

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 04/22/25 M&C FILE NUMBER: M&C 25-0326

LOG NAME: 06VA-24-028 ANDERSON BOULEVARD AND UN-NAMED R.O.W.

SUBJECT

(CD 5) Adopt an Ordinance Vacating an Unimproved Portion of Anderson Boulevard Located West of Morrison Drive and Vacating a 25-Foot-Wide Portion of an Un-Named Right-of-Way Along the Western Boundary of Lot 17-R, Burton Place Addition for a Future Church Expansion

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt the attached ordinance vacating the unimproved portion of Anderson Boulevard located west of Morrison Drive and vacating a 25-foot-wide un-named right-of-way along the western boundary of Lot 17-R, of the Burton Place Addition for a future church expansion; and
2. Waive any and all purchase fee value of the vacated land in accordance with City policy.

DISCUSSION:

Aberdeen Land Co., on behalf of Celebration Baptist Church of Fort Worth, has requested vacation of this portion of Anderson Boulevard and a 25-foot wide strip of the un-named right-of-way for a future church expansion.

The City Plan Commission considered this request at its meeting on December 20, 2024. The City Plan Commission recommended approval of the vacation, but also recommended that the vacation request for a portion of the unimproved right-of-way for Anderson Boulevard be denied and the church be required to construct a cul-de-sac at the existing dead-end of Anderson Boulevard on the church's property.

After the City Plan Commission meeting in December, further research on the property adjacent to the church was conducted by City Staff. Blake Meadows, a residential subdivision, is located to the west of the church's property. Blake Meadows was originally platted in 2005. In 2006, the developer of Blake Meadows submitted a replat to allow for the construction of a stub out of Anderson Boulevard that is approximately 200 feet in length. There are four existing homes that have driveway access from the stub out of Anderson Boulevard.

When the replat was submitted in 2006 the Subdivision Ordinance required the construction of a temporary cul-de-sac at the terminus of Anderson Boulevard. However, the replat was approved without the required construction of the temporary cul-de-sac. City staff have been unable to verify that a waiver to the cul-de-sac requirement was submitted to and approved by the City Plan Commission. The stub out of Anderson Boulevard is currently a barricaded dead-end road and has remained in this configuration since 2006 when the road was constructed.

The City Attorney's Office has determined that the church is not legally required to construct the cul-de-sac and recommends that City Council approve the vacation of a portion of Anderson Boulevard and a 25-foot portion of the unnamed right-of-way as requested by the church. An acceptable final plat (FS-24-280) has been received in accordance with the Subdivision Ordinance.

The City of Fort Worth (City) originally obtained the above mentioned right-of-way through plat dedication. The City does not own any fee interest in the right-of-way or own any property adjacent to the right-of-way and did not expend any City funds to obtain the right-of-way. In accordance with the City's policy regarding street and alley vacation transactions approved by the City Council on March 6, 2007, Mayor and Council Communication (M&C) G-15624, staff recommends waiving the purchase price of these rights-of-way.

This project is located in COUNCIL DISTRICT 5.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of these recommendations will have no material effect on City funds.

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