



MEETING AGENDA
CITY PLAN COMMISSION
Thursday, August 13, 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 or by calling 817-392-8027 no later than Wednesday, August 12, 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 July 30, 2026 Meeting Minutes

E. New Cases (6)

1. FS-26-057 – Alliance Center North Lots 1R and 2R, Block 3, Waiver Request Section 31-106(c)(3) Street Design Standards: Council District 10.

Being a replat of Lots 1R and 2R, Block 3, Alliance Center North, an addition to the City of Fort Worth, as recorded in Instrument Number 2022-419, Plat Records, Denton County, Texas, located in the City of Fort Worth, Denton County, Texas.

General Location: South of Elizabeth Town Cemetery Road, east of North Beach Street, and west of Gatehouse Drive.

Applicant: Westwood Professional Services, Inc.

Recommendation: (1) Approval of a waiver to Section 31-106(c)(3) of the Subdivision Ordinance to waive the requirement to dedicate 8 additional feet of right-of-way for Elizabeth Town Cemetery Road; and (2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

2. FS-26-157 – Union Depot Addition, Waiver Requests Section 31-106(c)(9) Street/Alley Intersection Corner Clips and Section 31-106(g)(2) Alley Width Requirements: 1 Lot, Council District 8.

Being a replat of a portion of Lots 11 & 12, Block 22, Union Depot Addition an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 63, Page 45, Plat Records Tarrant County, Texas.

General Location: North of Tucker Street, south of Bessie Street, east of Illinois Avenue, and west of Tennessee Avenue

Applicant: CBG Surveying Texas, LLC

Recommendation: (1) Approval of a waiver 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 along Lot 11R, Block 22 and Tennessee Avenue; (2) Approval of waiver to Section 31-106(g)(2) of the Subdivision Ordinance to waive the requirement to dedicate 3 additional feet of right-of-way for the 10 foot rear alley; and (3) Conditional approval of the final plat upon meeting the platting comments in the staff report.

3. FS-26-167 – ECX South Lot 1, Block 1, Waiver Request Section 31-102(b)(2) Interconnectivity of Neighborhoods: Council District 8.

Being 153.0087 acres of land situated in the Shelby County School Land Survey, Abstract No. 1375, Sections 32 and 39, along with a replat of Lot 1, Block 1, Bartolowits Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-22, Page 30, Plat Records Tarrant County Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Bluebell Drive, south of Arnold Drive, and east of Fossil Hill Drive.

Applicant: Kimley-Horn

Recommendation: (1) Approval of a waiver to Section 31-102(b)(2) of the Subdivision Ordinance to waive the requirement to extend the stubout of Southway Drive; and (2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

4. PP-25-018 – Lake Worth Leases, Waiver Request Section 31-81(b)(2)(b)(1) Street Access: Lot 9R1 and 9R2, Council District 7.

Being a 4.695-acre tract of land located in the John Breeding Survey, Abstract Number 188, situated in Tarrant County, Texas.

General Location: North of Malta Street, east of Rench Road, and west of Jacksboro Highway.

Applicant: SAM, LLC

Recommendation: (1) Approval of a waiver to Section 31-81(b)(2)(b)(1) of the Subdivision Ordinance to waive the requirement for direct access to Lots 9R1 and 9R2; and (2) Conditional approval of the final plat upon meeting the comments in the staff report.

5. PP-26-017 – Mockingbird West, Waiver Requests Section 31-106(d)(2) Block Face Length and Section 31-101(d)(1) Internal Roadwork Network Connectivity: Council District 5.

Being a 19.984 acres addition to the City of Fort Worth, Tarrant County, Texas, situated in the Robert Ray Survey, Abstract No. 1290, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Sandybrook Drive, south of Randol Mill Road, east of Manhattan Boulevard, and west of Bluff Branch Way.

Applicant: Kimley-Horn

Recommendation: (1) Approval of a waiver to Section 31-106(d)(2) of the Subdivision Ordinance to allow for the block face for lot 1X and lots 2-10 of Block A to exceed the maximum amount of 1,320 feet; (2) Approval of a waiver to Section 31-101(d)(1) of the Subdivision Ordinance to waive the requirement for a connectivity index of 1.4 or greater; and (3) Conditional approval of the final plat upon meeting the comments in the staff report.

6. MT-26-001– Old Weatherford Road (Major Arterial) and Walsh Ranch Parkway (Minor Arterial): ETJ Parker County

Being an alignment change for Old Weatherford Road, a major arterial, and Walsh Ranch Parkway, a minor arterial, on the Master Road Network included in the Master Transportation Plan, located in Parker County, Texas.

General Location: South of future Westpoint Boulevard, east of Indigo Sky Drive and north of Walsh Avenue.

Applicant: City of Fort Worth

Recommendation: 1) Approval of the Master Roadway Network alignment change to Walsh Ranch Parkway; and 2) Approval of a recommendation to City Council for the Master Roadway Network alignment change to Old Weatherford Road.

F. Other Matters of Business (1)

1. Presentation on the Panther Island Form Based Code Update

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.

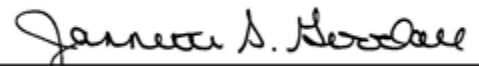
DECLARACIÓN DE ACCESIBILIDAD

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, August 06, 2026 at 3:20 P.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-26-057 Alliance Center North Lots 1R and 2R, Block 3 (Waiver Request Section 31-106(c)(3): Council District 10.

Being a replat of Lots 1 and 2, Alliance Center North, an addition to the City of Fort Worth, Denton County, Texas, as recorded in Instrument Number 2022-419, Plat Records Denton County Texas, located in the City of Fort Worth, Denton County, Texas.

General Location: South of Elizabeth Town Cemetery Road, east of Beach Street and west of Gatehouse Drive.

GENERAL INFORMATION**A. APPLICANT**

- | | |
|-----------------------------|--------------------------------------|
| 1. Owner / Applicant | Alliance Center North, No. 6 Ltd |
| 2. Consultant / Agent | Westwood Professional Services, Inc. |

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- | | |
|--|---|
| 1. Current Zoning | "K" Heavy Industrial |
| 2. Proposed Zoning | No Change |
| 3. Comprehensive Plan Future Land Use | Industrial Growth Center |
| 4. Public Hearing Notification Mailing Date | July 31, 2026 |
| 5. Development Services Department Case Coordinator..... | Alex Parks |
| 6. Organizations Courtesy Notified..... | North Fort Worth Alliance, Streams
And Valleys Inc, Trinity Habitat for
Humanity, Northwest ISD |

C. SERVICE DISTRICTS

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

D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The subject property is a replat of two industrial lots in north Fort Worth. The final plat will take its access from North Beach Street.

The Subdivision Ordinance in Section 31-106(c)(3) states, all dedicated streets shall conform to the city's technical design standards and criteria and in accordance with sound engineering practices. The existing width of the unimproved Elizabeth Town Cemetery Road is 34 feet. The standard width for a local street is 50 feet in width. The applicant is requesting a waiver to not provide the additional dedication of 8 feet as required. The applicant is not intending on using this road for access and does not wish to dedicate additional right-of-way. DRC supports the requested waiver since the access to this site is already accommodated by North Beach Street.

E. DRC RECOMMENDATION

DRC recommends: (1) Approval of a waiver to Section 31-106(c)(3) of the Subdivision Ordinance to waive the requirement to dedicate 8 additional feet of right-of-way for

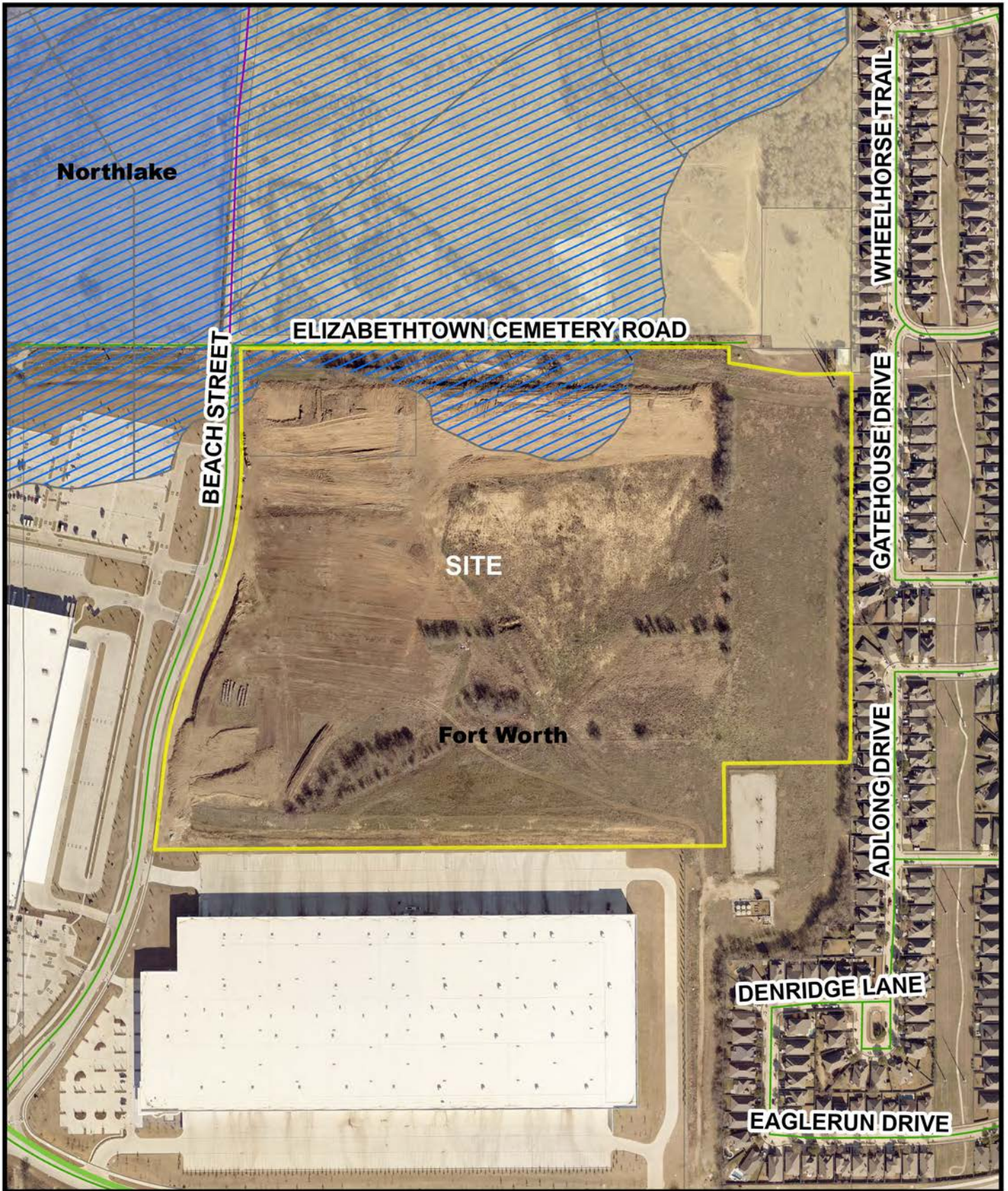
STAFF INFORMATION REPORT

CPC: 08/13/2026

FS-26-057

Waiver Request

Elizabeth Town Cemetery Road; and (2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

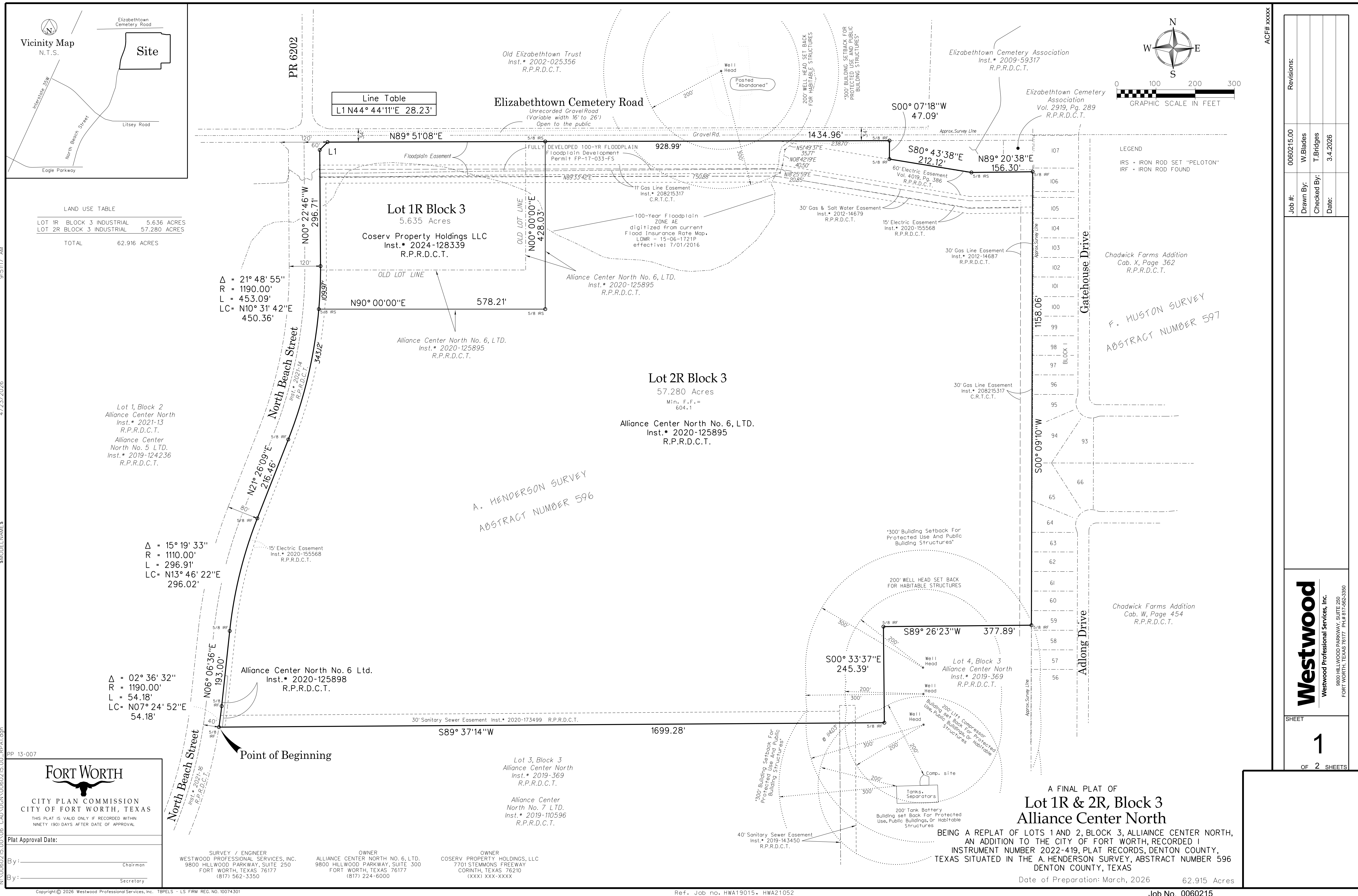


Legend

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

1:4,800





June 29, 2026

Ms. Caroline Cranz
Chairwoman, Plan Commission
City of Fort Worth
100 Fort Worth Trail
Fort Worth, TX 76102

Re: Replat for Alliance Center North (FS-26-057)

Ms. Cranz,

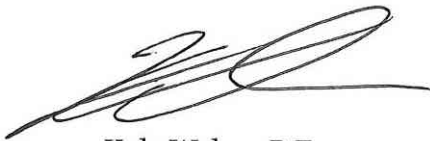
On behalf of the Owner/Developer, Alliance Center North No. 6, LTD, Westwood Professional Services has submitted a Replat in Fort Worth. We are requesting a waiver to the City of Fort Worth Subdivision Ordinance, Section 31-106 (c)(1) requiring 50 feet of right-of-way width.

This waiver is requested due to the existing site constraints. The proposed dedication would be within existing FEMA Floodplain and underneath an existing Oncor Transmission Easement. This road is also a dead-end gravel drive with no connectivity to the east or north.

We respectfully ask for your consideration of this waiver, and we look forward to the discussion of these requests at the City Plan Commission hearing.

Sincerely,

Westwood Professional Services

A handwritten signature in black ink, appearing to read 'Kole Weber', with a stylized, flowing script.

Kole Weber, P.E.
Director, Commercial



Conditions and Comments

Record Number: FS-26-057

Remarks Due:

Submitted: 3/9/2026

ZC Hearing:

Application Status: In Review

Title: Alliance Center North No. 6 Replat

Description of Work: Replat of Alliance Center North Lots 1R & 2R, Block 3

Address:

Acres:

Applicant:

Owner Name: Alliance Center North No. 6, LTD

Owner Address: 9800 Hillwood Pkwy Suite 300 Fort Worth TX 76177

Approval Table:

Task	Task Status	Task Date	Task Reviewer
Administrative Approval	Correction Required	5/12/2026	Michelle Pena
Application Submittal	Accepted	3/11/2026	Paul Rodriguez
Atmos Energy Review	No Response Received	4/3/2026	Paul Rodriguez
County Review	No Response Received	4/3/2026	Paul Rodriguez
Fire Review	Approved	7/30/2026	Christopher Thornton
Gas Well Review	Approved	3/12/2026	Marilyn Hernandez Ayala
ONCOR Delivery Review	Approved	3/30/2026	Michelle Pena
PARD Review	Approved	4/2/2026	Lori Gordon
Plan Coordination	Correction Required	5/22/2026	Alexander Parks
Plan Distribution	Routed for Electronic Review	7/30/2026	Michelle Pena
Platting Review	Correction Required	5/6/2026	Paul Rodriguez
TPW Engineering Review	Correction Required	7/30/2026	Stu Burzette
TPW Storm Water Review	Correction Required	8/4/2026	Parth Patel
Transportation Impact Review	Approved	3/19/2026	Rebeca Hernandez
Water Engineering Review	Approved	5/4/2026	Elizabeth Rodriguez
Water Sewer Study Review	Approved	4/30/2026	Eric Guzman-Alvarez
Zoning Review	Approved	3/31/2026	Mary Jordan

List of Conditions:

PARD

Reviewer: Lori Gordon

Email: Lori.Gordon@fortworthtexas.gov

Phone: 817-392-5743

1. PARD-PDP does not apply: non-residential land use

Fire

Reviewer: Christopher Thornton

Email: Christopher.Thornton@fortworthtexas.gov

Phone: 817-392-6905

1. FWFD - (Lt. Adam Thornton, FirePlatting@fortworthtexas.gov)
Site plan emailed: 3/31/26
WF opened 5/1/26
Revision: 7/30/26

CLEARED 3/31/26: CORRECTION REQUIRED: Provide a site plan to Fireplatting@fortworthtexas.gov and your case manager with your case number in the subject line.

Streets existing and correct:
N Beach St.
Elizabethtown Cemetery Rd.
PR 6202
Gatehouse Dr.
Adlong Dr.

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: Paul Rodriguez

Email: Paul.Rodriguez@fortworthtexas.gov

Phone: 817-392-2309

1. Development Services Dept. - Platting & Annexation (Paul Rodriguez (817) 392-2309 paul.rodriguez@fortworthtexas.gov)
Please be advised to wait for all departments to review comments before submitting a revision to address them all at one time. Multiple revisions are subject to additional fees. Please email when a revision has been submitted.

- HOLD Place case number onto plat: FS-26-057
- CLEARED Provide and label a 10ft x 10ft corner clip at the corner where N. Beach St. & Elizabethtown Cemetery Road intersect. Section 31-106 (c)(9) Street/alley intersection corner clips. 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.

2. 3/27/2026 no comments.

Josh Brown
Oncor | Distribution Engineering
Cell: 682-226-8977

T/PW Engineering

Reviewer: Stu Burzette

Email: Stuart.Burzette@fortworthtexas.gov

Phone: 817-392-2593

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

1. CLEARED 5/4/26 SB - Upload a site plan to the Accela record.

a. this may trigger additional plat holds

2. CLEARED 5/4/26 SB - TIA HOLD – A Traffic Impact Analysis (TIA), accepted by Transportation Development Services, is required prior to plat approval. Include all vehicular, bicycle, and pedestrian movements in accordance with the Transportation Engineering Manual. Any questions can be directed to TDS (tds@fortworthtexas.gov).

a. see email dated 3/27/2026. Subject line: ACN6 CFA Express Approval ; Transportation Development Services

3. CFA HOLD - Community Facilities Agreement (CFA) required for public streets, alleys, lights, signs, sidewalks, bike paths, etc. to be built for this development.[]

a. for any exactions of the TIA

b. for at minimum a phasing plan of transportation improvements

c. for any remaining access needs

i. if access is proposed off Elizabethtown Cemetery, that road will need to be paved across frontage. Must be built to industrial standards.

d. sidewalks required along all frontages

4. If Elizabethtown Cemetery Road ROW is not 50 feet, the difference between 25 feet and the distance between the property line and the street centerline will need to be dedicated.

a. 5/4: assuming the center of the road is the center of the ROW, 8 feet will need to be dedicated along frontage where distance from property line to centerline is less than 25 feet

i. otherwise, a CPC waiver may be necessary

5. CLEARED 5/4/26 SB - 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 to the proposed property line. Only if necessary, use "variable" and give the range.

a. Elizabethtown Cemetery

6. CLEARED 5/4/26 SB - Dedication/Recordation 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 as apparent prescriptive.

Additional changes may be necessary after plat revision/resubmittal and/or after IPRC review. Changes required during IPRC review are required to be shown on the plat, if applicable.

Site will need to conform to the standards of the Access Management Policy, Transportation Engineering Manual, Master Thoroughfare Plan, and other applicable transportation-related manuals and guides in use and adopted by the City of Fort Worth.

T/PW Stormwater

Reviewer: Parth Patel

Email: Parth.Patel@fortworthtexas.gov

Phone: 817-392-2027

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

0803 – Drainage Study – Provide a Drainage Study by a registered civil engineer in the State of Texas that conforms to the criteria contained in the 2024 City of Fort Worth Stormwater Criteria Manual and submitted through the Stormwater Development Services Division.

Drainage Study must demonstrate that there are no adverse impacts on areas surrounding the project site due to the proposed developments.

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

HOLD 04/01/26 PP - Study & SW PDC Meeting Required. Additional plat comments/holds may appear during study review & after study approval.

DS-25-0068 - Not Accepted - Under Review - RNS - 5/9/26

CLEARED 06/23/26 PP - DS-25-0068 accepted. Per study, Plat comments have been added.

0805 – IPRC – Construction of public infrastructure shall require submittal of construction plans for review through the Infrastructure Plan Review Center (IPRC). These plans will be reviewed for conformance with the City stormwater criteria and consistency with the accepted Drainage Study.

Reference: Section 2.2.7, 2024 CFW Stormwater Criteria Manual

HOLD 06/23/26 PP - Additional plat comments/holds may appear from IPRC review.

HOLD 08/04/26 PP - IPRC26-0076 CFA execution

0812 – Floodplain Easements: Delineation {SDS} - Floodplain easement is to encompass the measured water surface elevation of the 100 year frequency precipitation event under ultimate development conditions, plus an additional 10' horizontal buffer on each side.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth and Section 3.11, 2024 CFW Stormwater Criteria Manual

HOLD 06/23/26 PP -

CLEARED 08/04/26 PP -

0813 – Floodplain Easements: Bearing and Distances {SDS} - Drainage/floodplain easements shall be determined by bearings & distances (B & D) descriptions on the final plat.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth

HOLD 06/23/26 PP -

CLEARED 08/04/26 PP -

0816 – Maintenance Note - A Floodplain/Floodway/Drainageway Maintenance Note from the Plan Commission Rules and Regulations must be placed on the final plat.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth

HOLD 06/23/26 PP -

CLEARED 08/04/26 PP -

0817 – Floodplain Restriction Note

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth

HOLD 06/23/26 PP -

CLEARED 08/04/26 PP -

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

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

HOLD 04/01/26 PP -

HOLD 08/04/26 PP - show the instrument numbers for easements && Correct Flood Study

Number on all the 100yr Ult Floodplain callouts. FSR-22-021.

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

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

HOLD 04/01/26 PP -

CLEARED 08/04/26 PP -

HOLD 06/23/26 PP - Remove FINAL ISWM REQUIRED RELATED TO SWM-2018-0553 note.

CLEARED 08/04/26 PP -

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 A
- 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

FYI: Property is zoned "K" Heavy Industrial, additional setbacks and landscaping apply adjacent to A-5 or B zoning, Section 6.300.k

(k) The below additional standards apply in "I" light industrial, "J" medium industrial and "K" heavy industrial when adjacent to one-family or two-family districts as measured at the property line. The standards shall not apply when the industrial districts and one- and two-family districts are separated by a street.

(1) Within the required 50 foot supplemental setback and in addition to the required screening fence or wall, a 20 foot landscaped bufferyard shall be installed along the length of the boundary of the one- or two-family district to include minimum 2½ caliper trees and shrubs in order to provide a vegetated screen. Medium trees shall be planted every 15 feet on center or large trees planted every 30 feet on center. Shrubs that are indicated to grow to a minimum of eight feet tall shall be planted in between the trees. Activity within this supplemental setback shall comply with § 6.300(b). The 20 foot bufferyard will not apply to properties less than 500 feet in depth as measured perpendicular to the primary public street.

(2) If visible from one- or two-family districts, storage and dumpsters shall be screened from view from the residential property by an eight foot screening masonry wall surrounding the storage area. If a building is between the storage or dumpster area and the one- or two-family district boundary, and the area is not viewable from adjacent the residential uses, no screening wall is required.

(3) Exterior portions and/or facades of buildings must use colors consisting of neutral earth tone; trim and may be a different neutral earth tone color.

(4) Exterior entrances shall consist of storefront glass, canopies and masonry articulation or similar architectural features.

(5) Any outdoor lighting within 150 feet of a one- or two-family district shall not create any ambient light that trespasses onto adjacent residential uses and shall be zero foot candles on the side adjacent to a residential property with appropriate cutoffs installed. Lighting in this area shall not exceed 20 feet in height including attached wall fixtures.

(6) No illuminated signage shall face the one- or two-family district.

Heavy Industrial ("K") District

Front yard*

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

Rear yard*

10 feet minimum adjacent to residentially zoned lot, none otherwise

Side yard*

Interior lot

5 feet minimum adjacent to residentially zoned lot, none otherwise; if provided, side yard must be 3 feet minimum

Corner lot**

None required unless through lot, then 10 feet minimum required

Height

12 stories or 120 feet maximum

Notes:

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

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

Review

Reviewer: Makayla Moulton

Email: Makayla.Moulton@fortworthtexas.gov

Phone: 817-392-6529

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

Please refrain from emailing Water Planning 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 Planning Comments****

1. Cleared 4/30/2036 (EGA) HOLD 3/24/2026 (MRJ) PRO-RATA FEES DUE
WMCC, Tavolo Park Ph 2 SS3 24-Inch WL, (CFW), REC ID 1290, Ordinance 24726-03-2021 – \$98,403.79 (2026 amount)
 $62.916 \text{ acres} \times 14 \text{ people per acre} \times 200 \text{ average day gallons per person per day} \times 2.25 \text{ Max Day peaking factor per average day} / 1,000,000 \text{ gallons per million gallon} = 0.3963708 \text{ MGD}$
 $\$98,403.79 \text{ per MGD} = \$39,004.39 \text{ Total Due}$

2. ***** 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

1. CLEARED-- 5/4/26-- No Sewer extension required. (er) HOLD 3/25/26--Sewer Extension is required for the proposed lot(s) across the lot's frontage. Provide a community facilities agreement (CFA) or miscellaneous project (MP) 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 MP fee collected to clear this hold. A completion agreement will hold the plat until the infrastructure is complete.

2. CLEARED 5/4/26-- No sewer variance required, no sewer septic nor sewer being proposed, project is an oncor substation. (er) HOLD 3/24/26-- Provide approved variance for private sewer service.

3. CLEARED 5/4/26-- Lot 2R has wa/ww access, lot 1R will not utilize water nor sewer. (er) HOLD 3/24/26-- Add sewer note on plat face:
Private Water and Sewer
- Sewer to be served by private individual disposal system.

4. CLEARED-- 5/4/26-- No longer applicable. (er) HOLD 3/24/26-- Provide Letter from applicable County Public Health Department.

EmailWPD@FORTWORTHTEXAS.GOV a copy of letter from County Public Health Department that states proposed Plat case# is approvable for use of Septic.

Tarrant County Public Health
1101 S Main STE 2300
Septic /Wells 817-321-4960/4969

5. CLEARED 5/4/26-- (er) HOLD 3/24/26-- Additional holds to follow once revisions have been provided.

6. CLEARED-- Add the following note in the plat face comments.

LOT 1, BLOCK 3 OF ALLIANCE CENTER NORTH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH,DESIGNATED FOR SUBSTATION, IS NOT SERVED BY A PUBLIC SEWER FACILITY AND NO PROVISION FOR THE INSTALLATIONS THERE OF HAVE BEEN MADE. THE PROPERTY OWNER OF THIS LOT SHALL BE RESPONSIBLE FOR THE COST OF INSTALLING THE PUBLIC SEWER FACILITIES TO SERVE THE SUBJECT LOT, AS PER THE WATER & WASTEWATER INSTALLATION POLICY OF THE CITY. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR ALL OR ANY PORTION OF THE COST OF INSTALLING SAID FACILITY. IN THE EVENT THE OWNER OF SAID LOT DESIRES TO CHANGE THE USAGE OF THE PROPERTY, OR MAKES APPLICATION FOR BUILDING PERMIT THAT REQUIRES A PUBLIC WATER OR SEWER FACILITY, OR REQUIRES FIRE PROTECTION, THE CITY OF FORT WORTH WILL REQUIRE THE EXTENSION OF WATER AND SEWER SERVICE AT THE SOLE COST AND EXPENSE OF THE OWNER"

3. ***** 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

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List of Comments:

Development Services Department

FS-26-057

Alliance Center North

Alexander Parks, Senior Planner
CPC Meeting August 13, 2026

Plat Summary Details

Plat Name: Alliance Center North

Plat Description: Industrial

Size: 62.918 acres

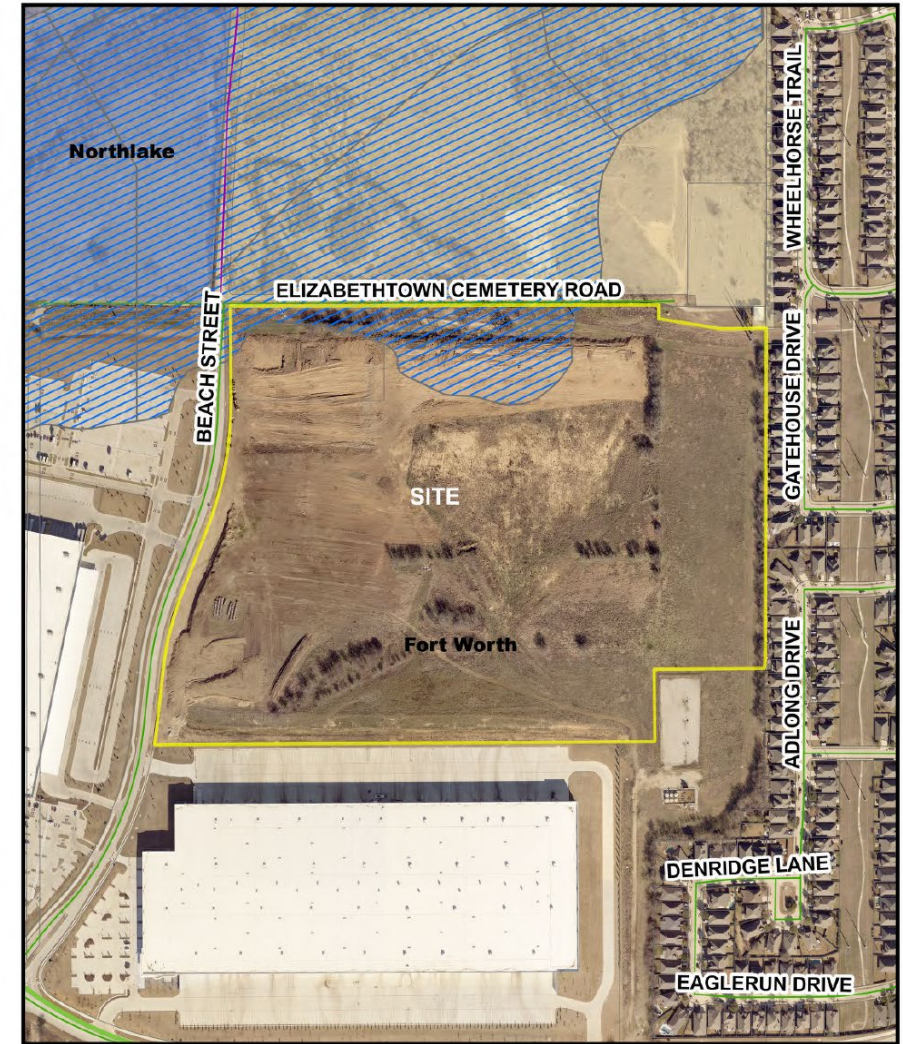
Owner/Applicant: Alliance Center North, No. 6, LLC

Consultant/Applicant: Westwood Professional Services, Inc.

Waivers: Section 31-106(c)(3) Street Design

DRC Recommendation: Approval of the requested waiver to permit a non-standard cross-section for Elizabeth Town Cemetery Road and conditional approval of the final plat

Public Hearing Notification Date: July 31, 2026

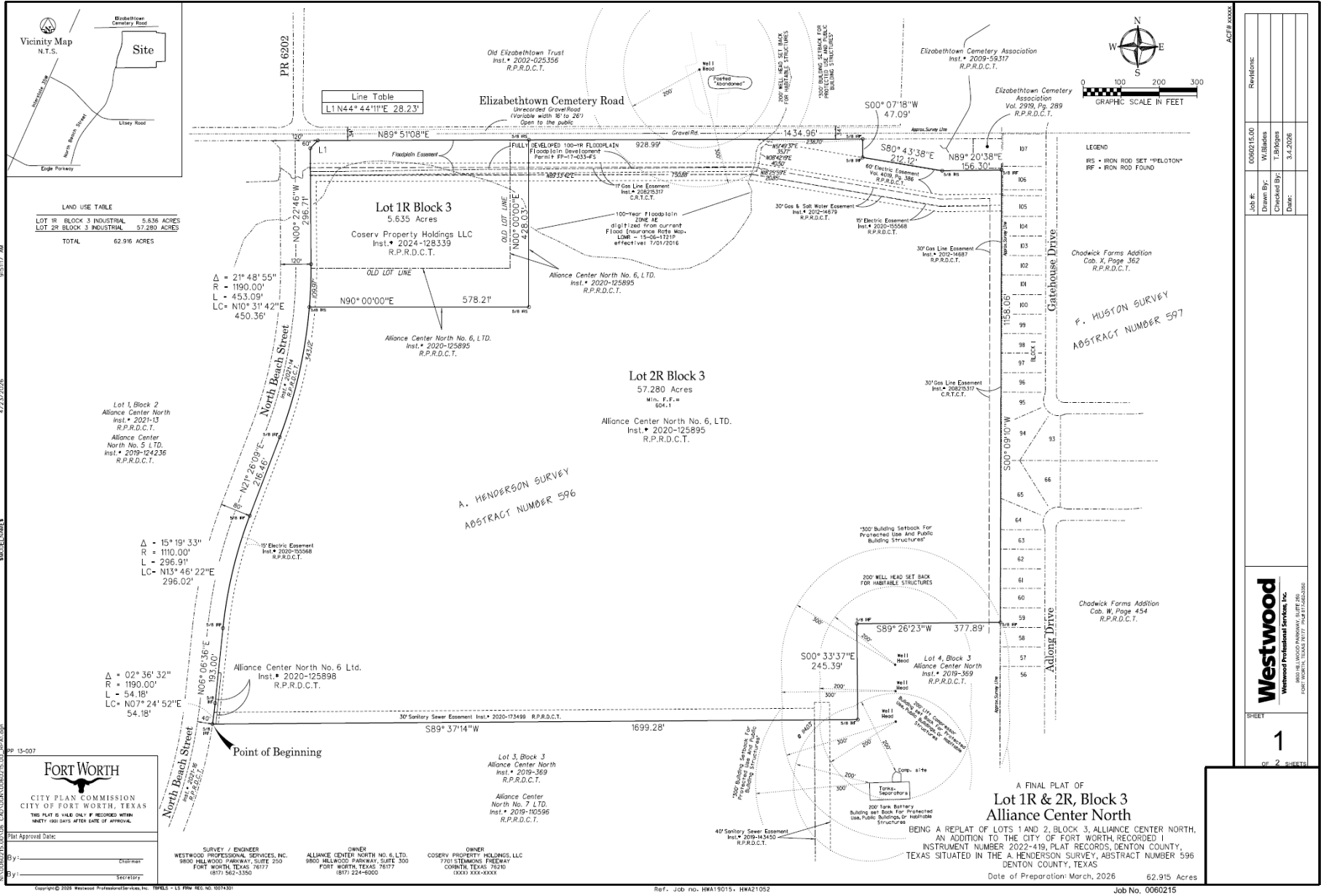


Legend
Master Thoroughfare Plan
Activity Street
Commercial Connector
Commercial Mixed Use
Neighborhood Connector
System Link
Floodplain
ETJ

1:4,800



Plat Exhibit



DRC Recommendation

DRC recommends:

(1) Approval of a waiver to Section 31-106(c)(3) of the Subdivision Ordinance to waive the requirement to dedicate 8 additional feet of right-of-way for Elizabeth Town Cemetery Road; and (2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

FS-26-157 - Union Depot Addition, Waiver Requests Section 31-106(c)(9) Street/Alley Intersection Corner Clips and Section 31-106(g)(2) Alley Width Requirements: 1 Lot, Council District 8.

Being a replat of a portion of Lots 11 & 12, Block 22, Union Depot Addition an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 63, Page 45, Plast Records Tarrant County, Texas.

General Location: North of Tucker Street, south of Bessie Street, east of Illinois Avenue, and west of Tennessee Avenue.

GENERAL INFORMATION

A. CASE MANAGER..... Alexander Johnson

B. APPLICANT

- | | |
|-----------------------------|--|
| 1. Owner / Applicant | Raul Davila |
| 2. Consultant / Agent | CBG Surveying Texas LLC (Bryan Connally) |

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 | July 30, 2026 |
| 5. Development Services Department Case Planner..... | Alexander Johnson |
| 6. Organizations Courtesy Notified..... | United Communities Association of South Fort Worth, Glenwood Triangle NA, Near East Side NA, Historic Southside NA, Near Southside, Inc., East Fort Worth, Inc., Streams and Valleys Inc, Trinity Habitat for Humanity, and Fort Worth ISD |

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 1 residential lot in East Fort Worth. The proposed lot currently takes access from Tennessee Ave. There is also an unimproved alley to the north of the property measuring 10 feet. Transportation Public Works staff has categorized this as residential alley which are typically required to be 16ft minimum. The applicant does not intend to dedicate right-of-way to meet this minimum requirement, so a waiver is required as per section 31-106(g)(2) of the subdivision ordinance.

The Subdivision Ordinance Section 31-106(g)(2) shows a chart indicating the alley requirements depending on land use. The applicant has expressed that if they were to dedicate the 3 feet of additional right-of-way, it would create a nonconforming lot since the width minimum is 50 feet, and area minimum is 5000 feet for A-5 zoning. The proposed lot in question shows as exactly 50 x 100 feet so any dedication at all would create a nonconformity.

Due to the unimproved nature of the alley and unlikely issues with traffic capacity going forward Transportation Public Works have no issues with the existing alley RoW. and will support the waiver request at this time.

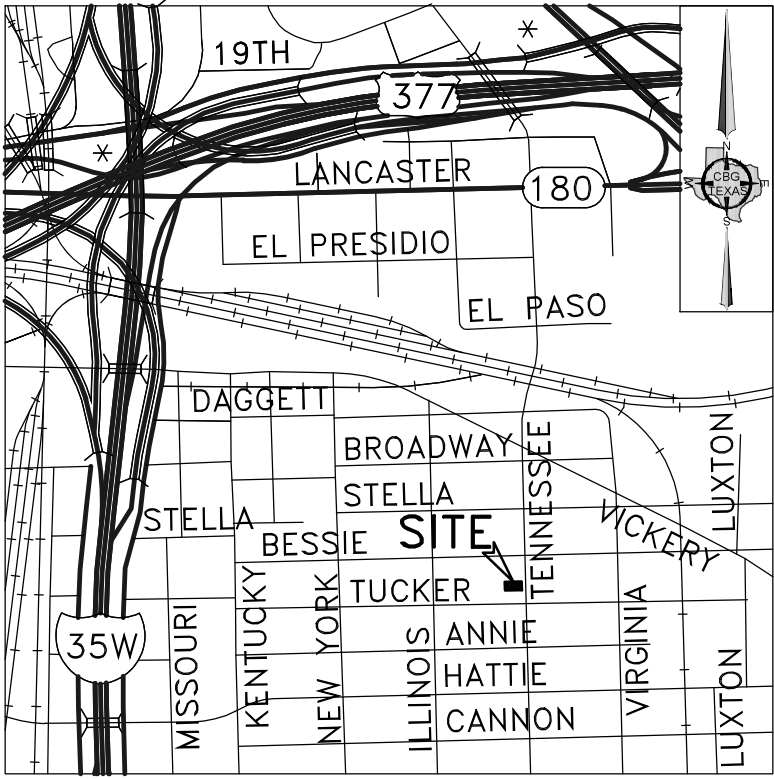
The Subdivision Ordinance Section 31-106(c)(9) states "A triangular right-of-way dedication (corner clip) measuring ten feet by ten feet, measured at the property line, is required on corner lots at the intersection of two streets or intersection of a street and an alley." As with the previous waiver the applicant has expressed that if they were to dedicate the 10x10 triangular feet of right-of-way, it would create a nonconforming lot since the width minimum is 50 feet, and area minimum is 5000 feet for A-5 zoning.

The applicant has proposed a 10x10 ft open space easement in the area where the corner clip would typically be required which Transportation Public Works finds sufficient in addressing any possible future issues with traffic sight-line visibility.

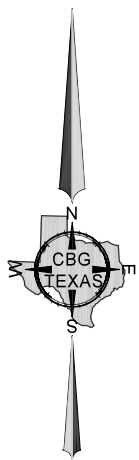
Therefore, City Plan Commission action is required to approve to waive the requirement to dedicate the additional 3 feet of right-of-way for the alley to the north of the property. and to conform to city design standards for a residential alley. City Plan Commission Action is also required to approve a waiver 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 a waiver 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 [JW1.1] along Lot 11R, Block 22 and Tennessee Avenue; (2) Approval of waiver to Section 31-106(g)(2) of the Subdivision Ordinance to waive the requirement to dedicate 3 additional feet of right-of-way for the 10 foot rear alley; and (3) Conditional approval of the final plat upon meeting the platting comments in the staff report.



VICINITY MAP
(NOT TO SCALE)



0 30' 60' 90'
SCALE: 1" = 30'

Utility Easements:

Any public utility, including the City of Fort Worth, shall have the right to move and keep move all or part of any building, fence, free, 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.

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".

Construction Prohibited Over Easements:

No permanent buildings or structures shall be constructed over an 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.

Water/Wastewater Impact Fees:

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

Transportation Impact Fees:

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

Site Drainage Study:

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site. (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required, along with a CFA for any necessary 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.

Building Permits:

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

Flood Plain:

According to the F.I.R.M. No. 48439C0310L in Community Panel 480596, dated March 21, 2019, this property does lie in Zone X, and does not lie within the 100 year flood zone.

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, shall be prepared and submitted by the party(ies) wishing to construct within the flood-plain. 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 of the watershed.

Flood Plain/Floodway/Drainage-Way Maintenance:

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent 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.

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS REPLAT IS TO CREATE ONE LOT FROM A PORTION OF 2 PLATTED LOTS FOR DEVELOPMENT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) DEVELOPMENT IN UNINCORPORATED TARRANT COUNTY SHALL BE SUBJECT TO APPLICABLE REGULATIONS, THE CURRENT TARRANT COUNTY SUBDIVISION AND LAND USE REGULATIONS AND THE TARRANT COUNTY FIRE CODE.
- 7) TARRANT COUNTY PERMITS REQUIRED PRIOR TO DEVELOPMENT WITHIN THIS SUBDIVISION, AS APPLICABLE, INCLUDE, BUT ARE NOT MITIGATION, AND ON-SITE SEWAGE SYSTEMS.
- 8) TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR PRIVATE COMMON AREAS, INCLUDING BUT NOT LIMITED TO, PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS AND GATED SECURITY ENTRANCES, RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES.
- 9) ALL DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 10) TARRANT COUNTY DOES NOT ENFORCE SUBDIVISION DEED RESTRICTIONS.
- 11) LAND OWNERS AND SUBSEQUENT OWNERS OF LOTS OR PARCELS WITHIN THIS SUBDIVISION ARE ENCOURAGED TO CONTACT TARRANT COUNTY TRANSPORTATION SERVICES DEPARTMENT PRIOR TO CONDUCTING ANY DEVELOPMENT ACTIVITIES.

LEGEND

D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL./PG. VOLUME, PAGE
SQ. FT. SQUARE FEET
CM CONTROLLING MONUMENT
R.O.W. RIGHT-OF-WAY
MNF MAG NAIL FOUND
IRF IRON ROD FOUND
PFC POINT FOR CORNER
RRSF RAILROAD SPIKE FOUND
APPROX. APPROXIMATE
F.K.A. FORMERLY KNOWN AS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Raul Davila is the sole owner of a 5,000 square foot tract of land situated in the Moses A. Jackson Survey, Abstract No. 862, City of Fort Worth, Tarrant County, Texas, and being the North portion of Lots 11 and 12, of Union Depot Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 63, Page 45, Plat Records, Tarrant County, Texas, same being that tract of land conveyed to Raul Davila, by General Warranty Deed, recorded in Instrument No. D224139091, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

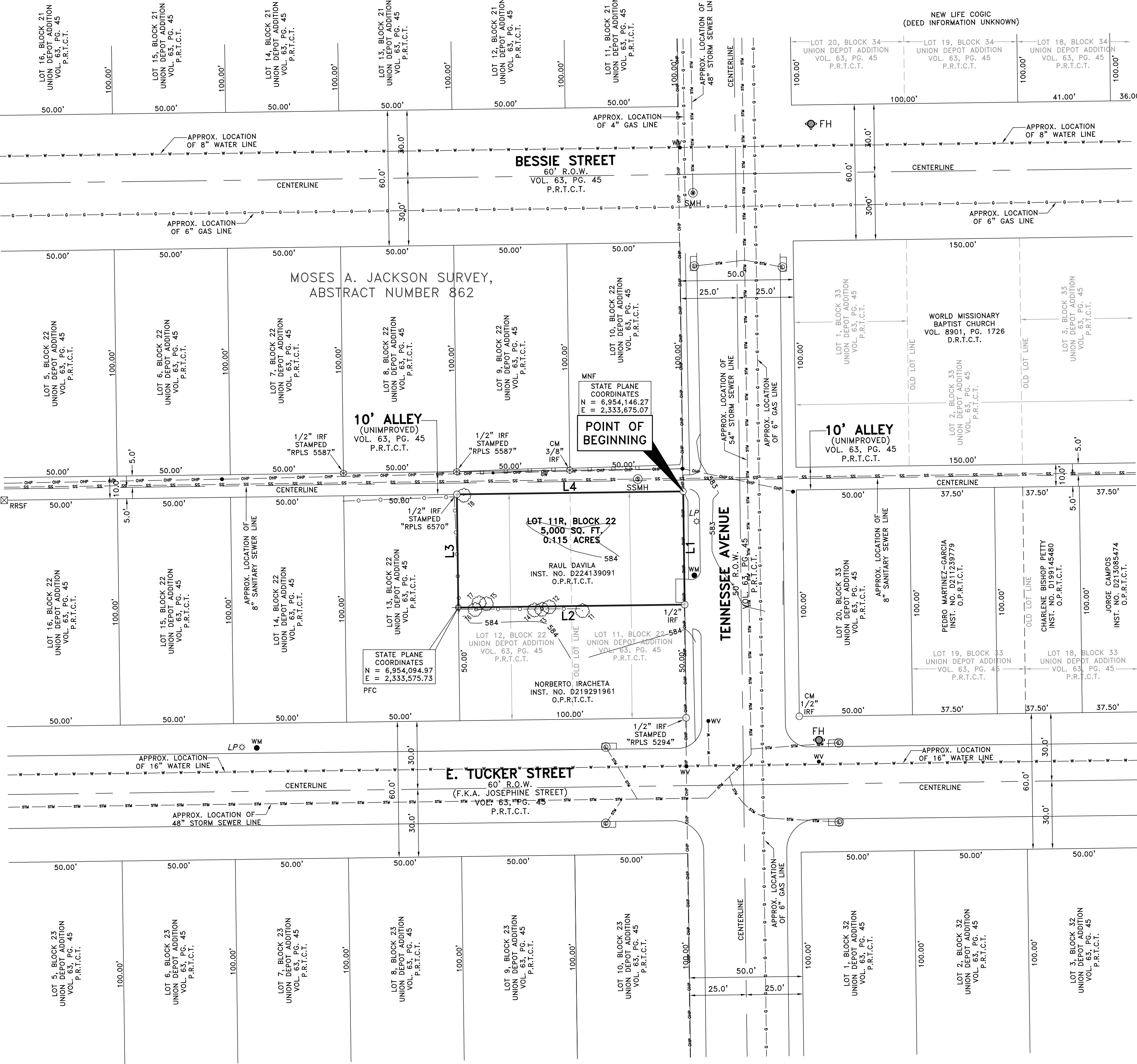
BEGINNING at a mag nail found in concrete for corner, said corner being the intersection of the West right-of-way line of Tennessee Avenue (50 foot right-of-way), as recorded in Volume 63, Page 45, Plat Records, Tarrant County, Texas, and the South right-of-way line of a 10 foot unimproved alley, as recorded in Volume 63, Page 45, Plat Records, Tarrant County, Texas;

THENCE South 00 degrees 44 minutes 43 seconds East, along the West right-of-way line of said Tennessee Avenue, a distance of 50.00 feet to a 1/2 inch iron rod with a plastic yellow cap found for corner, said corner being the Northeast corner of that tract of land conveyed to Norberto Iracheta, by deed recorded in Instrument Number D219291961, Official Public Records, Tarrant County, Texas;

THENCE South 89 degrees 15 minutes 17 seconds West, along the North line of said Iracheta tract, a distance of 100.00 feet to a point for corner, said corner being the Northwest corner of said Iracheta tract, and being along the East line of Lot 13, Block 22, of said Union Depot Addition;

THENCE North 00 degrees 44 minutes 43 seconds West, along the East line of said Lot 13, a distance of 50.00 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "RPLS 6570" found for corner, said corner being the Northeast corner of said Lot 13, and being along the South right-of-way of said 10 foot unimproved alley;

THENCE North 89 degrees 15 minutes 17 seconds East, along the South right-of-way line of said 10 foot unimproved alley, a distance of 100.00 feet to the POINT OF BEGINNING and containing 5,000 square feet or 0.115 acres of land.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Raul Davila, does hereby adopt this plat as **LOT 11R, BLOCK 22, UNION DEPOT ADDITION**, an Addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS, my hand this the _____ day of _____, 2026.

By:

Raul Davila (Owner)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Raul Davila, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connally a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and the monuments shown thereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

RELEASED FOR REVIEW 07/10/2026 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein stated.

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

Notary Public in and for the State of Texas

TREE TABLE		
TREE	SIZE/SPECIES	
T1	9" SUGARBERRY	
T2	7" SUGARBERRY	
T3	8" SUGARBERRY	
T4	5" SUGARBERRY	
T5	14" SUGARBERRY	
T6	14" SUGARBERRY	
T7	14" SUGARBERRY	
T8	14" SUGARBERRY	

LINE	BEARING	DISTANCE
L1	S 00°44'43" E	50.00'
L2	S 89°15'17" W	100.00'
L3	N 00°44'43" W	50.00'
L4	N 89°15'17" E	100.00'

SUMMARY TABLE:

NUMBER OF LOTS = 1
NET = 5,000 SQ. FT.
GROSS = 5,000 SQ. FT.
ZONING: A-5 (ONE-FAMILY RESIDENTIAL)

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

CASE NUMBER: FS-____

FINAL PLAT
LOT 11R, BLOCK 22
UNION DEPOT ADDITION
BEING A REPLAT OF A PORTION OF
LOTS 11 & 12, BLOCK 22, UNION DEPOT ADDITION, AN
ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS,
AS RECORDED IN VOLUME 63, PAGE 45, P.R.T.C.T.

PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.2216
Firm No. 10168800
www.cbgtllc.com

OWNER: RAUL DAVILA
618 BRUSHY GLEN DRIVE
HOUSTON, TEXAS, 77073
PHONE: 713-252-1783
EMAIL: brendadavila@yahoo.com

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____
SCALE: 1" = 30' / DATE: 06-24-2026 / JOB NO. 20994 / DRAWN BY: CAJ



Legend

- 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
- Lots/Tracts
- Building Footprints
- ETJ
- Concept Plans
- Final Plats
- Preliminary Plats
- Vacation Plats
- Lakes
- Adjacent Cities
- ETJ Release Area



8/4/26 9:44 AM

0.0 0 0.02 0.0 Miles

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

1: 1,225





CBG SURVEYING TEXAS, LLC.
DFW-HOUSTON-EAST TEXAS

MAIN OFFICE

1413 E I-30, Suite 7 Garland, TX 75043
PH 214-349-9485 / FAX 214-349-2216

CBG Surveying Texas, LLC

214-349-9485

To Whom It May Concern,

I am writing to formally request a waiver for **Case FS-26-157** regarding the property located at **410 Tennessee Avenue, Fort Worth, TX 76104.**

As discussed through our previous email correspondence, we are requesting consideration for a waiver of the following provisions:

- **Section 31-106(c)(9)** – Street/Alley Intersection Corner Clips
- **Section 31-106(g)(2)** – Alley Design Standards

We understand the intent of the City's requirements and have carefully considered them during the preparation of this plat. However, the proposed lot width is **50 feet**, and any additional right-of-way dedication or loss of property would result in the lot becoming nonconforming and no longer meeting the minimum lot width requirements.

To address the City's concerns, we are willing to dedicate an easement to satisfy the corner clip requirement in lieu of additional right-of-way. However, compliance with the alley design standard would reduce the lot dimensions, making the lot noncompliant. For this reason, we respectfully request that the alley requirement be waived for this project.

We appreciate your time and consideration of this request. Please let us know if any additional information is needed.

Sincerely,

Bryan Connally, RPLS

CBG Surveying Texas, LLC



Conditions and Comments

Record Number: FS-26-157

Submitted: 7/10/2026

Remarks Due:

ZC Hearing:

Application Status: In Review

Title: Union Depot Addition

Description of Work: 410 TENNESSEE AVENUE FORT WORTH TEXAS 76104

Address:

Acres:

Applicant:

Owner Name: Raul Davila

Owner Address: 618 Brushy Glen Drive Houston TX 77073

Approval Table:

Task	Task Status	Task Date	Task Reviewer
Application Submittal	Accepted	7/15/2026	Alexander Johnson
County Review			
Fire Review	Approved	7/15/2026	David Hood
Gas Well Review	Not Required	7/22/2026	Marilyn Hernandez Ayala
ONCOR Delivery Review	Approved	7/28/2026	Michelle Pena
PARD Review	Approved	8/4/2026	Lori Gordon
Plan Distribution	Routed for Electronic Review	7/15/2026	Alexander Johnson
Platting Review	Correction Required	7/28/2026	Alexander Johnson
TPW Engineering Review	Correction Required	7/27/2026	Jeremy Beekman
TPW Storm Water Review	Correction Required	7/29/2026	Parth Patel
Transportation Impact Review	Approved	8/5/2026	Rebeca Hernandez
TX DOT Review	Not Required	7/27/2026	Jeremy Beekman
Water Engineering Review			
Water Sewer Study Review	Not Required	7/22/2026	Alma Alwan
Zoning Review	Approved	7/29/2026	Mary Jordan

List of Conditions:

PARD

Reviewer: Lori Gordon

Email: Lori.Gordon@fortworthtexas.gov

Phone: 817-392-5743

1. If residential is planned, PARD-PDP will apply. Fees for single family residential is collected at time of building permit application.

Questions:

Lori Gordon (lori.gordon@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:

Bessie Street

Tennessee Avenue

E Tucker Street

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. -3 feet will need to be dedicated for the alley behind the property, in doing so a BOA variance will be required since you will have a lot that is less than 50 feet in width and less than 5000 square feet. Reach out to BOA for more info on the variance process.

BoardOfAdjustment@fortworthtexas.gov

817-392-2733

-a 10x10 triangular public open space easement will need to be dedicated at the corner of the alley and Tennessee ave

-remove zoning designation from the land use table, just list as residential

-do not show utility lines on the plat, also remove trees, driveways, etc

2. 7/28/2026 - 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: 7/27/2026 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 7/27/2026 (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."
- 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."
- 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."

Dedication HOLD 7/27/2026 (JB)

- Dedication of 1' required for alley.

HOLD 7/27/2026 (JB)

- 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)

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

0816 – Maintenance Note - A Floodplain/Floodway/Drainageway Maintenance Note from the Plan Commission Rules and Regulations must be placed on the final plat. "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 stormwater 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."

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth

HOLD 07/29/26 PP - NOTE IS NOT NEEDED. WORDING IS INCORRECT. - FIX OR DELETE

0817 – Floodplain Restriction Note "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."

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth

HOLD 07/29/26 PP- NOTE IS NOT NEEDED. WORDING IS INCORRECT. - FIX OR DELETE

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

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: Morris Peyton

Email: Morris.Peyton@fortworthtexas.gov

Phone: 817-392-2785

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 DSWS group at DSWS@fortworthtexas.gov

***** Water Department Comments*****

Plat case review Performed On: 7/22/2026

Morris Peyton | morris.peyton@fortworthtexas.gov | 817-392-2785

1. HOLD - Main extension requirements for redeveloped areas and connections to substandard mains include, but are not limited to, mains with insufficient capacity, water and sewer mains older than 50 years, cast iron, vitrified clay, Unknown Material or concrete. Replacement of these mains is required at the developer's cost. (Water and sewer design §5.23.1.3 and §3.3.4)

2. HOLD – (parent/child relation) cannot connect to water main until the main is accepted by the city (green sheet) AND CFA EXECUTED (Subdivision ordinance §31-63.c.1.b.3)

Capital Improvement Project, CPN 105069

"Three Districts - Cast Iron Water Main & sewer main replacement"

Walter Norwood

Walter.Norwood@FortWorthTexas.gov

3. HOLD – Unused sewer services for lots shall be killed at the main. (2) existing sewer stub outs.

4. HOLD - 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

5. Additional holds may follow.

List of Comments:

***Gas Well Review ***

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

Development Services Department

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

FS-26-157

Union Depot Addition

Alexander Johnson, Planner II
CPC Meeting August 13, 2026

FS-26-157

Plat Summary Details

Plat Name: Union Depot Addition

Plat Description: 1 Residential Lot

Size: 5,000 sq ft (0.115 acres)

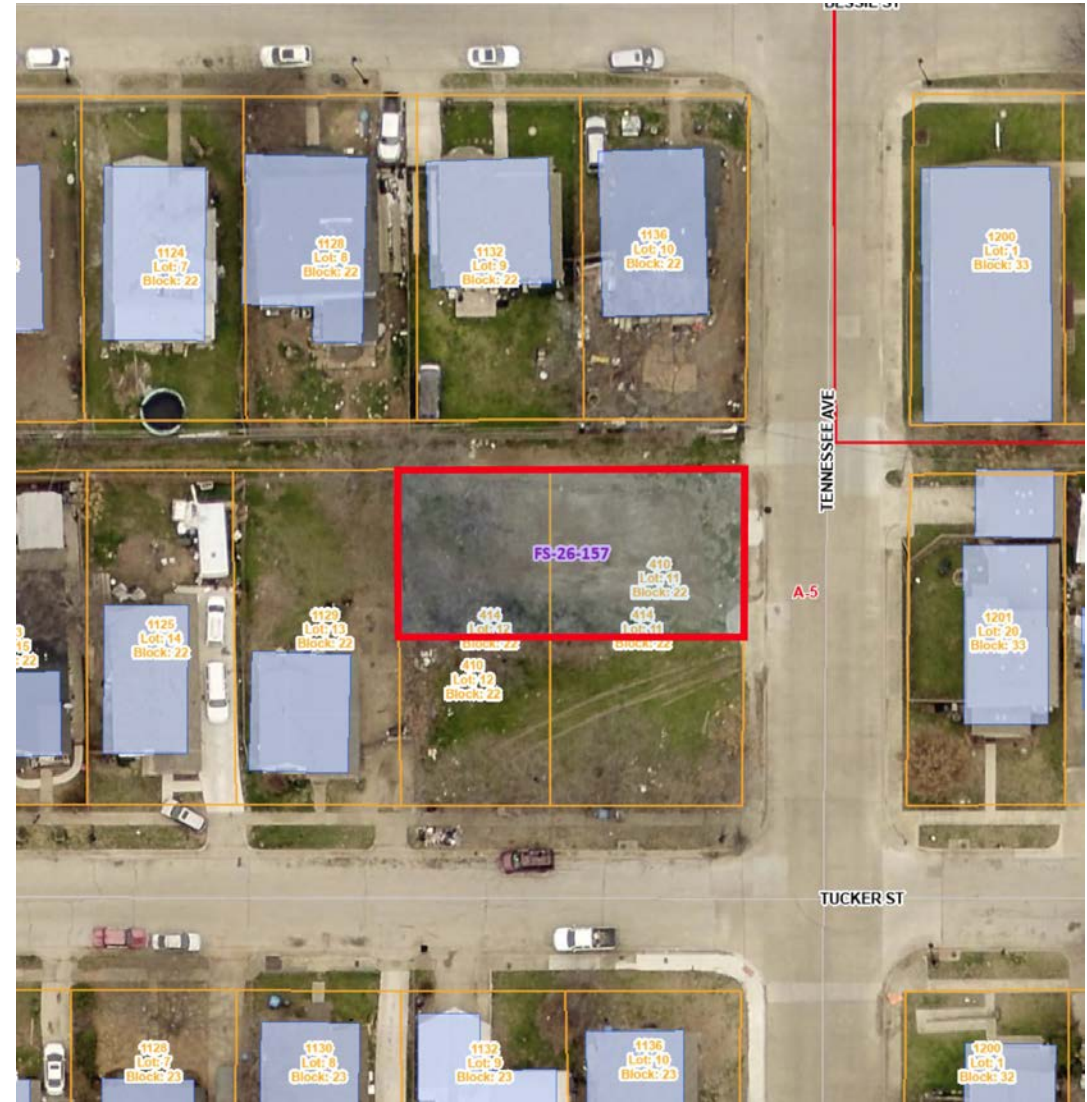
Owner/Applicant: Raul Davila

Consultant/Applicant: CBG Surveying Texas LLC

Number of Waivers: 2

DRC Recommendation: Approval of the requested waiver to Section 31-106(c)(9) and Section 31-106(g)(2) of the Subdivision Ordinance

Public Hearing Notification Date: July 30, 2026



FS-26-157

Zoning and Future Land Use Details

- **Current Zoning** - "A-5" Single-Family Residential
- **Proposed Zoning** - No Change
- **Adjacent Zoning** - "A-5" Single-Family Residential
- **Overlay Districts** - N/A



- **Future Land Use** - Single Family Residential
- **Adjacent FLU** - Single Family Residential



Street View (Tennessee Ave)



DRC Recommendation

DRC recommends:

(1) Approval of a waiver 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 along Lot 11R, Block 22 and Tennessee Avenue; (2) Approval of waiver to Section 31-106(g)(2) of the Subdivision Ordinance to waive the requirement to dedicate 3 additional feet of right-of-way for the 10 foot rear alley; and (3) Conditional approval of the final plat upon meeting the platting comments in the staff report.

FS-26-167 ECX South Lot 1, Block 1 (Waiver Request Section 31-102(b)(2): Council District 8.

Being 153.0087 acres of land situated in the Shelby County School Land Survey, Abstract No. 1375, Sections 32 and 39, located in the City of Fort Worth, Tarrant County, Texas.

General Location: South of Arnold Drive, east of Fossil Hill Drive and north of Bluebell Drive.

GENERAL INFORMATION**A. *APPLICANT***

- | | |
|-----------------------------|---|
| 1. Owner / Applicant | EdgeConneX Dallas and Dillard Kirk
Bradley |
| 2. Consultant / Agent | Kimley-Horn. |

B. *PROJECT ZONING, NOTIFICATION & COORDINATION*

- | | |
|--|---|
| 1. Current Zoning | "PD/I" Planned Development Industrial |
| 2. Proposed Zoning | No Change |
| 3. Comprehensive Plan Future Land Use | Single Family Residential and
Agricultural |
| 4. Public Hearing Notification Mailing Date | July 31, 2026 |
| 5. Development Services Department Case Coordinator..... | Alex Parks |
| 6. Organizations Courtesy Notified..... | Streams And Valleys Inc, Trinity
Habitat for Humanity, Everman ISD |

C. *SERVICE DISTRICTS*

- | | |
|--|--------------------|
| 1. School ISD..... | Everman 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 a final plat of 153 acres in west Fort Worth. The final plat will take its access from Forest Hill Drive. The proposed land use for the property is a new data center.

The Subdivision Ordinance in Section 31-102(b)(2) states, subdivisions shall be designed to connect to adjacent existing stub-out streets as provided on an approved preliminary or final plat. Southway Drive is a local street in Everman, to the south of the subject property, is stubbed out to this unplatted tract of land. The applicant has requested a waiver to the requirement to extend this roadway. DRC supports the requested waiver since the extension of a residential street into an industrial development would be a connection with an incompatible land use.

E. *DRC RECOMMENDATION*

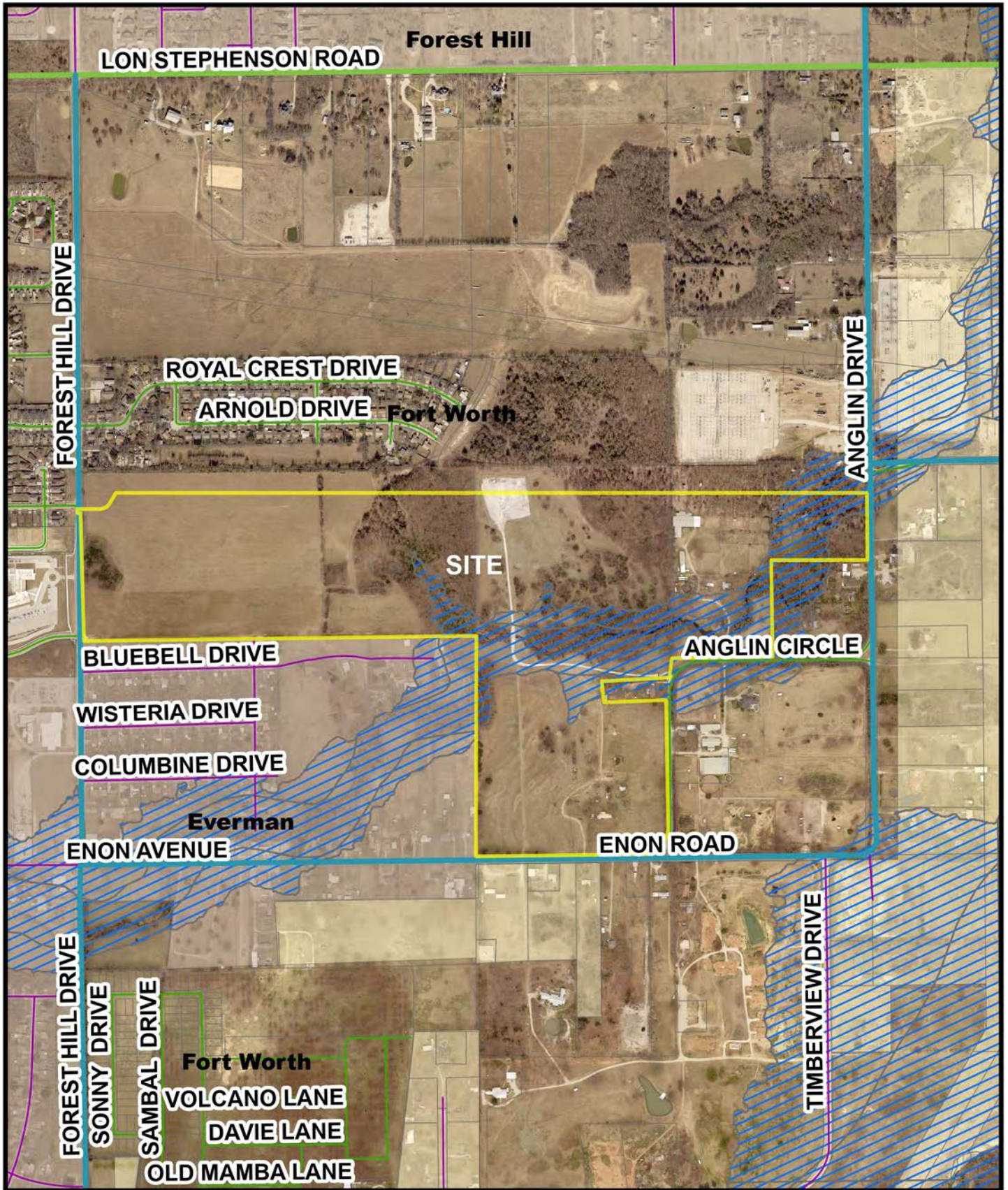
STAFF INFORMATION REPORT

CPC: 08/13/2026

FS-26-167

Waiver Request

DRC recommends: (1) Approval of a waiver to Section 31-102(b)(2) of the Subdivision Ordinance to waive the requirement to extend the stubout of Southway Drive; and (2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

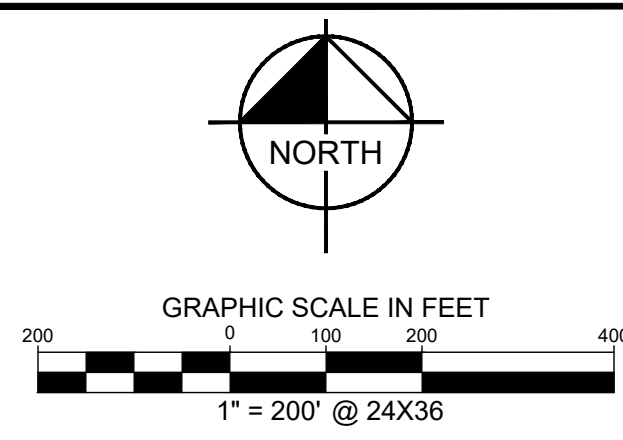


Legend

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

1:10,800





NOTES

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central 4202 based on observations made on June 30, 2026 with an applied combined scale factor of 1.00012.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0320L, 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", and Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)". 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 thereon 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.
- The purpose of this plat is to create 1 lot and dedicate right-of-way.
- 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.

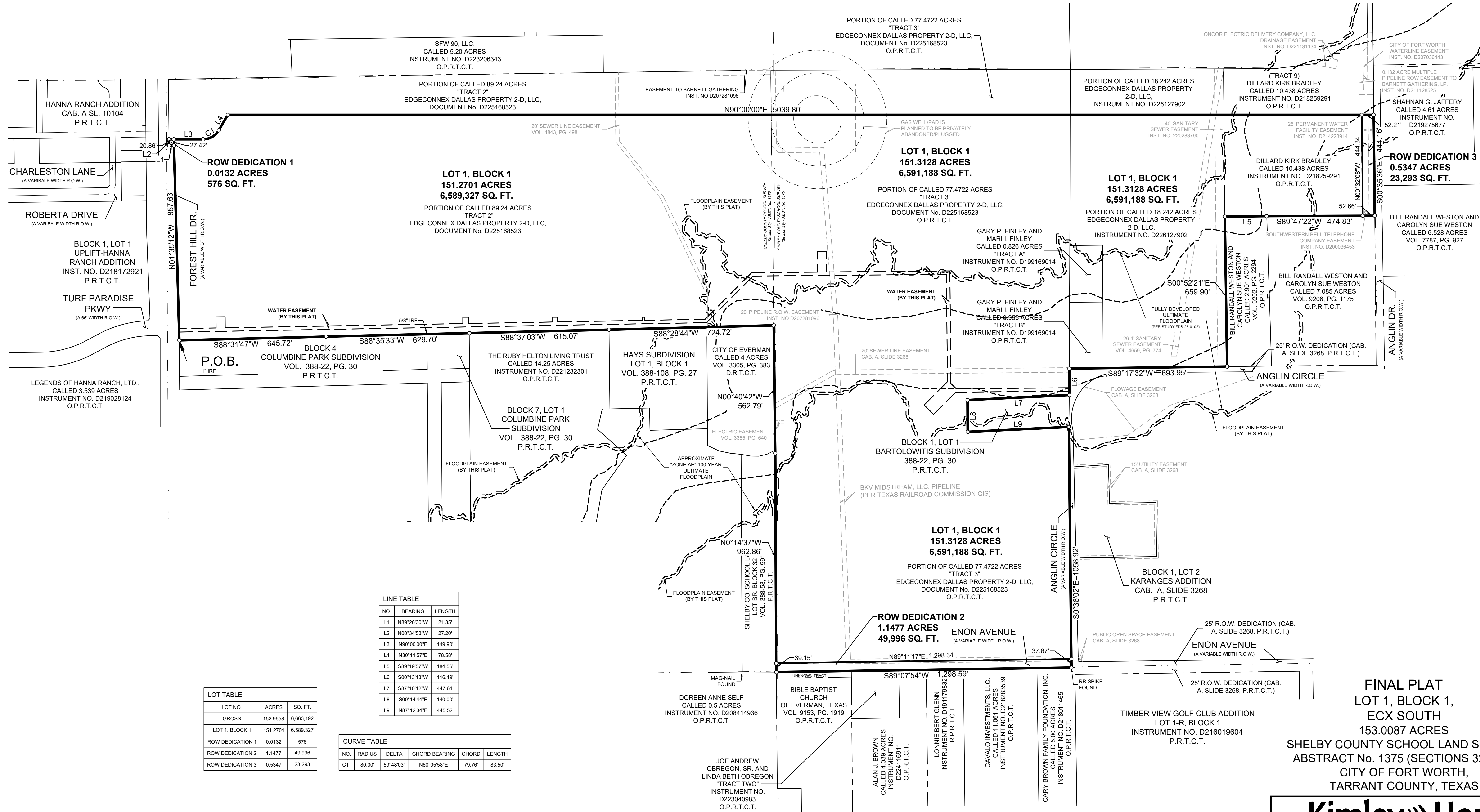
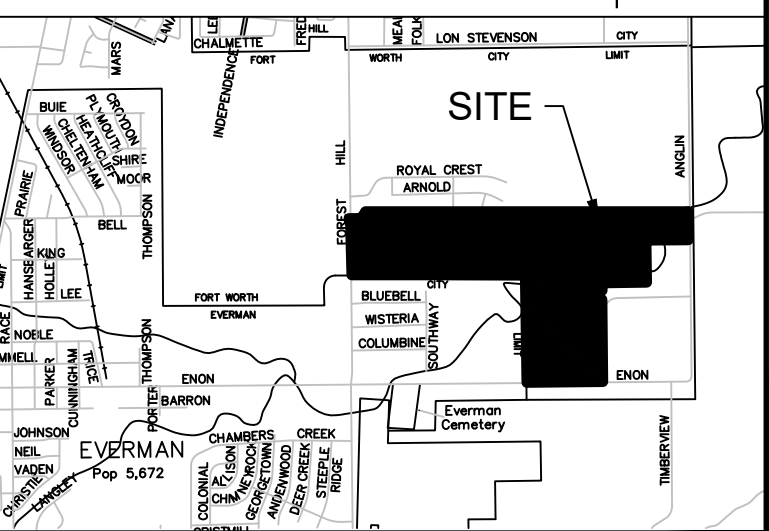
LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENIAL OF ACCESS LINE

LEGEND

P.O.B = POINT OF BEGINNING
IRF = IRON ROD FOUND
BDF = BRASS DISK FOUND
CMF = CONCRETE MONUMENT FOUND
XF = "X" CUT FOUND
IRSC = 5/8" IRON ROD SET WITH CAP STAMPED "KHA"
IRFC = 5/8" IRON ROD FOUND WITH CAP
WE = WATER EASEMENT
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
DFE = DRAINAGE FACILITY EASEMENT
ROW = RIGHT-OF-WAY

VICINITY MAP



NO.	BEARING	LENGTH
L1	N89°26'30\"W	21.35'
L2	N00°34'53\"W	27.20'
L3	N90°00'00\"E	149.90'
L4	N30°11'57\"E	78.58'
L5	S89°19'57\"W	184.56'
L6	S00°13'13\"W	116.49'
L7	S87°10'12\"W	447.61'
L8	S00°14'44\"E	140.00'
L9	N87°12'34\"E	445.52'

NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	80.00'	59°48'03\"	N60°05'58\"E	79.76'	83.50'

LOT NO.	ACRES	SQ. FT.
GROSS	152.9658	6,863,192
LOT 1, BLOCK 1	151.2701	6,589,327
ROW DEDICATION 1	0.0132	576
ROW DEDICATION 2	1.1477	49,996
ROW DEDICATION 3	0.5347	23,293

FINAL PLAT
LOT 1, BLOCK 1,
ECX SOUTH
153.0087 ACRES
SHELBY COUNTY SCHOOL LAND SURVEY,
ABSTRACT No. 1375 (SECTIONS 32 & 39)
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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	SDH	MCB	07/13/2026	068915128	1 OF 2

OWNER
DILLARD KIRK BRADLEY
8000 ANGLIN DRIVE
FORT WORTH, TEXAS 76140

APPLICANT/DEVELOPER/OWNER
EDGECONNX DALLAS
PROPERTY 2-D LLC,
2201 COOPERATIVE WAY, STE.
400 HERNDON,VIRGINIA 20171

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



July 30, 2026

Mrs. Caroline Cranz
Chair, Fort Worth City Plan Commission
100 Fort Worth Trail
Fort Worth, TX 76102

RE: *Waiver Request to Section 31-102(b)(2) – ECX South Final Plat (FS-26-167)*

Chair Cranz,

On behalf of the owner and applicant, we respectfully request approval of a waiver to Section 31-102(b)(2) of the City of Fort Worth Subdivision Ordinance for the proposed ECX South Final Plat (FS-26-167).

The proposed plat consists of approximately 153 acres and is planned for future data center development. As part of the July 30, 2026 Development Review Committee review, staff noted that Southway Drive has been stubbed to the subject property from the south and that residential streets to the north have also been stubbed to adjacent property under common ownership. Extension of these roadways through the proposed development would provide an additional point of access to the residential subdivision located north of the site.

Due to the nature of the proposed data center development and the site's planned circulation, we are requesting a waiver from the street connectivity requirements of Section 31-102(b)(2) and propose that the adjacent residential street stub-outs not be extended into the development.

We respectfully request City Plan Commission approval of this waiver to facilitate development of the property while maintaining the overall intent of the subdivision ordinance.

Please contact me at (817) 900-8530 or Jeff.Landon@kimley-horn.com should you have any questions or require further information.

Sincerely,

A handwritten signature in black ink, appearing to be 'JL'.

Jeff Landon, P.E.
Associate



Conditions and Comments

Record Number: FS-26-167

Submitted: 7/15/2026

Remarks Due:

ZC Hearing:

Application Status: In Review

Title: ECX South Lot 1, Block 1 - Everman

Description of Work: FINAL PLAT
LOT 1, BLOCK 1,
ECX SOUTH

Address:

Acres:

Applicant:

Owner Name: EDGECONNEX DALLAS PROPERTY 2-D LLC

Owner Address: 2201 COOPERATIVE WAY STE 400 HERNDON, VA 20171

Approval Table:

Task	Task Status	Task Date	Task Reviewer
Application Submittal	Accepted	7/15/2026	Alexander Parks
County Review	Not Required	7/29/2026	Alexander Parks
Fire Review	Correction Required	7/15/2026	David Hood
Gas Well Review	Correction Required	7/23/2026	Marilyn Hernandez Ayala
ONCOR Delivery Review			
PARD Review	Approved	8/3/2026	Lori Gordon
Plan Distribution	Routed for Electronic Review	7/15/2026	Alexander Parks
Platting Review	Correction Required	7/29/2026	Alexander Parks
TPW Engineering Review	Correction Required	7/29/2026	Stu Burzette
TPW Storm Water Review	Correction Required	7/27/2026	Parth Patel
Transportation Impact Review	Approved	8/5/2026	Rebeca Hernandez
TX DOT Review	Not Required	7/29/2026	Alexander Parks
Water Engineering Review	Correction Required	7/29/2026	Elizabeth Armendariz
Water Sewer Study Review	Correction Required	7/29/2026	Alma Alwan
Zoning Review	Correction Required	7/22/2026	Mary Jordan

List of Conditions:

Gas Well

Reviewer: Marilyn Hernandez Ayala

Email: Marilyn.HernandezAyala@fortworthtexas.gov

Phone: 817-392-2827

1. *Gas Well Review *****

NOTE: Follow the fire indications about the gas well setbacks.

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

Water

Reviewer: Elizabeth Armendariz

Email: DSWS@fortworthtexas.gov

Phone: 817-392-2710

1. >>>> ALL REVISIONS NEED TO GO THROUGH THE PLATTING CASEMANAGER 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: 7/29/2026 Elizabeth Armendariz | Elizabeth.Armendariz@FortWorthTexas.Gov
and
DSWS@FortWorthTexas.Gov Office - 817-392-2710

1.HOLD 7/29/26 (ea) – Provide adequate water/sewer exclusive easements to match city-accepted construction plans. (Water and sewer Design §3.8.8.)

*Revise 20" sewer easement to match the recorded sewer easement, a 15" sewer easement VOL 4843 PG 498.

*20" sewer easement that runs vertically through lot, please provide instrument number.

2.HOLD 7/29/26 (ea) – Water Extension is required for every proposed lot to the end of the lot line per city-accepted construction plans. provide a community facilities agreement (CFA) or miscellaneous project (MP) for water improvement. No water/sewer on the side or back of lots per Subdivision Ordinance §31-81 (water & sewer design §3.3.1). To clear hold, CFA must be executed, a miscellaneous (MP) fee must be collected, and the design must be signed. A completion agreement will hold the plat until the infrastructure is complete.

3.HOLD 7/29/26 (ea) - Main extension requirements for redeveloped areas and connections to substandard mains include, but are not limited to, mains with insufficient capacity, water and sewer mains older than 50 years, cast iron, vitrified clay, Unknown Material or concrete. Replacement of these mains is required at the developer's cost. (Water and sewer design §5.23.1.3 and §3.3.4

4.Additional holds may follow once revisions have been made.

Fire

Reviewer: David Hood

Email: David.Hood@fortworthtexas.gov

Phone: 817-392-6833

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

CORRECTION REQUIRED: Label Bluebell Drive

CORRECTION REQUIRED: Label Southway Drive

CORRECTION REQUIRED: Label Hannah Ranch Blvd

CORRECTION REQUIRED: Change Roberta Drive to Kelso Drive

CORRECTION REQUIRED: Change Charleston Lane to Charlestown Lane

CORRECTION REQUIRED: Change Enon Avenue to E Enon Avenue

CORRECTIONS REQUIRED: Gas well pad site perimeters must be shown and labeled as follows on the plat. "Gas Well Pad Site: Setbacks will be determined at the time of permitting." IFC 2021/CFW Adopted Amendments Ordinance No 25388-03-2022 Section 5706.3.1.3.3

Existing Gas Wells

Gas Well Setbacks for Non-Permitted gas well pad site:

Show 300' Building Setback radii from each gas well bore and label:

"300' Building Setback for Protected Use and Public Building Structures".

Show 200' Building Setback radii from each gas well bore and label:

"200' Building Setback for Habitable Structures"

Show 200' Building Setback radii from the Lift Compressor:

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

Show 5' no build easement around abandoned gas well and label:

"5' Abandoned Gas Well No Build Easement"

Streets existing and correct:

Turf Paradise Parkway

Anglin Circle

Anglin Drive

FYI: Flood plain does exist on the site. Any fire access roads constructed within the flood plain must have a finished height above the 100 year flood plain.

General information:

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

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

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available at the City Secretary's site for Ordinance #25388-03-2022.

Planning

Reviewer: Alexander Parks

Email: Alexander.Parks@fortworthtexas.gov

Phone: 817-392-2638

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

1. The Subdivision Ordinance requires a preliminary plat to be approved in order to permit someone to final plat their property in phases. Since you have not preliminary platted all the property under common ownership yet you have two options, 1) get a preliminary plat for all property under common ownership approved and then finalize this final plat as the first phase of that preliminary plat or 2) include all property under common ownership in this final plat.

2. The Subdivision Ordinance in Section 31-102(b)(2) states, subdivisions shall be designed to connect to adjacent existing stub-out streets as provided on an approved preliminary or final plat. Southway Drive from the south is stubbed out to the property included in this plat. The subdivision to the north has several streets stubbed out to property under common ownership to this tract that if extended and connected to Southway Drive would prevent that subdivision from only having one point of access. Either a redesign or a waiver request is required.

3. Indicate the right-of-way widths and centerline information for all adjoining rights-of-way.

4. The floodplain easement extending beyond the boundary of the plat must be dedicated by separate instrument. Only easements within the plat boundary can be dedicated by this plat. Any easements being dedicated by separate instrument must be recorded and the recording information for those easements must be shown on this final plat prior to final recordation of this plat.

5. Insert the following plat note:

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.

T/PW Engineering

Reviewer: Stu Burzette

Email: Stuart.Burzette@fortworthtexas.gov

Phone: 817-392-2593

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

1. ROW dedication needs:

- a. Forest Hill - unknown, current width not provided. Ultimate width per MRN is 118'. Current width needs to be provided before dedication requirements can be given.
- b. Enon - unknown, current width not provided. Ultimate width per MRN is 76'. Appears that the ROW is prescriptive? What is shown is probably fine.
- c. Anglin Circle - whatever is needed to get to 25' on property side of current street centerline
- d. Anglin Drive - unknown, current width not provided. Ultimate width per MRN is 118'. Current width needs to be provided before dedication requirements can be given. What is shown is probably fine.

2. 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 to the proposed property line. Only if necessary, use "variable" and give the range.

3. Dedication/Recordation 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 as apparent prescriptive.

4. 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)

- a. Anglin Circle and Enon

5. TIA HOLD – A Traffic Impact Analysis (TIA), accepted by Transportation Development Services, is required prior to plat approval. Include all vehicular, bicycle, and pedestrian movements in accordance with the Transportation Engineering Manual. Any questions can be directed to TDS (tds@fortworthtexas.gov).

- a. TIA-26-00031 in progress
- b. The tract is subject to a rough proportionality assessment and potential construction for roadway improvements based on the site's impact on the roadway system prior to final platting of any phase.

6. CFA HOLD - Community Facilities Agreement (CFA) required for public streets, alleys, lights, signs, sidewalks, bike paths, etc. to be built for this development.

- a. including all requirements of TIA-26-00031

7. 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."

8. 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."

9. Upload site plan to Accela record

10. See Platting comments for waiver process and waiver needs

Additional changes may be necessary after plat revision/resubmittal and/or after IPRC review. Changes required during IPRC review are required to be shown on the plat, if applicable.

Site will need to conform to the standards of the Access Management Policy, Transportation Engineering Manual, Master Transportation Plan, and other applicable transportation-related manuals and guides in use and adopted by the City of Fort Worth.

T/PW Stormwater

Reviewer: Parth Patel

Email: Parth.Patel@fortworthtexas.gov

Phone: 817-392-2027

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

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

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

HOLD 07/27/26 PP - DS-26-0102 under review. Additional plat comments/holds may appear from study review.

0805 – IPRC – Construction of public infrastructure shall require submittal of construction plans for review through the Infrastructure Plan Review Center (IPRC). These plans will be reviewed for conformance with the City stormwater criteria and consistency with the accepted Drainage Study.

Reference: Section 2.2.7, 2024 CFW Stormwater Criteria Manual

HOLD 07/27/26 PP - Additional plat comments/holds may appear from IPRC review.

0811 – Floodplain Delineation - Delineate the effective FEMA floodplain, as determined by the Flood Insurance Rate Map (FIRM) or an approved Letter of Map Revision (LOMR), as appropriate. FEMA Floodplain is to be drawn and labeled with zone, panel and map date information or with zone, LOMR case number and date, as appropriate.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth and Section 3.11, 2024 CFW Stormwater Criteria Manual

HOLD 07/27/26 PP -

0812 – Floodplain Easements: Delineation {SDS} - Floodplain easement is to encompass the measured water surface elevation of the 100 year frequency precipitation event under ultimate development conditions, plus an additional 10' horizontal buffer on each side.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth and Section 3.11, 2024 CFW Stormwater Criteria Manual

HOLD 07/27/26 PP -

0813 – Floodplain Easements: Bearing and Distances {SDS} - Drainage/floodplain easements shall be determined by bearings & distances (B & D) descriptions on the final plat.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth

HOLD 07/27/26 PP -

0815 – Minimum Finished Floor Elevations {SDS} - Show the minimum finished floor elevation for each lot adjacent to a floodplain/drainage way. They shall be 2' above the 100 year frequency precipitation event under ultimate development conditions.

Reference: Section 3.11.2, 2024 CFW Stormwater Criteria Manual

HOLD 07/27/26 PP -

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

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

HOLD 07/27/26 PP -

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

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

HOLD 07/27/26 PP -

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 X
- 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

FYI: property is zoned "PD1435" Planned Development for all uses in "I" Light Industrial with uses limited to a data center, educational uses, governmental uses (excluding correctional facility and probation or parole office), health care facilities, recreational, religious uses, utilities, grocery store, office or retail sales general with development standards for increased setback adjacent to one or two-family districts; to increase the maximum building height to 70 ft. for data center use attached as Exhibit "E"; primary entrance from Forest Hill Drive; site plan waived.

ZC-25-070

ZC-25-131

The proposed plat includes one lot still zoned "AG" is part of ZC-25-205 with additional setbacks has not been approved by Council. The zoning case is expected to be heard December 8, 2026.

Review

Reviewer: Alma Alwan

Email: almayasa.alwan@fortworthtexas.gov

Phone: 817-392-8234

1. **Water Planning Comments******

Plat case review Performed On: 7/29/2026

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

Please refrain from emailing Water Planning 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.

1. HOLD 7/29/2026 (AA) Needs Approved IPRC plans and executed CFA before Water Planning Staff can release this comment.

2. HOLD 7/29/2026 (MRJ) PRO-RATA FEES DUE

PAC, M-295 & M-329 Hanna Ranch Sewer (CFW), REC ID 1322, 27850-08-2025– \$ 5,193.39 (2026 amount)

153.0087 acres x \$ 5,193.39 (2026 amount) per acre x 95% = \$754,902.16 Total Due

PAC, M-295 & M-329 Hanna Ranch Sewer (DEV), REC ID 1329, 27850-08-2025– \$ 5,193.39 (2026 amount)

153.0087 acres x \$ 5,193.39 (2026 amount) per acre x 5% = \$39,731.69 Total Due

List of Comments:

Development Services Department

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

FS-26-167

ECX South

Alexander Parks, Senior Planner
CPC Meeting August 13, 2026

Plat Summary Details

Plat Name: ECX South

Plat Description: Industrial

Size: 153.008 acres

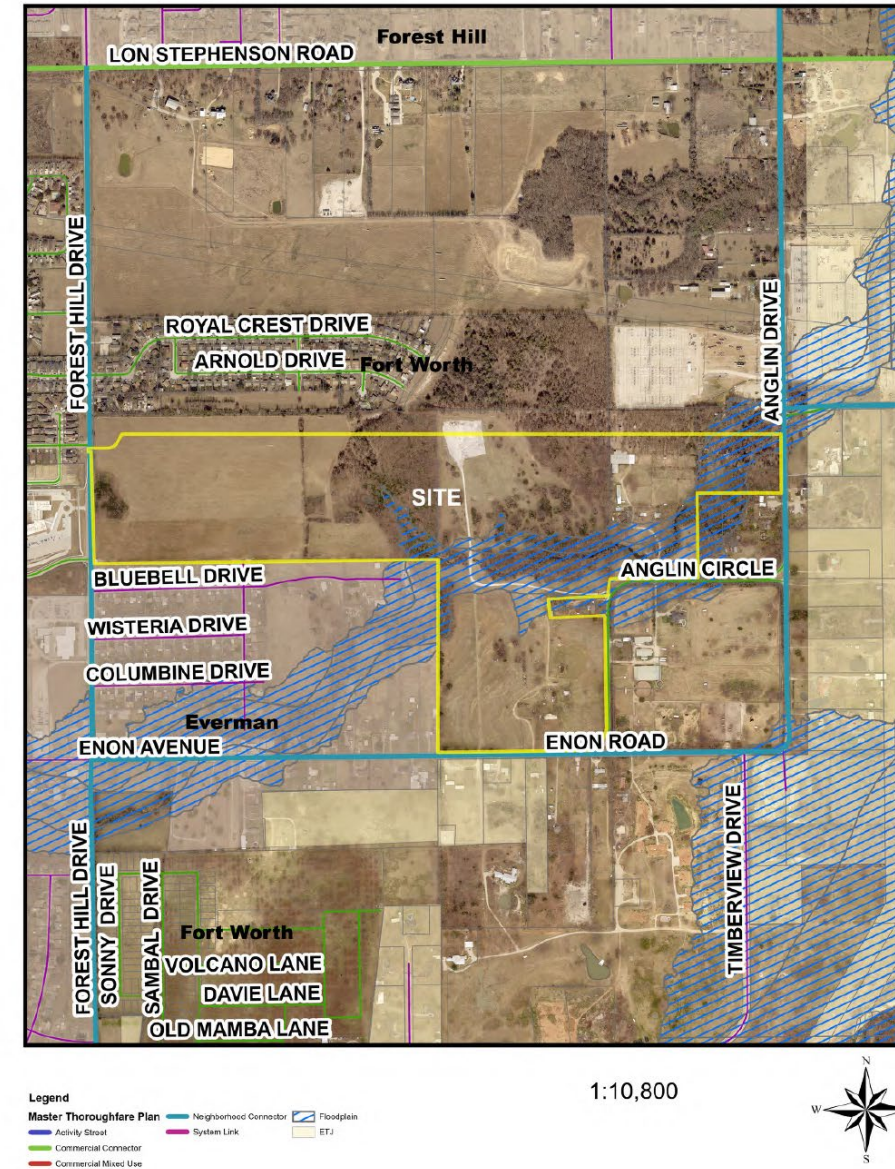
Owner/Applicant: EdgeConneX Dallas and Dillard Kirk Bradley

Consultant/Applicant: Kimley-Horn

Waivers: Section 31-102(b)(2) Street Continuation

DRC Recommendation: Approval of the requested waiver to the requirement to extend the stubout of Southway Drive and conditional approval of the final plat

Public Hearing Notification Date: July 31, 2026



Plat Exhibit



FS-26-167

DRC Recommendation

DRC recommends:

(1) Approval of a waiver to Section 31-102(b)(2) of the Subdivision Ordinance to waive the requirement to extend the stubout of Southway Drive; and (2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

PP-25-018 **Lake Worth Leases Crossing Waiver Request Section 31-81(b)(2)(b)(1) 12**
Single Family Residential Lots and 1 open space lot, Council District 7.

Being a 4.695-acre tract of land located in the John Breeding Survey, Abstract Number, 188, situated in Tarrant County, Texas.

General Location: East of Rench Road and north of Malta Street and west of Jacksboro Highway.

GENERAL INFORMATION

A. **APPLICANT**

- | | |
|-----------------------------|--------------------|
| 1. Owner / Applicant | City of Fort Worth |
| 2. Consultant / Agent | SAM, LLC |

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

- | | |
|--|--|
| 1. Current Zoning | "A-5" Single Family Residential |
| 2. Proposed Zoning | No Change |
| 3. Comprehensive Plan Future Land Use | Single-Family Residential |
| 4. Public Hearing Notification Mailing Date | July 30, 2026 |
| 5. Development Services Department Case Coordinator..... | Paul Rodriguez |
| 6. Organizations Courtesy Notified..... | Northwest Fort Worth Neighborhood Alliance, Neighbors of Jinkens Heights/Crestridge NA, North Lake Worth NA, Streams and Valleys, Inc., Trinity Habitat for Humanity, NAS Fort Worth JRB RCC, Fort Worth ISD, Eagle Mountain-Saginaw ISD, Azle ISD, and Lake Worth ISD |

C. **SERVICE DISTRICTS**

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

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

The proposed preliminary plat consists of an eleven (11) lot single family development in north Fort Worth near the City of Lake Worth.

This plat has previously went to City Plan Commission on July 9, 2025. At that meeting, the commission approved two waivers: 1) For all lots to front an access easement as opposed to a public or private road and 2) for all lots being under 100ft in width fronting onto the public access easement.

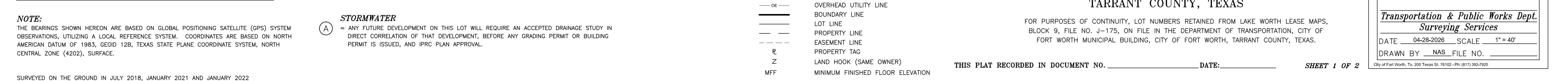
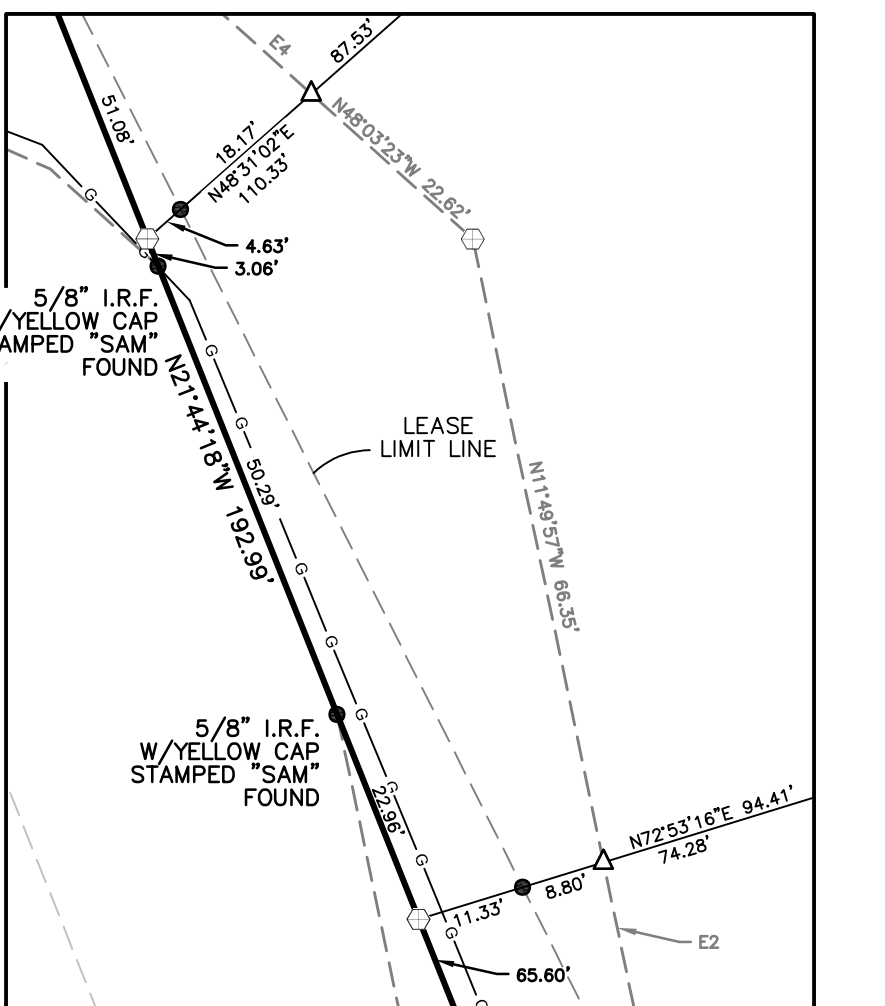
Staff has been working with the applicant to see this plat and the final plat through to completion and recordation. yet, there was a minor oversight. It was brought to our attention that Lot 9 was never platted. On the original submittal, it showed part of Lot 9

being included with Lot 10 displayed as "Lot 10R." Because Lot 9 was never platted, it cannot be subdivided to join another lot while leaving a remainder to be left as unplatted. A newly revised plat was submitted to rectify that.

By trying to get Lot 9 platted, staff realized that Lot 9 will not have access. Section 31-81(b)(2)(b)(1) states, "All final platted lots shall have a paved direct access to an all weather paved hard surfaced public or private street or an access easement approved by the public safety departments and the city engineer." The applicant is requesting a waiver to this part of the subdivision ordinance because Lot 9 will not need access. The northern portion of Lot 9 will be purchased by the owner of Lot 10. The owner of Lot 10 already has access for his lot. The southern portion of Lot 9 will be used for open space.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval of a waiver to Section 31-81(b)(2)(b)(1) of the Subdivision Ordinance to not have direct access to Lot 9. and; 2) Conditional approval of the final plat upon meeting the comments in the staff report.



STORMWATER
= ANY FUTURE DEVELOPMENT ON THIS LOT WILL REQUIRE AN ACCEPTED DRAINAGE STUDY IN DIRECT CORRELATION OF THAT DEVELOPMENT, BEFORE ANY GRADING PERMIT OR BUILDING PERMIT IS ISSUED, AND IPRC PLAN APPROVAL.

THIS PLAT RECORDED IN DOCUMENT NO. _____ DATE: _____ SHEET 1 OF 2

FOR PURPOSES OF CONTINUITY, LOT NUMBERS RETAINED FROM LAKE WORTH LEASE MAPS, BLOCK 9, FILE NO. J-175, ON FILE IN THE DEPARTMENT OF TRANSPORTATION, CITY OF FORT WORTH MUNICIPAL BUILDING, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

PLAT AND DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

LOTS 9R1-11

BEING A 0.905 ACRE TRACT OF LAND SITUATED IN THE JOHN BREEDING SURVEY, ABSTRACT NUMBER 188, TARRANT COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND CONVEYED TO THE CITY OF FORT WORTH, TEXAS BY INSTRUMENT RECORDED IN VOLUME 444, PAGE 385, DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND A BEING ALL OF LOTS 9, 10 AND 11, BLOCK 9, LAKE WORTH LEASES ADDITION, AN UNRECORDED ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT WITH BRASS CAP FOUND ON THE NORTH CORNER OF LOT 8D, BLOCK 9, LAKE WORTH LEASES, AN ADDITION TO THE CITY OF LAKE WORTH, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 0204165827, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING THE WEST CORNER OF LOT 26, HODGKINS HIGHLANDS, AN ADDITION TO THE CITY OF LAKE WORTH, ACCORDING TO THE PLAT RECORDED IN VOLUME 204, PAGE 90 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), SAID POINT OF BEGINNING HAVING COORDINATES OF N: 6,981,774.55, E: 2,291,658.73, GRID;

THENCE: S41°43'00"W, WITH THE NORTHWEST LINE OF SAID LOT 8D, A DISTANCE OF 78.75 FEET TO A POINT FOR CORNER ON THE 594-FOOT CONTOUR LINE/LAKE FRONT PROPERTY LINE, FOR THE WEST CORNER OF SAID LOT 8D;

THENCE: WITH SAID 594-FOOT CONTOUR, THE FOLLOWING COURSES AND DISTANCES:

N51°26'14"W, 29.01 FEET TO A POINT FOR CORNER;
N48°14'54"W, 52.82 FEET TO A POINT FOR CORNER;
N38°14'50"W, 21.91 FEET TO A POINT FOR CORNER;
N29°28'45"W, 31.86 FEET TO A POINT FOR CORNER;
N21°33'37"W, 48.39 FEET TO A POINT FOR CORNER;
N06°33'58"E, 46.22 FEET TO A POINT FOR CORNER;
N16°11'51"E, 24.21 FEET TO A POINT FOR CORNER;
N26°12'54"E, 51.10 FEET TO A POINT FOR CORNER;
N42°18'59"E, 38.12 FEET TO A POINT FOR CORNER;
N35°35'37"E, 60.38 FEET TO A POINT FOR THE WEST CORNER OF LOT 12, BLOCK 9 OF LAKE WORTH LEASES, AN ADDITION TO THE CITY OF FORT WORTH, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 320 OF SAID P.R.T.C.T.;

THENCE: S58°21'18"E, LEAVING SAID 594 FOOT CONTOUR LINE AND WITH THE SOUTHWESTERLY LINE OF SAID LOT 12, PASSING A 1/2-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID LOT 12, A DISTANCE OF 99.34 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 99.71 FEET ALONG THE NORTHWESTERLY LINE OF LOT 24 OF SAID HODGKINS HIGHLANDS;

THENCE: S58°39'14"W, WITH THE NORTHWESTERLY LINE OF SAID LOT 24, A DISTANCE OF 16.02 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED 'SAM' SET FOR THE WEST CORNER OF SAID LOT 24;

THENCE: S01°45'23"W, WITH THE WEST LINE OF SAID LOT 24 AND THE WEST LINE OF LOT 26 OF SAID HODGKINS HIGHLANDS, A DISTANCE OF 217.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.905 OF AN ACRE OF LAND, MORE OR LESS.

EASEMENT LINE TABLE		
NUMBER	BEARING	DISTANCE
E1	N13°23'27"W	34.99'
E2	N11°49'57"W	15.83'
E3	N48°03'23"W	14.64'
E4	N48°03'23"W	48.39'
E5	S74°11'43"W	35.75'
E6	N39°59'58"E	42.00'
E7	S65°23'20"E	8.42'
E8	S87°41'11"E	71.14'
E9	S46°52'09"E	20.60'
E10	S46°52'09"E	34.30'
E11	S87°41'11"E	37.25'
E12	N01°45'23"E	37.32'
E13	N58°39'14"E	16.47'

LINE TABLE LOTS 9R1-11		
NUMBER	BEARING	DISTANCE
L1	N38°14'50"W	21.91'
L2	N29°28'45"W	31.86'
L3	N16°11'51"E	24.21'
L4	N42°18'59"E	38.12'
L5	S58°21'18"E	99.34'
L6	S58°21'18"E	0.37'
L7	S58°39'14"W	16.02'

LINE TABLE LOTS 14R-22R		
NUMBER	BEARING	DISTANCE
L8	S07°43'48"E	0.36'
L9	N87°41'11"W	43.34'
L10	S46°10'25"W	44.51'
L11	N41°54'23"W	7.93'
L12	N41°54'23"W	16.88'
L13	S33°00'37"E	3.98'
L14	N64°41'16"E	19.91'
L15	N76°05'58"E	20.65'
L16	N62°08'01"E	22.20'
L17	S85°37'26"E	26.60'
L18	S67°47'31"E	22.91'
L19	S79°56'50"E	18.10'
L20	S75°09'00"E	19.64'
L21	S46°09'18"E	19.29'
L22	S54°15'35"E	18.19'

LOT TABLE		
LOT NO.	SQUARE FEET	ACRES
9R1	5,464	0.125
9R2	5,140	0.118
10	23,454	0.538
11	5,418	0.124
14R	8,701	0.200
15R	15,622	0.359
16R	15,572	0.357
17R	15,636	0.359
18R	18,442	0.424
19	24,335	0.559
20	31,413	0.721
21R	23,799	0.546
22R	21,989	0.505

LAND USE TABLE	
GROSS ACREAGE	4.934
RIGHT-OF-WAY ACREAGE	0.000
NET ACREAGE	4.934
NUMBER OF RESIDENTIAL LOTS	12

LINE TABLE LOTS 14R-22R		
NUMBER	BEARING	DISTANCE
L23	S47°43'53"E	19.36'
L24	S22°10'44"E	7.04'
L25	S19°57'27"E	15.71'
L26	S44°01'42"E	21.58'
L27	S68°03'52"E	13.83'
L28	S73°35'00"E	17.97'
L29	S86°15'36"E	10.72'
L30	N75°28'19"E	13.58'
L31	S79°20'33"E	21.47'
L32	S80°37'22"E	11.89'
L33	S59°24'36"E	23.06'
L34	S66°53'44"E	17.85'
L35	S40°53'56"E	3.69'
L36	S60°21'01"E	16.79'
L37	S73°47'52"E	15.62'

LINE TABLE LOTS 21R-22R		
NUMBER	BEARING	DISTANCE
L38	S72°43'59"E	15.71'
L39	S73°32'04"E	22.51'
L40	S62°28'16"E	29.65'
L41	S41°10'33"E	18.42'
L42	S21°02'08"E	14.78'
L43	S22°27'44"E	31.16'
L44	S29°22'57"E	34.00'
L45	S08°22'57"E	13.00'
L46	S29°22'57"E	22.86'
L47	S04°55'17"W	106.90'
L48	S02°36'11"W	22.42'
L49	S51°42'57"W	55.14'
L50	S07°55'39"W	31.83'
L51	N10°09'42"E	24.19'
L52	N87°41'11"W	51.39'

FLOODPLAIN EASEMENT LINE TABLE		
NUMBER	BEARING	DISTANCE
E14	N47°49'00"W	18.15'
E15	N46°21'42"W	49.77'
E16	N49°01'43"W	30.14'
E17	N26°12'28"W	66.48'
E18	N13°36'03"E	87.93'
E19	N32°31'02"E	40.95'
E20	N53°55'08"E	37.08'
E21	N40°02'44"E	30.48'
E22	N37°34'36"E	12.72'
E23	N72°48'06"E	17.93'
E24	N50°30'56"E	22.94'
E25	N70°12'13"E	37.35'
E26	N64°56'32"E	29.70'
E27	N54°55'02"E	24.05'
E28	N90°00'00"E	34.01'
E29	S73°26'14"E	62.61'
E30	S52°37'21"E	39.47'
E31	S70°33'30"E	32.19'
E32	S39°04'03"E	62.79'

FLOODPLAIN EASEMENT LINE TABLE		
NUMBER	BEARING	DISTANCE
E33	S00°31'59"W	78.07'
E34	S04°25'21"E	40.60'
E35	S52°13'15"E	53.06'
E36	N79°20'29"E	35.22'
E37	N09°19'17"E	101.88'
E38	N83°12'04"E	18.57'
E39	S60°19'35"E	34.03'
E40	S86°07'06"E	26.42'
E41	S28°50'24"E	19.18'
E42	S72°32'57"E	37.32'
E43	N84°21'05"E	63.27'
E44	S47°46'10"E	31.67'
E45	S02°13'59"W	39.92'
E46	S30°13'44"E	14.34'
E47	S68°29'58"E	26.59'
E48	S32°49'30"E	52.29'
E49	S16°49'54"E	56.81'
E50	S26°24'22"E	31.32'

GENERAL NOTES

SIDEWALKS

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

NOTE:

SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AND PUBLIC EASEMENTS AS PER CITY OF FORT WORTH STANDARDS.

PRIVATE WATER AND SEWER NOTE

SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.
WATER TO BE PROVIDED BY CNN NO. 11262 & CITY OF LAKE WORTH.

NOTE:

WATER TO BE PROVIDED BY CCN No. 11262.

PRIVATE COMMON AREAS AND FACILITIES

THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATIONAL / CLUBHOUSE / EXERCISE / BUILDINGS AND FACILITIES. THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

NOTE:

MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR ALL LOTS IS 602.0' ABOVE MEAN SEA LEVEL (MSL) CITY DATUM. CONSTRUCTION AT OR ABOVE THIS ELEVATION IS NO GUARANTEE THE FLOODING WILL NOT OCCUR AND GRANTEE HOLD CITY OF FORT WORTH HARMLESS IN THE EVENT THAT FLOODING OCCURS. (THE MINIMUM FFE STATE HEREIN DOES NOT APPLY TO EXISTING NON-COMPLIANCE STRUCTURES).

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.

RIGHT OF ENTRY FOR PUBLIC PURPOSES

THE CITY OF FORT WORTH, BEING THE OWNER OF LAKE WORTH, WHICH ABUTTS THIS PLAT, HEREBY RETAINS THE RIGHT OF ENTRY BY ITS DULY AUTHORIZED AGENTS OR ASSIGNS FOR PUBLIC PURPOSES INCLUDING, BUT NOT LIMITED TO SURVEYING, CODE ENFORCEMENT AND ENVIRONMENTAL MONITORING AND CLEANUP, AND OTHER PURPOSES NECESSARY FOR THE MANAGEMENT OF LAKE WORTH, WITHOUT NECESSITY AT ANY TIME PROCURING THE PERMISSION OF ANYONE.

AVIGATION EASEMENT

THE PROPERTIES SHOWN ON THIS PLAT IN THEIR ENTIRETY, ARE SUBJECT TO AN AVIGATION EASEMENT HEREBY DEDICATED TO THE PUBLIC, FOR FREE AND UNOBSTRUCTED PASSAGE OF AIRCRAFT THROUGH NAVIGABLE AIRSPACE ABOVE SAID PROPERTY, AT OR ABOVE THE MINIMUM ALTITUDES OF FLIGHT PRESCRIBED BY FEDERAL REGULATIONS, AND SPECIFICALLY INCLUDING THE AIRSPACE NEEDED TO ENSURE SAFETY IN THE TAKEOFF, LANDING, ARRIVAL OR DEPARTURES OF AIRCRAFT, TO AN INDEFINATE HEIGHT. PURCHASERS OF PROPERTY SHOWN HEREON RELEASE THE CITY OF FORT WORTH, ITS OFFICERS, AGENTS, EMPLOYEES, AND ALL OTHER PARTIES, FROM ANY AND ALL CLAIMS AND LIABILITY RESULTING FROM NOISE, VIBRATION, FUMES, DUST, FUEL, ELECTROMAGNETIC INTERFERENCE, AND LUBRICANT PARTICLES AND ALL OTHER EFFECTS, WHETHER SUCH CLAIM IS FOR INJURY OR DEATH TO PERSON OR PERSONS, DAMAGES TO OR TAKING OF PROPERTY, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS EASEMENT, WHEN SUCH USE IS IN ACCORDANCE WITH THE REGULATIONS AND GUIDELINES OF THE FEDERAL AVIATION ADMINISTRATION, SUCCESSOR AGENCY, OR GOVERNMENTAL AUTHORITY WITH JURISDICTION OVER THE MATTER.

NOTICE

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PRELIMINARY PLAT OF
LAKE WORTH LEASES ADDITION
LOTS 9R1, 9R2, 10 & 11, 14R-18R, 19-20, 21R-22R
BLOCKS 9A & 9B

AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
BEING SITUATED IN THE
JOHN BREEDING SURVEY, ABSTRACT NO. 188,
TARRANT COUNTY, TEXAS

FOR PURPOSES OF CONTINUITY, LOT NUMBERS RETAINED FROM LAKE WORTH LEASE MAPS, BLOCK 9, FILE NO. J-175, ON FILE IN THE DEPARTMENT OF TRANSPORTATION, CITY OF FORT WORTH MUNICIPAL BUILDING, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

THIS PLAT RECORDED IN DOCUMENT NO. _____ DATE: _____ SHEET 2 OF 2



July 16, 2026

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

RE: Request for Waiver, PP-25-018 Block 9 Lake Worth Leases

Chairman Cranz:

On behalf of the City of Fort Worth Property Management, SAMs has submitted a Final Plat for Block 9 of the Lake Worth Leases. The plat is now scheduled for the August 13 Plan Commission meeting.

After initial comments with City departments regarding the plat submission, we understand there is one (1) subdivision design waiver required for this project. We respectfully request your consideration of the following waiver request:

1. Waiver to permit platting of Lot 9R1 and 9R2 without public access:
Section 31-81(b)(2)(b)(1) – 1. “Street access. All final platted lots have a paved direct access to an all-weather paved hard surfaced public or private street or an access easement approved by the public safety departments and the city engineer.”

Request: Lot 9R2 has a forty-five (45) degree downward slope to the shoreline and is not ideal for development. The city intends to dedicate this lot as open space. Lot 9R1 is encumbered by an easement that prevents development and is intended to be acquired by the property owner of Lot 10 at a future date.

We appreciate your consideration of the design waiver requested for this plat.

Sincerely,

Nita Shinsky, Land Agent
City of Fort Worth Property Management Department

PP-25-018

Preliminary Plat
Lake Worth Leases

Paul Rodriguez, Senior Planner CPC Meeting

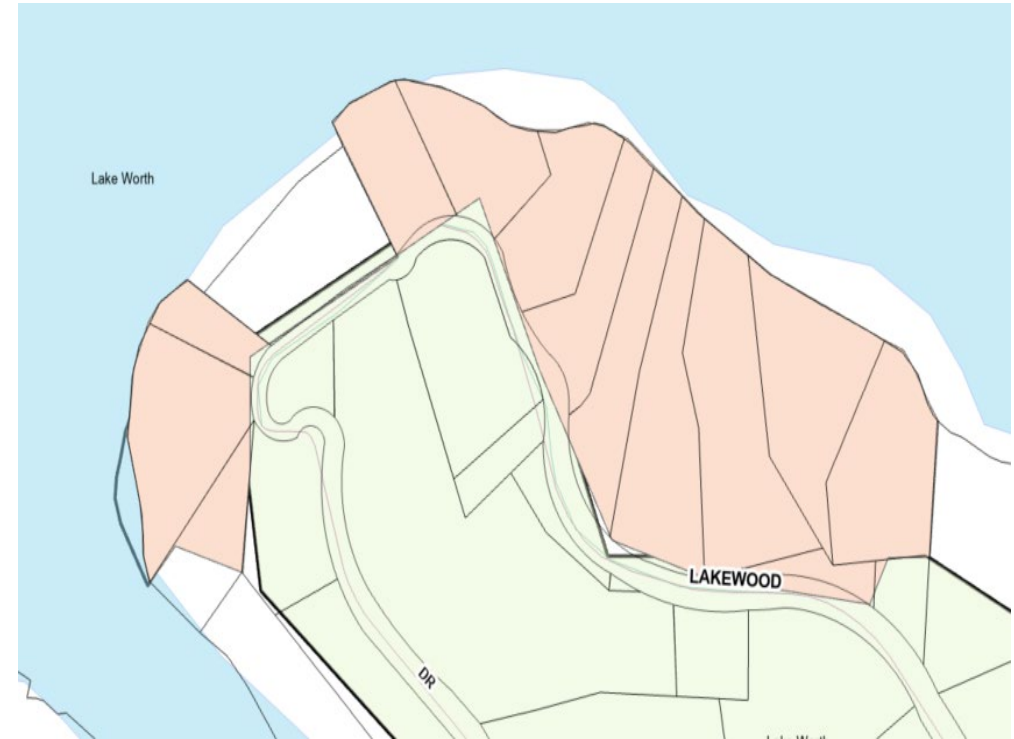


City Planning Commission

PP-25-018

Vacation Summary Details

- **Plat Name:** Lake Worth Leases Addition
- **Plat Description:** 12 Residential Lots and 1 open space lot.
- **Size:** 4.695 acres
- **Owner/Applicant:** City of Fort Worth
- **Consultant/Applicant:** SAM, LLC
- **Waivers:** Section 31-81(b)(2)(b)(1) Access
- **CPC Requirements:** Approval of the requested waivers and conditional approval of the preliminary plat
- PH Notification Date: July 30, 2026



Waiver Request Letter



July 16, 2026

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

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City of Fort Worth Property Management Department

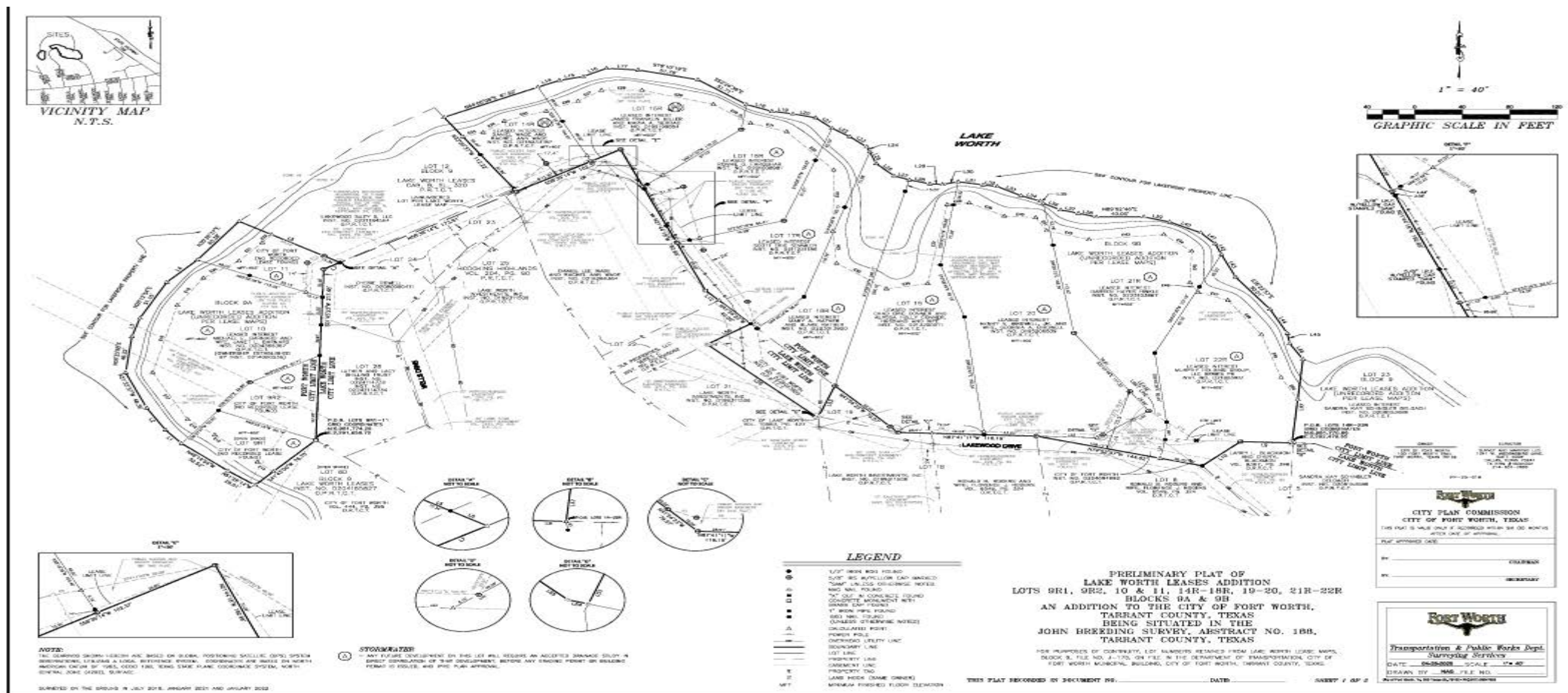


PROPERTY MANAGEMENT DEPARTMENT

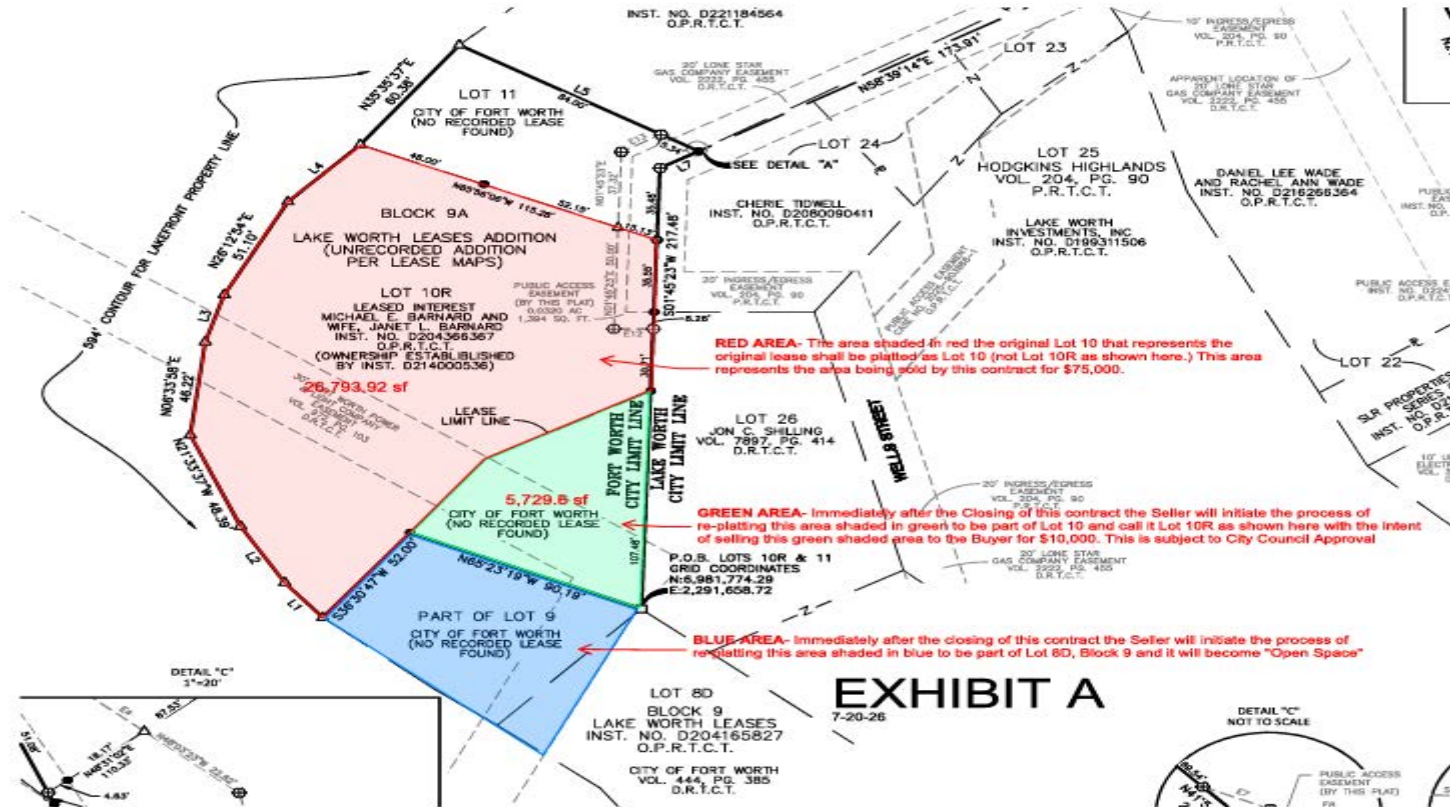
THE CITY OF FORT WORTH • 100 FORT WORTH TRAIL, FL. 10 • FORT WORTH, TEXAS 76102
(817) 392-7590 • FAX (817) 392-7591



Proposed Preliminary Plat



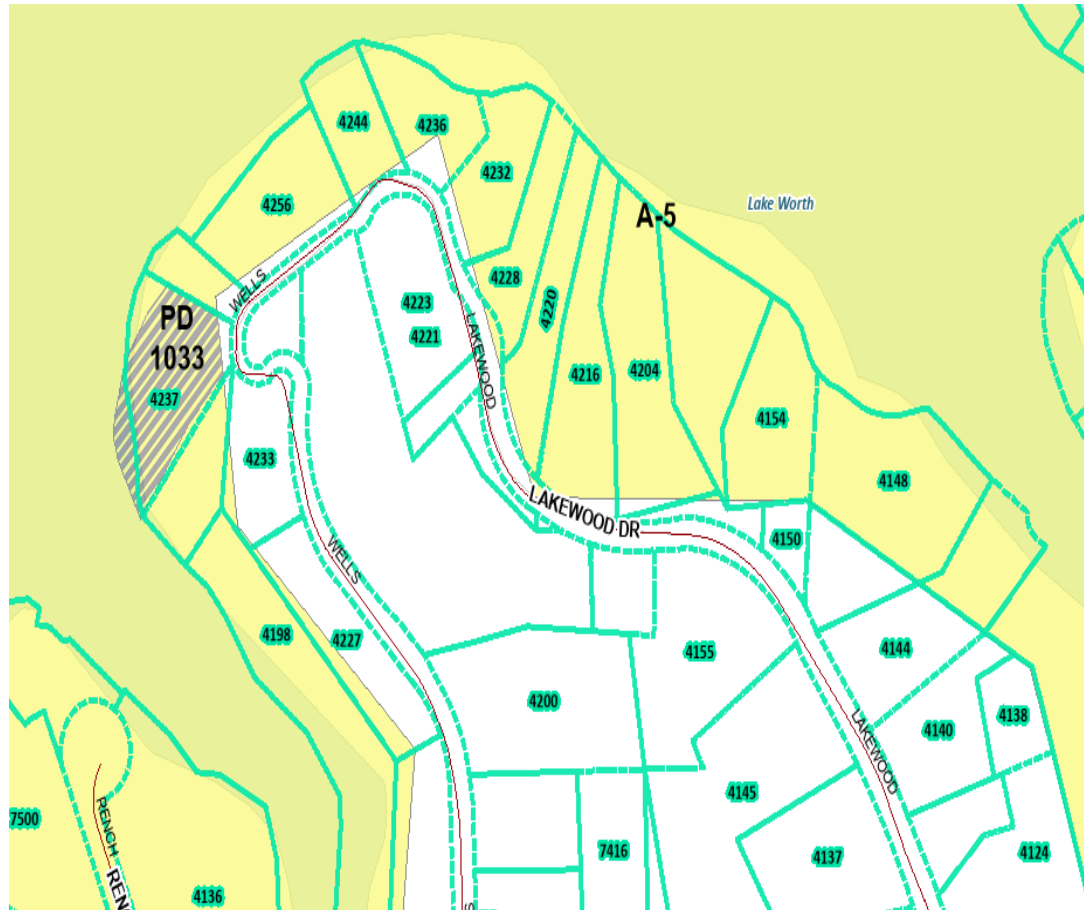
Concentrated View



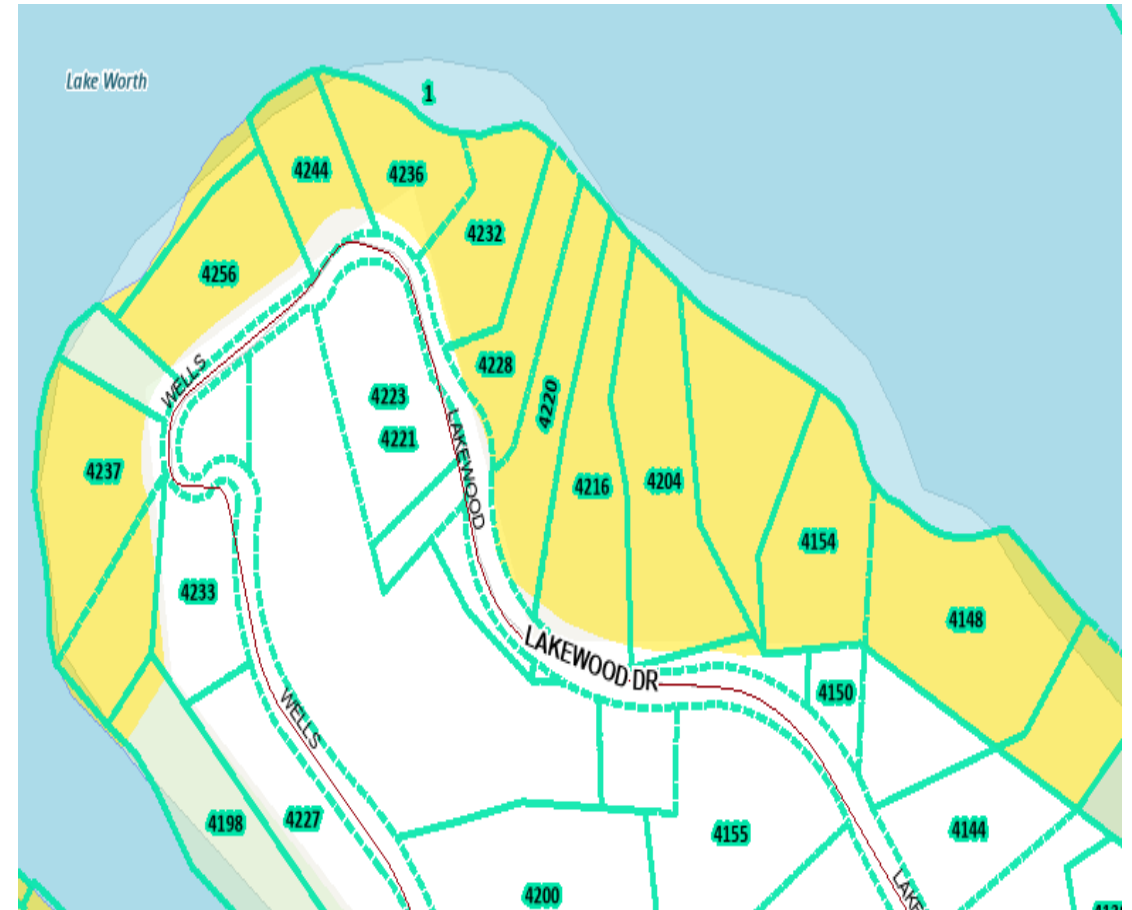
Aerial View



Current Zoning – A-5, Residential



Future Land Use – Single- Family Residential



DRC Comments/Recommendations

- DRC recommends:(1) Approval of a waiver to Section 31-81(b)(2)(b)(1) of the Subdivision Ordinance to waive the requirement for direct access to Lots 9R1 & 9R2 and (2) Conditional approval of the final plat upon meeting the comments in the staff report.

PP-26-017 Mockingbird West Waiver Requests - Section 31-106(d)(2)(a) – Block Face and Section 31-101(d)(1) Link to Node Ratio, Council District 5.

Being a 19.984 acres addition to the City of Fort Worth, Tarrant County, Texas, situated in the Robert Ray Survey, Abstract No. 1290 located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Sandybrook Drive, south of Randol Mill Rd, east of Manhattan Boulevard and west of Bluff Branch Way.

GENERAL INFORMATION**A. APPLICANT**

- | | |
|-----------------------------|-----------------------------|
| 1. Owner / Applicant | Pulte Homes of Texas, LP |
| 2. Consultant / Agent | Kimley Horn (Matt Duenwald) |

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- | | |
|--|---|
| 1. Current Zoning | "R-2" Townhouse/Cluster |
| 2. Proposed Zoning | No Change |
| 3. Comprehensive Plan Future Land Use | Neighborhood Commercial/Single-Family |
| 4. Public Hearing Notification Mailing Date | July 30, 2026 |
| 5. Development Services Department Case Coordinator..... | Paul Rodriguez |
| 6. Organizations Courtesy Notified..... | Historic Randol's Mill Valley Alliance, Inc., Neighborhoods of East Fort Worth Alliance, Woodhaven NA, Draughton Heights NA, Mallard Cove Community Group, Sunset Oaks HOA, Inc., John T. White NA, East Fort Worth, Inc. Streams And Valleys Inc, Trinity Habitat for Humanity, Woodhaven Community Development, Inc., East Fort Worth Business Association, Fort Worth ISD, Birdville ISD |

C. SERVICE DISTRICTS

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

D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The proposed preliminary plat is a subdivision containing 74 residential lots and 5 open space lots. All proposed residential lots within this plat are 50 feet wide. The development is planning to take access from Manhattan Boulevard.

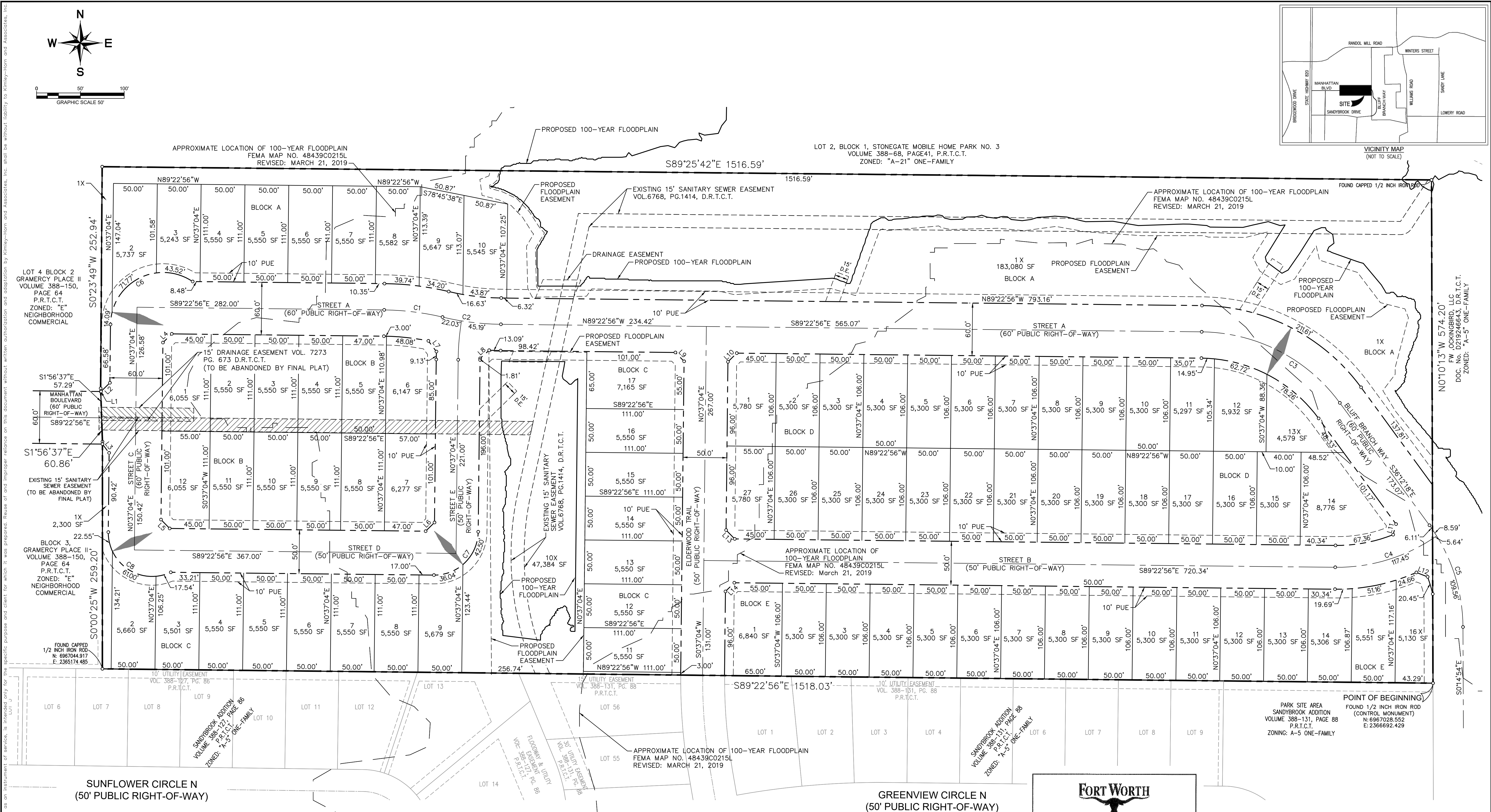
This preliminary plat contains an internal road named Bluff Branch Way which happens to have a blockface that exceeds 1,320 feet.

The Subdivision Ordinance in Section 31-106 (d)(2)(b) states, "Standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet." Furthermore, the plat displays a link to node ratio of 1.3 connectivity index. Section 31-101(d)(1) of the Subdivision Ordinance states, "All proposed developments shall have a connectivity index of 1.4 or greater."

This site poses challenges such as floodplain and existing development that make it difficult for the applicant to get into compliance with these sections of the subdivision ordinance. As a result, the applicant is seeking waivers in an effort to progress with this development.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval of a waiver to Section 31-106(d)(2)(b) to allow for a long block face that exceeds the maximum amount of 1,320 feet and Section 31-101(d)(1) to allow for a link to node ratio that is below 1.4 connectivity index and; 2) Conditional approval of the final plat upon meeting the comments in the staff report.



NOTES

1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. ALL PROPOSED RIGHT-OF-WAY IS TO BE PUBLIC RIGHT-OF-WAY, AND CITY OF FORT WORTH SHALL BE WATER AND SANITARY SEWER PROVIDER.
4. EXISTING LAND USE – VACANT
5. PROPOSED LAND USE – SEE SHEET 2 FOR LAND USE.
6. "X" LOTS SHALL BE PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACES.
7. MOCKINGBIRD WEST SHALL BE CONSTRUCTED IN A SINGLE PHASE.
8. CONNECTIVITY INDEX = 1.3
9. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE UNPLATTED PROPERTY INTO 74 RESIDENTIAL LOTS AND 5 OPEN SPACE LOTS.
10. BLOCK A LOT 1X, BLOCK C LOT 1X & 10X, BLOCK D LOT 13X, AND BLOCK E LOT 16X ARE ALL DESIGNATED AS UTILITY AND DRAINAGE EASEMENTS. ALSO, BLOCK A LOT 1X AND BLOCK C LOT 10X ARE DESIGNATED AS FLOODPLAIN EASEMENT.
11. ALL EASEMENTS ARE DEDICATED BY THIS PLAT, UNLESS OTHERWISE SHOWN.
12. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP (FIRM) FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48439C0215L, DATED MARCH 21, 2019, A PORTION OF THIS PROPERTY LIES IN ZONE AE.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	300.00'	67.22'	S82°57'47"E	67.08'	12°50'19"	33.75'
C2	300.00'	67.22'	S82°57'47"E	67.08'	12°50'19"	33.75'
C3	198.00'	183.77'	N62°47'37"W	177.24'	53°10'39"	99.10'
C4	198.00'	123.10'	N72°48'26"E	121.12'	35°37'16"	63.61'
C5	198.00'	124.26'	N18°13'36"W	122.23'	35°57'23"	64.25'
C6	60.00'	129.39'	N62°23'47"E	105.74'	123°33'26"	111.80'
C7	50.00'	78.54'	N45°37'04"E	70.71'	90°00'00"	50.00'
C7	50.00'	78.54'	N45°37'04"E	70.71'	90°00'00"	50.00'
C8	50.00'	101.09'	S57°18'12"E	84.73'	115°50'31"	79.77'

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.32	N89°22'56.16"W
L2	14.14	S45°37'03.84"W
L3	12.64	S37°05'57.09"E
L4	14.14	N45°37'03.84"E
L5	14.14	N44°22'56.16"W
L6	14.14	S45°37'03.84"W
L7	15.25	S37°11'10.00"E
L8	13.93	N47°53'51.17"E
L9	14.14	S44°22'56.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L10	14.14	N45°37'03.84"E
L11	12.47	S15°13'07.73"W
L12	13.73	N68°34'30.58"W
L13	14.14	N44°22'56.16"W
L14	14.14	S45°37'03.84"W

LEGEND	
IR/5FC	5/8" IRON ROD SET/FOUND UNLESS NOTED OTHERWISE
PKS	PK NAIL SET
PKF	PK NAIL FOUND
FIR	FOUND 1/2 INCH IRON ROD
PUE	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER
N.T.S.	NOT TO SCALE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS

LINE TYPE LEGEND	
	EXIST. FEMA FP
	PROP. FEMA FP
	BOUNDARY LINE
	ROW LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE

PP-26-017 PRELIMINARY PLAT OF MOCKINGBIRD WEST					
BLOCK A LOTS 1X, 2-10, BLOCK B LOTS 1-12; BLOCK C LOTS 1X, 2-9, 10X, 11-17; BLOCK D LOTS 1-12, 13X, 14-27; BLOCK E LOTS 1-15, 16X 77 RESIDENTIAL LOTS / 5 OPEN SPACE HOA LOTS BEING 19.984 ACRES OUT OF THE ROBERT RAY SURVEY, ABSTRACT NO. 1290 IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS					
<u>OWNER:</u> FW Mockingbird, LLC 8200 Douglas Avenue, Ste. 300 Dallas, TX 75225 Contact: Garrett Hufines		<u>DEVELOPER:</u> Platte Homes of Texas, L.P. 8111 Cypress Waters Blvd, Suite 100 Coppell, TX 75019 Tel: (972) 304-2800 Contact: Marc Zettl		<u>ENGINEER/SURVEYOR:</u> Kimley»Horn 6150 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Matthew R. Duernwald, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
MJB	MJB	MRD	AS SHOWN	MAY 2026	069312710

LOT TABLE BLOCK A		
LOT NO.	TYPE	SF
2	RESIDENTIAL	5737.466
3	RESIDENTIAL	5243.022
4	RESIDENTIAL	5550.000
5	RESIDENTIAL	5550.000
6	RESIDENTIAL	5550.000
7	RESIDENTIAL	5550.000
8	RESIDENTIAL	5581.545
9	RESIDENTIAL	5646.790
10	RESIDENTIAL	5545.106

LOT TABLE BLOCK B		
LOT NO.	TYPE	SF
1	RESIDENTIAL	6055.000
2	RESIDENTIAL	5550.000
3	RESIDENTIAL	5550.000
4	RESIDENTIAL	5550.000
5	RESIDENTIAL	5549.983
6	RESIDENTIAL	6146.923
7	RESIDENTIAL	6277.000
8	RESIDENTIAL	5550.000
9	RESIDENTIAL	5550.000
10	RESIDENTIAL	5550.000
11	RESIDENTIAL	5550.000
12	RESIDENTIAL	6055.000

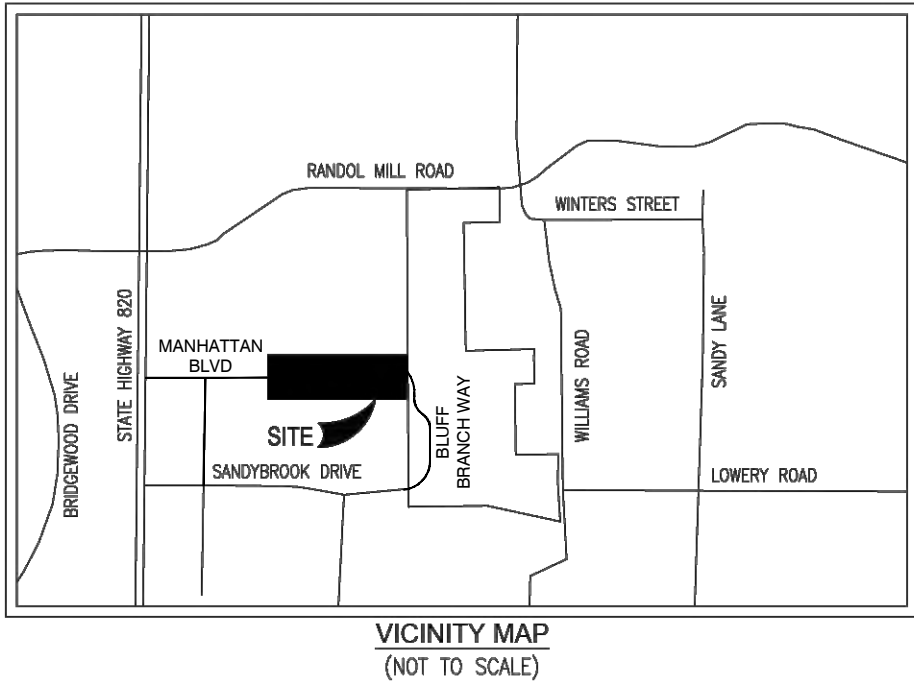
LOT TABLE BLOCK C		
LOT NO.	TYPE	SF
2	RESIDENTIAL	5660.379
3	RESIDENTIAL	5501.225
4	RESIDENTIAL	5550.050
5	RESIDENTIAL	5550.050
6	RESIDENTIAL	5550.050
7	RESIDENTIAL	5550.050
8	RESIDENTIAL	5550.050
9	RESIDENTIAL	5679.232
11	RESIDENTIAL	5550.000
12	RESIDENTIAL	5550.000
13	RESIDENTIAL	5550.000
14	RESIDENTIAL	5550.000
15	RESIDENTIAL	5550.000
16	RESIDENTIAL	5550.000
17	RESIDENTIAL	7164.978

LOT TABLE BLOCK D		
LOT NO.	TYPE	SF
1	RESIDENTIAL	5779.990
2	RESIDENTIAL	5300.000
3	RESIDENTIAL	5300.000
4	RESIDENTIAL	5300.000
5	RESIDENTIAL	5300.000
6	RESIDENTIAL	5300.000
7	RESIDENTIAL	5300.000
8	RESIDENTIAL	5300.000
9	RESIDENTIAL	5300.000
10	RESIDENTIAL	5300.000
11	RESIDENTIAL	5296.694
12	RESIDENTIAL	5932.485
14	RESIDENTIAL	8776.191
15	RESIDENTIAL	5300.000
16	RESIDENTIAL	5300.000
17	RESIDENTIAL	5300.000
18	RESIDENTIAL	5300.000
19	RESIDENTIAL	5300.000
20	RESIDENTIAL	5300.000
21	RESIDENTIAL	5300.000
22	RESIDENTIAL	5300.000
23	RESIDENTIAL	5300.000
24	RESIDENTIAL	5300.000
25	RESIDENTIAL	5300.000
26	RESIDENTIAL	5300.000
27	RESIDENTIAL	5779.990

LOT TABLE BLOCK E		
LOT NO.	TYPE	SF
1	RESIDENTIAL	6840.065
2	RESIDENTIAL	5300.050
3	RESIDENTIAL	5300.050
4	RESIDENTIAL	5300.050
5	RESIDENTIAL	5300.050
6	RESIDENTIAL	5300.050
7	RESIDENTIAL	5300.050
8	RESIDENTIAL	5300.050
9	RESIDENTIAL	5300.050
10	RESIDENTIAL	5300.050
11	RESIDENTIAL	5300.050
12	RESIDENTIAL	5300.050
13	RESIDENTIAL	5300.050
14	RESIDENTIAL	5305.738
15	RESIDENTIAL	5550.862

OPEN SPACE TABLE			
LOT NO.	BLOCK	TYPE	ACRES (ac)
1X	BLOCK A	OPEN SPACE	4.203
1X	BLOCK C	OPEN SPACE	0.053
10X	BLOCK C	OPEN SPACE	1.088
13X	BLOCK D	OPEN SPACE	0.105
16X	BLOCK E	OPEN SPACE	0.118

LAND USE SUMMARY				
LAND USE	RESIDENTIAL	NON-RESIDENTIAL	TOTAL ACREAGE (AC)	DENSITY (LOTS/AC)
SINGLE - FAMILY	77		9.731	7.91
PRIVATE OPEN SPACE ("X" LOTS)		5	5.555	
RIGHT-OF-WAY (PUBLIC STREETS)			4.698	
TOTAL			19.984	3.85



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.

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 recodation 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.

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.

Private Common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/exercise/ buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

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.

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, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. 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.

Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent 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.

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".

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.

Residential Driveway Access Limitation

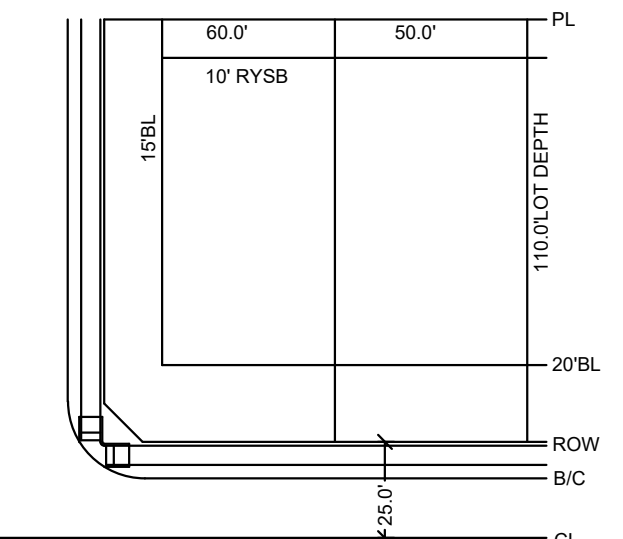
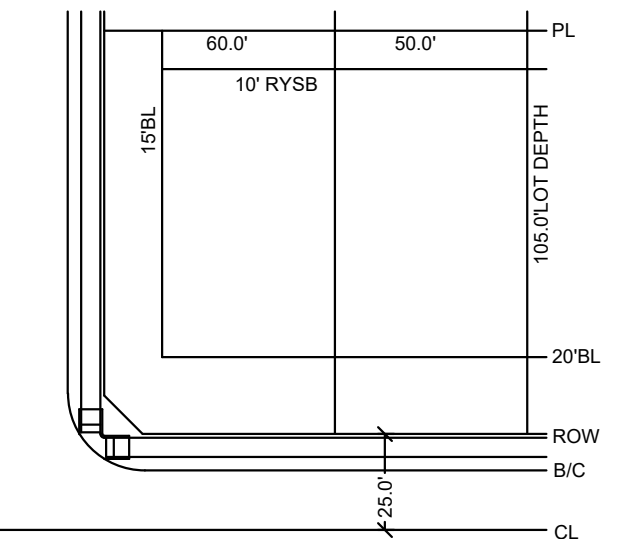
Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:

- Rear entry access shall be provided from an abutting side or rear alley or
- A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

Public Open Space Easement

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11'-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

TYPICAL LOT LAYOUTS



LEGAL DESCRIPTION

Being a 19.984 acre tract of land situated in the Robert Ray Survey, Abstract No. 1290, Tarrant County, Texas and being all of that certain parcel conveyed to Rey-Bar I Holdings LP by the deed recorded in instrument D212046292, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod at the northeast corner of a tract of land conveyed to the City of Fort Worth by the deed recorded in Volume 7070, Page 1716, Deed Records, Tarrant County, Texas, said tract of land also being the Park Site as shown on the plat for Sandybrook Addition, Phase Two, an addition to the City of Fort Worth, Tarrant County, Texas and recorded in Volume 388-131, Page 88, Plat Records, Tarrant County, Texas, said rod also being in the west line of that tract of land conveyed to FW Mockingbird LLC in Instrument No. D219246643, Deed Records, Tarrant County, Texas, and also being the southeast corner of the herein described tract;

THENCE North 89°22'56" West, along the northerly line of said Sandybrook Addition Phase Two, passing at 1,343.20 feet the northwest corner of said addition, continuing a total distance of 1,518.03 feet to a found 1/2 inch iron rod in the north line of Lot 7, Block 2, Sandybrook Addition, Phase One, as recorded in Volume 388-127, Page 88, Plat Records, Tarrant County, Texas, and being the southeast corner of Block 3, Gramercy Place II, an addition to the City of Fort Worth, as recorded in Volume 388-150, Page 64, Plat Records, Tarrant County, Texas and being the southwest corner of the herein described tract;

THENCE North 00°00'25" East, along the easterly line of said Gramercy Place II addition, a distance of 259.20 feet, to a found 1/2 inch iron rod, being in the existing south right-of-way line of Manhattan Boulevard (having a 60' Public right-of-way);

THENCE North 01°56'37" West, a distance of 60.86 feet, to a found 1/2 inch iron rod, being in the existing north right-of-way line of Manhattan Boulevard (having a 60' Public right-of-way) and being in the southeast corner of Lot 4, Block 2, of said Gramercy Place II addition;

THENCE North 00°23'49" East, a distance of 252.94 feet, along the easterly line of said Gramercy Place II addition, to a found 1/2 inch iron rod, being in the northeast corner of said Lot 4 and also being in the south line of Lot 2, Block 1, Stonegate Mobile Home Park No. 3, as recorded in Volume 388-68, Page 41, Plat Records, Tarrant County, Texas and being the northwest corner of the herein described tract;

THENCE South 89°25'42" East, a distance of 1,516.59 feet, along the south line of said Lot 2, to a found 1/2 inch iron rod being in the southeast corner of said Lot 2, the westerly line of said FW Mockingbird LLC tract and being the northeast corner of the herein described tract;

THENCE South 00°10'13" East, a distance of 574.20 feet, along the westerly line of said FW Mockingbird LLC tract, to the POINT OF BEGINNING and CONTAINING 870,510 square feet, 19.984 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, FW MOCKINGBIRD, LLC, does hereby adopt this plat designating the hereinabove described property as LOTS 1X, BLOCK 1, LOTS 1-16, BLOCK 2, LOTS 1-12, BLOCK 3, LOTS 1-12, BLOCK 4, LOTS 1-13, BLOCK 5, LOTS 1-12, BLOCK 6, LOTS 1-27, BLOCK 7, LOTS 1-25, BLOCK 8, LOTS 1-27, BLOCK 9, LOTS 1-8, BLOCK 10, LOTS 1X, BLOCK 11, LOTS 1X, BLOCK 12, LOTS 1X, BLOCK 13, MOCKINGBIRD ESTATES WEST, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the rights-of-way and easements shown hereon.

EXECUTED this _____ DAY OF _____, 202__.

FW MOCKINGBIRD, LLC, AS MANAGING DIRECTOR ON BEHALF OF FW MOCKINGBIRD, LLC

BY: _____

NAME: _____

TITLE: _____

STATE OF _____ }

COUNTY OF _____ }

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared before me, _____ on behalf of FW MOCKINGBIRD, LLC, AS MANAGING DIRECTOR ON BEHALF OF FW MOCKINGBIRD, LLC, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTES

- BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL PROPOSED RIGHT-OF-WAY IS TO BE PUBLIC RIGHT-OF-WAY, AND CITY OF FORT WORTH SHALL BE WATER AND SANITARY SEWER PROVIDER.
- EXISTING LAND USE - VACANT
- PROPOSED LAND USE - SEE SHEET 2 FOR LAND USE.
- "X" LOTS SHALL BE PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACES.
- MOCKINGBIRD WEST SHALL BE CONSTRUCTED IN A SINGLE PHASE.
- CONNECTIVITY INDEX = 1.3
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE UNPLATTED PROPERTY INTO 74 RESIDENTIAL LOTS AND 5 OPEN SPACE LOTS.
- BLOCK A LOT 1X, BLOCK C LOT 1X & 10X, BLOCK D LOT 13X, AND BLOCK E LOT 16X ARE ALL DESIGNATED AS UTILITY AND DRAINAGE EASEMENTS. ALSO, BLOCK A LOT 1X AND BLOCK C LOT 10X ARE DESIGNATED AS FLOODPLAIN EASEMENT.
- ALL EASEMENTS ARE DEDICATED BY THIS PLAT, UNLESS OTHERWISE SHOWN.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP (FIRM) FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48439C0215L, DATED MARCH 21, 2019, A PORTION OF THIS PROPERTY LIES IN ZONE AE.

PP-26-017

PRELIMINARY PLAT OF MOCKINGBIRD WEST				
BLOCK A LOTS 1X, 2-10; BLOCK B LOTS 1-12; BLOCK C LOTS 1X, 2-9, 10X, 11-17; BLOCK D LOTS 1-12, 13X, 14-27; BLOCK E LOTS 1-15, 16X 77 RESIDENTIAL LOTS / 5 OPEN SPACE HOA LOTS BEING 19.984 ACRES OUT OF THE ROBERT RAY SURVEY, ABSTRACT NO. 1290 IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS				
OWNER: FW Mockingbird, LLC 8200 Douglas Avenue, Ste. 300 Dallas, TX 75225 Tel: (972) 860-3150 Contact: Garrett Huffines	DEVELOPER: Pulte Homes of Texas, L.P. 9111 Cypress Waters Blvd, Suite 100 Coppell, TX 75019 Tel: (972) 304-2800 Contact: Marc Zeitz	ENGINEER/SURVEYOR: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Matthew R. Duenwald, P.E.		
DESIGNED	DRAWN	CHECKED	SCALE	DATE
MJB	MJB	MPD	AS SHOWN	MAY 2026
				KH PROJECT NO. 069312710
				P-2

May 4, 2026

Ms. Caroline Cranz
City Plan Commission Chairwoman
100 Fort Worth Trail
Fort Worth, TX 76102

RE: *PP-26-017 – Mockingbird West – Waiver Request(s)*

Dear Caroline:

Pulte Homes of Texas, L.P. would like to formally request two (2) waivers to City of Fort Worth Subdivision Ordinance.

1) Section 31-106(d)(2)a – Block Face

31-106(d)(2)a states 'standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet'. The proposed block face is approximately 1,630 feet with 1,150 feet adjacent to open space. Due to site constraints caused by the floodplain and connectivity to the adjacent subdivision, we request a waiver for the maximum block face.

2) Section 31-101 (d)(1) – Link to Node Ratio

31-101(d)(1) states 'all proposed developments shall have a connectivity index of 1.4 or greater. The site is constrained by existing street connections at Manhattan Boulevard on the west, Bluff Branch Way on the east, Elderwood Trail on the south, and floodway bisecting the site resulting in a connectivity index of 1.3. The waiver request is due to the site constraints.

We appreciate the City's continued support of this project. If you need anything further to evaluate our request, please feel free to contact myself or Matt Duenwald (matt.duenwald@kimley-horn.com).

Sincerely, Phillip Huffines, Managing Member



Cc: Matthew Duenwald, Kimley-Horn and Associates

PP-26-017

Preliminary Plat
Mockingbird West

Paul Rodriguez, Senior Planner CPC Meeting

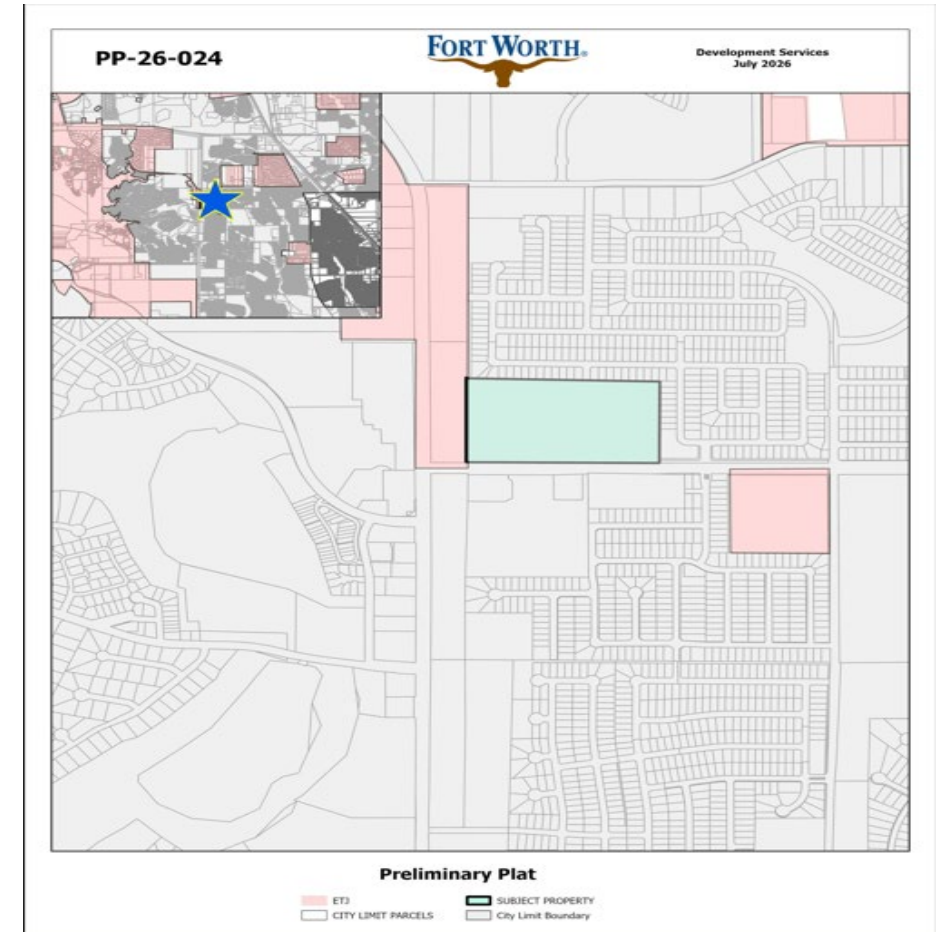


City Planning Commission

PP-26-017

Vacation Summary Details

- **Plat Name:** Mockingbird West
- **Plat Description:** Residential Development consisting of 74 lots and 5 open space lots.
- **Size:** 20.2821 acres
- **Owner/Applicant:** Steve Gregory (Malouf Interests)
- **Consultant/Applicant:** Kimley Horn (Megan Eddington)
- **Waivers:** Section 31-106(d)(2)(b) – Long Block face & Section 31-101(d)(1) – Link to Node Ratio
- **CPC Requirements:** Approval of the requested waivers and conditional approval of the preliminary plat
- PH Notification Date: July 30, 2026



Waiver Request Letter

FW MOCKINGBIRD, LLC

May 4, 2026

Ms. Caroline Cranz
City Plan Commission Chairwoman
100 Fort Worth Trail
Fort Worth, TX 76102

RE: PP-26-017 – Mockingbird West – Waiver Request(s)

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Sincerely, Phillip Huffines, Managing Member

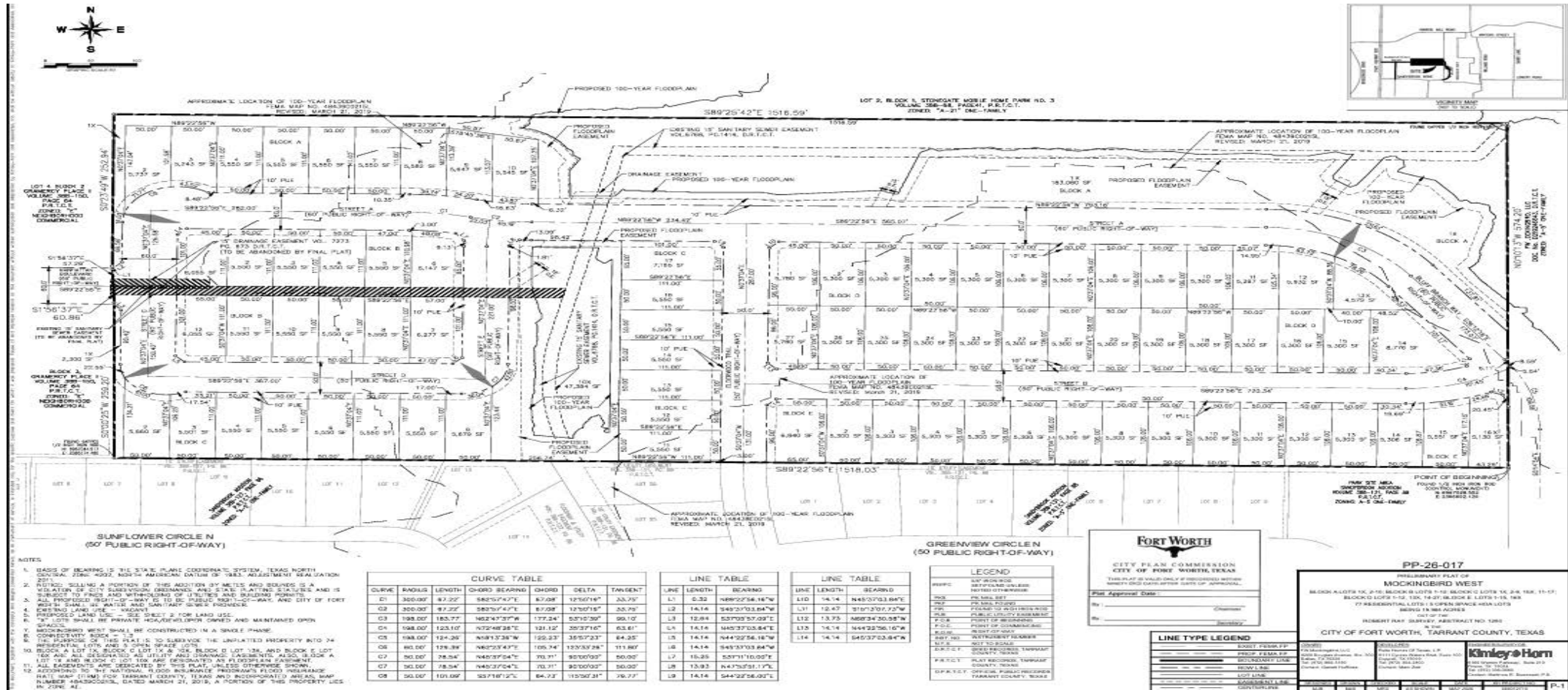


Cc: Matthew Duenwald, Kimley-Horn and Associates

8200 Douglas Ave. #300 Dallas, Texas 75225 pwh@huffinescommunities.com



Proposed Preliminary Plat



Aerial View



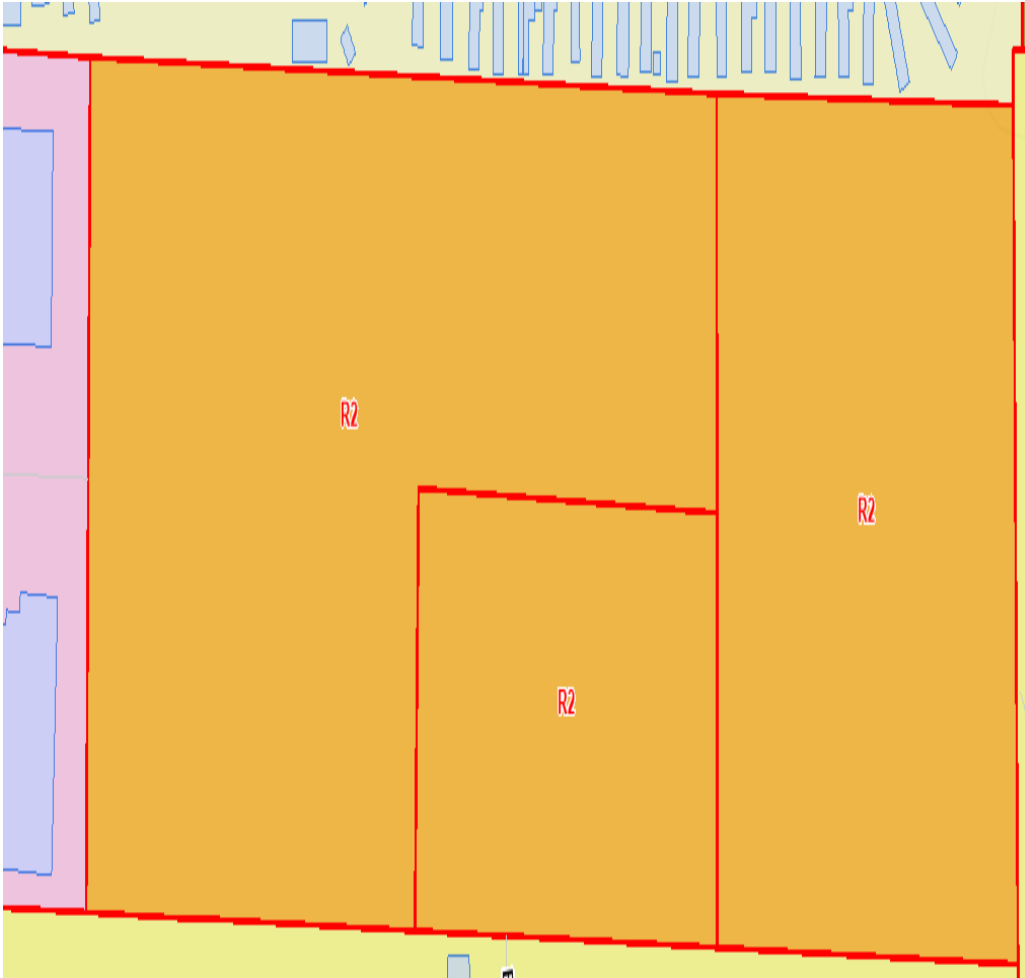
Street View (from Manhattan Blvd)



Street View (from Bluff Branch Way)



Current Zoning – R-2, Townhouse/Cluster



Future Land Use – Neighborhood Commercial/Single-Family Residential



DRC Comments/Recommendations

- DRC recommends: (1) Approval of a waiver to Section 31-106(d)(2) of the Subdivision Ordinance to allow for the block face for lot 1X and lots 2-10 of Block A to exceed the maximum amount of 1,320 feet; (2) Approval of a waiver to Section 31-101(d)(1) of the Subdivision Ordinance to waive the requirement for a connectivity index of 1.4 or greater; and (3) Conditional approval of the final plat upon meeting the comments in the staff report.

MT-26-001 Old Weatherford Road (Major Arterial) and Walsh Ranch Parkway (Minor Arterial): ETJ Parker County.

Being an alignment change for Old Weatherford Road, a major arterial, and Walsh Ranch Parkway, a minor arterial, on the Master Road Network included in the Master Transportation Plan, located in Parker County, Texas.

General Location: South of future Westpoint Boulevard, east of Indigo Sky Drive and north of Walsh Avenue.

GENERAL INFORMATION**A. APPLICANT**

1. Owner / Applicant City of Fort Worth

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- | | |
|--|---|
| 1. Current Zoning | "PD/I" Planned Development Industrial |
| 2. Proposed Zoning | No Change |
| 3. Comprehensive Plan Future Land Use | Single Family Residential and
Agricultural |
| 4. Public Hearing Notification Mailing Date | July 31, 2026 |
| 5. Development Services Department Case Coordinator..... | Alex Parks |
| 6. Organizations Courtesy Notified..... | Streams And Valleys Inc, Trinity
Habitat for Humanity, Everman ISD |

C. SERVICE DISTRICTS

- | | |
|--|--------------------|
| 1. School ISD..... | Everman 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

Transportation and Public Works requests an amendment to the Master Roadway Network to revise the alignments of Old Weatherford Road and Walsh Ranch Parkway. On June 23, 2026, the City Council authorized execution of the Brown Ranch Development Agreement and directed staff to amend the Master Roadway Network in accordance with the terms of the agreement (M&C 26-0529).

The below map shows the proposed alignments. The proposed alignments were developed following extensive discussions between the Brown Ranch and Walsh Ranch developers and the City of Fort Worth. The proposal only amends the roadway alignment. The classifications and cross sections would remain unchanged. On Friday July 31st, 2026 notices were sent to the adjacent property owners.

Walsh Ranch Parkway

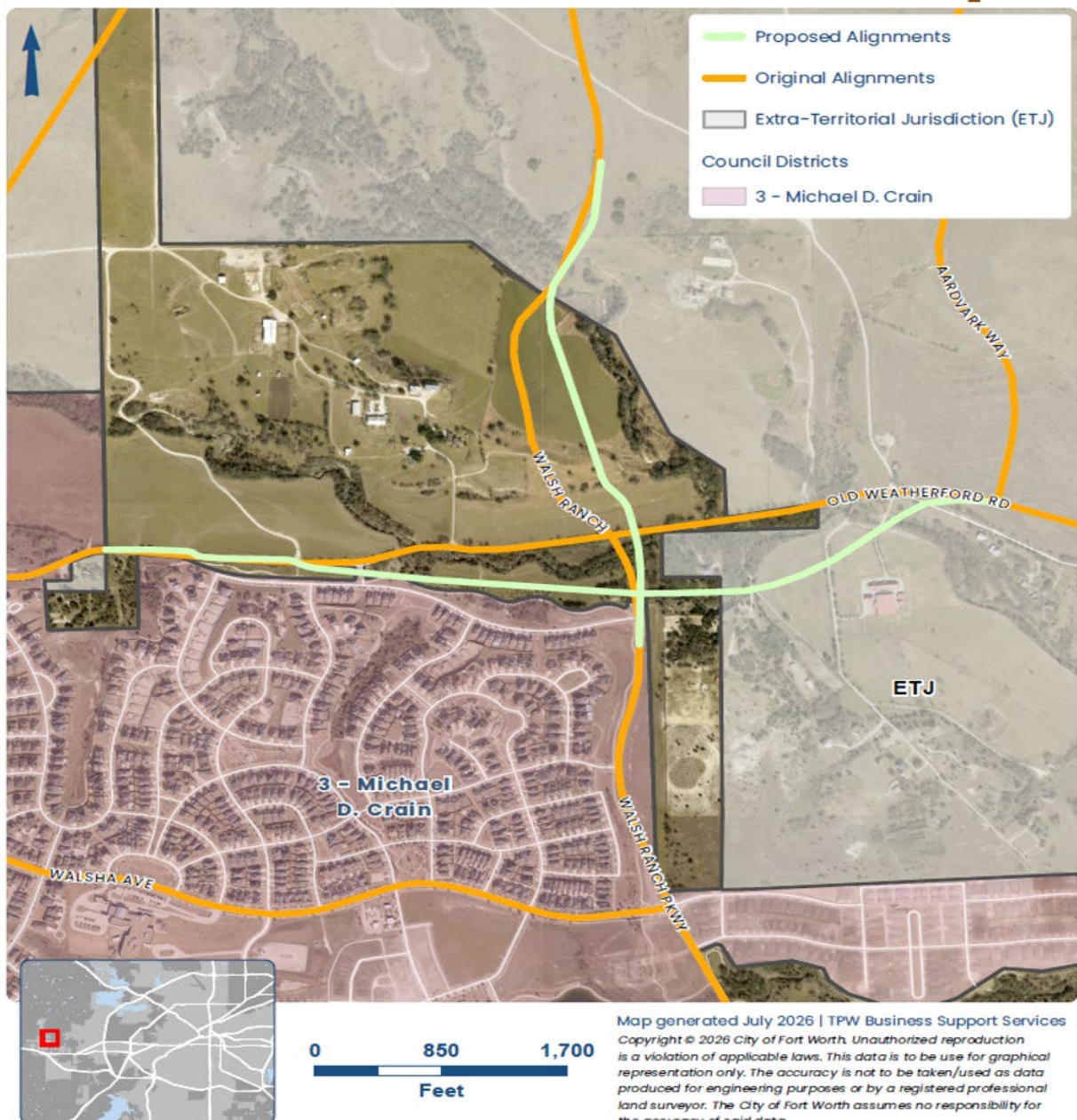
In coordination with Walsh Ranch, it became apparent that the current alignment cuts through their development footprint as shown in their approved concept plan. This adjustment will move the road out of their development footprint and avoid the creek as much as possible. The property owner has given their consent and the alignment shift is

less than 1000 feet and it maintains the existing endpoints, therefore, this alignment shift has been approved administratively.

Old Weatherford Road

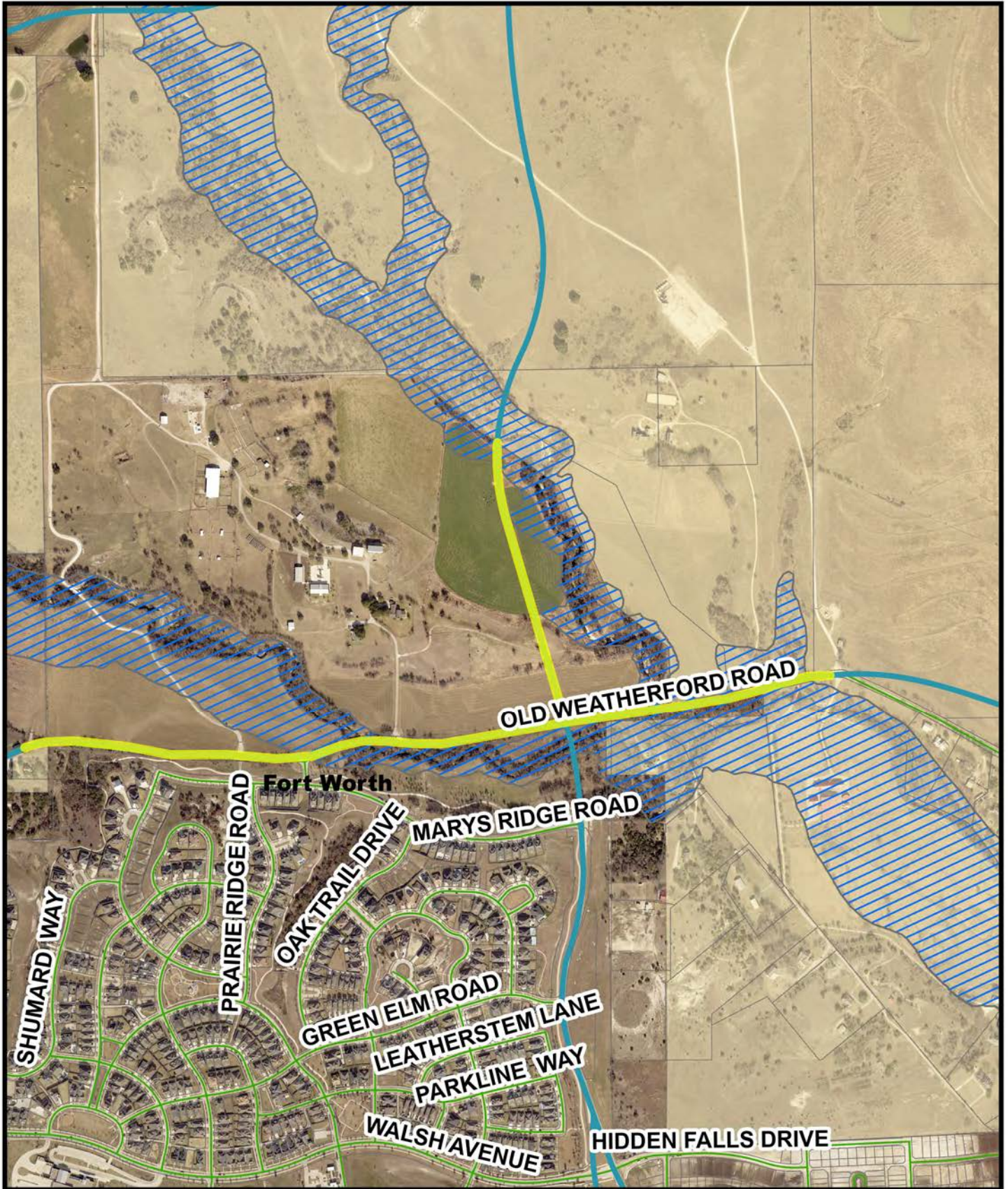
In coordination with Brown Ranch, it became apparent that the current alignment crossed significant portions of Mary's creek creating construction feasibility issues and potential impacts to the creek. The adjustment will improve the constructability and move the road out of sensitive floodplain areas.

Mayor & Council Map | Master Roadway Network Proposed
Amendment | Old Weatherford Road | Walsh Ranch Pkwy | CD #3



E. DRC RECOMMENDATION

DRC recommends: 1) Approval of the Master Roadway Network alignment change to Walsh Ranch Parkway; and 2) Approval of a recommendation to City Council for the Master Roadway Network alignment change to Old Weatherford Road.

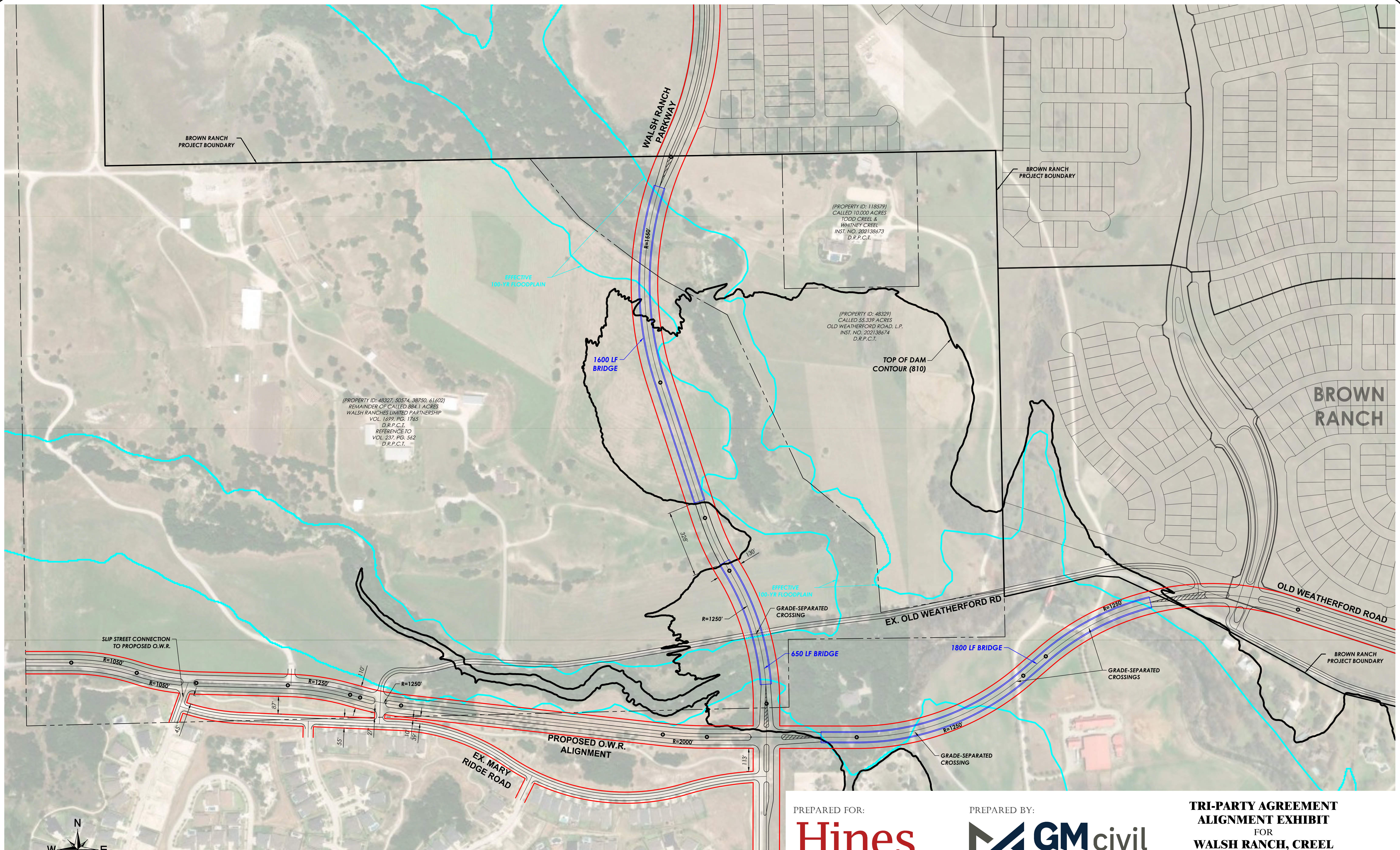


Legend

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

1:10,800





Note: exhibit is for alignment amendment purposes only. Access and design of intersections, thoroughfares, median openings, and other engineering-related aspects are subject to additional review and must conform to the standards and requirements of the City of Fort Worth.

PREPARED FOR:

Hines

2700 Commerce St., Suite 1600
Dallas, Texas 75226
(972) 716-2900

PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

**TRI-PARTY AGREEMENT
ALIGNMENT EXHIBIT
FOR
WALSH RANCH, CREEL
PROPERTY, & BROWN RANCH
CITY OF FORT WORTH ETJ
PARKER COUNTY, TEXAS
Date: June 2026**

SHEET 1 OF 1

MT-26-001

Walsh Ranch Pkwy and Old Weatherford Rd

Alexander Parks, Senior Planner
CPC Meeting August 13, 2026

MT-26-001

Plat Summary Details

Plat Name: Walsh Ranch Pkwy and Old Weatherford Rd

Plat Description: Master Road Network Alignment Shifts

Size: N/A

Owner/Applicant: City of Fort Worth

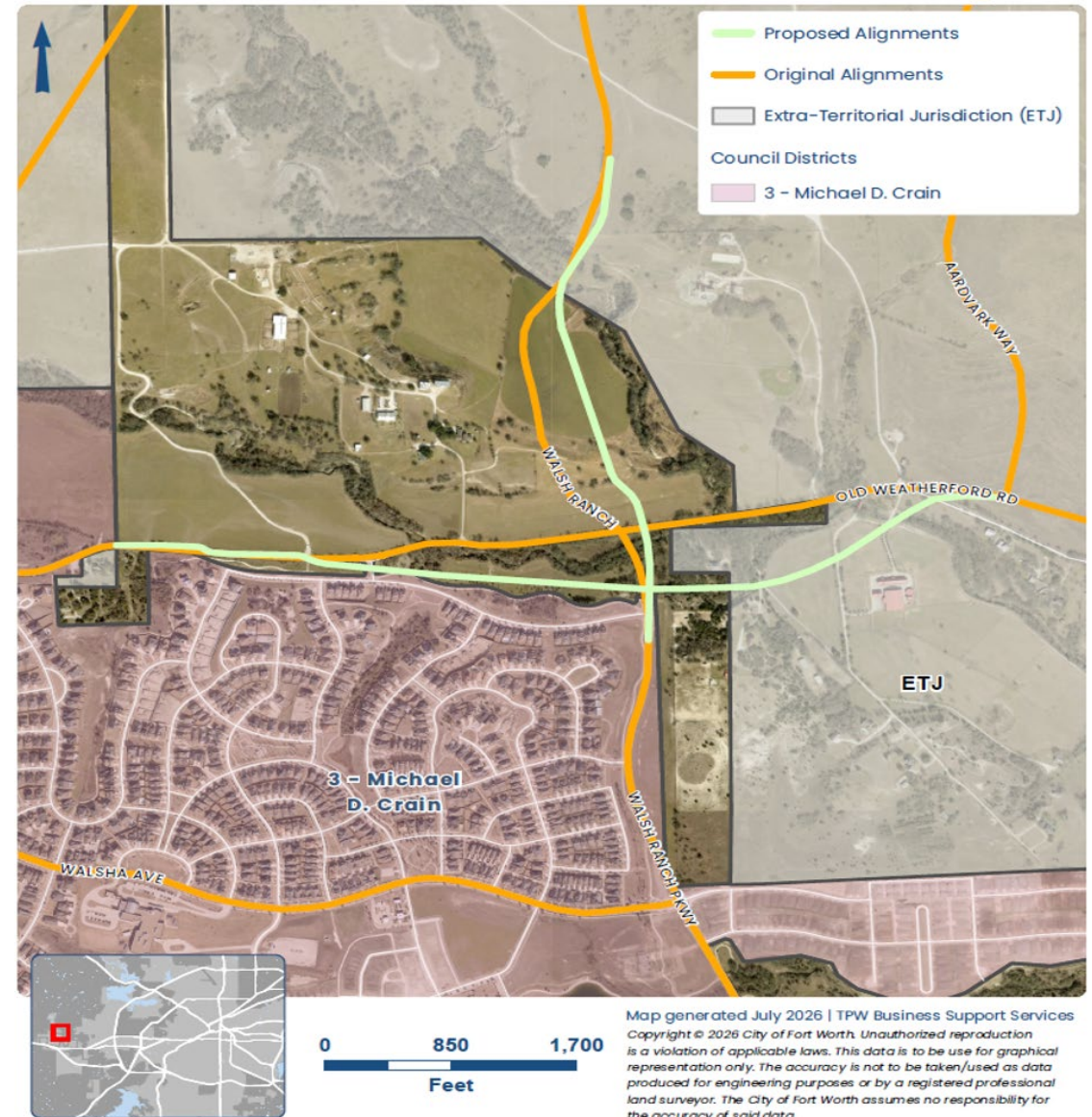
Consultant/Applicant: City of Fort Worth

Waivers: None maintaining the approved cross-sections

DRC Recommendation: Approval of the Master Roadway Network alignment change to Walsh Ranch Parkway; and Approval of a recommendation to City Council for the Master Roadway Network alignment change to Old Weatherford Road

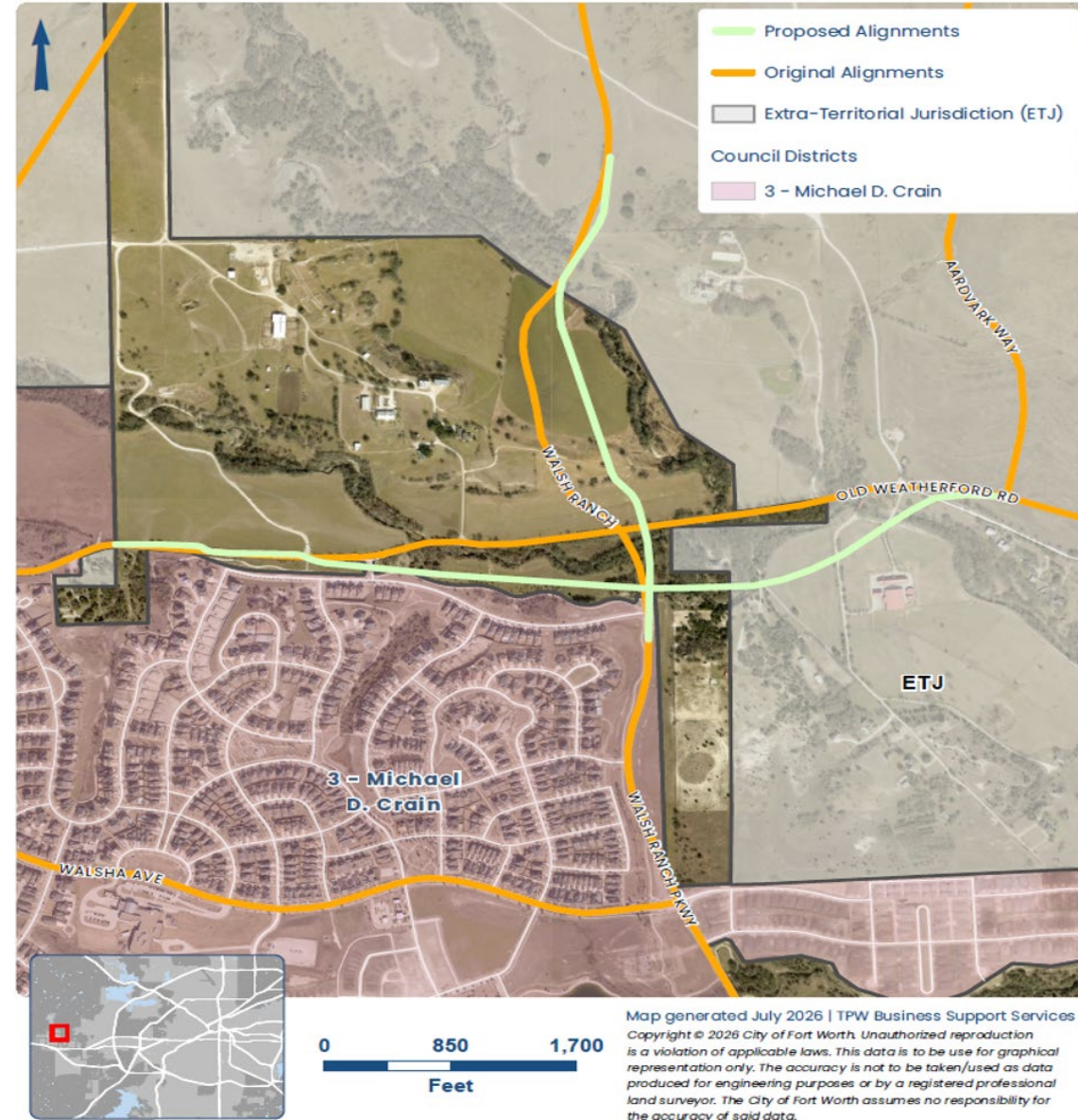
Public Hearing Notification Date: July 31, 2026

Mayor & Council Map | Master Roadway Network Proposed
Amendment | Old Weatherford Road | Walsh Ranch Pkwy | CD #3



MT-26-001

Alignment Exhibit



MT-26-001

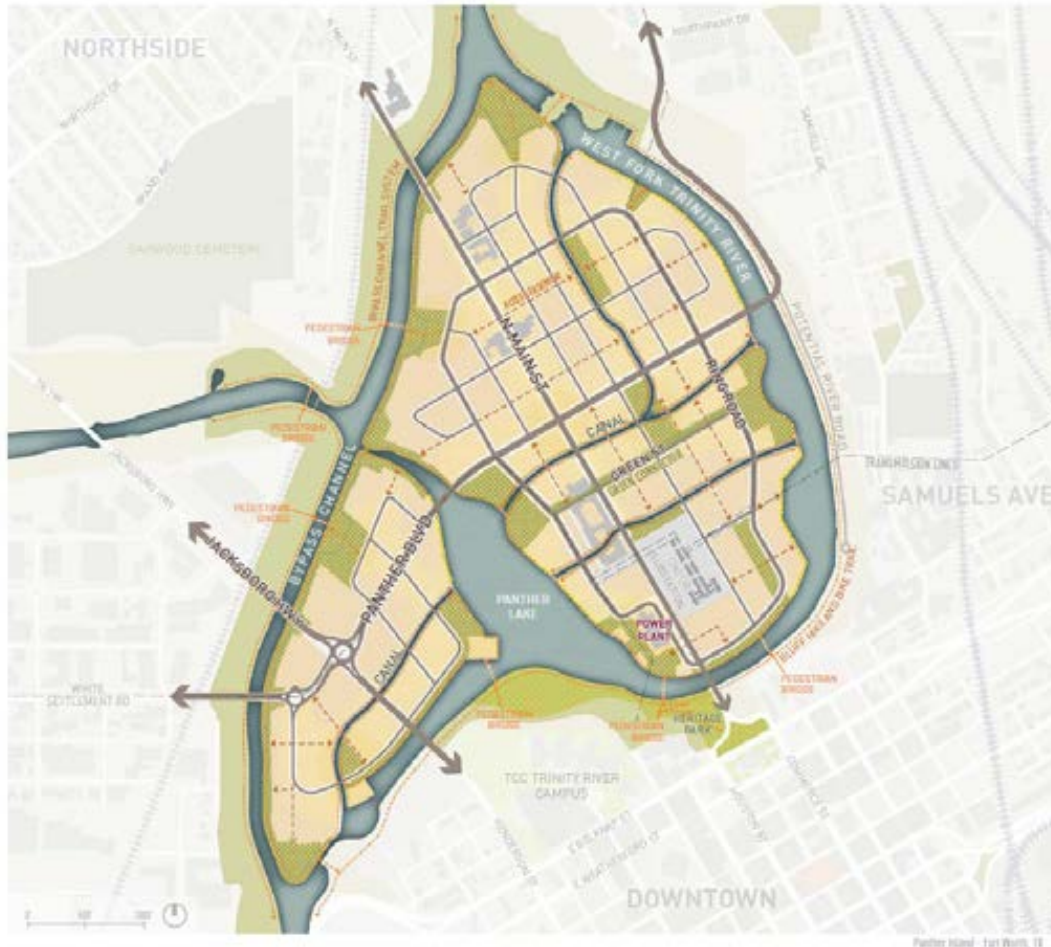
DRC Recommendation

DRC recommends:

1) Approval of the Master Roadway Network alignment change to Walsh Ranch Parkway; and 2) Approval of a recommendation to City Council for the Master Roadway Network alignment change to Old Weatherford Road.

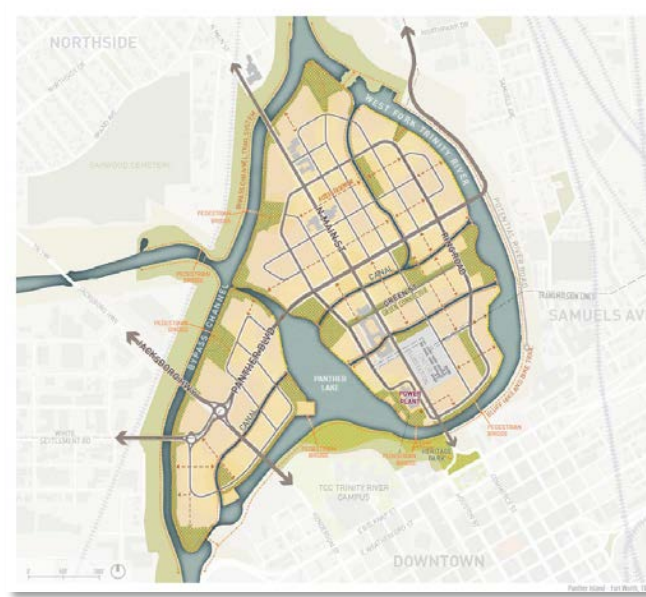
Panther Island Form-Based Code Update

Executive Briefings
Spring 2026

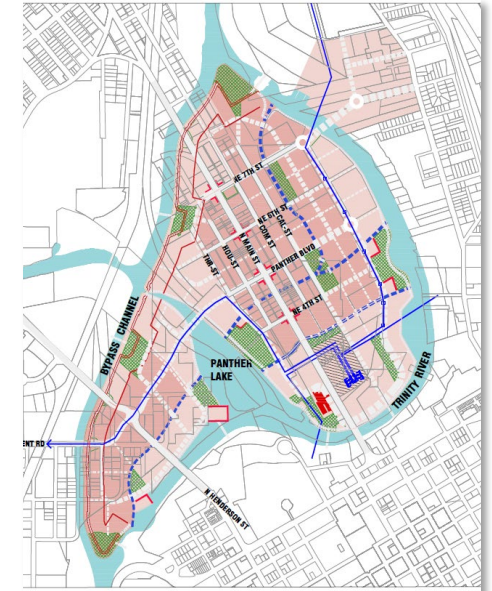
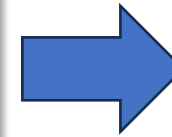


Purpose of the Code Update

- Align development with **Vision 2.0**
- Respond to **real-world development activity**
- Improve **connectivity, open space, and waterfront experience**
- Provide **clear, predictable development standards**



VISION 2.0



REVISED CODE

Evolution of the Code

- Original code established framework
- Vision 2.0 refined priorities
- Updated code **implements and operationalizes vision**

KEY EFFORTS HAVE SHAPED PANTHER ISLAND'S URBAN DESIGN VISION TO WHAT IT IS TODAY



TRINITY UPTOWN PLAN
(2004)

- INITIAL VISION & IDENTIFY ASPIRATIONS
- DENSITY
- PROGRAM DISTRIBUTION
- OPEN SPACE NETWORK
- CHARACTER



FORM-BASED CODE (2006,
2010, 2016)

- FRAMEWORK PLAN
- ILLUSTRATIVE SITE PLAN
- STREETS
- WATERWAYS / CANALS
- OPEN SPACE NETWORK
- DENSITY
- LAND USES & DENSITY
- BLOCK TYPOLOGIES
- FURNISHINGS
- SIGNAGE
- PROGRAM DISTRIBUTION



CANAL DESIGN
STANDARDS (2016)

- CANAL FRAMEWORK
- PRECEDENTS
- DESIGN FEATURES
- EDGE TREATMENTS
- GROUND MATERIAL
- SEATING
- PLANT SPECIES



INFRASTRUCTURE
PLANNING (ONGOING)

- WATER
- WASTEWATER
- STORMWATER / CANALS
- ON-CORE ELECTRICITY

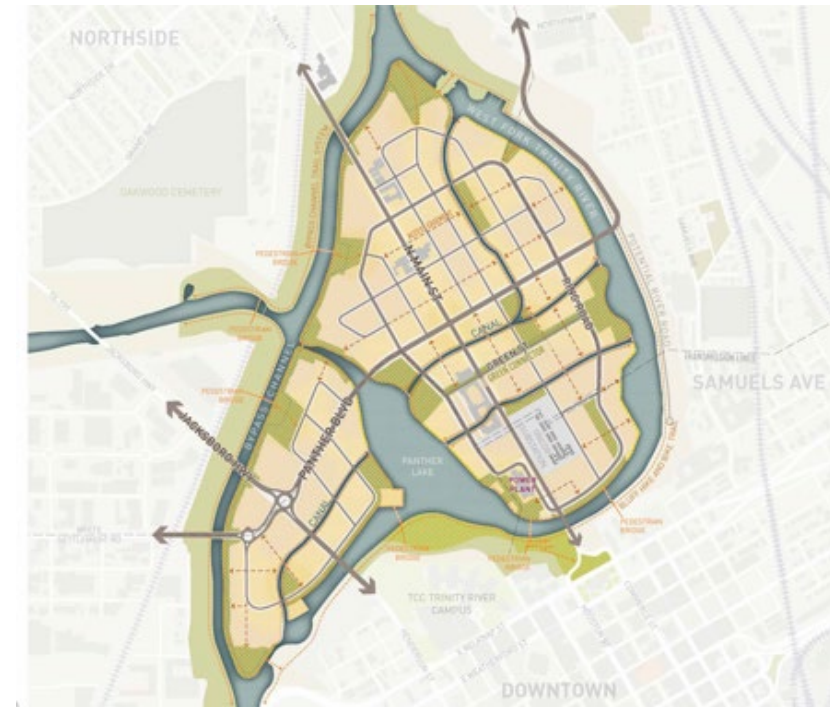


Panther Island Form Based Zoning District
Zoning Standards and Guidelines

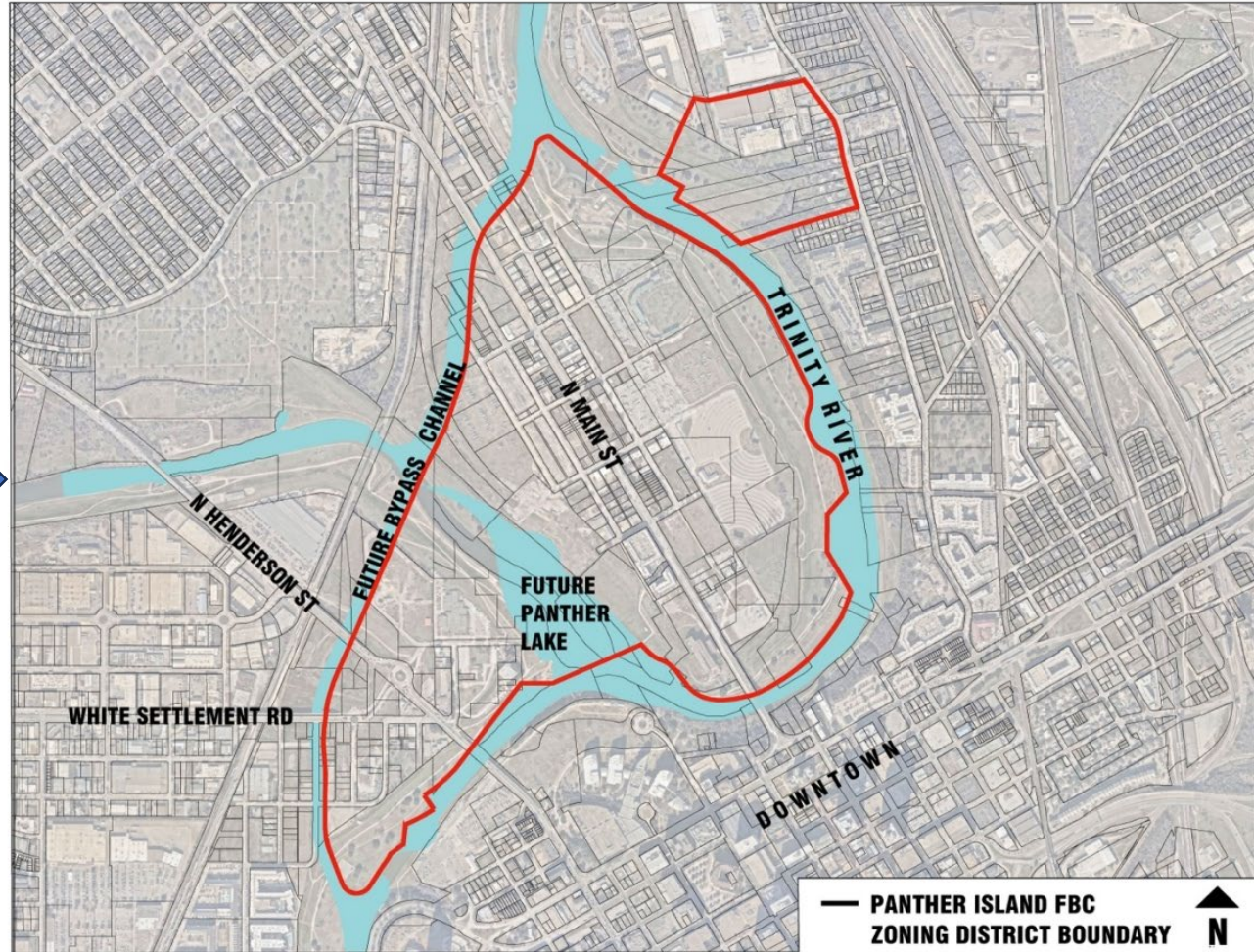
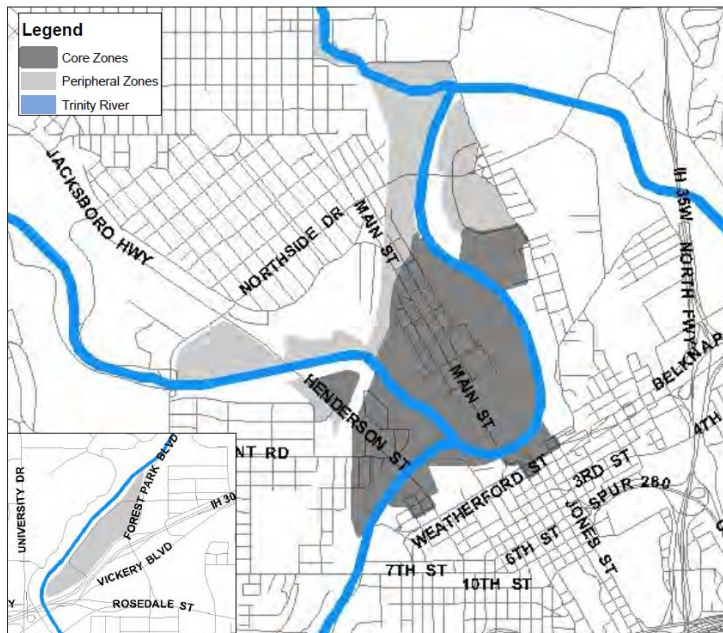
PANTHER ISLAND

Vision 2.0 Priorities Driving the Update

- Robust **open space** network
- Continuous **waterfront and canal access**
- **Smaller blocks + walkable streets**
- Preservation of **view corridors**
- Concentrated **development intensity in core**



Updated Boundary



Map 1-1: FBC

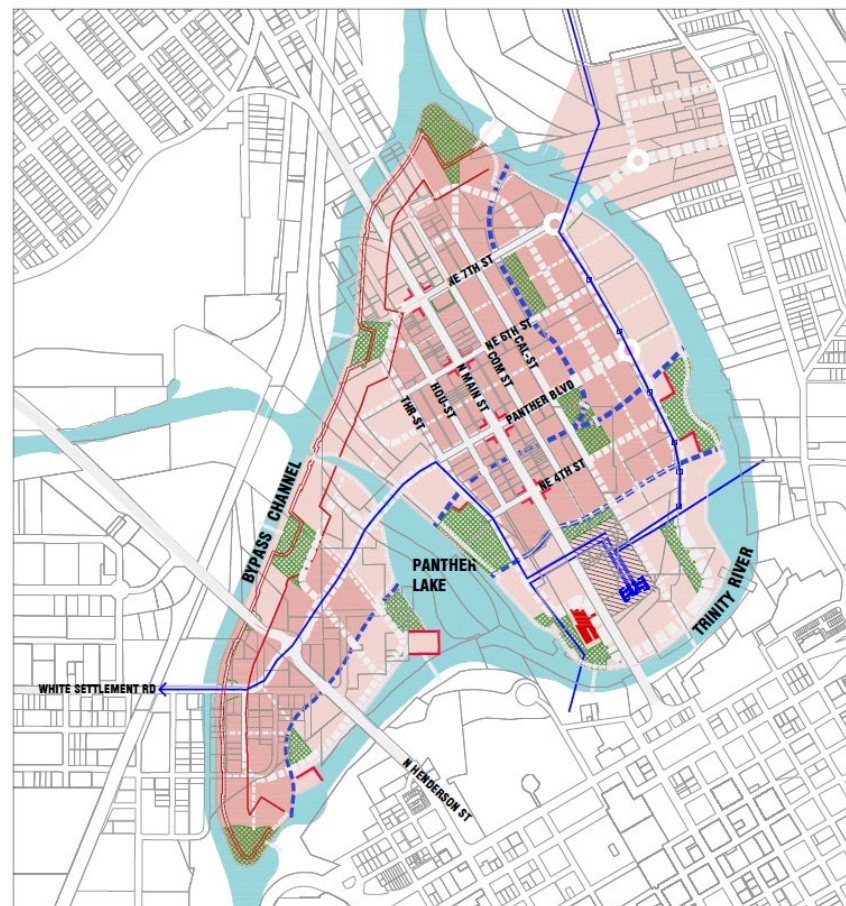
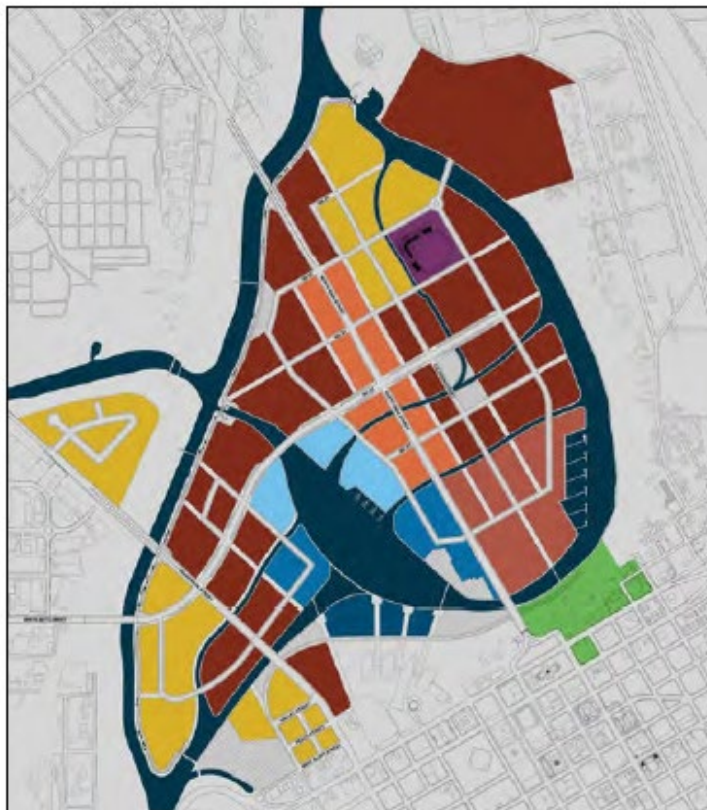
Guiding Principles (Refocused)

- Prioritize **waterfront + open space**
- De-emphasizes purely residential focus
- Strengthen **connections** to
 - Downtown
 - Cultural District
 - Northside
 - Stockyards
- Protection key **view corridors**

Governance & Administration

- Clarifies **roles and authority**
- Aligns with **TRWD Canal System Manual**
- Strengthens coordination between:
 - Program Office
 - Design Review Committee
 - Urban Design Commission

Regulating Plan: Development Zones



REGULATING PLAN: GENERAL

-  PI-CORE
 PI-EDGE
 RECOMMENDED OPEN SPACE
 EXIST. ONCOR SUBSTATION

 EXIST. HISTORIC POWER STATION
 T.R.W.D. CANAL R.O.W.
 T.R.W.D. OWNERSHIP BOUNDARY
 OVERHEAD TRANSMISSION LINES
 REQ. GROUND FLOOR COMMERCIAL

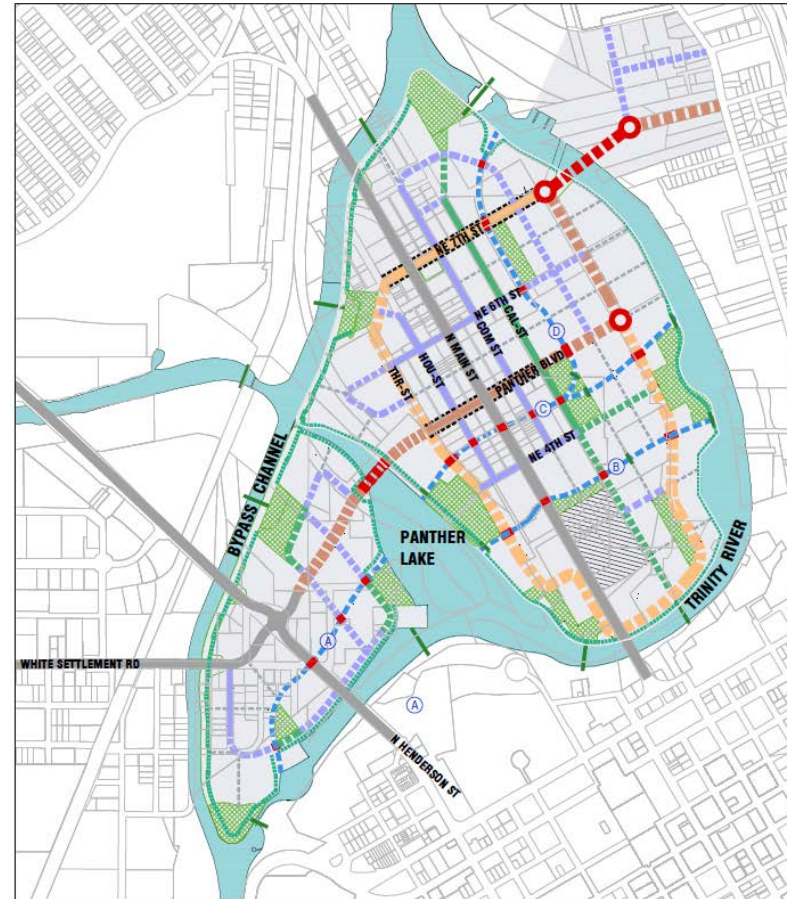
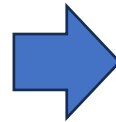
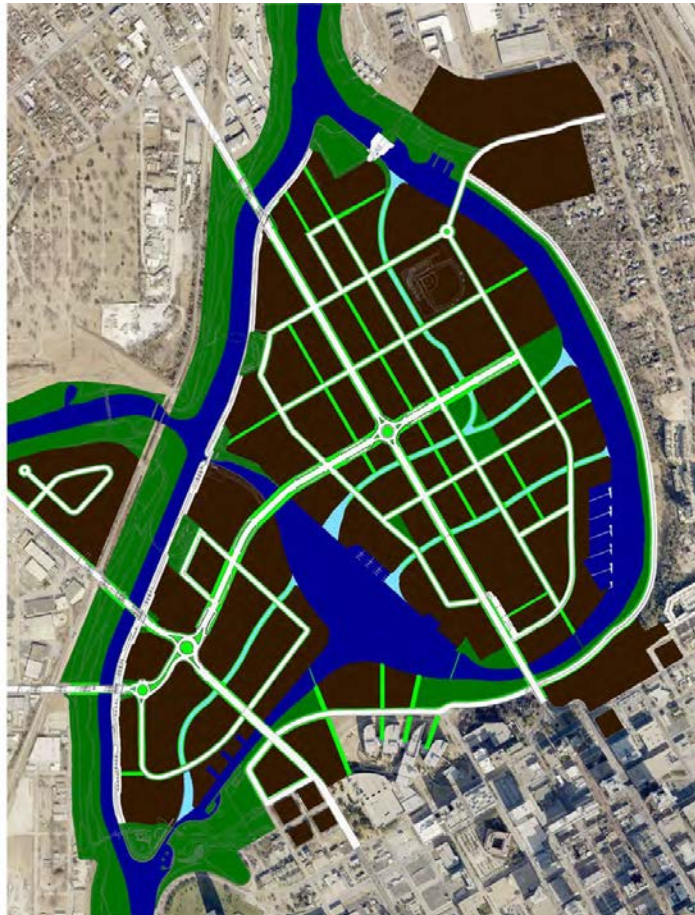
STREET ABBREVIATIONS:

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



DRAFT 2-12-26

Regulating Plan: Streets and Mobility



REGULATING PLAN: STREETS & MOBILITY

- CANAL (LETTER IDENTIFIES CANAL SEGMENT)
- OVERHEAD TRANSMISSION LINES
- RECOMMENDED OPEN SPACE
- EXIST. ONCOR SUBSTATION

STREET TYPES & MOBILITY ELEMENTS: (REFER TO CORRESPONDING SECTIONS)

NOTE: SOLID LINES REPRESENT EXISTING STREET ROW WITH FIXED ALIGNMENT, DASHED LINES REPRESENT PROPOSED R.O.W. ALIGNMENT

- EXISTING STREET/BRIDGE
- PANTHER BOULEVARD (ARTERIAL)
- PANTHER BOULEVARD - EXPANDED EXIST. R.O.W.
- PANTHER LOOP (COLLECTOR)
- PANTHER LOOP - EXPANDED EXIST. R.O.W.
- NEIGHBORHOOD STREET (LOCAL STREET)
- SHARED STREET (LOCAL STREET)
- WATERFRONT ACCESS
- PEDESTRIAN CONNECTOR
- PEDESTRIAN BRIDGE
- VEHICULAR / PEDESTRIAN BRIDGE
- PROPOSED ROUND-ABOUT (PENDING FURTHER TPW/TRWD EVALUATION)

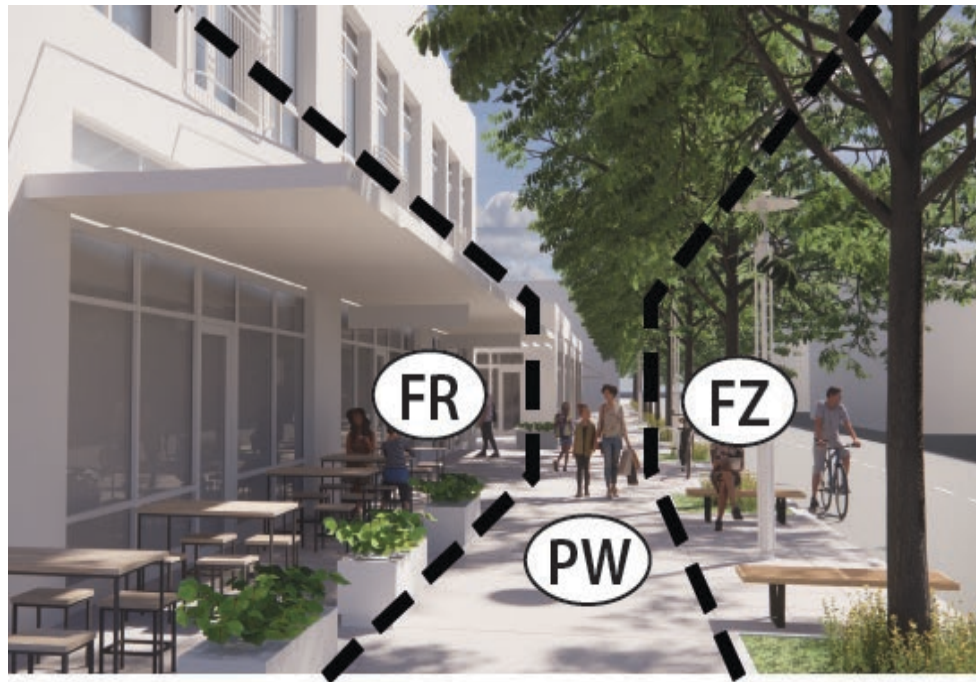
STREET ABBREVIATIONS:

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



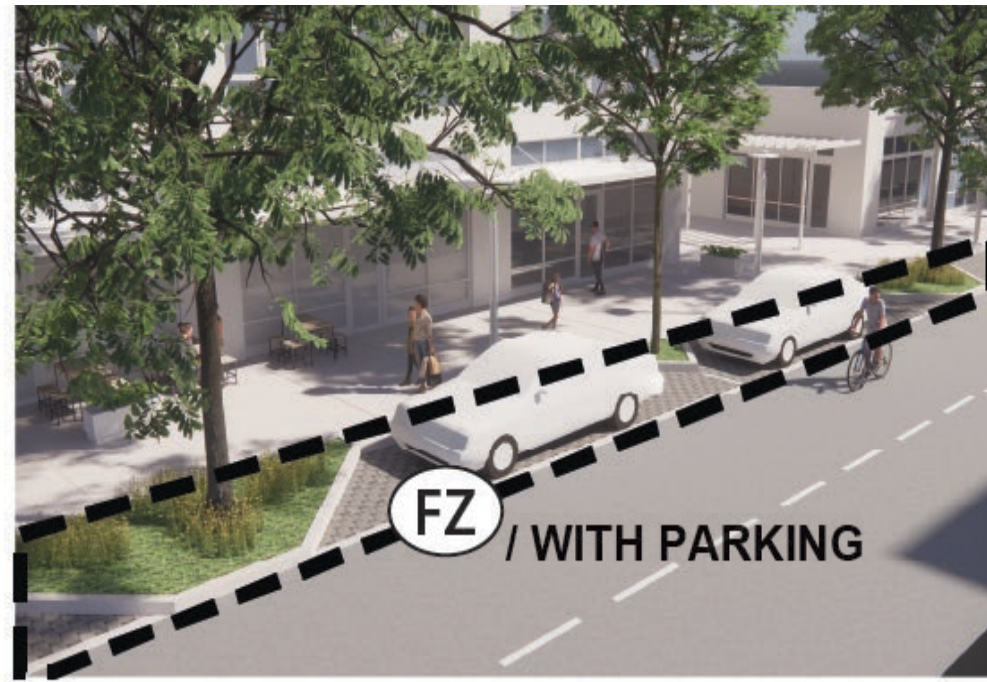
DRAFT: 3-23-26

Sidewalks and Streetscape Standards



FR = FRONTAGE ZONE

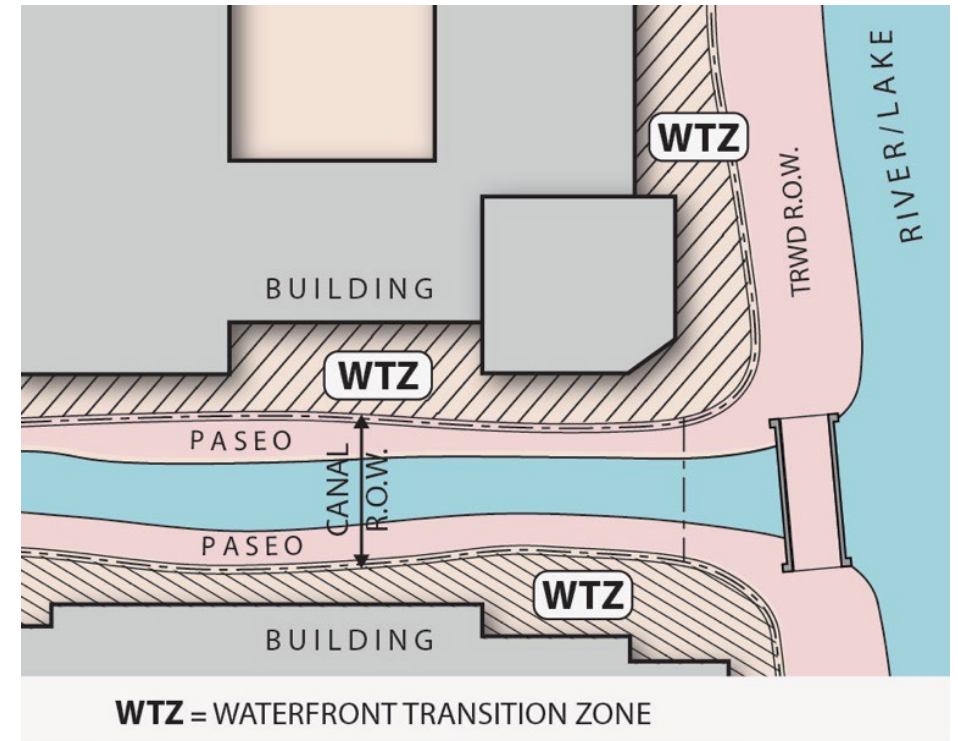
PW= PEDESTRIAN WAY



FZ= FURNISHING ZONE

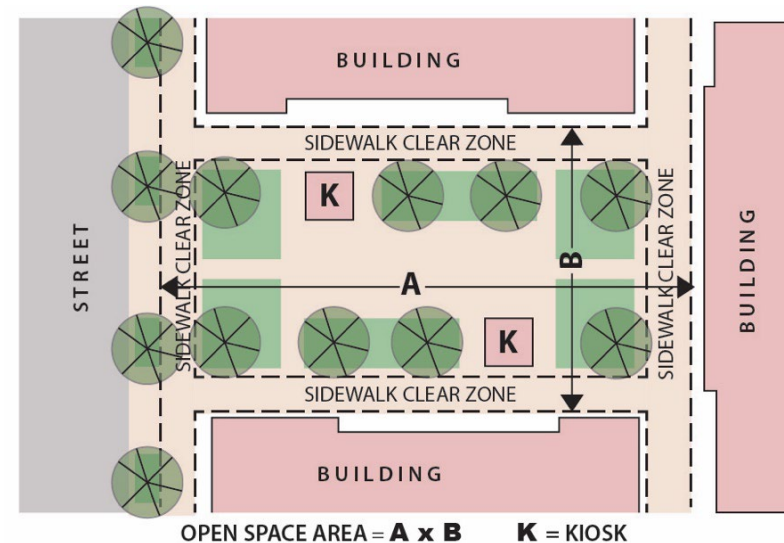
Waterfront Standards

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

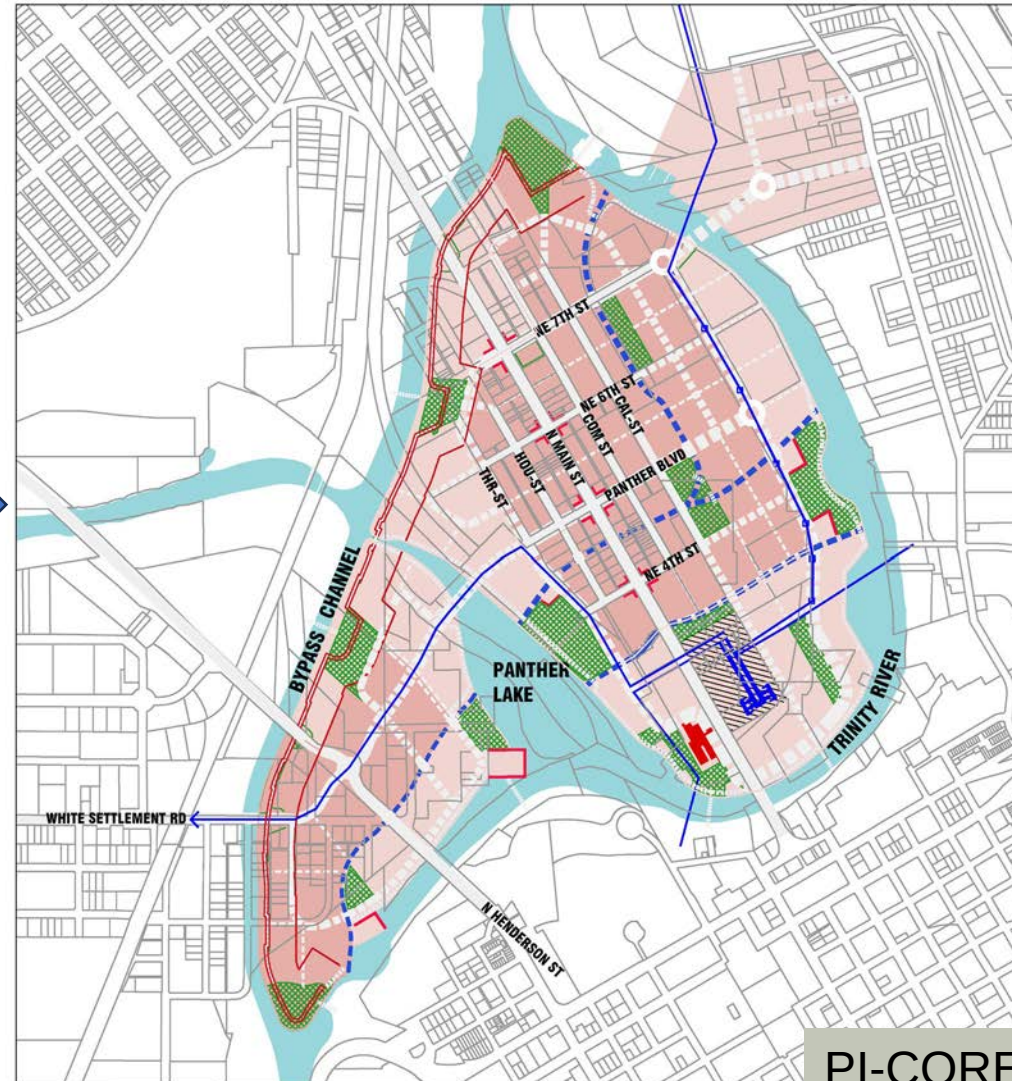
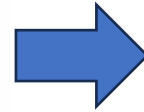
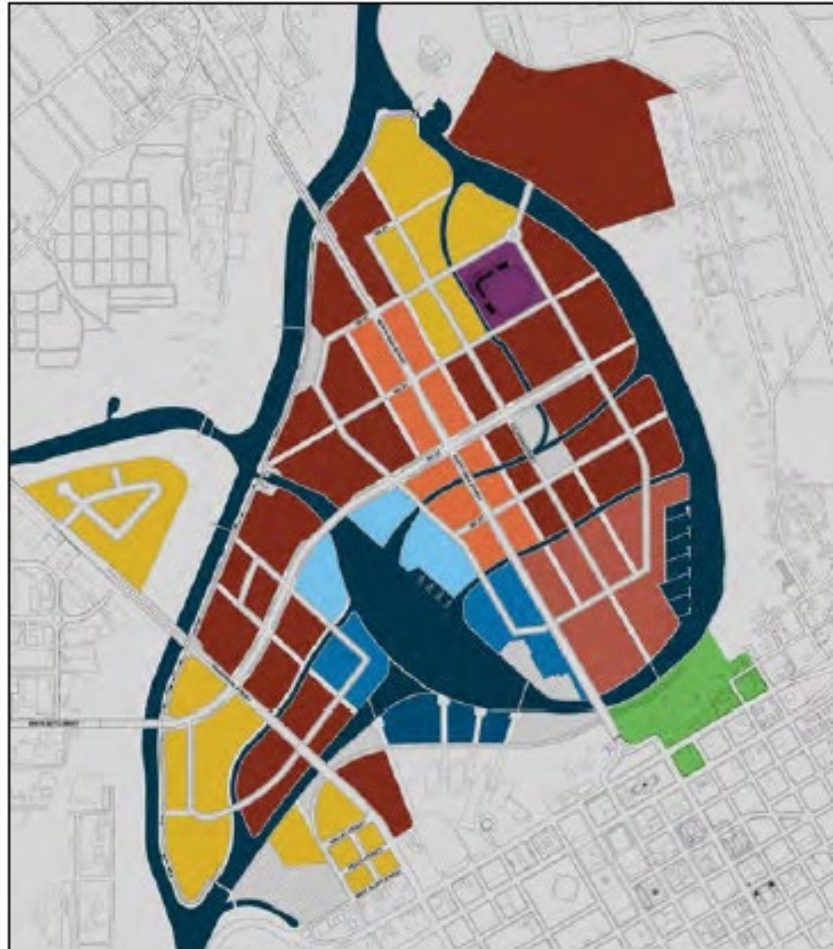
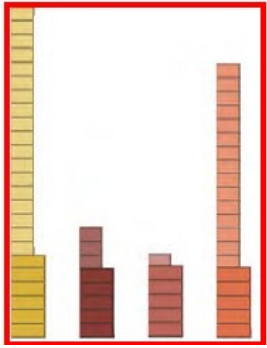


Public Open Space

- Incorporates Vision 2.0 **15% open space goal**
- **Standards** for:
 - Tree canopy (50%)
 - Landscaping
 - Public amenities
- **Guidelines** for art, fountains and activation



Urban Form Standards



REGULATING PLAN: GENERAL

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

STREET ABBREVIATIONS:

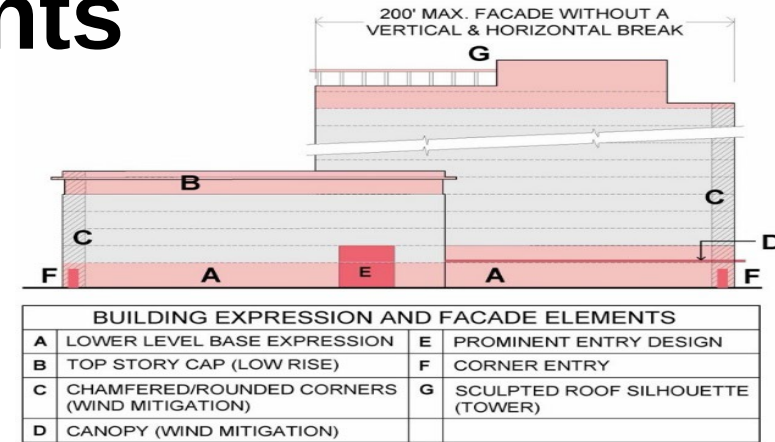
- CAL-ST CALHOUN ST
- COM-ST COMMERCE ST
- HOU-ST N HOUSTON ST
- THR-ST N THROCKMORTON ST



PI-CORE: 4 – 24 stories
PI-EDGE: 3 – 15 stories

Building Design Improvements

- Removed **exterior materials requirements** (State law)
- Improved:
 - Façade articulation
 - Glazing standards
 - Parking structure design
- Added **tower massing** guidelines
- Encourages active edges: (**galleries, canopies, and balconies**)



Enhanced Supporting Regulations

- **Private landscaping** 40 – 50% canopy
- **Updated parking approaches:** Vehicular Plazas, Garages, Transitional Parking
- **Fencing and screening standards**
- **Signage** aligned with downtown



Key Takeaways

- Implements Vision 2.0
- Strengthens waterfront + open space identity
- Improves walkability and connectivity
- Provides clearer development guidance
- Positions Panther Island for successful delivery



Next Steps

- Stakeholder meetings on draft FBC: **June 2026**
- Adoption process: **Summer 2026**

