



MEETING AGENDA
CITY PLAN COMMISSION
Thursday, October 29, 2026

Public Hearing 9:00 A.M.

**City Council Chamber
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 or by calling 817-392-8027 no later than Wednesday, October 28, 2026 by 5:00 p.m.**

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

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

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 October 8, 2026 Meeting Minutes

E. New Cases (2)

1. FS-26-110 – Schell’s Addition Lots 11R1 & 12R1, Block 1, Waiver Request Section 31-106(c)(9) Street/Alley Intersection Corner Clips: 2 Residential Lots, Council District 9.

Being a replat of Lots 11R & 12R, Block 1, Schell’s Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet B Slide 2177, Plat Records Tarrant County, Texas.

General Location: North of West Capps St., South of West Roberts St., East of South Adams St., and west of College Ave.

Applicant: Coombs Land Survey Inc.

Recommendation: (1) Approval of two waivers to Section 31-106(c)(9) of the Subdivision Ordinance to waive the requirement for a ten-foot by ten-foot triangular corner clip right-of-way dedication at the intersection of the alley and West Robert Street and at the intersection of West Robert Street and South Adams Street; and (2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

2. FS-26-201 – Boswell Marketplace Lots 8R1 and 8R2, Block 1, Waiver Request Section 31-106(a)(8) Street Design Standards: 2 Commercial Lots, Council District 7.

Being a replat of Lot 8, Block 1, Boswell Marketplace, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Instrument Number D217095492, Plat Records Tarrant County Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of W. Bailey Boswell Road, west of Old Decatur Road and east of Wind River Drive.

Applicant: Kimley Horn

Recommendation: (1) Approval of a waiver to Section 31-106(a)(8) of the Subdivision Ordinance to allow a commercial 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.

3. VA-26-015 – Alley Vacation Between W. Allen Avenue and W. Maddox Avenue, Council District 9.

Being the vacation of an alley between W. Allen Avenue and W. Maddox Avenue, dedicated by the plat for Bellvue Hill Addition, as recorded in Volume 39, Page 31, Plat Records Tarrant County Texas, located in the City of Fort

Worth, Tarrant County, Texas.

General Location: North of Allen Avenue, east of Lipscomb Street and south of Maddox Avenue.

Applicant: City of Fort Worth

Recommendation: Recommendation for approval to City Council for the vacation of an alley between W. Allen Avenue and W. Maddox Avenue.

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 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.

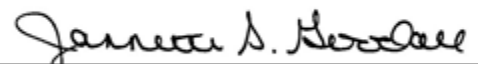
DECLARACIÓN DE ACCESIBILIDAD

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 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 Thursday, October 22, 2026 at 10:20 A.M. and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.


City Secretary for the City of Fort Worth, Texas

FS-26-110 – Schell’s Addition, Waiver Requests Section 31-106(c)(9) Street/Alley Intersection Corner Clips: 2 Lots, Council District 9.

Being a replat of Lots 11R & 12R, Block 1, Schell’s Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet B Slide 2177, Plat Records Tarrant County Texas.

General Location: North of West Capps St., South of West Roberts St., East of South Adams St., and west of College Ave.

GENERAL INFORMATION

A. CASE MANAGER..... Alexander Johnson

B. APPLICANT

- | | |
|-----------------------------|---|
| 1. Owner / Applicant | Damon Ussery & Marting Blessinger(Lot 11R) and Cliff & Allison Bland(Lot 12R) |
| 2. Consultant / Agent | Coombs Land Surveying Inc. (Ron Coombs) |

C. PROJECT ZONING, NOTIFICATION & COORDINATION

- | | |
|--|--|
| 1. Current Zoning | A-5 One-Family Residential |
| 2. Proposed Zoning | No Change |
| 3. Comprehensive Plan Future Land Use | Single Family Residential |
| 4. Public Hearing Notification Mailing Date | October 15 , 2026 |
| 5. Development Services Department Case Planner..... | Alexander Johnson |
| 6. Organizations Courtesy Notified..... | Paschal NA, Jennings May St Louis NA, South Hemphill Heights NA, Ryan Place Improvement Assn, Fairmount NA, Berkeley Place NA, Streams and Valleys Inc, Trinity Habitat for Humanity, and Fort Worth ISD, Hemphill Corridor Development Collaborative, Berry Street Initiative |

D. SERVICE DISTRICTS

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

E. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The subject property is a final plat of 2 residential lots in Southside Fort Worth. The proposed lots currently take access from West Robert St. and South Adams St. There is also an improved residential alley running north to south along the east side of both lots.

The Subdivision Ordinance Section 31-106(c)(9) states “A triangular right-of-way dedication (corner clip) measuring ten feet by ten feet, measured at the property line, is required on corner lots at the intersection of two streets or intersection of a street and an alley.” Per this requirement, the applicant would need to dedicate a right-of-way corner

clip at both the intersection of the alley and W Robert St. and another corner clip at the corner of S Adams St and W Robert St. The applicant has requested a waiver to this requirement at both corners as there is currently a structure located at the northeast corner where RoW would be dedicated. On the northwestern edge of the property there is a retaining wall where RoW would need to be dedicated. Since there are already dedicated public open space easements at each corner the main concern of visibility that transportation would typically have in these circumstances has been resolved.

Therefore, City Plan Commission Action is required to approve two waivers to the 10x10 ft right-of-way corner clip requirement. DRC recommends approval of the requested waivers.

F. DRC RECOMMENDATION

DRC recommends: (1) Approval of two waivers to Section 31-106(c)(9) of the Subdivision Ordinance to waive the requirement for a ten-foot by ten-foot triangular corner clip right-of-way dedication at the intersection of the alley and West Robert Street and at the intersection of West Robert Street and South Adams Street; and (2) Conditional approval of the final plat upon meeting the platting comments in the staff report.



- | | | |
|-------------------|-----------------|-----------------|
| County Boundary | NCTCOG Freeways | 1: 5: 8: 9 |
| Access Ramp | Connecting Road | Major Arterial |
| Minor Arterial | Other | Primary Highway |
| Secondary Highway | Service Road | Streets CFW |
| Parcels | Lakes | Adjacent Cities |



10/21/26 4:43 PM

1: 1,229

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY

0 0.0 Miles

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."

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."

TRANSPORTATION IMPACT FEES

"THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED."

PARKWAY PERMIT

"PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT."

PRIVATE MAINTENANCE

"THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH."

FLOOD PLAN

NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0305 L, MAP EFFECTIVE MARCH 21, 2019.

BUILDING PERMITS

"NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH."

WATER/WASTEWATER IMPACT FEES

"THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM."

UTILITY EASEMENTS

"ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE."

SITE DRAINAGE STUDY

"A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME."

SIDEWALKS

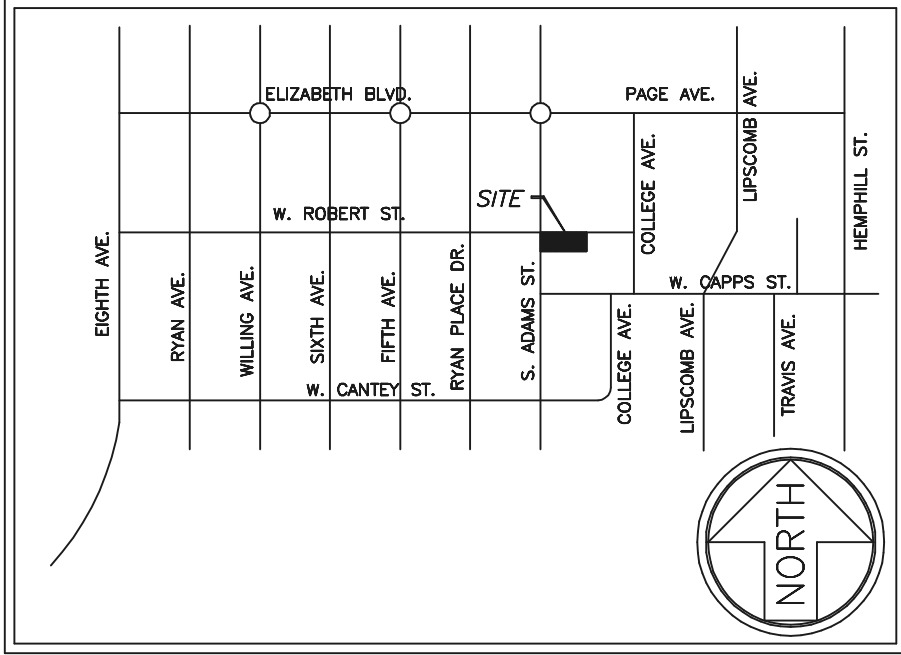
"SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS."

FLOOD PLAIN/DRAINAGEWAY MAINTENANCE

"THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES, WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT."

FLOODPLAIN RESTRICTION

"NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, WILL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED."



VICINITY MAP
NOT TO SCALE

FORT WORTH

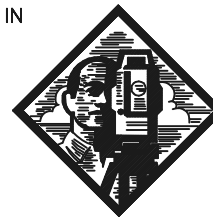
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

BASIS OF BEARINGS: SOUTH RIGHT-OF-WAY LINE OF
WEST ROBERT STREET AS SHOWN ON PLAT RECORDED IN
CABINET B, SLIDE 2177, P.R.T.C.T.



Coombs Land Surveying, Inc.
P.O. Box 6160 Fort Worth Texas 76115
(817) 920-7600

T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 09-0030
GF No. NONE

* N O T E *
ALL SUBJECT PROPERTY, BOUNDARY
LINE BEARINGS AND DISTANCES ARE
PLAT & ACTUAL UNLESS OTHERWISE
NOTED HEREON.

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, DAMON USSERY, MARTIN BLESSINGER, CLIFTON PAIGE EILAND AND ALLISON ANN EILAND, are the sole owners of the following described property to-wit:

BEING all of Lots 11R and 12R, Block 1, Schell's Addition, an addition to the City of Fort Worth, Texas, according to the plat recorded in Cabinet B, Slide 2177 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Northwest corner of sid Lot 12R, lying on the East right-of-way line of South Adams Street (a called 80-foot wide right-of-way) at its intersection with the South right-of-way line of West Robert Street (a called 60-foot wide right-of-way);

THENCE EAST, 180.33 feet along the said South right-of-way line of West Robert Street to a 1/2-inch iron rod found with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northeast corner of said Lot 12R, lying in the West line of a 15-foot wide alley;

THENCE S 00° 09' 51" W, 118.70 feet along the West right-of-way line of said alley to a "v" cut found on top of a rock wall at the Southeast corner of aforesaid Lot 11R, being the Northeast corner of Lot 10, Block 1, Schell's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 50 of the Plat Records of Tarrant County, Texas, from which a 3/8-inch iron rod found in said wall bears WEST, 0.50 foot;

THENCE WEST, 180.33 feet along the common boundary line between said Lots 10 and 11R to a railroad spike found in the top of a rock retaining wall at the Southwest corner of said Lot 11R, lying in the aforesaid East right-of-way line of South Adams Street;

THENCE N 00° 09' 51" E, at 58.83 feet passing a 1/2-inch iron rod found at the Northeast corner of said Lot 11R, being the Southwest corner of aforesaid Lot 12R and continuing in all a total distance of 118.70 feet along the said East right-of-way line of South Adams Street to the PLACE OF BEGINNING, containing 0.491 acre (21,406 square feet) of land

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DAMON USSERY, MARTIN BLESSINGER, CLIFTON PAIGE EILAND AND ALLISON ANN EILAND, do hereby adopt this plat designating the hereinabove described real property as LOTS 11R1 and 12R1, BLOCK 1, SCHELL'S ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown therein.

WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas this the _____ day
of _____, 2026.

DAMON USSERY MARTIN BLESSINGER

WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas this the _____ day
of _____, 2026.

CLIFTON PAIGE EILAND ALLISON ANN EILAND

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared DAMON USSERY and MARTIN BLESSINGER, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared CLIFTON PAIGE EILAND and ALLISON ANN EILAND, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

SURVEYOR'S STATEMENT

THIS is to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294

THE REASON FOR THIS REPLAT IS TO
STRAIGHTEN THE LOT LINE BETWEEN
TWO SINGLE FAMILY LOTS

FINAL PLAT

LOTS 11R1 AND 12R1, BLOCK 1 SCHELL'S ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING 0.491 ACRE OF LAND LOCATED IN THE

J. N. ELLIS SURVEY, ABSTRACT No. 463

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A REVISION OF
LOTS 11R AND 12R, BLOCK 1, SCHELL'S ADDITION, AN ADDITION TO THE CITY
OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED
IN CABINET B, SLIDE 2177 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P.O. BOX 6160
FORT WORTH, TEXAS 76115
CONTACT: RON COOMBS, R.P.L.S.
(817) 920-7600
e-mail: ron.coombs@ebcglobal.net

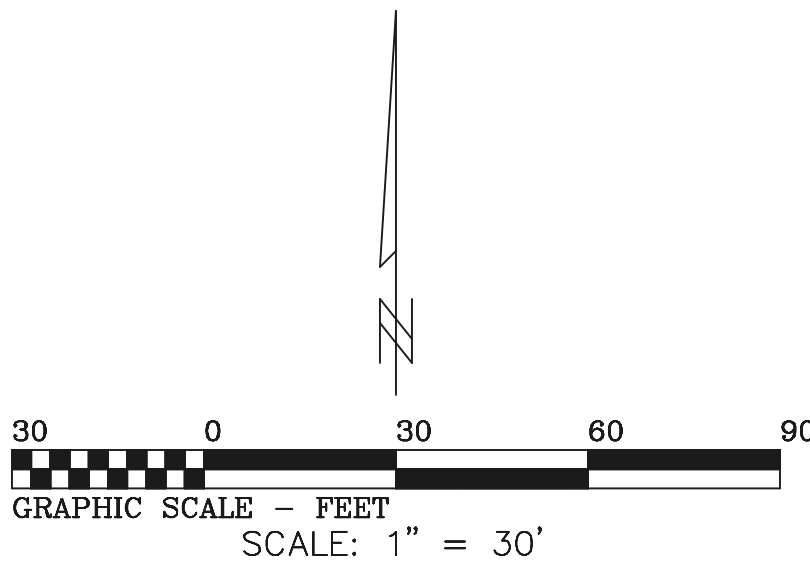
OWNER LOT 11R:
DAMON USSERY & MARTIN BLESSINGER
1136 SOUTH ADAMS STREET
FORT WORTH, TEXAS 76110
(803) 495-2840
CC# D223210690, O.P.R.T.C.T.
email: u.dru@hotmail.com

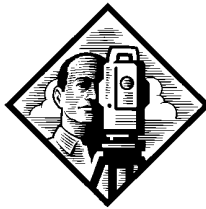
OWNER LOT 12R:
CLIFF & ALLISON EILAND
2601 SOUTH ADAMS STREET
FORT WORTH, TEXAS 76110
(817) 705-5860
CC# D223189509, O.P.R.T.C.T.
email: cliff.eiland@gmail.com

LAND USE TABLE			
LOT	ACREAGE	SQUARE FOOTAGE	USE
11R1	0.244	10,627	RESIDENTIAL
12R1	0.248	10,796	RESIDENTIAL

THIS PLAT RECORDED IN INSTRUMENT # _____ DATE _____

2 LOTS 0.491 ACRE FS-26- _____ MAY 1, 2026





Coombs Land Surveying, Inc.
P.O. Box 6160 Fort Worth, Texas 76115
Office (817) 920-7600
Email: ron.coombs@sbcglobal.net

October 15, 2026

Ms. Caroline Cranz, Chair
City Plan Commission
Fort Worth City Hall
c/o Mr. Alexander Johnson
100 Fort Worth Trail
Fort Worth, Texas 76102

RE: FS-26-110 (Lots 11R1 & 12R1, Block 1, Schell's addition)

Dear Ms. Cranz,

On behalf of our clients, Cliff and Allison Eiland, owners of current Lot 12 (2601 South Adams Street), we respectfully request a Plan Commission waiver from the street/alley intersection corner clip right-of-way dedication requirement as outlined in your Subdivision Ordinance Section 31-106(c)(9).

The reasons for the waiver request is as follows:

There owner has a two-story brick garage/apartment built in 1928 at the Northeast corner of the lot at the corner of West Robert Street and the public alley, within 1 foot of the South right-of-way line of West Robert and 2 feet of the West right-of-way line of the alley. This building would be an encroachment into the corner clip. There is currently a 15-foot by 15-foot Public Open Space Easement at this location according to a 2001 replat of the property. At the Northwest corner of the lot (intersection of West Robert Street and South Adams Street), there is a concrete retaining wall with steps which would encroach into the corner clip. There is a 20-foot by 20-foot Public Open Space Easement at this location according to the 2001 replat of the property.

We have prepared an Encroachment Agreement for the portion of the improvements into the POSE's as recommended by Transportation/Public Works and are waiting on the waiver to formally submit to the Contract Management office.

Thank you for your consideration.

Respectfully,

Ron Coombs, R.P.L.S., President
Coombs Land Surveying, Inc.



Conditions and Comments

Record Number: FS-26-110

Submitted: 5/11/2026

Title: Schell's Addition

Description of Work: removing a notch in the property line

Address:

Applicant:

Remarks Due:

ZC Hearing:

Application Status: Awaiting Client Reply

Acres:

Owner Name: damon ussery

Owner Address: 1136 s adams st Fort Worth TX 76115

Approval Table:

Task	Task Status	Task Date	Task Reviewer
Administrative Approval	Correction Required	6/11/2026	Alexander Johnson
Application Submittal	Accepted	5/13/2026	Alexander Johnson
County Review	Not Required	6/11/2026	Alexander Johnson
Fire Review	Approved	5/13/2026	Christopher Thornton
Gas Well Review	Approved	5/14/2026	Marilyn Hernandez Ayala
ONCOR Delivery Review	Approved	6/1/2026	Michelle Pena
PARD Review	Approved	6/2/2026	Lori Gordon
Plan Coordination	Correction Required	6/11/2026	Alexander Johnson
Plan Distribution	Correction Submitted	10/16/2026	Admin Admin
Platting Review	Correction Required	5/22/2026	Alexander Johnson
TPW Engineering Review	Correction Required	5/29/2026	Jeremy Beekman
TPW Storm Water Review	Approved	6/7/2026	Parth Patel
Transportation Impact Review	Approved	5/19/2026	Rebeca Hernandez
TX DOT Review	Not Required	5/29/2026	Jeremy Beekman
Water Engineering Review	Approved	6/8/2026	Anthony Vallejo
Water Sewer Study Review	Not Required	5/20/2026	Eric Guzman-Alvarez
Zoning Review	Approved	5/28/2026	Mary Jordan

List of Conditions:

PARD

Reviewer: Lori Gordon

Email: Lori.Gordon@fortworthtexas.gov

Phone: 817-392-5743

1. If a residential product is planned, PARD-PDP will apply. Fees are based on Building Permit year.
lori.gordon@fortworthtexas.gov

Fire

Reviewer: Christopher Thornton

Email: Christopher.Thornton@fortworthtexas.gov

Phone: 817-392-6905

1. FWFD - (Lt. Adam Thornton, FirePlatting@fortworthtexas.gov)

Streets existing and correct:

W Robert St.

S Adams St.

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 Johnson

Email: Alexander.Johnson@fortworthtexas.gov

Phone: 817-392-2891

1. -minimum width for residential alleys is 16 feet, if the alley behind the property is 15 feet then you will need to dedicate half a foot

-10x10 Right-of-way corner clips are required at the intersection of W Robert and S Adams and at the intersection of the alley and W Robert. CPC waiver required if the intention is to not dedicate RoW.

-label both the owner certification section and owner dedication section

-the language of the title block should describe the proposal as a replat since the lots are already platted

Public Franchise Utility

Reviewer: Michelle Pena

Email: Michelle.Pena@fortworthtexas.gov

Phone: 817-392-7831

1. 5-29-2026 no comments.

Josh Brown

Oncor | Distribution Engineering

Cell: 682-226-8977

T/PW Engineering

Reviewer: Jeremy Beekman

Email: Jeremy.Beekman@fortworthtexas.gov

Phone: 817-392-8246

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

Plat case review Performed On: 5/29/2026 by 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.

HOLD 5/29/2026 (JB)

- 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 5/29/2026 (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.

Cleared 6/22/2026 (JB)

HOLD 5/29/2026 (JB) Please change POSE to Corner Clips

- Street/alley intersection corner clips (non-H, MU-1, MU-2 zones). A triangular right-of-way dedication (corner clip) measuring ten feet by ten feet, measured at the property line, is required on corner lots at the intersection of two streets or intersection of a street and an alley. Ch. 31-106(c)(9)

HOLD 6/22/2026 (JB)

Please file for an Encroachment agreement through the contract management office for the retaining wall and garage built inside the POSE's.

T/PW Stormwater

Reviewer: Parth Patel

Email: Parth.Patel@fortworthtexas.gov

Phone: 817-392-2027

1. Contact: SDS@fortworthtexas.gov
Stormwater Development Services

No Comments

Transportation Impact

Reviewer: Rebeca Hernandez

Email: Rebeca.Hernandez@fortworthtexas.gov

Phone: 8173928074

1. FYI Comment - The project is located in a no fee Transportation Impact Fee Service Area Q.

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 "A-5" One-Family Residential.

One-Family ("A-5") District

One-Family ("A-5") District

Lot area

5,000 square feet minimum see Chapter 6, Development Standards, § 6.501 Lot Area not served by Sanitary Sewer and Chapter 7, Nonconformities, § 7.106 Nonconforming Lot of Record

Lot width

50 feet minimum at building line

Lot coverage

50% maximum

Front yard*

20 feet minimum (local street) 15 feet minimum (limited local street)

Rear yard

5 feet minimum

Side yard*

5 feet minimum

Interior lot

10 feet minimum adjacent to side street and

Corner lot**

5 feet minimum for interior lot line

Height

35 feet maximum (see Chapter 6, Development Standards, § 6.100, Height)

Notes:

* See Chapter 6, Development Standards, § 6.101(d), Yards for front yard setback requirements.

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

Review

Reviewer: Anthony Vallejo

Email: Anthony.Vallejo@fortworthtexas.gov

Phone: 817-392-7815

1. >>>> 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: 6/8/26

Anthony Vallejo | anthony.vallejo@fortworthtexas.gov | 817-392-7815 DSWS@fortworthtexas.gov

No Comments.

List of Comments:

***Gas Well Review ***

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

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

FS-26-110

Schell's Addition

Alexander Johnson, Planner II
CPC Meeting October 29, 2026

FS-26-110

Plat Summary Details

Plat Name: Schells Addition

Plat Description: Residential Development

Size: 0.491 Acres

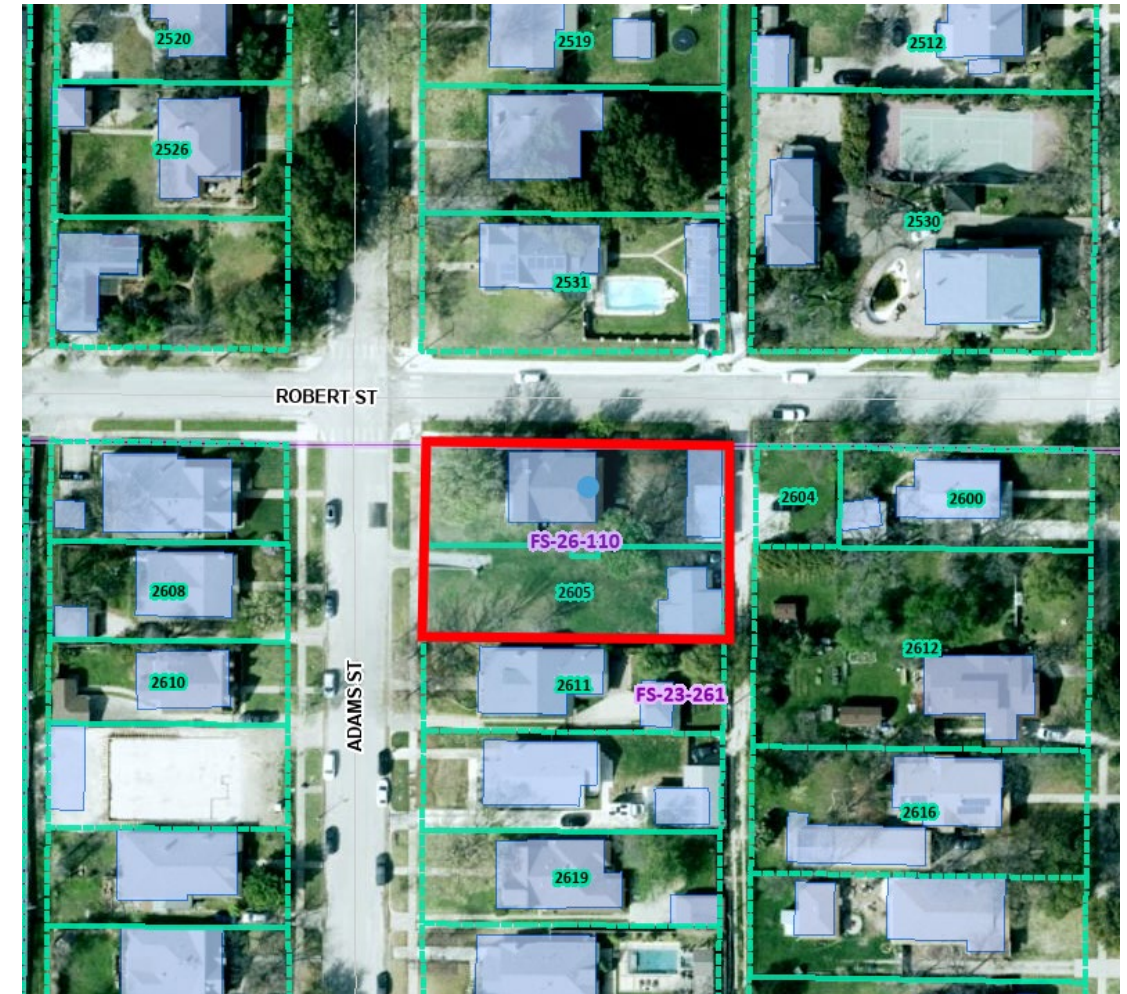
Owner/Applicant: Damon Ussery & Marting Blessinger
(Lot 11R) and Cliff & Allison Bland(Lot 12R)

Consultant/Applicant: Coombs Land Survey Inc.

Waivers: Section 31-106(c)(9) Right-of-way Corner Clips

DRC Recommendation: Approval of the requested waiver
to not require a RoW corner clip dedication
at two northern corners.

Public Hearing Notification Date: October 15, 2026



Plat Exhibit



FS-26-110

Site Conditions

Intersection of Alley & W Robert



Intersection of W Robert & S Adams



FS-26-110

DRC Recommendation

DRC recommends:

- (1) Approval of two waivers to Section 31-106(c)(9) of the Subdivision Ordinance to waive the requirement for a ten-foot by ten-foot triangular corner clip right-of-way dedication at the intersection of the alley and West Robert Street and at the intersection of West Robert Street and South Adams Street; and
- (2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

FS-26-201 Lots 8R1 and 8R2, Block 1 Boswell Marketplace (Waiver Request Section 31-106(a)(8): Council District 7.

Being a replat of Lot 8, Block 1, Boswell Marketplace, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Instrument Number D217095492, Plat Records Tarrant County Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of W. Bailey Boswell Road, west of Old Decatur Road and east of Wind River Drive.

GENERAL INFORMATION**A. *APPLICANT***

- | | |
|-----------------------------|------------------------------------|
| 1. Owner / Applicant | FCAC – Fort Worth Old Decatur, LLC |
| 2. Consultant / Agent | Kimley Horn |

B. *PROJECT ZONING, NOTIFICATION & COORDINATION*

- | | |
|--|---|
| 1. Current Zoning | "E" Neighborhood Commercial and "F" General Commercial |
| 2. Proposed Zoning | No Change |
| 3. Comprehensive Plan Future Land Use | Medium Density Residential |
| 4. Public Hearing Notification Mailing Date | October 15, 2026 |
| 5. Development Services Department Case Coordinator..... | Alex Parks |
| 6. Organizations Courtesy Notified..... | Northwest Fort Worth Neighborhood Alliance, Glen Mills Homeowners Association, Twin Mill Farms HOA, Streams And Valleys Inc, Trinity Habitat for Humanity, Eagle Mountain-Saginaw ISD |

C. *SERVICE DISTRICTS*

- | | |
|--|----------------------------|
| 1. School ISD..... | Eagle Mountain-Saginaw 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 two lots to subdivide the existing commercial development from the gas well site. 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.

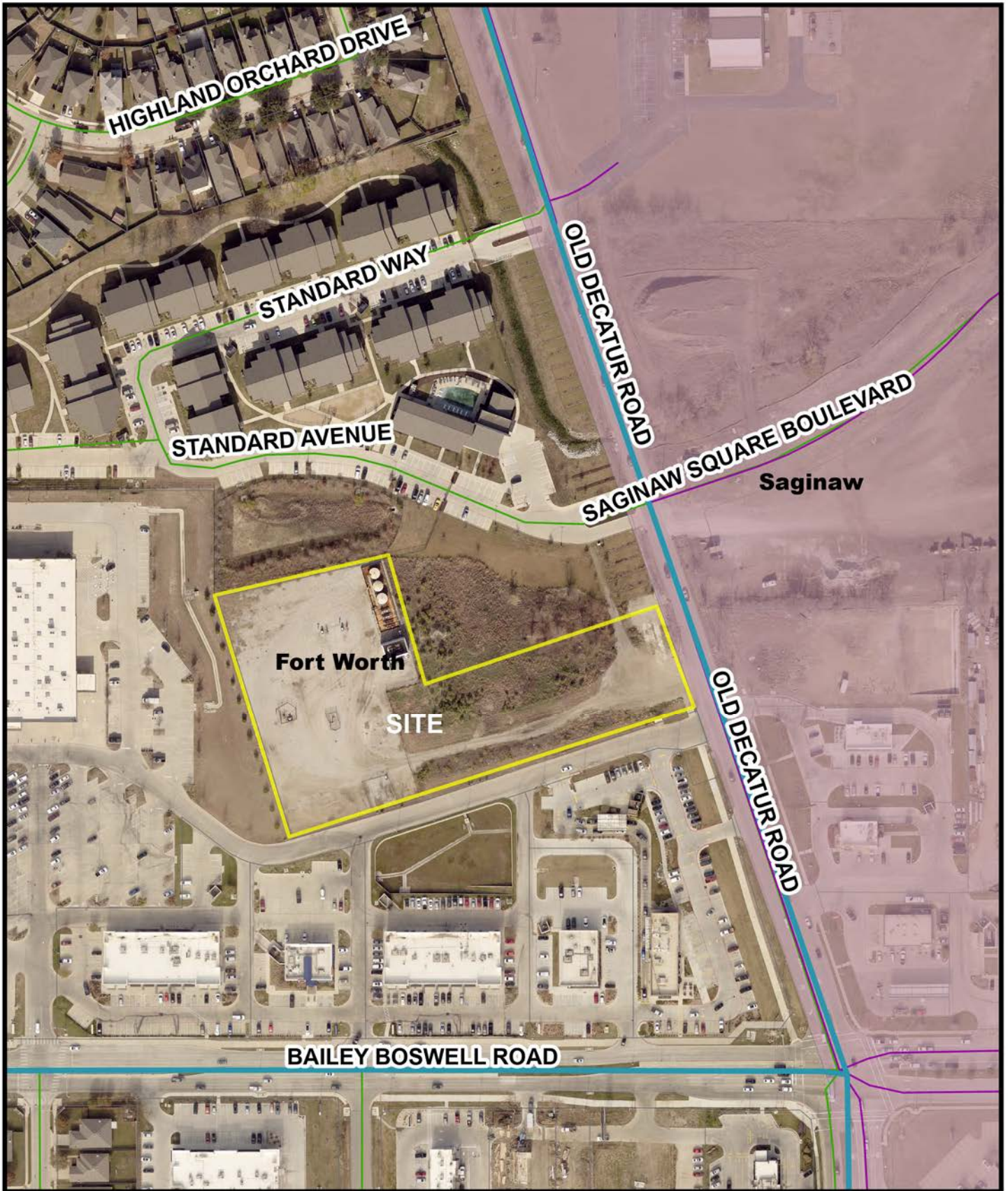
The Subdivision Ordinance in Section 31-108(a)(8) states, culs-de-sac and loop streets, which serve low-density residential areas and very limited public facilities. The subject property is zoned "E" Neighborhood Commercial and "F" General Commercial. The proposed replatted lots front Old Decatur Road, but do not have access to it. There is an existing platted public access easement offsite to the south of the commercial lot and the applicant is extending that through the commercial lot to provide access to it and the gas well site. This configuration dead ends at the gas well site which creates a cul-de-sac or

loop street, and the applicant is requesting a waiver to permit this to serve the proposed commercial 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 commercial 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.

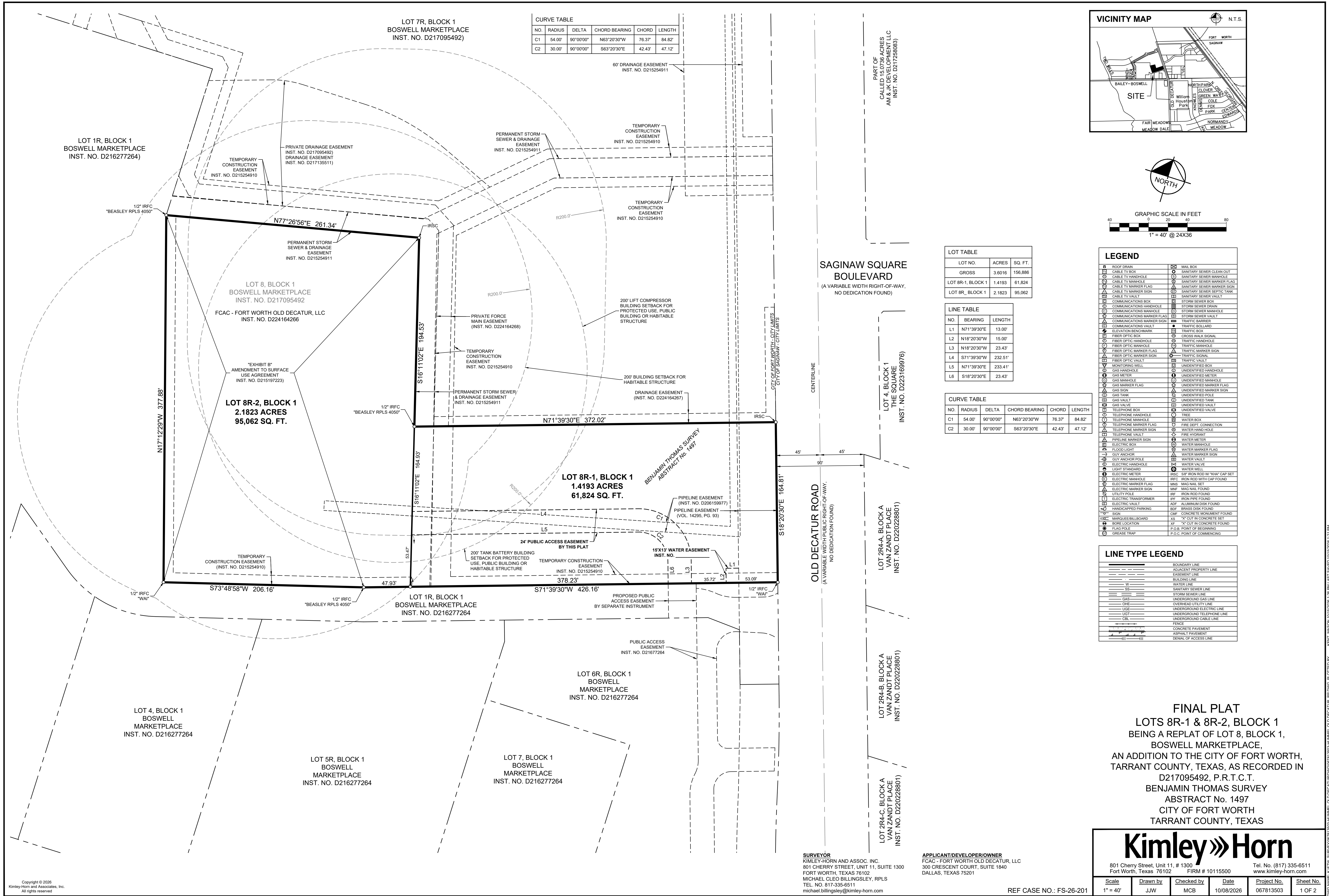


Legend

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

1:2,400





STATE OF TEXAS
COUNTY OF TARRANT

BEGINNING at a 1/2-inch iron rod with "WAI" cap found in the west right-of-way line of Old Decatur Road (a variable width right-of-way); said point being the southeast corner of said Lot 8;

THENCE South 73°48'58" West, along said south line of Lot 8 a distance of 206.16 feet to a 1/2-inch iron rod with "WAI" cap found for the southwest corner of said Lot 8;

THENCE North 77°26'56" East, along the north line of said Lot 8 a distance of 261.34 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the north corner of said Lot 8;

THENCE South 16°11'02" East, along the northeast line of said Lot 8 a distance of 194.53 feet to a 1/2-inch iron rod with "BEASLEY RPLS 4050" cap found for the ell corner of said Lot 8;

THENCE North 71°39'30" East, along the north line of said Lot 8 a distance of 372.02 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner in said west line of Old Decatur Road;

THENCE South 18°20'30" East, along said west line of Old Decatur Road, a distance of 164.81 feet to the **POINT OF BEGINNING** and containing 156,886 square feet or 3.6016 acres of land, more or less.

NOW AND THEREFORE, know all men by these presents that FCAC - Fort Worth Old Decatur, LLC does hereby adopt this plat as **LOTS 8R-1 & 8R-2, BLOCK 1 BOSWELL MARKETPLACE**, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

BY:

Authorized Signature

Printed Name and Title

STATE OF TEXAS §
COUNTY OF TARRANT §

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 and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026

Notary Public, State of Texas

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.

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

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

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

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

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

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

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

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

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.

1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on March 26, 2024 with an applied combined scale factor of 1.00012.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
3. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0045L, for Tarrant County, Texas and incorporated areas, dated March 21, 2019, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures therein will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
4. The purpose of this plat is to create two lots.
5. Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on October 8, 2026 and that all corners are shown hereon.

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558



THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date:

By: _____ *Chairman*

By: _____ *Secretary*

FINAL PLAT
LOTS 8R-1 & 8R-2, BLOCK 1
BEING A REPLAT OF LOT 8, BLOCK 1,
BOSWELL MARKETPLACE,
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS, AS RECORDED IN
D217095492, P.R.T.C.T.
BENJAMIN THOMAS SURVEY
ABSTRACT No. 1497
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10115500

Tel. No. (817) 335-6511
www.kimley-horn.com

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No</u>
N/A	JJW	MCB	10/08/2026	067813503	2 OF 2

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
MICHAEL CLEO BILLINGSLEY, RPLS
TEL. NO. 817-335-6511
michael.billingsley@kimley-horn.com

APPLICANT/DEVELOPER/OWNER
FCAC - FORT WORTH OLD DECATUR, LLC
300 CRESCENT COURT, SUITE 1840
DALLAS, TEXAS 75201

REF CASE NO.: FS-26-201



October 13, 2026

Chairman Jim Tidwell
City Plan Commission
City of Fort Worth
100 Fort Worth Trail
Fort Worth, TX 76102

RE: *Boswell Marketplace (FS-26-201)*
Platting Waiver Request

Chairman Tidwell,

We respectfully submit this letter to request a waiver from the requirements of Section 31-106 (a)(8) of the City of Fort Worth Subdivision Ordinance.

Section 31-106 (a)(8) states that cul-de-sacs and loop streets are intended to serve low-density residential areas and very limited public facilities. The waiver is requested to allow a dead end terminus of a public access easement that will allow public access to the proposed gas well lot.

We appreciate your support of this project. If you need anything further to evaluate our request, please feel free to contact me at jared.earney@kimley-horn.com or 817-900-8528.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Jared Earney".

Jared Earney, P.E.
Project Manager

Cc: Steve C. Meier - Hummel Investments, LLC
 Jose Diplan, P.E. - Kimley-Horn



Conditions and Comments

Record Number: FS-26-201

Submitted: 9/9/2026

Remarks Due:

ZC Hearing:

Application Status: In Review

Title: Boswell Marketplace Lots 8R-1 & 8R-2

Description of Work: Conveyance Plat

Address:

Acres:

Applicant:

Owner Name:

Owner Address:

Approval Table:

Task	Task Status	Task Date	Task Reviewer
Administrative Approval	Correction Required	10/5/2026	Alexander Parks
Application Submittal	Accepted	9/9/2026	Alexander Parks
County Review	Not Required	9/23/2026	Alexander Parks
Fire Review	Approved	9/14/2026	David Hood
Gas Well Review	Approved	9/17/2026	Marilyn Hernandez Ayala
ONCOR Delivery Review	No Response Received	9/23/2026	Alexander Parks
PARD Review	Approved	9/28/2026	Lori Gordon
Plan Coordination	Correction Required	10/5/2026	Alexander Parks
Plan Distribution	Routed for Electronic Review	10/23/2026	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	Approved	9/22/2026	Parth Patel
Transportation Impact Review	Approved	10/2/2026	Rebeca Hernandez
TX DOT Review	Not Required	9/22/2026	Jeremy Beekman
Water Engineering Review	Correction Required	9/28/2026	Elizabeth Rodriguez
Water Sewer Study Review	Not Required	9/21/2026	Eric Guzman-Alvarez
Zoning Review	Approved	9/22/2026	Mary Jordan

List of Conditions:

PARD

Reviewer: Lori Gordon

Email: Lori.Gordon@fortworthtexas.gov

Phone: 817-392-5743

1. A residential component is not being proposed for this development therefore, the Park Dedication Policy does not apply.

Jeremy Williams

817-392-5706

jeremy.williams@fortworthtexas.gov

Fire

Reviewer: David Hood

Email: David.Hood@fortworthtexas.gov

Phone: 817-392-6833

1. FWFD - (Fire Inspector David Hood, FirePlatting@fortworthtexas.gov)

Streets existing and correct:

Old Decatur Road

Saginaw Square Blvd

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. Revise the title block to show this is a FINAL PLAT not a CONVEYANCE PLAT. You cannot subdivide a platted lot with a conveyance plat.

2. Neither of these lots have any access that meets the requirements of the subdivision ordinance. A public access easement is required to provide these lots the access required to meet the subdivision ordinance. If this easement is to be located offsite, then it must be dedicated by separate instrument and the recording information for that easement must be reflect on this plat prior to final recordation of this plat. The public access easement must be a minimum of 24 feet wide and all lots served by the public access easement must have 100 feet of frontage on the public access easement. The public access easement must enter and exit the property in distinct locations.

3. Remove the conveyance plat note.

4. Revise the title block to show "being a replat of Lot 8, Block 1, Boswell Marketplace, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in D217095492, PRTCT".

5. The offsite portion of the public access easement must be dedicated by separate instrument and the recording information for that easement must be shown on this final plat prior to recordation of this final plat.

T/PW Engineering

Reviewer: Jeremy Beekman

Email: 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. 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.

HOLD 9/22/2026 (JB)

Please add or update the below plat face comments.

- Private Maintenance Note: A note shall be placed on the final plat stating: "The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph."
- Parkway Permit Note: Place a note on the final plat that states: "Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit."

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)

- Lot 8R2 Block 1 does not have access.

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

No Comments

Transportation Impact

Reviewer: Rebeca Hernandez

Email: Rebeca.Hernandez@fortworthtexas.gov

Phone: 8173928074

1. FYI Comments:

- The project is located in Transportation Impact Fee Service Area E
- 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.

Zoning

Reviewer: Mary Jordan

Email: Mary.Jordan@fortworthtexas.gov

Phone: 817-392-7869

1. Zoning & land Use

Lynn Jordan

Lynn.Jordan@fortworthtexas.gov

Lot 8R-1 zoned "F" General Commercial

Property Zoning: "F" General Commercial

See City Zoning Ord. Section 4.903 for full 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 unless adjacent to residential district, where 15 feet minimum required

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 45 feet maximum provided, however, stealth telecommunication towers are permitted to a height of 60 feet; the urban design commission must approve the design of all stealth telecommunication towers; telecommunication towers are permitted to a height of 45 feet as a special exception approved by the board of adjustment

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. Commercial buildings require one space per 250 square feet.

Office or professional buildings require one space per 400 square feet. Restaurants require one space per 100 square feet of gross floor area. For further details, other uses and loading areas see Chapter 6, Development Standards, Article 2, Off-Street Parking and Loading, § 6.200.

Lot 8R-2 zoned "E" Neighborhood Commercial, most easterly approximately 48 ft is zoned F"

General Commercial, most restrictive zoning district applies for setbacks and uses.

Property Zoning: "E" Neighborhood Commercial

Subject to all regulations in City Code Section 4.901 NEIGHBORHOOD COMMERCIAL ("E") DISTRICT and applicable supplemental use standards in Chapter 5 and development standards in Chapter 6 for height, yards, signs, parking, landscaping, and residential design standards.

Limitations: Retail stores with a footprint exceeding 60,000 sqft are prohibited.

Uses allowed in accordance with Section 4.803 NON-RESIDENTIAL DISTRICT USE TABLE.

Abbreviated Development Standards:

Front yard: 20 feet minimum; **May be subject to projected front yard (§ 6.101(f)).

Rear yard: 10 feet minimum required unless adjacent to residential district, where 15 feet minimum required.

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 45 feet maximum provided, however, stealth telecommunication towers are permitted to a height of 60 feet; telecommunication towers are permitted to a height of 45 feet as a special exception approved by the Board of Adjustment.

Review

Reviewer: Elizabeth Rodriguez

Email: Elizabeth.Rodriguez@fortworthtexas.gov

Phone:

1. ***** Development Services Water Section Comments*****

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

Please do not email the reviewer or DSWS separately to ask for hold clearance. Early permit review requests by email, phone, or in person will not be accepted. All revisions must be submitted through the Accela permitting system to ensure they are accurately recorded and tracked. Please include your assigned case manager-->

Elizabeth.Rodriguez@FortWorthTexas.Gov and DSWS@FortWorthTexas.Gov -
Office - 817-392-6430

FYI-- PRV not required.

1. HOLD 9/28/26-- Provide a utility site plan that identifies all proposed water and sewer services. Provide an exhibit showing the location of existing water and sewer services (if applicable, any proposed services) based on new property lines and tied down to the nearest property corner. If needed please field verify. If existing water/sewer services are identified, indicate whether the service will be utilized or abandoned/killed. Any abandonment will require a "Kill Tap" letter.
§5.18.1, §6.4.1.3

2. HOLD 9/28/26-- Sewer Extension is required for the proposed lot(s) across the lot's frontage. Provide a community facilities agreement(CFA) or Small scale infrastructure Projects (SSIP) for sewer improvement. No sewer on the side or back of lots per Subdivision Ordinance §31-81 (Water & Sewer Design §3.3.1). CFA must be executed, IPRC approved, and the SSIP fee collected to clear this hold. A completion agreement will hold the plat until the infrastructure is complete.

3. HOLD 9/28/26-- Provide adequate water/sewer exclusive easements and offsite easements to match city-accepted construction plans. Sewer/Water mains with no recorded easement may trigger exclusive easement (when possible) to be provided by plat or separate instrument. All water/sewer easements must be exclusive and not combined with any other public improvements per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure in May 2019. §3.8.8. Once CFA is executed, all easements will be verified.

4. HOLD 9/28/26--Additional holds may follow once revisions have been submitted.

2. ***** Development Services Water Section Comments*****

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4. HOLD 9/28/26--Additional holds may follow once revisions have been submitted.

List of Comments:

***Gas Well Review ***

The gas well setbacks are shown in the plat.

Development Services Department

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

FS-26-201

Boswell Marketplace

Alexander Parks, Senior Planner
CPC Meeting October 29, 2026

Plat Summary Details

Plat Name: Boswell Marketplace

Plat Description: Commercial Development

Size: 3.602

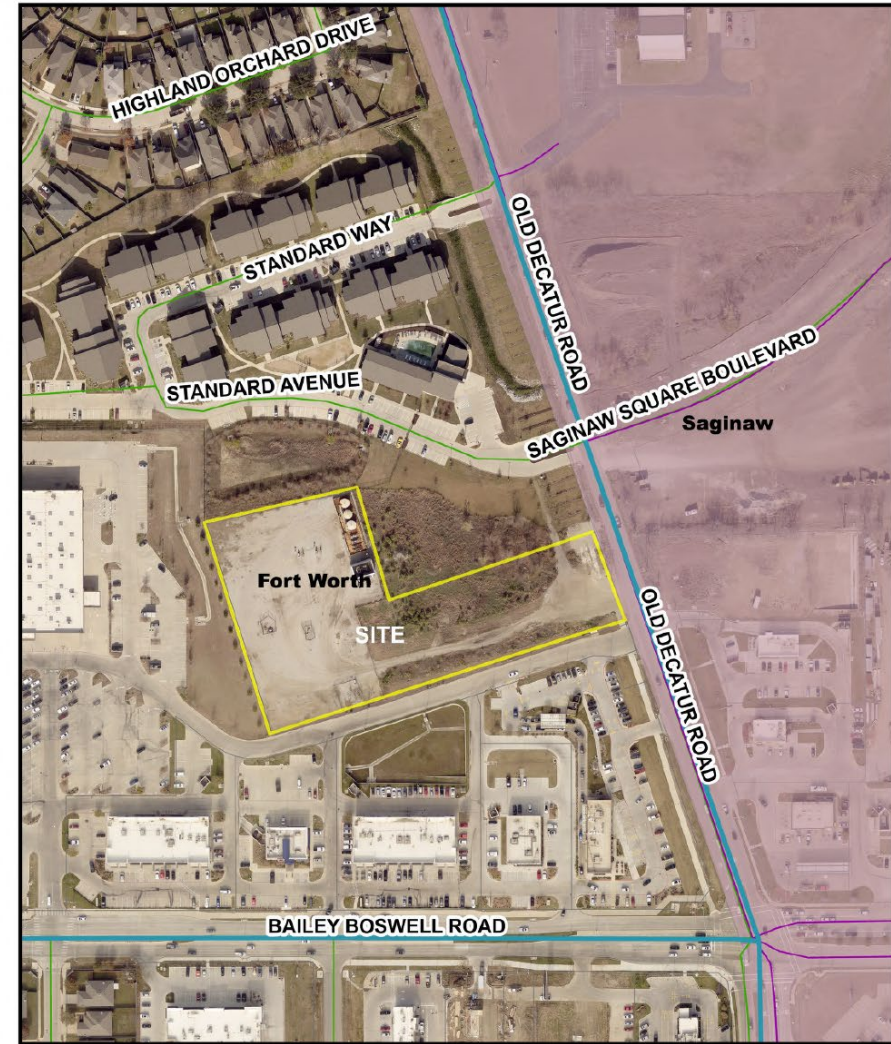
Owner/Applicant: FCAC – Fort Worth Old Decatur, LLC

Consultant/Applicant: Kimley Horn

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

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

Public Hearing Notification Date: October 15, 2026



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

1:2,400



Plat Exhibit



City Plan Commission

FS-26-201

DRC Recommendation

DRC recommends:

(1) Approval of a waiver to Section 31-106(a)(8) of the Subdivision Ordinance to permit a commercial 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.

CPC: 10/29/2026

VA-26-015 Alley Vacation Between W. Allen Avenue and W. Maddox Avenue: Council District 9.

Being the vacation of an alley between W. Allen Avenue and W. Maddox Avenue, dedicated by the plat for Bellvue Hill Addition, as recorded in Volume 39, Page 31, Plat Records Tarrant County Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Allen Avenue, east of Lipscomb Street and south of Maddox Avenue.

GENERAL INFORMATION

A. APPLICANT	City of Fort Worth
B. PURPOSE OF REQUEST	Remove the alley encumbrance for the new Fire Station Park Community Center.
C. CURRENT STATUS	
1. Improvements	None
2. Apparent Condition	Unimproved
3. Zoning	"NS T4" Near Southside
4. Comprehensive Plan Future Land Use	Existing Public Parkland and Mixed-Use
5. Utilities	None
6. Case Coordinator	Alex Parks
7. Neighborhood Organizations Notified...	Bellvue Hill NA, Near Southside, Streams And Valleys Inc, Trinity Habitat for Humanity, Fort Worth ISD

D. COMMENTS AND REQUIREMENTS

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

- 1. Traffic Circulation Analysis.** The alley vacation will not adversely affect area traffic circulation.
- 2. Plat Note.** Add the following note to the plat: "No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement."

E. DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION

DRC Recommends: Approval of a recommendation to City Council for the vacation of an alley between W. Allen Avenue and W. Maddox Avenue.



Legend

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

1:1,200



EXHIBIT "A"
LEGAL DESCRIPTION
ALLEY ABANDONMENT

BEING 0.130 acre of land situated in Block S, BELLEVUE HILL ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 39, Page 31, of the Plat Records of Tarrant County, Texas. Said 0.130 acre of land being more particularly described by metes and bounds, as follows:

BEGINNING at a ½" iron rod found in the South boundary line of said Block S, Bellevue Hill Addition, and said point also lying at the intersection of the North right-of-way line of W. Allen Avenue (a variable width public right-of-way) with the West line of a dedicated public alley;

THENCE severing said Block S, Bellevue Hill Addition and along the West line of said dedicated public alley, as follows:

1. N 00° 27' 46" W 180.36 feet, to a point;
2. S 89° 55' 33" W 2.00 feet, to a point;
3. N 00° 27' 46" W 174.28 feet, to a point in the North boundary line of said Block S, and the South right-of-way line of W. Maddox Avenue (a 43 foot wide public right-of-way);

THENCE N 89° 11' 40" E 17.00 feet, along the North boundary line of said Block S and the South right-of-way line of W. Maddox Avenue, and crossing said dedicated public alley, to a point at the Northeast corner of said Block S and the Northwest corner of Lot 1R, Block S, Bellevue Hill Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 9178, of the Plat Records of Tarrant County, Texas;

THENCE S 00° 27' 46" E 354.85 feet, along the East boundary line of said Block S, and the East line of the aforesaid dedicated public alley, and also the West boundary line of said Lot 1R, Block S, Bellevue Hill Addition, to a point at the Southeast corner of said public alley;

THENCE S 89° 53' 25" W 15.00 feet, along the South boundary line of said Block S, Bellevue Hill Addition and crossing said dedicated public alley, and also along the North right-of-way line of W. Allen Avenue, to the POINT OF BEGINNING containing 0.130 acre (5,670 square feet) of land.



SEPTEMBER 21, 2026

EXHIBIT "B"

W. MADDOX AVENUE

(43' WIDE PUBLIC RIGHT-OF-WAY)

1/2" IRF PACHECO

S 89°11'40"W 207.10'

Course	Bearing	Distance
L1	N 00°27'46" W	180.36'
L2	S 89°55'33" W	2.00'
L3	N 00°27'46" W	174.28'
L4	N 89°11'40" E	17.00'
L5	S 00°27'46" E	354.85'
L6	S 89°53'25" W	15.00'

ALLEY ABANDONMENT

0.130 ACRE

(5,670 SQ. FT.)

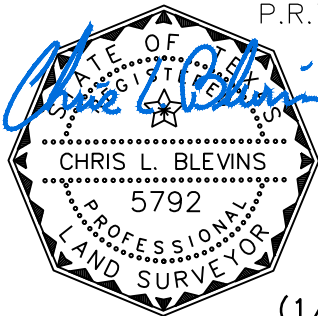
ALLEY DEDICATED BY
BELLVUE HILL
ADDITION., BLOCK S
VOL. 39, PG. 31
P.R.T.C.T.

BLOCK 1
FIRE STATION PARK
CAB. A, SLIDE 1775
P.R.T.C.T.

LOT 1R, BLOCK S
BELLEVUE HILL ADDT.
CAB. A, SLIDE 9178
P.R.T.C.T.

(60' WIDE PUBLIC RIGHT-OF-WAY)
LIPSCOMB STREET

10' SANITARY SEWER EASEMENT
CAB. A, SLIDE 1775
P.R.T.C.T.



1/2" IRF PACHECO

POINT OF
BEGINNING

(1/2" IRON ROD FOUND)

SEPTEMBER 21, 2026

5/8" IRF S 89°53'25"W 209.10'

W. ALLEN AVENUE

(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

5' BUILDING SETBACK

PORTION OF
LOT B, BLOCK S
BELLEVUE HILL ADDT.
VOL. 388-F, PG. 592
P.R.T.C.T.

"X" IN CONC. FOUND

"Y" IN CONC. FOUND

BRITTAIN & CRAWFORD

LAND SURVEYING &
TOPOGRAPHIC MAPPING

TEL (817) 926-0211

FAX (817) 926-9347

P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110

EMAIL: admin@brittain-crawford.com

WEBSITE: www.brittain-crawford.com

FIRM CERTIFICATION# 1019000

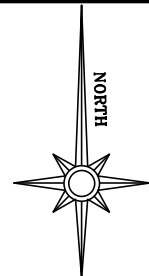
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EXHIBIT MAP

OF

0.130 ACRE OF LAND

LOCATED IN
BLOCK S, BELLEVUE HILL ADDITION
TO THE CITY OF
FORT WORTH, TARRANT COUNTY,
TEXAS



SCALE 1"=60'

VA-26-015

Alley Between W. Allen Avenue and W. Maddox Avenue

Alexander Parks, Senior Planner
CPC Meeting October 29, 2026

Plat Summary Details

Plat Name: Alley Between W. Allen Ave and W. Maddox Ave

Plat Description: Alley Vacation

Existing Conditions: Unimproved

Owner/Applicant: City of Fort Worth

Consultant/Applicant: Brittain and Crawford

Waivers: None

DRC Recommendation: Approval of a recommendation to the City Council for the vacation of an alley between W. Allen Ave and W. Maddox Ave.

Public Hearing Notification Date: August 15, 2026



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

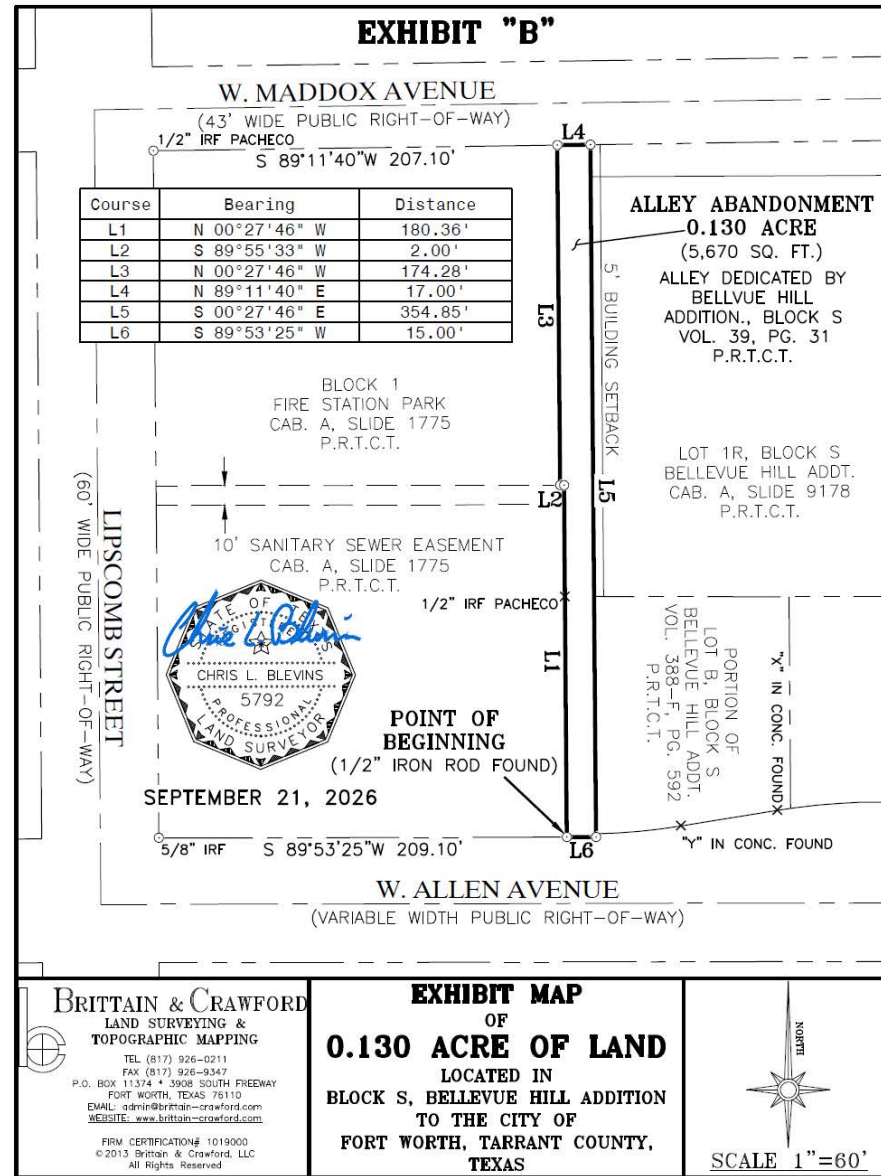
1:1,200



VA-26-015

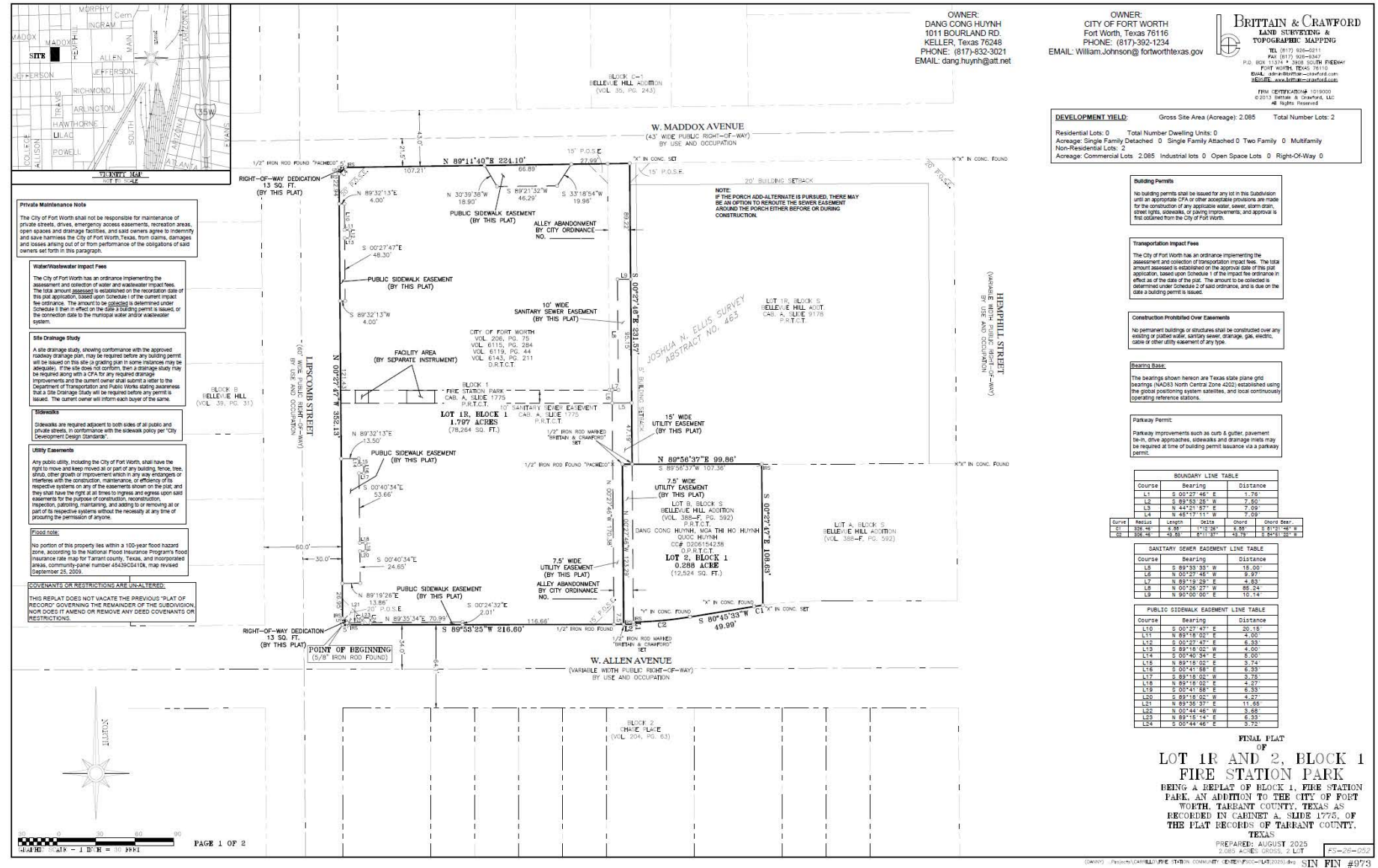
Vacation Exhibit

The alley right-of-way is to be replatted with the adjoining property to remove that encumbrance from the redevelopment of the new Fire Station Park Community Center.



VA-26-015

Plat Exhibit



Insert Your Department Name Here

VA-26-015

DRC Recommendation

DRC recommends:

Approval of a recommendation to City Council for the vacation of an alley between W. Allen Avenue and W. Maddox Avenue.