

Item H-1

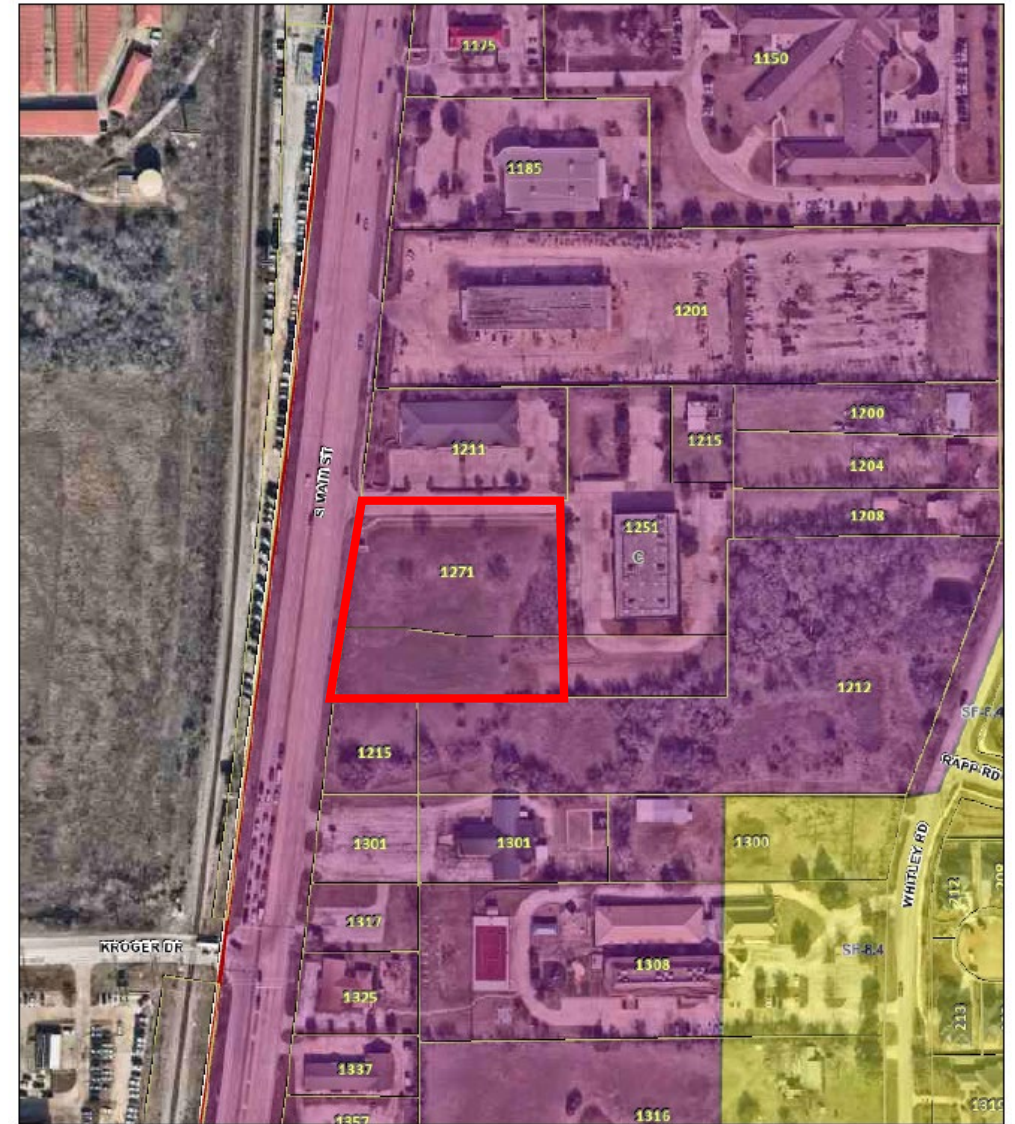
Consider a resolution approving a Final Plat for Lot 4R, Block A of Martins Subdivision, located approximately 1,200 feet southeast from the intersection of Wall-Price Keller Road and U.S. Hwy. 377, being a replat of Lot 4, Block A of Martins Subdivision, a proposed 2.568-acre non-residential lot and a portion of Rapp Road, a variable width right-of-way to be abandoned by this plat, zoned Commercial (C), and addressed 1271 South Main Street. Praveen Nagunoori, Owner/Applicant. (PLAT-2501-0002)

Item H-1

Aerial Map



Zoning Map

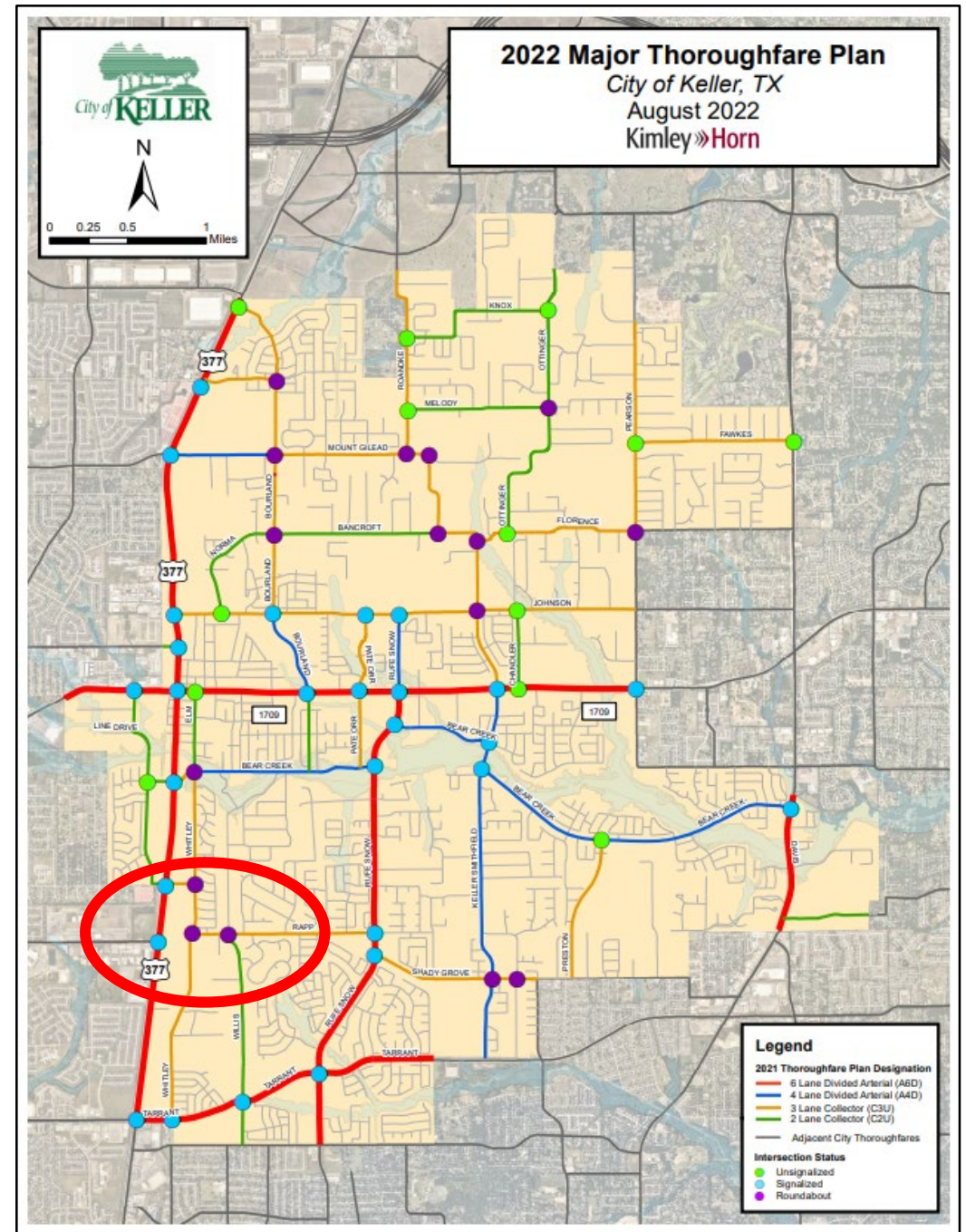


Zoned: Commercial

Item H-1

Background:

- The most recent update to the Major Thoroughfare Plan, adopted by City Council in 2022, removed the extension of Rapp Road to U.S. Hwy. 377 and thus the need for the city to retain the ROW.
- If the city determines previously-dedicated ROW is no longer needed, the property must be returned to the original property from which it was dedicated.



Item H-1

Zoning and Future Land Use Plan (FLUP):

The property is zoned Commercial (C) and designated Retail/Commercial (RTC) on the Future Land Use Plan (FLUP).

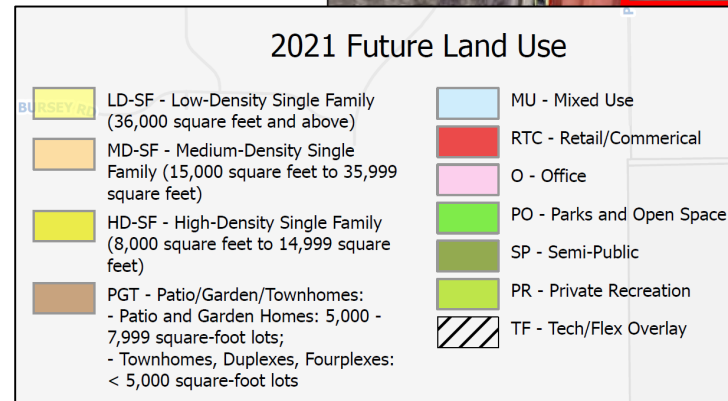
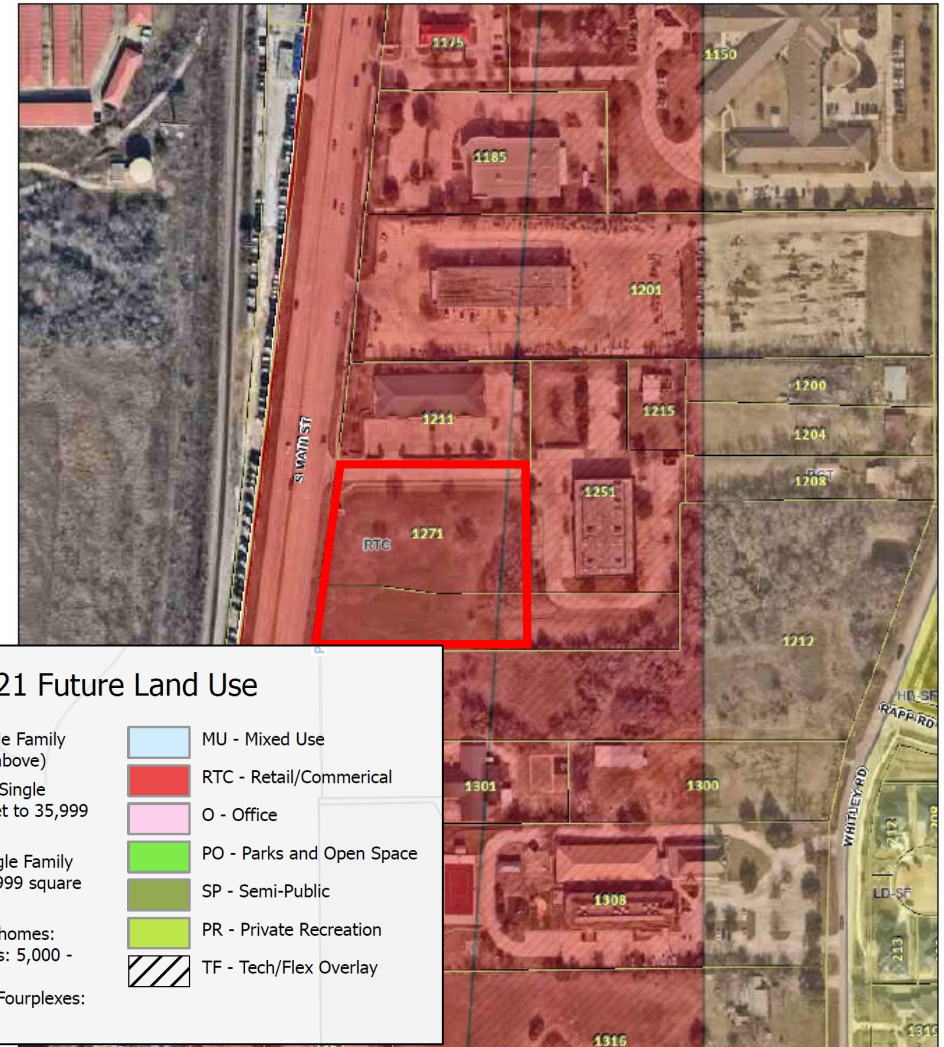
Surrounding Zoning and FLUP Designations:

North: Commercial/RTC

South: Commercial/RTC

East: Commercial/RTC with Tech/Flex Overlay

West: U.S. Hwy. 377/City of Fort Worth



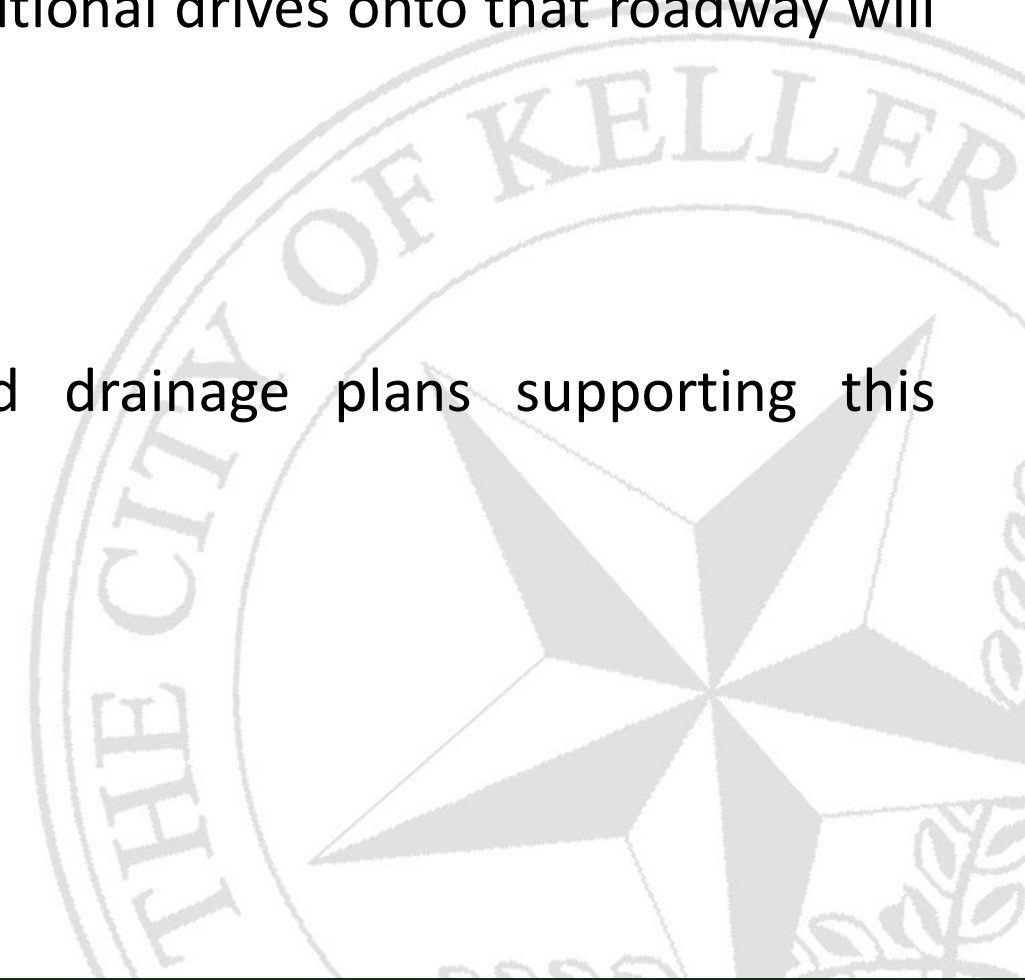
Item H-1

Streets:

The site has roadway access to U. S. Hwy. 377. Any additional drives onto that roadway will be coordinated with TXDOT.

Drainage and Utilities:

The applicant has provided preliminary utility and drainage plans supporting this application that meet the requirements of the UDC.



Item H-1

Citizen Input

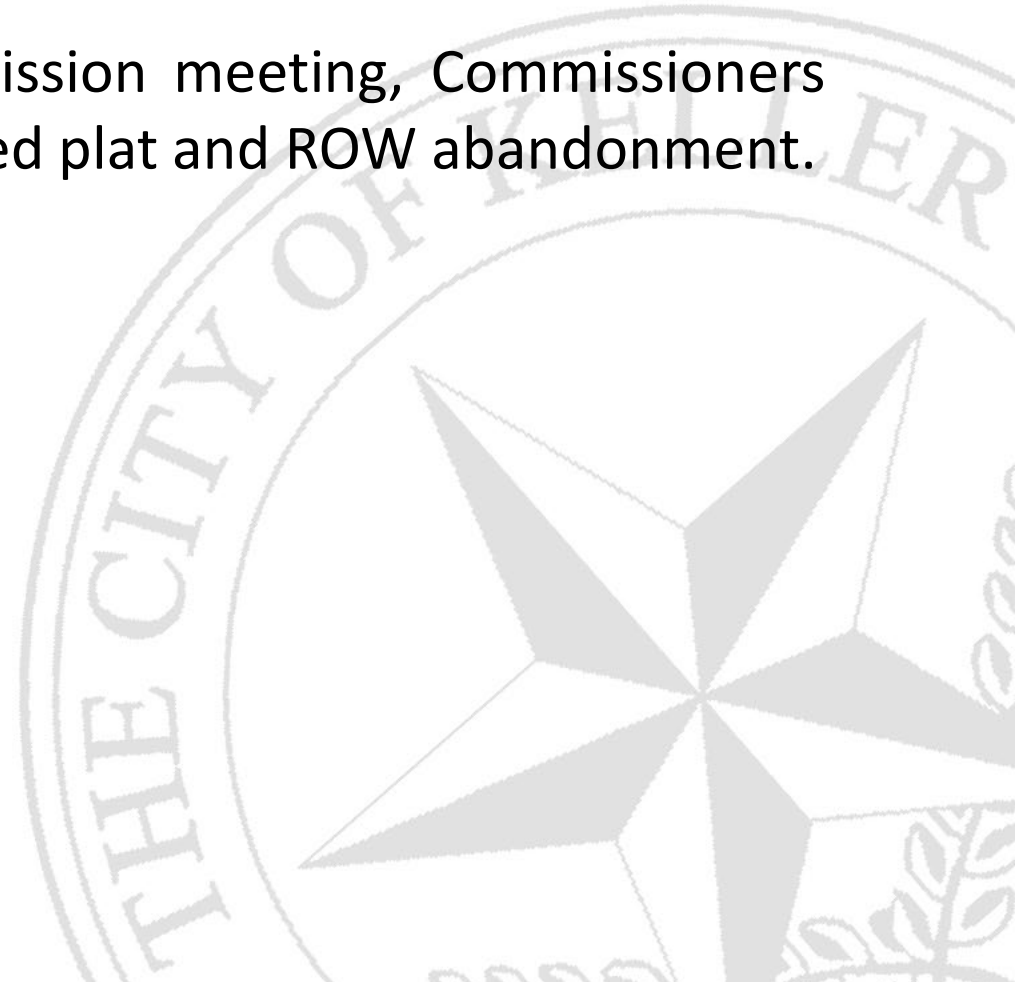
A Major Subdivision Final Plat application does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request. There has been no response from the public to this application.

The public had an opportunity to speak on this agenda item during “Persons To Be Heard.”

Item H-1

Planning and Zoning Commission Recommendation:

At the Feb. 25, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the proposed plat and ROW abandonment.



Item H-1

The City Council has the following options when considering a final plat with no variances:

- Approve as submitted





**Questions?
Sarah Hensley
817-743-4130**