  |  |
| BLOCK 8 LOT 9    | 6,337 SF  |  |
| BLOCK 8 LOT 10   | 6,337 SF  |  |
| BLOCK 8 LOT 11   | 6,338 SF  |  |
| BLOCK 8 LOT 12   | 6,338 SF  |  |
| BLOCK 8 LOT 13   | 6,338 SF  |  |

| RESIDENTIAL LOTS |          |  |
|------------------|----------|--|
| BLOCK & LOT      | AREA     |  |
| BLOCK 8 LOT 14   | 6,338 SF |  |
| BLOCK 8 LOT 15   | 6,338 SF |  |
| BLOCK 8 LOT 16   | 6,337 SF |  |
| BLOCK 8 LOT 17   | 6,337 SF |  |
| BLOCK 8 LOT 18   | 6,337 SF |  |
| BLOCK 8 LOT 19   | 6,337 SF |  |
| BLOCK 8 LOT 20   | 6,337 SF |  |
| BLOCK 8 LOT 21   | 6,337 SF |  |
| BLOCK 8 LOT 22   | 6,337 SF |  |
| BLOCK 8 LOT 23   | 6,338 SF |  |
| BLOCK 8 LOT 24   | 8,001 SF |  |
| BLOCK 8 LOT 25   | 9,331 SF |  |
| BLOCK 8 LOT 26   | 6,000 SF |  |
| BLOCK 8 LOT 27   | 6,000 SF |  |
| BLOCK 8 LOT 28   | 6,000 SF |  |
| BLOCK 8 LOT 29   | 6,000 SF |  |
| BLOCK 8 LOT 30   | 6,000 SF |  |
| BLOCK 8 LOT 31   | 7,750 SF |  |
| BLOCK 8 LOT 32   | 6,000 SF |  |
| BLOCK 8 LOT 33   | 7,307 SF |  |

| RESIDENTIAL LOTS |           |  |
|------------------|-----------|--|
| BLOCK & LOT      | AREA      |  |
| BLOCK 8 LOT 34   | 8,436 SF  |  |
| BLOCK 8 LOT 35   | 11,086 SF |  |
| BLOCK 8 LOT 36   | 11,549 SF |  |
| BLOCK 8 LOT 37   | 6,714 SF  |  |
| BLOCK 8 LOT 38   | 10,663 SF |  |
| BLOCK 8 LOT 39   | 6,536 SF  |  |
| BLOCK 8 LOT 40   | 7,432 SF  |  |
| BLOCK 8 LOT 41   | 6,000 SF  |  |
| BLOCK 8 LOT 42   | 6,000 SF  |  |
| BLOCK 8 LOT 43   | 6,000 SF  |  |
| BLOCK 9 LOT 1    | 13,050 SF |  |
| BLOCK 9 LOT 2    | 9,410 SF  |  |
| BLOCK 9 LOT 3    | 8,364 SF  |  |
| BLOCK 9 LOT 4    | 9,373 SF  |  |
| BLOCK 9 LOT 5    | 9,234 SF  |  |
| BLOCK 9 LOT 6    | 9,575 SF  |  |
| BLOCK 9 LOT 7    | 6,887 SF  |  |
| BLOCK 9 LOT 8    | 7,752 SF  |  |
| BLOCK 9 LOT 9    | 8,616 SF  |  |
| BLOCK 9 LOT 10   | 9,481 SF  |  |

| RESIDENTIAL LOTS |           |  |
|------------------|-----------|--|
| BLOCK & LOT      | AREA      |  |
| BLOCK 9 LOT 11   | 11,151 SF |  |
| BLOCK 9 LOT 12   | 10,407 SF |  |
| BLOCK 9 LOT 13   | 9,629 SF  |  |
| BLOCK 10 LOT 1   | 7,200 SF  |  |
| BLOCK 10 LOT 2   | 6,000 SF  |  |
| BLOCK 10 LOT 3   | 6,000 SF  |  |
| BLOCK 10 LOT 4   | 6,000 SF  |  |
| BLOCK 10 LOT 5   | 6,000 SF  |  |
| BLOCK 10 LOT 6   | 6,000 SF  |  |
| BLOCK 10 LOT 7   | 6,000 SF  |  |
| BLOCK 10 LOT 8   | 6,000 SF  |  |
| BLOCK 10 LOT 9   | 6,000 SF  |  |
| BLOCK 10 LOT 10  | 6,000 SF  |  |
| BLOCK 10 LOT 11  | 6,550 SF  |  |
| BLOCK 10 LOT 12  | 6,550 SF  |  |
| BLOCK 10 LOT 13  | 6,000 SF  |  |
| BLOCK 10 LOT 14  | 6,000 SF  |  |
| BLOCK 10 LOT 15  | 6,000 SF  |  |
| BLOCK 10 LOT 16  | 6,000 SF  |  |
| BLOCK 10 LOT 17  | 6,000 SF  |  |

| RESIDENTIAL LOTS |          |  |
|------------------|----------|--|
| BLOCK & LOT      | AREA     |  |
| BLOCK 10 LOT 18  | 6,000 SF |  |
| BLOCK 10 LOT 19  | 6,000 SF |  |
| BLOCK 10 LOT 20  | 6,000 SF |  |
| BLOCK 10 LOT 21  | 6,000 SF |  |
| BLOCK 10 LOT 22  | 7,200 SF |  |
| BLOCK 11 LOT 1   | 6,000 SF |  |
| BLOCK 11 LOT 2   | 6,000 SF |  |
| BLOCK 11 LOT 3   | 6,000 SF |  |
| BLOCK 11 LOT 4   | 6,000 SF |  |
| BLOCK 11 LOT 5   | 6,000 SF |  |
| BLOCK 11 LOT 6   | 6,000 SF |  |
| BLOCK 11 LOT 7   | 6,000 SF |  |
| BLOCK 11 LOT 8   | 6,000 SF |  |
| BLOCK 11 LOT 9   | 6,000 SF |  |
| BLOCK 11 LOT 10  | 6,000 SF |  |
| BLOCK 11 LOT 11  | 6,000 SF |  |
| BLOCK 11 LOT 12  | 6,000 SF |  |
| BLOCK 11 LOT 13  | 6,000 SF |  |
| BLOCK 11 LOT 14  | 6,000 SF |  |
| BLOCK 11 LOT 15  | 6,000 SF |  |

| RESIDENTIAL LOTS |          |  |
|------------------|----------|--|
| BLOCK & LOT      | AREA     |  |
| BLOCK 11 LOT 16  | 6,000 SF |  |
| BLOCK 11 LOT 17  | 6,000 SF |  |
| BLOCK 11 LOT 18  | 6,000 SF |  |
| BLOCK 11 LOT 19  | 6,000 SF |  |
| BLOCK 11 LOT 20  | 6,000 SF |  |
| BLOCK 11 LOT 21  | 6,000 SF |  |
| BLOCK 11 LOT 22  | 6,000 SF |  |
| BLOCK 11 LOT 23  | 6,000 SF |  |
| BLOCK 11 LOT 24  | 6,000 SF |  |
| BLOCK 12 LOT 1   | 6,000 SF |  |
| BLOCK 12 LOT 2   | 6,000 SF |  |
| BLOCK 12 LOT 3   | 6,000 SF |  |
| BLOCK 12 LOT 4   | 6,000 SF |  |
| BLOCK 12 LOT 5   | 6,000 SF |  |
| BLOCK 12 LOT 6   | 6,000 SF |  |
| BLOCK 12 LOT 7   | 6,000 SF |  |
| BLOCK 12 LOT 8   | 6,000 SF |  |
| BLOCK 12 LOT 9   | 6,520 SF |  |
| BLOCK 12 LOT 10  | 7,561 SF |  |
| BLOCK 12 LOT 11  | 6,442 SF |  |

| RESIDENTIAL LOTS |           |  |
|------------------|-----------|--|
| BLOCK & LOT      | AREA      |  |
| BLOCK 12 LOT 12  | 7,875 SF  |  |
| BLOCK 12 LOT 13  | 8,897 SF  |  |
| BLOCK 12 LOT 14  | 7,268 SF  |  |
| BLOCK 12 LOT 15  | 6,000 SF  |  |
| BLOCK 12 LOT 16  | 6,000 SF  |  |
| BLOCK 12 LOT 17  | 6,000 SF  |  |
| BLOCK 12 LOT 18  | 6,038 SF  |  |
| BLOCK 12 LOT 19  | 6,886 SF  |  |
| BLOCK 12 LOT 20  | 6,895 SF  |  |
| BLOCK 12 LOT 21  | 6,895 SF  |  |
| BLOCK 12 LOT 22  | 6,325 SF  |  |
| BLOCK 12 LOT 23  | 6,000 SF  |  |
| BLOCK 12 LOT 24  | 6,000 SF  |  |
| BLOCK 12 LOT 25  | 5,952 SF  |  |
| BLOCK 12 LOT 26  | 13,524 SF |  |
| BLOCK 12 LOT 27  | 9,587 SF  |  |
| BLOCK 12 LOT 28  | 6,472 SF  |  |
| BLOCK 12 LOT 29  | 6,000 SF  |  |
| BLOCK 12 LOT 30  | 6,000 SF  |  |
| BLOCK 12 LOT 31  | 6,000 SF  |  |

| RESIDENTIAL LOTS |           |  |
|------------------|-----------|--|
| BLOCK & LOT      | AREA      |  |
| BLOCK 12 LOT 32  | 6,000 SF  |  |
| BLOCK 12 LOT 33  | 6,000 SF  |  |
| BLOCK 12 LOT 34  | 6,000 SF  |  |
| BLOCK 12 LOT 35  | 6,000 SF  |  |
| BLOCK 12 LOT 36  | 6,000 SF  |  |
| BLOCK 12 LOT 37  | 7,872 SF  |  |
| BLOCK 12 LOT 38  | 6,391 SF  |  |
| BLOCK 12 LOT 39  | 6,000 SF  |  |
| BLOCK 12 LOT 40  | 6,000 SF  |  |
| BLOCK 12 LOT 41  | 6,550 SF  |  |
| BLOCK 12 LOT 42  | 6,000 SF  |  |
| BLOCK 12 LOT 43  | 6,000 SF  |  |
| BLOCK 12 LOT 44  | 6,171 SF  |  |
| BLOCK 12 LOT 45  | 7,037 SF  |  |
| BLOCK 12 LOT 46  | 8,023 SF  |  |
| BLOCK 12 LOT 47  | 9,532 SF  |  |
| BLOCK 12 LOT 48  | 9,480 SF  |  |
| BLOCK 12 LOT 49  | 9,152 SF  |  |
| BLOCK 12 LOT 50  | 10,021 SF |  |
| BLOCK 12 LOT 51  | 7,983 SF  |  |

| RESIDENTIAL LOTS |          |  |
|------------------|----------|--|
| BLOCK & LOT      | AREA     |  |
| BLOCK 12 LOT 52  | 7,022 SF |  |
| BLOCK 12 LOT 53  | 6,148 SF |  |
| BLOCK 12 LOT 54  | 6,000 SF |  |
| BLOCK 12 LOT 55  | 6,000 SF |  |
| BLOCK 12 LOT 56  | 6,000 SF |  |
| BLOCK 12 LOT 57  | 6,000 SF |  |
| BLOCK 12 LOT 58  | 6,000 SF |  |
| BLOCK 12 LOT 59  | 6,000 SF |  |
| BLOCK 12 LOT 60  | 6,000 SF |  |
| BLOCK 12 LOT 61  | 6,000 SF |  |
| BLOCK 12 LOT 62  | 6,000 SF |  |
| BLOCK 12 LOT 63  | 6,000 SF |  |
| BLOCK 12 LOT 64  | 6,000 SF |  |
| BLOCK 12 LOT 65  | 6,000 SF |  |
| BLOCK 13 LOT 1   | 4,400 SF |  |
| BLOCK 13 LOT 2   | 4,400 SF |  |
| BLOCK 13 LOT 3   | 4,400 SF |  |
| BLOCK 13 LOT 4   | 4,400 SF |  |
| BLOCK 13 LOT 5   | 4,400 SF |  |
| BLOCK 13 LOT 6   | 4,400 SF |  |

| RESIDENTIAL LOTS |      |  |
|------------------|------|--|
| BLOCK & LOT      | AREA |  |



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| BLOCK LENGTH TABLE |        |
|--------------------|--------|
| BLOCK FACE         | LENGTH |
| BLOCK 1 LOTS 1–13  | 616'   |
| BLOCK 2 LOTS 1–2   | 866'   |
| BLOCK 3 LOTS 1–5   | 282'   |
| BLOCK 3 LOTS 6–10  | 282'   |
| BLOCK 4 LOTS 1–10  | 585'   |
| BLOCK 4 LOTS 11–18 | 585'   |
| BLOCK 5 LOTS 1–6   | 298'   |
| BLOCK 5 LOTS 7–12  | 298'   |
| BLOCK 6 LOTS 1–6   | 413'   |
| BLOCK 6 LOTS 7–12  | 413'   |
| BLOCK 6 LOTS 13–16 | 228'   |
| BLOCK 7 LOTS 1–16  | 887'   |
| BLOCK 7 LOTS 19–21 | 642'   |
| BLOCK 7 LOTS 22–30 | 1384'  |
| BLOCK 7 LOTS 31–36 | 523'   |
| BLOCK 8 LOTS 1–15  | 262'   |
| BLOCK 8 LOTS 31–36 | 291'   |
| BLOCK 8 LOTS 37–39 | 785'   |
| BLOCK 8 LOTS 40–43 | 560'   |
| BLOCK 9 LOTS 1–6   | 456'   |

| BLOCK LENGTH TABLE  |        |
|---------------------|--------|
| BLOCK FACE          | LENGTH |
| BLOCK 9 LOTS 7–13   | 637'   |
| BLOCK 10 LOTS 1–11  | 570'   |
| BLOCK 10 LOTS 12–22 | 569'   |
| BLOCK 11 LOTS 1–24  | 1457'  |
| BLOCK 12 LOTS 1–6   | 1447'  |
| BLOCK 12 LOTS 7–12  | 301'   |
| BLOCK 12 LOTS 13–14 | 192'   |
| BLOCK 12 LOTS 15–25 | 534'   |
| BLOCK 12 LOTS 26–37 | 613'   |
| BLOCK 12 LOTS 38–40 | 149'   |
| BLOCK 12 LOTS 41–48 | 394'   |
| BLOCK 12 LOTS 49–65 | 826'   |
| BLOCK 13 LOTS 1–11  | 445'   |
| BLOCK 14 LOTS 1–11  | 440'   |
| BLOCK 15 LOTS 1–11  | 440'   |
| BLOCK 16 LOTS 1–11  | 440'   |
| BLOCK 17 LOTS 1–6   | 238'   |
| BLOCK 18 LOTS 1–6   | 258'   |
| BLOCK 19 LOTS 1–11  | 469'   |
| BLOCK 20 LOTS 1–4   | 188'   |

| BLOCK LENGTH TABLE |        |
|--------------------|--------|
| BLOCK FACE         | LENGTH |
| BLOCK 20 LOTS 1–11 | 469'   |
| BLOCK 21 LOTS 1–11 | 468'   |
| BLOCK 22 LOTS 1–9  | 468'   |
| BLOCK 23 LOTS 1–3  | 129'   |
| BLOCK 24 LOTS 1–3  | 127'   |
| BLOCK 25 LOTS 1–3  | 130'   |
| BLOCK 26 LOTS 1–3  | 120'   |
| BLOCK 27 LOTS 1–10 | 400'   |
| BLOCK 28 LOTS 1–10 | 400'   |
| BLOCK 29 LOTS 1–3  | 158'   |
| BLOCK 29 LOTS 4–11 | 328'   |
| BLOCK 30 LOT 10    | 40'    |
| BLOCK 30 LOTS 1–10 | 403'   |
| BLOCK 31 LOTS 1–7  | 303'   |
| BLOCK 32 LOTS 1–9  | 398'   |
| BLOCK 33 LOTS 1–9  | 360'   |
| BLOCK 35 LOTS 1–5  | 249'   |
| BLOCK 36 LOTS 1–5  | 239'   |
| BLOCK 37 LOTS 1–6  | 224'   |
| BLOCK 38 LOTS 1–3  | 127'   |

| BLOCK LENGTH TABLE |        |
|--------------------|--------|
| BLOCK FACE         | LENGTH |
| BLOCK 40 LOTS 1–10 | 399'   |
| BLOCK 41 LOTS 1–11 | 446'   |
| BLOCK 42 LOTS 1–9  | 377'   |
| BLOCK 43 LOTS 1–11 | 446'   |
| BLOCK 44 LOTS 1–11 | 446'   |
| BLOCK 45 LOTS 1–4  | 145'   |
| BLOCK 46 LOTS 1–10 | 423'   |
| BLOCK 47 LOT 13    | 50'    |
| BLOCK 47 LOTS 1–12 | 474'   |
| BLOCK 48 LOTS 1–11 | 446'   |
| BLOCK 49 LOTS 1–11 | 440'   |
| BLOCK 50 LOTS 1–12 | 480'   |
| BLOCK 51 LOTS 1–12 | 480'   |
| BLOCK 52 LOTS 1–11 | 463'   |
| BLOCK 53 LOTS 1–11 | 463'   |
| BLOCK 54 LOTS 1–5  | 216'   |
| BLOCK 55 LOTS 1–5  | 250'   |
| BLOCK 56 LOTS 1–6  | 246'   |
| BLOCK 56 LOTS 7–11 | 205'   |
| BLOCK 57 LOTS 1–10 | 408'   |

| BLOCK LENGTH TABLE  |        |
|---------------------|--------|
| BLOCK FACE          | LENGTH |
| BLOCK 58 LOTS 1–6   | 395'   |
| BLOCK 58 LOTS 12–17 | 395'   |
| BLOCK 59 LOTS 1–5   | 220'   |
| BLOCK 60 LOTS 1–12  | 663'   |
| BLOCK 60 LOTS 13–19 | 571'   |
| BLOCK 60 LOTS 20–30 | 691'   |
| BLOCK 60 LOTS 31–32 | 428'   |
| BLOCK 61 LOTS 1–6   | 254'   |
| BLOCK 62 LOT 1      | 87'    |
| BLOCK 62 LOTS 2–10  | 386'   |
| BLOCK 63 LOTS 1–5   | 200'   |
| BLOCK 64 LOTS 1–3   | 140'   |
| BLOCK 64 LOTS 4–6   | 140'   |
| BLOCK 65 LOTS 1–11  | 522'   |
| BLOCK 65 LOTS 12–14 | 131'   |
| BLOCK 65 LOTS 15–23 | 455'   |
| BLOCK 65 LOTS 24–25 | 113'   |
| BLOCK 66 LOTS 1–5   | 268'   |
| BLOCK 66 LOTS 6–9   | 283'   |
| BLOCK 67 LOTS 1–11  | 554'   |

| BLOCK LENGTH TABLE  |        |
|---------------------|--------|
| BLOCK FACE          | LENGTH |
| BLOCK 68 LOTS 1–11  | 631'   |
| BLOCK 68 LOTS 12–14 | 179'   |
| BLOCK 68 LOTS 15–21 | 332'   |
| BLOCK 69 LOTS 1–24  | 1189'  |
| BLOCK 70 LOTS 1–12  | 585'   |
| BLOCK 70 LOTS 13–24 | 609'   |
| BLOCK 71 LOTS 1–10  | 609'   |
| BLOCK 71 LOTS 11–14 | 226'   |
| BLOCK 71 LOTS 15–18 | 183'   |
| BLOCK 71 LOTS 19–23 | 234'   |
| BLOCK 72 LOTS 1–6   | 316'   |
| BLOCK 72 LOTS 7–10  | 298'   |
| BLOCK 72 LOTS 11–16 | 288'   |
| BLOCK 73 LOTS 1–6   | 319'   |
| BLOCK 73 LOTS 7–8   | 100'   |
| BLOCK 73 LOTS 9–11  | 219'   |
| BLOCK 73 LOTS 12–15 | 200'   |
| BLOCK 74 LOTS 1–12  | 605'   |
| BLOCK 74 LOTS 13–17 | 244'   |
| BLOCK 74 LOTS 18–26 | 455'   |

| BLOCK LENGTH TABLE |        |
|--------------------|--------|
| BLOCK FACE         | LENGTH |
| BLOCK 75 LOTS 1–8  | 412'   |
| BLOCK 75 LOTS 9–16 | 412'   |
| BLOCK 76 LOTS 1–38 | 1903'  |

| CHORD LENGTH TABLE |        |             |
|--------------------|--------|-------------|
| LABEL              | LENGTH | CHORD       |
| L1                 | 303    | S82°01'00"W |
| L2                 | 2444   | S02°1'29"E  |
| L3                 | 1280   | S89°38'31"W |
| L4                 | 990    | S89°38'31"W |
| L5                 | 445    | S02°1'29"E  |
| L6                 | 335    | N02°0'51"W  |
| L7                 | 240    | S89°38'31"W |
| L8                 | 625    | S02°1'08"E  |
| L9                 | 290    | S89°38'31"W |
| L10                | 580    | S02°1'29"E  |
| L11                | 134    | S89°38'31"W |
| L12                | 100    | S89°34'57"W |
| L13                | 150    | N63°54'10"W |
| L14                | 384    | N75°51'28"W |
| L15                | 1114   | N02°1'28"W  |
| L16                | 398    | N17°58'51"W |
| L17                | 1121   | N01°19'41"E |
| L18                | 104    | N38°48'21"E |
| L19                | 981    | N89°38'31"E |
| L20                | 135    | S02°1'29"E  |

| CHORD LENGTH TABLE |        |             |
|--------------------|--------|-------------|
| LABEL              | LENGTH | CHORD       |
| L21                | 474    | S51°29'01"W |
| L22                | 50     | S38°30'59"E |
| L23                | 372    | S75°1'29"E  |
| L24                | 50     | N38°30'59"W |
| L25                | 664    | N89°38'31"E |
| L26                | 290    | S02°1'29"E  |
| L27                | 814    | S89°38'31"W |
| L28                | 100    | S77°30'51"W |
| L29                | 499    | S89°41'42"W |
| L31                | 982    | N89°41'42"E |
| L32                | 800    | S50°46'23"E |
| L33                | 419    | N89°38'31"E |
| L34                | 100    | S35°24'31"W |
| L35                | 770    | S39°13'37"W |
| L41                | 1561   | S50°46'23"E |
| L42                | 1174   | S50°46'23"E |
| L43                | 226    | S39°13'37"W |
| L44                | 50     | S55°28'24"W |
| L48                | 421    | N55°28'24"E |
| L50                | 825    | S89°40'19"W |

| CHORD LENGTH TABLE |        |             |
|--------------------|--------|-------------|
| LABEL              | LENGTH | CHORD       |
| L51                | 572    | S01°18'41"E |
| L52                | 572    | S01°18'41"E |
| L54                | 1883   | N89°40'19"E |
| L55                | 100    | N38°30'59"W |
| L60                | 50     | S79°18'45"W |
| L61                | 1275   | S01°18'41"E |
| L62                | 284    | S39°13'37"W |
| L63                | 216    | S45°48'27"E |
| L64                | 745    | S34°31'36"E |
| L65                | 160    | S50°46'23"E |
| L66                | 50     | N39°13'37"E |
| L68                | 637    | S39°13'37"W |
| L69                | 106    | S01°18'41"E |
| L70                | 298    | N01°18'13"W |
| L71                | 290    | N01°18'13"E |
| L72                | 238    | N01°19'41"W |
| L73                | 1125   | S89°40'19"W |
| L74                | 334    | S70°33'56"E |
| L75                | 684    | S50°46'23"E |
| L76                | 234    | S50°46'23"E |

| CHORD LENGTH TABLE |        |             |
|--------------------|--------|-------------|
| LABEL              | LENGTH | CHORD       |
| L77                | 148    | N89°40'24"E |
| L78                | 667    | N01°13'31"E |
| L79                | 42     | N14°17'25"E |
| L80                | 41     | S50°46'29"E |
| L81                | 686    | N89°40'19"E |
| L82                | 628    | N01°19'41"W |
| L83                | 251    | N89°40'19"E |
| L84                | 50     | S50°46'29"E |
| L85                | 393    | N50°46'29"W |
| L86                | 478    | N01°17'38"W |
| L87                | 240    | N89°42'22"E |
| L88                | 279    | N50°46'29"E |
| L90                | 290    | N01°17'38"W |
| L91                | 210    | N89°42'22"E |
| L92                | 50     | N13°07'20"W |
| L93                | 557    | N01°19'41"W |
| L94                | 679    | N01°19'41"W |
| L95                | 181    | N01°19'41"W |
| L96                | 50     | N42°24'40"W |
| L97                | 679    | N01°19'41"W |

| CHORD LENGTH TABLE |        |             |
|--------------------|--------|-------------|
| LABEL              | LENGTH | CHORD       |
| L98                | 290    | N01°19'41"W |
| L99                | 1425   | N89°40'19"E |
| L100               | 184    | N16°52'40"E |
| L101               | 235    | N89°40'16"E |
| L102               | 986    | N89°40'19"E |
| L103               | 364    | N01°19'41"W |
| L104               | 1076   | N89°40'19"E |

| CENTERLINE CURVE DATA |            |          |         |             |         |
|-----------------------|------------|----------|---------|-------------|---------|
| CV#                   | DELTA      | RADIUS   | LENGTH  | CHORD       | C–L     |
| C1                    | 090°00'00" | 25.00'   | 39.27'  | N45°21'29"W | 35.36'  |
| C3                    | 090°00'00" | 25.00'   | 39.27'  | S44°38'31"W | 35.36'  |
| C4                    | 020°03'34" | 200.00'  | 70.02'  | S79°36'44"W | 69.66'  |
| C5                    | 056°49'57" | 510.00'  | 505.88' | N35°29'11"W | 485.39' |
| C6                    | 056°02'41" | 510.00'  | 498.86' | N35°52'49"W | 479.21' |
| C7                    | 007°30'00" | 510.00'  | 66.76'  | N04°06'29"W | 66.71'  |
| C8                    | 013°37'22" | 1938.95' | 461.01' | N07°10'10"W | 459.82' |
| C9                    | 013°39'10" | 2056.00' | 489.68' | N07°09'16"W | 488.52' |
| C10                   | 049°49'10" | 250.00'  | 217.38' | N64°43'56"E | 210.60' |
| C11                   | 051°50'30" | 200.00'  | 180.96' | S25°33'46"W | 174.85' |
| C12                   | 030°39'30" | 200.00'  | 107.02' | S23°11'14"E | 105.75' |
| C13                   | 028°33'48" | 575.00'  | 296.69' | N23°44'05"W | 293.41' |
| C14                   | 046°46'57" | 200.00'  | 163.30' | N66°58'01"W | 158.80' |
| C15                   | 012°10'56" | 200.00'  | 42.52'  | S83°36'19"W | 42.44'  |
| C17                   | 039°31'50" | 195.25'  | 134.71' | S79°32'18"E | 132.06' |
| C18                   | 019°47'33" | 1350.00' | 466.35' | S80°27'43"E | 464.03' |
| C19                   | 003°49'06" | 200.00'  | 13.33'  | S37°19'04"W | 13.33'  |
| C24                   | 016°14'47" | 200.00'  | 56.71'  | S47°21'01"W | 56.52'  |
| C26                   | 016°14'47" | 200.00'  | 56.71'  | N47°21'00"E | 56.52'  |
| C29                   | 003°03'15" | 200.00'  | 10.68'  | N86°08'42"E | 10.66'  |

| CENTERLINE CURVE DATA |            |         |         |             |         |
|-----------------------|------------|---------|---------|-------------|---------|
| CV#                   | DELTA      | RADIUS  | LENGTH  | CHORD       | C–L     |
| C33                   | 010°21'34" | 200.00' | 36.16'  | S84°29'32"W | 36.11'  |
| C34                   | 039°31'14" | 200.00' | 137.85' | S19°25'56"W | 135.23' |
| C35                   | 085°10'10" | 200.00' | 297.30' | S03°23'33"E | 270.67' |
| C36                   | 011°16'51" | 200.00' | 39.38'  | S40°10'01"E | 39.31'  |
| C37                   | 016°14'47" | 200.00' | 56.71'  | S42°38'59"E | 56.52'  |
| C38                   | 039°33'18" | 200.00' | 138.07' | S19°26'58"W | 135.35' |
| C39                   | 090°00'00" | 50.00'  | 78.54'  | N45°19'41"W | 70.71'  |
| C40                   | 019°47'33" | 620.00' | 214.18' | S60°40'10"E | 213.11' |
| C45                   | 050°26'49" | 200.00' | 176.09' | N64°26'56"E | 170.46' |
| C46                   | 024°56'06" | 250.00' | 108.80' | N26°45'28"E | 107.94' |
| C47                   | 039°33'11" | 250.00' | 172.58' | S70°33'05"E | 169.18' |
| C48                   | 039°33'11" | 250.00' | 172.58' | S70°33'05"E | 169.18' |
| C49                   | 031°46'39" | 200.00' | 110.82' | N15°35'42"E | 109.51' |
| C50                   | 039°31'09" | 200.00' | 137.85' | S70°32'04"E | 135.23' |
| C51                   | 038°03'56" | 200.00' | 132.87' | S31°44'32"E | 130.44' |
| C52                   | 012°47'40" | 200.00' | 44.66'  | N06°43'31"W | 44.57'  |
| C53                   | 042°04'59" | 200.00' | 146.80' | N01°22'10"W | 143.62' |
| C54                   | 012°47'40" | 200.00' | 44.66'  | N83°16'28"E | 44.57'  |
| C55                   | 012°47'40" | 200.00' | 44.66'  | N83°16'28"E | 44.57'  |
| C56                   | 090°00'00" | 240.00' | 376.99' | N44°40'19"E | 339.41' |

**METES AND BOUNDS DESCRIPTION:**

BEING A TRACT OF LAND SITUATED IN THE M.E.P. & P. RR. CO. SURVEY, ABSTRACT No. 1189, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED TO HALL–NANCE RANCHES BY DEED RECORDED IN VOLUME 9426, PAGE 564, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A CONCRETE MONUMENT FOUND FOR THE SOUTHEAST CORNER OF SAID HALL–NANCE RANCHES TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 2X, BLOCK 27 OF LETARA PHASE ONE, AN ADDITION TO THE CITY OF HASLET, BY PLAT RECORDED IN COUNTY CLERK'S FILE No. D219289910, PLAT RECORDS, TARRANT COUNTY, TEXAS AND BEING ALSO ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED TO TPMMI DFW 4047, LLC BY DEED RECORDED IN COUNTY CLERK'S FILE No. D221367748 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 89°38'31" WEST, WITH THE SOUTH LINE OF SAID HALL–NANCE RANCHES TRACT, A DISTANCE OF 3851.04 FEET TO A 1/2–INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAME TRACT;

THENCE NORTH 00°18'13" WEST, WITH THE WEST LINE OF SAID HALL–NANCE RANCHES TRACT, A DISTANCE OF 4311.64 FEET TO A 3/4–INCH IRON ROD FOUND ON THE SOUTH LINE OF LOT 1, BLOCK 1, FELLOWSHIP OF THE PARKS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, BY PLAT RECORDED IN COUNTY CLERK'S FILE No. D217059805 OF SAID PLAT RECORDS FOR THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO FELLOWSHIP OF THE PARKS BAPTIST CHURCH BY DEED RECORDED IN COUNTY CLERK'S FILE No. D221273319 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 89°45'50" EAST, WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 155.64 FEET TO A 1/2–INCH CAPPED IRON ROD STAMPED "LBS 3496" FOUND FOR THE SOUTHEAST CORNER OF SAME LOT;

THENCE NORTH 00°51'53" WEST, WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 553.04 FEET TO A PK NAIL WITH SHINER STAMPED "CRIADO" FOUND WITHIN THE RIGHT–OF–WAY OF AVONDALÉ–HASLET ROAD (A VARIABLE WIDTH RIGHT–OF–WAY) ;

THENCE NORTH 89°40'19" EAST, ALONG SAID RIGHT–OF–WAY AND WITH THE NORTH LINE OF SAID HALL–NANCE RANCHES TRACT, A DISTANCE OF 3701.65 FEET TO A 5/8–INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAME TRACT, FROM WHICH A 5/8–INCH IRON ROD FOUND ON THE WEST LINE OF LOT 1X OF LETARA PHASE THREE, AN ADDITION TO THE CITY OF HASLET, TEXAS BY PLAT RECORDED IN COUNTY CLERK'S FILE No. D221328305 OF SAID PLAT RECORDS BEARS NORTH, 31.09 FEET;

September 29th, 2026

Caroline Cranz  
Chairman City Plan Commission  
City of Fort Worth  
100 Fort Worth Trail  
Fort Worth, Texas 76102

Project Name: Nance Ranch  
Project Number: NT777-0089

**Subject: Waiver Request for Preliminary Plat (PP-23-001)**

Dear Ms.Cranz,

On behalf of the Beaten Path Development we respectfully request a variance from Section 31-106(d)(2) of the City of Fort Worth Subdivision Ordinance, which states that *standard public and private local streets serving urban lots less than 150 feet in width shall have a maximum block face length of 1,320 feet.*

The proposed subdivision includes a local street segment with a block face length exceeding 1,320 feet. The request for variance is based on the following considerations:

**1. Site Constraints and Physical Limitations**

The subject tract is constrained by existing conditions including [drainage features, existing development, utilities, or adjacent property configuration]. These constraints limit the feasibility of introducing an additional intersecting street without creating excessive grading, infrastructure impacts, or inefficient lot configurations.

**2. Traffic and Connectivity Considerations**

The proposed street network maintains adequate connectivity and circulation for local traffic. An access easement and sidewalk have been added through the long block to improve connectivity to the phase to the south. Traffic volumes are expected to remain low and consistent with a local residential street classification, and emergency vehicle access is preserved. No adverse impacts to public safety or traffic operations are anticipated as a result of the increased block length.

**3. Consistency with Surrounding Development Pattern**

The requested variance is consistent with the surrounding development context, where similar block lengths exist due to comparable site constraints. Granting the variance will allow the project to align with established neighborhood character while avoiding unnecessary roadway construction.



Granting this variance will not be detrimental to public health, safety, or welfare and will not impair the intent of the Subdivision Ordinance. The request represents a reasonable and limited deviation justified by site-specific conditions.

We respectfully request approval of this variance as part of the subdivision review process. Please do not hesitate to contact us should you require additional information or supporting documentation.

Sincerely



**Ben Materne, P.E.**  
817-288-1167  
bmaterne@lja.com

Copies to: Dustin Austin, Jeff David-Beaten Path – via Email



## Conditions and Comments

**Record Number:** PP-23-001

**Submitted:** 1/9/2023

**Remarks Due:**

**ZC Hearing:**

**Application Status:** Approved

**Title:** Nance Ranch

**Description of Work:** 892 SF & 3 MF Lots

**Address:**

**Acres:**

**Applicant:**

**Owner Name:**

**Owner Address:**

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**Approval Table:**

| Task                         | Task Status                  | Task Date  | Task Reviewer        |
|------------------------------|------------------------------|------------|----------------------|
| Application Submittal        | Accepted                     | 1/23/2023  | Alexander Parks      |
| City Plan Commission         | Approved with Waivers        | 5/18/2023  | Alexander Parks      |
| DRC Review                   | Post DRC Accepted            | 5/18/2023  | Alexander Parks      |
| Fire Review                  | Approved                     | 12/15/2025 | Christopher Thornton |
| Gas Well Review              | Approved                     | 5/3/2023   | Cecilia Leyba        |
| Notifications                | Legal Notification Complete  | 5/18/2023  | Alexander Parks      |
| ONCOR Delivery Review        | Approved                     | 5/18/2023  | Alexander Parks      |
| PACS Review                  | Correction Required          | 7/29/2026  | Lori Gordon          |
| Plan Coordination            | Approved                     | 5/18/2023  | Alexander Parks      |
| Plan Distribution            | Routed for Electronic Review | 5/3/2023   | Diana Lopez          |
| Platting Review              | Correction Required          | 7/29/2026  | Alexander Parks      |
| TPW Engineering Review       | Approved                     | 12/22/2025 | Stu Burzette         |
| TPW Storm Water Review       | Correction Required          | 7/29/2026  | Robin Stevens        |
| Transportation Impact Review | Approved                     | 3/14/2023  | Alexander Parks      |
| Water Engineering Review     | Complete                     | 5/18/2023  | Isabel Sierra        |
| Water Sewer Study Review     | Complete                     | 12/23/2025 | Wade Goodman         |
| Zoning Review                | Approved                     | 1/26/2023  | Brett Mangum         |

**List of Conditions:**

### **General**

**Reviewer: Jose Mendez Vargas**

**Email: Jose.MendezVargas@fortworthtexas.gov**

**Phone: 817-392-8576**

1. This application corresponds to January 9th deadline day.

Please allow four days for a completeness check, a separate email will be sent out once a case manager is assigned and fees are assessed. If your application is an administrative one, it will not follow the DRC schedule, keep in mind the application goes through the normal 21 calendar day review. Once all comments have been entered a revision may be submitted, the first revision is free any revision after that is a charge of \$220 per revision.

\*\*\*\*\* ALL REVISIONS NEED TO GO THROUGH PLATTING \*\*\*\*\*

Please refrain from emailing other departments separately to clear holds, it needs to come through platting so we can open up the workflow and keep track of revisions. Please include your assigned case manager and myself Frenchelle.Manning@fortworthtexas.gov to all revisions for proper routing.

Platting Department  
817-392-8027  
Platbox2@fortworthtexas.gov

2. An email was sent to the applicant on 4/25/23 regarding the outstanding fees.

### **Gas Well**

**Reviewer: Cecilia Leyba**

**Email:**

**Phone:**

1. 5.3.23: CLEARED

1.25.23: CORRECTIONS REQUIRED - need to show the access lease roads for the gas well sites within the new development. Access to the sites must be available at all times per 2009 Gas Well Ordinance Section 15-32 Gas Inspector (b).

### **Fire**

**Reviewer: David Hood**

**Email: David.Hood@fortworthtexas.gov**

**Phone: 817-392-6833**



1. FWFD - (Fire Marshal David Hood, FirePlatting@fortworthtexas.gov)  
FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov or fireplatting@fortworthtexas.gov)

Developments of one- or two-family dwellings having more than 30 units must be provided with two separate and approved fire apparatus access roads. This number may be increased to 40 if an additional access point is provided that will connect with a future development. Phases must be constructed so that each has the correct number of access points.

#### Section 503.1.2 Secondary Access

CLEARED 05/08/2023 CORRECTIONS REQUIRED 4/6/2023

Break Street S into 2 different streets at Lot 1 Block 41

Make Street H and Street G the same name.

Show that Street F turns west to connect to Street E at Lot 7 Block 5.

CLEARED 05/08/2023 CORRECTIONS REQUIRED 4/6/2023: No buildings may front alleys.

The following lots have no access. May be labeled as "Mews" but will be named ROW's.

Lots 1-3 Block 38 (Mews K)

Lots 1-5 Block 45 (Mews H)

Lots 5-8 Block 35 (Mews X)

Lots 9-14 Block 35 (Mews J-make this Mews a continuation of Mews K from the east)

Lots 2-7 Block 27 (Mews D)

Provide a site plan or details showing that no buildings front alley ways.

All gas well pad sites within the plat are permitted. Show and label gas well set-backs as follows: (IFC 2021/CFW Adopted Amendments Ordinance No 25388-03-2022).

CLEARED 04/10/2023 Line compressor confirmed to be abandoned by GW's. CORRECTION REQUIRED 4/6/2023: Show Line Compressor related setbacks from the boundary of the pad site and label:

"600' Line Compressor Building Setback for Protected Structures"

"300' Line Compressor Building Setback for Public or Habitable Structures"

Show setback for any Protected Use, Public Building or Habitable Structure shall be setback a minimum of two hundred (200) feet from any equipment and buildings not part of the operation of the compressor.

#### Section 5706.3.1.3.4 Existing Natural Gas Wells

CLEARED 05/08/2023 (4/6/2023): Show 5' no build easement around abandoned gas well and label:

"5' Abandoned Gas Well No Build Easement"

Approximate locations of the 3 not shown on plat are listed. Confirm metes and bounds with Gas Wells Division.

1 in Block 32, Lot 1X

2 west of Block 7, Lot 23-26

#### Section 5706.3.1.3.3 Existing Natural Gas Wells

FYI: Compressor shown on WO Boaz Pad N (Block 53 Lot X) does not show on our GIS.

FYI: Compressor shown on WO Boaz Pad K (Block 8 Lot 2X) does not show on our GIS.

SEE SECOND ENTRY FOR CONTINUATION OF COMMENTS

FYI:

All fire access roads are required to be above the 100 year floodplain along with other requirements related to fire access roads.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.4

General information:

Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received.

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. Adopted Amendments #25388-03-2022 are available at:

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

2. FWFD - (Fire Marshal David Hood, FirePlatting@fortworthtexas.gov)  
FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov or fireplatting@fortworthtexas.gov)  
Revision: 12/15/25

CLEARED 08/08/2023 CORRECTION REQUIRED revision 7/20/2023: bubble areas that have been revised.

CLEARED 03/24/2023: Show 225' Building Setback line from the edge of the Multi Well Permitted gas well site and label:

"225' Building Setback for Protected Use & Public Building structures"

CLEARED 3/24/23: Show 125' Building Setback line from the edge of the Multi Well Permitted gas well site and label:

"125' Building Setback for Habitable Structures."

CLEARED 3/24/23: Show 200' Building Setback radii from the Tank Battery and equipment and label:

"200' Tank Battery Building Setback for Protected Use, Public Building, or Habitable Structure"

Section 5706.3.1.3.3 Existing Natural Gas Wells

CLEARED 3/24/23: Show 200' Building Setback radii from the Lift Compressor:

"200' Lift Compressor Building Setback for Protected Use, Public Building, or Habitable Structure"

Section 5706.3.1.3.4.2 Existing Lift Compressor

CLEARED 03/24/23: CORRECTIONS REQUIRED:

Make Street NN & Street MM the same street

Make Street H & Street I the same street

Make Street T & Street U the same street

Make Street II & Street JJ the same street

Make Street AA & Street Z the same street

Make Street Y two streets - divided at Lot 7, Block 29

CLEARED 03/24/23: CORRECTION REQUIRED: Show radius of all turnarounds.

Streets existing and correct:

Letara Ranch Road is a continuation into this plat but is not constructed from Haslet Heights, westward.

Avondale Haslet Road

Wisdom Way Drive is a continuation into this plat.

Wagley Robertson Road is the correct name for the MTP.

FYI:

All fire access roads are required to be above the 100 year floodplain along with other requirements related to fire access roads.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.4

General information:

Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received.

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The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. Adopted Amendments #25388-03-2022 are available at:

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

**PACS**

**Reviewer: Lori Gordon**

**Email: [Lori.Gordon@fortworthtexas.gov](mailto:Lori.Gordon@fortworthtexas.gov)**

**Phone: 817-392-5743**

**1. HOLD PLAT:**

202305: submit a concept plan for neighborhood park meeting the requirements of the PDP/PROSMP. Show proposed park slopes and ratio of land in and out of floodplain (minimum 1.5 ac) to PARD for review.

Neighborhood Parkland dedication of 15.7 acres is REQUIRED. A minimum of three (3) 5 acre parks, meeting the site requirements outlined in of the current Neighborhood and Community Park Dedication Policy and the current Park, Recreation and Open Space Master Plan, including the 10 minute walk to a park.

Please coordinate park location/discussion with Lori Gordon, [lori.gordon@fortworthtexas.gov](mailto:lori.gordon@fortworthtexas.gov) or Jeremy Williams, [jeremy.williams@fortworthtexas.gov](mailto:jeremy.williams@fortworthtexas.gov)



## **Planning**

**Reviewer: Alexander Parks**

**Email: Alexander.Parks@fortworthtexas.gov**

**Phone: 817-392-2638**

1. Development Services--Platting (Alexander Parks 817-392-2638 alexander.parks@fortworthtexas.gov)

1. Must remove all lots that are impacted by the padsite permits and the corresponding 225 foot gas well setbacks. Must also make lots that are impacted by the gas pipeline easements into HOA lots just as you have shown for those running north and south through the development. Additional review will be required with the removal of these lots since it is unclear if any additional waivers will be created with the removal of the lots and corresponding roadways. Cleared per revision

2. The portion of the plat zoned MU-1 is not laid out in accordance with the Subdivision Ordinance. The ordinance in Section 31-106 (d) (2) states, Areas zoned for "UR" urban residential district, "MU-1", and "MU-2" mixed-use districts or, "H" central business district shall conform to the following block restrictions. To ensure efficient circulation, the maximum distance between publicly accessible streets shall be 1,000 feet. No block may have a perimeter greater than 1,600 feet, with a maximum block face of 500 feet. Private streets with adjacent sidewalks that are accessible to the general public through a public pedestrian access easement, or a private walkway, which is accessible through a public pedestrian access easement, may serve as a block boundary. When a public access easement or private street with an adjacent sidewalk that is accessible to the general public through a public pedestrian access easement is substituted for a block boundary, it shall connect to an existing public sidewalk or shall be stubbed out to provide for the continuation of a sidewalk accessible to the general public. Developments/subdivisions shall be designed to connect to adjacent existing or platted sidewalk stub outs as provided on an approved preliminary or final plat. Need to show how this area is being broken up into smaller walkable blocks that will be developable when the gas wells are ultimately abandoned. Either a redesign or waiver requests will be required. Cleared per revision

3. Street S and Wisdom Way Drive appear to create an excessively long block faces as the extension of the roadway from Haslet to the west in proposed. Both sides of the roads exceed the maximum distance of 1,320 feet and either a waiver request or a redesign will be required. Other areas within the plat exceed this 1,320 foot maximum distance as described in Section 31-106 (d) (2) (a). Other internal streets have long block faces as well. Alley intersections do not break up long block faces. CLEARED PER CPC APPROVAL 4-22-2023

4. Need to include the gas well site at the northeast and the commercial area northwest of the plat in the heavy weight solid boundary and identify which phases those areas are being platted with. Cleared per revision

5. Confirm with zoning to determine if a rezoning application must be submitted for lots shown in UR zoning that are larger than 5,000 square foot maximum for single family residential in UR zoning. Cleared per revision

6. There is unplatted property to the east of this development that is proposed for single family use. Need to redesign to provide the required stub out or request a waiver. Cleared per revision

7. There is a stub out from the south not being continued into this development. In Block 8 there is a stubout on the approved preliminary plat to the south that needs to be extended into this subdivision. CLEARED PER REVISION

8. The Subdivision Ordinance in Section 31-103 (b) (3) states, All single-family and two-family residential lots shall be platted with a front and a rear yard, with the front yard designed to face a residential street. Several lots in the area zoned UR do not front onto a public or private street. Either a redesign or a waiver request is required. CLEARED PER CPC APPROVAL 4-22-2023

2. Development Services--Platting (Alexander Parks 817-392-2638  
alexander.parks@fortworthtexas.gov)

1. NEW COMMENTS AFTER REVISION:

A net increase in residential units of 40 over what was approved by City Plan Commission has been proposed on this revision. The original preliminary plat approved by City Plan Commission had 620 residential lots and this revision has 660 residential lots. That exceeds the 5% threshold for administrative approval and will required City Plan Commission action.

3. Development Services--Platting (Alexander Parks 817-392-2638  
alexander.parks@fortworthtexas.gov)

1. An additional long block face has been added to the development that exceeds the maximum allowed distance of 1,320 feet. The block face that extends from Lot 12-41, Block 12 exceeds this maximum distance. A waiver from City Plan Commission is required.

2. FYI--Before we can move forward with this revised preliminary plat to a decision by City Plan Commission any updated studies must be approved by DRC.

3. The Subdivision Ordinance in Section 31-63 (b) (5) gives DRC administrative authority over some changes to an approved preliminary plat. A net increase, not to exceed 5% of the total residential lots (rounded to the nearest whole number) in the overall lot yield of the approved preliminary plat may be made, except as elsewhere prohibited by these regulations. However, the increase in this situation is an approximate 12% increase in density. Therefore, City Plan Commission action is required to approve the increase in density.

4. Development Services--Platting (Alexander Parks 817-392-2638  
alexander.parks@fortworthtexas.gov)

1. The preliminary plat revision has created a block face (Block 76 from Lot 1 to 1X) that exceeds the maximum allowed distance of 1,320 feet per Section 31-106(d)(2). Either a redesign or waiver request from City Plan Commission is required.

**T/PW Engineering**

**Reviewer: Armond Bryant**

**Email: Armond.Bryant@fortworthtexas.gov**

**Phone: 817-392-8702**

1. TDR (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

1. (Subdivision Ordinance Ch. 31-101-c-1) Access: One family or two-family Developments of 30 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street. Confirm second point of access for phase 3 connects to the approved La Prelle Tract to the south. CLEARED 04/13/2023 AB.

2. Confirm Wagley Robertson aligns with Master Thoroughfare Plan. CLEARED 03/20/2023 AB.

3. Multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street. Above the second access point peak hour traffic volumes for each public street connection shall not exceed the following: show two points of access for multi-family lots. CLEARED 05/08/2023 AB.

4. Street F is a collector. adjust to 60' width. CLEARED 03/20/2023 AB.

5. The commercial lot does not have a block and lot number. CLEARED 04/10/2023 AB.

6. Stub out Street O to unplatted lot to the west. CLEARED 04/13/2023 AB.

7. Drive approaches subject to access management policy. Provide site plan for multi family lot to show driveway spacing. (250 feet from the intersection and 200 feet apart).

8. Remove Street AB since LaPrelle tract (PP-22-001) removed the stub out to that road.

9. Public Open Space Easement - A triangular 10'x10' POSE (Public Open Space Easement), shall be provided at the intersection of an alley and a driveway or an access easement and a street. for the mutli family lot where the PAE intersects with the road.

Notes:

A. CFA (Ch. 31-131) - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements. 2 lanes of Wagley Robertson required from Avondale Haslet to southern boundary prior to any final platting.

B. Sidewalks and Street Lights: Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

C. Wagley Robertson is required to be platted and constructed through La Prelle Tract for phase 4 to have 2 points of access.

D. Rough Proportionality (RP): The tract is subject to a review of the Rough Proportionality and potential construction for roadway improvements based on the site's impact on the roadway system prior to final platting of any phase. improvements shall include 2 lanes of Avondale Haslet and construction of 4 lanes of Wagley Robertson (from top to bottom plat boundary and potential Traffic signal/round about at intersection of Wagley Robertson and Avondale Haslet.

E. Ensure sufficient right-of-way for right turn lane on Avondale Haslet road eastbound, and dual left turn lane on westbound Avondale Haslet /Wagley Robertson intersection.

F. Ensure sufficient right of way for right turn slip lane on Wagley Robertson.

2. TDS (Stu Burzette, 817-392-2593, stuart.burzette@fortworthtexas.gov)

1. CLEARED 12/22/2025 SB - TIA update memo required with the land use change of Phase 3



**T/PW Stormwater**

**Reviewer: Robin Stevens**

**Email: Robin.Stevens@fortworthtexas.gov**

**Phone: 817-392-8035**

1. Contact: sds@fortworthtexas.gov

DS-22-0233 Accepted for Prelim Platting Only

7/29/26 UPDATE

HOLD: - Bold the FEMA Effective boundary line work on the plat face and label with the effective FIRM date and panel number. Connect the callout to both sides of the boundary and label the panel and number within the FEMA Floodplain area. Callouts need to be presented on all sheets of the plat.

CFWSO Art VI. Sec 31-105 (a)

HOLD - Fix the Ultimate Floodplain and the 10 ft buffer Floodplain Easement callout arrows connects across the Floodplain to both sides. Callouts are connecting to wrong lines on different parts of the proposed floodplain.

CFWSO Art VI. Sec 31-105 (c)(1)

HOLD - Show all proposed and existing drainage easements for Ph 3 & Ph 4.

CFWSO Art VI. Sec 31-105 (b)

12/16/25 Update: MF Zoning was a heavier usage, so a study update is not required to proceed for prelim plat. An updated, accepted Drainage Study is required prior to proceeding to IPRC and Final Plat for the additional A-5 development.

FYI, Study Update Required to support increased density, change in drainage patterns, change in drainage easement sizing, and shift of lots into the proposed ultimate FEMA Floodplain. Must be accepted prior to IPRC.

CLEARED - RNS - 8/4/23

- Revise to show lots are outside of the Ultimate Floodplain and Floodplain Easement.

- Label the FEMA Effective boundary on the plat face with the effective FIRM date and panel number. Connect the callout to both sides of the boundary and label the panel and number within the FEMA Floodplain area. Callouts need to be presented on all sheets of the plat.

CFWSO Art VI. Sec 31-105 (a)

- Label the Ultimate Floodplain and the 10 ft buffer Floodplain Easement and make sure the callout connects across the Floodplain to both sides. Callouts are connecting to wrong lines on different parts of the proposed floodplain.

CFWSO Art VI. Sec 31-105 (c)(1)

- Show proposed drainage easements for the outfalls into the channel.

CFWSO Art VI. Sec 31-105 (b)

CLEARED - RNS - 8/4/23

- Show proposed drainage easement for the proposed high & low flow culverts at both road crossings.

CFWSO Art VI. Sec 31-105 (b)

CLEARED PP 05/10/23

- All portions of the Floodplain Easement need to be shown in X lots. It appears several sections are not labeled that are separated by roads and phase boundaries. Please update.

{COFW 2015 SWCM 3.11 - Plats}

CLEARED - RNS - 3/24/23

## **Zoning**

**Reviewer: Brett Mangum**

**Email:**

**Phone:**

1. Majority of areas south of the main drainageway are zoned "A-5" One-Family Residential and need to be developed to the standards listed in Section 4.705 of the City of Fort Worth Zoning Ordinance.

A large chunk of the development north of the main drainageway are zoned "UR" Urban Residential. The proposed development does not meet the "UR" standards and would need to be go through a rezoning process to a single family residential district.

The portion west of proposed Wagley Robertson is zoned "CR" and can be developed without rezoning under "A-5" standards in Section 4.705 of the City of Fort Worth Zoning Ordinance.

For any questions on "UR" zoning, please contact Sandy Michel, Senior Planner. 817-392-2806  
For any questions on the rezoning process, please contact Planning Assistant Alexander Johnson for submittal information. 817-392-8028

## **Comment**

**Reviewer: Frenchelle Manning**

**Email:**

**Phone:**

1. Oncor will require 10 foot UE at property lines meeting a road way.

Jimmy B. Conner  
Oncor | PMDS  
jimmy.conner@oncor.com

My Supervisor: Charles Thomas  
Cell: 817-480-3515 Email: charles.thomas@oncor.com

## Review

**Reviewer: Isabel Sierra**

**Email: Isabel.Sierra@fortworthtexas.gov**

**Phone: 817-392-6430**

### 1. \*\*\*\*\* Water Department Comments\*\*\*\*\*

Plat case review Performed On: 2/7/2023

You may inquire about hold comments by emailing: DSWS@fortworthtexas.gov

All comments for preliminary plats are considered FYI and will be "holds" (if applicable) on final plat submittal.

1) FYI – Water Extension along full frontage up to the end of lot line of property is required by C.F.A. in a commercial, industrial & multi-family use. - Per City accepted construction plans, water extension to every proposed lot and along full frontage is required: provide an executed community facilities agreement for the water improvement as necessary to serve the subject property. No water/sewer inside or back of lots per Subdivision Ordinance.

2) FYI – Sewer Extension along full frontage up to the end of lot line of property is required by (CFA) in a commercial, industrial & multi-family use. Per City accepted construction plan, sewer extension to every proposed lot is required: provide a community facilities agreement or miscellaneous project for the sewer improvement as necessary to serve the subject property. No water/sewer inside or back of lots per Subdivision Ordinance. Depending on the topography the extension across the lot will require further discussion with Water Engineering. CFA office contact: 817-392-2025

3) FYI – Provide adequate water/sewer exclusive easements to match city accepted construction plans per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019. Offsite easements and or easements by separate instrument need to have recording information shown on plat before hold can be cleared. Plat will be reconciled with reviewed and accepted plans to make sure all easement are correct before hold can be cleared.

For all mains with depths greater than 10 feet, the following equation will apply:

$((\text{Depth of Pipe}) \times 2) + (\text{O.D. of Pipe}) + (2 \text{ Feet}) = \text{Easement Width}$  Width is rounded up to nearest 5 feet.

4) FYI – P.R.V. note required on plat face; statement shall read as follows:  
Private P.R.V's will be required; water pressure exceeds 80 P.S.I.

5) FYI – Impact Fee Note required on plat face:

"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."

6) FYI – No Permanent Structure note required on plat face:

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.

No IPRC letters for the child projects will be released until both parent projects are designed and reviewed by all applicable entities. No child CFA will be executed until parent projects are under construction. The development will be responsible for contributing a pro rata share for these "parent" project improvements.

### List of Comments:

Development Services Department



# **PP-23-001**

# **Nance Ranch**

**Alexander Parks, Senior Planner**  
**CPC Meeting October 8, 2026**

## Plat Summary Details

**Plat Name:** Nance Ranch

**Plat Description:** Single-Family Residential Development

**Size:** 253.769 acres

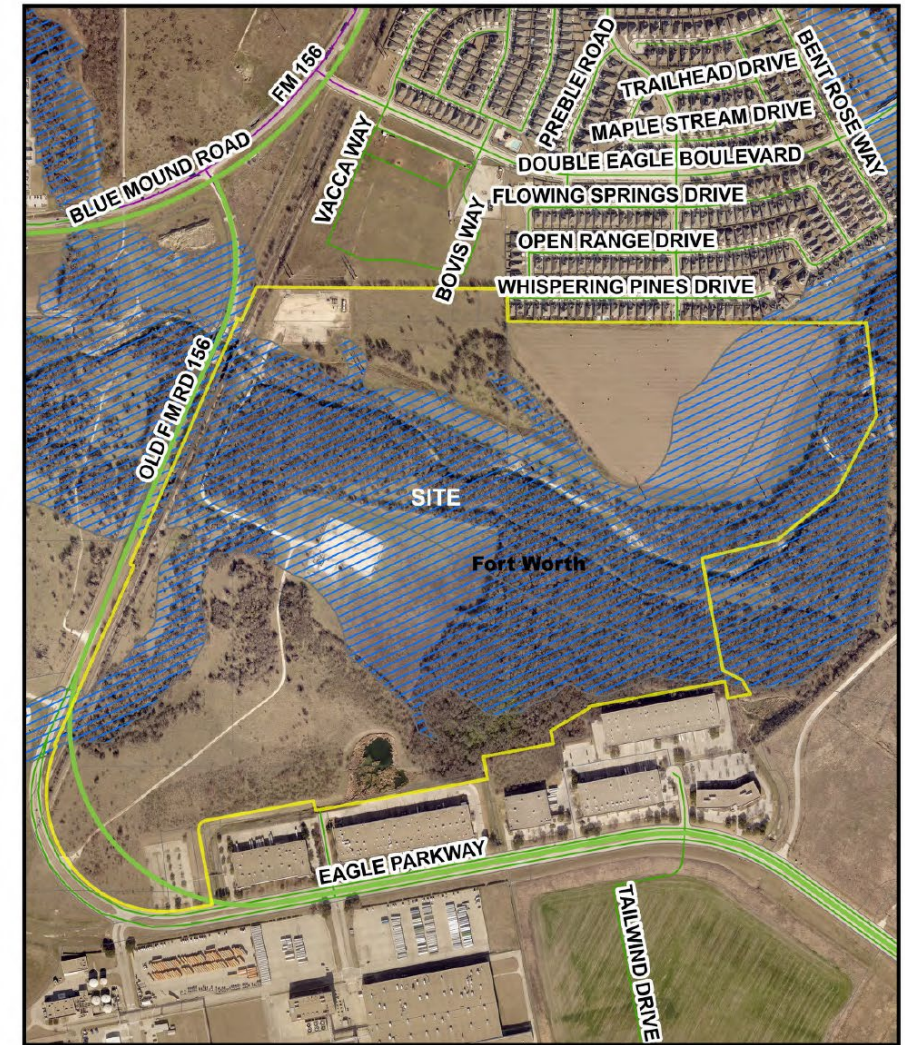
**Owner/Applicant:** Hall-Nances Ranch Ltd

**Consultant/Applicant:** LJA Engineering

**Waivers:** Section 31-106(d)(2) Long Block Face

**DRC Recommendation:** Approval of the requested waiver to permit a block face to exceed the maximum allowed 1,320-foot distance. Approval of the increase in lot yield to 927 lots.

**Public Hearing Notification Date:** September 25, 2026



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

1:8,400









## DRC Recommendation

### **DRC recommends:**

1) Approval of one Subdivision Ordinance waiver to permit the block face for Lots 1-21, Block 76 to Lots 1-1X, Block 77 to exceed the maximum allowed 1,320-foot distance; 2) Approval of the increase in lot yield to 927 total residential lots; 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

**MT-26-003 Walsh Avenue (Major Collector) and Mad Canyon Road (Minor Arterial): ETJ Parker County.**

Being an alignment change for Walsh Avenue, a major collector, and Mad Canyon Road, a minor arterial, on the Master Road Network included in the Master Transportation Plan, located in Parker County, Texas.

**General Location:** South of Old Weatherford Road, west of Farmer Road and north of IH-20.

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

1. Owner / Applicant ..... Travis Baxter

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

|                                                          |                     |
|----------------------------------------------------------|---------------------|
| 1. Current Zoning .....                                  | "ETJ" Parker County |
| 2. Proposed Zoning .....                                 | No Change           |
| 3. Comprehensive Plan Future Land Use .....              | Agricultural        |
| 4. Public Hearing Notification Mailing Date .....        | September 25, 2026  |
| 5. Development Services Department Case Coordinator..... | Alex Parks          |
| 6. Organizations Courtesy Notified.....                  | Aledo ISD           |

**C. SERVICE DISTRICTS**

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

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

Westwood Professional Services, LLC on behalf of Travis Baxter requests an amendment to the Master Roadway Network (MRN) to revise the alignments of Mad Canyon Road and Walsh Avenue.

According to the applicant, the initial creation of the MRN roads in this area were recently approved in June of 2026 without notification to property owners of the potential impacts of the future right-of-way (ROW). Even during the zoning and annexation public process, the applicant was not aware that this new ROW would impact the Dean property.

On the west side of the Dean property, the Walsh Avenue ROW turns south and is completely located within the Dean property to align with Quail Meadow. This proposed Walsh Avenue realignment would evenly split the 106 feet of right-of-way dedication between the Geo Beggs Aledo Ranch tract to the north and the Dean John Henry tract to the south.

According to the applicant, the current alignment of Walsh Avenue on the MRN shown aligning with Quail Meadow would take additional developable land crucial to the proposed commercial and industrial developments already in progress for the property. The applicant feels that this realignment and loss of developable land would be detrimental to current project design phases, stakeholder negotiations, and the overall work already completed for the proposed developments.

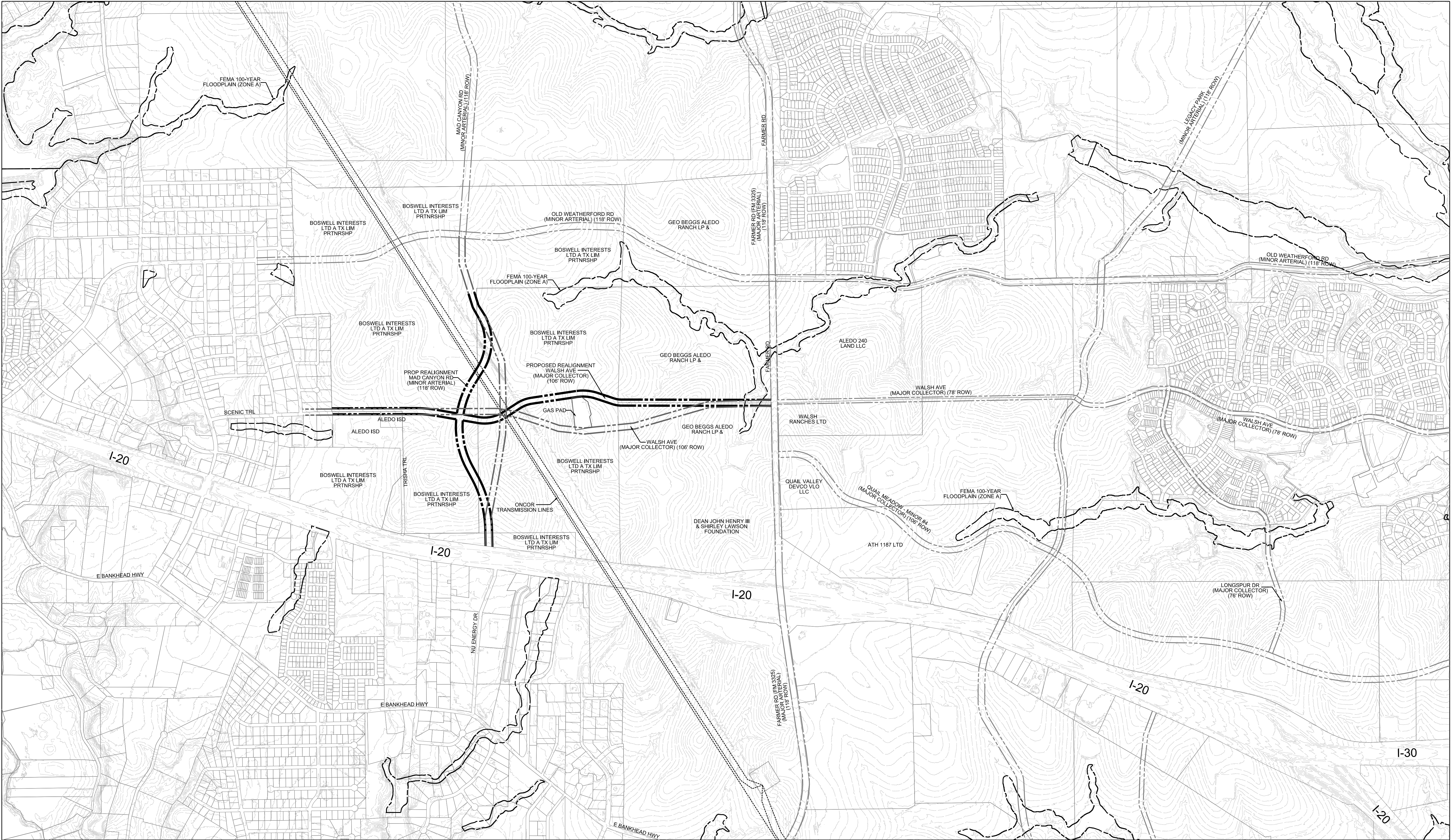
The proposed realignment moves Walsh Avenue north of the existing gas pad and out of the pad site's boundary. The applicant feels that this move is less intrusive to the Boswell property, the gas well pad, and is more of a minor change than dipping south below the gas pad.

The realignment of Walsh Avenue provides a more traditional intersection with Mad Canyon Road crossing of the MRN to a 90-degree angle versus the odd angle the road enters the ONCOR and gas easements in the current MRN. It also moves it away from the power transmission lines and gas lines so that there is not an intersection under the transmission lines or near the transmission line towers.

***E. DRC RECOMMENDATION***

DRC recommends: Approval of a recommendation to City Council for the Master Roadway Network alignment change to Walsh Avenue and Mad Canyon Road.





DEAN RANCH NORTH

MTP REALIGNMENT

FORT WORTH ETJ. PARKER COUNTY



# **MT-26-003**

# **Walsh Avenue and Mad Canyon Road**

**Alexander Parks, Senior Planner**  
**CPC Meeting October 8, 2026**

# MT-26-003

## Plat Summary Details

**Plat Name:** Walsh Avenue and Mad Canyon Road

**Plat Description:** Master Road Network Alignment Shifts

**Size:** N/A

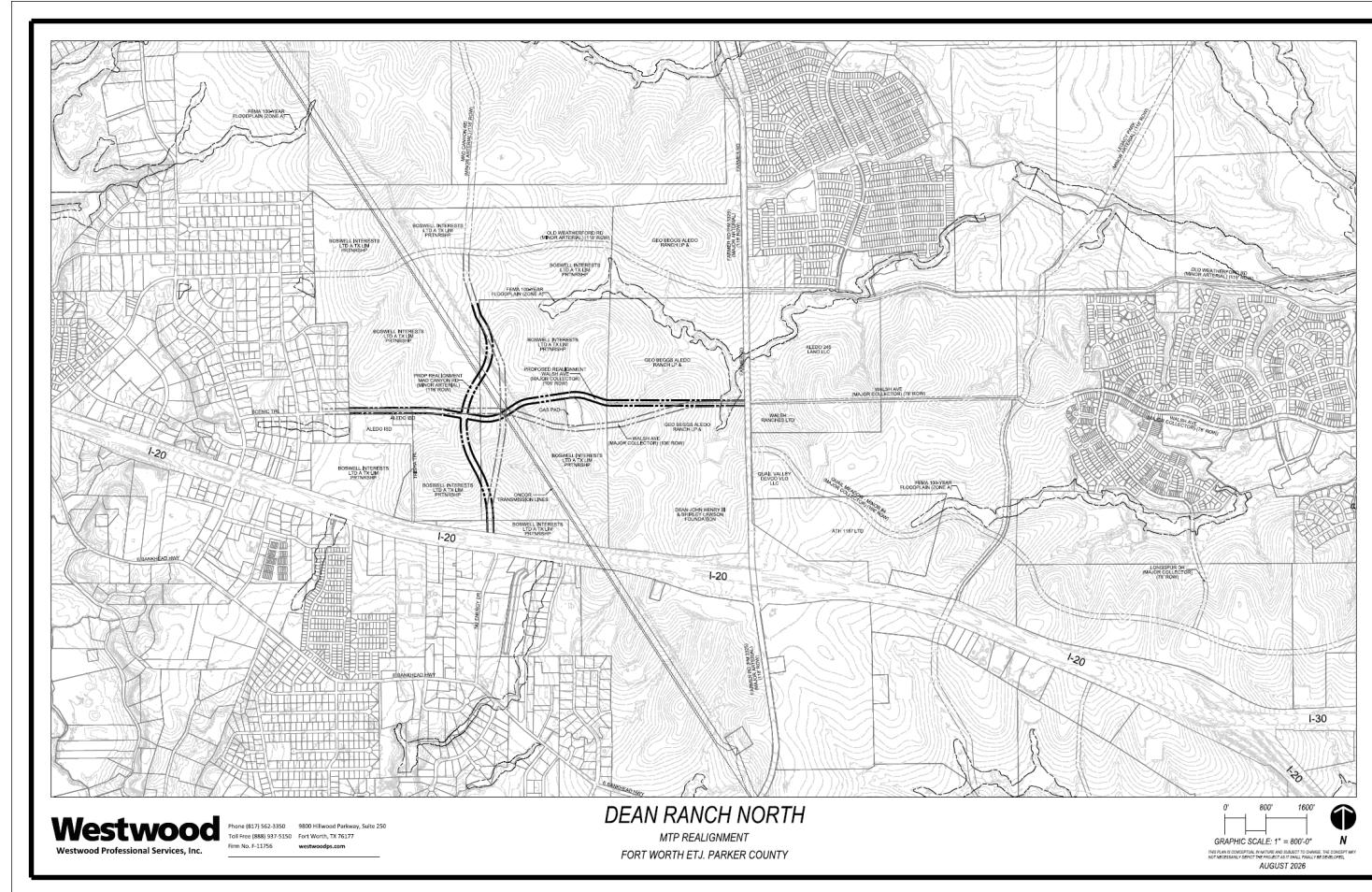
**Owner/Applicant:** Travis Baxter

**Consultant/Applicant:** Westwood Professional Services

**Waivers:** None maintaining the approved cross-sections

**DRC Recommendation:** Approval of a recommendation to City Council for the Master Roadway Network alignment change to Walsh Avenue and Mad Canyon Road

**Public Hearing Notification Date:** September 25, 2026





# Alignment Exhibit



# MT-26-003

## DRC Recommendation

### **DRC recommends:**

Approval of a recommendation to City Council for the Master Roadway Network alignment change to Walsh Avenue and Mad Canyon Road.

**MT-26-004     Marine Creek Parkway (Minor Arterial): Council District 2.**

Being an alignment change for Marine Creek Parkway, a minor arterial, on the Master Roadway Network included in the Master Transportation Plan, located in Tarrant County, Texas.

**General Location:** North of Sherman Ave, South of NW Loop 820, east of Estrella St, and west of Angle Ave.

## GENERAL INFORMATION

### A.     **APPLICANT**

1. Owner / Applicant ..... L&S Land Company

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

- |                                                          |                                                                                                                                                                      |
|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Current Zoning .....                                  | "C" Medium Density Multifamily and "E" Neighborhood Commercial                                                                                                       |
| 2. Proposed Zoning .....                                 | No Change                                                                                                                                                            |
| 3. Comprehensive Plan Future Land Use .....              | Mixed Use and Agricultural                                                                                                                                           |
| 4. Public Hearing Notification Mailing Date .....        | September 25, 2026                                                                                                                                                   |
| 5. Development Services Department Case Coordinator..... | Alexander Johnson                                                                                                                                                    |
| 6. Organizations Courtesy Notified.....                  | Terrace Landing OA, Caballito Del Mar HA, Far Greater Northside Historical NA, Streams And Valleys Inc, Trinity Habitat for Humanity, Fort Worth ISD, Lake Worth ISD |

### C.     **SERVICE DISTRICTS**

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

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

Spiars Engineering on behalf of L&S Land Company requests an amendment to the Master Roadway Network (MRN) to revise the alignment of Marine Creek Parkway. The proposed alignment change does not alter the cross-section proposed in the MRN.

The current intersection with Angle Avenue cannot be engineered as shown on the MRN. This alignment connects where Angle Avenue has since been extended, which creates a non-standard intersection. A drainage discharge point just south of this intersection adds an additional engineering challenge.

The proposed alignment uses an existing median opening. Connecting at the existing median opening makes use of infrastructure already in place on Marine Creek Parkway as recommended by City staff during coordination a meeting prior to making this submittal.

Since this alignment is modifying the end point to a new location, a recommendation by City Plan Commission to City Council is required for this amendment.

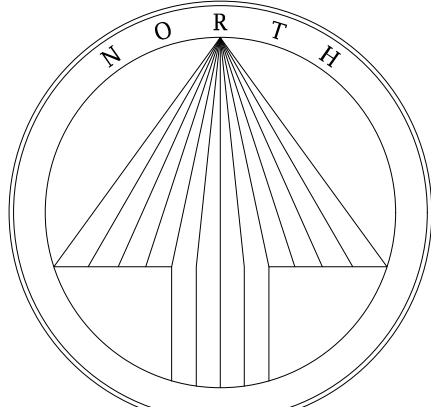


***E. DRC RECOMMENDATION***

DRC recommends: Approval of a recommendation to City Council for the Master Roadway Network alignment change to Marine Creek Parkway.



Printed By: bblentini Plot Date: 8/21/2026 2:55 PM  
Drawing: C:\2026\085\26-232 Marine Creek MTP\CAD\Exhibits\MP Realignment Exhibit.dwg Saved By: Blentini Save Time: 8/21/2026 2:55:09 PM  
TBPELS No. F-2121 and No. F-10043100 • www.spiarseng.com



300 0 150 300 600  
1 inch = 300 ft.

Legend

- Neighborhood Connector (PER THE CURRENT MTP)
- Proposed Revised MTP Alignment
- Property Boundary



# **MT-26-004**

# **Marine Creek Parkway**

**Alexander Johnson, Planner II**  
**CPC Meeting October 8, 2026**



# MT-26-004

## Plat Summary Details

**Plat Name:** Marine Creek Parkway

**Plat Description:** Master Road Network  
Alignment Shifts

**Size:** N/A

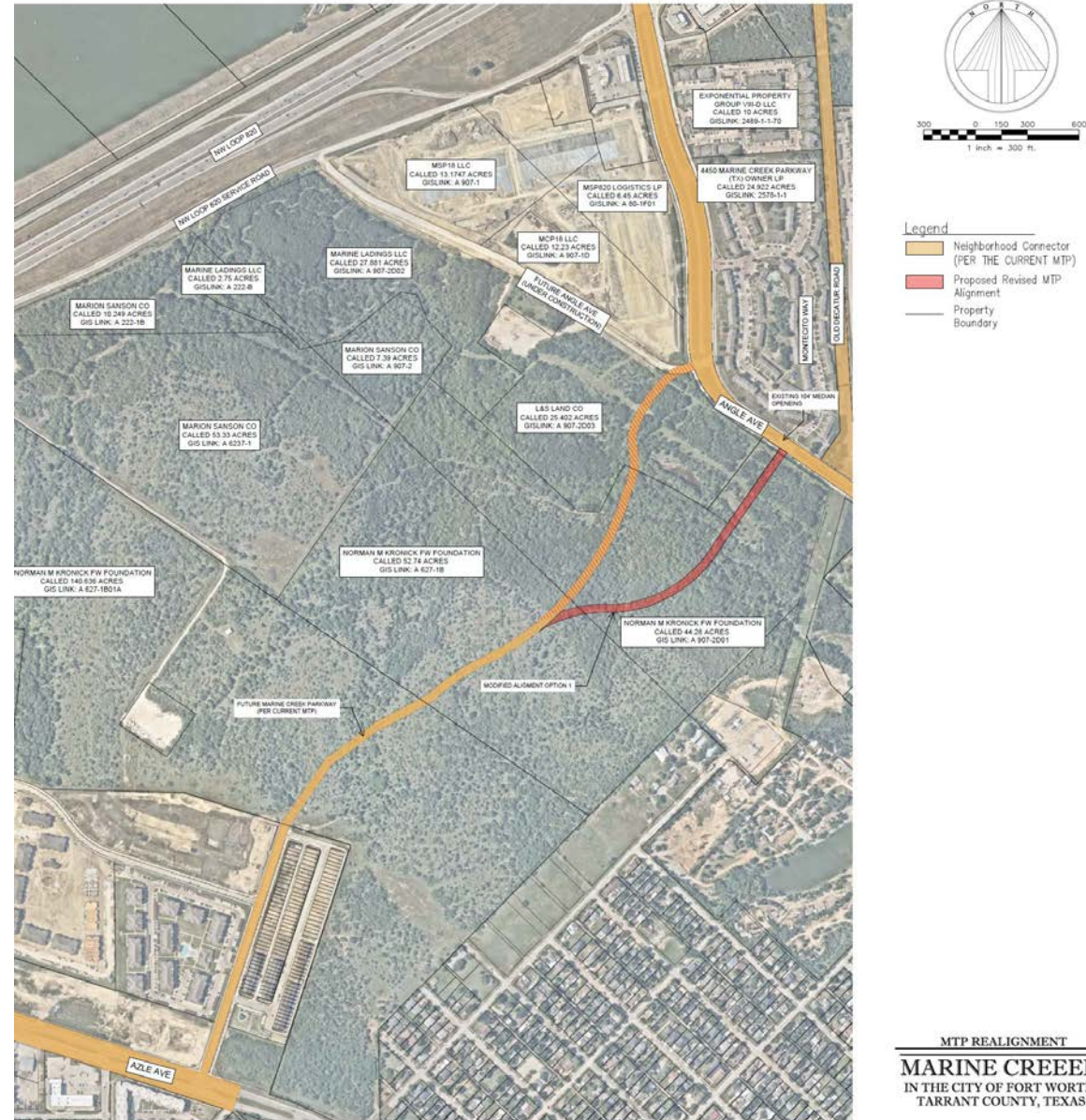
**Owner/Applicant:** L&S Land Company

**Consultant/Applicant:** Morphic Development

**Waivers:** None maintaining the approved cross-sections

**DRC Recommendation:** Approval of a recommendation to City Council for the Master Roadway Network alignment change to Marine Creek Parkway

**Public Hearing Notification Date:** September 25, 2026





# MT-26-004

## Alignment Exhibit





# MT-26-004

## DRC Recommendation

### **DRC recommends:**

Approval of a recommendation to City Council for the Master Roadway Network alignment change to Marine Creek Parkway.

**STAFF REPORT  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS**

**DATE:** September 8, 2026

**COUNCIL DISTRICT:** 6, 8,9

***GENERAL INFORMATION***

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|                        |                                                                                    |
|------------------------|------------------------------------------------------------------------------------|
| <b>SUBJECT</b>         | MCCART AVENUE HUB OF TRANSPORTATION<br>TECHNOLOGY CORRIDOR PROJECT                 |
| <b>REQUEST</b>         | Approval                                                                           |
| <b>APPLICANT/AGENT</b> | Transportation and Public Works Regional<br>Transportation and Innovation Division |
| <b>LOCATION</b>        | McCart Ave from IH-20 to Future CR 920                                             |

---

**REQUEST**

Applicant requests a recommendation to City Council for approval of the McCart Hub of Transportation Technology Corridor Project subject to additional comments and recommendations from City Plan Commission.

**BACKGROUND**

The McCart Avenue Hub Of Transportation Technology (HOTT) Corridor Project (The Project) limits include McCart Avenue between I-20 and future County Road 920 and Altamesa Boulevard between Hulen Street and Hemphill Street (See figure 1). The primary purpose of the project is to advance the McCart Avenue roadway project included in Fort Worth's 2022 Bond Program toward full engineering and construction readiness, while simultaneously establishing a broader vision that integrates safety, mobility, placemaking, economic development, and smart transportation technology. The full Project can be found online at <https://www.movingamillion.org/pages/mccart-avenue-corridor-plan>.

The project applies a Safe Streets approach to transform McCart Avenue into a safer, more efficient, and technology-ready corridor (See Figure 3). This is done through recommended multimodal improvements, smart mobility technologies, and access management strategies that support all users while maintaining business access. It also identifies three catalytic sites for mixed-use development that demonstrate how coordinated land use, urban design, and transportation investments can create walkable destinations, expand housing and retail opportunities, and stimulate private development aligned with community goals (See Figure 2).

**Public and Stakeholder Engagement**

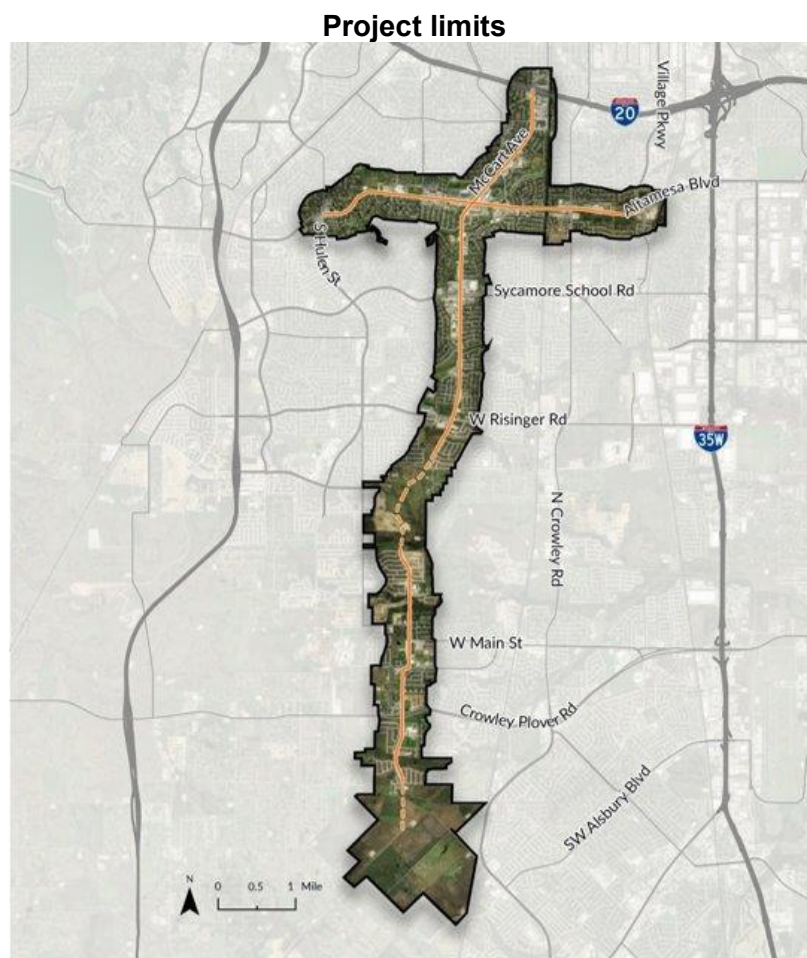
City staff and consultant team conducted five stakeholder advisory committee meetings, four public open houses, targeted focus groups, school district outreach, and an online survey that received more than 580 responses. The commercial property owners received a targeted notice of the corridor recommendations, and the property owners of the catalytic sites were notified of the zoning reform recommendations via mail. The final report's public comment period lasted from September 1 to 25. It



allowed the public to review and comment on the document itself. The Communications department announced the comment period to the area and the applicable council districts.

### **Content and Recommendations**

The project includes existing conditions, traffic analysis, placemaking, and project implementation. The roadway recommendations include closing sidewalk gaps, installing new pedestrian crossings, and narrowing the median to minimize the need for ROW acquisitions. The prioritized implementation program is categorized by near-term (0–5 years), mid-term (5–10 years), and long-term horizons, with clear cost estimates, responsible agencies, and implementation partners to reduce delivery risk. The project also includes recommendations for rezoning the catalytic sites and improvements to the commercial retail centers, trails, and adjacent parks. Those recommendations have been passed on to the relevant department and are subject to their discretion.



*Figure 1: the yellow highlight shows the project limit. East Altamesa Blvd is delineated in the yellow line also.*

**Site A**  
Mixed-use destination with  
retail, grocery, & housing



Neighborhood-scale  
mixed-use hub

Neighborhood-scale  
mixed-use hub

**Southwest High School**

**Akamesa Boulevard**

**LEGEND**

- 1. Reconfigured Intersection
- 2. Crosswalk with Pedestrian Refuge
- 3. Mid-block Crossing
- 4. High-Intensity Activated Crosswalk (HAWK)
- 5. Bulb-Out
- 6. On-Street Parking
- 7. Sidepath (12')
- 8. Landscaped Median
- 9. Buffer (4')
- 10. Steel Monotube Poles
- 11. Reduce Median Width
- 12. Sidepath (8'-10')
- 13. Pedestrian Lighting
- 14. Alternative Intersection Design

## Next Steps

The McCart Avenue HOTT Corridor Project is scheduled to be on a fall City Council agenda for adoption. If approved, the next step will be engineering design and construction of key roadway improvements by TPW, and potential zoning changes by Development Services. TPW used 2022 Bond funds to develop a federal standard schematic for the corridor from I-20 to Sycamore School Road. The schematic is critical to pre-construction activities such as right-of-way acquisition, funding leverage, and engineering design phases.

Staff recommends approval of a recommendation to City Council for the adoption of the McCart Ave HOTT Corridor Project, by reference to the comprehensive plan, subject to additional comments and recommendations from the Commission.



# McCart Avenue

## Hub of Transportation Technology (HOTT) Corridor Project



City Plan Commission

October 8, 2026

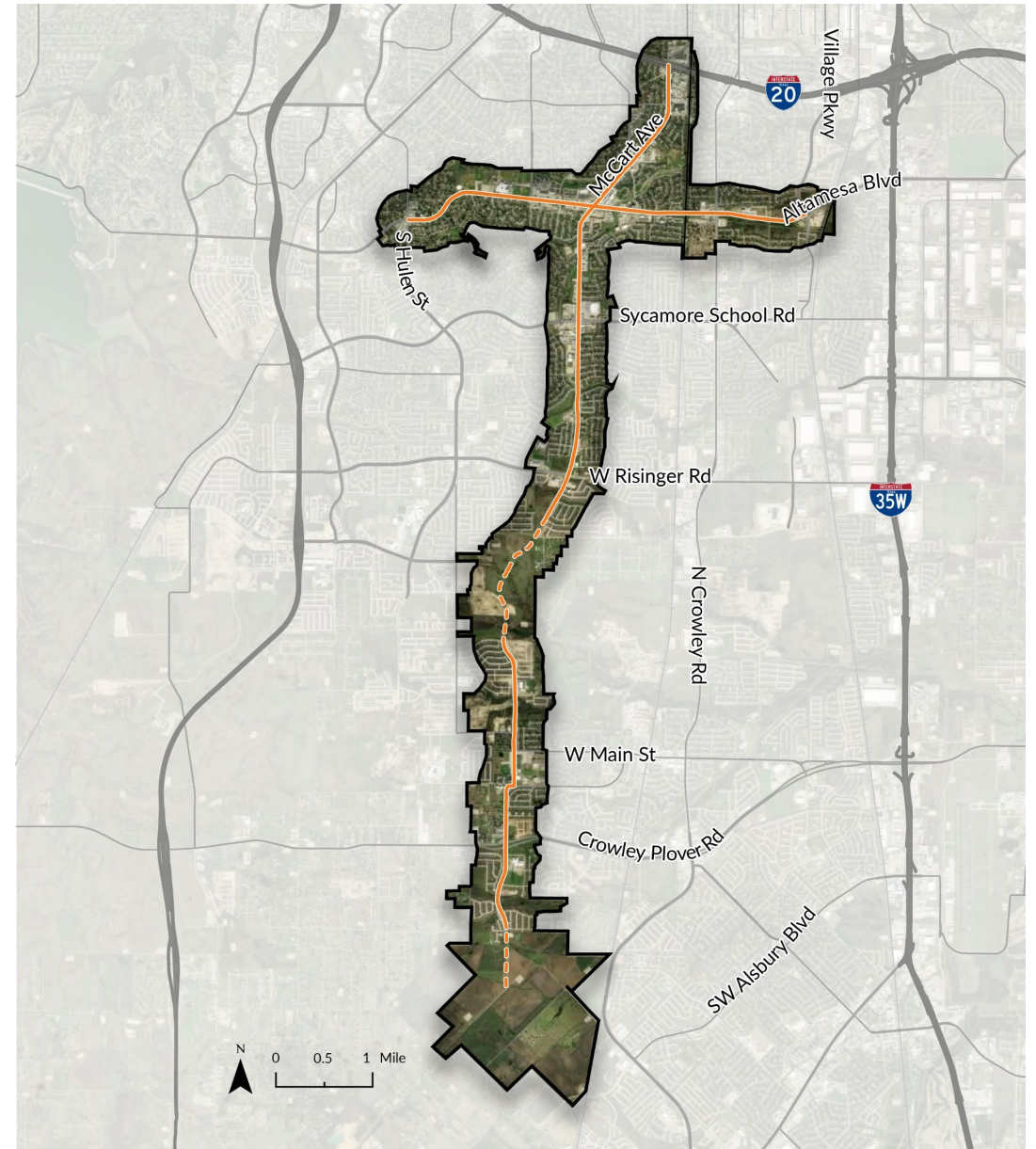




# Project Overview

## McCart Avenue HOTT Corridor Project

- 10-mile corridor (I-20 to future CR 920)
- Initiated as part of 2022 Bond Program
- Project Purpose:
  - Create a long-term vision for corridor transformation to promote safety
  - Advance the project to engineering & construction
  - Includes Altamesa Blvd From South Hulen Street to Hemphill Street





# Steps to Adoption

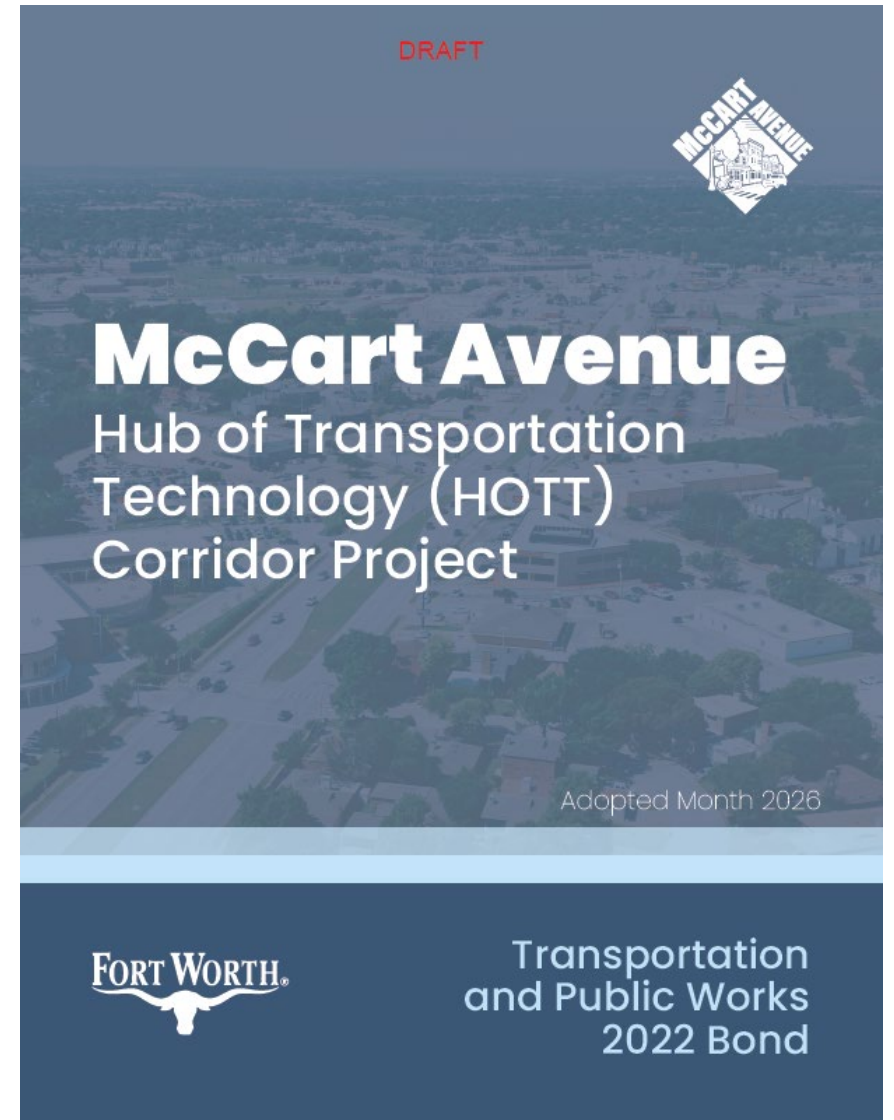
**Public Comment Period Sept 1 to Sept 25**

**Informal Report to City Council  
September 29**

**City Plan Commission Public Hearing &  
Recommendation October 8**

**Adoption by City Council November 10**

**[www.Movingamillion.org](http://www.Movingamillion.org)**



# Current Challenges

## Why Plan Now?

- High crash rates and safety concerns
- Traffic congestion and operational issues
- Gaps in sidewalks, bike facilities, and transit access
- Aging commercial areas and decreased investment
- Fragmented land use and lack of a cohesive identity





# Community Input

**580+ Survey responses paired with 4 rounds of public meetings and extensive community outreach**

## Top Concerns:

- Safety and congestion
- Lack of walkability and multimodal (bicycle/transit) access
- Need for more retail, dining, and gathering spaces

**Desire to transform the corridor into a community destination**



March 25, 2025



May 10, 2025



August 27, 2025



February 5, 2026

# Stakeholders and Special Outreach

---

- Texas Department of Transportation
- North Central Texas Council of Governments
- Tarrant County
- Trinity Metro
- Representative from Council District 6, 8, and 9
- City of Crowley
- City of Burleson
- Wedgewood East Neighborhood Association
- Southgate Neighborhood Association
- Pointer Crossing Neighborhood Association
- Crowley Independent School District
- Independent Business Owners and Commercial Property Owners\*
- Fort Worth Independent School District



# Vision and Guiding Principles

## Vision Statement

*“McCart Avenue is a **vibrant, quality corridor** that fosters **economic growth, sustainable mobility, and safe, equitable, connected communities** while preserving the natural and built environments.”*



# Mobility and Safety Strategy

## “Safe Streets” approach:

- Continuous side paths & wider sidewalks
- Protected crossings & pedestrian lighting
- Landscaped medians & traffic calming
- Transit improvements (bus pullouts, frequency)

## Smart Technology:

- Adaptive signals, HAWK beacons
- Real-time traffic systems
- Transit priority & fiber infrastructure



### LEGEND

- 1. Reconfigured Intersection
- 2. Crosswalk with Pedestrian Refuge
- 3. Mid-block Crossing

- 4. High-Intensity Activated Crosswalk (HAWK)
- 5. Bulb-Out
- 6. On-Street Parking
- 7. Sidepath (12')

- 8. Landscaped Median
- 9. Buffer (4')
- 10. Steel Monotube Poles
- 11. Reduce Median Width

- 12. Sidepath (8'-10')
- 13. Pedestrian Lighting
- 14. Alternative Intersection Design





# Placemaking and Development Strategy

## Three Catalytic Sites:

### Site A

Mixed-use destination with retail, grocery, & housing



### Site B

Neighborhood-scale mixed-use hub



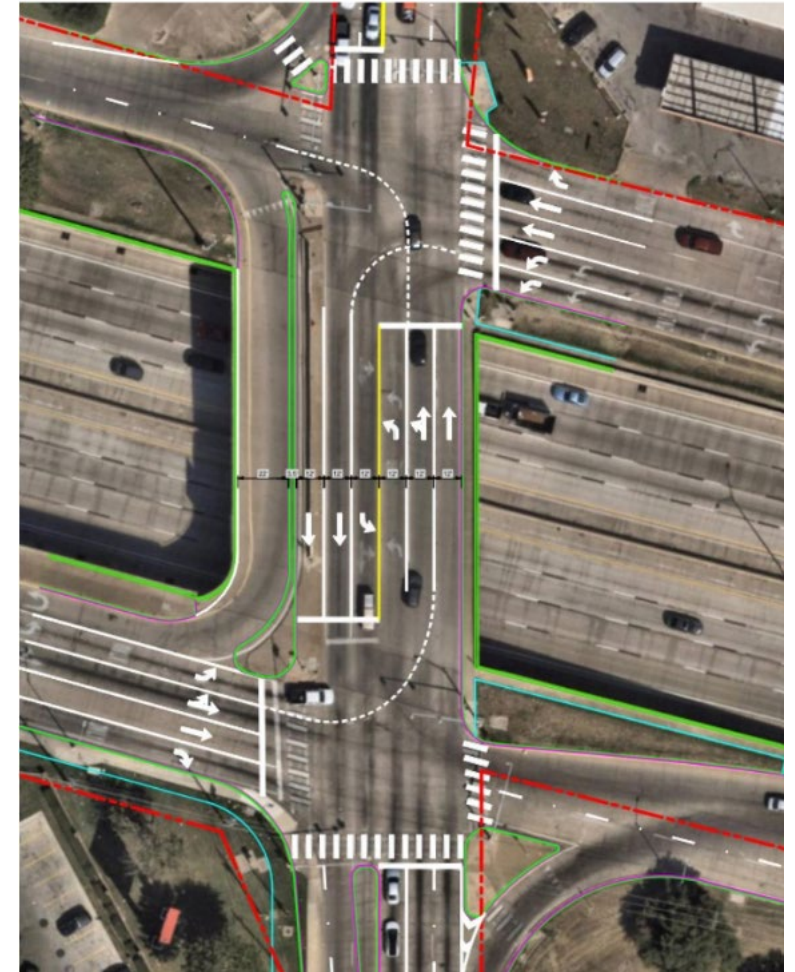
### Site C

Neighborhood-scale mixed-use hub



# Key Recommendations

- Midblock crossings at high schools with Pedestrian Signals
- McCart Ave Bridge Reconstruction South of Park Lake Drive
- Shared use path from Denbury Drive to Lee Ann Street
- Bus Pull outs along McCart Avenue
- Fiber Duck Bank Along McCart Ave Corridor
- Transit Priority Signals
- Pedestrian enhancements at Westcreek Drive and McCart Intersection
- Shared use path on North side of East Altamesa Blvd from Fiesta Circle to Woodway Drive
- Interchange redesign for I-20 and McCart Interchange





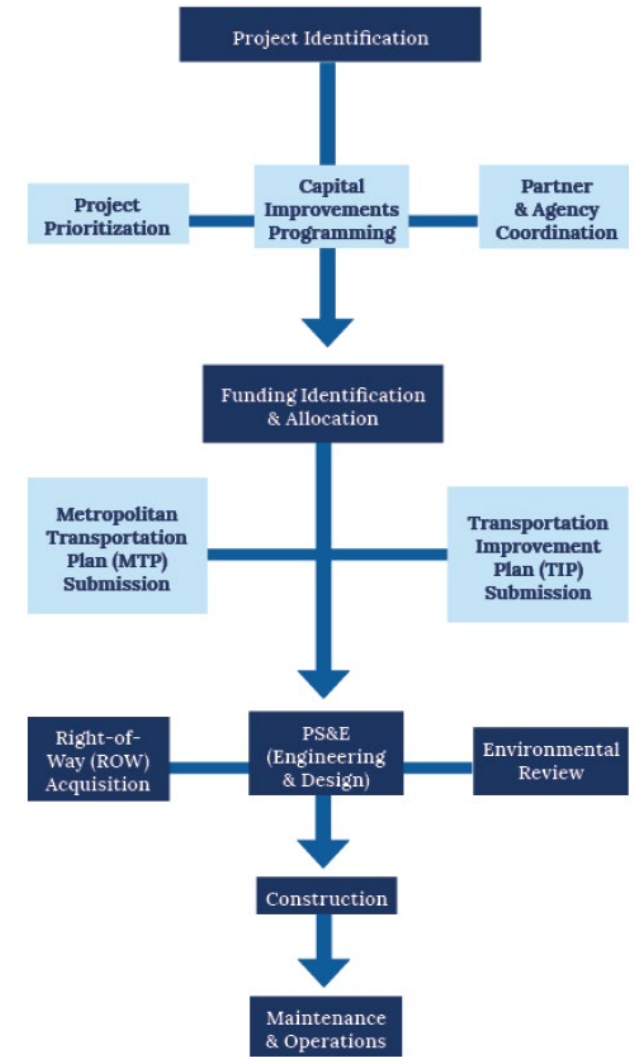
# Key Recommendations For Altamesa Blvd

## Near Term Priorities

- McCart Ave and Altamesa Intersection Complete
- Altamesa and Woodway Intersection in design
- Conceptual Roadway Design complete for Altamesa between Fiesta Cir and McCart Avenue
- Pedestrian Crossings, shared use paths, & lighting improvements
- Early technology upgrades

## Mid/Long Term Priorities

- Major roadway reconstruction (narrow the median)
- Pedestrian and Bike Trails around the high school area (Joint TPW and Parks Project)



# Post Adoption Implementation

## Phased approach:

### Near Term Priorities

- McCart Ave and McPherson Blvd. Project Under Construction
- Schematic complete for McCart Ave between I-20 and Sycamore School Road
- Roadway Safety Analysis Completed by NCTCOG
- Intersection Improvements within Study Area

### Mid/Long Term Priorities

- Major roadway reconstruction from schematic (potential 2030 bond candidate)
- Redevelopment of Catalytic Sites (by Development Services)
- Krause Baker Park Improvements (by Parks Department)
- Pedestrian improvements along Altamesa Blvd near Southwest high school (potential vision zero 2030 bond candidate)





# Questions?