

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, April 03, 2026 at 10:10 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Janeen D. Howdell*

City Secretary

City of Fort Worth, Texas



**MEETING AGENDA**  
**CITY PLAN COMMISSION**  
 Thursday, April 9, 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, April 8, by 5:00 p.m.**

**COMMISSION MEMBERS**

Caroline Cranz, Chair CD 1	_____	Brian Singleterry, CD 9	_____
Andrew Bearden, CD 2	_____	Laura Kelley, CD 10	_____
Colby Adams, CD 3	_____	Martin Risher, CD 11	_____
Tye Lamberth, CD 4	_____	Brian Farda, Alternate	_____
CJ Johnson, Vice Chair CD 5	_____	Dr. Beth Gillette, Alternate	_____
Denise Turner, CD 6	_____	John Reed, Alternate	_____
Lee Henderson, CD 7	_____	Vacant, Alternate	_____
Andre Sims, CD 8	_____		

**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 March 12, 2026 Meeting Minutes

E. Continued Cases (2)

**1. VA-26-003 – Vacation of a Portion of the Currie Street Right-of-Way and a Portion of the Weisenberger Street Right-of-Way Adjacent to Block 18, Weisenberger Addition: Council District 9.**

Being a vacation of a portions of the Currie Street and Weisenberger Street rights-of-way in the Weisenberger Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-A, Page 120 of the Plat Records of Tarrant County, Texas.

**General Location:** North of Whitmore Street, south of Wingate Street, east of Foch Street & west of Wimberly Street.

**Applicant:** Logan Ellis

**Recommendation:** Approval of a continuance until consideration by the Urban Design Commission.

**2. 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.**

Being a vacation of a portion of 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 & west of Old Denton Road.

**Applicant:** Dunaway Associates – Mauro Santos

**Recommendation:** Approval of a continuance until the April 30, 2026 City Plan Commission Meeting.

F. New Cases (3)

**1. VA-25-028 – Vacation of a Portion of NW 35th Street, Ross Avenue, and the Alley in Block 23 Washington Heights Addition, and Vacation of all of the Alley in Block 117, M. G. Ellis Addition: Council District 2.**

Being a vacation of a portion of NW 35th Street, Ross Avenue, and the alley in Block 23 Washington Heights Addition, as recorded in Volume 310, Page 40, Plat Records, Tarrant County, Texas, and vacation of all of the alley in Block 117, M. G. Ellis Addition, as recorded in Volume 63-A, Pages 18-19, Plat Records, Tarrant County, Texas.

**General Location:** North of NW 34th Street, south of NW 36th Street, west of Clinton Avenue and east of Meacham Airport.

**Applicant:** Shield Engineering

**Recommendation:** Approval of a recommendation to the City Council for the vacation of a portion of NW 35th Street, Ross Avenue, and the alley in Block 23 Washington Heights Addition, and all of an alley in Block 117, M. G. Ellis Addition.

**2. VA-25-030 – Vacation of an Alley and a Portion of an Alley in Block 18, Exchange Subdivision: Council District 2.**

Being a vacation of the remainder of the north-south alley extending south of Exchange Avenue to NW 24th Street and all of the east-west alley directly north of Lot 9 & 10 in Block 18 Exchange Subdivision, as recorded in Volume 204, Page 69, Plat Records Tarrant County Texas.

**General Location:** North of NW 24th Street, south of Exchange Avenue, west of Houston Street and east of Clinton Avenue.

**Applicant:** Teague Nail and Perkins

**Recommendation:** Approval of a recommendation to the City Council for the vacation of the remainder of the north-south alley extending south of Exchange Avenue to NW 24th Street and all of the east-west alley directly north of Lot 9 & 10 in Block 18 Exchange Subdivision.

**3. VA-26-006 – Vacation of Portions of NW 36th Street and Loving Avenue: Council District 2.**

Being a vacation of portions of NW 36th Street and Loving Avenue, as dedicated by Airport Acres Addition, as recorded in Volume 1792, Page 92, Deed Records, Tarrant County, Texas.

**General Location:** North of NW 35th Street, west of Columbus Avenue and east of Angle Avenue.

**Applicant:** Masterplan Consultants

**Recommendation:** Approval of a recommendation to the City Council for the vacation of portions of NW 36th Street and Loving Avenue.

G. Other Matters of Business (1)

**1. OMB Mount Olivet Cemetery; Waiver Request Section 31-150 Issuance of Building Permit.**

Being an unplatted tract under the Daggett, Charles B. Survey, Abstract 428, Tract 1 1-1A ABS 28, City of Fort Worth ETJ, Tarrant County, Texas.

**General Location:** North of Watauga Road, south of 28th Street, west of Sylvania Avenue, and east of Interstate 35.

**Recommendation:** Approval of a waiver to Section 31-150 of the Subdivision Ordinance to allow the issuance of a building permit for the construction of retaining walls without a recorded final plat.

**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**

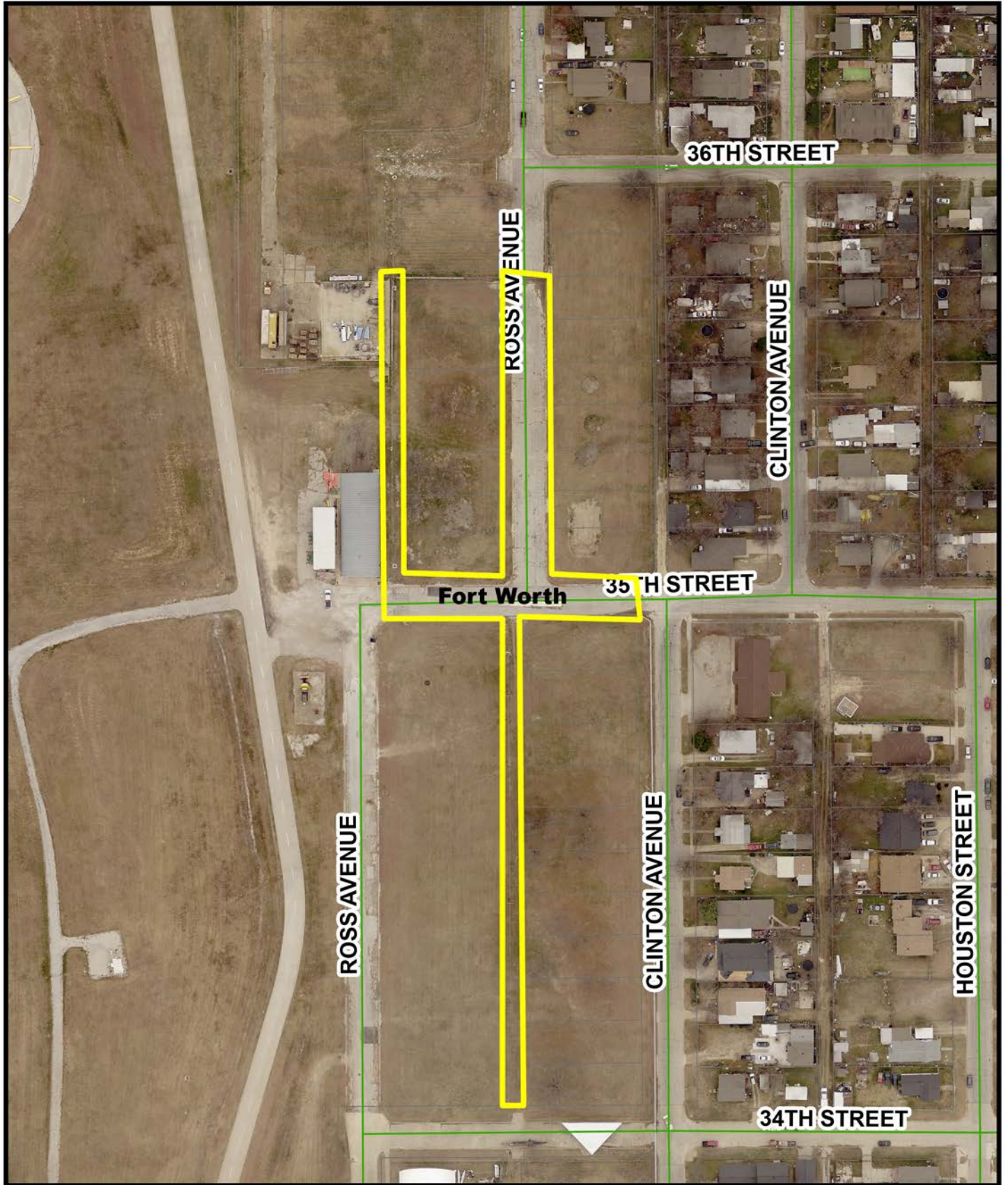
A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



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.

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

DRC Recommends: Approval of a recommendation to the City Council for the vacation of a portion of NW 35th Street, Ross Avenue, and the alley in Block 23 Washington Heights Addition, and all of an alley in Block 117, M. G. Ellis Addition.



Legend

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

1:1,875



DRAWING: S:\PROJECTS\2015047.01 CDFW SURVEY SERVICES\2015047.12 MEACHAM LEASE SURVEYS\MAINTENANCE FACILITY\01 DRAWINGS\EASEMENTS\2421301 E-1 (ROW ABANDONMENT).DWG SAVED BY: CAIN,BROWN DATE: 02/24/2026

# EXHIBIT "A"

R.O.W. ABANDONMENT

40,634 SQFT OR 0.933 ACRES OF LAND  
 JAMES WALLACE SURVEY, ABSTRACT 1605

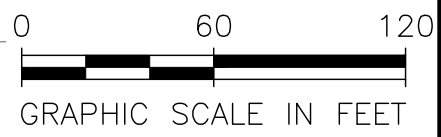
W M GRAY SURVEY, ABSTRACT 635

LOUIS COHEN SURVEY, ABSTRACT 297

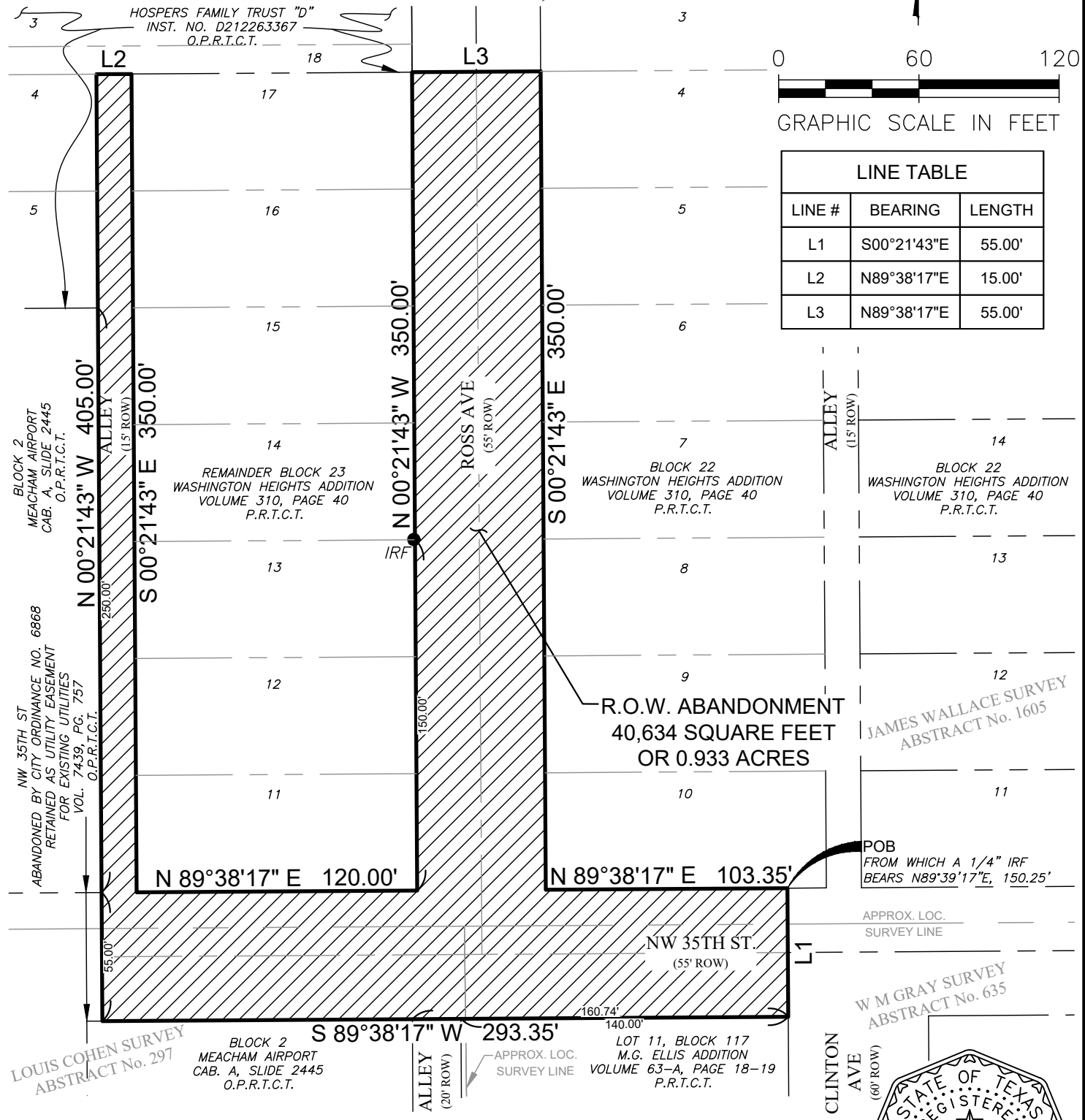
CITY OF FORT WORTH, TARRANT COUNTY TEXAS

LEGEND:  
 POB POINT OF BEGINNING  
 IRF IRON ROD FOUND

- NOTES:  
 1. LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EASEMENT DRAWING.  
 2. BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83. ALL DISTANCES ARE GROUND DISTANCES.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S00°21'43"E	55.00'
L2	N89°38'17"E	15.00'
L3	N89°38'17"E	55.00'



LOUIS COHEN SURVEY  
 ABSTRACT No. 297

BLOCK 2  
 MEACHAM AIRPORT  
 CAB. A, SLIDE 2445  
 O.P.R.T.C.T.

JAMES WALLACE SURVEY  
 ABSTRACT No. 1605

POB  
 FROM WHICH A 1/4" IRF  
 BEARS N89°39'17"E, 150.25'

APPROX. LOC.  
 SURVEY LINE

W M GRAY SURVEY  
 ABSTRACT No. 635

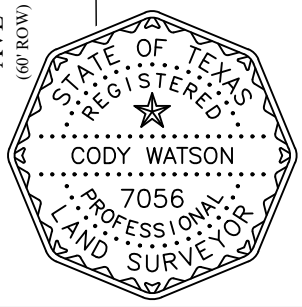


**SHIELD**  
**ENGINEERING**

TBPELS ENGINEERING #F-11039, SURVEYING #10193890

*Cody Watson*  
 CODY WATSON  
 R.P.L.S. No. 7056

DATED: 02-26-2026



LEGEND:

POB POINT OF BEGINNING  
 IRF IRON ROD FOUND

- NOTES:  
 1. LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EASEMENT DRAWING.  
 2. BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83. ALL DISTANCES ARE GROUND DISTANCES.

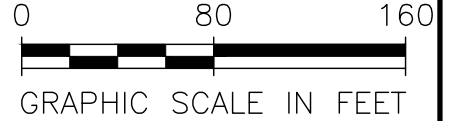
# EXHIBIT "A"

## R.O.W. ABANDONMENT

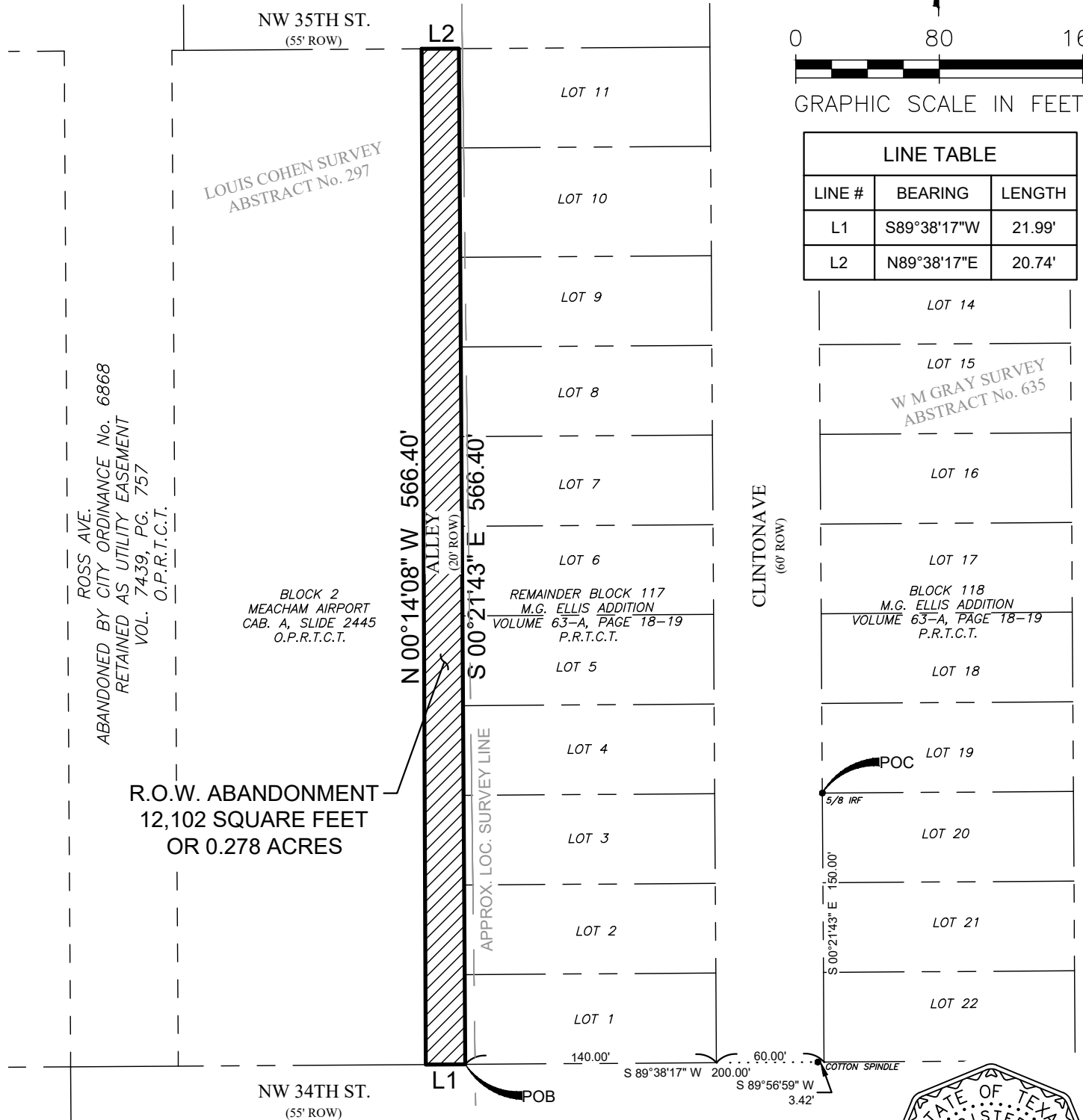
12,102 SQFT OR 0.278 ACRES OF LAND

LOUIS COHEN, ABSTRACT 297

CITY OF FORT WORTH, TARRANT COUNTY TEXAS



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°38'17"W	21.99'
L2	N89°38'17"E	20.74'



DRAWING: S:\PROJECTS\2015047.01 COFW SURVEY SERVICES\2015047.12 MEACHAM LEASE SURVEYS\MAINTENANCE FACILITY\01 DRAWINGS\EASEMENTS\2421301 E-2 (ROW ABANDONMENT).DWG SAVED BY: CAIN,BROWN DATE: 02/24/2026

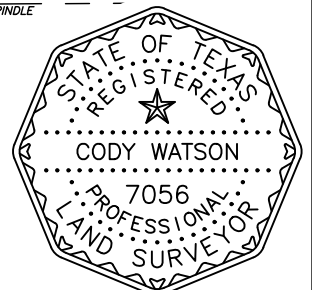


**SHIELD**  
**ENGINEERING**

TBPELS ENGINEERING #F-11039, SURVEYING #10193890

*Cody Watson*

CODY WATSON  
 R.P.L.S. No. 7056  
 DATED: 02-26-2026



**VA-25-028**  
**NW 35<sup>th</sup> Street, Ross, Alley**  
**Block 23 Washington Heights**  
**and Alley Block 117 M. G. Ellis**  
**Addition**

**Alexander Parks, Senior Planner**  
**CPC Meeting April 9, 2026**

## Plat Summary Details

**Plat Name:** NW 35th Street, Ross Avenue, and the Alley in Block 23 Washington Heights Addition, and Vacation of all of the Alley in Block 117, M. G. Ellis Addition

**Plat Description:** Street and Alley Vacation

**Existing Conditions:** Paved/Unimproved

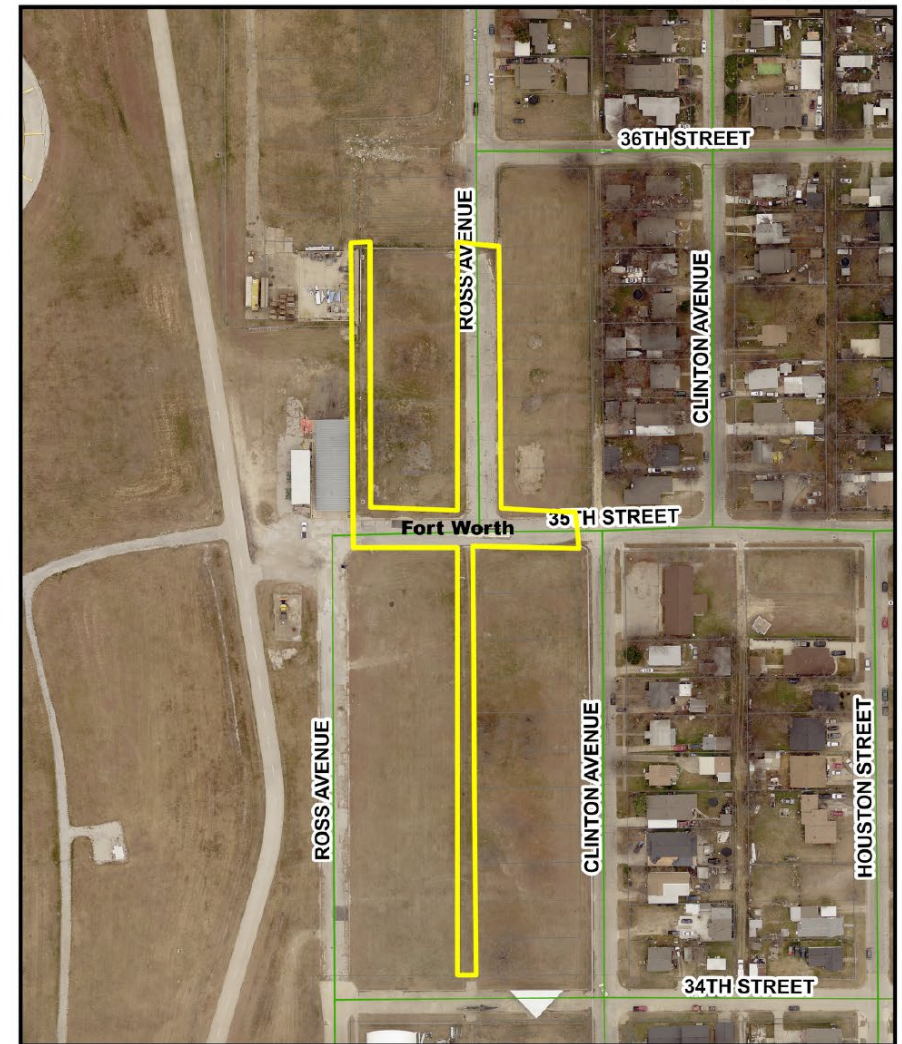
**Owner/Applicant:** City of Fort Worth

**Consultant/Applicant:** Shield Engineering

**Waivers:** None

**CPC Requirements:** Approval of the recommendation to City Council for the vacation of the portions of NW 35<sup>th</sup> Street, Ross Avenue and an alley in Block 23 Washington Heights and all an alley in Block 117 M. G. Ellis Addition.

**Public Hearing Notification Date:** March 27, 2026



Legend

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

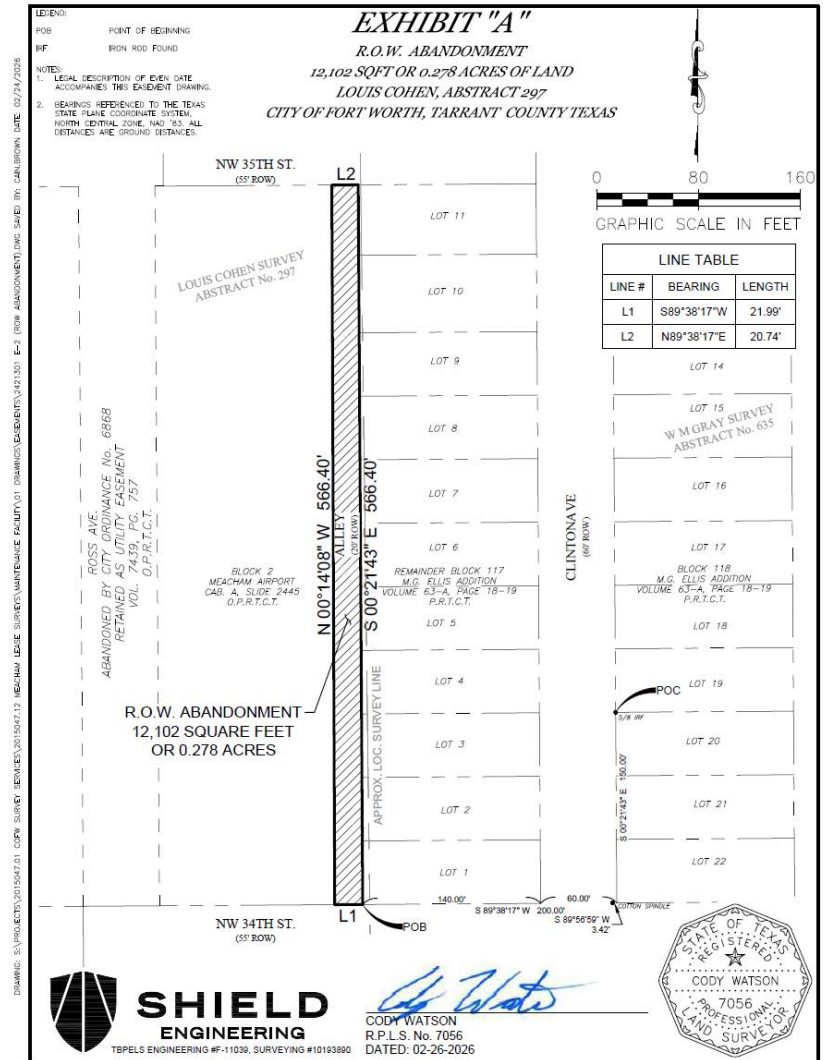
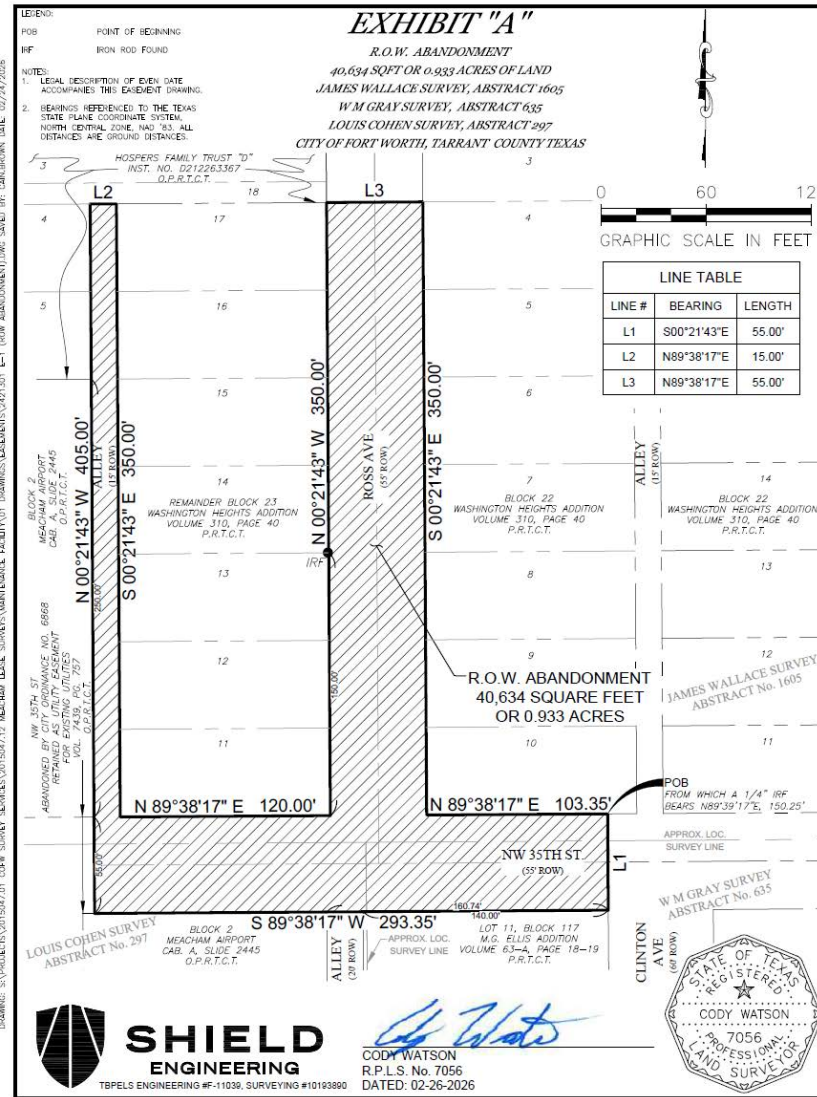
1:1,875



# VA-25-028

## Vacation Exhibit

The right-of-way is to be replatted with the adjoining property for a proposed development to serve Meacham Airport.



# VA-25-028

## DRC Recommendation

### **DRC recommends:**

1) Approval of a recommendation to the City Council for the vacation of a portion of NW 35th Street, Ross Avenue, and the alley in Block 23 Washington Heights Addition, and all of an alley in Block 117, M. G. Ellis Addition.

# VA-25-028

## CPC Recommendation

1) Approval of a recommendation to the City Council for the vacation of a portion of NW 35th Street, Ross Avenue, and the alley in Block 23 Washington Heights Addition, and all of an alley in Block 117, M. G. Ellis Addition.

**VA-25-030    Vacation of an Alley and a Portion of an Alley in Block 18, Exchange Subdivision: Council District 2.**

Being a vacation of the remainder of the north-south alley extending south of Exchange Avenue to NW 24th Street and all of the east-west alley directly north of Lot 9 & 10 in Block 18 Exchange Subdivision, as recorded in Volume 204, Page 69, Plat Records Tarrant County Texas.

**General Location:** North of NW 24th Street, south of Exchange Avenue, west of Houston Street and east of Clinton Avenue.

**GENERAL INFORMATION**

<b>A. APPLICANT</b> .....	Wayne Equities
<b>B. PURPOSE OF REQUEST</b> .....	Replat the alley rights-of-way with the adjoining property for a new hotel.

**C. CURRENT STATUS**

<b>1. Improvements</b>	Paved
<b>2. Apparent Condition</b>	Paved
<b>3. Zoning</b> .....	“SY-HSH-55 and SY-TNX-55” Stockyards Form Based Code Mixed-Use
<b>4. Comprehensive Plan Future Land Use</b> .....	Mixed-Use
<b>5. Utilities</b>	Water, Sewer and Franchise Utilities
<b>6. Case Coordinator</b> .....	Alex Parks
<b>7. Neighborhood Organizations Notified</b>	Inter-District 2 Alliance, Far Greater Northside Historical NA, Diamond Hill Jarvis NAC, North Side Neighborhood Association, Historic Northside Business Association, Fort Worth Stockyards Business Association, Streams And Valleys Inc, Trinity Habitat for Humanity, North Fort Worth Historical Society, Fort Worth ISD

**D. 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.

**E. COMMENTS AND REQUIREMENTS**

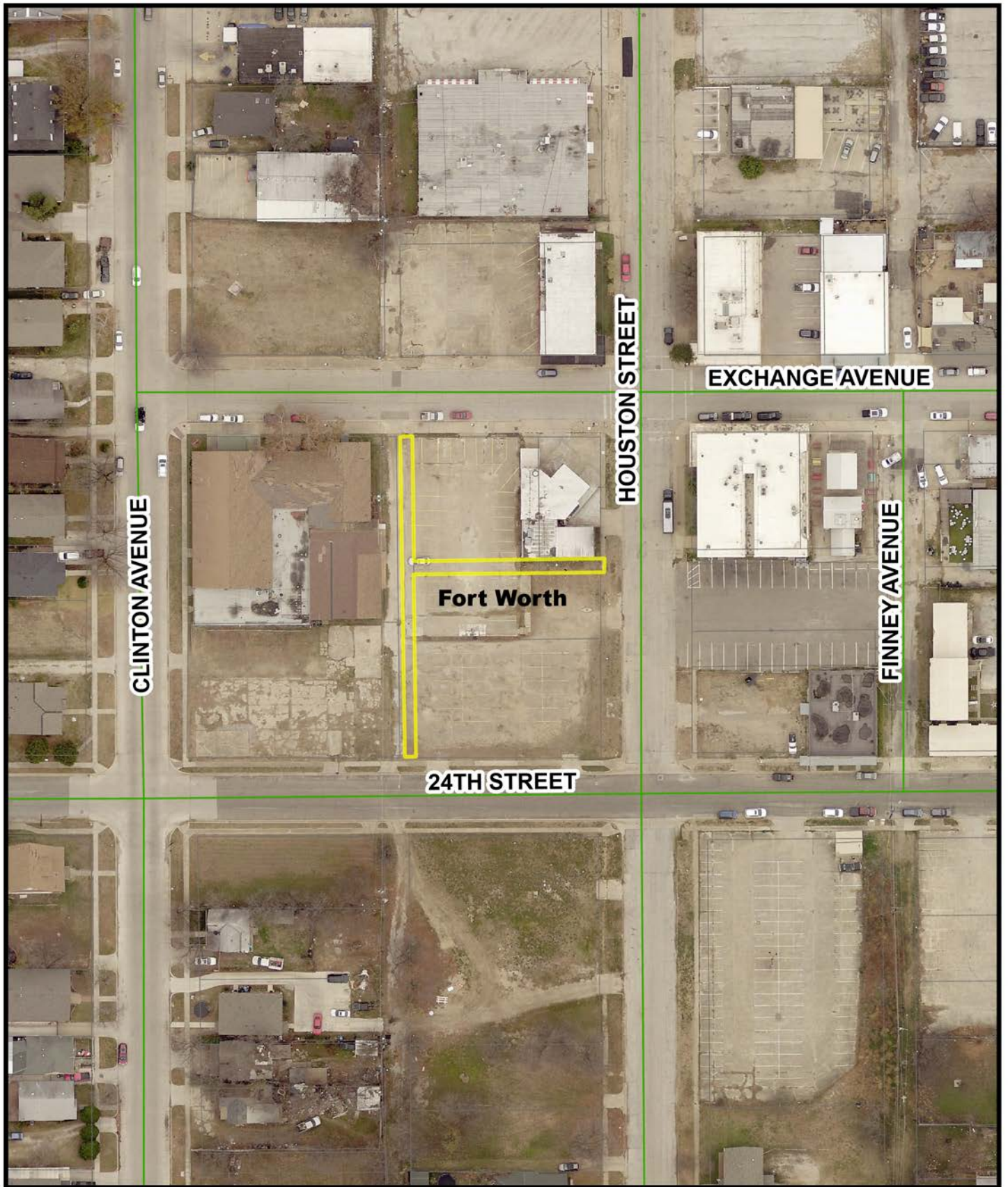
CPC: 04/09/2026

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

1. **Traffic Circulation Analysis.** The street 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.
3. **Urban Design Commission.** These alley vacations lie within the Stockyards Form Based code zoning district and were required to go to the Urban Design Commission (UDC) for consideration prior to City Plan Commission. On February 19, 2026, the UDC recommended approval of the requested vacations to City Plan Commission.

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

DRC Recommends: Approval of a recommendation to the City Council for the vacation of the remainder of the north-south alley extending south of Exchange Avenue to NW 24th Street and all of the east-west alley directly north of Lot 9 & 10 in Block 18 Exchange Subdivision.



Legend

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

1:1,200

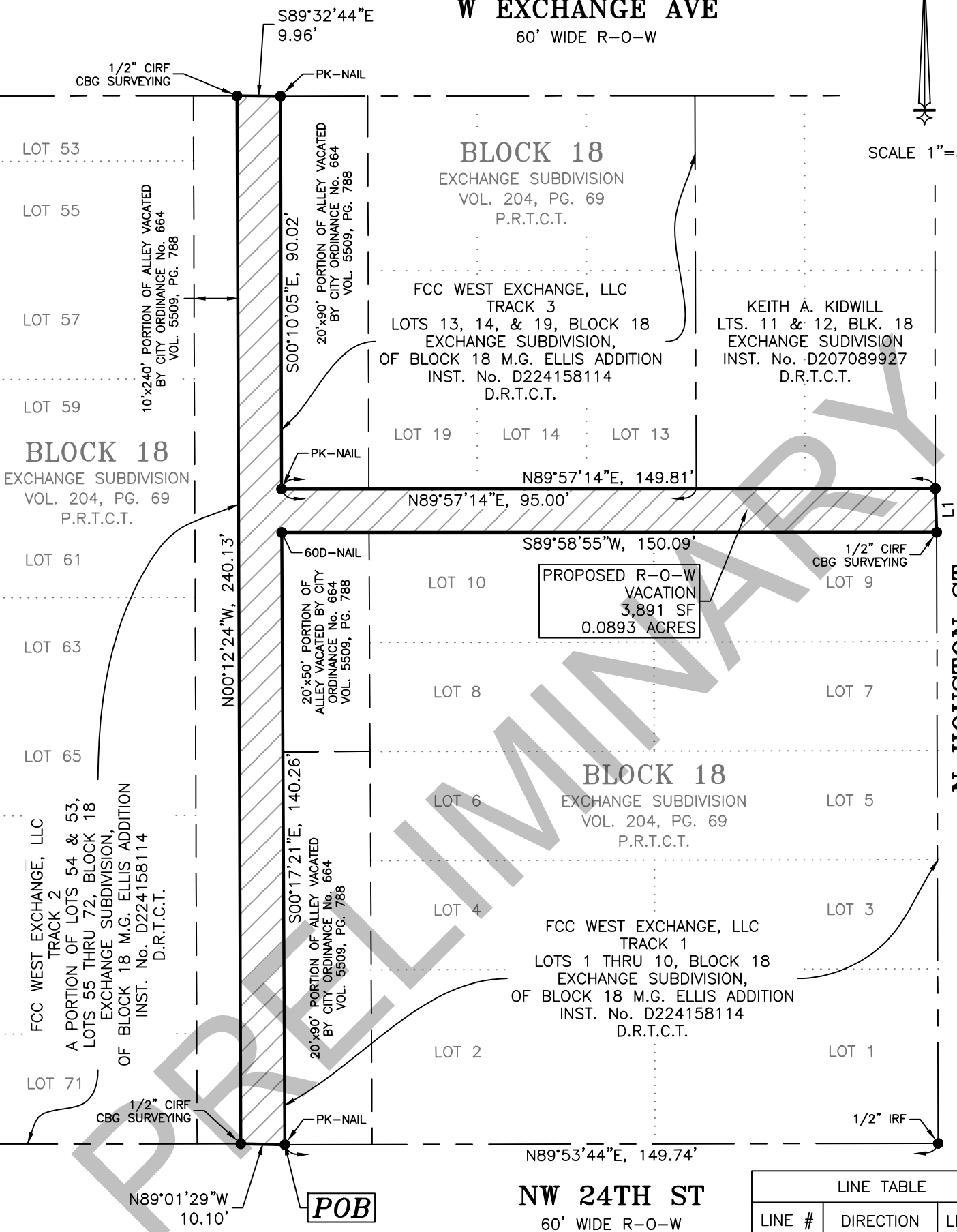


**W EXCHANGE AVE**

60' WIDE R-O-W



SCALE 1"=30'



**PROPOSED R-O-W VACATION**  
3,891 SF  
0.0893 ACRES

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S01°47'54"E	10.02'

**NOTES:**  
 1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000148415 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.  
 2) Integral parts of this survey:  
 a. Legal Description  
 b. Sketch  
 3) ● is 5/8" iron rod set with cap stamped "TNP" unless otherwise noted.

**RIGHT-OF-WAY VACATION**  
**3,891 SQUARE FEET OF LAND**

Being situated in Block 18, Exchange Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 204, Page 69, Plat Records of Tarrant County, Texas, also being all of the remainder of a north-south alley, and also being a portion of an east-west alley

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

THERON W. SIMS, R.P.L.S.  
TEXAS REGISTRATION NO. 5887

DATE: FEBRUARY 3, 2026

SURVEYED ON THE GROUND  
JUNE 9, 2025

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

**teague nall & perkins**  
 5237 N. Riverside Drive, Suite 100  
 Fort Worth, Texas 76137  
 817.336.5773 ph 817.332.7756 fx  
 www.tnpinc.com / TBPLS Registration No. 100116-00

# **VA-25-030**

# **Alleys in Block 18 Exchange Subdivision**

**Alexander Parks, Senior Planner**  
**CPC Meeting April 9, 2026**

# VA-25-030



VA-25-030

## Plat Summary Details

**Plat Name:** Vacation of an Alley and a Portion of an Alley  
in Block 18, Exchange Subdivision

**Plat Description:** Alley Vacation

**Existing Conditions:** Paved/Unimproved

**Owner/Applicant:** Wayne Equities

**Consultant/Applicant:** Teague Nall and Perkins

**Waivers:** None

**CPC Requirements:** Approval of a recommendation to the City Council for the vacation of the remainder of the north-south alley extending south of Exchange Avenue to NW 24th Street and all of the east-west alley directly north of Lot 9 & 10 in Block 18 Exchange Subdivision

**Public Hearing Notification Date:** March 27, 2026



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

1:1,200

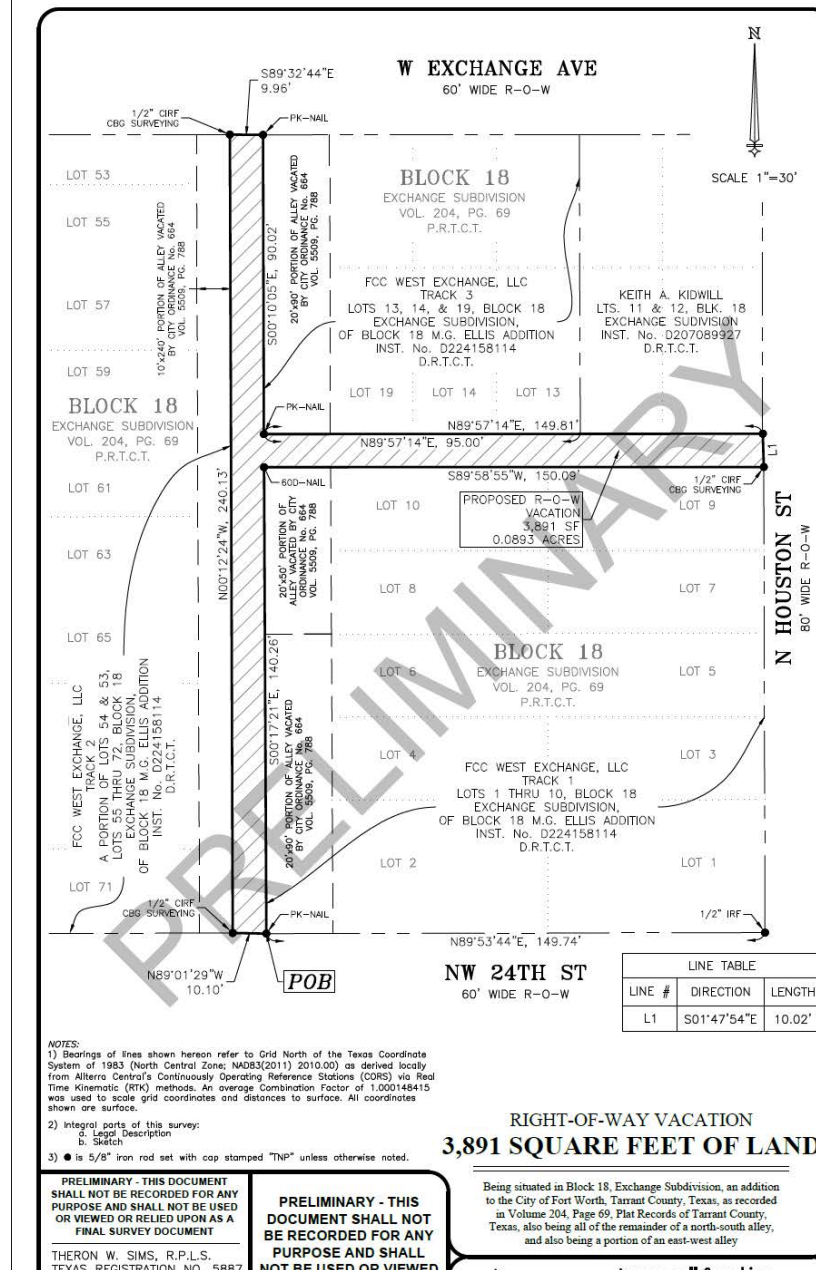


City Plan Commission

# VA-25-030

## Vacation Exhibit

The right-of-way is to be replatted with the adjoining property for a new hotel in the Fort Worth Stockyards.



# VA-25-030

## DRC Recommendation

### **DRC recommends:**

1) Approval of a recommendation to the City Council for the vacation of the remainder of the north-south alley extending south of Exchange Avenue to NW 24th Street and all of the east-west alley directly north of Lot 9 & 10 in Block 18 Exchange Subdivision.

# VA-25-030

## CPC Recommendation

1) Approval of a recommendation to the City Council for the vacation of the remainder of the north-south alley extending south of Exchange Avenue to NW 24th Street and all of the east-west alley directly north of Lot 9 & 10 in Block 18 Exchange Subdivision.

**VA-26-006    Vacation of a Portion of NW 36<sup>th</sup> Street and Loving Avenue: Council District 2.**

Being a vacation of portions of NW 36th Street and Loving Avenue, as dedicated by Airport Acres Addition, as recorded in Volume 1792, Page 92, Deed Records, Tarrant County, Texas

**General Location:** North of NW 35th Street, west of Columbus Avenue and east of Angle Avenue.

**GENERAL INFORMATION**

<b>A. APPLICANT</b> .....	Schilling Horse and Mule Co. LLC
<b>B. PURPOSE OF REQUEST</b>	Replat the street rights-of-way with the adjoining property to consolidate the land as one lot for the existing industrial development.
<b>C. CURRENT STATUS</b>	
<b>1. Improvements</b>	Unimproved
<b>2. Apparent Condition</b>	Unimproved
<b>3. Zoning</b>	"K" Heavy Industrial
<b>4. Comprehensive Plan Future Land Use</b>	Light Industrial
<b>5. Utilities</b> .....	Water and Franchise Utilities
<b>6. Case Coordinator</b>	Alex Parks
<b>7. Neighborhood Organizations Notified...</b>	Inter-District 2 Alliance, Far Greater Northside Historical NA, Streams And Valleys Inc, Trinity Habitat for Humanity, Fort Worth ISD, Lake Worth ISD

**D. 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.

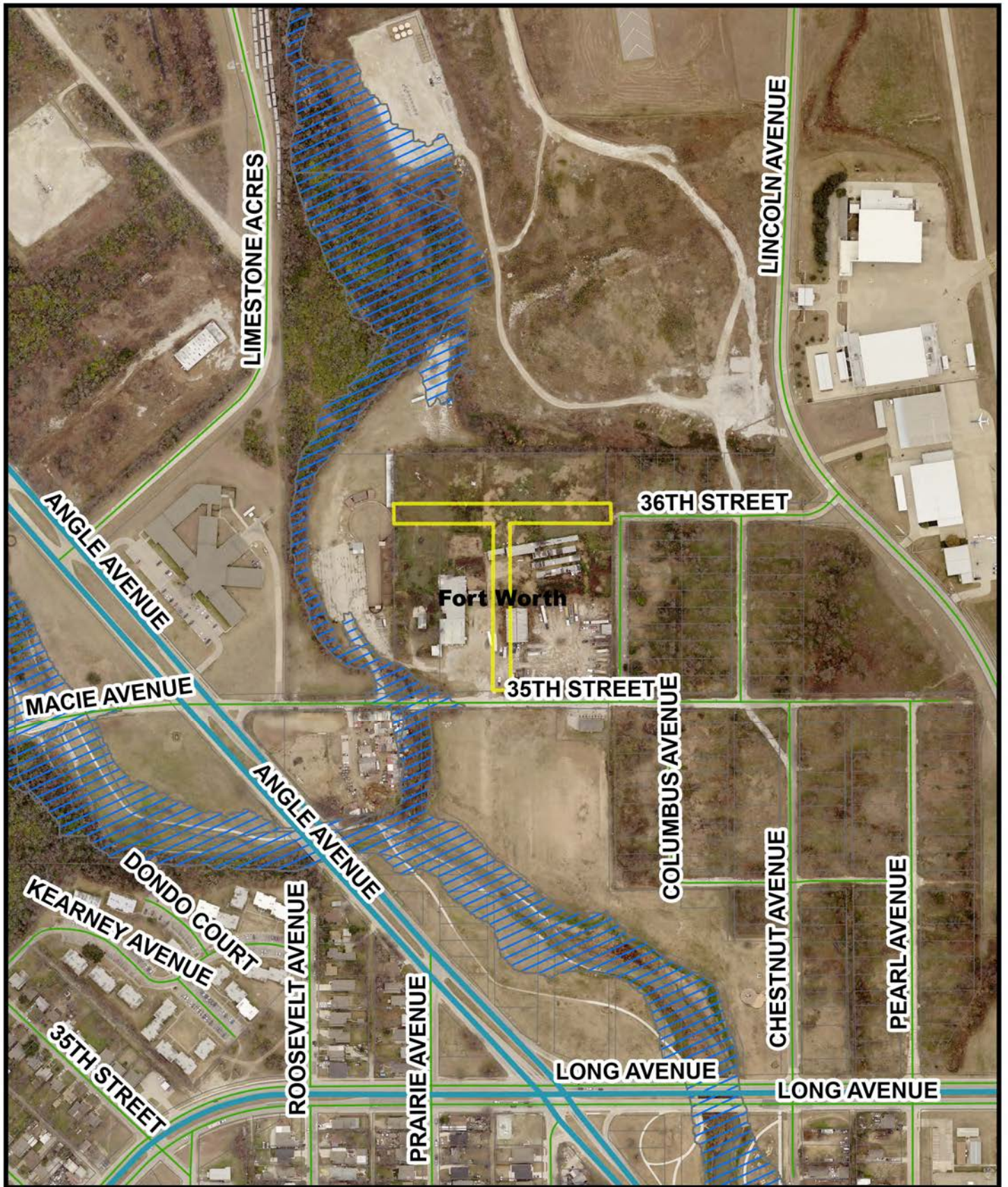
**E. COMMENTS AND REQUIREMENTS**

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

1. **Traffic Circulation Analysis.** The street 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."

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

DRC Recommends: Approval of a recommendation to the City Council for the vacation of portions of NW 36th Street and Loving Avenue.



**Legend**

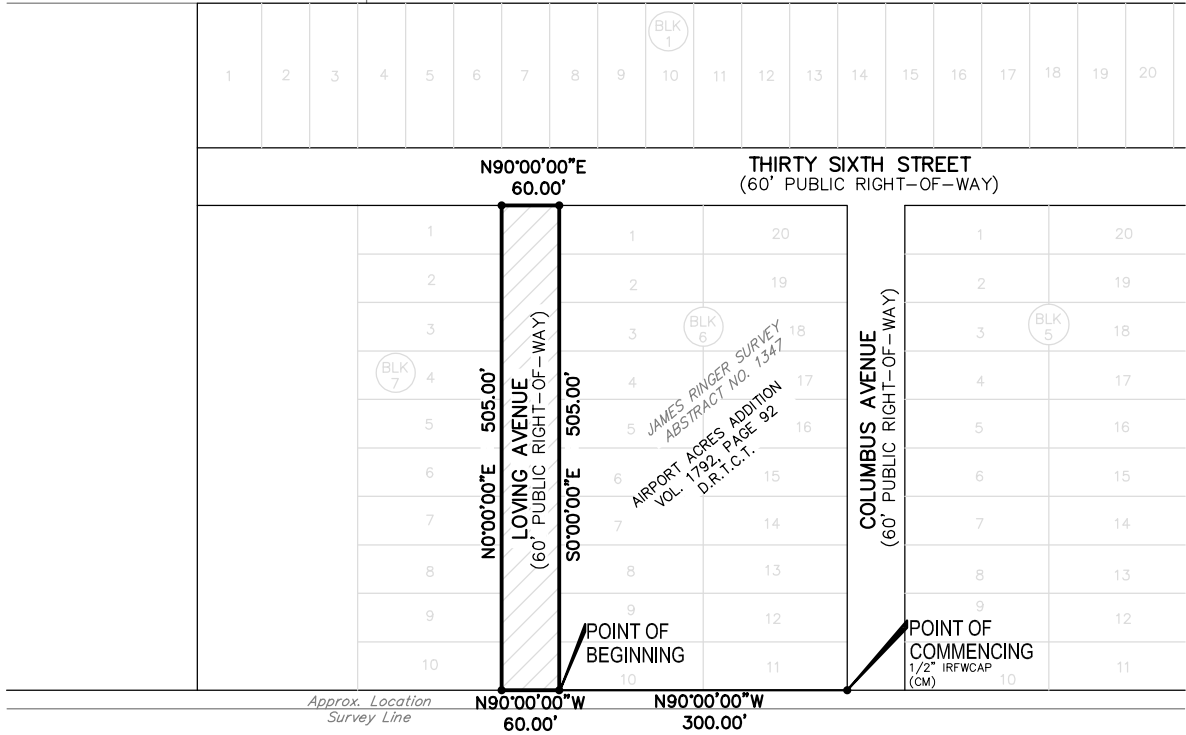
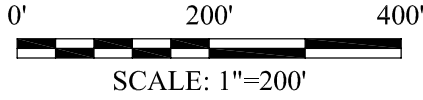
- |   |  |  |
|---|--|--|
|  Master Thoroughfare Plan |  Neighborhood Connector |  Floodplain |
|  Activity Street          |  System Link            |  ETJ        |
|  Commercial Connector     |  |  |
|  Commercial Mixed Use     |  |  |

1:4,800



**EXHIBIT "B"**  
**60' RIGHT-OF-WAY ABANDONMENT SURVEY**

JAMES RINGER SURVEY, ABSTRACT NO. 1347  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
 30,300 SQ. FT. / 0.696 ACRES



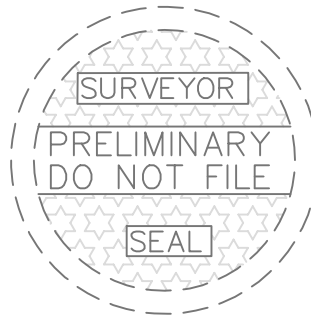
**LEGEND:**

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

CERTIFIED TO BE TRUE AND CORRECT AS SURVEYED UNDER MY SUPERVISION ON THE GROUND THIS 24TH DAY OF FEBRUARY, 2026.

**PRELIMINARY / FOR REVIEW ONLY**

SHAUN R. DIXON  
 REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6978



**NOTES**

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

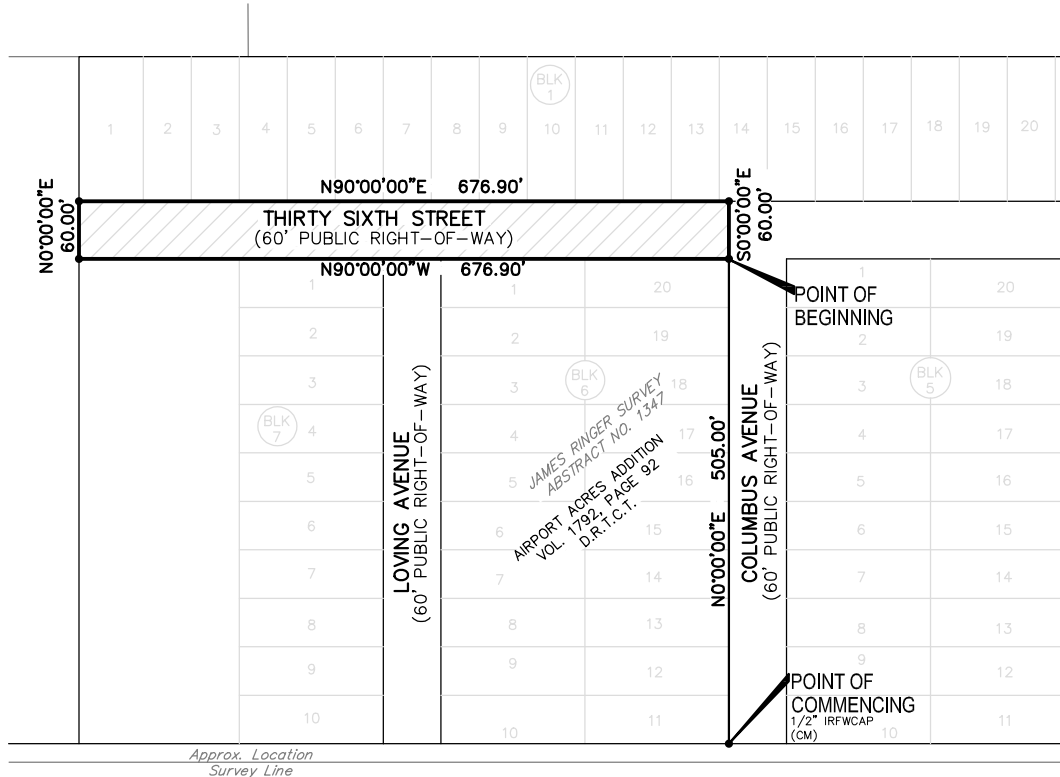
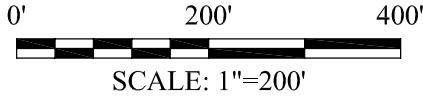


**USA ENGINEERS**  
 A COTHRUM COMPANY

1525 VICEROY DRIVE,  
 DALLAS, TX, 75235  
 214-634-3300  
 REGISTERED ENGINEERING FIRM F-28025  
 REGISTERED SURVEYING FIRM 10194999

EXHIBIT "B"  
 60' RIGHT-OF-WAY ABANDONMENT SURVEY

JAMES RINGER SURVEY, ABSTRACT NO. 1347  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
 40,614 SQ. FT. / 0.932 ACRES



P:\2026007.00 - Schilling 35th Street\Survey\05 CAD\2026007.00 Street Abandonment.dwg, 36th Street, 2/25/2026 2:47:37 PM, Shaun Dixon

**LEGEND:**

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

CERTIFIED TO BE TRUE AND CORRECT AS SURVEYED UNDER MY SUPERVISION ON THE GROUND THIS 24TH DAY OF FEBRUARY, 2026.

**PRELIMINARY / FOR REVIEW ONLY**

SHAUN R. DIXON  
 REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6978



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 DALLAS, TX, 75235  
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# **VA-26-006**

## **Portion of Loving Avenue and NW 36<sup>th</sup> Street**

**Alexander Parks, Senior Planner**  
**CPC Meeting April 9, 2026**

# VA-26-006



VA-26-006

## Plat Summary Details

**Plat Name:** Portion of Loving Avenue and NW 36<sup>th</sup> Street

**Plat Description:** Street Vacation

**Existing Conditions:** Unimproved

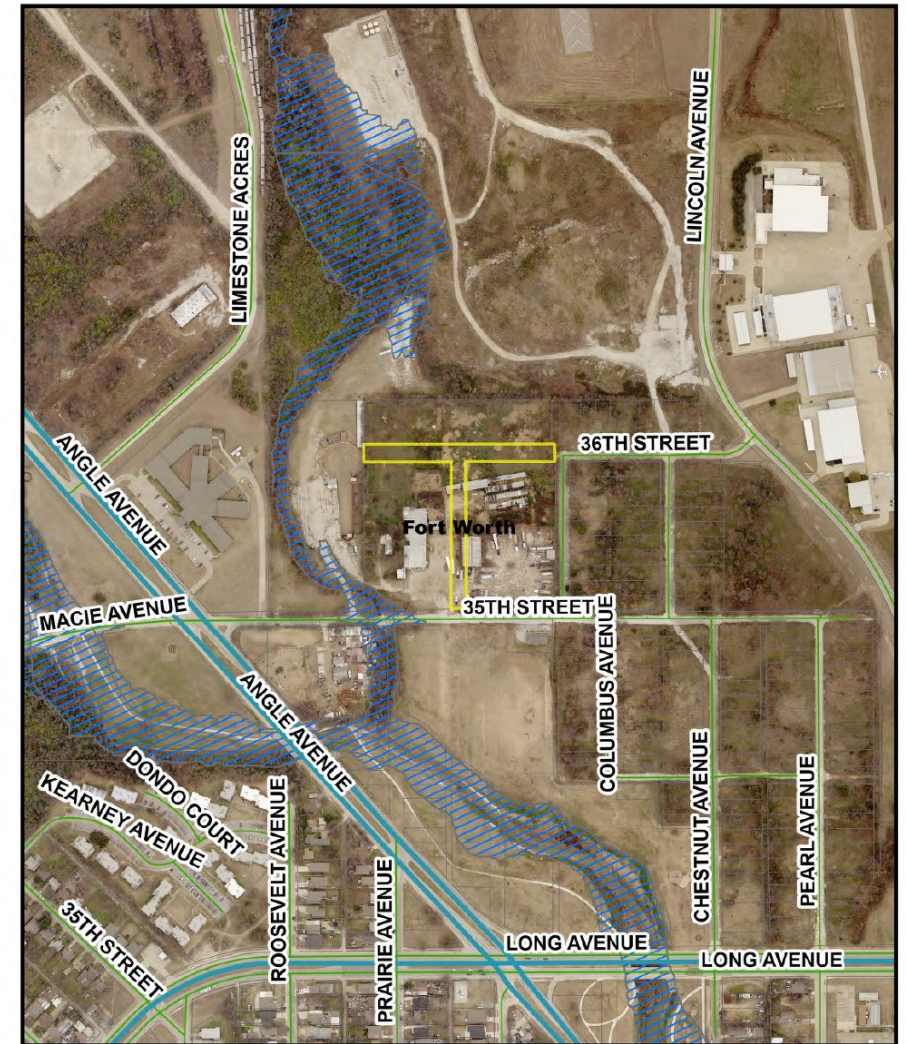
**Owner/Applicant:** Schilling Horse and Mule Co. LLC

**Consultant/Applicant:** Masterplan Consultants

**Waivers:** None

**CPC Requirements:** Approval of a recommendation to the City Council for the vacation of portions of NW 36<sup>th</sup> Street and Loving Avenue..

**Public Hearing Notification Date:** March 27, 2026



Legend

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

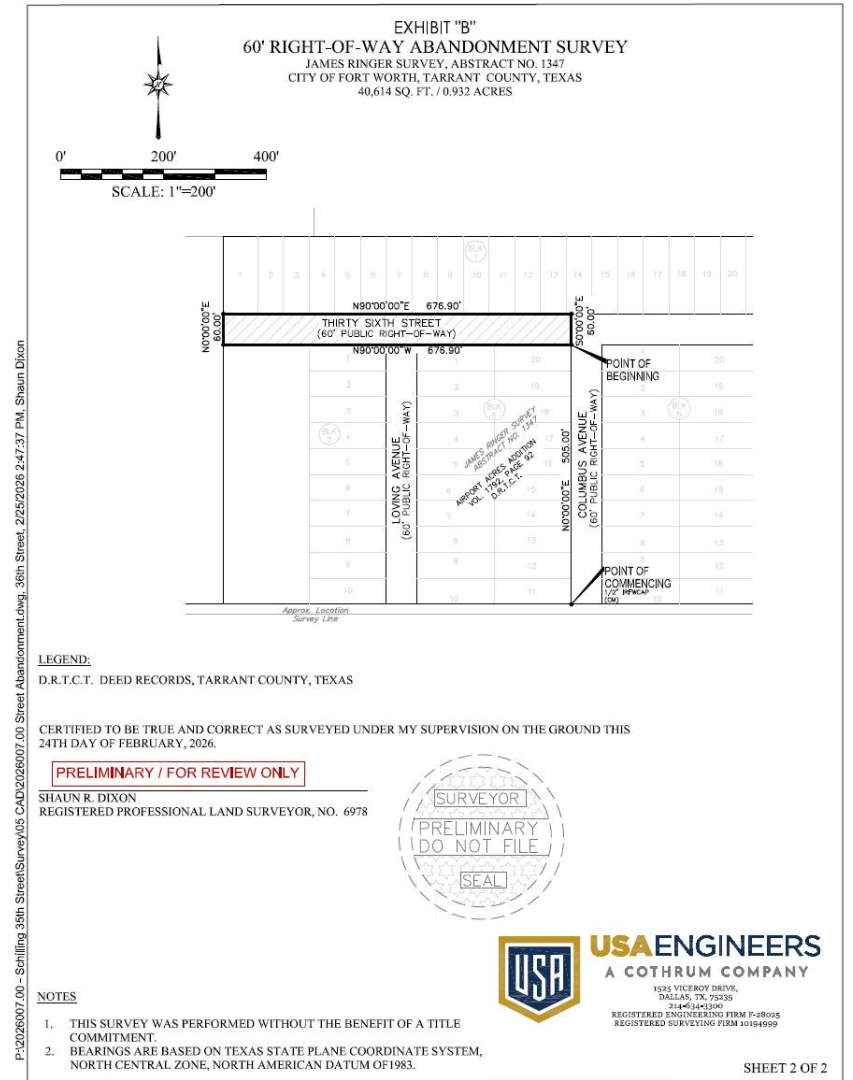
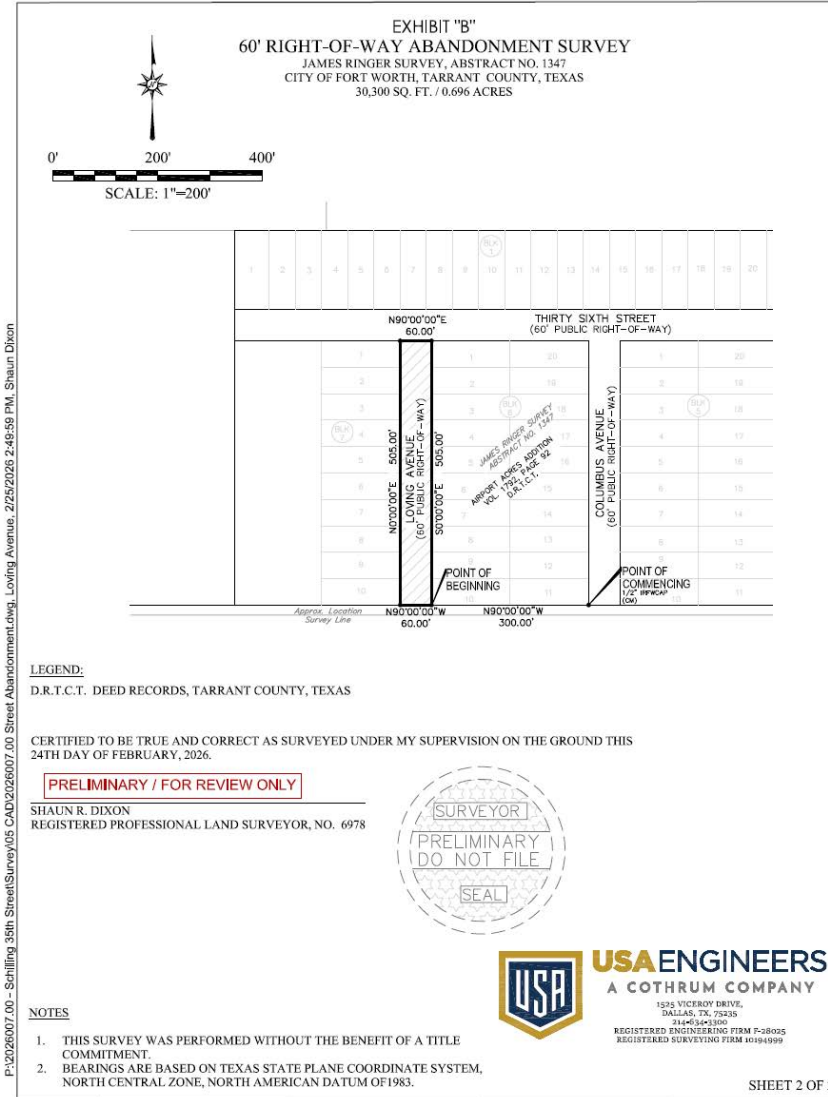
1:4,800



# VA-26-006

## Vacation Exhibit

The right-of-way is to be replatted with the adjoining property to consolidate the land as a single lot for the existing industrial development.



# VA-26-006

## DRC Recommendation

### DRC recommends:

- 1) Approval of a recommendation to the City Council for the vacation of portions of NW 36th Street and Loving Avenue.

# VA-26-006

## CPC Recommendation

- 1) Approval of a recommendation to the City Council for the vacation of portions of NW 36th Street and Loving Avenue.

**OMB Outpost Edged Addition (Waiver Request) 31-150(a)(1)(b):  
Council District 11.**

Being an unplatted tract under the Daggett, Charles B. Survey, Abstract 428, Tract 1 1-1A ABS 28, City of Fort Worth ETJ, Tarrant County, Texas.

General Location: North of Watauga Road, south of 28th Street, west of Sylvania Avenue, and east of Interstate 35.

**GENERAL INFORMATION**

**A. APPLICANT**

- |                             |                               |
|-----------------------------|-------------------------------|
| 1. Owner / Applicant .....  | Mount Olivet Cemetery         |
| 2. Consultant / Agent ..... | Joshua Kennerly (Kimley Horn) |

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

- |  |  |
|--|--|
| 1. Current Zoning....                              | E (Neighborhood Commercial, A-5 (One-Family), and "PD-448" |
| 2. Proposed Zoning .....                           | No Change  |
| 3. Public Hearing Notification Mailing Date.       | N/A  |
| 4. Planning & Development Department Case Planner. | Paul Rodriguez   |

**C. SERVICE DISTRICTS**

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

**D. STAFF REVIEW COMMENTS**

The Applicant is proposing to construct a maintenance facility on this site. This structure will only be occupied by cemetery staff and will not be open to the public. The proposed maintenance facility will include pull-in barns for cemetery equipment, a garage for equipment and vehicle repairs, a breakroom and restroom for staff, and an office.

The proposed location of maintenance facility will be on un-platted land. Specifically, it will be located within the interior of the cemetery property directly adjacent to a railroad and some industrial properties.

The Subdivision Ordinance in Section 31-150 (a)(1) states, "No building permits for any construction activity shall be issued by the city until a final plat is approved and filed and recorded with the county clerk of the county in which the tract is located." The applicant has submitted a waiver to permit the construction of a maintenance facility on this site.

The applicant does not intend to submit for a final plat as required by Section 31-150(a)(1) of the Subdivision Ordinance.

***E. RECOMMENDATION***

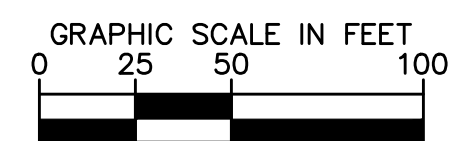
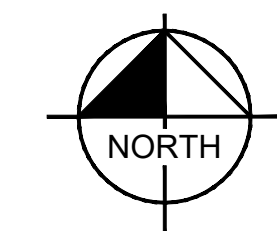
Approval of a waiver to Section 31-150 of the Subdivision Ordinance to allow the issuance of a building permit for the construction of retaining walls without a recorded final plat.



# MOUNT OLIVET CEMETERY

2301 N. SYLVANIA AVENUE  
 FORT WORTH, TEXAS 76111  
 MARCH 2026

DWG NAME: LAST SAVED K:\FTW\_CIVIL\2026\18201 - MOUNT OLIVET MAINTENANCE\CAD\EXHIBITS\060018201 SITE PLAN EXHIBIT.DWG 3/31/2026 5:47 PM



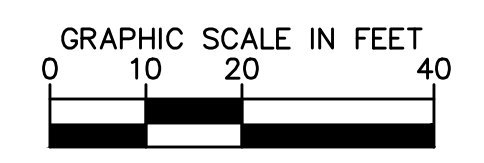
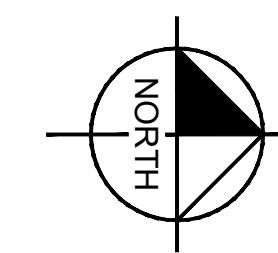
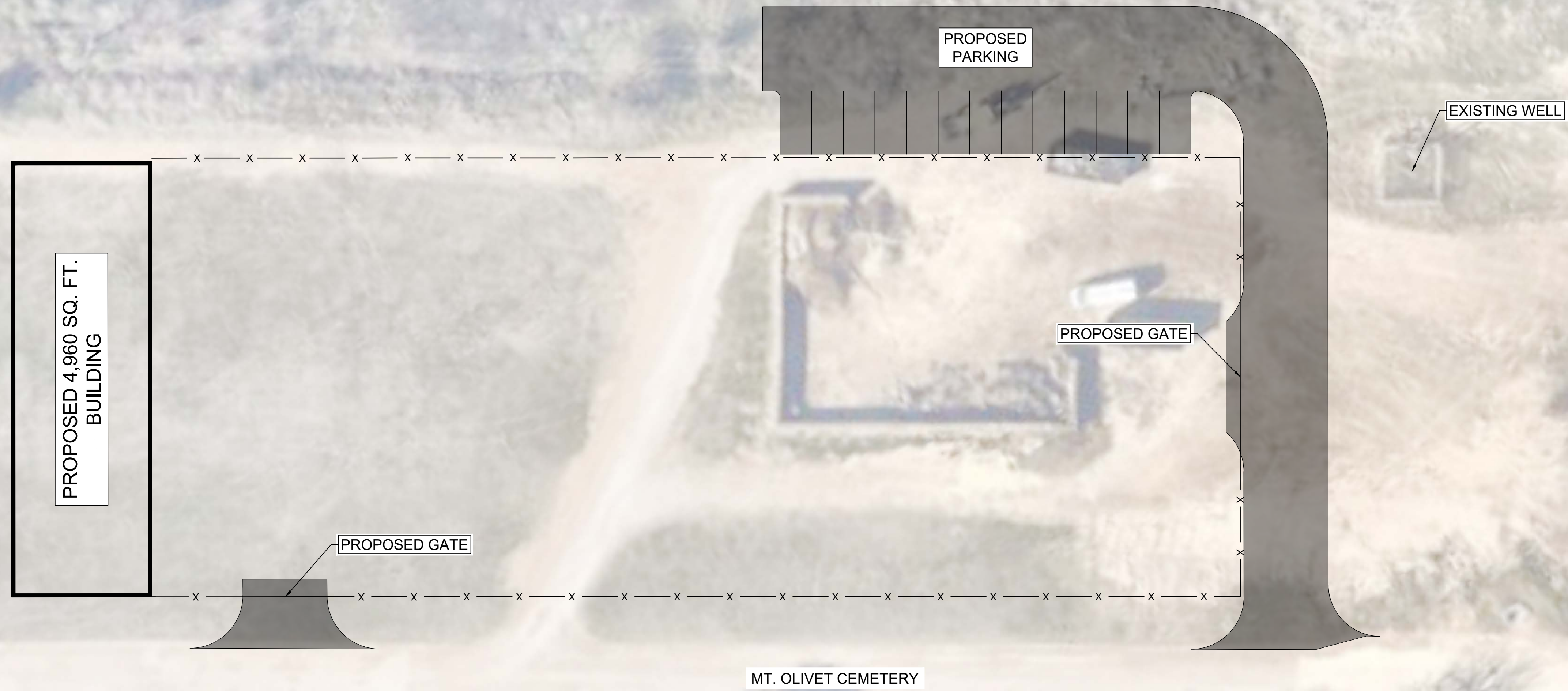
### LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED FENCE LINE

**Kimley»Horn**

4800 OVERTON PLAZA,  
 SUITE 440,  
 FORT WORTH, TEXAS 76109  
 682-348-2479  
 STATE OF TEXAS REGISTRATION NO. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE PUBLIC, ETC.



LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED FENCE LINE

# MOUNT OLIVET CEMETERY

2301 N. SYLVANIA AVENUE  
 FORT WORTH, TEXAS 76111  
 MARCH 2026

**Kimley»Horn**

4800 OVERTON PLAZA,  
 SUITE 440,  
 FORT WORTH, TEXAS 76109  
 682-348-2479  
 STATE OF TEXAS REGISTRATION NO. F-928



April 1, 2026  
City of Fort Worth  
200 Texas Street  
Fort Worth, TX 76102

**LETTER OF INTENT – MOUNT OLIVET MAINTENANCE FACILITY  
CITY PLAN COMMISSION – WAIVER TO PLATTING REQUIREMENT  
2301 N. SYLVANIA AVENUE, FORT WORTH, TX**

## Introduction and Request

Mount Olivet Cemetery, the historic Northside component of Greenwood Funeral Homes and Cemeteries established in 1907, respectfully submits this request for a waiver from the City of Fort Worth’s subdivision platting requirement as it relates to issuance of a building permit for a new internal maintenance facility. The specific waiver requested is relief from the requirement to plat the entire 130-acre cemetery solely to obtain a building permit for a small, operationally necessary maintenance facility.

The request before the City Plan Commission is not a request to rezone property, subdivide burial grounds for sale, or alter the long-standing land use of the cemetery. Per PDC-25-00127, the cemetery will not be rezoned, and the existing cemetery use will remain unchanged.

---

## Project Summary

Mount Olivet Cemetery is seeking to construct a new maintenance yard on its property located at 2301 N. Sylvania Avenue. The proposed maintenance facility will occupy approximately one acre and will include:

- Pull-in barns for cemetery equipment.
- A small garage for equipment and vehicle repairs.
- A small break room and restroom facilities for staff.
- A modest manager’s office.

This facility will not be open to the public and will be used exclusively by Mount Olivet Cemetery staff to support daily cemetery operations. The proposed facility replaces an existing maintenance location that is no longer suitable for long-term use and is located adjacent to Watauga Road which is undesirable for both the cemetery and the adjacent residential property owners.

As part of the building permit review process, the City has indicated that platting of the entire 130-acre cemetery would be required prior to permit issuance. Mount Olivet is requesting a variance from this requirement due to the unique nature of cemetery property, the operational hardship created by full platting, and the lack of any public benefit achieved by such action.

## Existing and Proposed Maintenance Locations

The existing maintenance facility is located adjacent to Watauga Road, immediately north of residential development located along the south side of Watauga Road. This proximity has proven to be an undesirable long-term condition due to operational conflicts and adjacency to residential uses.

The proposed maintenance facility location is situated interior to the cemetery property, adjacent to a railroad corridor and industrially zoned properties. This location is significantly more appropriate for a service-oriented use and minimizes potential impacts to surrounding residential neighborhoods.

---

## Platting Hardship and Practical Constraints

The proposed maintenance facility is located entirely within the interior of the cemetery, with no direct frontage on a public street. As confirmed through prior City discussions and pre-development coordination, subdividing and platting a separate lot for the maintenance facility would:

- Require creation of a public-access tract through existing burial grounds.
- Require extension of public utilities through cemetery property.
- Create permanent encumbrances across dedicated burial areas.
- Conflict with the functional and sacred nature of cemetery operations.

Additionally, platting the entire cemetery property would:

- Potentially require the improvement of existing CI waterlines within Watauga Rd, creating additional design and construction costs well above and beyond the scope of the private maintenance facility.
- Trigger additional unnecessary city permits only required due to platting such as Drainage Study of the entire cemetery.

These requirements create a significant and unreasonable hardship with no corresponding public benefit. The maintenance facility does not generate new lots for sale, new development rights, or increased density, and it does not require public infrastructure extensions.

---

## Unique Nature of Cemetery Property

A cemetery is not a typical land use. It is a perpetually dedicated, sacred property governed by specific state statutes that differ substantially from conventional commercial or industrial development. Unlike most properties, a cemetery:

- Will always remain a cemetery.
- Is subject to unique tax treatment and regulatory oversight.
- Is governed by state law with respect to mapping and platting.

Section 711.034 of the Texas Health and Safety Code establishes that a cemetery's map or plat is controlled by the cemetery organization and may be amended unilaterally by filing with the county clerk. This raises a legitimate question as to whether municipal platting requirements can supersede or contradict this statutory framework.

Additionally, Section 711.035(e) of the Texas Health and Safety Code explicitly exempts all dedicated cemetery property from public improvement assessments, fees, and public taxation. Requiring platting of the entire cemetery—absent any zoning change or land use modification—conflicts with the intent of these statutory protections.

Importantly, platting is not required to satisfy a zoning condition, and the proposed project does not involve any change in use or intensity of the property.

---

## Consistency with Prior City Coordination

City staff have acknowledged through prior coordination that any occupiable building within the cemetery requires either platting or a waiver from the City Plan Commission. City representatives have further acknowledged that platting only the proposed maintenance area would necessitate public access and utilities through burial grounds, reinforcing the impracticality of partial platting for this project.

The requested waiver allows the City to preserve the intent of the Subdivision Ordinance while recognizing the unique operational, legal, and physical constraints of cemetery property.

---

## Conclusion

Mount Olivet Cemetery respectfully requests approval of a waiver from the City's platting requirement to allow issuance of a building permit for the proposed maintenance facility without requiring platting of the cemetery. The request is supported by:

- The unique legal status of cemeteries under Texas law.
- The absence of any zoning change or land use modification.
- The lack of public benefit achieved by full cemetery platting.
- The significant hardship and operational disruption created by platting.



Approval of this waiver will allow Mount Olivet Cemetery to continue responsible stewardship of its historic property while maintaining compatibility with surrounding land uses and City planning objectives.

Ownership Entity Name: MOUNT OLIVET CEMETERY ASSOCIATION

Address: 2301 N. Sylvania Ave.

Point of Contact: John Stephen

Sincerely,

A handwritten signature in black ink that reads "Josh Kennerly". The signature is written in a cursive, flowing style.

Joshua Kennerly, P.E.

Kimley-Horn,

**Project Manager**



P.O. Box 471457 Fort Worth, Texas 76147-1376

February 23, 2026

Councilmember Jeanette Martinez  
District 11 City Councilmember  
100 Fort Worth Trail  
Fort Worth, Texas 76102

Re: Mount Olivet Cemetery

Dear Councilmember Martinez,

Mount Olivet Cemetery, the historic Northside component of the Greenwood Funeral Homes and Cemeteries established in 1907, is seeking to construct a new maintenance yard on its property located at 2301 N Sylvania Avenue. The new maintenance facility will be approximately one acre consisting of pull-in barns for cemetery equipment, a garage to perform repairs, a small break room and bathroom for cemetery staff and a small manager's office. This area will not be open to the public and will be solely occupied by Mount Olivet staff. As part of this process, the city is requiring platting of the entire 130-acre cemetery solely to receive a building permit for the new maintenance facility. We are requesting a variance for the city platting requirement and it is our hope that the following background provides some education to support this request.

A cemetery is not a typical use of property, but a very uniquely purposed, perpetually-dedicated sacred ground for the eternal burial of human remains. Unfortunately, the current City of Fort Worth platting requirements do not account for this distinct type of operation or the state laws that govern cemeteries. While most other properties may have multiple types of business or uses over the years, a cemetery property will always be a cemetery with unique tax treatment and government regulatory oversight. Section 711.034 of the Texas Health and Safety Code sets forth the map or plat requirements for a cemetery and allows the cemetery to unilaterally amend the map or plat by simply filing the updated map or plat in the county records. There is a question as to whether or not a city can require a cemetery to plat in contradiction to Section 711.034 as the code allows the cemetery sole control over the map or plat of the cemetery. Additionally, Section 711.035(e) of the Texas Health and Safety Code exempts all property of a dedicated cemetery from public improvements assessments, fees and public taxation. Platting is not required to fulfill a zoning requirement, and the cemetery use is not changing.

---

GREENWOOD FUNERAL HOMES AND CREMATION  
GREENWOOD FUNERAL HOME  
GREENWOOD MEMORIAL PARK  
GREENWOOD MAUSOLEUM  
3344 White Settlement Road, Fort Worth, Texas 76107  
Office: 817.336.0584 Toll free: 1.877.356.0584

GREENWOOD FUNERAL HOMES AND CREMATION  
MOUNT OLIVET CHAPEL  
MOUNT OLIVET CEMETERY AND GARDEN OF MEMORIES  
GARDEN OF MEMORIES MAUSOLEUM  
2301 N. Sylvania Avenue, Fort Worth, Texas 76111  
Office: 817.831.0511 Toll free: 1.877.901.0511

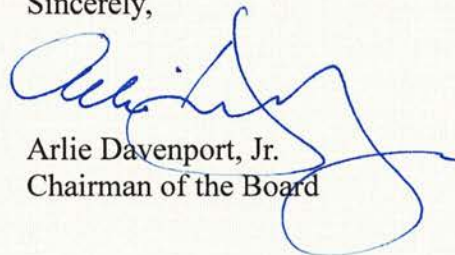
The existing maintenance facility currently sits on dedicated cemetery property without a city plat and the facility has existing city water and sewer connections. Mount Olivet proposes demolishing the existing facility and re-establishing a new building location that will better serve the cemetery, the Fort Worth families we serve and the surrounding neighborhoods. In reality, this is not so much a new building as it is a relocation of the existing unit to a more aesthetic, soundproof, functional onsite location. This new facility is for the exact same use as the current maintenance facility, and the water and sewer lines used for the existing maintenance facility will merely be rerouted to the new maintenance facility.

The location of the new maintenance facility will be in the interior of the property which will not allow for a simple platting of the one-acre area. Neither the current nor the new maintenance facility is for public use or the sale of any items to the public. This area is only for cemetery staff and will always be used exclusively in conjunction with the cemetery. The new location also moves the maintenance facility further away from the adjoining residential neighborhood.

The current platting requirement would also trigger additional permitting requirements above and beyond the scope of the project which will increase the cost and time to completion. This may include the replacement of the water lines within Watauga Road.

Once the new facility is completed, the existing maintenance yard will be demolished, restored for beautification and used for new burial spaces. This will allow Mount Olivet to better maintain the cemetery and provide more burial options for the public. This will also reduce the size of a 1.3 acre impervious facility down to 1 acre and the old 1.3 acre facility becomes a pervious area with the new grave spaces.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Arlie Davenport, Jr.', written over the typed name and title.

Arlie Davenport, Jr.  
Chairman of the Board



P.O. Box 471457 Fort Worth, Texas 76147-1376

February 23, 2026

Mr. D.J. Harrell  
City of Fort Worth Director  
of Development Services  
100 Fort Worth Trail  
Fort Worth, Texas 76102

Re: Mount Olivet Cemetery

Dear Mr. Harrell,

Mount Olivet Cemetery, the historic Northside component of the Greenwood Funeral Homes and Cemeteries established in 1907, is seeking to construct a new maintenance yard on its property located at 2301 N Sylvania Avenue. The new maintenance facility will be approximately one acre consisting of pull-in barns for cemetery equipment, a garage to perform repairs, a small break room and bathroom for cemetery staff and a small manager's office. This area will not be open to the public and will be solely occupied by Mount Olivet staff. As part of this process, the city is requiring platting of the entire 130-acre cemetery solely to receive a building permit for the new maintenance facility. We are requesting a variance for the city platting requirement and it is our hope that the following background provides some education to support this request.

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---

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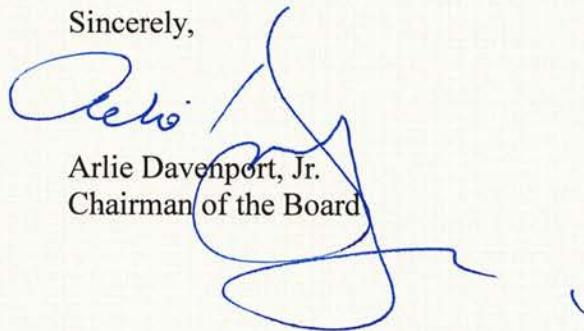
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The location of the new maintenance facility will be in the interior of the property which will not allow for a simple platting of the one-acre area. Neither the current nor the new maintenance facility is for public use or the sale of any items to the public. This area is only for cemetery staff and will always be used exclusively in conjunction with the cemetery. The new location also moves the maintenance facility further away from the adjoining residential neighborhood.

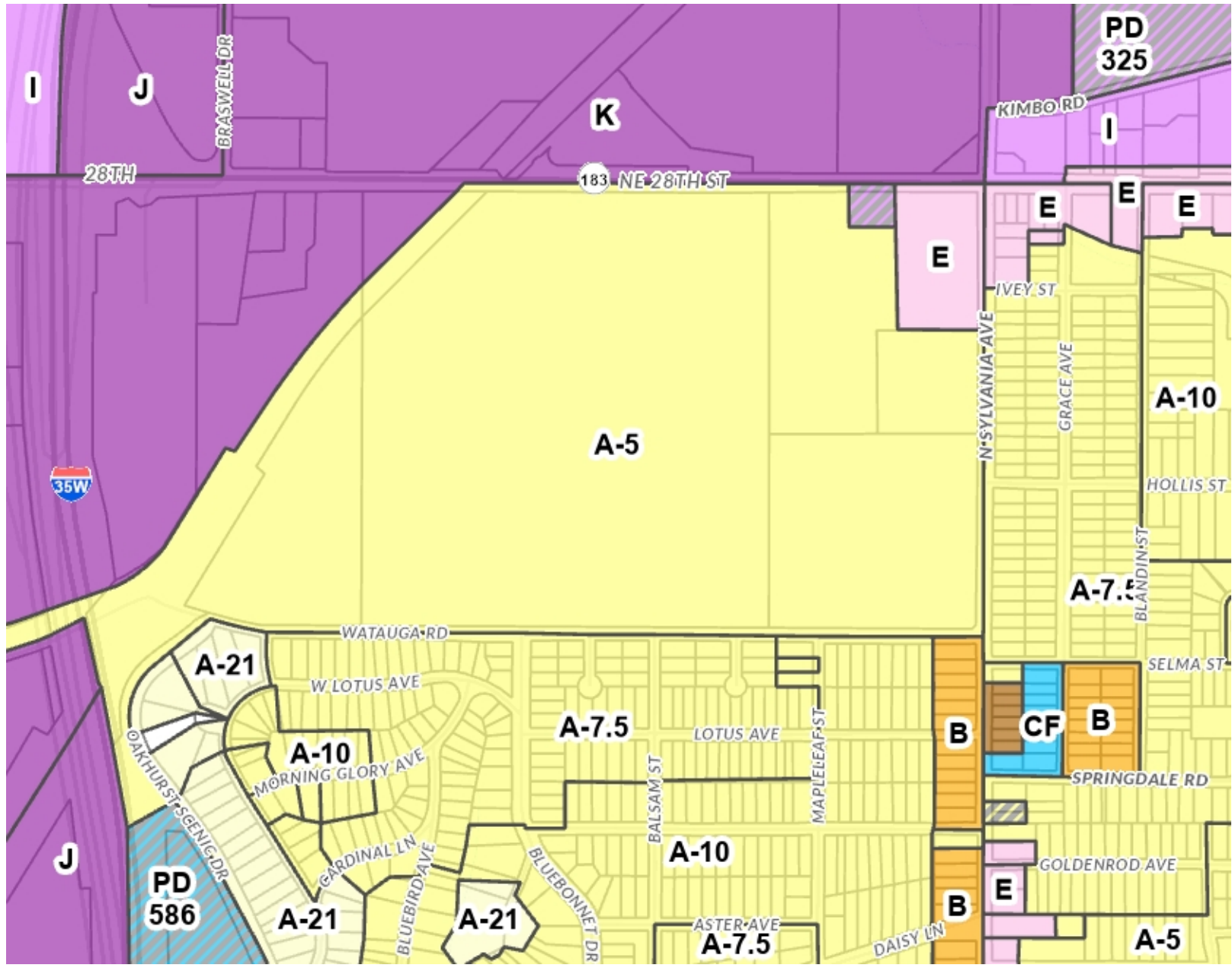
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Sincerely,

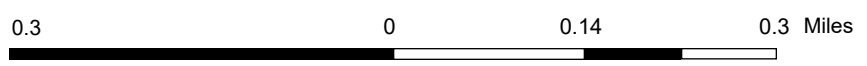
A handwritten signature in blue ink, appearing to read 'Arlie Davenport, Jr.', is written over the typed name and title.

Arlie Davenport, Jr.  
Chairman of the Board



## Legend


























- NCTCOG Freeways 9,028
- Streets Label 9,028
- Zoning Outline
- Overlay Districts
  - <Null>
  - 21047
  - AO
  - APZ 1
  - APZ 2
  - CIRCLE PARK
  - CZ
  - DOWNTOWN URBAN
  - I-35W CENTRAL
  - I-35W NORTH
  - I-35W SOUTH
  - TCU
  - TUP 1
  - TUP 2
  - TUP 3
  - TUP 4
  - TUP 5
  - TUP 6
  - TUP 7
- Zoning Fill
  - AG - Agricultural
  - A-5; A-7.5; A-10; AR Single Family
  - A-2.5A; A-43- Residential (Single Family One-Acre +)
  - A-21- Residential (Single Family, 1/2 Acre)
  - MH- Residential (Manufactured Housing)
  - B; R1; R2- Low Density Residential
  - C; CR; D Multi Family
  - UR- Urban Residential
  - CF- Community Facility
  - ER; E; EP - Neighborhood Commercial
  - FR; F; G; OM- General Commercial
  - Mixed Use, Downtown, and Form Based Districts
  - IP; I- Light Industrial
  - J; K- Heavy Industrial
  - O-2; O-1- Floodplain
  - Planned Development (A-5; PD, A5; PD, A-10; PD, A-5; PD, A-43)
  - Planned Development (A-21, Residential (Single Family, 1/2 Acre +))
  - Planned Development (AG- Agricultural)
  - Planned Development (J; K- Heavy Industrial)
  - Planned Development (FR; F; G; OM- General Commercial)
  - Planned Development (IP; I- Light Industrial)
  - Planned Development (B; R1; R2- Low Density Residential)
  - Planned Development (C; CR; D Multi Family)
  - Planned Development (ER; E; EP- Neighborhood Commercial)



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.



2/16/25 3:03 PM  
 1/20

-  Neighborhood Commercial
-  Planned Development (CF - Community Facility)
-  Planned Development (UR - Urban Residential)
-  Planned Development (Mixed Use, Downtown, and Form Based Districts)
-  City Flood Risk Areas - Regulatory
-  Lots
-  City Limit
-  Extraterritorial Jurisdiction (ETJ)
-  Conditional Use Permits
-  Parker County Streets
-  Denton County Streets
-  NCTCOG Freeways 9,028
-  Streets 9,028
  -  30
  -  31 - 35
  -  36 - 40
  -  41 - 45
  -  46 - 60
-  Rivers Polygon
-  Rivers and Streams
-  AOl\_Erase
-  ETJ
-  Airports
-  Adjacent Cities
-  Lakes

# **OMB**

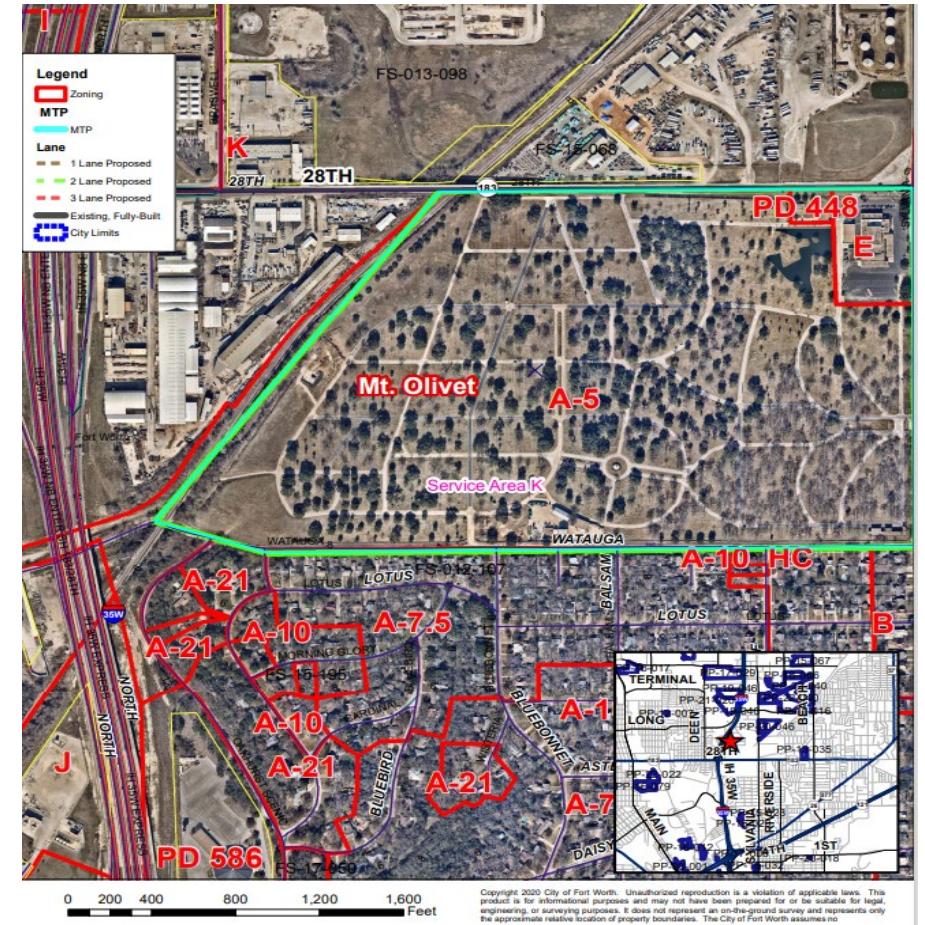
# **Mount Olivet Cemetery**

# **Maintenance Facility**

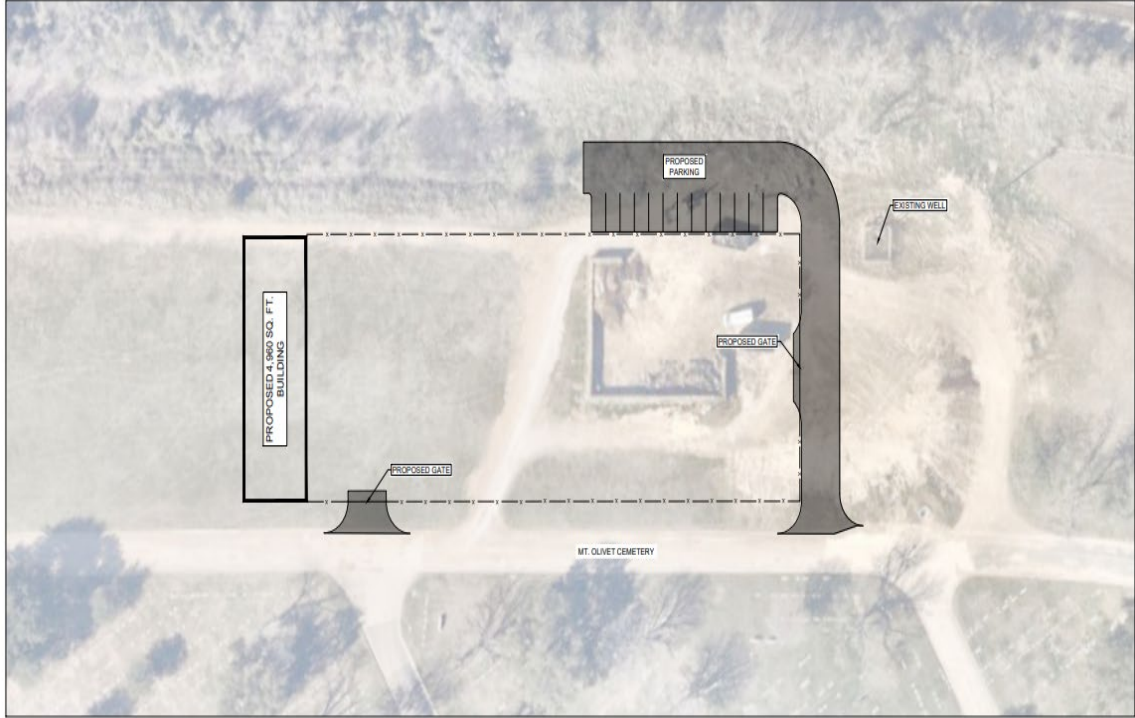
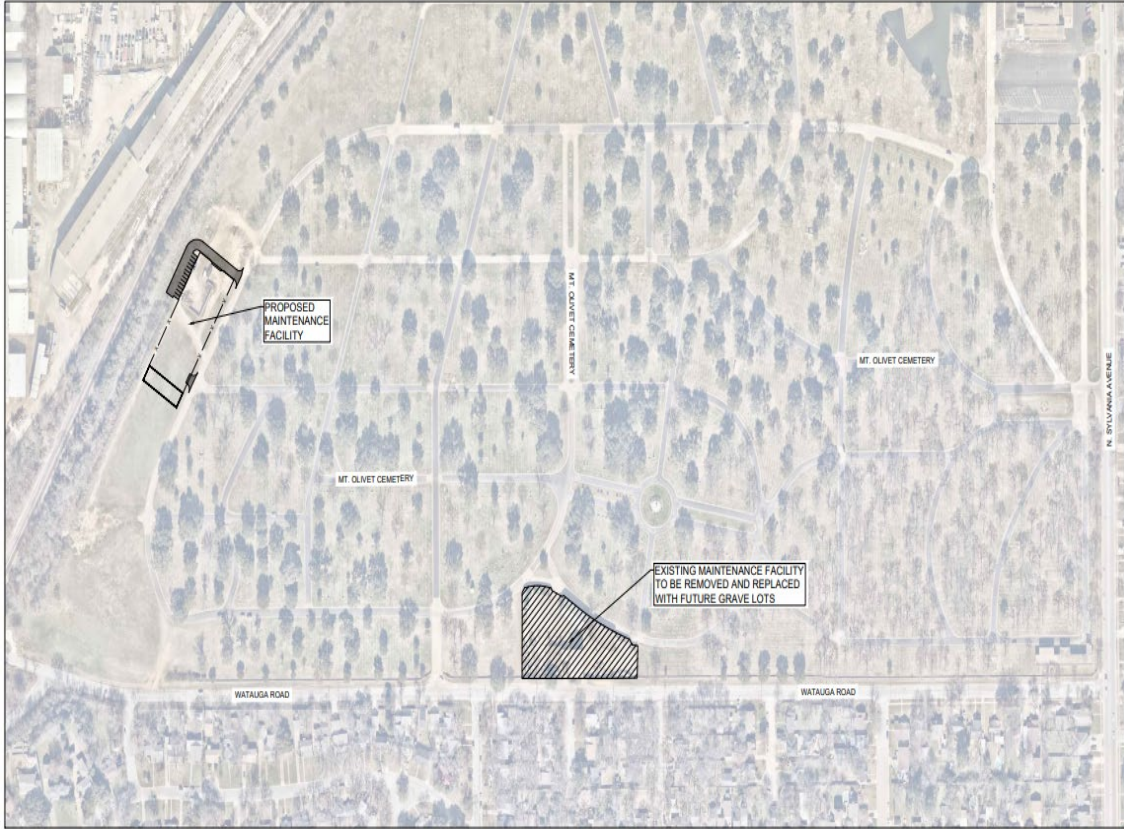
Paul Rodriguez, Senior Planner CPC Meeting April 09, 2026

# OMB Summary Details

- Plat Name: Mount Olivet Cemetery Maintenance Facility
- Apparent Condition: Unplatted property
- Owner/Applicant: Mount Olivet Cemetery
- # of Waivers: Waiver of Section 31-150 requirement to record a final plat prior to the issuance of a building permit
- CPC Requirements: Approval of the waiver to permit construction of Maintenance Facility.



# SITE PLAN



**MOUNT OLIVET CEMETERY**

2301 N. SYLVANIA AVENUE  
FORT WORTH, TEXAS 76111  
MARCH 2026

LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED FENCE LINE

4800 OVERTON PLAZA, SUITE 400, FORT WORTH, TEXAS 76109  
REG. NO. 00767  
STATE OF TEXAS REGISTRATION NO. F-003

**MOUNT OLIVET CEMETERY**

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# CPC Recommendations

Approval of a waiver to Section 31-150 of the Subdivision Ordinance to allow the issuance of a building permit for the construction of retaining walls without a recorded final plat.

# Thank you