

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 10/21/25 M&C FILE NUMBER: M&C 25-0958

LOG NAME: 06CORONADO HILLS VACATIONS

SUBJECT

(CD 3) Adopt an Ordinance Vacating All of Coronado Drive, Retama Road, and Alta Loma Road, Portions of Rio Vista Road, Raton Drive, and Shenandoah Road, All being Unimproved Public Rights-of-Way Generally Located between Calmont Avenue and Slocum Avenue, to be Replatted with the Adjoining Property for Future Commercial and Industrial Development, 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 an ordinance vacating all of Coronado Drive, Retama Road, and Alta Loma Road, and Portions of Rio Vista Road, Raton Drive and Shenandoah Road, all being unimproved public rights-of-way generally located between Calmont Avenue and Slocum Avenue, to be replatted with the adjoining property for future commercial and industrial development; and
2. Waive any and all purchase fee value of the vacated land in accordance with City policy.

DISCUSSION:

Metro Engineers Inc., on behalf of WCJ-Cherry Lane Ltd., has requested a vacation of all of Coronado Drive, Retama Road, and Alta Loma Road, and Portions of Rio Vista Road, Raton Drive and Shenandoah Road generally located between Calmont Avenue and Slocum Avenue, to be replatted with the adjacent property for future commercial and industrial development. The rights-of-way included in this vacation request are paper streets and were never constructed as a part of the residential development when it was originally platted. The rights-of-way are also located within the Naval Air Station Joint Reserve Base (NASJRB) overlay that prohibits residential development. These properties have been rezoned for light industrial for at least 10 years.

The subject property has an approved preliminary plat, PP-23-017. The applicant owns all the properties adjoining the proposed vacated rights of way but does not have an anticipated time frame for development. Therefore, the City Plan Commission approved a waiver of the requirement to include these rights-of-way in a final plat prior to submitting an ordinance to City Council to consider vacating the rights-of-way. The City Plan Commission recommended approval of this request at its meeting on August 9, 2023.

The City of Fort Worth (City) originally obtained the identified rights-of-way through plat dedication. The City does not own any fee interest in these rights-of-way or own any property adjacent to the rights-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 (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 3.

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:	Jesica McEachern	5804
Originating Business Unit Head:	D.J. Harrell	8032
Additional Information Contact:	Alexander Parks/Stephen Murray	2638/6226
	LaShondra Stringfellow	6214