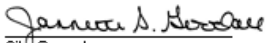


I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, May 06, 2022 at 9:00 a.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary
City of Fort Worth, Texas



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, May 11, 2022
Work Session 9:00 a.m.
Public Hearing: 10:00 a.m.

Work Session

In-Person:
City Council Conference Room 2020
200 Texas Street
2nd Floor – City Hall
Fort Worth, Texas 76102

Public Hearing

In-Person:
City Council Chamber
200 Texas Street
2nd Floor – City Hall
Fort Worth, Texas 76102

Videoconference:

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e30787004a42923ed8d8c35f5051df7b9>

Meeting/Access Code: 2554 592 4267

Registration Required

Teleconference:

(817) 392-1111 or 1-650-479-3208

Meeting/Access Code: 2554 592 4267

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 May 10, 2022. To sign up, either contact Stuart Campbell at stuart.campbell@fortworthtexas.gov or 817-392-2412 if you would like to participate in-person or if you would like to participate 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

Vicky Schoch, CD 1	_____	Armard Anderson, CD 6	_____
Kathy Hamilton CD 2	_____	Edward Deegan, CD 7	_____
Jim Tidwell, CD 3	_____	Don Boren, Chair CD 8	_____
Matt Kotter, CD 4	_____	Vacant, CD 9	_____
Will Dryden, CD 5	_____	Matthijs Melchioris, Alternate	_____
Stephanie Spann, Alternate	_____	Josh Lindsay, Alternate	_____
Jarrett Wilson, Alternate	_____		

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. CPC Training | Legal |

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

- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- B. ANNOUNCEMENTS
- C. APPROVAL OF APRIL 27, 2022 MEETING MINUTES
- D. NEW CASES (5)

1. PP-21-009 Ventana Phases 6-8, (Revision): 530 One-Family Detached Residential Lots, 16 Private Open Space Lots, 1 Multifamily Lot and 1 Community Facilities Lot. Council District 3.

- a. Being 203.818 acres situated in the S.A. & M.G. R.R. Co. Survey, Abstract No. A-1479, DT Finley Survey, Abstract No. A-1903, Edward Taylor Survey, Abstract No. A-1560, T.F. Rogers Survey, Abstract No. A-1357, and the E. Langston Survey, Abstract No. A-988, located in, the City of Fort Worth, Tarrant County, Texas.

- b. General Location: West of the City of Benbrook, south of Joplin Blues Lane and east of Markum Ranch Road.
- c. Applicant: PMB Ventana Developer, LLC
- d. Applicant Requests: 1) Approval of a revision to the preliminary plat eliminating Street B, between the proposed FWISD school lot and the Planned Development for all uses in –“D” multi-family lot, and replacing it with a public access easement.
- e. DRC recommends: 1) Approval of a revision to the preliminary plat eliminating Street B, between the proposed FWISD school lot and the Planned Development for all uses in –“D” multi-family lot, and replacing it with a public access easement.

2. **FP-22-035 Ventana Elementary School, (Conditional Approval): 1 Community Facilities Lot. Council District 3.**

- a. Being a 15.005 acre tract of land in the Elizabeth Langston Survey, Abstract No. 988, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Jerry Dunn Parkway, east of Markum Ranch Road and southeast of Joplin Blues Lane.
- c. Applicant: Fort Worth Independent School District
- d. Applicant Requests: Conditional approval of the final plat upon: 1) the approval of the preliminary plat revision (PP-21-009); 2) recordation of the offsite easements by separate instrument; and 3) meeting the platting comments in the staff report.
- e. DRC Recommends: Conditional approval of the final plat upon: 1) the approval of the preliminary plat revision (PP-21-009); 2) recordation of the offsite easements by separate instrument; and 3) meeting the platting comments in the staff report.

3. **PP-22-024 West Square, (Waiver Request): 334 One Family Residential Lots and 14 Open Space Lots. Council District 3.**

- a. Being 80.137 acres of land situated in the B.B.B. & C. RY. Survey, Abstract No. 219, Tract 1A1, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Chapel Creek Boulevard, west of Academy Boulevard and north of I-30 (West Freeway).
- c. Applicant: Lennar Texas LTD
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit three block faces (Block B along Street A, Lots 1-34; Block C, Lots 1-32; and Block D, Lots 46-74 along Street C) to exceed the maximum allowed length of 1,320 feet; 2) Approval of one Subdivision Ordinance waiver to not extend streets to the unplatted property to the west; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

- e. DRC Recommends: 1) Approval of one Subdivision Ordinance waiver to permit three block faces (Block B along Street A, Lots 1-34; Block C, Lots 1-32; and Block D, Lots 46-74 along Street C) to exceed the maximum allowed length of 1,320 feet; 2) Approval of one Subdivision Ordinance waiver to not extend streets to the unplatted property to the west; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

4. **PP-22-029 Westpoint Park (Waiver Request) 219 One Family Residential Lots, 1 Church Lot and 6 Private Open Space Lots. Council District 3.**

- a. Being a replat of Lot 1, Block 1, Normandale Baptist Church Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 11825, and 6.975 acres out of the A. Stallions Survey, Abstract No. 1396, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Westpoint Boulevard, east of Chapel Creek Boulevard, west of Wind Star Way and north of Amber Ridge Drive.
- c. Applicant: Normandale Baptist Church and VLMC, Inc.
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit one block face (Block 2 from Lot 1X to Lot 48), to exceed the maximum allowed length of 1,320 feet; 2) Approval of one Subdivision Ordinance waiver to permit one block face (Block 1 from Lot 9 to Lot 38), to exceed the maximum allowed length of 1,320 feet; 3) Approval of one Subdivision Ordinance waiver to not require the street extension to the adjoining unplatted tract of land to the east; and 4) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
- e. DRC Recommends: 1) Approval of one Subdivision Ordinance waiver to permit one block face (Block 2 from Lot 1X to Lot 48), to exceed the maximum allowed length of 1,320 feet; 2) Denial of one Subdivision Ordinance waiver to permit one block face (Block 1 from Lot 9 to Lot 38), to exceed the maximum allowed length of 1,320 feet; 3) Denial of one Subdivision Ordinance waiver to not require the street extension to the adjoining unplatted tract of land to the east; and 4) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report and redesigning the preliminary plat to comply with the two waivers that were denied.

5. **PP-22-031 South Oak Grove (Waiver Request): 180 One Family Detached Residential Lots and 6 Private Open Space Lots. Council District 8.**

- a. Being a tract of land situated in the Hiram Little Survey, Abstract No.930 and the Daniel McVane Survey, Abstract No. 1061, Tarrant County, Texas and being all of South Oak Grove Estates Section 4, Volume 388-189, page 26 and Section 5, Volume 388-189, Page 27, official plat records Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of McPherson Boulevard, west of Forest Hill-Everman Road and east of Kingspoint Boulevard.
- c. Applicant: Lackland Holdings LLC

- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to not extend streets to the unplatted property to the south of Block 6; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
- e. DRC Recommends: 1) Approval of one Subdivision Ordinance waiver to not extend streets to the unplatted property to the south of Block 6; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

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.

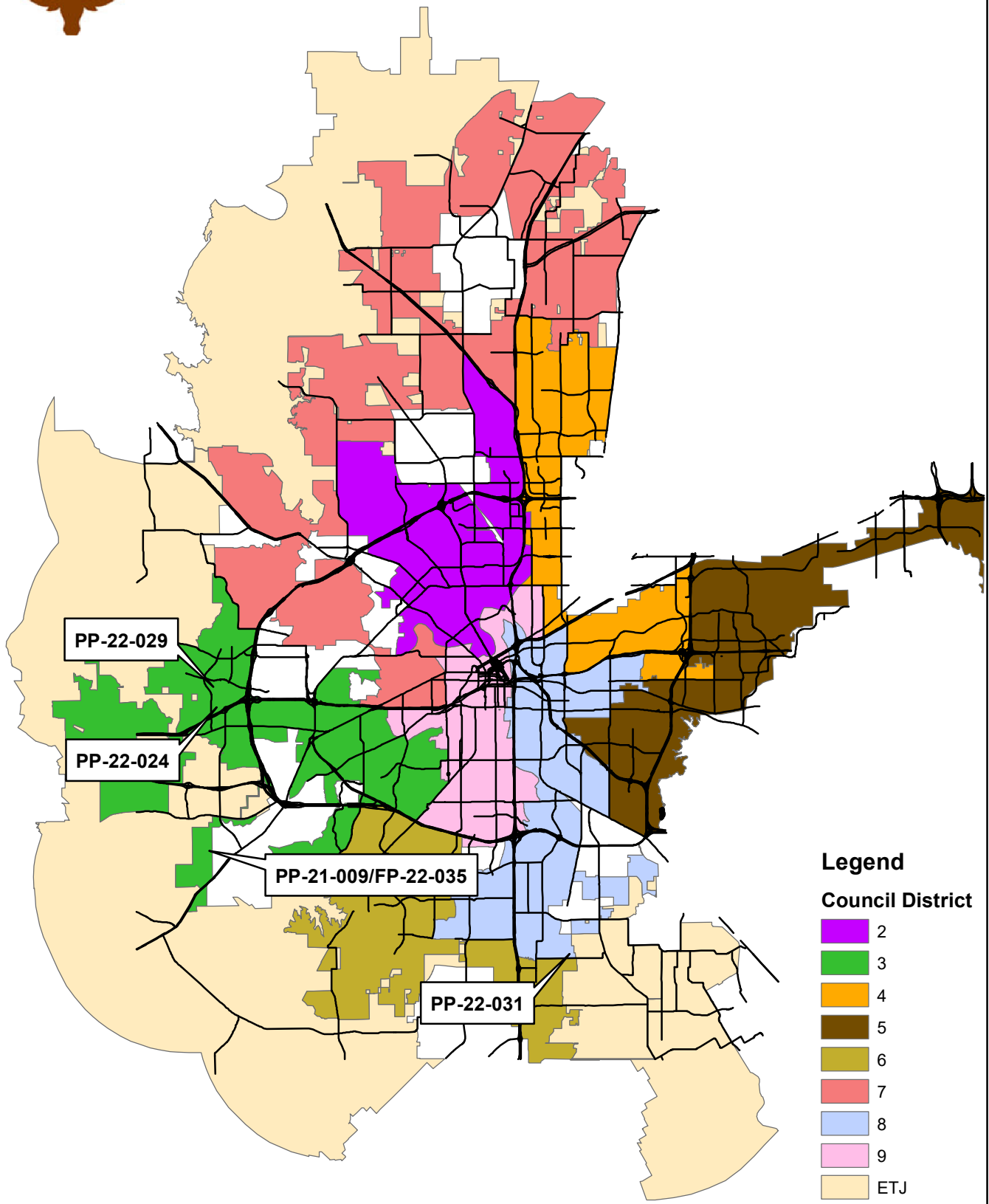
DECLARACIÓN DE ACCESIBILIDAD

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.

May City Plan Commission Case Map



1 in = 5 miles



PP-21-009 Ventana Preliminary Plat Phases 6-8 (Revision): 530 One-Family Detached Residential Lots, 16 Private Open Space Lots, 1 Multi-Family Lot, and 1 Community Facilities Lot. Council District 3.

Being 203.818 acres situated in the S.A & M.G. R.R CO Survey, Abstract Number A-1479, DT Finley Survey, Abstract Number A-1903, Edward Taylor Survey, Abstract Number A-1560, T.F. Rogers Survey, Abstract Number A-1357, and the E. Langston Survey, Abstract Number A-988, located in the City of Fort Worth, Tarrant County, Texas.

General Location: West of the City of Benbrook, south of Joplin Blues Lane, and east of Markum Ranch Road.

GENERAL INFORMATION

A. *APPLICANT*

- 1. Owner / Applicant PMB Ventana Developer, LLC
- 2. Consultant / Agent LJA Engineering

B. *PROJECT ZONING, NOTIFICATION & COORDINATION*

- 1. Comprehensive Plan Single-Family Residential
- 2. Current Zoning "PD" Planned Development and "CF" Community Facilities
- 3. Proposed Zoning No Change
- 4. Public Hearing Notification Mailing Date April 29, 2022
- 5. Development Services Case Coordinator..... Lindsay Mesa
- 6. Organizations Courtesy Notified..... N/A

C. *SERVICE DISTRICTS*

- 1. School ISD..... Fort Worth 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*

The Ventana Preliminary Plat Phases 6-8 was originally approved administratively in May of 2021. Per Subdivision Ordinance, Section 31-5(g)(1)(b), Changes in land use, zoning, street classifications, the configuration of street patterns, connections to perimeter streets, an increase in development intensity or extensions to the perimeter boundary of the subdivision to un-subdivided properties require a public hearing. The applicant is requesting the preliminary plat revision to eliminate what was street B, now being shown as a proposed public access easement.

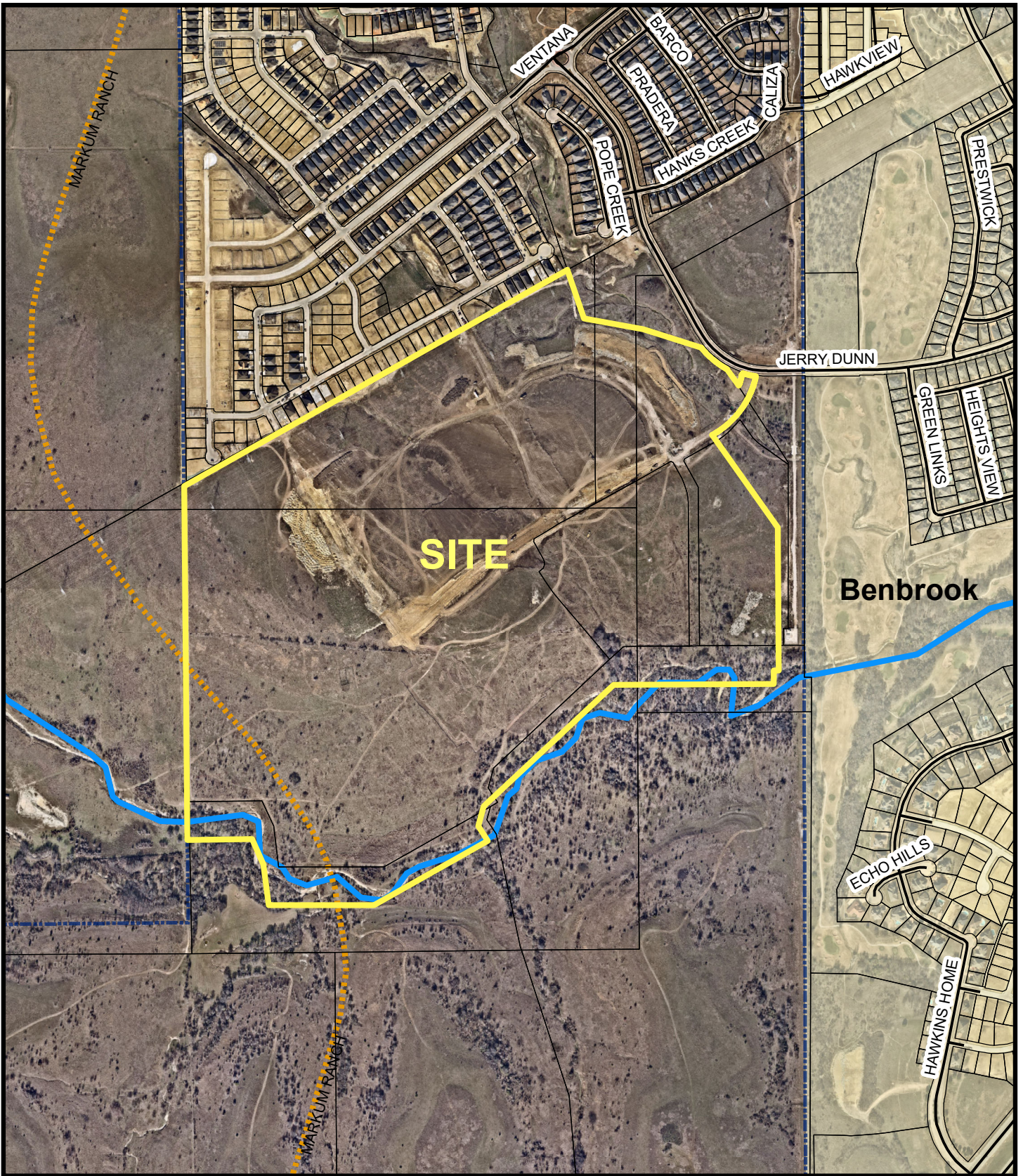
The Development Services Transportation staff has reviewed the amendment to the preliminary plat Traffic Impact Analysis (TIA) and supports the elimination of Street B and replacing it with a public access easement (PAE). The 15.01 acre property to the east of PAE is the proposed FWISD elementary school site and the 16.84 acre lot to the west is zoned Planned Development for all uses in "D" multi-family. Both lots have primary access to Street A, a proposed 60-foot dedicated right-of-way connecting to the

existing Jerry Dunn Parkway. The portion of the PAE that extends south between the two lots is intended to provide the required second point of ingress and egress for the school site and the multi-family development. Fort Worth Fire has been working with the applicant on the design and location of the PAE and supports the requested revision.

DRC supports the revision to the preliminary plat.

E. DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION

DRC recommends: : 1) Approval of a revision to the preliminary plat eliminating Street B, between the proposed FWISD school lot and the Planned Development for all uses in –“D” multi-family lot, and replacing it with a public access easement.



MAP LEGEND

Master Thoroughfare Plan

Land Use

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

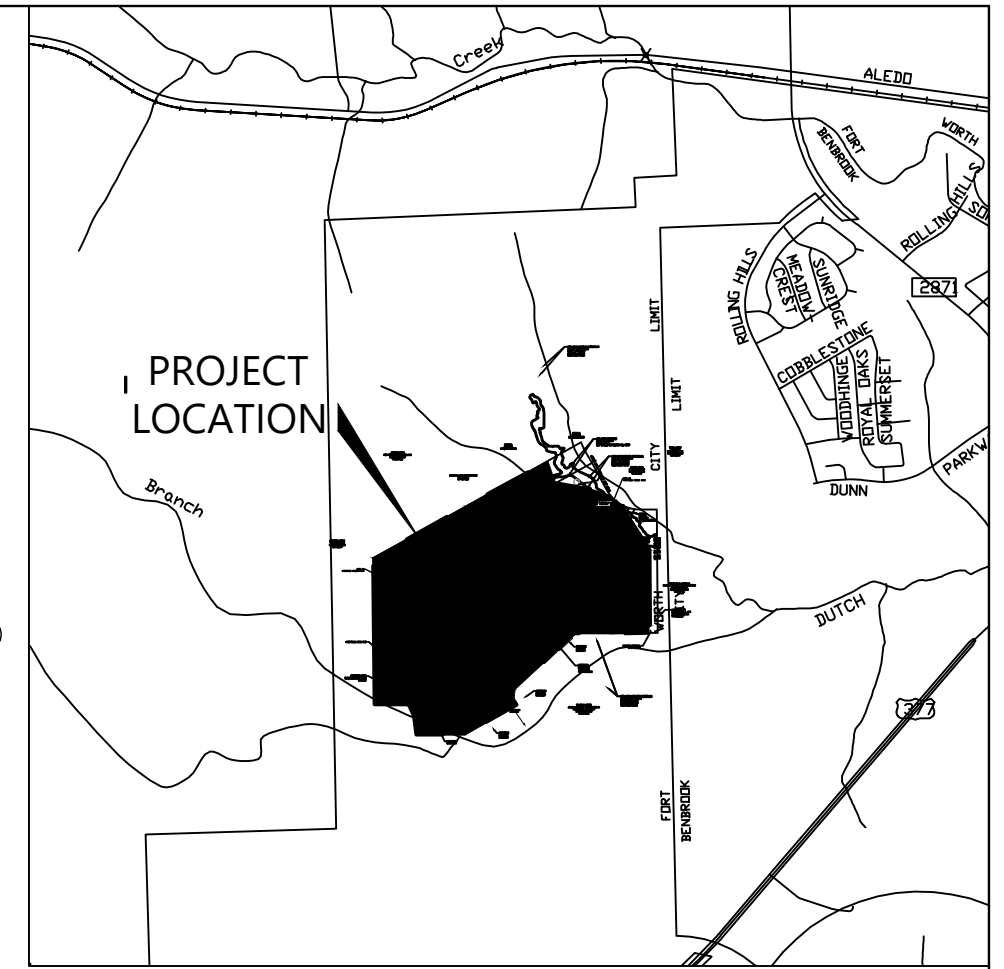
- PRELIM. PLATS
- Fort Worth City Limits
- ADJACENT CITIES

800 400 0 800 Feet

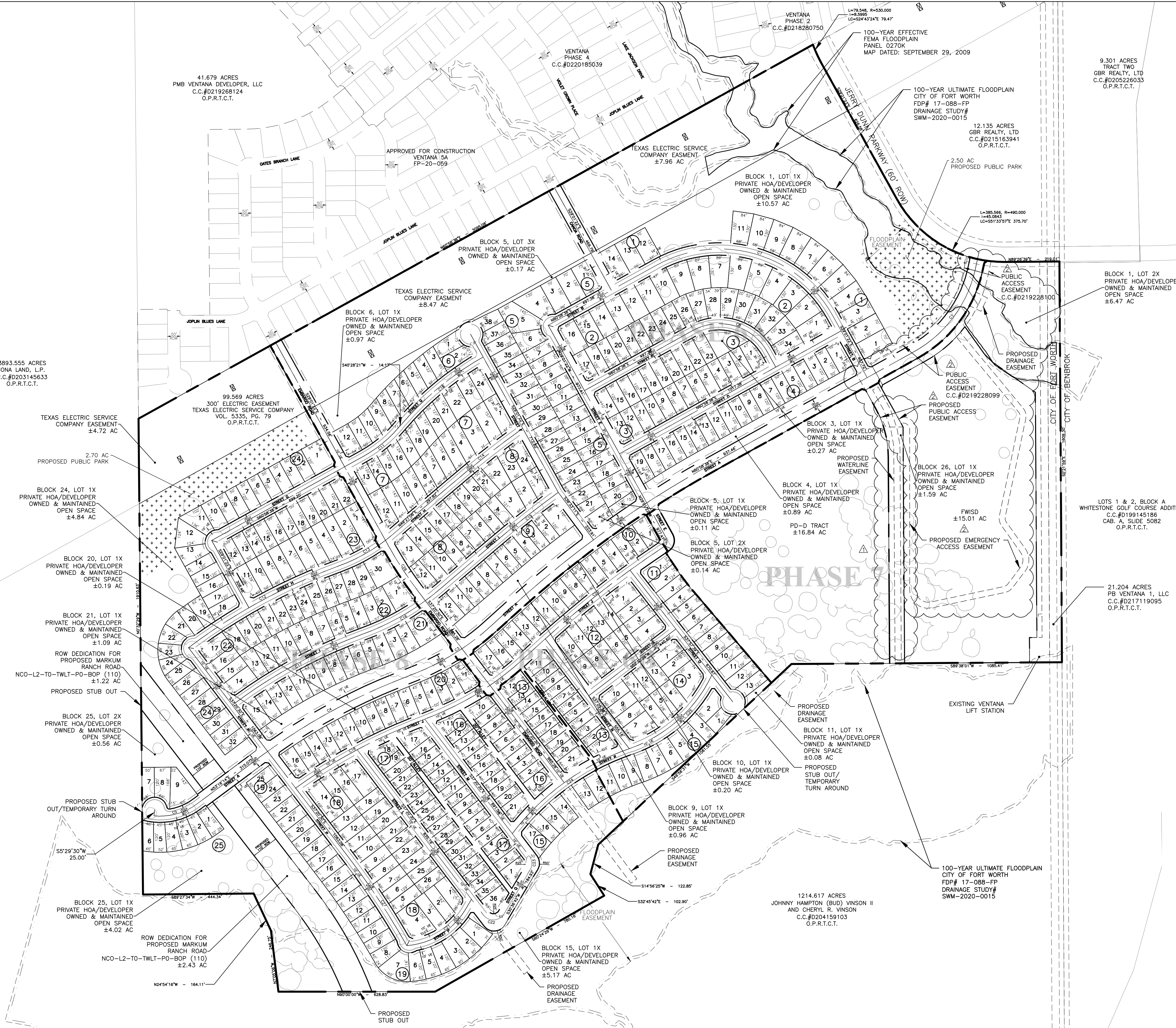
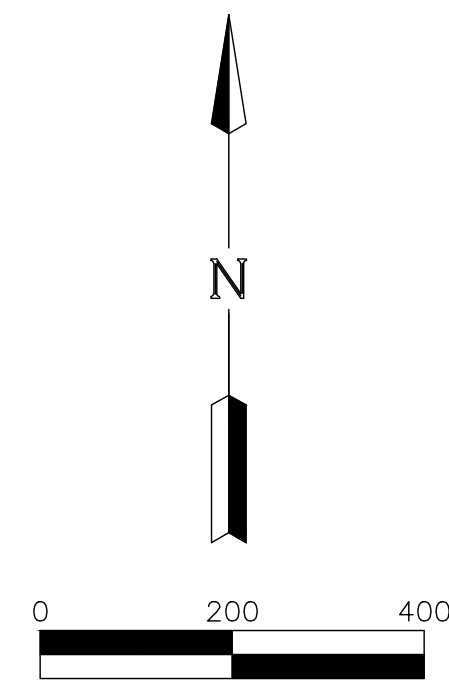


Scale: 1 inch = 800 feet





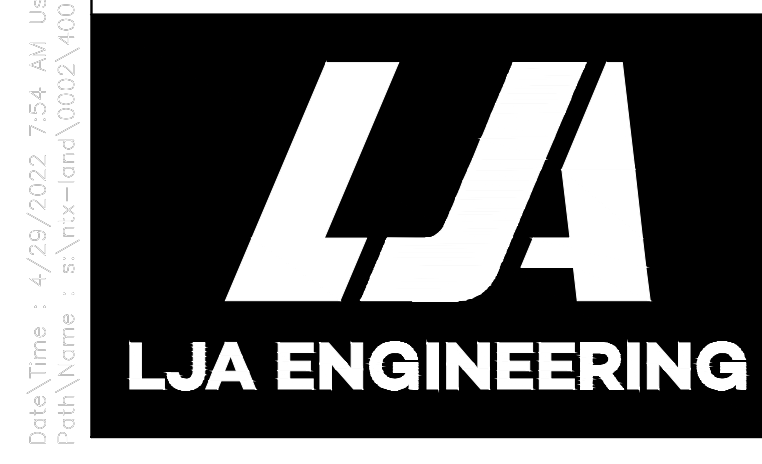
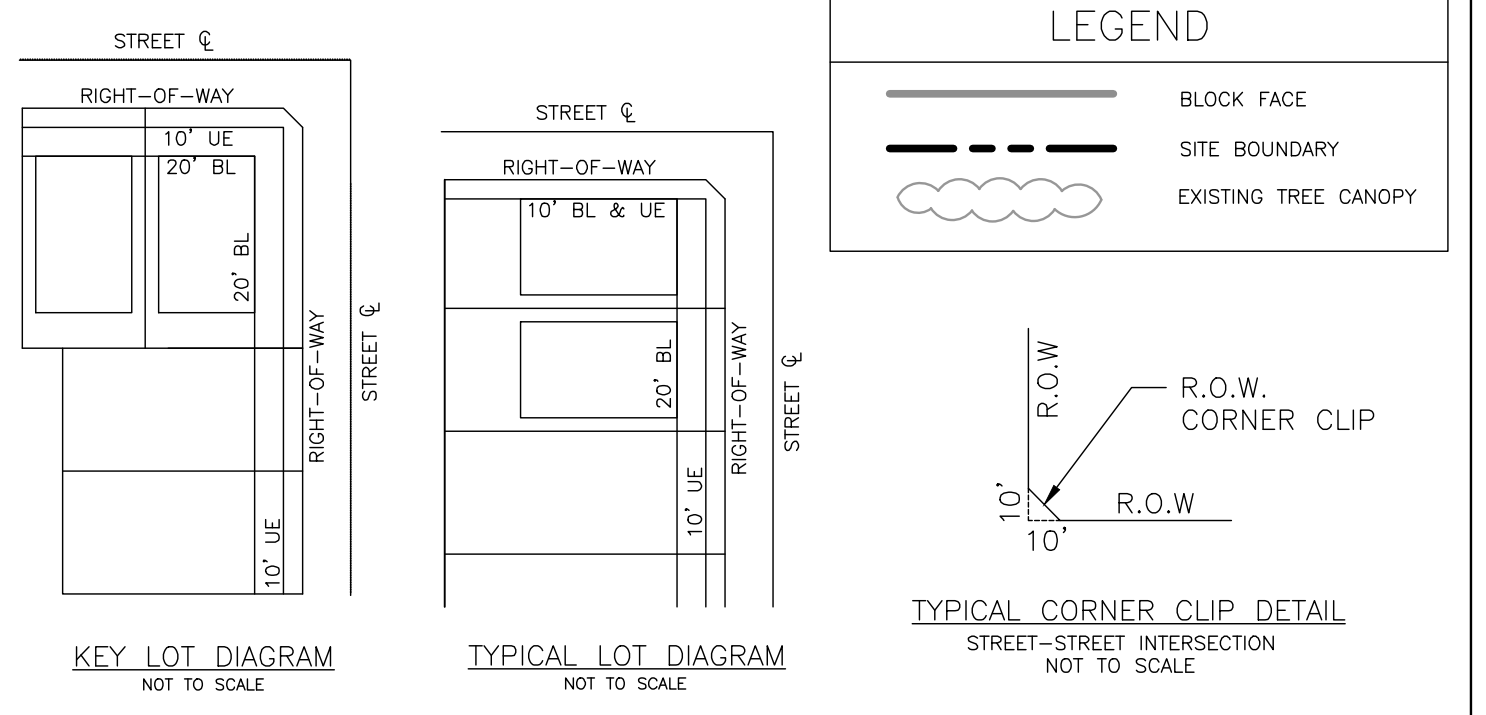
VICINITY MAP
NOT TO SCALE



LAND USE SUMMARY

USE	RESIDENTIAL UNITS	NON RESIDENTIAL LOTS	ACREAGE	DENSITY	POPULATION
RESIDENTIAL LOTS	530	-	83.18	3.5	1855
FWISD	-	-	15.01	-	-
SINGLE FAMILY RENTAL	-	-	16.84	-	-
TEXAS ELECTRIC SERVICE COMPANY EASEMENT	-	-	21.15	-	-
PRIVATE OPEN SPACE	-	16	38.29	-	-
RESIDENTIAL ROW	-	-	29.35	-	-
TOTAL	530	16	203.82	-	1855

- NOTES:
1. ROW CORNER CLIP - A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10 FEET BY 10 FEET, MEASURED AT THE PROPERTY LINE, IS REQUIRED AT THE INTERSECTION OF TWO STREETS.
 2. DRIVEWAY LOCATIONS MUST NOT INTERFERE WITH INTERSECTION FUNCTION.
 3. PROPERTY IS IN THE CITY OF FORT WORTH.
 4. PRIVATE OPEN SPACES (P.O.S.) TO BE DEDICATED TO AND MAINTAINED BY H.O.A.
 5. PROPOSED EASEMENTS SHOWN ARE UTILITY EASEMENTS (UE) AND WALL MAINTENANCE EASEMENTS (WME).
 6. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 2 FEET ABOVE THE 100-YR WATER SURFACE ELEVATIONS WITHIN THE STREET.
 7. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



ENGINEER:
LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TX 75206
PHONE: (469)-621-0710
TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:
PMB VENTANA DEVELOPER SOUTH, LLC
4001 MAPLE AVENUE, SUITE 600
DALLAS, TX 75219
PHONE: (214)-954-7025

SERVICE PROVIDERS
ELECTRIC SERVICE: ONCOR
WATER SOURCE: FORT WORTH
SEWER SOURCE: FORT WORTH
SCHOOL DISTRICT: FWISD

CONNECTIVITY INDEX
LINKS = 50.5
NODES = 29 = 1.74
THIS PLAT HAS A TOTAL OF 42 NON CUL-DE-SAC BLOCK FACES & 0 LONG BLOCKS.

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
03/30/2022	REMOVED STREET B		8		
04/29/2022	ADDED ACCESS EASEMENTS		9		
			10		
			11		
			12		
			13		
			14		

203.818 ACRES
OUT OF THE
S.A. & M.G. R.R. CO. SURVEY, ABST NO.A-1479, DT FINLEY SURVEY, ABST NO.A-1903, EDWARD TAYLOR SURVEY, ABST NO.A-1560, T.F. ROGERS SURVEY, ABST NO.A-1357, & E. LANGSTON SURVEY, ABST NO.A-988
**CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS**

PRELIMINARY PLAT
FOR
**VENTANA
PHASES 6-8**
SCALE: 1"=200' MAPSCO: 865

04/29/2022 7:54 AM User: jg... Path: ...

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Residential lots 18 LOT 9 to 18 LOT 23.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Residential lots 18 LOT 24 to 19 LOT 12.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Residential lots 19 LOT 13 to 20 LOT 2.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Residential lots 20 LOT 3 to 21 LOT 1.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Residential lots 21 LOT 2 to 22 LOT 1.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Residential lots 22 LOT 2 to 22 LOT 16.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Residential lots 22 LOT 17 to 23 LOT 1.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Residential lots 23 LOT 2 to 23 LOT 16.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Residential lots 23 LOT 17 to 24 LOT 9.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Residential lots 24 LOT 10 to 24 LOT 24.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Residential lots 24 LOT 25 to 25 LOT 7.

Table with 2 columns: BLOCK & LOT NUMBERS, AREA. Residential lots 25 LOT 8 to 25 LOT 9.

Table with 3 columns: BLOCK & LOT NUMBERS, AREA, AREA. Open space lots 1, 1X, 2X, 3X, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 20, 21, 24, 25.

Table with 3 columns: BLOCK, LOT, MIN FFE (FEET). Minimum finished floor elevations for blocks 1, 11, 15.

Table with 3 columns: BLOCK, LOT, MIN FFE (FEET). Minimum finished floor elevations for blocks 15, 19, 25.

LEGAL DESCRIPTION 203.818 ACRES

BEING A 203.818 ACRE TRACT OF LAND SITUATED IN THE ELIZABETH LANGSTON SURVEY, ABSTRACT NO. 988, THE T.F. ROGERS SURVEY, ABSTRACT NO. 1357, THE EDWARD TAYLOR SURVEY, ABSTRACT NO. 1560 AND THE D.T. FINLEY SURVEY, ABSTRACT NO. 1903, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING PART OF A 21.204 ACRE TRACT OF LAND CONVEYED BY DEED TO PB VENTANA 1, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. D217119095, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND ALL OF A 191.349 ACRE TRACT OF LAND CONVEYED BY DEED TO PB LONG TERM HOLD 2, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. D217119099, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID 203.818 ACRE TRACT, WITH REFERENCE BEARING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATION, CALCULATED FROM DALLAS CORRS ARP (PID-DF8984) AND ARLINGTON RRP2 CORRS ARP (PID-DFS387), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHEAST CORNER OF JERRY DUNN PARKWAY (A 60' RIGHT-OF-WAY) ACCORDING TO THE PLAT OF JERRY DUNN PARKWAY VENTANA ADDITION AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN COUNTY CLERK'S FILE NO. D219063650, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY TEXAS, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1X, BLOCK 16 OF VENTANA, PHASE 2, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN COUNTY CLERK'S FILE NO. D218280750, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 35 MINUTES 58 SECONDS, A RADIUS OF 530.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 24 DEGREES 43 MINUTES 24 SECONDS EAST, A DISTANCE OF 79.47 FEET;

THENCE, ALONG THE SOUTHWEST LINE OF JERRY DUNN PARKWAY, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID CURVE TO THE CURVE, AN ARC DISTANCE OF 79.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

SOUTH 29 DEGREES 01 MINUTES 23 SECONDS EAST, A DISTANCE OF 626.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 61 DEGREES 31 MINUTES 56 SECONDS, A RADIUS OF 490.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 59 DEGREES 47 MINUTES 23 SECONDS EAST, A DISTANCE OF 501.30 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 526.23 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

NORTH 89 DEGREES 26 MINUTES 39 SECONDS EAST, A DISTANCE OF 219.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHEAST CORNER OF AFORESAID 21.204 ACRE TRACT, BEING ON THE WEST LINE OF JERRY DUNN PARKWAY, AN ADDITION TO THE CITY OF BENBROOK, AS RECORDED IN COUNTY, CLERK'S FILE NO. D219040638, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 21 MINUTES 59 SECONDS EAST, ALONG THE COMMON EAST LINE OF SAID 21.204 ACRE TRACT, SAID WEST LINE OF JERRY DUNN PARKWAY, PASSING AT OF 4.90 FEET THE SOUTHWEST CORNER OF SAID JERRY DUNN PARKWAY ADDITION AND THE NORTHWEST CORNER OF LOT 2, BLOCK A, OF WHITESTONE GOLF COURSE ADDITION, AN ADDITION TO THE CITY OF BENBROOK, AS RECORDED CABINET A, SLIDE 5082, MAP RECORDS, TARRANT COUNTY, TEXAS, CONTINUING ALONG SAID COMMON LINES, A TOTAL DISTANCE OF A DISTANCE OF 1609.30 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE SOUTH EAST CORNER OF SAID 21.204 ACRE TRACT;

THENCE, SOUTH 89 DEGREES 38 MINUTES 01 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 21.204 ACRE TRACT, PASSING AT A DISTANCE OF 130.00 FEET THE COMMON SOUTHWEST CORNER OF SAID 21.204 ACRE TRACT AND THE SOUTHEAST CORNER OF AFORESAID 191.349 ACRE TRACT AND CONTINUING ALONG THE SAID SOUTH LINE OF SAID 191.349 ACRE TRACT A TOTAL DISTANCE OF 1085.41 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

THENCE, CONTINUING ALONG THE SOUTH LINE OF SAID 191.349 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 46 DEGREES 56 MINUTES 31 SECONDS WEST, A DISTANCE OF 1061.55 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

SOUTH 14 DEGREES 56 MINUTES 25 SECONDS WEST, A DISTANCE OF 122.85 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

SOUTH 32 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 102.90 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

SOUTH 60 DEGREES 24 MINUTES 29 SECONDS WEST, A DISTANCE OF 780.16 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

WEST, A DISTANCE OF 628.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

NORTH 07 DEGREES 05 MINUTES 06 SECONDS WEST, A DISTANCE OF 246.75 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

NORTH 24 DEGREES 54 MINUTES 16 SECONDS WEST, A DISTANCE OF 164.11 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

SOUTH 89 DEGREES 27 MINUTES 34 SECONDS WEST, A DISTANCE OF 444.34 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE SOUTHWEST CORNER SAID 191.349 ACRE TRACT AND BEING ON THE EAST LINE OF A 3893.555 ACRE TRACT OF LAND CONVEYED TO IONA LAND L.P., ET AL, AS RECORDED IN COUNTY CLERK'S FILE NO. D203145630, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

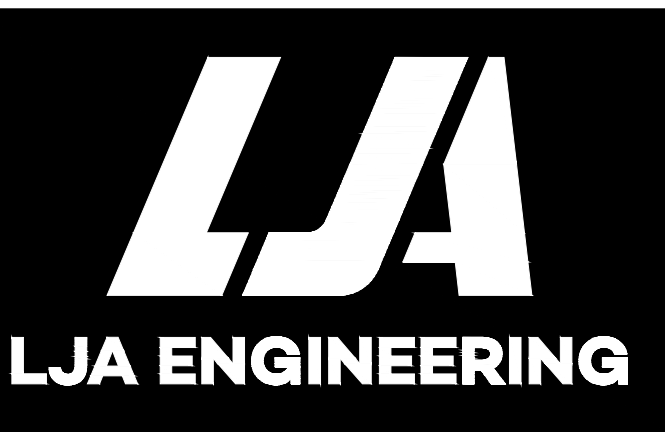
THENCE, NORTH 00 DEGREES 32 MINUTES 29 SECONDS WEST, ALONG SAID WEST LINE OF 191.349 ACRE TRACT AND SAID EAST LINE OF 3893.555 ACRE TRACT, A DISTANCE OF 1910.63 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHWEST CORNER OF SAID 191.349 ACRE TRACT AND THE SOUTHWEST CORNER OF A 162.310 ACRE TRACT OF LAND CONVEYED TO PB LONG TERM HOLD 1, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. D215129626, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, NORTH 60 DEGREES 58 MINUTES 38 SECONDS EAST, ALONG THE COMMON NORTHWEST LINE OF SAID 191.349 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 162.310 ACRE TRACT, PASSING AT A DISTANCE OF 2602.98 FEET THE COMMON NORTHEAST CORNER OF SAID 191.349 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 162.310 ACRE TRACT, THE SOUTHWEST CORNER OF AFORESAID VENTANA PHASE 2, AND THE NORTHWEST CORNER OF AFORESAID 21.204 ACRE TRACT, CONTINUING ALONG THE COMMON LINE OF SAID 21.204 ACRE AND VENTANA PHASE 2 A TOTAL DISTANCE OF 3095.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 203.818 ACRES OF LAND, MORE OR LESS.

Table with 3 columns: BLOCK LENGTH TABLE, BLOCK FACE LOCATION, LENGTH. Lists lot lengths for blocks 1 through 15.

Table with 3 columns: BLOCK LENGTH TABLE, BLOCK FACE LOCATION, LENGTH. Lists lot lengths for blocks 14 through 25.

Table with 6 columns: CV#, DELTA, RADIUS, LENGTH, CHORD, C-L. CENTERLINE CURVE DATA table with 20 rows.



ENGINEER: LJA ENGINEERING, INC. 6060 NORTH CENTRAL EXPRESSWAY SUITE 400 DALLAS, TX 75206 PHONE: (469)-621-0710 TEXAS REGISTRATION F-1386

DEVELOPER/OWNER: PMB VENTANA DEVELOPER SOUTH, LLC 4001 MAPLE AVENUE, SUITE 600 DALLAS, TX 75219 PHONE: (214)-954-7025

Table with 2 columns: SERVICE PROVIDERS, CONNECTIVITY INDEX. Lists electric, water, sewer, and school district services.

Table with 10 columns: SUBMITTAL DATE, DESCRIPTION, APPROVAL DATE, SUBMITTAL DATE, DESCRIPTION, APPROVAL DATE. Lists revision details.

203.818 ACRES OUT OF THE S.A. & M.G. R.R CO. SURVEY, ABST NO.A-1479, DT FINLEY SURVEY, ABST NO.A-1903, EDWARD TAYLOR SURVEY, ABST NO.A-1560, T.F. ROGERS SURVEY, ABST NO.A-1357, & E. LANGSTON SURVEY, ABST NO.A-988 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PRELIMINARY PLAT FOR VENTANA PHASES 6-8 SCALE: 1"=200' MAPSCO: 865



Conditions and Comments

Case: PP-21-009

Submitted: 2/3/2021

Title: Ventana Phases 6-8 Preliminary Plat

Case Description:

Address:

Applicant:

Owner:

Remarks Due:

ZC Hearing:

Case Status: Approved

Acres:

List of Conditions:

GENERAL

General

- This application corresponds to February 8th deadline.

PLAN REVIEW

PARD

- CLEARED: 05.18.2021

PARD/PDP: The Neighborhood and Community Park Dedication Policy applies. Neighborhood Parkland dedication is REQUIRED, minimum of 5.1383 acres of which 25% must be out of the floodplain. Additionally, park to be located in such a manner that there is no more than a 10 minute walk (1/3 mile radius) from within the development. Park location and concept plan must be agreed to before Preliminary Plat can be approved by Plan Commission. Community Park F-I-L is required for this plat.

Email Lori Gordon at lori.gordon@fortworthtexas.gov to discuss.

PLATTING

Fire

•FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

CLEARED 02/25/2021 1. A site plan is required for multi-family developments. Email a site plan for Fire Code application to donna.york@fortworthtexas.gov. The site plan must show that emergency access easements are at least 26 feet wide and provide access to all exterior portions of all buildings within 150 feet in a 5 foot wide unobstructed path. The distance can be increased to 300 feet if the building is equipped with a fire sprinkler system. Vehicle access gates must be shown to be a minimum of 20 feet wide when fully opened. Show fire hydrants and the location of any fire department connections for sprinkler systems or standpipes. If a site plan is not available, indicate the area where the multi-family development will be located on this plat.

Site Plan Review: Site Plan in ZC-20-165: Hydrant spacing is 300' or less radius and 500' or less hose lay to any Fire Department Connections on buildings. Vehicle gates 20' or more and must have Knox Locks.

2. Streets within this subdivision will need to be named on the final plat/s. All street names in the City of Fort Worth must be approved by the Fire Department. Email FWFDStreets@fortworthtexas.gov to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat number in the subject line.

CLEARED 02/25/2021 3. Label Oates Branch Lane, Violet Crown Place, Lake Jackson Dr, Joplin Blues Lane, Ventana Pkwy, and Pope Creek Road.

CLEARED 02/25/2021 4. Label ROW Dedication on west side as "Proposed Markum Ranch Rd"

5. Canoa Rd and Embargo Rd may be used as new and approved names for this plat from approval on FP-20-059. These are not yet recorded on FP-20-059.

CLEARED 02/25/2021 6. Street B cannot dead end to the south without an approved turn-around. (CFW Fire Code Amendments to IFC 2015 Section 503.2.5 Dead Ends)

7. Jerry Dunn Pkwy is existing and correct.

8. Developments of 1-2 family dwellings having more than 30 units must be provided with 2 separate and approved fire apparatus access roads. This number may be increased to 40 if an additional access point is provided that will connect with a future development. Approved preliminary plats must be phased such that they do not violate this ruling.

CFW Fire Code Amendments to IFC 2015 Section 503.1.2 Secondary Access

CLEARED 02/25/2021 9. Turn radius for Streets Q and L must have a minimum inside turn radius of 25' and a minimum outside radius of 45'. CFW Fire Code Amendments to IFC 2015 Section 503.2.4 Turning Radius

FYI COMMENTS:

Any new address, suite address, or any other permanent address must be approved by the Addressing Division of the Bureau of Fire Prevention. Any changes to existing addresses must be approved as well. Addresses must be posted in a manner that complies with the current City of Fort Worth Fire Code. **DO NOT SELF ADDRESS YOUR PLAT** or property. All plats within the city limits of Fort Worth will be addressed by the FWFD Fire Addressing Division **AFTER** recording of the plat at the county courthouse. Plats will be addressed once we receive a copy of the plat after recording. All plats will be addressed in the order in which we receive them. Most plats will be addressed and posted to the City of Fort Worth Plat Directory within 10 business days of being recorded.

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 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth also has adopted amendments to this code. The Fort Worth Fire Code Amendments can be found online at www.fortworthtexas.gov/Fire/

Planning

- February 19, 2021. Stuart Campbell, Development Services, Platting. 817-392-2412
stuart.campbell@fortworthtexas.gov

The Subdivision Ordinance, Section 31-81 (2) a. states each subdivision of land shall provide adequate public facilities including water, wastewater collection and disposal, drainage facilities, parks and recreation facilities, and transportation facilities necessary to properly serve the proposed development, including related off-site facilities. Provide the status of the 15,000 gallon water tank. DRC recommends conditional approval of the final plat (Phases 3A & %) conditional upon a second 15,000 hydro-pneumatic tank being installed by the developer and accepted by the City. CLEARED 3/9/21 DSC.

SO Section 31-106(13) Residential driveway access limitation. Driveway access from an adjacent urban local residential, limited local residential, cul-de-sac, loop or collector street to a residential lot less than 50 feet in width at the building line shall be by one of the following means:

- a. from an abutting side or rear alley or side or rear driveway within an appropriate access easement;
or
- b. from a common shared driveway, centered over the common lot lines between the adjacent dwelling units, continuing through to the rear of the dwelling units, shall be provided within an appropriate access easement. Blocks 13, 16 and 17 contain lots less than 50 foot and residential driveway access is require by option a or b above. CLEARED 3/9/21 DSC.

Per SO Section 31-106(e) (13)(g)(1) - Provide proposed alley right-of-way width (16 foot minimum). CLEARED 3/9/21 DSC.

The proposed preliminary plat will require a waiver for stubouts. Subdivision Ordinance, Section 31-106(c)(7)(a) requires that local streets shall be extended to the subdivision boundary to connect with adjoining streets or with adjoining unplatted property. The unplatted tract to the south and west are unplatted. A project redesign or CPC waiver requests is required. CLEARED 3/9/21 DSC. REVISED PRELIMINARY PLAT.

Identify and provide dimensions for right-ow-way dedication for Markum Ranch an MTP Neighborhood Connector [NCO-L2-T0-TWLT-P0-BOP (110)].CLEARED 3/9/21 DSC.

FYI. Identify the lift station site. provide status. CLEARED 3/9/21 DSC. PRELIMINARY PLAT REVISED IFT STATION SITE INCLUDED IN PLAT BOUNDARY.

FYI. Reference Case No PP-21-009

- PP Revision will require CPC Approval.

T/PW Engineering

- TPW (Michael Arthaud, 817-392-6597, Michael.Arthaud@fortworthtexas.gov)
Transportation (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

Conditions met

1. Subdivisions containing more than thirty (30) one-family or two-family dwelling units shall have a platted and constructed secondary ingress and egress to a public street. FP-20-059 will need to be recorded. CLEARED 3/10/2021 MA
2. Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown. Include all dedication information for all existing rights-of-way. CLEARED 04/29/2022 AB.
3. Alley Width (3.5.1.1 TPW Manual)– Show the width of the existing alley. Alley widths shall be as follows:
 - a. Single-family and two-family residential = 16ft. with 12 ft. paving edge to edge. CLEARED 3/10/2021 MA
3. The project is adjacent to or includes an arterial identified on the MTP. The classification(s) for {Markum Ranch} is {NCO-L2-TO-NTMS-P0-BOP (110')} which requires 2 lane(s) in each direction 10ft. sidewalks with a Standard Median (110ft.) in width. CLEARED 3/10/2021 MA
4. All streets shall be named to provide continuity with existing streets. Acceptable names shall be provided for both public and private streets, as approved by the City of Fort Worth Fire Department. Street names are to be approved by fire prior to the approval of the CFA in order for the street name signs to be installed. CLEARED 3/31/2021 MA
5. Community Facilities Agreement required for streets (to include streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements. CFA WILL NEED TO BE EXECUTED FOR FINAL PLAT CLEARED 3/31/2021 MA
6. Show Case Number on the plat. (But not as part of title block). CLEARED 3/10/2021 MA

T/PW Stormwater

- Contact: sds@fortworthtexas.gov

SWM-2020-0120, SWDS, Accepted

1. Show the FEMA Floodplain and label the panel number & effective date. {City of Fort Worth Subdivision Ordinance Article 6, Sec. 31-105 (a)}
CLEARED - RNS - 2/25/21
2. Update the labeled Floodplain boundary per the study as the Floodplain Easement & make sure it accounts for the 10 ft buffer area on both sides of the channel boundary. {City of Fort Worth Subdivision Ordinance Article 6, Sec. 31-105 (c)(1)}
CLEARED - RNS - 2/25/21
3. Show the Drainage Easements for the Outfalls into the channel. I show 4 outfalls per the accepted study. Make sure the easements are located in "X' lots. {City of Fort Worth Subdivision Ordinance Article 6, Sec. 31-105 (b)}
CLEARED - RNS - 2/25/21

FYI:

Updated Accepted Study & Accepted Flood Study Required prior to HB3167 IPRC 1st Sub, Final Plat, & Early Grading.

Transportation Impact

- Transportation Impact Fee (Mirian Spencer, 817-392-2677, Mirian.Spencer@fortworthtexas.gov)

FYI Comment - The project is located in Transportation Impact Fee Service Area V and does not qualify for discounts. The approval date of the final plat (date when signed by Plan Commission Chair and Secretary) will determine the applicable collection rate for future building permits. This project is within the boundary of the existing Ventana credit agreement, City Secretary Contract 53866.

- FYI Comment - The project is located in Transportation Impact Fee Service Area v and does not qualify for discounts. The approval date of the final plat (date when signed by Plan Commission Chair and Secretary) will determine the applicable collection rate for future building permits. This project is within the boundary of the existing Ventana credit agreement, City Secretary Contract 53866.

Water

- Plat case review Performed On: 10/1/2020
You may address hold comments by emailing: DSWS@fortworthtexas.gov

Note: All revisions requested per our initial review to the proposed plat document must be submitted to Platting department. Staff will upload revised plat and notify our department. If this is an electronic submittal, you must still contact the platting office when you have uploaded the document, otherwise we will not be notified. 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. Thank you for your understanding. Platting Department contact info: 817-392-8027

All comments based on Installation Policy and Design Criteria for Water, Wastewater and Reclaimed Water. To view Policy visit <http://fortworthtexas.gov/standards/#waterdesign>

All comments for preliminary plats are considered FYI and will be "holds' on final plat submittal.

1- No Permanent Structure note required on plat face:

"Construction Prohibited over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type."

2- P.R.V note required on plat face; statement shall read as follows:

" Private P.R.V's will be required; water pressure exceeds 80 P.S.I "

Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (5.4.4.6)

3- Impact Fee Statement (General Notes) to read as follows:

"The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system."

4- Water and Sewer Extension along frontage up to the end of lot line of property is required by (CFA)
- Per City accepted construction plans

Water and Sewer extension under pavement to every proposed lot is required: provide a community facilities agreement for the water and sewer improvement as necessary to serve the subject property.

No water/sewer in side or back of lots. No private plumbing crossing lot lines. Water/Sewer crossing creek/floodplain requires Alignment Walk with Water Department Staff

Per Subdivision Ordinance. Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.3.1)

Hydro Pneumatic Tank must be in service before the development being served off public water. New water main extension from pump station required to serve this development. Domestic tap required for the lift station site at south east corner.

FYI: Will need approved IPRC Plans and CFA Agreement Filed prior to platting. To clear HOLD CFA needs to be executed. A completion agreement will hold plat until infrastructure is complete.

- 5- Provide adequate water/sewer exclusive easements to match city accepted construction plans per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019.

Offsite easements and or easements by separate instrument need to have recording information shown on plat before hold can be cleared. Plat will be reconciled with reviewed and accepted plans to make sure all easement are correct before hold can be cleared.

Remove (UE) Utility Easements should read as follows: Water Exclusive Easement, Sanitary Sewer Exclusive Easement, or Water and Sanitary Sewer Exclusive Easement. Please revise the proposed plat to provide the adequate easement minimum 15 feet, 7.5 foot on each side of pipe.

For all mains with depths greater than 10 feet, the following equation will apply:

$((\text{Depth of Pipe}) \times 2) + (\text{O.D. of Pipe}) + (2 \text{ Feet}) = \text{Easement Width/ Width is rounded up to nearest 5 feet.}$

Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.8.8)

List of Comments:

FP-22-035 Ventana Elementary School (Conditional Approval): 1 Community Facilities Lot. Council District 3.

Being a 15.005 acre tract of land in the Elizabeth Langston Survey, Abstract Number 988, located in the City of Fort Worth, Tarrant County.

General Location: South of Jerry Dunn Parkway, east of Markum Ranch and southeast of Joplin Blues Lane.

GENERAL INFORMATION

A. *APPLICANT*

- | | |
|-----------------------------|----------------------------------------|
| 1. Owner / Applicant | Fort Worth Independent School District |
| 2. Consultant / Agent | Pacheco Kock |

B. *PROJECT ZONING, NOTIFICATION & COORDINATION*

- | | |
|---------------------------------------------------|---------------------------|
| 1. Comprehensive Plan | Single-Family Residential |
| 2. Current Zoning | "CF" Community Facilities |
| 3. Proposed Zoning | No Change |
| 4. Public Hearing Notification Mailing Date | April 29, 2022 |
| 5. Development Services Case Coordinator..... | Lindsay Mesa |
| 6. Organizations Courtesy Notified..... | N/A |

C. *SERVICE DISTRICTS*

- | | |
|------------------------------------------------|--------------------|
| 1. School ISD..... | Fort Worth 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*

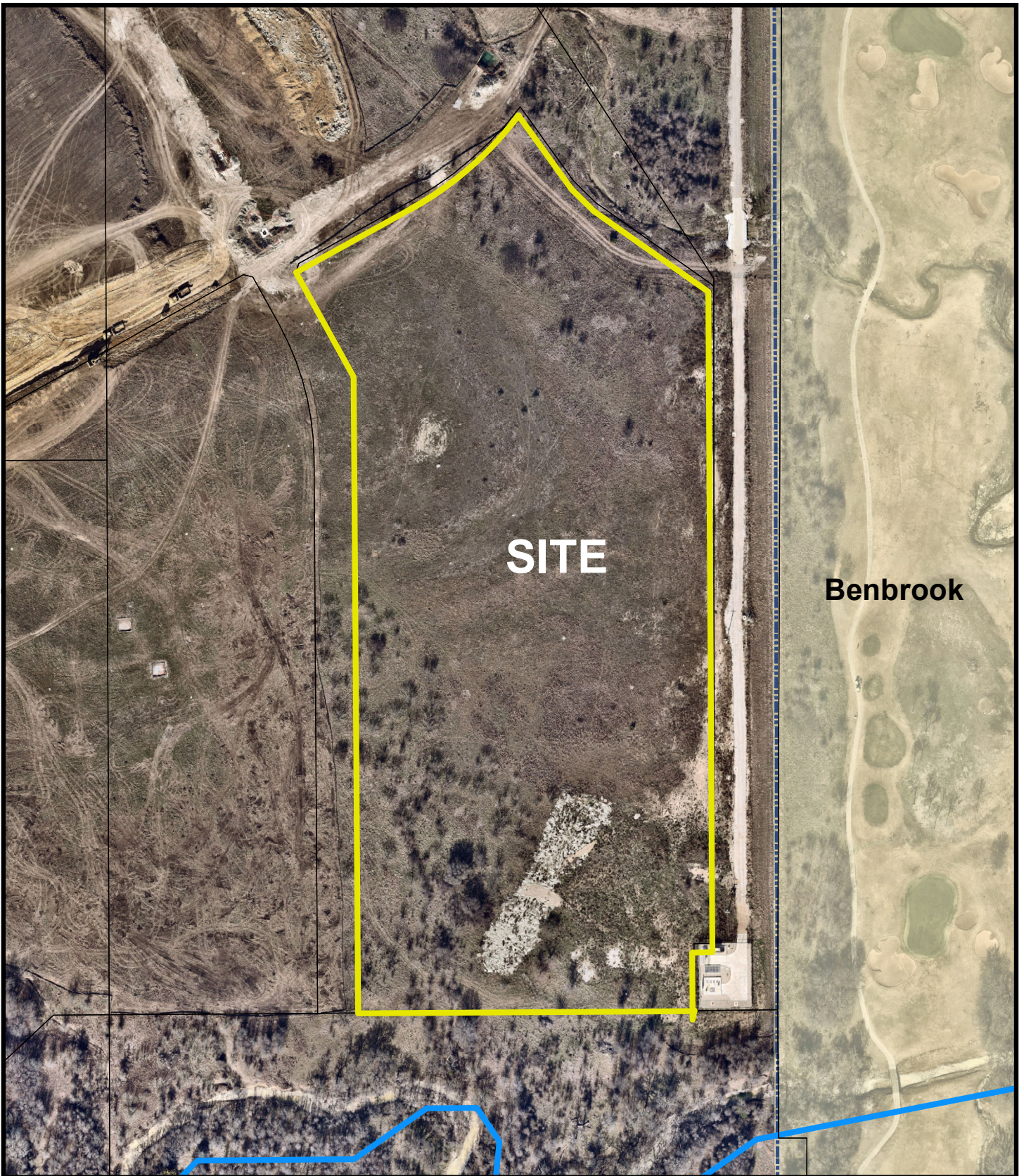
The Ventana Elementary School Plat (FP-22-035) is a 15-acre lot approved as an elementary school site with the Ventana Preliminary Plat (PP-21-009). Per Subdivision Ordinance, Section 31-42(c)(1), a final plat shall conform to the approved preliminary plat and meet all of the requirements of the plan commission. The final plat does not conform to the previously approved preliminary plat. The applicant has submitted a request for City Plan Commission (CPC) consideration of a revision to the preliminary plat, which is on this May 11, 2022 agenda. CPC approval of the preliminary plat revision will bring the final plat into conformance with the preliminary plat. Therefore, the applicant is requesting conditional approval of the final plat, condition upon the approval of the preliminary plat revision.

Per Subdivision Ordinance, Section 31-150, (a)(1) no building permits for any construction activity shall be issued by the city until a final plat is approved and filed and recorded with the county clerk of the county in which the tract is located. There are two offsite easements (public access easement, water facility easement) related to FP-22-035 that will be recorded by separate instrument. The applicant has indicated that they have initiated the easement recording process and they are working with the adjacent

property owners. The process to dedicate the off-site easements by separate instrument will extend beyond the 30-day administrative approval, requiring City Plan Commission conditional approval.

E. DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION

DRC recommends: Conditional approval of the final plat upon: 1) the approval of the preliminary plat revision (PP-21-009); 2) recordation of the offsite easements by separate instrument; and 3) meeting the platting comments in the staff report.



**Master Thoroughfare Plan
Land Use**

- Activity Street
- Commercial Connector

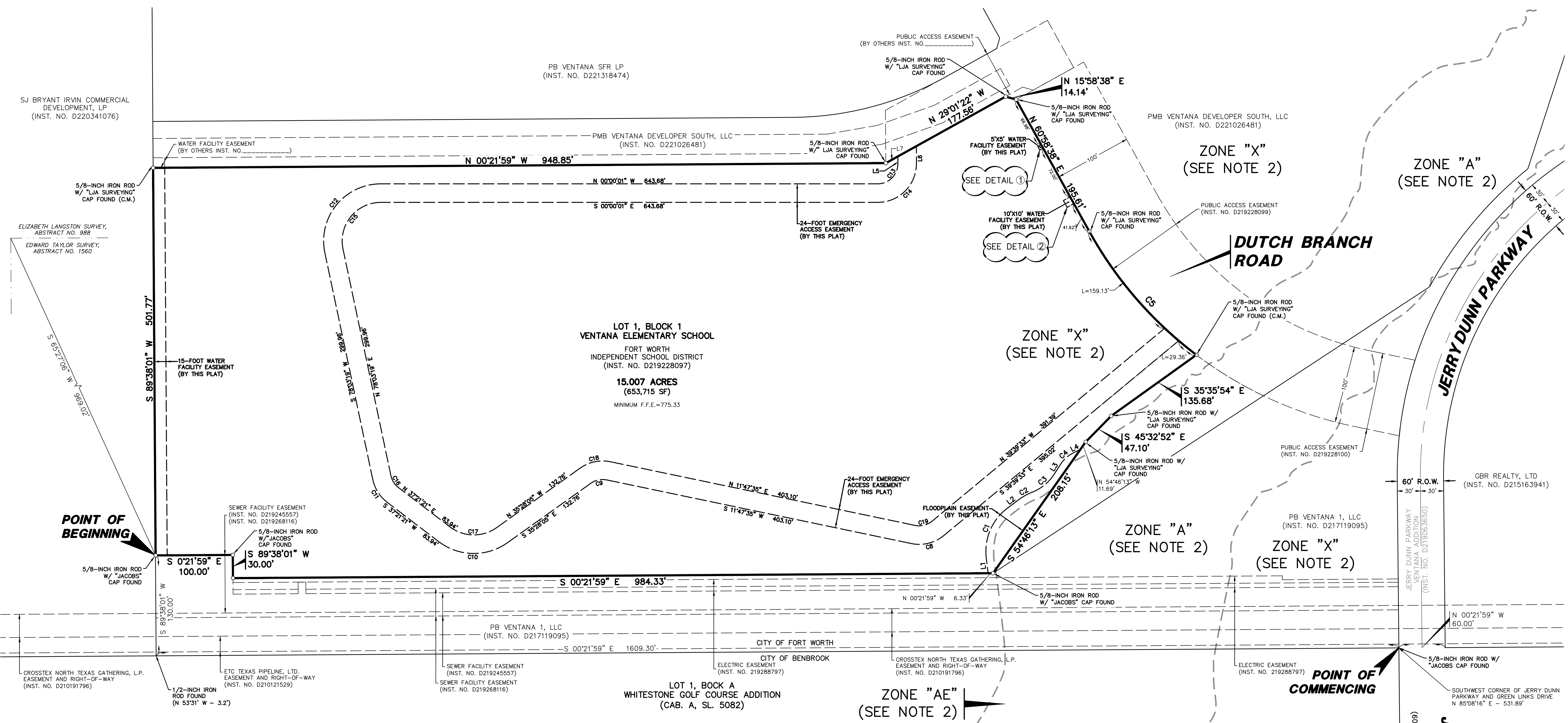
- Commercial Mixed Use Street
- Neighborhood Connector
- System Link

- Flood Plain
- FINAL PLATS/ FS & FP

200 100 0 200 Feet

Scale: 1 inch = 200 feet





POINT OF BEGINNING

POINT OF COMMENCING

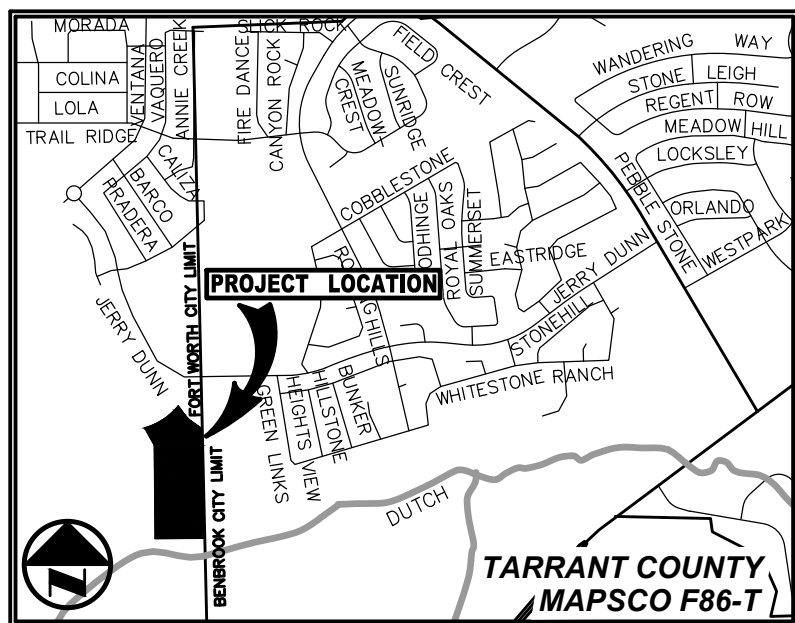
NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on September 3, 2020 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0270K, Community-Panel No. 480586 0270 K, Revised Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
 Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
 Zone "A" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: No base flood elevations determined.
- Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
- Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

LAND USE TABLE	
GROSS AREA	15.007 ACRES
ROW DEDICATION	0.000 ACRES
NET AREA	15.007 ACRES
LOT USE TYPE	*CF* COMMUNITY FACILITIES

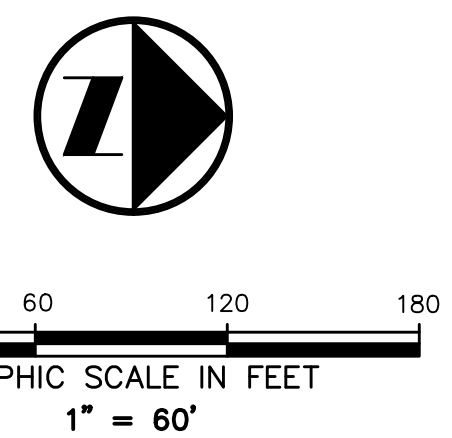
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 83°06'39" W	20.15'
L2	N 36°38'00" W	18.66'
L3	N 57°20'28" W	15.29'
L4	N 26°54'50" W	11.38'
L5	N 90°00'00" E	9.52'
L6	N 90°00'00" E	22.83'
L7	N 29°01'40" W	17.93'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	60°15'21"	70.00'	73.62'	40.62'	N 66°45'41" W	70.27'
C2	15°29'44"	70.00'	18.93'	9.52'	N 28°53'08" W	18.87'
C3	36°12'12"	60.00'	37.91'	19.61'	N 39°14'22" W	37.28'
C4	30°25'38"	40.00'	21.24'	10.88'	N 42°07'39" W	20.99'
C5	23°54'11"	510.00'	212.77'	107.95'	N 49°01'32" E	211.23'
C6	5°51'24"	490.00'	50.09'	25.06'	N 81°07'19" W	50.06'
C7	5°51'24"	490.00'	50.09'	25.07'	N 75°15'55" W	50.07'
C8	51°27'08"	50.00'	44.90'	24.09'	N 13°55'59" W	43.41'
C9	47°15'40"	26.00'	21.45'	11.38'	N 11°50'15" W	20.84'
C10	72°49'26"	75.00'	95.33'	55.32'	N 0°56'38" E	89.04'
C11	40°41'58"	50.00'	35.52'	18.54'	N 57°42'20" E	34.77'
C12	101°56'40"	74.00'	131.67'	91.29'	S 50°58'21" E	114.97'
C13	89°59'59"	26.00'	40.84'	26.00'	S 45°00'01" E	36.77'
C14	89°59'59"	50.00'	78.54'	50.00'	S 45°00'01" E	70.71'
C15	101°56'40"	50.00'	88.96'	61.68'	S 50°58'21" E	77.68'
C16	40°41'58"	26.00'	18.47'	9.64'	N 57°42'20" E	18.08'
C17	72°49'26"	51.00'	64.82'	37.62'	N 0°56'38" E	60.55'
C18	47°15'40"	50.00'	41.24'	21.88'	N 11°50'15" W	40.08'
C19	51°27'08"	26.00'	23.35'	12.53'	N 13°55'59" W	22.57'



LEGEND

- (C.M.) PROPERTY CORNER CONTROLLING MONUMENT
- PROPERTY LINE
- - - EASEMENT LINE
- - - SEBACK LINE
- - - SURVEY ABSTRACT LINE
- LIMITS OF FLOOD ZONE
- 613 EXIST CONTOUR
- F.F.E. FINISH FLOOR ELEVATION



SURVEYOR:
 PACHECO KOCH CONSULTING ENGINEERS, INC.
 4060 BRYANT IRVIN ROAD
 FORT WORTH, TX 76109
 817-412-7155
 CONTACT: RUSSELL TIDWELL

ENGINEER:
 PACHECO KOCH CONSULTING ENGINEERS, INC.
 4060 BRYANT IRVIN ROAD
 FORT WORTH, TX 76109
 817-412-7155
 CONTACT: MADDIE MCBRIDE

OWNER:
 FORT WORTH INDEPENDENT SCHOOL DISTRICT
 100 N. UNIVERSITY DRIVE
 FORT WORTH, TX 76107
 817-814-2000
 CONTACT: ERIC BOWDEN

LOT 1, BLOCK 1
 VENTANA ELEMENTARY
 SCHOOL
 FP-22-035
 REF. CASE NO.: PP-21-009

PAGE 1 OF 2
 FINAL PLAT
**LOT 1, BLOCK 1
 VENTANA
 ELEMENTARY SCHOOL**
 A 15.007 ACRE ADDITION TO THE
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 AND BEING OUT OF THE
 ELIZABETH LANGSTON SURVEY, ABSTRACT NO. 988,

Pacheco Koch		4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155	
DRAWN BY MCL		TX REG. ENGINEERING FIRM F-469	TX REG. SURVEYING FIRM LS-10008001
CHECKED BY RMT/MLL	SCALE 1"=60'	DATE 03/03/2022	JOB NUMBER 4765-20.508

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____

SHLEUBURN 8:46 PM
 M:\VOC-471\4765-20.508\SUBMITTALS\2022-04-28 FINAL PLAT TO...

FINAL PLAT - LOT 1, BLOCK 1, VENTANA ELEMENTARY SCHOOL



Conditions and Comments

Case: FP-22-035

Submitted: 3/10/2022

Remarks Due:

ZC Hearing:

Case Status: In Review

Title: VENTANA ELEMENTARY SCHOOL

Case Description: FINAL PLAT
LOT 1, BLOCK 1, VENTANA ELEMENTARY SCHOOL
A 15.007 ACRE ADDITION TO THE
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AND BEING OUT OF THE
ELIZABETH LANGSTON SURVEY, ABSTRACT NO. 988,

Address:

Acres:

Applicant:

Owner: FORT WORTH ISD, ETAL

100 N UNIVERSITY DR FORT WORTH, TX 76107

List of Conditions:

GENERAL

General

- This application corresponds to March 14th deadline day.

Please allow four days for a completeness check, a separate email will be sent out once a case manager is assigned and fees are assessed. If your application is an administrative one, it will not follow the DRC schedule, keep in mind the application goes through the normal 21 calendar day review. Once all comments have been entered a revision may be submitted, the first revision is free any revision after that is a charge of \$220 per revision.

***** ALL REVISIONS NEED TO GO THROUGH PLATTING *****

Please refrain from emailing other departments separately to clear holds, it needs to come through platting so we can open up the workflow and keep track of revisions. Please include your assigned case manager and myself Jose.Mendezvargas@fortworthtexas.gov to all revisions for proper routing.

Platting Department
817-392-8027
Platbox2@fortworthtexas.gov

- Oncor | PMDS
Jimmy B. Conner
jimmy.conner@oncor.com

No comments

PERMIT ISSUANCE

T/PW Stormwater

- Stormwater Development Services
Contact: SDS@fortworthtexas.gov

0803 – Drainage Study – Provide a Drainage Study by a registered civil engineer in the State of Texas that conforms to the criteria contained in the 2015 City of Fort Worth Stormwater Criteria Manual and submitted through the Stormwater Development Services Division. Drainage Study must demonstrate that there are no adverse impacts on areas surrounding the project site due to the proposed developments.

Reference: Section 2.3, Steps 3 and 5, 2015 CFW Stormwater Criteria Manual
CLEARED SA 3/25/22 DS-21-0089 & SWM-2020-0120 were accepted

0812 – Floodplain Easements: Delineation {SDS} - Floodplain easement is to encompass the measured water surface elevation of the 100 year frequency precipitation event under ultimate development conditions, plus an additional 10' horizontal buffer on each side.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth and Section 3.11, 2015 CFW Stormwater Criteria Manual
CLEARED SA 3/25/22

0815 – Minimum Finished Floor Elevations {SDS} - Show the minimum finished floor elevation for each lot adjacent to a floodplain/drainage way. They shall be 2' above the 100 year frequency precipitation event under ultimate development conditions.

Reference: Section 3.11, 2015 CFW Stormwater Criteria Manual
CLEARED SA 3/25/22

0816 – Maintenance Note - A Floodplain/Floodway/Drainageway Maintenance Note from the Plan Commission Rules and Regulations must be placed on the final plat.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth
CLEARED SA 3/25/22

0817 – Floodplain Restriction Note “No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party (ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.”

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth
CLEARED SA 3/25/22

9000 - All public and private drainage easements and ROWs with their widths must be clearly shown/identified on the plat.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth; Section 3.11, 2015 CFW Stormwater Criteria Manual

SA 3/25/22 It seems that an easement (width of DE and length DE will extend is least 25' beyond headwall) for the outfall pipe structure will need be drawn on plat (FYI- if the outfall drains into floodplain, a FDP will be required before grading and building permits approval)

CLEARED SA 4/22/22 The DE at DP1 is shown at the NE side of the plat and the DE at SE corner of plat is contained within the site and no DE is required to be shown at the SE corner.

PLATTING

Fire

•FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

1. Street A will need to be named. All street names in the City of Fort Worth must be approved by the Fire Department. Email FWFDStreets@fortworthtexas.gov to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat number in the subject line.

2. The following will have to occur for this plat to have 2 points of access:

a. Street A will have to be constructed to west driveway.

b. Recordation and construction of roads in FP-20-059 CLEARED 04/21/2022

c. Recordation of Final Plat associated with Phase 6A in PP-21-009 will have to be platted.

Canoa Road

within that project must be constructed.

04/26/2022 FP-22-057 has to be platted and Street A & Embargo Road constructed for this plat to have access/address.

3. Jerry Dunn Pkwy is existing and correct.

4. West side of the plat doesn't match PP-21-009. Coordinate with Platting to determine if PP revision will be required.

General information:

Any new address, suite address, or any other permanent address must be approved by the Addressing Division of the Bureau of Fire Prevention. Any changes to existing addresses must be approved as well. Addresses must be posted in a manner that complies with the current City of Fort Worth Fire Code. DO NOT SELF ADDRESS YOUR PLAT or property. All plats within the city limits of Fort Worth will be addressed by the FWFD Fire Addressing Division AFTER recording of the plat at the county courthouse. Plats will be addressed once we receive a copy of the plat after recording. All plats will be addressed in the order in which we receive them. Most plats will be addressed and posted to the City of Fort Worth Plat Directory within 10 business days of being recorded.

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 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted amendments (January 1, 2017 version) to this code. The Fort Worth Fire Code Amendments can be found online at www.fortworthtexas.gov/Fire/ (click on Bureau of Fire Prevention)

PACS

•No PARD-PDP fees due

Planning

- Lindsay Mesa 817-392-8045 lindsay.mesa@fortworthtexas.gov
 1. Consistency with Preliminary Plat: Final plats must match the approved preliminary on file. If the subdivision design has been altered in any way (circulation, access, number of lots) the applicant must first submit a preliminary plat revision for review prior to turning in a final plat application. [SO, Sec. 31-42 (c)]. NOT CLEARED LM. PP MUST BE APPROVED BY CPC.
 2. Right-of-Way: Ensure required dedications to adjacent right-of-way, including corner clips, are shown on the plat. Required street sizing for use types may be found in the Master Thoroughfare Plan. The minimum width for an urban local cross section is 50 feet. [SO, Sec. 31-106] NOT CLEARED LM. SUBJET PROPERTY DOES NOT HAVE ACESS. NO ROW HAS BEEN DEDICATED.
 3. Easements: Any easements offsite easements required for a proposed development must be filed by separate instrument prior to plat submission, and that recording information must be reflected on the plat face. Easements within the boundary of the project can be labeled as “dedicated by this plat.” If all or portion of an existing easement is to be abandoned, label as “abandoned by this plat.” For offsite easements or other easements by separate instrument, contact this office for standard easement language and process for filling. NOT CLEARED
 4. Private Access Easement to the west it says by others Inst No.. Has this been recorded? Will it be recorded with another phase? NOT CLEARED.
 5. Update case number CLEARED LM
 6. Show land use table with development yield. Show Land Use Table on the plat, showing Gross Acre/Net Acre/ROW Dedication/Lot Use Type. CLEARED LM
 7. Indicate plat boundary with heavy/bold line weight. Please darken. CLEARED LM
 8. Easements: Show, and label, the locations and dimension of easements for water, sanitary sewer, utility and storm sewer utilities. For lots adjacent to or containing 100-year floodplain/floodway and drainage easements, label minimum finish floor elevation. Easements should be indicated with a dotted or dashed line. Abandonments may be indicated by stipple or crosshatch shading NOT CLEARED
 9. Contact case manager, Lindsay Mesa, when revisions are uploaded into Accela.
 10. Lot does not have access. Lot cannot be approved or recorded without platted and constructed access.

T/PW Engineering

- TPW (Michael Arthaud, 817-392-6597, Michael.Arthaud@fortworthtexas.gov)
 1. Subdivisions containing more than thirty (30) one-family or two-family dwelling units shall have a platted and constructed secondary ingress and egress to a public street.
 2. Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown. Include all dedication information for all existing rights-of-way.
 3. Community Facilities Agreement required for streets (to include streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements.
 4. Place a note on the final plat that states: “Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.”
 5. Private Maintenance Note - A note shall be placed on the Final Plat stating: “The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.”
 6. A note shall be placed on the final plat stating: “Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.”
 7. Show Case Number on the plat. (But not as part of title block).

Transportation Impact

• FYI Comments:

- The project is located in Transportation Impact Fee Service Area V
- The project does not qualify for discounts.
- The approval date of the final plat will determine the applicable collection rate for building permits.
- This project is within the boundary of the existing Ventana credit agreement, City Secretary Contract 53866-A1.
- The Transportation Impact Fee Study Update is currently underway with anticipated adoption in October 2022, with new collection rates being effective January 1, 2023. The current collection rate is not guaranteed after October 2022.

Zoning

- (FYI) The zoning of this property is "CF" Community Facilities (approved 8/24/21 with case ZC-21-094).

WATER

Review

- ***** Water Department Comments*****

Plat case review Performed On: 03/28/2022

You may address hold comments by emailing: DSWS@fortworthtexas.gov or call to 817 392 5803.

Note: All revisions requested per our initial review to the proposed plat document must be submitted to Platting department. Staff will upload revised plat and notify our department. If this is an electronic submittal, you must still contact the platting office when you have uploaded the document, otherwise we will not be notified. 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. Thank you for your understanding.

Platting Department contact info: 817-392-8027 or email to zz_PLNDEV_Platting@fortworthtexas.gov

All comments based on Installation Policy and Design Criteria for Water, Wastewater and Reclaimed Water. To view Policy visit <http://fortworthtexas.gov/standards/#waterdesign>

1- HOLD - MJP 03/28/2022 - REC ID 1160 Sewer per acre charges of \$595.67 per acre applies. The amount owed for this plat is:

--- 15.007 acres X \$595.67 = \$8,939.22

2- HOLD - MJP 03/28/2022 - Include and plat the adjacent lift station Site per the MOU CSC 50707

3- CLEARED MJP 04/20/2022 - MJP 03/28/2022 - Water extension along western property line is required. Provide 1" Water connection to the lift station site

Water Extension is required by (CFA) - Per City accepted construction plans

Water extension to every proposed lot is required: provide a 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 Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.3.1)

4- HOLD - MJP 03/28/2022 - Provide easement for the 24" Water main along western property line.

5- FYI - MJP 04/07/2022 - The Certificate of Occupancy will not be issued until the pump station upgrades are completed.

--- This comment is FTY in the platting stage but will be a hold in the building permit stage.

List of Comments:

PP-22-024 West Square (Waiver Request): 334 One Family Residential Lots and 14 Private Open Space Lots. Council District 3.

Being 80.137 acres of land situated in the B.B.B. & C. RY. Survey, Abstract No. 219, Tract 1A1, located in the City of Fort Worth, Tarrant County, Texas.

General Location: East of Chapel Creek Boulevard, west of Academy Boulevard and north of I-30 (West Freeway).

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant Lennar-Texas LTD
- 2. Consultant / Agent Shield Engineering Group

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Current Zoning "A-5" One Family, "R2" Townhouse/Cluster and "C" Medium Density Multifamily
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use Single Family Residential
- 4. Public Hearing Notification Mailing Date April 29, 2022
- 5. Development Services Department Case Coordinator..... Lynn Jordan
- 6. Organizations Courtesy Notified..... Chapel Creek NA, Westland Texas NA, Streams And Valleys Inc, Trinity Habitat for Humanity, Fort Worth ISD,

C. SERVICE DISTRICTS

- 1. School ISD..... Fort Worth 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

The subject property is 80.137 acres in west Fort Worth for a new residential phased development. Access will be from Academy Boulevard, a commercial connector, Chapel Creek Boulevard, a neighborhood connector on the city's Master Thoroughfare Plan (MTP), and Old Weatherford Road a residential street.

The development of phase 3 of this tract will require additional offsite construction for Northview Road (Street K) to the south to obtain two points of access to comply with the requirements of the Subdivision Ordinance.

The Subdivision Ordinance in Section 31-106 (d) (2) states, standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet. There are three block faces that exceed the maximum block length of 1,320 feet (Block B, Street A, from Lot 1 to Lot 34X; Block C, Street C, from Lot 1 to Lot 32 and Block D; and Street C, from Lot 46 to Lot 74). The applicant has indicated that the existing topography, adjoining floodplain, Academy Boulevard and West Freeway right-of-way to the east and the single-family lots to the south are limiting factors in the street design and lot layout to accommodate the long block standard.

Subdivision Ordinance, Section 31-106(c)(7)(a) requires that local streets shall be extended to the subdivision boundary to connect with adjoining streets or with adjoining unplatted property. The adjoining unplatted properties to the west of the plat boundaries along Chapel Creek, south of proposed Street J, are Zoned "G" Intensive Commercial. The applicant's waiver request is based on incompatible land uses and not connecting the proposed residential uses with intensive commercial use. DRC supports the waiver requested.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval of one Subdivision Ordinance waiver to permit three block faces (Block B along Street A, Lots 1-34; Block C, Lots 1-32; and Block D, Lots 46-74 along Street C) to exceed the maximum allowed length of 1,320 feet; 2) Approval of one Subdivision Ordinance waiver to not extend streets to the unplatted property to the west; and 3) 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

500 250 0 500 Feet



Scale: 1 inch = 500 feet



BLOCK	STREET(S)	LOTS	LENGTH (ft)
A	STREET B, C	1-23	1171.63
B	STREET A	1-34	1814.84
C	STREET C	1-32	1653.29
D	STREET D	1-16	814.14
D	STREET E	17-27	580.05
D	STREET E	27X, 27-45	1068.58
D	STREET C	46-74	1694.23
E	STREET D	1-9	499.36
E	STREET E	10-18	478.28
F	STREET A	1-9	499.36
F	STREET D	10-18	499.36
G	STREET A	1-18	920.38
G	STREET D	19-36	920.38
H	STREET G	1-16X	924.29
H	STREET H	17X-27	557.99
I	STREET J	1-18	924.29
I	STREET G	19-36	924.29
J	STREET J	1-25	1277.73
K	STREET F	1-11	592.47

LINE #	BEARING	LENGTH
L1	S89°48'10"E	35.00'
L2	S79°46'54"E	86.06'
L3	S89°48'10"E	80.65'
L4	N89°48'10"W	95.44'
L5	N89°48'10"W	25.00'
L6	S00°00'00"E	25.00'
L7	N80°00'00"E	25.00'
L8	N89°53'06"E	39.50'
L9	S00°06'54"E	39.24'

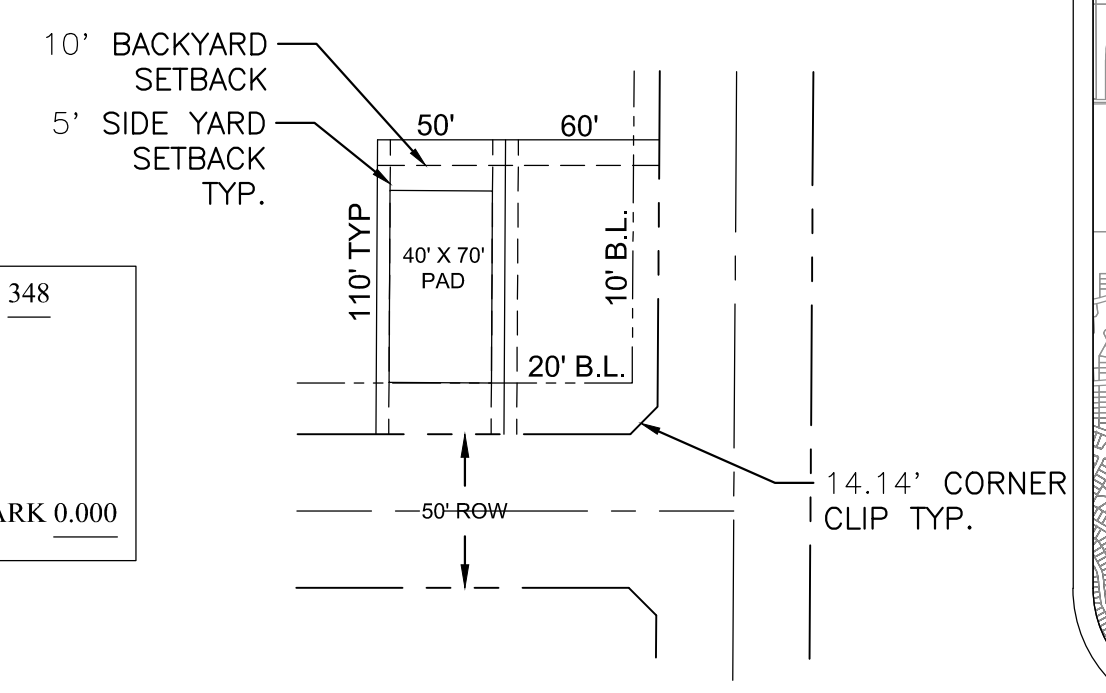
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	34.98'	200.00'	10°01'16"	S84°47'32"E	34.94'
C2	34.98'	200.00'	10°01'16"	S84°47'32"E	34.94'
C3	60.82'	39.50'	88°13'09"	S43°54'44"E	54.99'
C4	195.33'	300.00'	37°18'20"	S18°51'00"W	191.90'
C5	183.94'	200.00'	52°41'40"	S63°51'00"W	177.52'
C6	22.47'	200.00'	6°28'10"	N03°19'59"W	22.45'
C7	22.47'	200.00'	6°28'10"	N03°19'59"W	22.45'
C8	61.76'	39.50'	89°34'52"	S44°54'20"E	55.66'
C9	239.00'	736.20'	18°36'01"	N44°28'57"E	237.95'
C10	155.99'	934.89'	9°33'34"	N39°56'34"E	155.81'

DEVELOPMENT YIELD
 RESIDENTIAL LOTS: NUMBER 334
 ACREAGE: SINGLE FAMILY DETACHED 43.470
 COMMERCIAL LOTS: NUMBER 0
 ACREAGE: COMMERCIAL LOTS 0

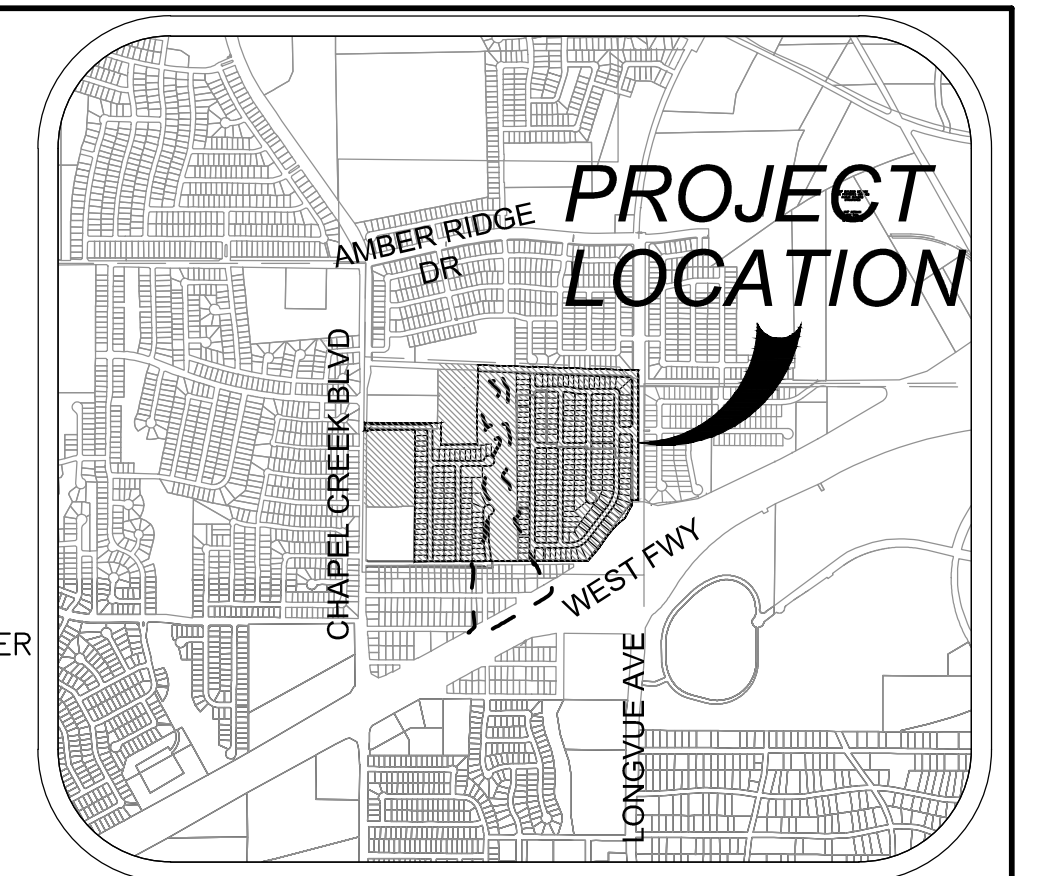
GROSS SITE AREA (ACRES): 80.137
TOTAL NUMBER OF DWELLING UNITS: 334
 SINGLE FAMILY ATTACHED 0
 OPEN SPACE LOTS: NUMBER 14
 INDUSTRIAL LOTS 0

TOTAL NUMBER LOTS: 348
 TWO FAMILY 0
 MULTIFAMILY 0
 PARKS LOTS: NUMBER 0
 RIGHT-OF-WAY 17.310 AC
 PARK 0.000

NOTE: ALL RESIDENTIAL LOTS TO MEET A5 ZONING OF 5000 SF MINIMUM.



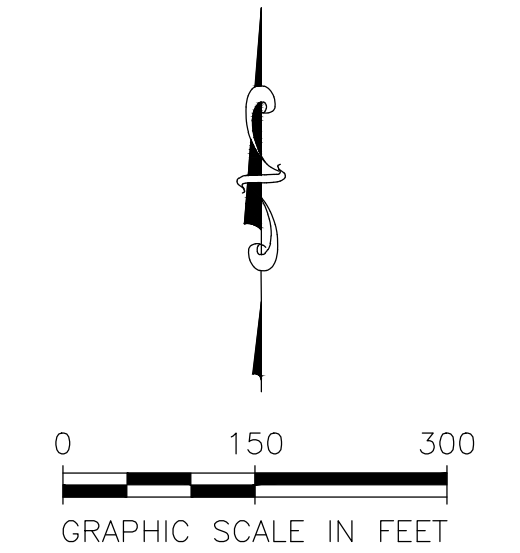
TYPICAL LOT 50' X 110' NTS



VICINITY MAP NOT TO SCALE

NOTES:

- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL PLATTED LOTS WILL BE A MINIMUM OF 5,000 SF.
- CONNECTIVITY INDEX: 1.8
- ALL OPEN SPACE AND EASEMENTS WILL BE PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE
- NO PART OF DE MAY ENCROACH ON RESIDENTIAL LOT
- NO EXISTING FLOODPLAIN THROUGH THIS SITE PER FEMA EFFECTIVE MODEL 48439C0280K; 9/25/2009
- WESTERN HALF OF ACADEMY BLVD. TO BE CONSTRUCTED WITH ADJACENT PHASE 1.



LEGEND

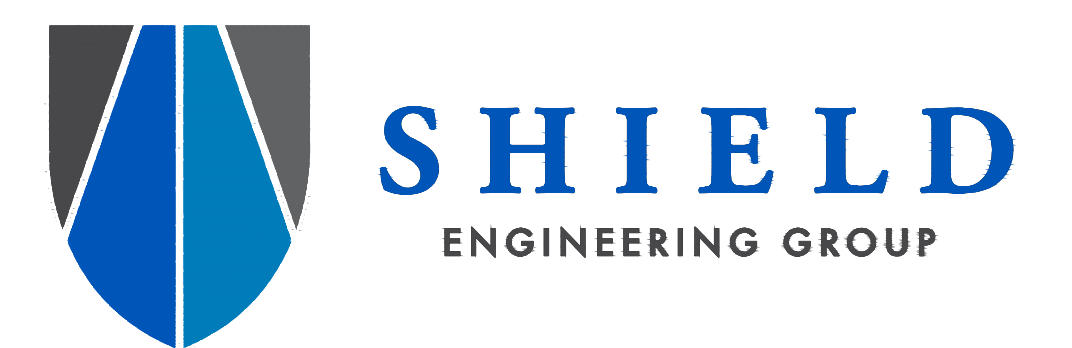
- DE = INDICATES A DRAINAGE EASEMENT
- SSE = INDICATES A SANITARY SEWER EASEMENT
- UE = INDICATES A UTILITY EASEMENT
- BL = INDICATES A BUILDING LINE
- XCF = INDICATES "X" CUT IN CONCRETE; FOUND
- XCS = INDICATES "X" CUT IN CONCRETE SET
- IRF = INDICATES 5/8-INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"
- IRS = INDICATES 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"
- CM = INDICATES A CONTROLLING MONUMENT
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

OWNER/DEVELOPER
 LENNAR - TEXAS, LTD.
 1707 MARKETPLACE BLVD SUITE 100
 IRVING, TX 75063
 (214) 215-7087

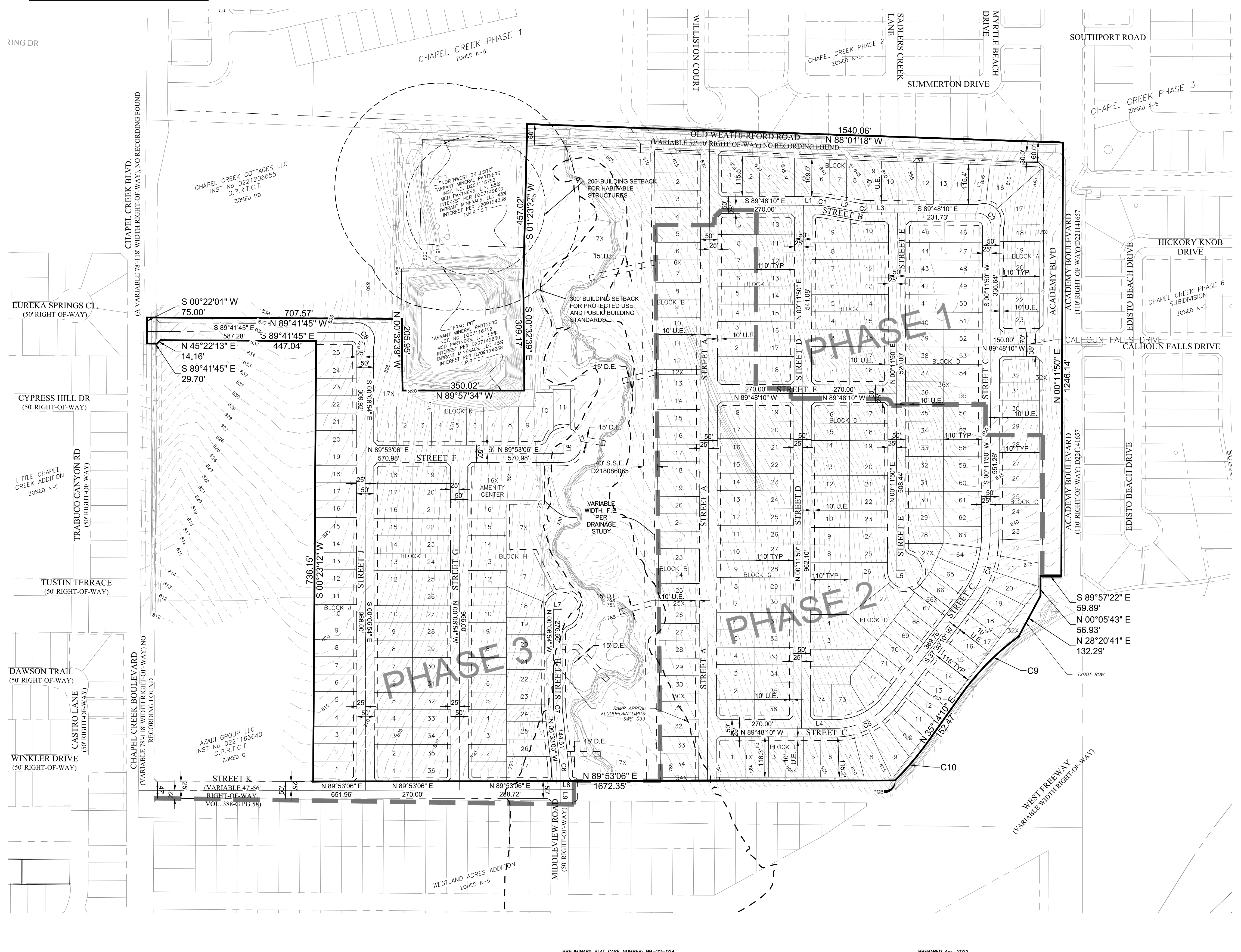
ENGINEER/SURVEYOR
 SHIELD ENGINEERING GROUP, PLLC
 1600 WEST 7TH STREET, SUITE 400
 FORT WORTH, TEXAS 76102
 (817) 810-0696

PRELIMINARY PLAT OF WEST SQUARE;

LOTS 1-23, 23X BLOCK A;
 LOTS 1, 1X, 2-32, 32X BLOCK C; LOTS 1-27, 27X, 28-36, 36X, 37-66, 66X, 67-74 BLOCK D; LOTS 1-18 BLOCK E; LOTS 1-18 BLOCK F;
 LOTS 1-36 BLOCK G; LOTS 1-16, 16X, 17X LOTS 17-27 BLOCK H;
 LOTS 1-36, BLOCK I; LOTS 1-25, BLOCK J;
 LOTS 1-11, BLOCK K;
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS BEING 80.137 ACRES OF LAND SITUATED IN THE B.B.B. & C. R.Y. SURVEY, ABSTRACT 219 TRACT 1A & A 256 TR 1A1. CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



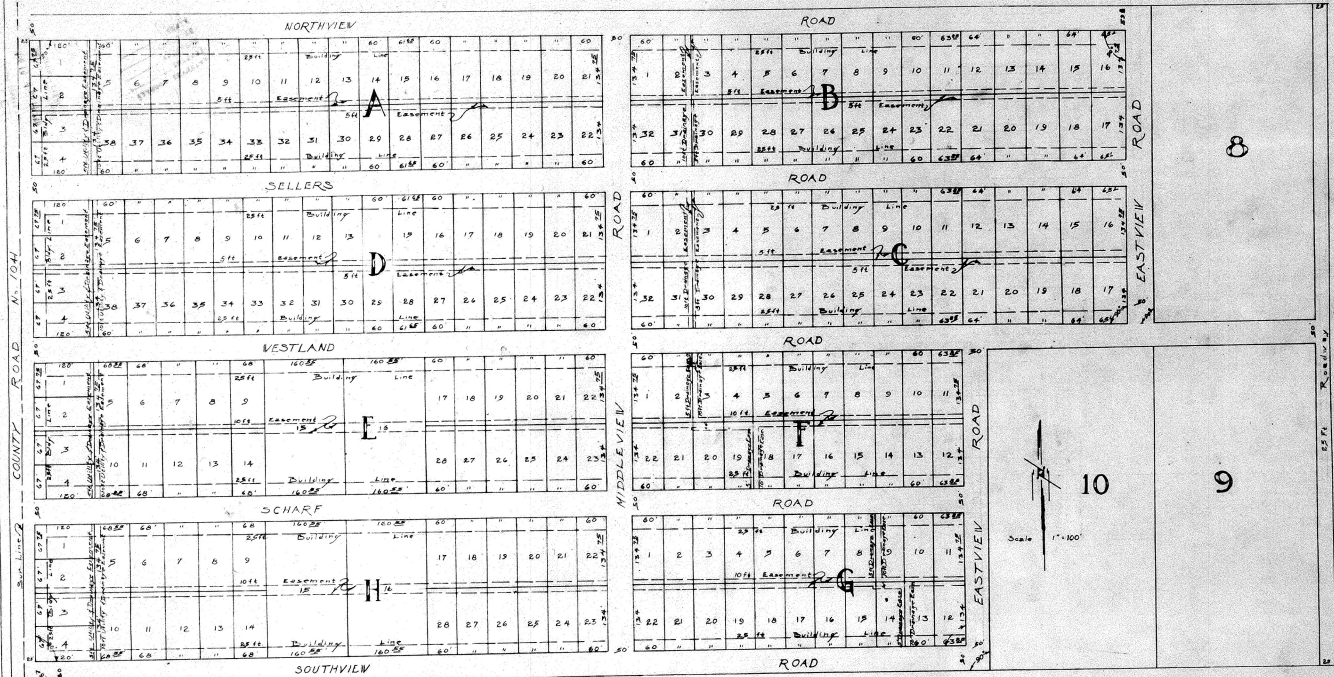
TBPE FIRM #F-11039 TBLS FIRM #10193890
 1600 West 7th Street, Suite 400, Fort Worth, TX 76102 817.810.0696



DRAWING: L:\data\2022\04\01_Med_Parkway_Twp_03_03_2024_SHELD_04/28/2024

Plat Record Vol 388- G

REVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 11, 12, 13, 14, 15 & 16
 WESTLAND ACRES ADDITION
 TO THE CITY OF FORT WORTH, TARRANT CO., TEXAS
 OUT OF THE NORTH PART OF THE
 J.P. HUFFAKER SURVEY



1778 Van Hook & Co. Plat. from
 the S.W. 1/4 of the J.P. Huffaker Sur.

Approved 4-19 1950
 City Planning Commission
 By: [Signature]
 Mayor: Chas. M. Gault

Surveyed - April 1950
 By: R. D. CRAMER
 Licensed State Land Surveyor

Approved by Order of the Commissioners Court of
 Tarrant County, Texas, This 13 day of April 1950
 Melvin (Mel) Faulk
 County Clerk
 By: [Signature]
 Clerk of Comm. Court

1911
W. F. Clausen
W. F. Clausen
M. F. Pauler



R. B. CRABTREE & CO.
LICENSED STATE LAND SURVEYORS
204 ELLISON BLDG. PH. 2-9913
FORT WORTH, TEXAS

THE STATE OF TEXAS :
COUNTY OF TARRANT :

THAT, WE, Fred Scharf and wife, Ethel Scharf the owners of Lots 1, 2, 3, 4, 5, 6, 7, 11, 12, 13, the East one-half of 14, the West one-half of 15, and all of 16, and W. F. Clausen and wife, Clarissa Clausen, the owners of the West one-half of Lot 14 and the East one-half of Lot 15, of Westland Acres Addition to the City of Fort Worth, Tarrant County, Texas, out of the North part of the J. P. Huffaker Survey, do hereby submit the map attached hereto as our plan for subdividing the same to be known as "THE REVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 11, 12, 13, 14, 15, and 16, OF WESTLAND ACRES ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, OUT OF THE NORTH PART OF THE J. P. HUFFAKER SURVEY", and do hereby dedicate as highways for the use of the public the streets as shown thereon.

Fred Scharf
Fred Scharf
Mrs. Ethel Scharf
Mrs. Ethel Scharf
W. F. Clausen
W. F. Clausen
Mrs. Clarissa Clausen
Mrs. Clarissa Clausen

THE STATE OF TEXAS :
COUNTY OF TARRANT :

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Fred Scharf and Mrs. Ethel Scharf, his wife, and W. F. Clausen and Mrs. Clarissa Clausen, his wife, all known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Mrs. Ethel Scharf, wife of the said Fred Scharf, and the said Mrs. Clarissa Clausen, wife of the said W. F. Clausen, having each been examined by me privately and apart from their husbands, and having the same fully explained to each, they the Mrs. Ethel Scharf and the Mrs. Clarissa Clausen, acknowledged such instruments to be their act and deed, and they declared that they had willingly signed the same for the purposes and considerations therein expressed, and that they did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15 day of April, A. D. 1911.

NOTARIAL SEAL
Impressed

C. J. Brown
Notary Public, Tarrant County, Texas

Filed for Record the 19 day of April
A. D. 1911 at 4:49 o'clock P. M. and Recorded
the 21 day of April A. D. 1911 at
5:06 o'clock P. M. Instrument No. 2314
MELVIN "MEL" PAULER, County Clerk,
Tarrant County, Texas.
A. M. ... Deputy



SHIELD
ENGINEERING GROUP

April 12, 2022

Mr. Don Boren
Chairman, City Plan Commission
City of Fort Worth
200 Texas Street
Fort Worth, TX 76102

RE: Urban local streets shall be extended to the subdivision boundary to connect with adjoining streets or where no adjacent streets are available for such connection with adjoining un-platted property (S.O. Sec. 31-106(c)). Stub out to adjoining un-platted tracts and street extension and continuation from adjoining developments.

Dear Mr. Boren,

On behalf of my client, Jesus Sanchez – Lennar, I hereby request a waiver to allow a stub out variance for the North, South, and West. First, no stub out has been provided to the South as the Westland Acres Addition was final platted in the 1950's but was never constructed due to the eminent domain of West Freeway. The West Square Subdivision will however construct a portion of Northview Rd through the existing ROW in the Westland Acres Addition, which will provide access to West Square, and act as a dual stub out/residential drive. Second, no stub out has been provided to the North tract known as the Chapel Creek Cottages, as this site is fully developed with no tie-in locations for West Square. Final the West, no stub out was provided to the commercial tracts to the west to ensure no commercial traffic would travel through the West Square Subdivision. Also, the West Square Subdivision is proposing to build Northview Road and Street H, which will provide connection points for both commercial tracts adjacent to Chapel Creek Blvd.

We respectfully request your support for this variance and please contact me if there is any additional information required.

Sincerely,

Ryan J Hill, P.E.
Vice President
Shield Engineering Group, PLLC



SHIELD
ENGINEERING GROUP

April 26, 2022

Mr. Don Boren
Chairman, City Plan Commission
City of Fort Worth
200 Texas Street
Fort Worth, TX 76102

RE: Request for variance from Subdivision Ordinance, Street Design Standards, Section 31-106, (d), (2), (a) requires that standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet. Specifically, along Block B lots 1-34 ending at Street K within the Westland Acre Subdivision.

Dear Mr. Boren,

On behalf of my client, Jesus Sanchez – Lennar, I hereby request a waiver to allow a long block variance for Block B along proposed Street A within the proposed West Square Subdivision. The long block variance is requested due to adjacent floodplain and topography directly west of the Block that makes western connections unviable. There is also an existing Sanitary Sewer Easement that causes further topographical constraints for a roadway connection in this location.

We respectfully request your support for this variance and please contact me if there is any additional information required.

Sincerely,

Ryan J Hill, P.E.
Vice President
Shield Engineering Group, PLLC



SHIELD
ENGINEERING GROUP

April 26, 2022

Mr. Don Boren
Chairman, City Plan Commission
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RE: Request for variance from Subdivision Ordinance, Street Design Standards, Section 31-106, (d), (2), (a) requires that standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet. Specifically, along Block C lots 1-32 ending at Calhoun Falls Drive within the West Square Subdivision.

Dear Mr. Boren,

On behalf of my client, Jesus Sanchez – Lennar, I hereby request a waiver to allow a long block variance for Block C along proposed Street C within the proposed West Square Subdivision. The long block variance is required due to adjacent TxDOT (I-30) frontage Road. Specifically, the TxDOT Frontage Road runs along the southeastern boundary of the subdivision and any connection along the Platted Boundary would violate TxDOT's 450' minimum drive separation criteria. The Westland Acres Additions, south of the proposed development, was Final Platted in the 1950's; however, no infrastructure has been constructed and TxDOT condemned much of the eastern portion of the plat during its expansion. The impacts of this condemnation make another drive connection (in addition to the proposed Street A extension) to the South impractical based on TxDOT and City of Fort Worth drive spacing standards.

We respectfully request your support for this variance and please contact me if there is any additional information required.

Sincerely,

Ryan J Hill, P.E.
Vice President
Shield Engineering Group, PLLC



SHIELD
ENGINEERING GROUP

April 26, 2022

Mr. Don Boren
Chairman, City Plan Commission
City of Fort Worth
200 Texas Street
Fort Worth, TX 76102

RE: Request for variance from Subdivision Ordinance, Street Design Standards, Section 31-106, (d), (2), (a) requires that standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet. Specifically, along Block D lots 46-74 ending at Street E within the West Square Subdivision.

Dear Mr. Boren,

On behalf of my client, Jesus Sanchez – Lennar, I hereby request a waiver to allow a long block variance for Block D along proposed Street C within the proposed West Square Subdivision. The long block variance is required due extreme elevation changes across the site. This block is bounded by floodplain (and drainage swale) on the west and by an existing Collector Roadway (Academy Boulevard) to the east. The elevation drop between these two constraints is over 45 vertical feet which prohibits street connections between Streets C and Street E.

We respectfully request your support for this variance and please contact me if there is any additional information required.

Sincerely,

Ryan J Hill, P.E.
Vice President
Shield Engineering Group, PLLC



Conditions and Comments

Case: PP-22-024

Submitted: 3/25/2022

Title: CPC - West Square

Case Description: West Square is 334 lot A-5 Subdivision located in west Fort Worth

Address:

Applicant:

Owner:

Remarks Due:

ZC Hearing:

Case Status: In Review

Acres:

List of Conditions:

GENERAL

General

- This application corresponds to March 28th deadline day.

Please allow four days for a completeness check, a separate email will be sent out once a case manager is assigned and fees are assessed. If your application is an administrative one, it will not follow the DRC schedule, keep in mind the application goes through the normal 21 calendar day review. Once all comments have been entered a revision may be submitted, the first revision is free any revision after that is a charge of \$220 per revision.

***** ALL REVISIONS NEED TO GO THROUGH PLATTING *****

Please refrain from emailing other departments separately to clear holds, it needs to come through platting so we can open up the workflow and keep track of revisions. Please include your assigned case manager and myself Jose.Mendezvargas@fortworthtexas.gov to all revisions for proper routing.

Platting Department
817-392-8027
Platbox2@fortworthtexas.gov

- Oncor | PMDS
Jimmy B. Conner
jimmy.conner@oncor.com

No comments

PLAN REVIEW

Transportation Impact

- FYI Comments:
 - The project is located in Transportation Impact Fee Service Area S
 - The project does not qualify for discounts.
 - The approval date of the final plat will determine the applicable collection rate for building permits.
 - The Transportation Impact Fee Study Update is currently underway with anticipated adoption in October 2022, with new collection rates being effective January 1, 2023. The current collection rate is not guaranteed after October 2022.

PLATTING

Fire

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

1. Streets within this subdivision will need to be named on the final plat/s. All street names in the City of Fort Worth must be approved by the Fire Department. Email FWFDStreets@fortworthtexas.gov to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat number in the subject line.

2. Non Permitted Gas Well pad site with Lift Compressor:

Gas well setbacks shown correctly.

SHOW: 200' Building Setback radii from the Lift Compressor:

"200' Building Setback for Protected Use, Public Building, or Habitable Structure"

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 5706.3.1.3.4.2 Existing Lift Compressor

3. Northview Road will have to be constructed for secondary access to Streets H, G and the cul-de-sac labeled as Street H. The street name for Northview Road will have to be changed. It is already in use within CFW.

4. Academy Blvd must be constructed to provide secondary access to the eastern phases.

5. Two points of access are required for single family development having more than 30 lots. The lot count on one point of access can be increased to 40 if there is planned connection to future development. Each phase must comply with this ruling.

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.6 Secondary Access One and Two Family Residential Developments

General information:

Any new address, suite address, or any other permanent address must be approved by the Addressing Division of the Bureau of Fire Prevention. Any changes to existing addresses must be approved as well. Addresses must be posted in a manner that complies with the current City of Fort Worth Fire Code. DO NOT SELF ADDRESS YOUR PLAT or property. All plats within the city limits of Fort Worth will be addressed by the FWFD Fire Addressing Division AFTER recording of the plat at the county courthouse. Plats will be addressed once we receive a copy of the plat after recording. All plats will be addressed in the order in which we receive them. Most plats will be addressed and posted to the City of Fort Worth Plat Directory within 10 business days of being recorded.

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 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted amendments (January 1, 2017 version) to this code. The Fort Worth Fire Code Amendments can be found online at www.fortworthtexas.gov/Fire/ (click on Bureau of Fire Prevention)

PACS

- PARD/PDP: The Neighborhood and Community Park Dedication Policy will apply.

Neighborhood Park Fees-in-Lieu will be required. Community Park Fee-in-Lieu will be required.

All Open Space and easements on this plat MUST be indicated specifically as: "Private HOA/Developer Owned and Maintained Open Space". All fees will be prorated based on the final plat/UR submissions. Fees must be made payable to the: City of Fort Worth Park and Recreation Department, prior to final plat release.

A Fair Market Value Appraisal (FMVA) will be ordered when the Preliminary Plat is approved by the City Plan Commission (CPC). Land fees will be set upon receipt of the land appraisal. Appraisal is valid for 2 years from CPC approval.

Email Lori Gordon at lori.gordon@fortworthtexas.gov for additional information.

Planning

- Development Services
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 and include Jose Mendez jose.mendezvargas@fortworthtexas.gov when a revision has been submitted}.

FYI at the DRC meeting be prepared to discuss northview road access, stubouts and long blocks.

1. (Cleared 5-2-22)(FYI) Reference the case number on the plat PP-22-024.
2. Stubouts to adjoining un-platted tracts and street extension and continuation from adjoining developments. Urban local streets shall be extended to the subdivision boundary to connect with adjoining streets or where no adjacent streets are available for such connection with adjoining un-platted property [S.O. Sec. 31-106(c) A redesign or a waiver will be required from the City Plan Commission.
3. In Block B along streets A and C as it extends to the west and north exceeds the maximum block length allowed through the Subdivision Ordinance. Subdivision Ordinance in Section 31-106 (d) (2) states, "Standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet". The block faces for Lots 1-12, 17X, Block B and the extension of the roadway along Street D from Block B through Lots 6-10, Block I exceed the maximum distance of 1,320 feet. Redesign or a waiver from City Plan Commission would be required.
4. (Cleared 5-2-22)(FYI) The following note is duplicated on the plat. Remove the one at the bottom of the plat; "Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits."
5. (FYI) Has an Urban Forestry permit been applied for?
6. (Cleared 5-2-22) Is there an HOA lot between lots 1-16, Block A and Lot 1, Block B along the northern property line adjacent to Old Weatherford Road?

T/PW Engineering

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

1. Street Access (Ch. 31-81-2.A). – Each subdivision of land shall, where required, provide adequate public facilities, including transportation facilities necessary to properly serve the proposed development, including related off-site facilities. All final platted lots shall have a paved direct access to an all-weather paved hard surfaced public street, Private Street, or an access easement approved by the public safety departments and the city engineer. Access to all proposed lots is subject to the Fort Worth Access Management Policy.

2. ROW Corner Clip (Subdivision Ordinance Ch.31-106.C.9)- A triangular right of way dedication measuring 10 feet by 10 feet, measured at the property line, is required on corner lots at the intersection of two streets in which there are no traffic signals or all-way stop signs; No dedication is required at all-way stops and signalized intersections.

3. (Planning-MTP) Collector Streets ROW - Revise the 50' ROW to 60' on those residential streets that function as collector streets. Old Weatherford road is a collector. show 30' from the property line to the center line of the road. Improvements may be required subject to your rough proportionality.

4. (Records Management and Real Property) Variable ROW - Show the full ROW widths for all existing streets. For streets having variable ROW, call out the ROW as "Variable" and give "Range" of the ROW. Label the width for Old Weatherford Road.

5. Label Plat - Show Case Number on the plat. (But not as part of title block).

6. (Subdivision Ordinance) Traffic Assessment Study (Ch. 31-106.K.1.) - Submit a Traffic Impact Analysis (TIA) for TPW approval.

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. Secondary Ingress and Egress: Subdivisions containing more than thirty (30) one-family or two-family dwelling units shall have a platted and constructed secondary ingress and egress to a public street. Northview Road is required to be built as part of access.

C. Master Thoroughfare Plan (MTP) (Ch. 31-106.C): The project is adjacent to or includes an arterial identified on the MTP. The new classification(s) for {Academy} is {CCO-L2-TO-NTMS-P0-BOP (110')} which requires 2 lane(s) in each direction 10ft. sidewalks with a Standard Median (110ft. in width). Required to build your roughly proportional share of Academy.

D. 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

DS-21-0165- Accepted

- Show proposed Floodplain Boundary & Easement based on upcoming changes to FEMA Floodplain per SWS-033. Changes to FEMA Floodplain show the Floodplain boundary may encroach into the southern residential lots, so show the floodplain boundary based on SWS-033 & the proposed Floodplain easement based on the drainage study. Site will require FSR & LOMR to remove the lots from the Floodplain prior to PB issuance.

CFWSO Art VI. Sec 31-105 (a)

CLEARED - RNS - 4/22/22

- Show proposed drainage easements for the 7 outfalls into the channel.

CFWSO Art VI. Sec 31-105 (b)

CLEARED - RNS - 4/22/22

FYI, FSR maybe required prior to HB3167 1st Sub and CG issuance. Contact Floodplain to discuss. FYI; Flood Study Acceptance Required prior to FDP issuance & CG issuance. LOMR Acceptance required prior to individual FDP issuance and PB issuance. Chapter 7, Article VIII; Ordinance 25350-03-2022; Sec. 7-318, 7-333, 7-348 (j) Adopted March 8,2022; Effective March 23, 2022

Zoning

- Brett Mangum, Sr. Planner - Land Use/Zoning
brett.mangum@fortworthtexas.gov

FYI Comments (no corrections needed):

Council approved rezoning request on Dec. 14, 2021 to "R2" & "A5"

Can build single family in "R2" zoned section under the "A-5" standards in Section 4.705 of the City of Fort Worth Zoning Ordinance.

WATER

Review

***** Water Department Comments*****

Plat case review Performed On: 04/08/2022

You may address hold comments by emailing: DSWS@fortworthtexas.gov or call to 817 392 5803.

Note: All revisions requested per our initial review to the proposed plat document must be submitted to Platting department. Staff will upload revised plat and notify our department. If this is an electronic submittal, you must still contact the platting office when you have uploaded the document, otherwise we will not be notified. 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. Thank you for your understanding.

Platting Department contact info: 817-392-8027 or email to zz_PLNDEV_Platting@fortworthtexas.gov

All comments based on Installation Policy and Design Criteria for Water, Wastewater and Reclaimed Water. To view Policy visit <http://fortworthtexas.gov/standards/#waterdesign>

All comments for preliminary plats are considered FYI and will be "holds" (if applicable) on final plat submittal.

1- Water Extension is required by (CFA) - Per City accepted construction plans
Water extension to every proposed lot is required: provide a 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 Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.3.1)

2- Sewer Extension required by (CFA) - Per City accepted construction plans
Sewer extension to every proposed lot is required: provide a 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 Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.3.1)

3- Provide adequate water/sewer exclusive easements to match city accepted construction plans per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019. Offsite easements and or easements by separate instrument need to have recording information shown on plat before hold can be cleared. Plat will be reconciled with reviewed and accepted plans to make sure all easement are correct before hold can be cleared.

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

$(\text{Depth of Pipe}) \times 2 + (\text{O.D. of Pipe}) + (2 \text{ Feet}) = \text{Easement Width}$ / Width is rounded up to nearest 5 feet.

Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.8.8)

4- Provide Impact Fee Statement on the face of plat to read as follows:
"The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system."

5- No Permanent Structure note required on plat face:
"Construction Prohibited over Easements
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type."

6- REC ID 1142 Water main capacity charges of \$56,246.15 per MGD applies for connection to Westside III 36" water line.

7- REC ID 1143 Water main capacity charges of \$43,543.49 per MGD applies for connection to Westside IV 30inch WMCC.

List of Comments:

PP-22-029 Westpoint Park (Waiver Request): 219 One Family Residential Lots, 1 Church Lot and 6 Private Open Space Lots. Council District 3.

Being a replat of Lot 1, Block 1, Normandale Baptist Church Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 11825, PRTCT and 6.975 acres out of the A. Stallions Survey, Abstract No. 1396, located in the City of Fort Worth, Tarrant County, Texas.

General Location: South of Westpoint Boulevard, east of Chapel Creek Boulevard, west of Wind Star Way and north of Amber Ridge Drive.

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant Normandale Baptist Church and VLMC, Inc.
- 2. Consultant / Agent Pape-Dawson Engineers

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Current Zoning "C" Medium Density Multifamily "R-2" Townhome/Cluster
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use Institutional and Low Density Residential
- 4. Public Hearing Notification Mailing Date April 29, 2022
- 5. Development Services Department Case Coordinator..... Alex Parks
- 6. Organizations Courtesy Notified..... FW Vista West HOA, Chapel Creek NA Streams And Valleys Inc, Trinity Habitat for Humanity, Fort Worth ISD, White Settlement ISD

C. SERVICE DISTRICTS

- 1. School ISD..... White Settlement 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

The subject property is 57 acres in west Fort Worth for a new residential development on the excess property for the Normandale Baptist Church. Access will be from Westpoint Boulevard and Chapel Creek Boulevard, both neighborhood connectors [NCO-(E)] on the city's Master Thoroughfare Plan (MTP).

The Subdivision Ordinance in Section 31-106 (d) (2) states, standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet. Block 2 from Lot 1X to Lot 48 and Block 1 from Lot 9 to Lot 38 exceeds this maximum distance. The applicant has requested a waiver for both of these long block faces. The long block face in Block 2 cannot be broken up since the property to the south and east of the subdivision was platted without any stubouts for future connection, therefore DRC supports this waiver request. The long block face in Block 1 however could be broken up by providing a stub out to the unplatted tracts of land to the west.








The Subdivision Ordinance in Section 31-102 (b) (2) states, fragmented street systems impede emergency access and increase the number and length of individual trips. New residential subdivisions shall be designed to coordinate with existing, proposed and anticipated streets. Local and collector streets shall be extended to the tract boundary to provide future connection with adjoining un-platted lands. The applicant is requesting a waiver to not provide this stubout. The applicant has received support from the adjoining property owner to not provide the stubout. The property to the west just like the subject property is zoned "C" medium density multifamily. However, DRC recommends denial of this requested waiver since it is just as likely for the property to the west to develop single family as it is to develop for multifamily. DRC feels that it is better to have the stubout and provide flexibility to provide future connectivity rather than not having that flexibility. Since DRC is recommending denial of this requested waiver, DRC is also recommending denial of the associated long block waiver request for Block 1 since it would be broken up by providing this stubout.

E. DRC RECOMMENDATION

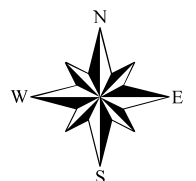
DRC recommends: 1) Approval one Subdivision Ordinance waiver to permit one block face, Block 2 from Lot 1X to Lot 48), to exceed the maximum allowed length of 1,320 feet; 2) Denial of one Subdivision Ordinance waiver to permit one block face, Block 1 from Lot 9 to Lot 38, to exceed the maximum allowed length of 1,320 feet; 3) Denial of one Subdivision Ordinance waiver to not require the street extension to the adjoining unplatted tract of land to the east; and 4) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report and redesigning the preliminary plat to comply with the two waivers that were denied.

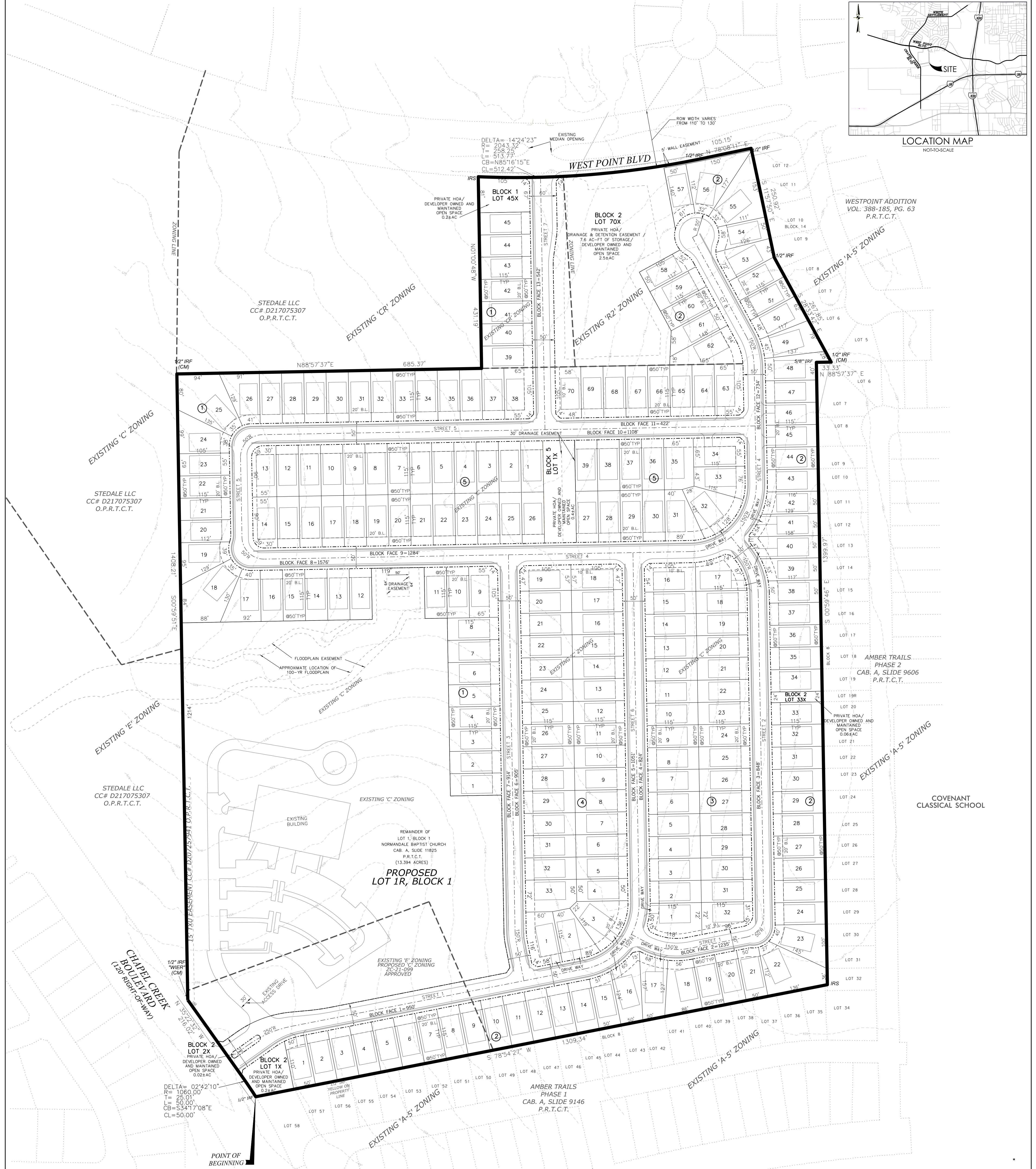
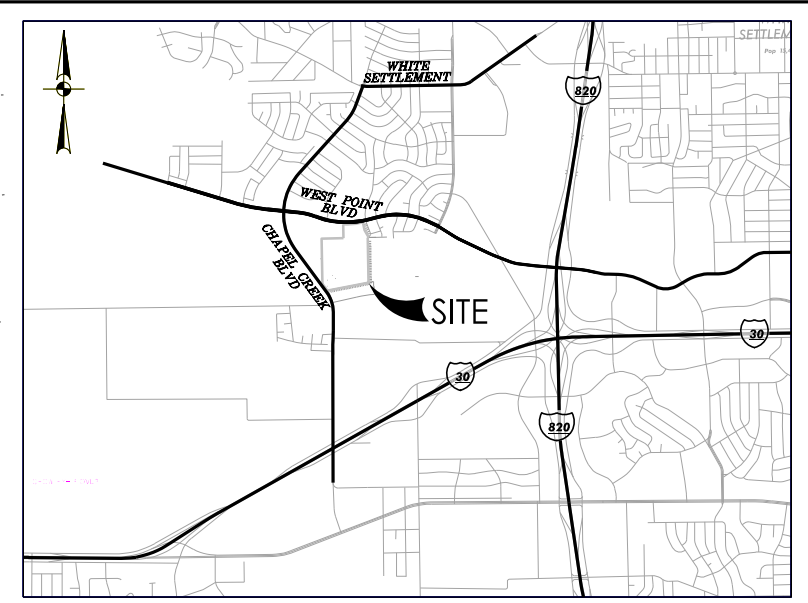


Legend

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

1 inch = 400 feet





BLOCK LENGTH AND CUL-DE-SAC LENGTH CALCULATIONS

CUL-DE-SAC LENGTH		BLOCK LENGTH					
CUL-DE-SAC NAME	CUL-DE-SAC LENGTH	BLOCK FACE	BLOCK LENGTH	BLOCK FACE	BLOCK LENGTH	BLOCK FACE	BLOCK LENGTH
COURT 8	420'	1	950'	5	1051'	9	1284'
		2	1235'	6	905'	10	1108'
		3	848'	7	914'	11	422'
		4	824'	8	1576'	12	734'

BLOCK CALCULATIONS:

- * THIS PRELIMINARY PLAT HAS TOTAL 13 NON-CUL-DE-SAC BLOCKS.
- * P.P. HAS ONE LONG BLOCK (1576').

STREET CONNECTIVITY INDEX:

- * 11 (LINKS) / 7 (NODES) = 1.57

* BLOCK FACE 8 IS A LONG BLOCK, WAIVER REQUESTED FROM MIN. 1320' TO 1576'. WEST ADJACENT PROPERTY WONT ACCEPT ANY STUB STREET TO THEIR WEST TRACT.

LAND USE SUMMARY

USES	RESIDENTIAL UNITS	NON RESIDENTIAL LOTS	±AC	DENSITY	POPULATION
SF 50'X115' TYP	219		40.2	5.4	657
CHURCH		1	13.4		
PRIVATE OPEN SPACE		6	3.4		
TOTAL	219	7	57.0		657

- NOTE:**
- * THE PROPERTY IS WITHIN THE CITY OF FORT WORTH CORPORATE LIMITS.
 - * PROPOSED 10' UTILITY EASEMENT ALONG THE FRONT OF UNITS WILL BE SHOWN ON FINAL PLAT.
 - * CITY OF FORT WORTH WATER AND SEWER.
 - * PRIVATE OPEN SPACE WILL BE MAINTAINED BY HOA.
 - * EXISTING 'C', 'R2' AND 'CR' ZONING.
 - * DIRECT DRIVEWAY ACCESS ONTO CHAPEL CREEK BLVD AND WESTPOINT BLVD IS PROHIBITED.
 - * PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS WILL BE PROVIDED.
 - * NO FEMA FLOODPLAIN ON THIS SITE BASED ON FIRM PANELS *48439C02060K, 48439C0280K, 48439C0145K, AND 48439C0165K DATED 09/25/2009*.
 - * WAIVER REQUESTED (LETTER PROVIDED): LONG BLOCK - FROM 1320' TO 1576'. STUB STREET TO WEST UNPLATTED TRACT - WEST PROPERTY OWNER DOESN'T WANT ANY STUB STREET TO THEIR PROPERTY. A LONG BLOCK ALONG SOUTH AND EAST BOUNDARY AND STREET 1 & 2.
- * THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND /OR WASTEWATER SYSTEM.
 - * CONSTRUCTION PROHIBITED OVER EASEMENTS NO PERMANENT BUILDING OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

JOB NO. 61291

PP_SUBMITTAL DATE 3-28-2022

PP_REVISION DATE 4-25-2022

PP_APPROVE DATE

REFERENCE CASE NUMBER PP-22-029

PRELIMINARY PLAT PP-22-029

ZONING FS-026-250

FINAL PLAT CAB. A. SLIDE 11825 P.R.T.C.T.

GRAPHIC SCALE

OWNER:
NORMANDALE BAPTIST CHURCH
2001 CHAPEL CREEK BLVD
FORT WORTH, TX 76117
PHONE: (817)246-2180
EMAIL: mason@normandale.org

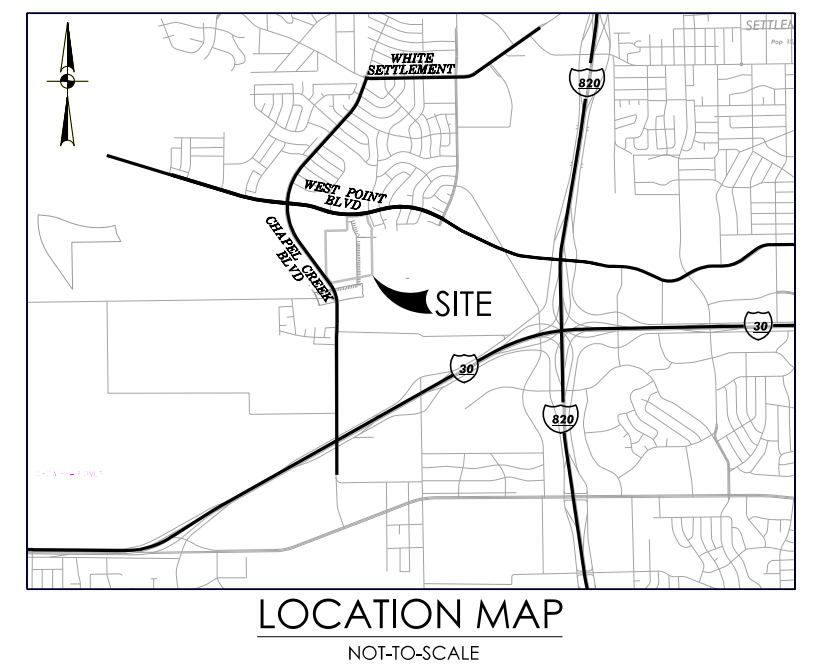
DEVELOPER/OWNER:
VLMC, INC.
3045 LACKLAND ROAD
FORT WORTH, TX 76117
PHONE: (817)717-1333
EMAIL: lfeel@lacklandholdings.com

6500 WEST FWY. | FORT WORTH TEXAS 76116 | PHONE: 817.870.3668
SUITE 700
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

PRELIMINARY PLAT
WESTPOINT PARK
RE-PLAT OF NORMANDALE BAPTIST CHURCH OF BLOCK 1, BLOCK 1 TO
LOT 1-45, 1R, 45X, BLOCK 1; LOT 1-70, 1X, 2X, 70X, BLOCK 2;
LOT 1-32, BLOCK 3; LOT 1-33, BLOCK 4; LOT 1-39, 1X, BLOCK 5
EXISTING 'C', 'R2' AND 'CR' ZONING.

BEING A 57.0 ACRES OF LAND SITUATED IN NORMANDALE BAPTIST CHURCH, RECORDED IN CAB. A. SLIDE 11825, DRICT AND BEING IN THE A. STALLIONS SURVEY, ABSTRACT NUMBER 1396, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Plotted on: 12:08PM on Wednesday, April 27, 2022



PROPERTY DESCRIPTION

BEING a tract of land situated in the A. Stallions Survey, Abstract Number 1396 and the B. B. B. & C. RR. Survey, Abstract Number 219, City of Fort Worth, Tarrant County, Texas, being all of Lot 1, Block 1, Normandale Baptist Church Addition, as recorded in Cabinet A, Slide 11825, Plat Records, Tarrant County, Texas and being a portion of that certain called 46.410 acre tract of land described by deed to Stedale LLC, as recorded in County Clerk's File Number D217075307, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the northeasterly Right-of-Way line of Chapel Creek Boulevard (120' Right-of-Way) and being the most southerly southwest corner of said Lot 1 and the being the northwest corner of Amber Trails Addition, Phase 1, as recorded in Cabinet A, Slide 9146, Plat Records, Tarrant County, Texas and also being the beginning of a non-tangent curve to the right;

THENCE along said Right-of-Way line and with said curve, an arc distance of 50.00 feet, through a central angle of 2°42'10", having a radius of 1060.00 feet and a long chord of which bears N 33°53'22"W, 50.00 feet to a 1/2 inch iron rod with cap stamped "Pierce Murray" set;

THENCE N 35°22'32"W, a distance of 215.95 continuing along said Right-of-Way line to a 1/2 inch iron rod with cap stamped "Wier" found at the southwest corner of said Lot 1 set from which a 1/2 inch iron rod with "Wier" cap found in said Right-of-Way line and being the most westerly southwest corner of said Lot 1 and the most southerly corner of that certain called 46.410 acre tract of land described in deed to Stedale LLC, as recorded in County Clerk's File Number D217075307, Official Public Records, Tarrant County, Texas;

THENCE N 00°59'51"W, a distance of 1408.21 feet along the common line of the west line of said Lot 1 and the east line of said called 46.410 acre tract to the northwest corner of said Lot 1 and being a "L" corner in the southerly line of said called 46.410 acre Stedale tract;

THENCE N 88°57'37"E, a distance of 685.37 feet continuing along said common line to a 1/2 inch iron rod with cap stamped "Pierce Murray" set;

THENCE N 01°00'48"W, a distance of 431.19 feet severing said called 46.410 acre tract to a 1/2 inch iron rod with cap stamped "Pierce Murray" set in the south Right-of-Way line of the aforementioned Westpoint Boulevard and being the beginning of a non-tangent curve to the left, and from which a 1/2 inch iron rod found in said south Right-of-Way bears N 82°38'05"W, 348.44 feet;

THENCE along said south Right-of-Way line and with said curve to the left, an arc distance of 513.77 feet, through a central angle of 14°24'23", having a radius of 2043.32 feet and a long chord of which bears N 85°16'15"E, 512.42 feet to a 1/2 inch iron rod found;

THENCE N 78°08'11"E, a distance of 105.15 feet continuing along said south Right-of-Way line to a 1/2 inch iron rod found, being the northeast corner of said called 46.410 acre tract and the northwest corner of Lot 12, Block 14, Westpoint Addition, as recorded in Volume 388-185, Page 63, Plat Records, Tarrant County, Texas;

THENCE S 11°57'50"E, a distance of 250.92 feet along the common line of the northeasterly line of said called 46.410 acre tract and the westerly line of said Westpoint Addition to a 1/2 inch iron rod found;

THENCE S 28°33'42"E, a distance of 267.85 feet continuing along said common line to a 1/2 inch iron rod found, said iron rod being the most easterly corner of said called 46.410 acre tract and being the southwesterly corner of said Westpoint Addition and being in the north line of Block 8, Amber Trails Addition, as recorded in Cabinet A, Slide 9606, Plat Records, Tarrant County, Texas;

THENCE S 88°57'37"W, a distance of 33.33 feet along the most easterly south property line of said called 46.410 acre tract to a 5/8 inch iron rod found at the northwest corner of said Amber Trails Addition and being the northeast corner of Lot 1, Block 1, Normandale Baptist Church Addition;

THENCE S 00°59'46"E, a distance of 1399.97 feet along the common line of the east line of said Lot 1 and the west line of said Amber Trails Block 8 to a 1/2 inch iron rod with cap stamped "Pierce Murray" set in the north line of Block 8, Amber Trails Addition, Phase 1, as recorded in Cabinet A, Slide 9146, Plat Records, Tarrant County, Texas;

THENCE S 78°54'27"W, a distance of 1309.34 feet along the common line of the south line of said Lot 1 and the north line of said Amber Trails Phase 1, returning to the Point of Beginning and containing, 2,482,497 square feet or 56.990 acres of land, more or less.

<p>JOB NO. 61291 PP_SUBMITTAL DATE 3-28-2022 PP_REVISION DATE 4-25-2022 PP_APPROVE DATE REFERENCE CASE NUMBER: PRELIMINARY PLAT PP-22-029 ZONING IC-21-099 FINAL PLAT FS-006-200 CAB. A. SLIDE 11825 P.B.T.C.T.</p>	<p>GRAPHIC SCALE</p>	<p>OWNER: NORMANDALE BAPTIST CHURCH 2001 CHAPEL CREEK BLVD FORT WORTH, TX 76118 PHONE: (817)246-2180 EMAIL: mason@normandale.org</p> <p>DEVELOPER/OWNER: VLMC, INC. 3045 LACKLAND ROAD FORT WORTH, TX 76117 PHONE: (817)717-1333 EMAIL: llee@lacklandholdings.com</p>	<p>6500 WEST FWY. FORT WORTH TEXAS 76116 PHONE: 817.870.3668 SUITE 700 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470</p>	<p>PRELIMINARY PLAT WESTPOINT PARK RE-PLAT OF NORMANDALE BAPTIST CHURCH OF BLOCK 1, BLOCK 1 TO LOT 1-45, 1R, 45X, BLOCK 1; LOT 1-70, 1X, 2X, 70X, BLOCK 2; LOT 1-32, BLOCK 3; LOT 1-33, BLOCK 4; LOT 1-39, 1X, BLOCK 5 EXISTING 'C', 'R2' AND 'CR' ZONING. PROPOSED 'C', 'R2' AND 'CR' ZONING BEING A 57.0 ACRES OF LAND SITUATED IN NORMANDALE BAPTIST CHURCH, RECORDED IN CAB. A. SLIDE 11825, DISTRICT AND BEING IN THE A. STALLIONS SURVEY, ABSTRACT NUMBER 1396, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS</p>
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DATE PLOTTED: 4/27/2022 11:51 AM

April 27, 2022

Chairman Don Boren
City of Fort Worth
City Plan Commission
200 Texas Street
Fort Worth, TX 76102

RE: Westpoint Park– Preliminary Plat Waiver Request

Dear Chairman Boren:

Pape-Dawson Engineers, Inc. represents Westpoint Park, a property owned by Weatherford 55 LTD (Lackland Interests). Westpoint Park is approximately 57 acres containing 219 single-family residential lots, located at the southeast corner of Westpoint Boulevard and Chapel Creek Boulevard in Fort Worth. The preliminary plat prepared and submitted requires a waiver for no stub out to the western un-platted property and a waiver for two long blocks.

Waiver #1 – No stub to west property

The un-platted property to our west recently had a preliminary plat reviewed and approved by Fort Worth, which did not plan for any connectivity between the two properties. That owner did not want connections between our proposed single-family development and his planned commercial and/or multi-family development. We agree with this request and proposed the land plan that matches with that previously approved preliminary plat.

Waiver #2 – Long Block

The proposed layout contains one long block (Block Face 8) with a length of 1,576 feet; this exceeds the maximum block face requirement of 1,320 feet as stated in the subdivision ordinance section 31-106 - 22(a). The long block is created due to the following constraints: (a) the western boundary has no street connectivity, based upon existing, approved preliminary plat for the west property and developer desires; (b) the existing church property to the southwest does not allow for an additional roadway connection interior to the site that would reduce this block length.

Waiver # 3 - Long Block

The proposed layout contains one long block (Block Face 1 & 2) which exceeds the maximum block face requirement of 1,320 feet as stated subdivision ordinance section 31-106 - 22(a). The long block is created due to the existing single-family subdivisions that exist to the south and east of this property did not extend any roadways to the property, so there is not an opportunity for this section to be broken. The plan does however show an intersection mid-block that does effectively cut this length in half.

Chairman Don Boren
Westpoint Park– Preliminary Plat Waiver Request
April 27, 2022
Page 2 of 2

We formally request acceptance of these waivers allowing the preliminary plat as proposed.

Please let me know if you have any further questions, comments, or concerns regarding this waiver request for the Westpoint Park development. I will be happy to clarify any items that you may need.

Sincerely,
Pape-Dawson Engineers, Inc.



Adam S. Reeves, P.E.
Senior Project Manger

S:\projects\612\91\01\2.0 Design\2.4 Civil\2.4.9 QAQC\Design Team Comments\Waiver letter\220427 Preliminary Plat Waiver Request UPDATE.docx



May 3, 2022

Mr. Alexander Parks
Senior Planner
Development Services Department
City of Fort Worth
200 Texas St.
Fort Worth, TX 76102

Re: Westpoint Park Waiver Request (PP-22-029)

Dear Mr. Parks:

We recently submitted a preliminary plat for Westpoint Park, our 219-lot single-family subdivision (PP-22-029) located south of Westpoint Boulevard and east of Chapel Creek Boulevard. We are requesting a waiver from the following comment made by the Planning Department:

The Subdivision Ordinance in Section 31-102 (b) (2) states, fragmented street systems impede emergency access and increase the number and length of individual trips. New residential subdivisions shall be designed to coordinate with existing, proposed, and anticipated streets. Local and collector streets shall be extended to the tract boundary to provide future connection with adjoining un-platted lands. There are several un-platted tracts to the west that would require stubouts. Either a redesign or a waiver request will be required.

We purchased this property from Ronald Franco who owns the un-platted tracts to the west mentioned in the comment. This tract is zoned 'C' which allows multifamily development up to 24 units-per-acre. Mr. Franco has intentions of developing this tract as multifamily and is strongly against a public roadway connection to our connection. We have included a letter from Ronald Franco with our waiver request for consideration by the Plan Commission.

We also purchased property from Normandale Baptist Church for use in this development. As part of our development, we are constructing a roadway through their tract to connect to Chapel Creek Boulevard for access to serve both their church facilities and our subdivision. The church is in favor of our development, and we have included a letter from Mason Miller, Lead Pastor, for consideration by the Plan Commission.

Amber Trails is the adjoining subdivision to our east and south. No street stubs were constructed to our property from theirs at the time it was constructed, so connectivity to that subdivision is not possible. However, we have been in constant contact with them throughout the development process. They are in favor of our development and support our request not to connect to the adjoining future multifamily site. Due to the unknown nature of what could be constructed by right on that property, the Amber Trails HOA is concerned that connectivity to that development from ours could diminish the value of the homes in our subdivision. If that occurred, then it would almost certainly lower the value of their properties due to their proximity. A letter from Paul Ruscelli, President of the Amber Trails HOA, has been included for consideration by the Plan Commission.



Our subdivision will have 219-lots with adequate access to roadways classified as Neighborhood Connectors which are already built to their full section per the City's Master Thoroughfare Plan. We feel this access is adequate for our development. We provided a TIA determination worksheet which assumed 2 entries into the site, and TPW accepted that worksheet without further recommendations for a TIA in July 2021. We understand the land owner to the west intends to develop his property with multifamily which is allowed by the current zoning. Multifamily developments generate significantly higher traffic volumes than single-family subdivisions, and we do not want their increased traffic on our neighborhood streets.

We respectfully request the plan commission approve the waiver for a street stub to our western neighbor.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim H. Fleet', written over a horizontal line.

Tim Fleet
President
Lackland Holdings

Ronald Franco
3000 Race Street #100
Fort Worth, Tx. 76111
Kingron@aol.com
310 766 2516

April 27, 2022

Mr. Alexander Parks
Senior Planner
Development Services Department
City of Fort Worth
200 Texas St.
Fort Worth, TX 76102

Re: PP-22-029 Westpoint Park – 57.0-acre single family subdivision

Dear Mr. Parks:

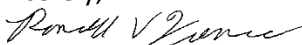
Regarding the pending Preliminary Plat case for Westpoint Park (PP-22-029), we have been in contact with the developer and request that no street stub be required or provided from their property to our adjacent property to the west. This was provided to them as a comment from the City, as detailed below, and we agree with their waiver request to remove this requirement. Our property is being developed for multi-family uses and we have complete connectivity to both Chapel Creek and Westpoint Boulevard, so this additional connection would not be required for service of any kind and would cause significant design and security problems if a road ran through the multi-family project splitting into two sections.

Planning

2. The Subdivision Ordinance in Section 31.-102 (b) (2) states, fragmented street systems impede emergency access and increase the number and length of individual trips. New residential subdivisions shall be designed to coordinate with existing, proposed and anticipated streets. Local and collector streets shall be extended to the tract boundary to provide future connection with adjoining un-platted lands. There are several un-platted tracts to the west that would require stubouts. Either a redesign or a waiver request will be required.

If you have any further questions or need additional information, please contact me at (email) or 310 766 2516. I represent Stedale LLC and Lancreek LLC, the owners of the multi-family land to the west of Westpoint Park (PP-22-029).

Sincerely,



Ronald V. Franco
Manager Stedale LLC
and Lancreek LLC

May 2, 2022

Mr. Alexander Parks
Senior Planner
Development Services Department
City of Fort Worth
200 Texas St.
Fort Worth, TX 76102

Re: PP-22-029 Westpoint Park – 57.0 acre single family subdivision

Dear Mr. Parks:

I represent the Amber Trails Home Owners Association. We are the neighbors to the proposed Westpoint Park subdivision (PP-22-029). We have been in constant contact with the developer throughout the process to this point and are in favor of the project. We understand that they are requesting a waiver from the subdivision ordinance to not stub a street to their western neighbor, and we support this waiver request. Connecting this subdivision to a future multifamily site could negatively impact home values for Westpoint Park which would in turn impact Amber Trails.

Sincerely,



Paul Ruscelli
President
Amber Trails HOA

VARIABLE WIDTH DRAINAGE EASEMENT



VARIABLE WIDTH DRAINAGE EASEMENT

SITE DATA
 TOTAL AREA- 19.2 ACRES
 UNIT COUNT- 380 UNITS
 OPEN SPACE - 'C' ZONING (45.0%)
 OPEN SPACE - 'CR' ZONING (60.0%)

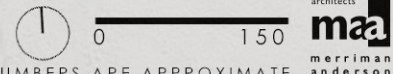
CLUB HOUSE
 LEASING OFFICE\BUSINESS CENTER
 STATE OF THE ART FITNESS CENTER
 PACKAGE DROP-OFF AREA
 TRACKMAN GOLF SIMULATOR
 RESORT STYLE POOL
 COVERED GRILLING AREA

AMENITIES
 GATED COMMUNITY
 REDUCED RENT FOR POLICE OFFICERS
 24 HOUR LIVE CAMERA SURVEILLANCE
 DAILY ON-SITE MAINTENANCE
 34 EV CHARGING STATIONS
 BASKETBALL COURT
 PICKLE BALL COURTS
 COVERED TABLE TENNIS AREAS
 COVERED BICYCLE RACKS
 WALKING TRAILS
 DOG PARKS WITH WASH STATIONS
 GRILLING AREAS
 OUTDOOR DINING AREAS
 PLAYGROUND
 ON-SITE STORAGE

SITE PLAN | CONCEPTUAL SITE PLAN

** FOR CONCEPTUAL USE ONLY
 ** ALL ZONING MUST BE VERIFIED BY A ZONING ATTORNEY

©2022 MERRIMAN ANDERSON/ ARCHITECTS, INC.



* ALL NUMBERS ARE APPROXIMATE



Conditions and Comments

Case: PP-22-029

Remarks Due:

Submitted: 3/28/2022

ZC Hearing:

Case Status: In Review

Title: CPC - Westpoint Park

Case Description: 57.0 acre single family subdivision containing:

LOT 1-45, 1X, 45X, BLOCK 1; LOT 1-70, 1X, 2X, 57X, 70X, BLOCK 2; LOT 1-32, BLOCK 3; LOT 1-33, BLOCK 4; LOT 1-39, 1X, BLOCK 5

Address:

Acres:

Applicant:

Owner:

List of Conditions:

GENERAL

General

- This application corresponds to April 11th deadline day.

Please allow four days for a completeness check, a separate email will be sent out once a case manager is assigned and fees are assessed. If your application is an administrative one, it will not follow the DRC schedule, keep in mind the application goes through the normal 21 calendar day review. Once all comments have been entered a revision may be submitted, the first revision is free any revision after that is a charge of \$220 per revision.

***** ALL REVISIONS NEED TO GO THROUGH PLATTING *****

Please refrain from emailing other departments separately to clear holds, it needs to come through platting so we can open up the workflow and keep track of revisions. Please include your assigned case manager and myself Jose.Mendezvargas@fortworthtexas.gov to all revisions for proper routing.

Platting Department
817-392-8027
Platbox2@fortworthtexas.gov

- Oncor | PMDS
Jimmy B. Conner
jimmy.conner@oncor.com

10 foot UE's will need to be added on property lines that meet road ways.

PLATTING

Fire

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

1. Chapel Creek Blvd and Westpoint Blvd are existing and correct.
2. Label Street 6 and Street 5 as the same street name.
3. Label the section of Street 4 with the cul-de-sac as a different street from Street 6 northward.
4. Label Street 1 and Street 2 the same street name from Chapel Creek Blvd to Lot 32 Block 3.
5. FYI: Show phasing if this is a phased development.
6. FYI: For the divided section of Street 1, 20' is required on either side of the median.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.2.1 Dimensions

General information:

Any new address, suite address, or any other permanent address must be approved by the Addressing Division of the Bureau of Fire Prevention. Any changes to existing addresses must be approved as well. Addresses must be posted in a manner that complies with the current City of Fort Worth Fire Code. DO NOT SELF ADDRESS YOUR PLAT or property. All plats within the city limits of Fort Worth will be addressed by the FWFD Fire Addressing Division AFTER recording of the plat at the county courthouse. Plats will be addressed once we receive a copy of the plat after recording. All plats will be addressed in the order in which we receive them. Most plats will be addressed and posted to the City of Fort Worth Plat Directory within 10 business days of being recorded.

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 by searching the City Secretary's site for Ordinance #25388-03-2022.

PACS

- Neighborhood Park Fees-in-Lieu will be required. Community Park Fee-in-Lieu will be required. All Open Space and easements on this plat MUST be indicated specifically as: "Private HOA/Developer Owned and Maintained Open Space". All fees will be prorated based on the final plat/UR submissions. Fees must be made payable to the: City of Fort Worth Park and Recreation Department, prior to final plat release.

A Fair Market Value Appraisal (FMVA) will be ordered when the Preliminary Plat is approved by the City Plan Commission (CPC). Land fees will be set upon receipt of the land appraisal. Appraisal is valid for 2 years from CPC approval.

Email Lori Gordon at lori.gordon@fortworthtexas.gov for additional information.

Planning

- Development Services--Platting (Alexander Parks 817-392-2638 alexander.parks@fortworthtexas.gov)

1. The Subdivision Ordinance in Section 31-106 (d) (2) states, standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet. Block 2 from Lot 1X to Lot 48 and Block 1 from Lot 9 to Lot 38 exceeds this maximum distance. Either a redesign or a waiver request would be required.
2. The Subdivision Ordinance in Section 31-102 (b) (2) states, fragmented street systems impede emergency access and increase the number and length of individual trips. New residential subdivisions shall be designed to coordinate with existing, proposed and anticipated streets. Local and collector streets shall be extended to the tract boundary to provide future connection with adjoining un-platted lands. There are several unplatted tracts to the west that would require stubouts. Either a redesign or a waiver request will be required.

T/PW Engineering

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

1. ROW Corner Clip (Subdivision Ordinance Ch.31-106.C.9)- A triangular right of way dedication measuring 10 feet by 10 feet, measured at the property line, is required on corner lots at the intersection of two streets in which there are no traffic signals or all-way stop signs; No dedication is required at all-way stops and signalized intersections.
2. (Records Management and Real Property) Variable ROW - Show the full ROW widths for all existing streets. For streets having variable ROW, call out the ROW as "Variable" and give "Range" of the Westpoint Blvd ROW.

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. 10' sidewalk required along Westpoint Blvd and Chapel Creek Blvd.
- C. Label Plat - Show Case Number on the plat. (But not as part of title block).
- D. Master Thoroughfare Plan (MTP) (Ch. 31-106.C): The project is adjacent to or includes an arterial identified on the MTP. The new classification(s) for {Westpoint Blvd} is {NCO-L2-TO-NTMS-P0-BOP (110')} which requires 2 lane(s) in each direction 10ft. sidewalks with a Standard Median (110ft. in width).

T/PW Stormwater

• Contact: sds@fortworthtexas.gov

DS-21-0085, Accepted at Prelim Plat

- Show Update Floodplain Note with current FEMA FIRM Panels and Effective Dates.
CFWSO Art VI. Sec 31-105 (a)
CLEARED - RNS - 4/28/22

- Label drainage easement as detention in Blk 2, Lot 70X and show storage in ac-ft.
CFWSO Art VI. Sec 31-105 (b)
CLEARED - RNS - 4/28/22

- Show proposed drainage easement for proposed RCB in Blk 5, Lot 1X & Blk 1, Lot 1X.
CFWSO Art VI. Sec 31-105 (b)
CLEARED - RNS - 4/28/22

- Show Floodplain Easements on Blk1, Lot 1X.
CFWSO Art VI. Sec 31-105 (c)(1)
CLEARED - RNS - 4/28/22

Transportation Impact

- FYI Comments:
 - This replat is located in Transportation Impact Fee Service Area S
 - The project does not qualify for discounts.
 - This replat creates additional lots, the approval date of the replat will determine the collection rate for building permits.
 - The Transportation Impact Fee Study Update is currently underway with anticipated adoption in October 2022, with new collection rates being effective January 1, 2023. The current collection rate is not guaranteed after October 2022.

Zoning

- Zoning is "C" Medium Density Multifamily. City Council approved rezoning for small "E" portion to "C" on 8/24/2021. Can build single family to standards described under "A-5" in Section 4.705 of the City of Fort Worth Zoning Ordinance.

WATER

Review

***** Water Department Comments*****

Plat case review Performed On: 04/21/2022

You may address hold comments by emailing: DSWS@fortworthtexas.gov or call to 817 392 5803.

Note: All revisions requested per our initial review to the proposed plat document must be submitted to Platting department. Staff will upload revised plat and notify our department. If this is an electronic submittal, you must still contact the platting office when you have uploaded the document, otherwise we will not be notified. 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. Thank you for your understanding.

Platting Department contact info: 817-392-8027 or email to zz_PLNDEV_Platting@fortworthtexas.gov

All comments based on Installation Policy and Design Criteria for Water, Wastewater and Reclaimed Water. To view Policy visit <http://fortworthtexas.gov/standards/#waterdesign>

All comments for preliminary plats are considered FYI and will be "holds" (if applicable) on final plat submittal.

1- Water Extension is required by (CFA) - Per City accepted construction plans
Water extension to every proposed lot is required: provide a 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 Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.3.1)

2- Sewer Extension required by (CFA) - Per City accepted construction plans
Sewer extension to every proposed lot is required: provide a 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 Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.3.1)

3- Provide adequate water/sewer exclusive easements to match city accepted construction plans per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019. Offsite easements and or easements by separate instrument need to have recording information shown on plat before hold can be cleared. Plat will be reconciled with reviewed and accepted plans to make sure all easement are correct before hold can be cleared.

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

$(\text{Depth of Pipe}) \times 2 + (\text{O.D. of Pipe}) + (2 \text{ Feet}) = \text{Easement Width}$ / Width is rounded up to nearest 5 feet.

Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.8.8)

4- Provide Impact Fee Statement on the face of plat to read as follows:
"The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system."

5- No Permanent Structure note required on plat face:
"Construction Prohibited over Easements
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type."

6- REC ID 1142 Water main capacity charges of \$56,246.15 per MGD applies for Westside III 36" water line.

7- REC ID 1143 Water main capacity charges of \$43,543.49 per MGD applies for Westside IV 30inch WMCC.

List of Comments:

PP-22-031 South Oak Grove (Waiver Request): 180 One Family Detached Residential Lots and 6 Private Open Space Lots. Council District 8.

Being a tract of land situated in the Hiram Little Survey, Abstract No. 930 and the Daniel McVane Survey, Abstract No. 1061, Tarrant County, Texas and being all South Oak Grove Estates Section 4, Volume 388-189, Page 26 and Section 5, Volume 388-189, Page 27, official plat records, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of McPherson Road, west of Forest Hill Everman Road and east of Kingspoint Boulevard

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant Lackland Holdings LLC
- 2. Consultant / Agent Pape-Dawson Engineers

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Current Zoning "A-5" One Family, "B" Two Family and "E" Neighborhood Commercial
- 2. Proposed Zoning "E" to "A-5"
- 3. Comprehensive Plan Future Land Use Single Family Residential
- 4. Public Hearing Notification Mailing Date April 29, 2022
- 5. Development Services Department Case Coordinator..... Lynn Jordan
- 6. Organizations Courtesy Notified..... Kingspoint HOA, Streams And Valleys Inc, Trinity Habitat for Humanity, Everman ISD,

C. SERVICE DISTRICTS

- 1. School ISD..... Everman 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

The South Oak Grove Plat Abandonment (PA-22-001) for the subject area was approval by the City Plan Commission on April 13, 2022. The subject property is 38.575 acres in south Fort Worth and designated for new residential development. Primary access will be from McPherson Road, a commercial connector, on the city's Master Thoroughfare Plan (MTP).

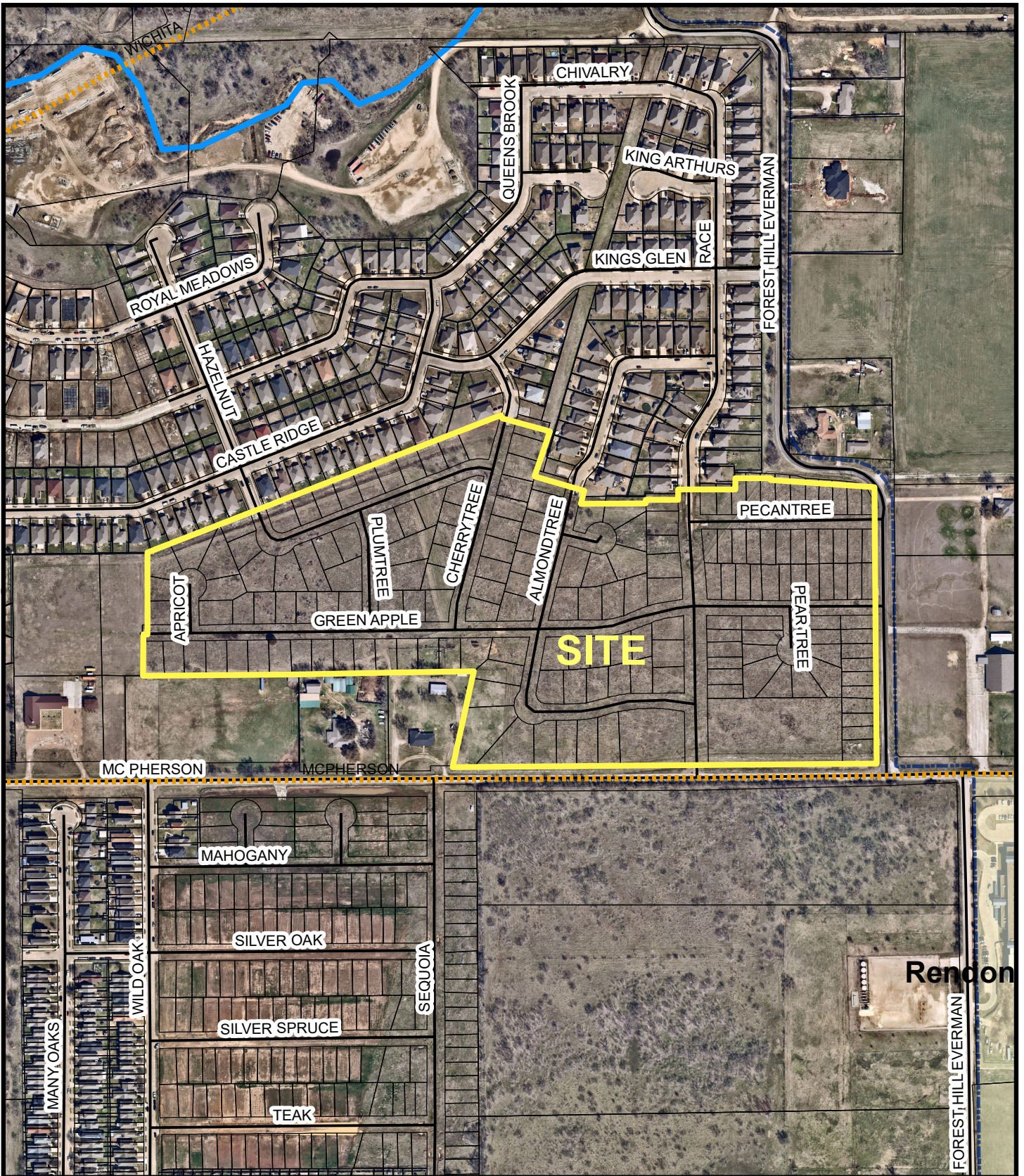
The prosed preliminary plat street design is connecting with the existing street sub-outs of the subdivision to the north of the subject tract (Kingspoint Addition) with access to Forest Hill-Everman Road via South Race Street to King's Glen Lane.

The applicant is requesting a waiver to the Subdivision Ordinance, Section 31-106: 1) The Subdivision Ordinance, Section 31-106(c)(7)(a) requires that local streets shall be extended to the subdivision boundary to connect with adjoining streets or with adjoining unplatted property. The two adjoining unplatted properties to the south, adjacent to Block 6, are residential homesteaded parcels.

DRC supports the waiver request.

E. DRC RECOMMENDATION

DRC recommends: a. 1) Approval of one Subdivision Ordinance waiver to not extend streets to the unplatted property to the south of Block 6; and 2) 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

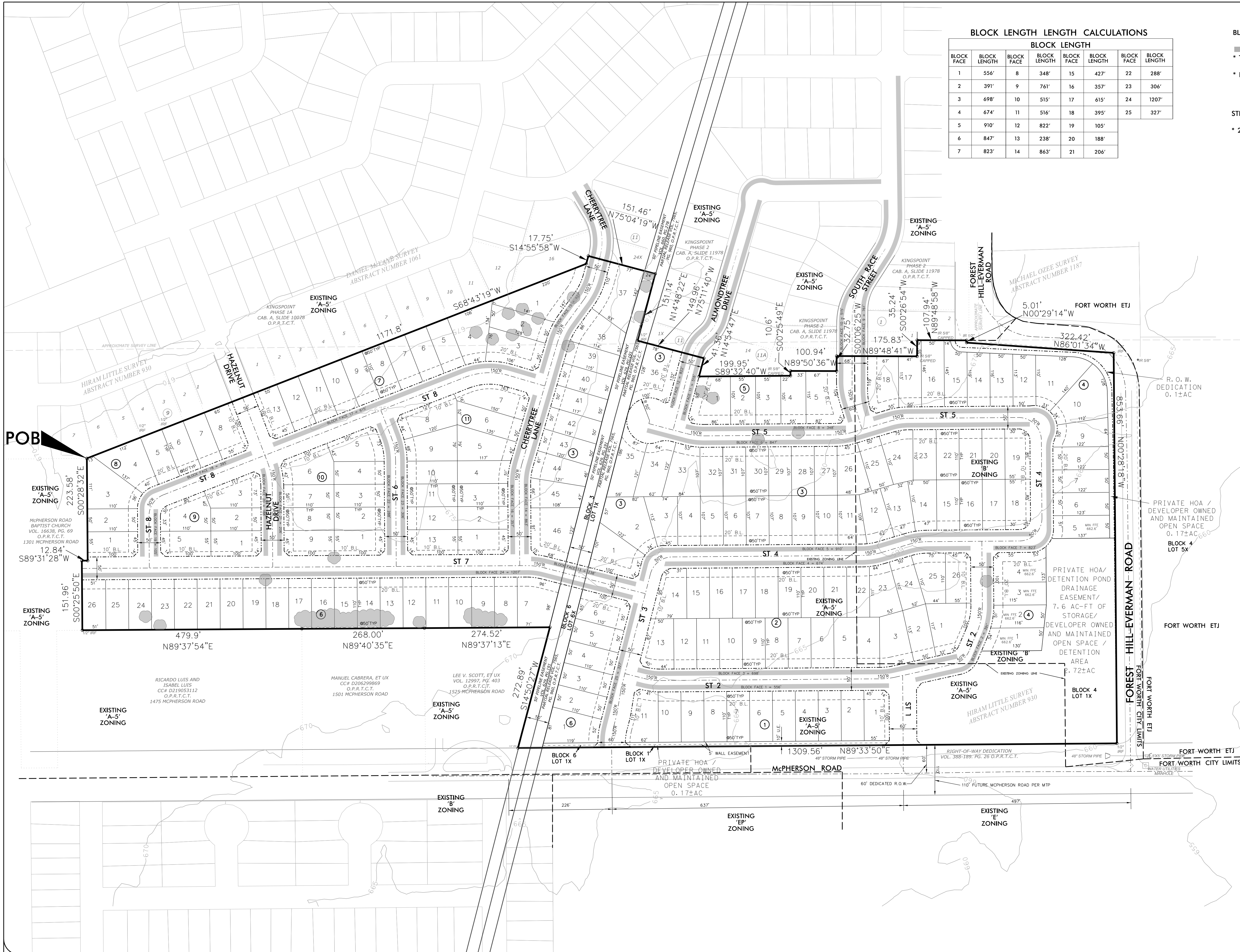
- PRELIM. PLATS
- Fort Worth City Limits
- ADJACENT CITIES

410 205 0 410 Feet



Scale: 1 inch = 410 feet





BLOCK LENGTH LENGTH CALCULATIONS

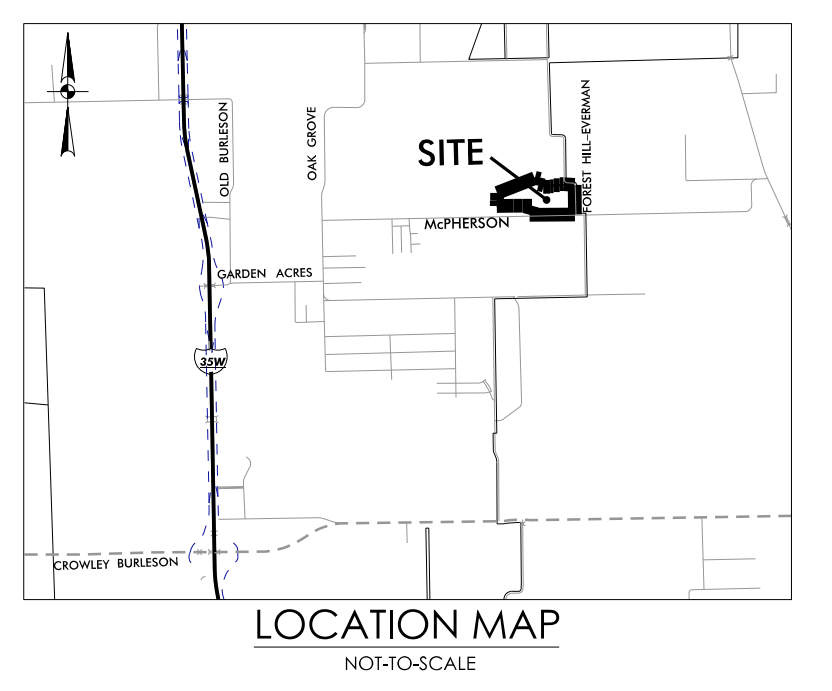
BLOCK LENGTH							
BLOCK FACE	BLOCK LENGTH	BLOCK FACE	BLOCK LENGTH	BLOCK FACE	BLOCK LENGTH	BLOCK FACE	BLOCK LENGTH
1	556'	8	348'	15	427'	22	288'
2	391'	9	761'	16	357'	23	306'
3	698'	10	515'	17	615'	24	1207'
4	674'	11	516'	18	395'	25	327'
5	910'	12	822'	19	105'		
6	847'	13	238'	20	188'		
7	823'	14	863'	21	206'		

BLOCK CALCULATIONS:

- BLOCK FACE
- THIS PRELIMINARY PLAT HAS TOTAL 26 NON CUL-DE-SAC BLOCKS.
- P.P HAS NO LONG BLOCKS.

STREET CONNECTIVITY INDEX:

- 21.5 (LINKS) / 14 (NODES) = 1.53



LAND USE SUMMARY

USES	RESIDENTIAL UNITS	NON RESIDENTIAL LOTS	± AC	DENSITY	POPULATION
SF 50'X110' TYP	180		34.5	5.2	540
OPEN SPACE		6	4.0		
FOREST HILL-EVERMAN R.O.W. DEDICATION			0.1		
TOTAL	180	6	38.6	4.6	540

TYPICAL SINGLE FAMILY LOT AREA - 5,500 SF
SMALLEST SINGLE FAMILY LOT AREA - 5,350 SF

* RESIDENTIAL 34.5 ACRES INCLUDED:
RESIDENTIAL LOTS (25.9 ± AC) AND LOCAL STREET RIGHT-OF-WAY (8.6 ± AC)

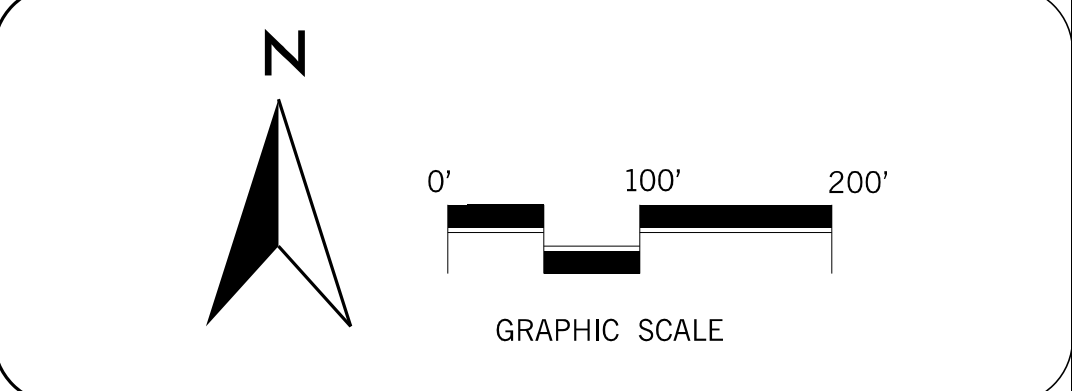
● EXISTING TREE CANOPY

- NOTE:**
- THE PROPERTY IS WITHIN THE CITY OF FORT WORTH TARRANT COUNTY
 - PROPOSED UTILITY EASEMENT ALONG THE FRONT OF UNITS WILL BE SHOWN ON FINAL PLAT.
 - ALL PRIVATE OPEN SPACES ARE PRIVATE HOA / DEVELOPER OWNED AND MAINTAINED OPEN SPACE.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 2 FEET ABOVE THE 100-YR WATER SURFACE ELEVATIONS WITHIN THE STREETS
 - ROW CORNER CLIP - A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10'X10', MEASURED AT THE PROPERTY LINE, IS REQUIRED AT THE INTERSECTION OF TWO STREETS.
 - DRIVEWAY LOCATIONS MUST NOT INTERFERE WITH INTERSECTION FUNCTION.

PRELIMINARY PLAT INCLUDE LOT AND BLOCK AS FOLLO

- LOT 1-11, 1X, BLOCK 1; LOT 1-26, BLOCK 2; LOT 1-46, 1X, BLOCK 3; LOT 1-18, 1X, BLOCK 4; LOT 1-5, BLOCK 5; LOT 1-26, 1X, 6X, BLOCK 6; LOT 1-13, BLOCK 7; LOT 1-8, BLOCK 8; LOT 1-5, BLOCK 9; LOT 1-9, BLOCK 10; LOT 1-13, BLOCK 11;

JOB NO. 61305 - 01
PP_SUBMITTAL DATE 4-11-2022
PP_REVISION DATE
PP_APPROVE DATE
REFERENCE CASE NUMBER
PRELIMINARY PLAT PP-22-031
ZONING ZC-22-010
FINAL PLAT



DEVELOPER/OWNER:
VLMC, INC
LACKLAND HOLDINGS, LLC
3045 LACKLAND ROAD
FORT WORTH, TX 76116
PHONE: (817) 731-7595
EMAIL: LDarwin@LacklandHoldings.com

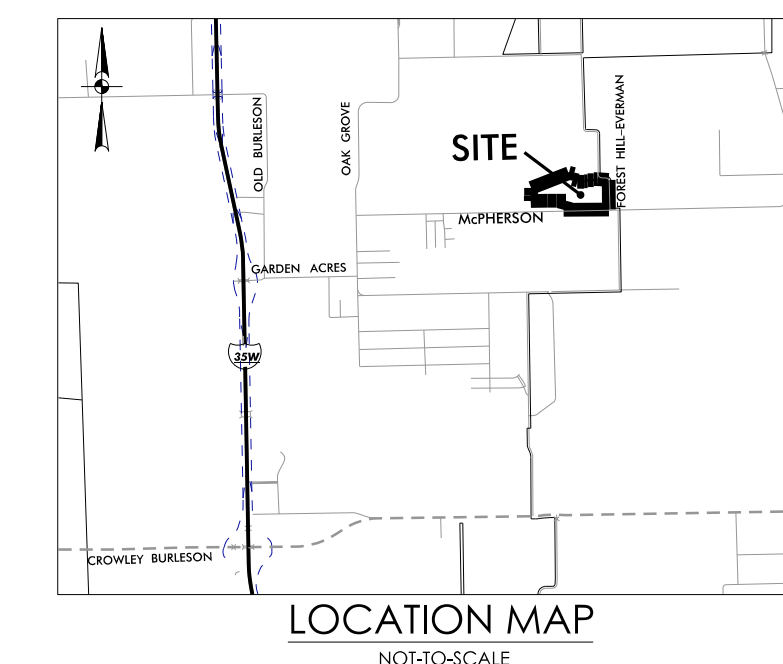
Pape-Dawson Engineers

6500 WEST FWY. | FORT WORTH TEXAS 76116 | PHONE: 817.870.3668
SUITE 700
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

PRELIMINARY PLAT SOUTH OAK GROVE EXISTING 'A-5', 'B' ZONING

BEING A TRACT OF LAND SITUATED IN THE HIRAM LITTLE SURVEY ABSTRACT NUMBER 930, AND DANIEL McVANE SURVEY, ABSTRACT NUMBER 1061, TARRANT COUNTY, TEXAS AND BEING ALL OF SOUTH OAK GROVE ESTATES, SECTION FOUR, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDS IN VOLUME 388-189, PAGE 26, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND BEING ALL OF SOUTH OAK GROVE ESTATES, SECTION FIVE, AND ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-189, PAGE 27, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

180 SINGLE FAMILY UNITS



PROPERTY DESCRIPTION

BEING a tract of land situated in the Hiram Little Survey, Abstract Number 930 and the Daniel McVane Survey, Abstract Number 1061, both of Tarrant County, Texas and being all of South Oak Grove Estates, Section Four, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-189, Page 26, Official Public Records, Tarrant County, Texas and being all of South Oak Grove Estates, Section Five, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-189, Page 27, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of said South Oak Grove Estates, Section Five, being the northeast corner of that certain tract of land described in deed to McPherson Road Baptist Church, as recorded in Volume 16638, Page 69, Official Public Records, Tarrant County, Texas and also being at an angle point in the south lot line of Lot 7, Block 9, Kingspoint, Phase 1A, as recorded in Cabinet A, Slide 10078, Official Public Records, Tarrant County, Texas;

THENCE N 68°43'19"E, a distance of 1171.80 feet along the common line of the north line of said South Oak Grove Estates, Section Five and then along the common line of the north line of said South Oak Grove Estates, Section Five and the south line of said Kingspoint Addition and the south line of Kingspoint, Phase 2, as recorded in Cabinet A, Slide 11978, Official Public Records, Tarrant County, Texas to the southeast corner of Lot 16, Block 8, said Kingspoint Phase 2 and being in the westerly Right-of-Way line of Cherrytree Lane (a 50' Right-of-Way);

THENCE the following courses and distances along the common line of the north line of said South Oak Grove Estates, Section Five and the south line of said Kingspoint Phase 2:

N 14°55'58"E, a distance of 17.75 feet along said westerly Right-of-Way;

S 75°04'19"E, a distance of 151.46 feet to the northeast corner of Lot 17, Block 17, said South Oak Grove Estates, Section Five;

S 14°48'22"W, a distance of 151.14 feet to the northwest corner of Lot 1, Block 17, said South Oak Grove Estates, Section Five;

S 75°11'40"E, a distance of 149.96 feet along the north line of said Lot 1, then crossing Almondree Drive (a 50' Right-of-Way) to the east Right-of-Way of said Almondree Drive;

S 14°54'47"W, a distance of 41.36 feet along the east Right-of-Way line of said Almondree Drive to the northwest corner of Lot 15, Block 20, said South Oak Grove Estates, Section Five;

N 89°32'40"E, a distance of 199.95 feet to the northeast corner of Lot 14, Block 20, said South Oak Grove Estates, Section Five and being in the west line of the aforementioned South Oak Grove Estates, Section Four;

THENCE the following courses and distances along the common line of the north line of said South Oak Grove Estates, Section Four and the south line of said Kingspoint Phase 2:

N 00°25'49"W, a distance of 10.60 feet to the northwest corner of Lot 1, Block 20, South Oak Grove Estates, Section Four;

S 89°50'36"E, a distance of 100.94 feet to the northeast corner of said Lot 1, Block 20 and being in the west Right-of-Way line of South Race Street (a 68' Right-of-Way);

N 00°06'25"E, a distance of 32.75 feet along said west Right-of-Way line;

S 89°48'41"E, a distance of 175.83 feet cross said South Race Street and continuing to an angle point in Lot 2A, Block 21, said South Oak Grove Estates, Section Four;

N 00°26'54"E, a distance of 35.24 feet to the most northerly northwest corner of said Lot 2A;

S 89°48'58"E, a distance of 107.94 feet to the most northerly northeast corner of Lot 3A, Block 21, said South Oak Grove Estates, Section Four;

S 00°29'14"E, a distance of 5.01 feet to an angle point in said Lot 3A;

S 86°01'34"E, a distance of 322.42 feet to the northeast corner of Lot 6B, Block 21, said South Oak Grove Estates, Section Four and being in the west Right-of-Way line of Forest-Hill Everman Road (a variable width Right-of-Way);

THENCE S 00°28'18"E, a distance of 853.66 feet along the common line of the east line of said South Oak Grove Estates, Section Four and said west Right-of-Way to the southeast corner of said South Oak Grove Estates, Section four and being in the north Right-of-Way line of McPherson Road (a variable width Right-of-Way);

THENCE S 89°33'50"W, a distance of 1309.56 feet along the common line of the south line of said South Oak Grove Estates, Section Four and said north Right-of-Way line to the southwest corner of said South Oak Grove Estates, Section Four;

THENCE N 14°50'27"E, a distance of 272.89 feet along the west line of said South Oak Grove Estates, Section Four to the southeast corner of the aforementioned South Oak Grove Estates, Section Five and being the northeast corner of that certain tract of land described in deed to Lee V. Scott, et ux, as recorded in Volume 12997, Page 403, Official Public Records, Tarrant County, Texas;

THENCE S 89°37'13"W, a distance of 274.52 feet along the common line of the south line of said South Oak Grove Estates, Section Five and the north line of said Scott tract to the northwest corner of said Scott tract and the northeast corner of that certain tract of land described indeed to Manuel Cabrera, et ux, as recorded in County Clerk's File Number D206299869, Official Public Records, Tarrant County, Texas;

THENCE S 89°40'35"W, a distance of 268.00 feet continuing along said south line and along the north line of said Cabrera tract to the northwest corner of said Cabrera tract and the northeast corner of that certain tract of land described in deed to Ricardo Luis and Isabel Luis, as recorded in County Clerk's File Number D219053112, Official Public Records, Tarrant County, Texas;

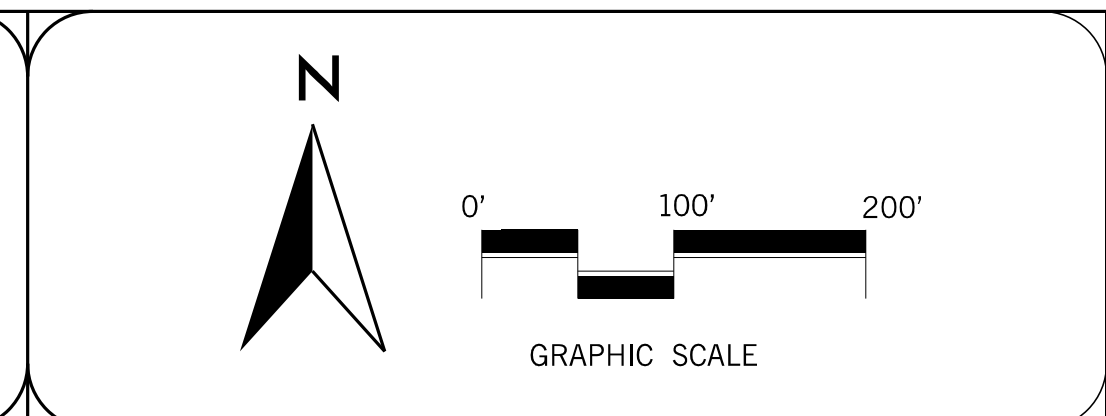
THENCE S 89°37'54"W, a distance of 479.90 feet continuing along said south line and along the north line of said Luis tract to the southwest corner of said South Oak Grove Estates, Section Five and being the northwest corner of said Luis tract and being the most easterly southeast corner of the aforementioned McPherson Road Baptist Church tract;

THENCE N 00°25'50"W, a distance of 151.96 feet along the common line of the west line of said South Oak Grove Estates, Section Five and the east line of said McPherson Road Baptist Church;

THENCE N 89°31'28"E, a distance of 12.84 feet continuing along said common line;

THENCE N 00°28'32"W, a distance of 223.58 feet continuing along said common line returning to the Point of Beginning and containing 1,680,316 square feet or 38.575 acres of land, more or less.

JOB NO.	61305 - 01
PP_SUBMITTAL DATE	4-11-2022
PP_REVISION DATE	
PP_APPROVE DATE	
REFERENCE CASE NUMBER	
PRELIMINARY PLAT	PP-22-031
ZONING	ZC-22-010
FINAL PLAT	



DEVELOPER/OWNER:
 VLMC, INC.
 LACKLAND HOLDINGS, LLC
 3045 LACKLAND ROAD,
 FORT WORTH, TX 76116
 PHONE: (817) 731-7595
 EMAIL: LDarwin@LacklandHoldings.com

PAPE-DAWSON ENGINEERS
 6500 WEST FWY. • FORT WORTH TEXAS 76116 | PHONE: 817.870.3668
 SUITE 700
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

PRELIMINARY PLAT
SOUTH OAK GROVE
 EXISTING 'A-5', 'B' ZONING
 BEING A TRACT OF LAND SITUATED IN THE HIRAM LITTLE SURVEY ABSTRACT NUMBER 930, AND DANIEL McVANE SURVEY, ABSTRACT NUMBER 1061, TARRANT COUNTY, TEXAS AND BEING ALL OF SOUTH OAK GROVE ESTATES, SECTION FOUR, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDS IN VOLUME 388-189, PAGE 26, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND BEING ALL OF SOUTH OAK GROVE ESTATES, SECTION FIVE, AND ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-189, PAGE 27, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.
180 SINGLE FAMILY UNITS

April 27, 2022

Chairman Don Boren
City of Fort Worth
City Plan Commission
200 Texas Street
Fort Worth, TX 76102

RE: South Oak Grove– Preliminary Plat Waiver Request

Dear Chairman Boren:

Pape-Dawson Engineers, Inc. represents South Oak Grove, a property owned by VLMC, Inc (Lackland Interests). South Oak Grove is approximately 39 acres containing 180 single-family residential lots, located at the northwest corner of McPherson Road and Forest Hill Everman Road in Fort Worth. The preliminary plat prepared and submitted requires a waiver for no stub outs to the southern un-platted properties.

Waiver #1 – No stubs to southern properties

There are two un-platted properties along our southern boundary that we do not proposed connections into the South Oak Grove development. These two properties both have existing homesteads on them, one of which is the previous owner of the development site in question, and each have direct access to McPherson Road. currently host homeowners who have full access to McPherson Road.

We formally request acceptance of this waiver, allowing the preliminary plat to be approved as proposed.

Please let me know if you have any further questions, comments, or concerns regarding this waiver request for the South Oak Grove development. I will be happy to clarify any items that you may need.

Sincerely,
Pape-Dawson Engineers, Inc.



Adam S. Reeves, P.E.
Senior Project Manger

S:\projects\613\05\01\1.0 Admin\1.2 Correspondence\1.2.1 Letters\Waiver Request\22-0427 Preliminary Plat Waiver Request.docx



Conditions and Comments

Case: PP-22-031

Submitted: 4/8/2022

Title: CPC - South Oak Grove

Case Description: A 180 lot, Single-Family Residential development located in Fort Worth, Texas

Address:

Applicant:

Owner:

Remarks Due:

ZC Hearing:

Case Status: In Review

Acres:

List of Conditions:

GENERAL

General

- This application corresponds to April 11th deadline day.

Please allow four days for a completeness check, a separate email will be sent out once a case manager is assigned and fees are assessed. If your application is an administrative one, it will not follow the DRC schedule, keep in mind the application goes through the normal 21 calendar day review. Once all comments have been entered a revision may be submitted, the first revision is free any revision after that is a charge of \$220 per revision.

***** ALL REVISIONS NEED TO GO THROUGH PLATTING *****

Please refrain from emailing other departments separately to clear holds, it needs to come through platting so we can open up the workflow and keep track of revisions. Please include your assigned case manager and myself Jose.Mendezvargas@fortworthtexas.gov to all revisions for proper routing.

Platting Department
817-392-8027
Platbox2@fortworthtexas.gov

- Oncor | PMDS
Jimmy B. Conner
jimmy.conner@oncor.com

No comments

PLATTING

Fire

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

FYI: Streets within this subdivision will need to be named on the final plat/s. All street names in the City of Fort Worth must be approved by the Fire Department. Email FWFDStreets@fortworthtexas.gov to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat number in the subject line.

CORRECTION: Label Street 4 and Street 5 as the same street name.

FYI: Streets existing and correct.

Hazelnut Drive is a continuation into this plat.

Cherrytree Lane is a continuation into this plat.

Almondtree Drive is a continuation into this plat.

South Race Street is a continuation into this plat.

Forest Hill Everman Rd

McPherson Road

FYI: Developments of one- or two-family dwellings where the number of dwelling units exceed thirty (30) units shall be provided with at least two separate and approved fire apparatus access roads. The number of dwelling units on a single fire apparatus access road shall be allowed to increase to forty (40) if the development will connect to future developments as determined by the fire code official. Compliance must be maintained for each phase.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 503.1 One- or two-family dwelling residential developments.

General information:

Any new address, suite address, or any other permanent address must be approved by the Addressing Division of the Bureau of Fire Prevention. Any changes to existing addresses must be approved as well. Addresses must be posted in a manner that complies with the current City of Fort Worth Fire Code. DO NOT SELF ADDRESS YOUR PLAT or property. All plats within the city limits of Fort Worth will be addressed by the FWFD Fire Addressing Division AFTER recording of the plat at the county courthouse. Plats will be addressed once we receive a copy of the plat after recording. All plats will be addressed in the order in which we receive them. Most plats will be addressed and posted to the City of Fort Worth Plat Directory within 10 business days of being recorded.

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 by searching the City Secretary's site for Ordinance #25388-03-2022.

New Fire Code, IFC 2021 and updated Amendments, will be in effect beginning April 1, 2022.

PACS

- PARD/PDP: The Neighborhood and Community Park Dedication Policy will apply.

Neighborhood Park Fees-in-Lieu will be required. Community Park Fee-in-Lieu will be required.

All Open Space and easements on this plat MUST be indicated specifically as: "Private HOA/Developer Owned and Maintained Open Space". All fees will be prorated based on the final plat/UR submissions. Fees must be made payable to the: City of Fort Worth Park and Recreation Department, prior to final plat release.

A Fair Market Value Appraisal (FMVA) will be ordered when the Preliminary Plat is approved by the City Plan Commission (CPC). Land fees will be set upon receipt of the land appraisal. Appraisal is valid for 2 years from CPC approval.

Email Lori Gordon at lori.gordon@fortworthtexas.gov for additional information.

Planning

- Development Services
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 and include Jose Mendez jose.mendezvargas@fortworthtexas.gov when a revision has been submitted}.

FYI at the DRC meeting be prepared to discuss stub-outs to the south below Block 6.

1. (Cleared 5-2-22)(FYI) Reference the case number on the plat PP-22-031.
2. Stub-outs to adjoining un-platted tracts and street extension and continuation from adjoining developments. Urban local streets shall be extended to the subdivision boundary to connect with adjoining streets or where no adjacent streets are available for such connection with adjoining un-platted property [S.O. Sec. 31-106(c) A redesign or a waiver will be required from the City Plan Commission.
3. Has an Urban Forestry permit been applied for? Show boundary of existing tree canopy, faint.
4. (Cleared 5-2-22)(FYI) Remove the actual building outlines and provide a lot typical on the plat.
5. (Cleared 5-2-22)(FYI) Show point of beginning tied to an abstract corner if not platted or to the subdivision corner if platted.
6. (FYI) In the title block call out the acreage and subdivision or survey the plat is out of. The lot and block information goes below the name of the subdivision.
7. (FYI) Remove zoning information from title block.

T/PW Engineering

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

1. No Comments - TPW 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. 10' along McPherson, 6' along Forest-Hill Everman and 5' along residential streets.

C. LABEL PLAT - Show Case Number on the plat. (But not as part of title block).

D. MASTER THOROUGHFARE PLAN (MTP) (Ch. 31-106.C): The project is adjacent to or includes an arterial identified on the MTP. The new classification(s) for {McPherson} is {NCO-L2-TO-TWLT-P0-BOP (110')} which requires 2 lane(s) in each direction 10ft. sidewalks with a 2 way left turn center lane (110ft. in width).

T/PW Stormwater

- Contact: sds@fortworthtexas.gov

South Oak Grove, DS-22-0039 - Accepted for Prelim Plat Only

- Label open space detention area as a detention pond drainage easement and show storage in ac-ft.
CFWSO Art VI. Sec 31-105 (b)
CLEARED - RNS - 4/28/22

Transportation Impact

- FYI Comment - The project is located in The ETJ of Fort Worth and is not subject to transportation impact fees.

Zoning

- FYI Comments - Site is zoned "B" and "A-5". "B" areas can be developed under A-5 standards found in Section 4.705 of the City of Fort Worth Zoning Ordinance.

WATER

Review

***** Water Department Comments*****

Plat case review Performed On: 04/21/2022

You may address hold comments by emailing: DSWS@fortworthtexas.gov or call to 817 392 5803.

Note: All revisions requested per our initial review to the proposed plat document must be submitted to Platting department. Staff will upload revised plat and notify our department. If this is an electronic submittal, you must still contact the platting office when you have uploaded the document, otherwise we will not be notified. 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. Thank you for your understanding.

Platting Department contact info: 817-392-8027 or email to zz_PLNDEV_Platting@fortworthtexas.gov

All comments based on Installation Policy and Design Criteria for Water, Wastewater and Reclaimed Water. To view Policy visit <http://fortworthtexas.gov/standards/#waterdesign>

All comments for preliminary plats are considered FYI and will be "holds" (if applicable) on final plat submittal.

1- Water Extension is required by (CFA) - Per City accepted construction plans
Water extension to every proposed lot is required: provide a 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 Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.3.1)

2- Sewer Extension required by (CFA) - Per City accepted construction plans
Sewer extension to every proposed lot is required: provide a 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 Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.3.1)

3- Provide adequate water/sewer exclusive easements to match city accepted construction plans per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019. Offsite easements and or easements by separate instrument need to have recording information shown on plat before hold can be cleared. Plat will be reconciled with reviewed and accepted plans to make sure all easement are correct before hold can be cleared.

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

$(\text{Depth of Pipe}) \times 2 + (\text{O.D. of Pipe}) + (2 \text{ Feet}) = \text{Easement Width}$ / Width is rounded up to nearest 5 feet.

Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.8.8)

4- Provide Impact Fee Statement on the face of plat to read as follows:
"The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system."

5- No Permanent Structure note required on plat face:
"Construction Prohibited over Easements
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type."

6- P.R.V. note required on plat face; statement shall read as follows:

"Private P.R.V's will be required; water pressure exceeds 80 P.S.I."

List of Comments: