

Mayor and Council Communication

DATE: 12/09/25

M&C FILE NUMBER: M&C 25-1120

LOG NAME: 06VA-25-019 ANGLE AVE PRESCRIPTIVE RIGHT-OF-WAY

SUBJECT

(CD 2) Adopt Ordinance Vacating a Portion of Angle Avenue, an Apparent Prescriptive Right-of-Way between NW Loop 820 and Marine Creek Parkway, to be Rededicated as a Public Access Easement and Waive Any and All Purchase Fee Value of the Vacated Land in Accordance with City Policy

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt the attached ordinance vacating a portion of Angle Avenue, an apparent prescriptive right-of-way between NW Loop 820 and Marine Creek Parkway, to be rededicated as a public access easement; and
2. Waive any and all purchase fee value of the vacated land in accordance with City policy.

DISCUSSION:

Manhard Consulting, on behalf of CH Realty X-CE I Fort Worth MC820 Logistics, LP, has requested the vacation of a portion of Angle Avenue, an apparent prescriptive right-of-way, to be rededicated as a public access easement. The roadway is currently unimproved and construction as a public street is infeasible. The existing topographic conditions of the proposed road would require extensive retaining walls that would encroach upon existing gas pipelines adjacent to the roadway. Rather than developing the roadway, in coordination with Transportation Development Services, the applicant is seeking to abandon this portion of the right-of-way and rededicate this as a public access easement.

Several of the property owners adjoining the roadway are not ready to move forward with the developments of their adjoining properties. Therefore, the City Plan Commission granted a waiver of the requirement to include the vacated right-of-way within a replat.

The City Plan Commission recommended approval of this request at its October 15, 2025 meeting. The applicant's final plat (FS-24-206), which incorporates the majority of the north half of the prescriptive right-of-way, has been received in accordance with the Subdivision Ordinance.

The City of Fort Worth (City) originally obtained the identified right-of-way through prescription. The City does not own any fee interest in the right-of-way or any adjacent property 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 (Mayor and Council Communication (M&C) G-15624), staff recommends waiving the purchase price of this right-of-way.

This project is located in COUNCIL DISTRICT 2.

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.

Submitted for City Manager's Office by: Jessica McEachern 5804

Originating Business Unit Head: D.J. Harrell 8032

Additional Information Contact:

Expedited