



**MEETING AGENDA**  
CITY PLAN COMMISSION  
Wednesday, August 14, 2024  
Work Session 9:00 a.m.  
Public Hearing: 10:00 a.m.

**Work Session**

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

**Public Hearing**

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

Join Webinar Link:

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=me923c0150ef72e4d53f666f09b95f180>

Join Webinar Number:

Webinar number (access code): 2557 414 9569

Webinar password: Jmmg2wPuh25 (56642978 when dialing from a phone or video system)

Join by phone:

1-469-210-7159

Viewing Only:

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: [Watch Live Online](#)

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

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City’s website: <https://www.fortworthtexas.gov/government/boards/list-boards-commissions/virtual-meetings>

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

**\*\*Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00 PM on August 13, 2024. To sign up to speak in person at the meeting, contact Derek Hull at [derek.hull@fortworthtexas.gov](mailto:derek.hull@fortworthtexas.gov) or 817-392-2412. To sign up to speak virtually, register through WebEx in accordance with the directions set out on the City’s website above. Please note that the City of Fort Worth is using a third-party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible.**

**COMMISSION MEMBERS**

Caroline Cranz, CD 1	_____	Matthew Graham, CD 9	_____
Kathy Hamilton CD 2	_____	Jeff Davis, CD 10	_____
Jim Tidwell, Vice Chair CD 3	_____	Efrin Carrion, CD 11	_____
Vacant, CD 4	_____	Matthijs Melchiors, Alternate	_____
Torchy White, CD 5	_____	Josh Lindsay, Alternate	_____
Denise Turner, CD 6	_____	Andrew Scott, Alternate	_____
Lee Henderson, CD 7	_____	Jarrett Wilson, Alternate	_____
Don Boren, Chair CD 8	_____		

**I. WORK SESSION: 9:00 A.M. City Council Conference Room 2020**

- |                                      |               |
|--------------------------------------|---------------|
| A. Correspondence & Comments         | Staff & Chair |
| B. Review of Cases on Today’s Agenda | Staff         |
| C. 2050 Comp. Plan Update            | Staff         |

**II. PUBLIC HEARING: 10:00 A.M. City Council Chamber**

1. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
2. ANNOUNCEMENTS
3. APPROVAL OF July 24, 2024 MEETING MINUTES
4. CONTINUED CASES (1)

**1. PP-24-011 Valley Brook (Conditional Approval): 14 Single-Family Detached Residential Lots and 1 Private Open Space Lot: Council District 4.**

- a. Being approximately 2.795 acres of land situated in the John Edmonds Survey, Abstract No. 467, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Fountain Flat Drive, west of Dunraven Trail and east of Ventura Street.
- c. Applicant: Baird, Hampton and Brown Engineering & Surveying

- d. **Applicant Requests:** 1) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
- e. **DRC Recommends:** 1) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

5. NEW CASES

1. **VA-24-015** **Vacation of a Portion of Cockrell Avenue Between Berry Street and Bowie Street:** Council District 9.

- a. Being a vacation of a portion of Cockrell Avenue between Bowie Street and Berry Street, as dedicated by the plat of Forest Park Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 310, Page 49, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Berry Street, south of Bowie Street, east of University Drive and west of Greene Avenue.
- c. Applicant: Kimley-Horn and Associates, Inc.
- d. **Applicant Requests:** Continuance to the August 28, 2024, City Plan Commission Meeting.
- e. **DRC Recommends:** Continuance to the August 28, 2024, City Plan Commission Meeting.

2. **VA-24-016** **Vacation of an Alley in Block 12, Forest Park Addition, Between Berry Street and Bowie Street:** Council District 9.

- a. Being a vacation of an alley approximately 0.1400 acre (6,099 square foot) in the Wade H. Hudson Survey, Abstract No. 717, City of Fort Worth, Tarrant County, Texas and said tract being in Block 12, Forest Park Addition, between Bowie Street and Berry Street, as dedicated by the plat of Forest Park Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 310, Page 49, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Berry Street, south of Bowie Street, east of University Drive and west of Greene Avenue.
- c. Applicant: Kimley-Horn and Associates, Inc.
- d. **Applicant Requests:** Continuance to the August 28, 2024, City Plan Commission Meeting.
- e. **DRC Recommends:** Continuance to the August 28, 2024, City Plan Commission Meeting.

**Adjournment:** \_\_\_\_\_

**ACCESSIBILITY STATEMENT**

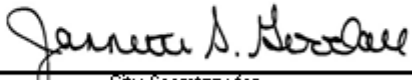
Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**DECLARACIÓN DE ACCESIBILIDAD**

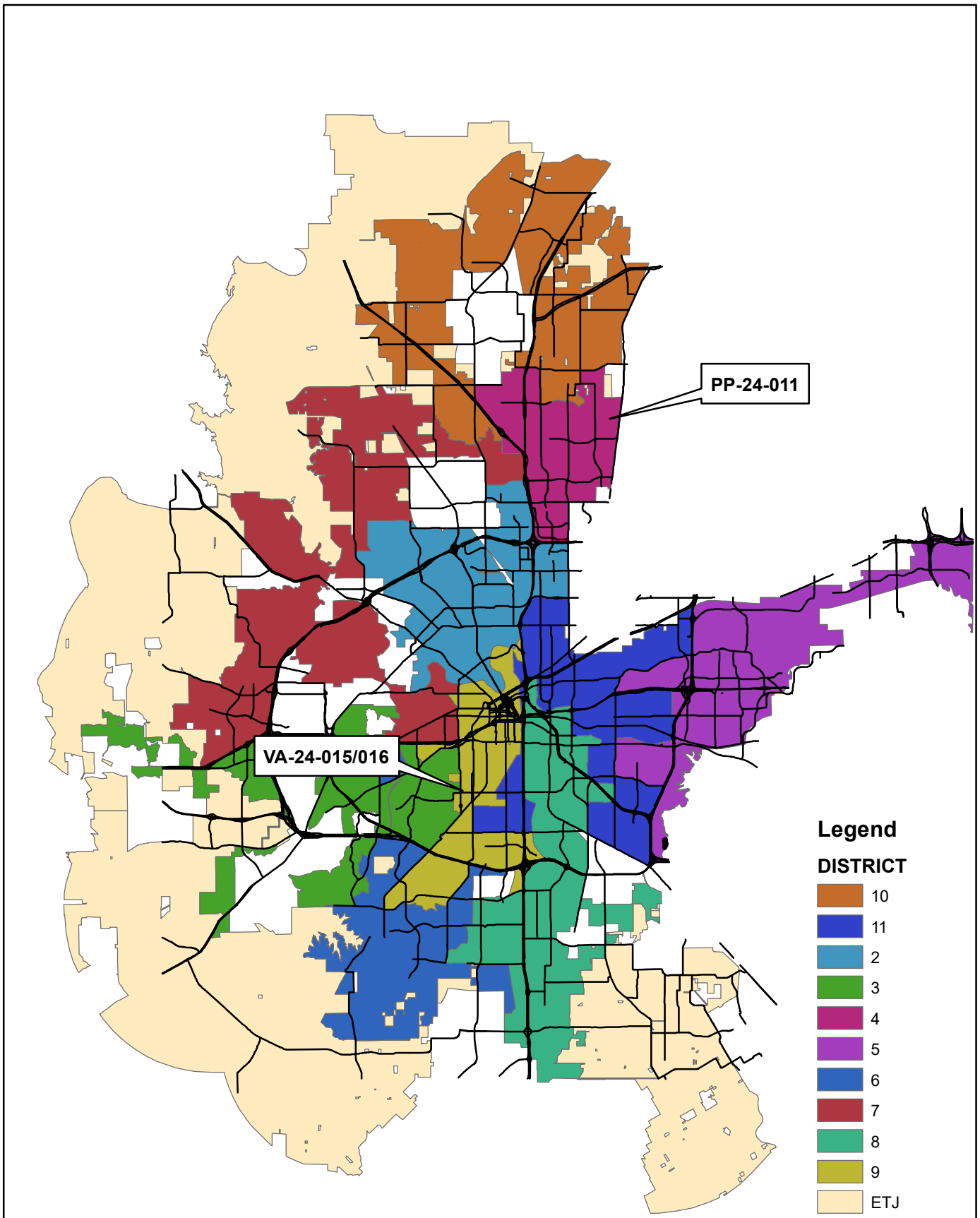
Cámara del Concilio de Fort Worth es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

**EXECUTIVE SESSION**

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

<p>I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time <u>Thursday, August 08, 2024 at 11:00 a.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p>	 City Secretary for the City of Fort Worth, Texas
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# August City Plan Commission Case Map



1 in = 5 miles



**PP-24-011 Valley Brook Addition, Lots 29-36, Block 12 and Lots 28-33, 34X, Block 13 (Conditional Approval): 14 Single-Family Detached Residential Lots and 1 Private Open Space Lots. Council District 4.**

Being approximately 2.795 acre tract of land situated in the John Edmonds Survey, Abstract No. 467, located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** North of Fountain Flat Drive, west of Dunraven Trail and east of Ventura Street.

**GENERAL INFORMATION**

**A. APPLICANT**

- 1. Owner / Applicant ..... TCP Farms, LP
- 2. Consultant / Agent ..... Baird, Hampton and Brown Engineering & Surveying

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

- 1. Current Zoning ..... "A-5"
- 2. Proposed Zoning ..... No Change
- 3. Comprehensive Plan Future Land Use ..... Open Space
- 4. Public Hearing Notification Mailing Date ..... August 2, 2024
- 5. Development Services Department Case Coordinator..... Lynn Jordan
- 6. Organizations Courtesy Notified..... The Vineyards at Heritage HOA, North Fort Worth Alliance, Streams and Valleys Inc, Trinity Habitat for Humanity, Keller ISD

**C. SERVICE DISTRICTS**

- 1. School ISD..... Keller 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**

This case was continued from a previous City Plan Commission meeting to allow time for the drainage study to be accepted. The preliminary plat was accepted on 7-22-2024 and can move forward.

The subject property is 2.795 acres, this preliminary plat consists of 14 single-family detached lots and 1 private open space lot located in the Far North Fort Worth sector.

There are no waivers associated with the preliminary plat, however it was continued from a previous meeting and requires conditional approval.

**E. DRC RECOMMENDATION**

DRC recommends: 1) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.



**MAP LEGEND**

**Master Thoroughfare Plan**

**Land Use**

- Activity Street
- Commercial Connector
- Commercial Mixed Use Street
- Neighborhood Connector
- System Link

PRELIM. PLATS

Fort Worth City Limits

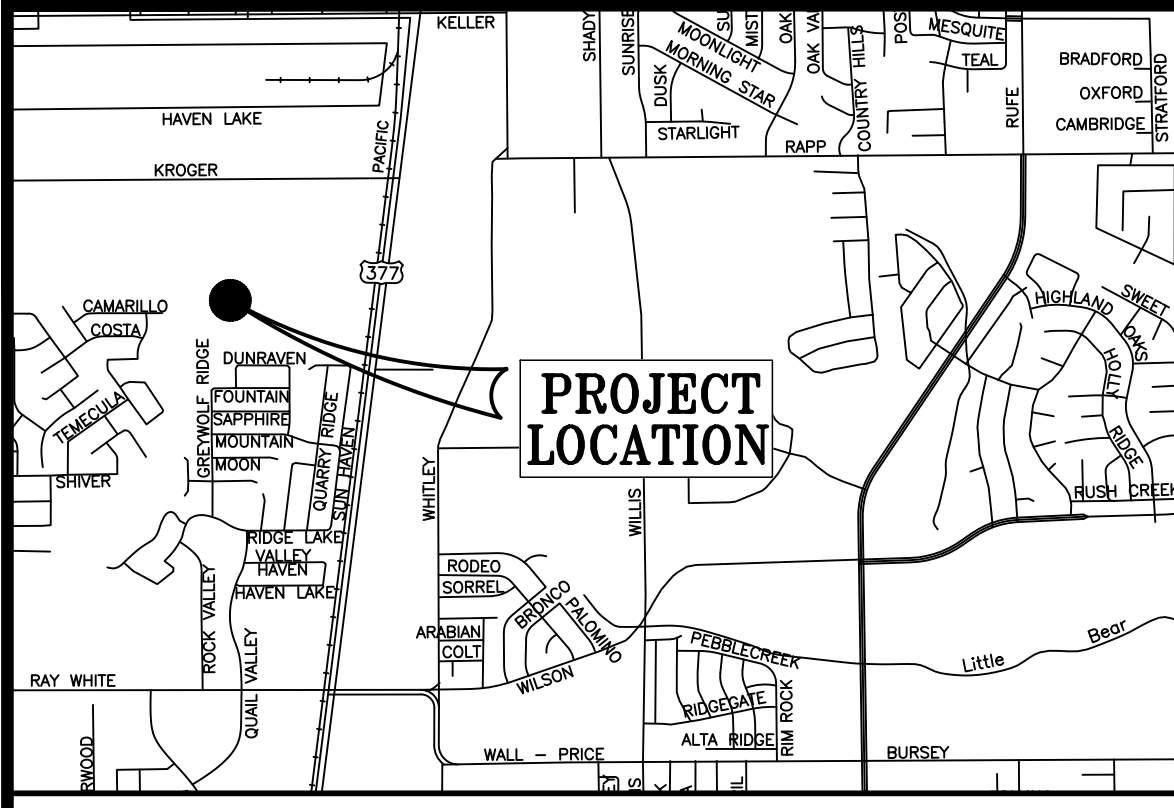
ADJACENT CITIES

425 212.5 0 425 Feet

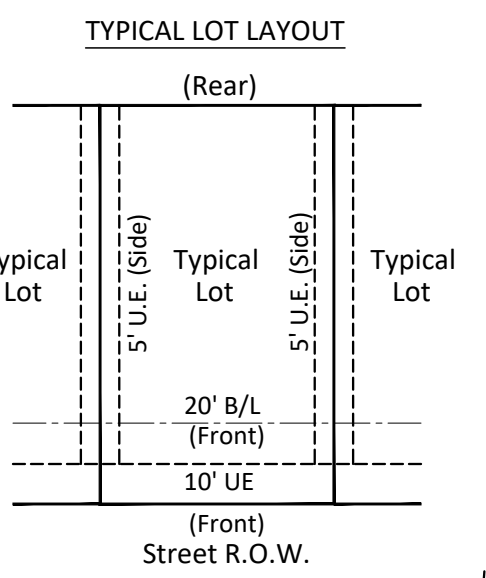
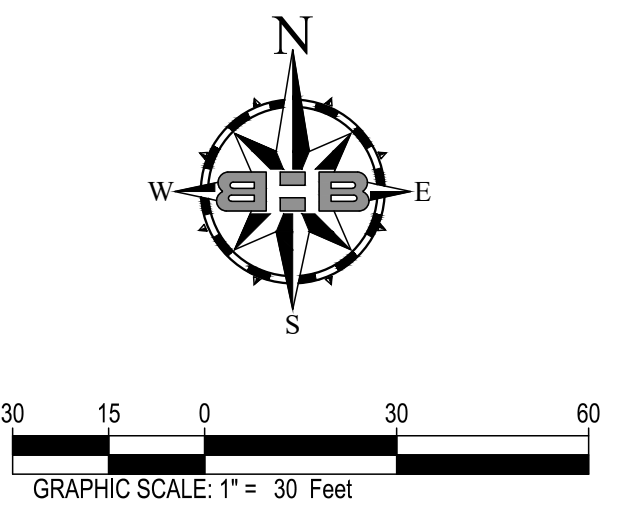


Scale: 1 inch = 425 feet





Vicinity Map - Not to Scale  
Google Maps™



**LEGEND**

- CIRF(BGT).....Found 5/8" Capped Iron Rod marked "BGT"
- CIRF(GM).....Found 1/2" Capped Iron Rod marked "Goodwin and Marshall"
- CIRF(TW).....Found 1/2" Capped Iron Rod marked "T.W. Barrow 1994"
- D.R.T.C.T.....Deed Records, Tarrant County, Texas
- IR.....Iron Rod
- IRF.....Found 1/2" Iron Rod
- IRS.....Set 5/8" Capped Iron Rod marked "BHB INC"
- P.R.T.C.T.....Plat Records, Tarrant County, Texas

**GENERAL NOTES**

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
4. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Johnson County Clerk's Office.
5. This survey has been prepared without the benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property.
6. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.



6300 Ridgela Place, Suite 700 Fort Worth, TX 76116  
rlee@bhinc.com • 817.338.1277 • bhinc.com  
TBPCLS Firm #44, #10011300

**CASE NUMBER: PP-24-011**

**LAND USE TABLE**

Residential (14 LOT)	2.042
Open Space (1 LOT)	0.191
ROW DEDICATION	0.562
<b>TOTAL</b>	<b>2.795</b>

**FLOOD ZONE NOTE**

The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0070K, Map Revised September 25, 2009.

**Curve Table**

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	98°40'55"	50.00'	86.12'	S08°51'23"W	75.86'
C2	16°28'08"	50.00'	14.37'	N32°15'00"W	14.32'
C3	66°09'14"	14.00'	16.16'	N57°05'33"W	15.28'
C4	14°47'06"	14.00'	3.61'	N82°26'18"E	3.60'
C5	63°39'24"	14.00'	15.55'	N43°12'10"E	14.77'
C6	167°58'47"	51.00'	149.52'	S84°37'57"E	101.44'
C7	91°44'33"	51.00'	81.66'	S45°13'48"W	73.21'
C8	35°27'53"	14.00'	8.67'	S72°05'52"W	8.53'
C9	3°49'55"	50.00'	3.34'	S56°16'53"W	3.34'
C10	39°03'57"	50.00'	34.09'	N04°28'57"W	33.43'
C11	39°18'55"	50.00'	34.31'	N34°42'28"E	33.64'

**Line Table**

Line #	Direction	Length
L1	N35°52'16"E	17.93

**BLOCK FACE LENGTH**

BLOCK #	EXISTING (LF)	PROPOSED (LF)	TOTAL (LF)
12	637.5	460.5	1098.0
13	0.0	474.2	474.2

**PRELIMINARY PLAT**  
**LOTS 29-36, BLOCK 12**  
**& LOTS 28-33 & 34X, BLOCK 13**  
**VALLEY BROOK ADDITION**  
 BEING A 2.795 ACRE TRACT OF LAND SITUATED IN THE  
**JOHN EDMUNDS SURVEY, ABSTRACT NO. 457**  
**CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**  
**AUGUST 2024**





## Conditions and Comments

**Case:** PP-24-011

**Remarks Due:**

**Submitted:** 2/26/2024

**ZC Hearing:**

**Case Status:** In Review

**Title:** Valley Brook

**Case Description:** 2.87 acre phase of Valley Brook Estates. Will contain 15 lots on it, lots 29-43X, with one lot being empty. Drainage will flow off site into existing floodplain easement to the west of the property. Both SS and water will be connected to existing utilities to the east of the property

**Address:**

**Acres:**

**Applicant:**

**Owner:**

---

### List of Conditions:

#### GENERAL

##### *General*

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#### PLAN REVIEW

##### *Zoning*

- 1. Provide a measurement on Lot 37, 20 feet back from the property line ensuring it meets the 50 foot lot width required for A-5 zoning.

Please contact Shad Rhoten at [shad.rhoten@fortworthtexas.gov](mailto:shad.rhoten@fortworthtexas.gov) or 817-392-7869 if you have any questions.

#### PLATTING

## **Fire**

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

FYI: Records show an abandoned gas well 85ft due West of Dunraven Trail at the corner. Final Platting will need to show as follows.

"5' Abandoned Gas Well No Build Easement"

IFC 2021/CFW Adopted Amendments Ordinance No 25388-03-2022 Section 5706.3.1.3.3 Existing Natural Gas Wells.

FYI: Due to Dunraven Trail currently making a 90 degree turn and going to the South we will allow for this special circumstance to allow the newly constructed street to be labeled as a court. The new street will be Dunraven Court.

General information:

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

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

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

## **PACS**

- The Neighborhood and Community Park Dedication Policy (PDP) will apply to this development; fees in lieu of parkland dedication will be required. All fees must be paid in full, at or before the time of applying for a building permit; no City permits will be issued until the PDP fees have been paid. A copy of the policy and fee task sheet can be found in the 'documents' tab. For questions, please contact:

Jeremy Williams  
Senior Planner  
817-392-5706  
jeremy.williams@fortworthtexas.gov  
OR

Lori Gordon  
Planning Manager  
817-392-5743  
lori.gordon@fortworthtexas.gov

## **Planning**

- Lynn Jordan 817-392-2309  
Lynn.Jordan@fortworthtexas.gov

(FYI) {Please be advised to wait for all departments review comments before submitting a revision to address them all at one time. Revisions are subject to additional fees. Please email me when a revision has been submitted.

1. (Cleared 8/7/2024 no waiver required) Provide a block face table on the plat. Block 12, Lots 15 through proposed 37 may exceed the maximum block length. If it exceeds the maximum 1,320 a waiver from the CPC would be required.
2. (Cleared 8/7/2024) Lots widths for Lots 29 and 37 must confirm to the Zoning Ordinance.
3. (Cleared 8/7/2024)(FYI) Reference the plat case number PP-24-011 on the plat but not as part of the title block.
4. (Cleared 8-5-2024)(FYI) Remove all the plat notes, owners dedication and instrument recording information as preliminary plats are not recorded.
5. (Cleared 8-5-2024)(FYI) Topo lines and lot numbers need to be faint.
6. (Cleared 8-5-2024)(FYI) In the title block add an addition to the, after abstract no. 457.

ADDED NOTE:

(Cleared) Applicant is requesting a continuance request from the City Plan Commission to allow more time for the drainage study to be accepted. (Continued by CPC to June 26, 2024) Continued by CPC to July 24, 2024)

**Public Franchise Utility**

- Spectrum  
Troy D Hopson  
Troy.Hopson@charter.com

-- No Comment

**T/PW Engineering**

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

TDR has NO COMMENTS.

Final Plat Notes:

A. CFA (Ch. 31-131) - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements.

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

**T/PW Stormwater**

- Contact: sds@fortworthtexas.gov

Preliminary Plat requires an accepted drainage study prior to submittal of the preliminary plat application & must conform to adopted Stormwater Management Policies.

Reference: Section 2.3, Steps 3 and 5, 2015 CFW Stormwater Criteria Manual, CFSWO Art VI. Sec. 31-63 (b), CFSWO Art VI. Sec. 31-81 (2) (a) & (b) (4) & (3)

DS-24-0051 is Accepted - RNS - 7/22/24

- Show proposed drainage easements for the outfall into the channel. Obtain permission from Parks Department for proposed Channel/SD thru the Park area for the Drainage Easement dedication.

CFWSO Art VI. Sec 31-105 (b)

CLEARED - RNS - 8/5/24

**Transportation Impact**

- FYI Comments:
  - The project is located in Transportation Impact Fee Service Area D
  - 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.

**WATER**

**Review**

- \*\*\*\*Water Planning Comments\*\*\*\*  
Plat case review Performed On: 3/18/2024

NS-2023-2474

Plat case review Performed On: 4/17/2024 (br)

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.

1. FYI - The following plat face comments need to be on final plat face: Construction Prohibited Over Easements, Utility Easements, Water and Sewer Impact Fees.

2. FYI - Water Extension is required by (CFA) - Per City accepted construction plans. Water extension to every proposed lot and along frontage to the end of lot line of property is required: provide an EXECUTED community facilities agreement for the water improvement as necessary to serve the subject property. No water/sewer in side or back of lots per Subdivision Ordinance. Per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019. §3.2-3.5

\*If the financial guarantee is a completion agreement, plat will be held until the CFA office notifies Development Services – Water Section that the project has been completed.

3. FYI - Sewer Extension required by (CFA) - Per City accepted construction plans. Sewer extension to every proposed lot and along frontage to the end of lot line of property is required: provide an EXECUTED community facilities agreement for the sewer improvement as necessary to serve the subject property. No water/sewer in side or back of lots per Subdivision Ordinance. Per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019. §3.2-3.5

\*If the financial guarantee is a completion agreement, plat will be held until the CFA office notifies Development Services – Water Section that the project has been completed.

4. FYI - Provide adequate water/sewer exclusive and offsite easements to match city accepted construction plans. All water/sewer easements must be exclusive and not combined with any other public improvements per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019. §3.8.8 .

-- Facilities and Appurtenances must be correct based on §3.8.9

-- Offsite easements and or easements by separate instrument need to have recording information shown on plat before hold can be cleared. All Instrument numbers need to be labeled with document numbers. §3.8.10

-- Easement must be recorded "by this plat" or "by instrument" with the instrument number following the statement and include easement size.

-- For all mains with depths greater than 10 feet, the following equation will apply §3.8.8.2

$$[(\text{Depth of Pipe}) \times 2] + (\text{O.D. of Pipe}) + (2 \text{ Feet}) = \text{Easement Width}$$

NOTE: Width is rounded up to nearest 5 feet, O.D. is outside diameter of pipe.

-- Plat will be reconciled with reviewed and accepted plans to make sure all easements are correct before hold can be cleared.

**List of Comments:**

**VA-24-015    Vacation of a Portion of Cockrell Avenue Between Berry Street and Bowie Street: Council District 9.**

Being a vacation of a portion of Cockrell Avenue between Bowie Street and Berry Street, as dedicated by the plat of Forest Park Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 310, Page 49, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** North of Berry Street, south of Bowie Street, east of University Drive and west of Greene Avenue.

**GENERAL INFORMATION**

**A.    *APPLICANT***..... TCU/ Kimley-Horn and Associates, Inc.

**B.    *PURPOSE OF REQUEST***  
 Replat the portion of the street with the adjacent property for a new student center and mixed-use development consisting of multifamily, retail and parking garage.

**C.    *CURRENT STATUS***

1. Improvements.....	Curb and Gutter
2. Apparent Condition.....	Paved
3. Zoning.....	"BU-IX-6" Berry University Form Based Code
4. Comprehensive Plan Future Land Use.....	Mixed Use
5. Utilities.....	Water, Sewer and Public Franchise
6. Planning and Development Department Case Coordinator.....	Alex Parks
7. Neighborhood Organizations Notified.....	Rosemont NA, Bluebonnet Hills NA, Paschal NA, Westcliff NA, Frisco Heights NA, University West NA, University Place NA, Streams And Valleys Inc, Trinity Habitat for Humanity, Berry Street Initiative, Fort Worth ISD

**D.    *TECHNICAL ANALYSIS***

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

**E.    *COMMENTS AND REQUIREMENTS***

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

- 1. *Traffic Circulation Analysis.*** The street vacation will not adversely affect area traffic circulation.
- 2. *Plat Note.*** Add the following note to the plat: "No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement.
- 3. *Urban Design Commission.*** Urban Design Commission (UDC) must make a recommendation on this proposed vacation prior to any decision by City Plan

CPC: 08/14/2024

Commission. Therefore, DRC is recommending a continuance to August 28, 2024, City Plan Commission meeting to give the applicant adequate time to meet with the UDC.

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

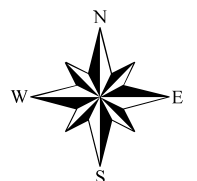
DRC Recommends: Continuance of this request to the August 28th City Plan Commission meeting.



**Legend**

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

1 inch = 200 feet



**LEGAL DESCRIPTION**

**RIGHT-OF-WAY ABANDONMENT**

**BEING** a 0.4507 acre (19,634 square foot) tract of land situated in the Wade H. Hudson Survey, Abstract No. 717, City of Fort Worth, Tarrant County, Texas; said tract being part of Cockrell Avenue (a variable width right-of-way) dedicated by the plat of Forest Park Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 310, Page 49 of the Plat Records of Tarrant County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with "KHA" cap set at the intersection of the north right-of-way line of W Berry Street (a variable width right-of-way) and the east line of said Cockrell Avenue; from said point a 1/2-inch iron rod found at the intersection of the said north line of W Berry Street and a 12-foot wide alley in Block 12 of said Forest Park bears North 89°27'05" East, a distance of 125.00 feet;

**THENCE** North 87°44'02" West, along the said north line of W Berry Street, a distance of 60.06 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the west end of a right-of-way corner clip in the west line of said Cockrell Avenue;

**THENCE** North 44°37'54" East, along the northeast line of said corner clip, a distance of 7.07 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

**THENCE** North 00°22'04" West, along the west line of said Cockrell Avenue, a distance of 350.25 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

**THENCE** North 89°38'07" East, departing the said west line of Cockrell Avenue, a distance of 55.00 feet to a 5/8-inch iron rod with "KHA" cap set for corner in the east line of said Cockrell Avenue;

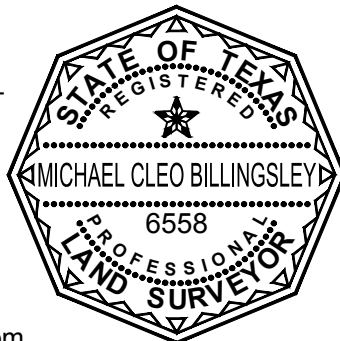
**THENCE** South 00°22'04" East, along the said east line of Cockrell Avenue, a distance of 358.00 feet to the **POINT OF BEGINNING** and containing 19,634 square feet or 0.4507 acres of land, more or less.

**NOTES**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract.

MICHAEL CLEO BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com



RIGHT-OF-WAY ABANDONMENT  
WADE H. HUDSON SURVEY,  
ABSTRACT No. 717  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

**Kimley»»Horn**

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MCB	KHA	7/15/2024	068588074	1 OF 2



LOT 18, BLOCK 11  
FOREST PARK ADDITION  
(VOL. 310, PG. 49)

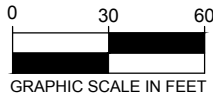
LOT 9

12-FOOT WIDE ALLEY

**LEGEND**

P.O.B. = POINT OF BEGINNING  
IRF = IRON ROD FOUND

**0.4507 ACRES**  
**19,634 SQ. FT.**



LOT 2, BLOCK 10  
TCU ADDITION  
(INST. NO. D207164527)

TEXAS CHRISTIAN UNIVERSITY  
(VOL. 14207, PG. 218)  
(INST. No. D206228148)  
(INST. No. D206265519)

LINE TABLE		
NO.	BEARING	LENGTH
L1	N87°44'02"W	60.06'
L2	N89°38'07"E	55.00'

N00°22'04"W 350.25'

**COCKRELL AVENUE**  
(A VARIABLE WIDTH RIGHT-OF-WAY)

500°22'04"E 358.00'

12-FOOT WIDE ALLEY

LOT 8  
TEXAS CHRISTIAN UNIVERSITY  
(VOL. 16590, PG. 3)

LOT 7  
TEXAS CHRISTIAN UNIVERSITY  
(INST. No. D212236237)

LOT 6  
TEXAS CHRISTIAN UNIVERSITY  
(VOL. 13753, PG. 66)

LOT 5  
TEXAS CHRISTIAN UNIVERSITY  
(VOL. 12919, PG. 309)

LOT 4  
TEXAS CHRISTIAN UNIVERSITY  
(INST. No. D214088328)

LOT 3  
TEXAS CHRISTIAN UNIVERSITY  
(VOL. 16588, PG. 219)

LOT 2, BLOCK 12  
FOREST PARK ADDITION  
(VOL. 310, PG. 49)

TEXAS CHRISTIAN UNIVERSITY  
(INST. No. D215264764)

PART OF LOT 1

N89°27'05"E 125.00' 1/2" IRF

N44°37'54"E  
7.07'

**W BERRY STREET**

(A VARIABLE WIDTH RIGHT-OF-WAY)

L1

P.O.B.

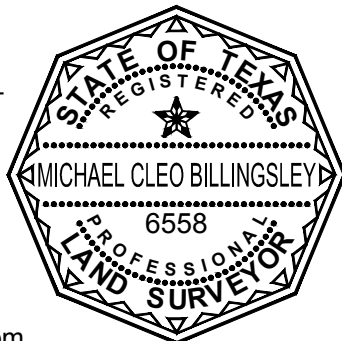
**NOTES**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A metes and bounds description of even survey date herewith accompanies this survey plat. Corners shown hereon are 5/8-inch iron rods with "KHA" caps set unless otherwise noted.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the abandonment tract.

**RIGHT-OF-WAY ABANDONMENT**  
**WADE H. HUDSON SURVEY,**  
**ABSTRACT No. 717**  
**CITY OF FORT WORTH**  
**TARRANT COUNTY, TEXAS**

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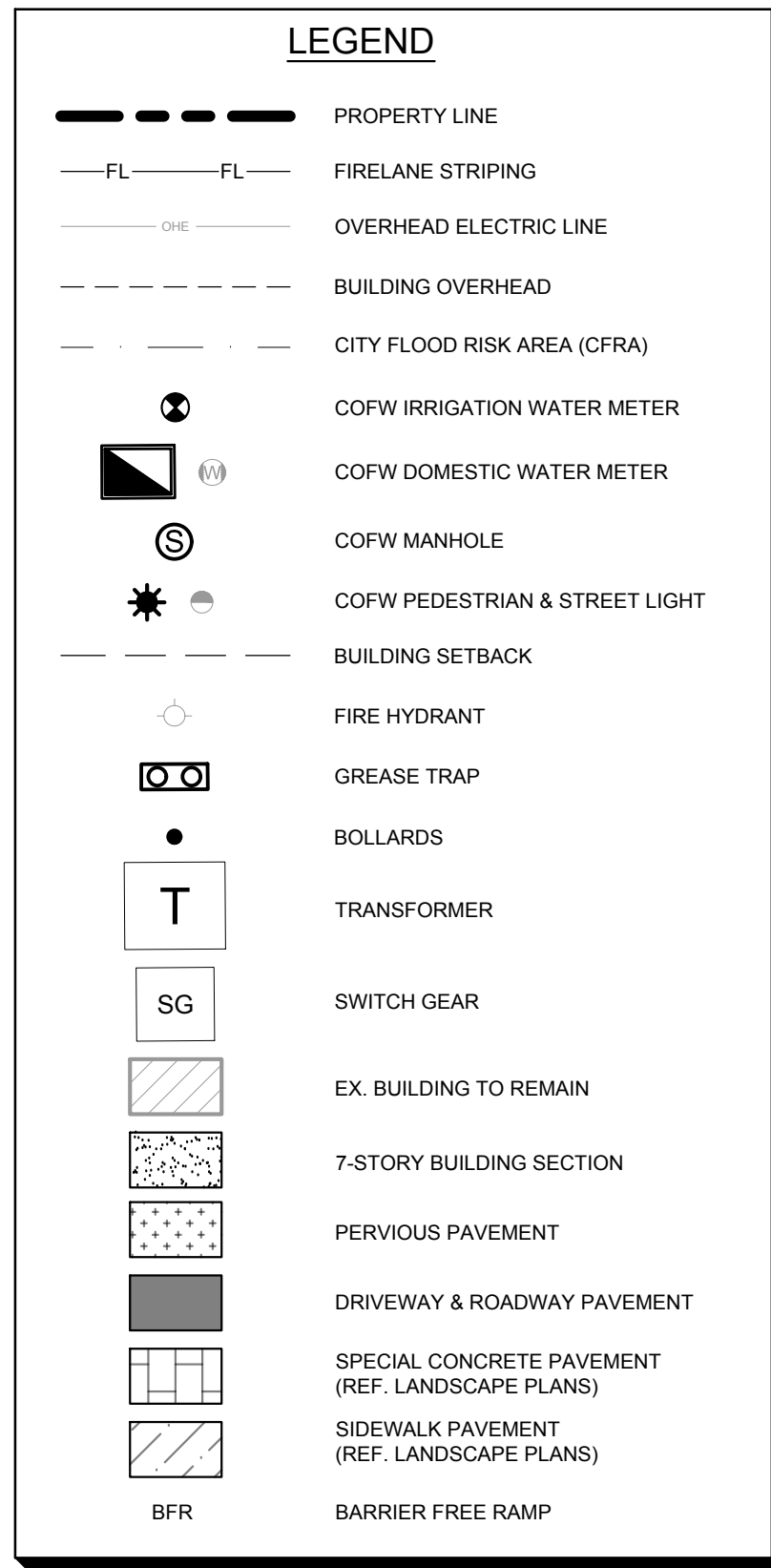
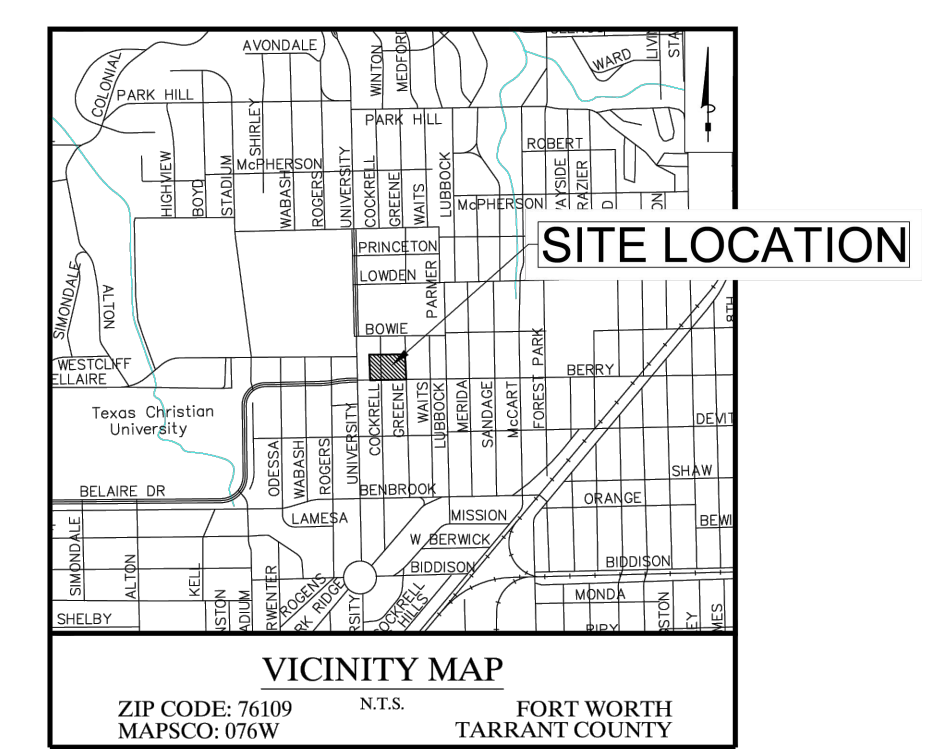
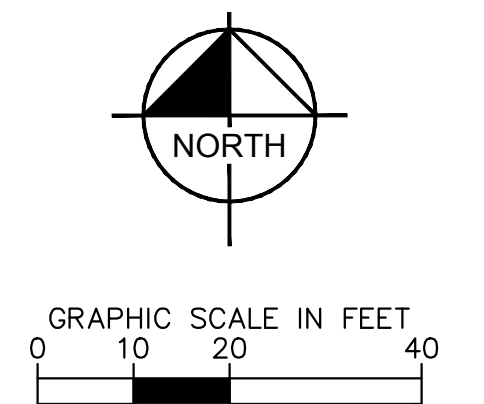


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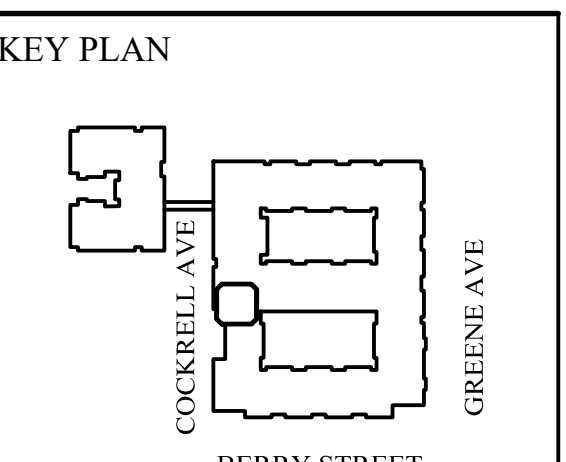
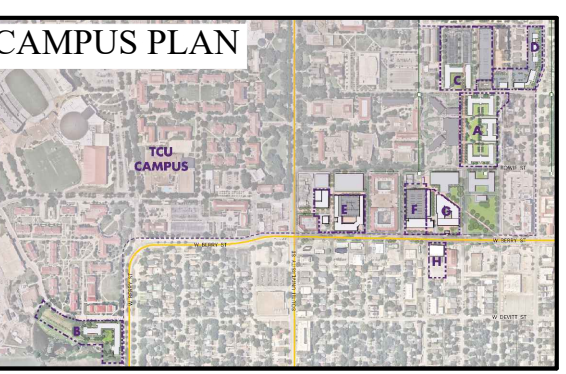
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MCB	KHA	7/15/2024	068588074	2 OF 2



- NOTES: 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. 2. DIMENSIONS SHOWN FOR BUILDING CORNERS ARE APPROXIMATE OUTER BUILDING ENVELOPE FOR THE PURPOSES OF GRADING...

BENCHMARKS table listing benchmark IDs, coordinates, and elevations for the project site.

KimleyHorn logo and contact information for Robert A.M. Stern Architects, LLP.

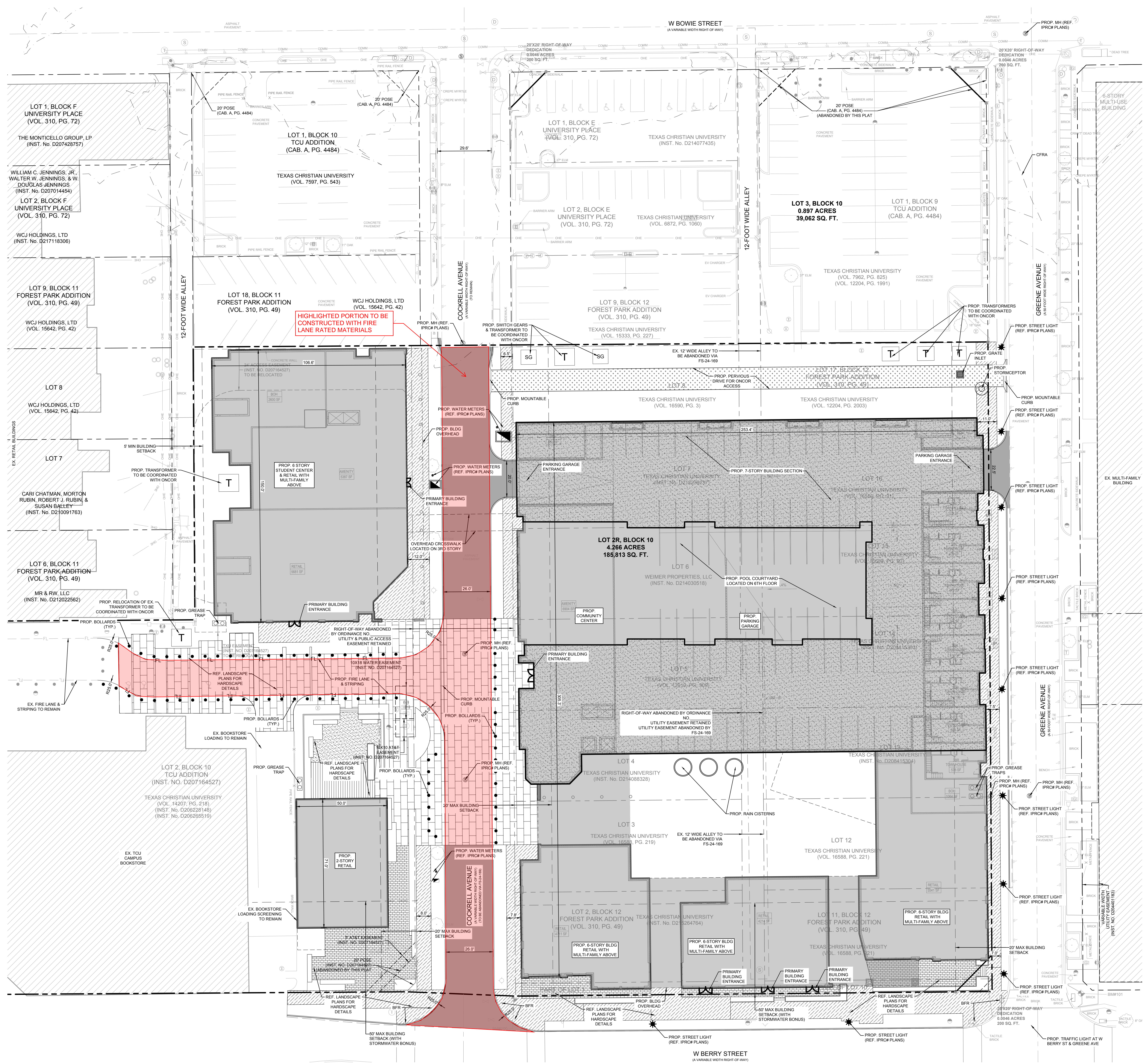


Revision table with columns for No., Issue, Issue/Revision, and Date.

TEXAS CHRISTIAN UNIVERSITY BERRY STREET SITE E Fort Worth, TX 76109 PROJECT NUMBER 066588074

FOR REVIEW ONLY KimleyHorn logo and engineer information for Jennifer G. Gansert.

DRAWING TITLE SITE PLAN DRAWING NUMBER



HIGHLIGHTED PORTION TO BE CONSTRUCTED WITH FIRE LANE RATED MATERIALS

**VA-24-016 Vacation of an Alley in Block 12, Forest Park Addition, Between Berry Street and Bowie Street: Council District 9.**

Being a vacation of an alley approximately 0.1400 acre (6,099 square foot) in the Wade H. Hudson Survey, Abstract No. 717, City of Fort Worth, Tarrant County, Texas and said tract being in Block 12, Forest Park Addition, between Bowie Street and Berry Street, as dedicated by the plat of Forest Park Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 310, Page 49, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** North of Berry Street, south of Bowie Street, east of University Drive and west of Greene Avenue.

**GENERAL INFORMATION**

**A. APPLICANT**..... TCU/ Kimley-Horn and Associates, Inc.

**B. PURPOSE OF REQUEST**  
Replat the portion of the street with the adjacent property for a new student center and mixed-use development consisting of multifamily, retail and parking garage.

**C. CURRENT STATUS**

1. Improvements.....	Curb and Gutter
2. Apparent Condition.....	Paved
3. Zoning.....	"BU-IX-6" Berry University Form Based Code
4. Comprehensive Plan Future Land Use.....	Mixed Use
5. Utilities.....	Water, Sewer and Public Franchise
6. Planning and Development Department Case Coordinator.....	Alex Parks
7. Neighborhood Organizations Notified.....	Rosemont NA, Bluebonnet Hills NA, Paschal NA, Westcliff NA, Frisco Heights NA, University West NA, University Place NA, Streams And Valleys Inc, Trinity Habitat for Humanity, Berry Street Initiative, Fort Worth ISD

**D. TECHNICAL ANALYSIS**

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

**E. COMMENTS AND REQUIREMENTS**

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

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








3. **Urban Design Commission.** Urban Design Commission (UDC) must make a recommendation on this proposed vacation prior to any decision by City Plan Commission. Therefore, DRC is recommending a continuance to August 28, 2024, City Plan Commission meeting to give the applicant adequate time to meet with the UDC.

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

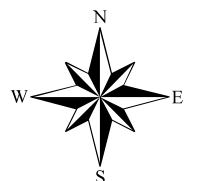
DRC Recommends: Continuance of this request to the August 28th City Plan Commission meeting.



**Legend**

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

1 inch = 200 feet



**LEGAL DESCRIPTION**

**RIGHT-OF-WAY ABANDONMENT**

**BEING** a 0.1400 acre (6,099 square foot) tract of land situated in the Wade H. Hudson Survey, Abstract No. 717, City of Fort Worth, Tarrant County, Texas; said tract being all of that 12' alley dedicated in Block 12, Forest Park Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 310, Page 49 of the Plat Records of Tarrant County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found at the intersection of the west right-of-way of the said 12' alley and the north right-of-way line of W Berry Street (a variable width right-of-way);

**THENCE** North 00°22'04" West, along the said west right-of-way line of the 12' alley, a distance of 508.19 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the intersection of the said west right-of-way line of the 12' alley and the south right-of-way line of W Bowie Street (a variable width right-of-way);

**THENCE** North 89°21'50" East, along the said south right-of-way line of W Bowie Street, a distance of 12.00 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the intersection of the east right-of-way line of the 12' alley and the said south right-of-way line of W Bowie Street; said point being the northwest corner of Lot 1, Block 9, TCU Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Page 4484 of the said Plat Records;

**THENCE** South 00°22'04" East, along the said east right-of-way line of the 12' alley, a distance of 508.21 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the intersection of the said east right-of-way line of the 12' alley and the said north right-of-way line of W Berry Street; from said point a 3/8-inch iron rod found for the southeast corner of Lot 11 of said Block 12 bears North 86°13'45" East, a distance of 125.19 feet;

**THENCE** South 89°27'05" West, along the said north right-of-way line of W Berry Street, a distance of 12.00 feet to the **POINT OF BEGINNING** and containing 6,099 square feet or 0.1400 acres of land, more or less.

**NOTES**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract.

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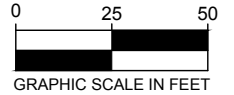


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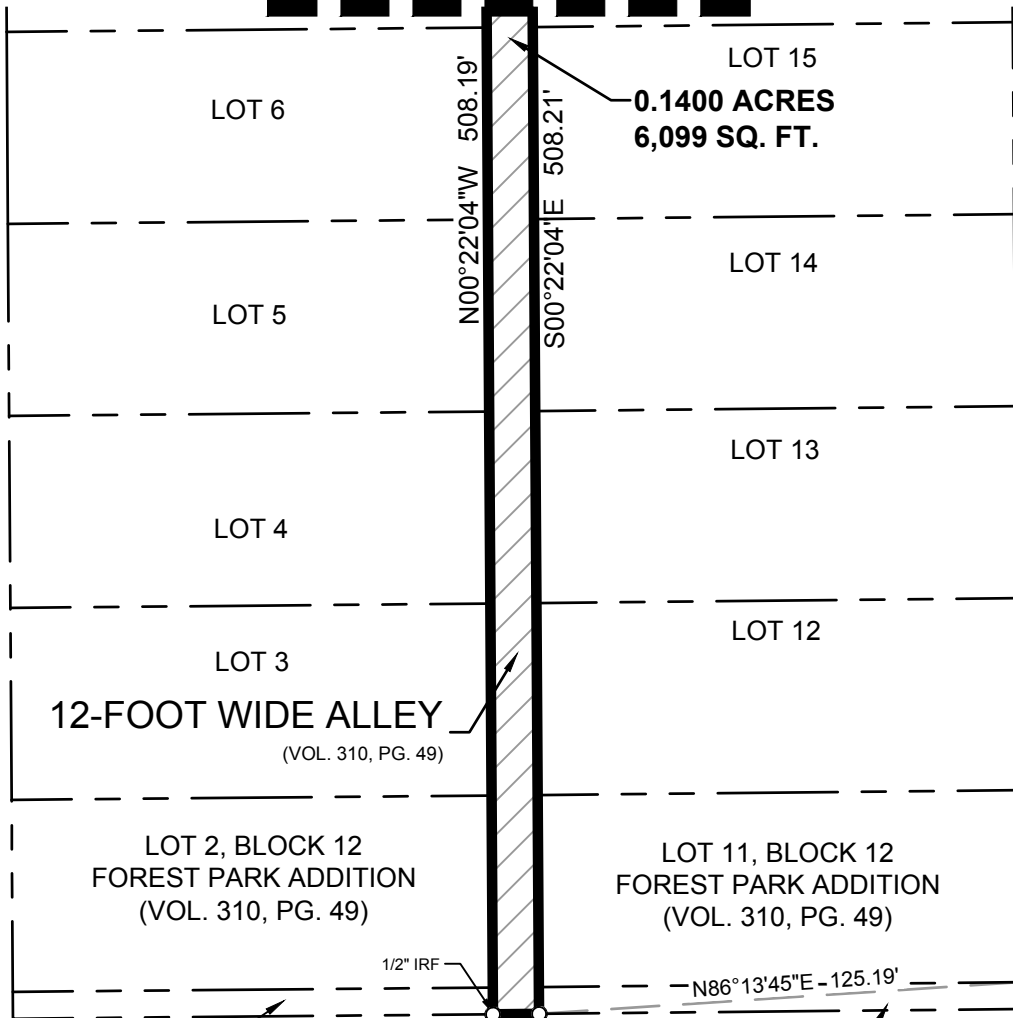
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GRW	MCB	7/15/2024	068588074	1 OF 3



**COCKRELL AVENUE**  
(A VARIABLE WIDTH RIGHT-OF-WAY)

**GREENE AVENUE**  
(A 50-FOOT WIDE RIGHT-OF-WAY)



**W BERRY STREET**  
(A VARIABLE WIDTH RIGHT-OF-WAY)

**LEGEND**  
P.O.B. = POINT OF BEGINNING  
IRF = IRON ROD FOUND

**NOTES**

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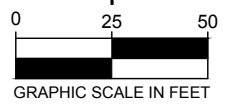


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**CITY OF FORT WORTH**  
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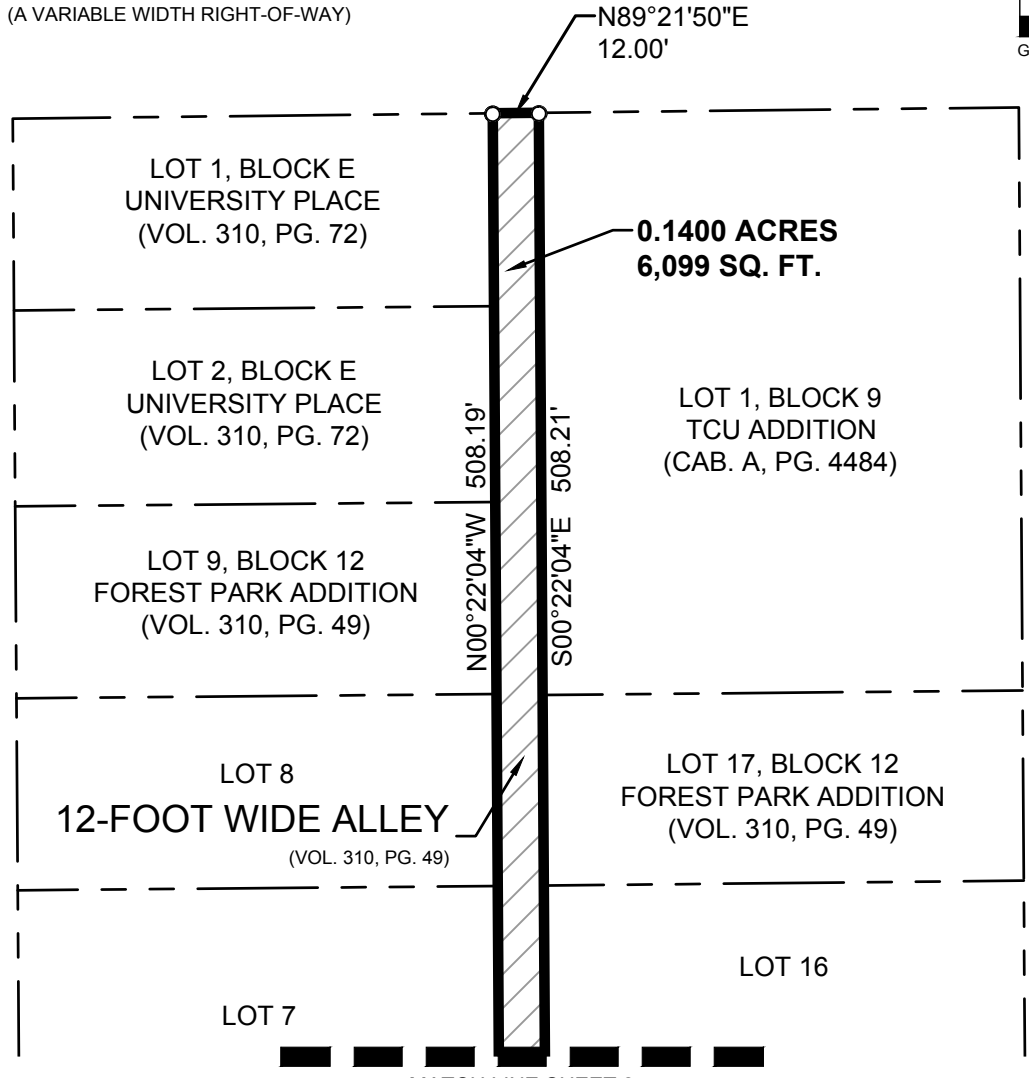
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1" = 50'	GRW	MCB	7/15/2024	068588074	2 OF 3



W BOWIE STREET  
(A VARIABLE WIDTH RIGHT-OF-WAY)

COCKRELL AVENUE  
(A VARIABLE WIDTH RIGHT-OF-WAY)

GREENE AVENUE  
(A 50-FOOT WIDE RIGHT-OF-WAY)



**LEGEND**

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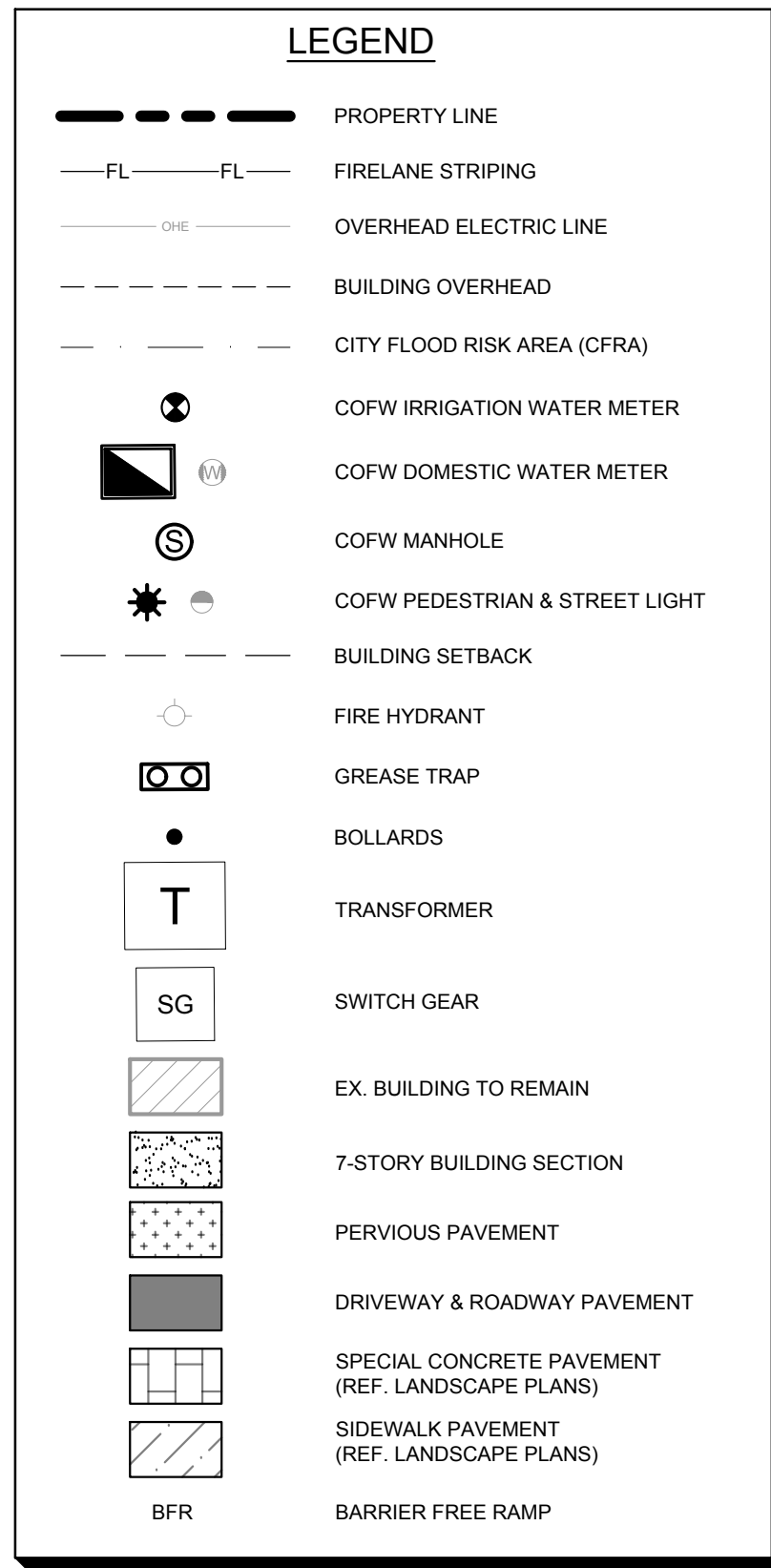
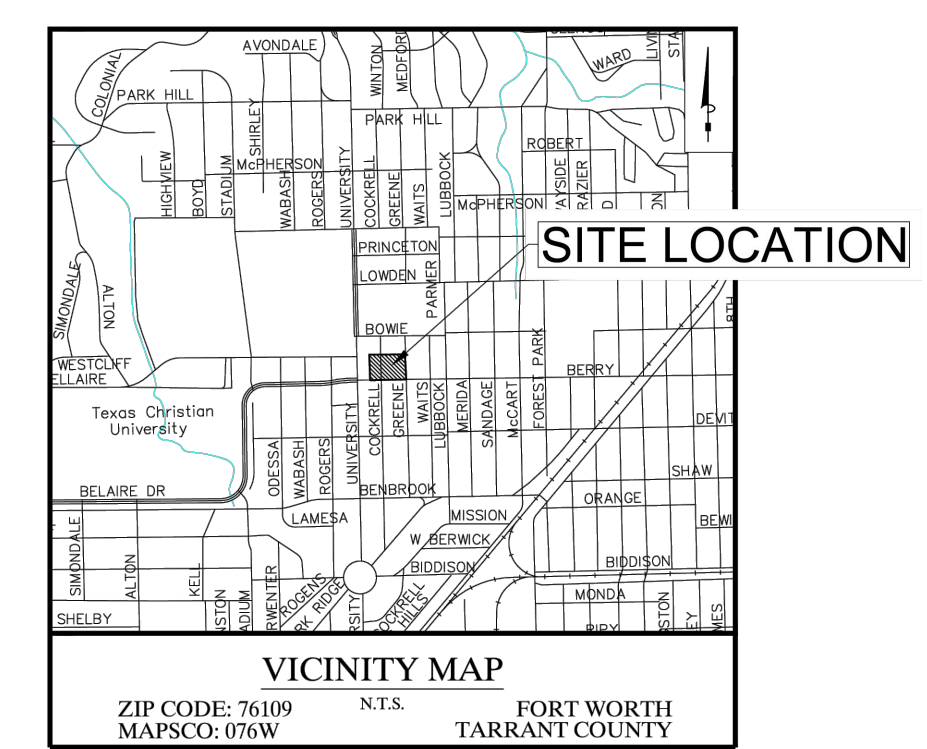
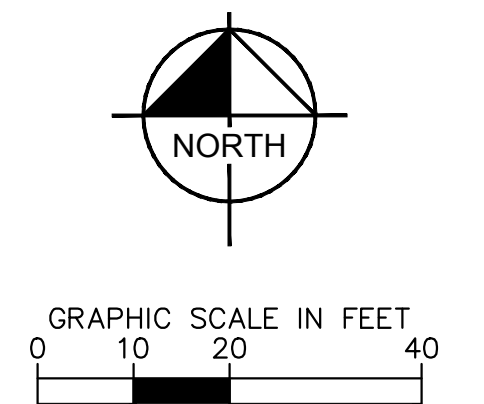
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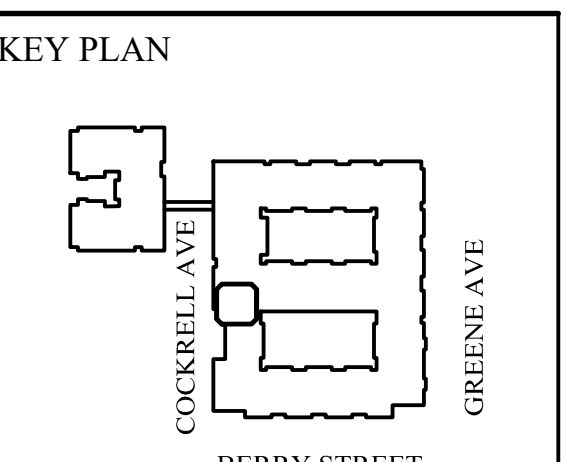
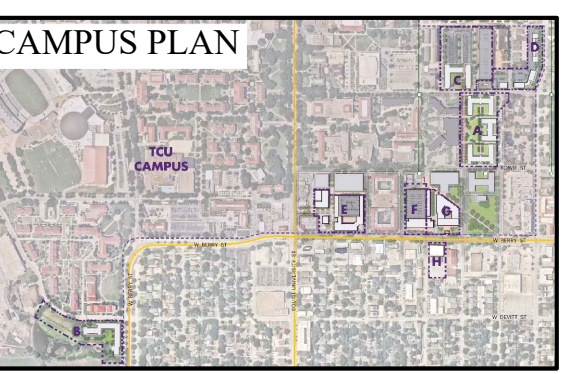




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BENCHMARKS table listing stationing and elevations for various benchmarks (BM 100, BM 101, BM 102, BM 103).

Kimley»Horn logo and contact information for Robert A.M. Stern Architects, LLP.

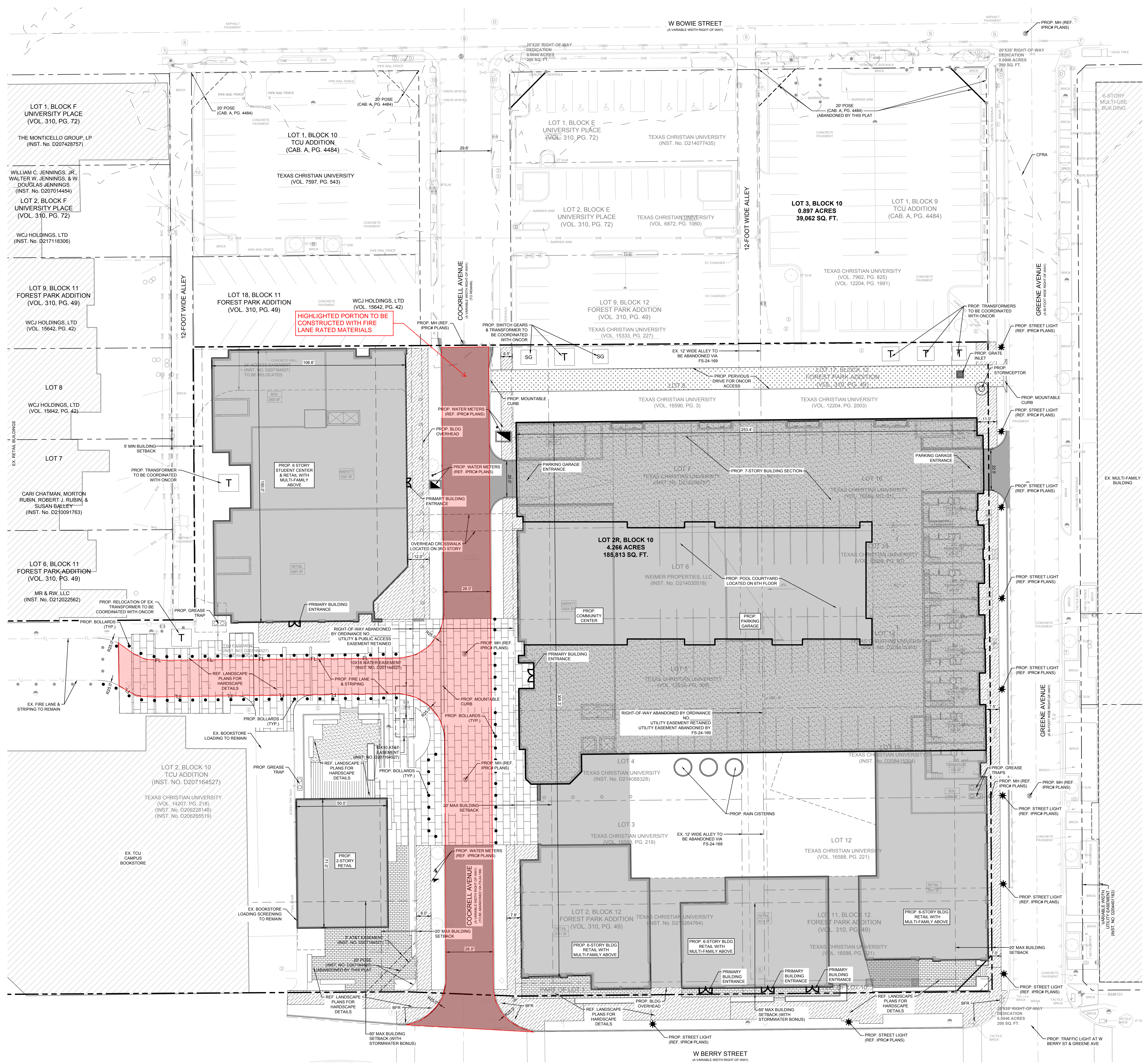


Revision table with columns for No., ISSUE, DATE, and ISSUE/REVISION.

TEXAS CHRISTIAN UNIVERSITY BERRY STREET SITE E Fort Worth, TX 76109 PROJECT NUMBER 066588074

FOR REVIEW ONLY Kimley»Horn logo and engineer information for Jennifer G. Gansert.

DRAWING TITLE SITE PLAN DRAWING NUMBER



HIGHLIGHTED PORTION TO BE CONSTRUCTED WITH FIRE LANE RATED MATERIALS