



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, December 18, 2019

Work Session 9:00 AM

Public Hearing 10:00 AM

200 Texas Street

City Council Conference Room / Council Chamber

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/zoning/variances/cases/>

BOARD MEMBERS:

Dan Moore	_____
Robert Gutierrez	_____
Deborah Freed	_____
Bob Riley	_____
Will Dryden, Vice-Chair	_____
Kay Friedman	_____
Loren Stewart, Chair	_____
Monnie Gilliam	_____
Angela Gaither	_____

- I. 9:00 A.M. **WORK SESSION** City Council Conference Room 290
 - A. Review of Cases on Today's Agenda
 - B. Variance Expiration Date

- II. 10:00 A.M. **PUBLIC HEARING** Council Chamber
 - A. Approval of Minutes of the November 20, 2019 Hearing _____
 - B. Cases on Today's Agenda
 - C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO JANUARY 15, 2020)



D. Continued Cases

- 1. **BAC-19-059** Address: 2833 Weisenberger Street
Owner: PSQ Barbie LP by Townsite Co.
Zoning: "UR" Urban Residential District
 - a. **Variance:** Allow a multifamily building to encroach into the rear yard
 - Required Setback: 20-foot rear yard setback
 - Requested Setback: 14 feet, 2 inches

- 2. **BAC-19-065** Address: 8001 Anderson Road
Owner: Central Bible Church by Zone Systems
Zoning: "E" Neighborhood Commercial
 - a. **Variance:** Allow stealth telecommunication tower to exceed the maximum height
 - Maximum height allowed: 60 feet
 - Requested height: 100 feet

E. New Case

- 3. **BAC-19-067** Address: 5525 High Bank Road
Owner: PB Ventana I, LLC by Meritage Homes
Zoning: ""A-5" One-Family
 - a. **Variance:** Allow a model home within 300 feet of an occupied residence

III. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall 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.

El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de 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 para que se puedan hacer 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 los servicios auxiliares necesarios.

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.



**BOARD OF ADJUSTMENT – COMMERCIAL, 12/18/2019
INFORMATION REPORT**

**BAC-19-050
(continued)**

Address: 2833 Weisenberger Street
Owner: PSQ Barbie LP by Townsite Co.
Zoning: "UR" Urban Residential District

- a. Variance:** Allow a multifamily building to encroach into the rear yard
Required Setback: 20-foot rear yard setback
Requested Setback: 14 feet, 2 inches

GENERAL INFORMATION

REGULATION:

3.404 Expiration of Variance

- A. A variance shall expire and have no further effect 180 days after the board of adjustment approval, or at such alternative time as specified in the approval, unless:
1. A building permit has been issued;
 2. A certificate of occupancy has been issued; or
 3. The planning and development director grants a one-time extension for a maximum of 180 days upon written request of the applicant prior to the original expiration date.

**4.713 Urban Residential "UR" District
D. Property Development Standards**

Rear Yard for Primary Structure: 20 feet minimum

LOT HISTORY:

Planning & Development zoning case ZC-16-124, from "A-5" One-Family to "UR" Urban Residential, approved 8/5/2016.

Planning and Development demolition permit PV16-00562, demolish single family home, finalized 9/27/2016.

Planning & Development building permit BP18-05810, HOLD note – Minimum required Rear Yard setback is 20' and this is 16.1', expired 5/6/2019.

Urban Design Commission, vote to recommend approval of waiver request fails, 8/23/2018.

BAC-18-065 for 4-foot variance to 20-foot rear yard setback, approved 9/18/2018, expired 3/18/2019.

**COMPREHENSIVE
PLAN
DESIGNATION:**

Urban Residential



**BOARD OF ADJUSTMENT – COMMERCIAL, 12/18/2019
INFORMATION REPORT**

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams And Valleys, Inc., Fort Worth League of Neighborhood Associations, Inc., West 7th Neighborhood Alliance, Westside Alliance, Cultural District Alliance, Montgomery Plaza Residential Condominium Association, Monticello NA, Linwood NA, Tarrant Regional Water District, Montgomery Plaza Master Condominium Association, Camp Bowie District, Inc, and Fort Worth ISD.

**EXISTING
CONDITIONS:**

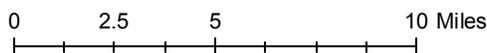
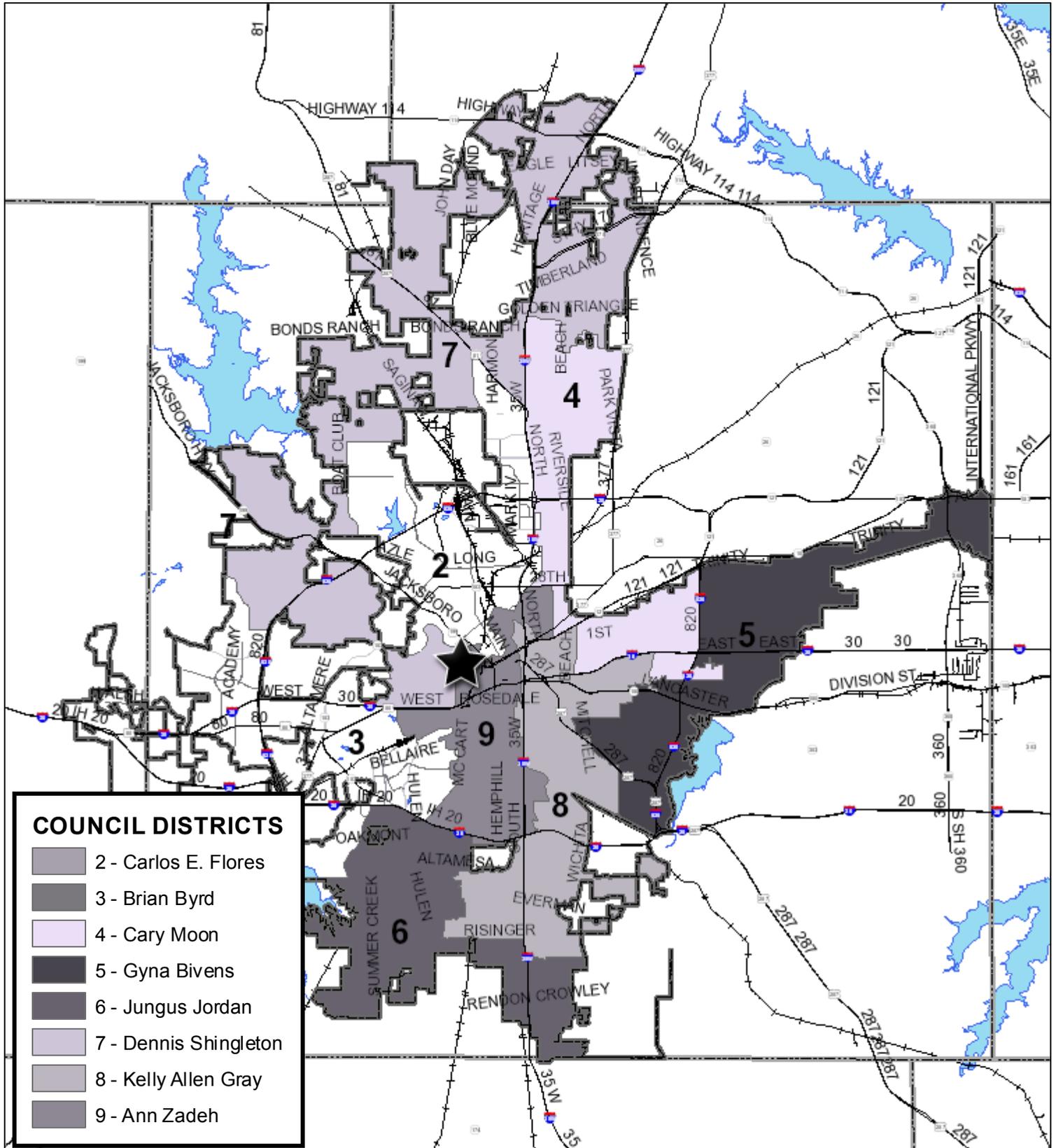
The subject property is currently a vacant lot in a redeveloping area. The lot is flat, rectangular, and without slope or other environmental constraints. The northern half of the lot is shown to be in a floodplain. The subject site is on the edge of Urban Residential zoning to the south and west, with single family homes to the north and along the eastern property line.

The applicant has submitted a variance request to permit the construction of a four-unit multifamily building at 16-feet from the rear property line, less than the 20-foot required rear setback. A vote at the Urban Design Commission to recommend approval of the variance to the Board of Adjustment failed, as 5 affirmative votes (a simple majority of the appointed positions) were needed for approval.

Although a comparable variance was approved on September 19, 2018, no building permit or Certificate of Occupancy was issued, nor was a request for a 6-month extension of the variance submitted. Therefore, the prior variance request expired.

During the August BOA public hearing, a discrepancy was found between the setback on the application and the setback on the site plan. Since the applicant preferred the setback on the site plan, the site was referred back to the Urban Design Commission (UDC) to review a setback that was smaller than their initial review. Due to coordination with the Urban Design Commission dates, the applicant requested a 2-month continuance at the October 16, 2019 Board of Adjustment meeting. The UDC public hearing for this site was November 21, 2019, where the Commission recommended approval of a 14-foot, 2-inch rear yard setback due to the lack of a single family residence behind the subject.

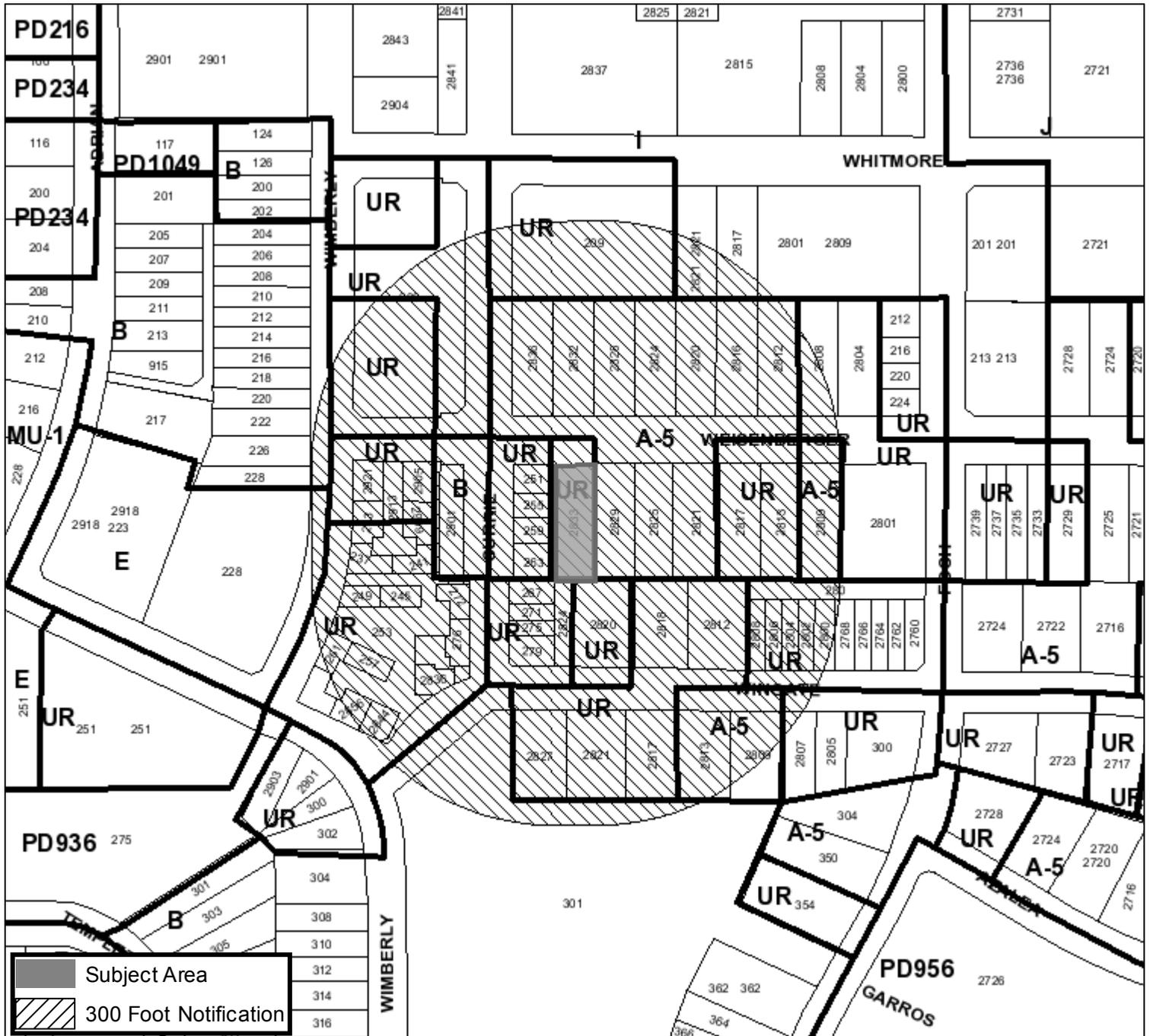
Location Map



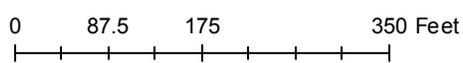


Area Zoning Map

Applicant: PSQ Barbie LP by Townsite Co.
Mapsc0: 62X
Commission Date: 8/21/2019



 Subject Area
 300 Foot Notification



Aerial Photo Map



0 40 80 160 Feet



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**

BAC-19-050



Marque con una "X" si necesita que la Ciudad le proporcione un INTERPRETE durante la Audiencia Publica.

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 2833 Weisenberger Street
 Lot/Tract: 2 Block/Abstract: 11 Lot Size: 7,150
 Legal Description: Addition/Survey: Weisenberger Addition

Owner's Name: PSQ Barbie, LP
 Address: 2505 Norwood Drive
 City: Fort Worth State: TX Zip: 76107
 Tele: (817) 903-7988 E-Mail rob@allamericanhomes.com

Applicant's Name: Mary Nell Poole - Townsite Company
 Address: 2918 Wingate, Ste 100
 City: Fort Worth State: TX Zip: 76107
 Tele: (817) 850-9500 E-Mail marynell@townsiteco.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Building 4 townhomes as condo's

Additional documentation may be supplied to support your case if photos are supplied, please label each picture.

Status of Project: Existing Under Construction Proposed
 Status of Property: Owner Occupied Vacant Land Non-owner Occupied

Previous Board of Adjustment Case filed on this property: Yes No
 Date 8-20-2019 Case Number(s) BAC-18-065 Expired

Is the purpose of this request to provide reasonable accommodation for a person(s) with disabilities? YES NO

If Yes, the application will be directed to the Planning and Development Director or Zoning administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Board of Adjustment. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information.

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.
 Have you informed your Home Owners Association YES NO or Neighbors YES NO of the request?

To watch the Hearings: <http://www.fortworthtexas.gov/>, click on "Watch online Now" & "Board of Adjustment video".

STAFF USE ONLY
 Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Non-Owner Occupied Case for Section _____ Interpretation of the Regulation \$400

Zoning _____ HCLC Approval/Applied _____ NEZ Approval /Applied _____ Urban Village

DATE RECEIVED: <u>7/24/19</u>	FEE AMOUNT PAID: <u>500⁰⁰</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>D.G.</u>	CASE NO. <u>BAC-19 050</u>
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Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. We are requesting a reduction in the rear yard setback from 20' to 14'-2 1/2". The rear setback in most residential categories is 5'-10'.

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property.

The property abuts another UR zoned property being developed as townhomes which will have a 20' rear yard setback used as an access easement to the garage. The adjacent property to east has a 15' rear setback also used as an access easement. This would make the 2 properties have the same setback since they will share the drive.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.

A 14'-2 1/2" setback will still be in harmony with the comprehensive plan and the zoning ordinance. It also allows the project to have a 5' front yard setback rather than 0'.

4. The variance will not adversely affect the health, safety, or welfare of the public.

A 16' rear setback will not affect the health, safety and welfare of the public.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.

Since the adjacent property has the same setback, it will not injure the use of the adjacent property. There will also be a 6' fence and 5' landscaped bufferyard to the west and to the rear of the property.

Acknowledgement

I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

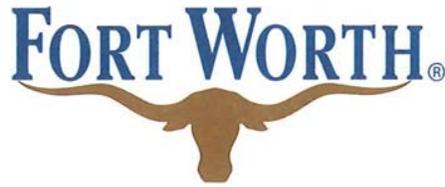
Certificacion

Certifico que la informacion proveida es verdadera y correcta en la medida de mi conocimiento, y que yo y/o mi representatnte estare(mos) en la audiencia publica del Consejo de Ajustes a menos de que decidiera retirar el caso antes que la Ciudad envie la Notificacion Publica. Entiendo que si retirara mi caso despues que la Notificacion fuera publicada, la accion del Consejo seria la de negar el caso, y que el costo de la aplicacion no seria reembolsada. Ademas, entiendo que no podria aplicar en un plazo de 24 meses a la fecha en que la negativa del Consejo sea publicada, a menos de que el caso sea negado sin ser juzgado o cuando se presentaran cambios substanciales por lo que podria aplicar antes de 24 meses. **ENTIENDO QUE EL PERMISO DE CONSTRUCCION DEBERA SER OBTENIDO EN UN PLAZO DE 180 DIAS.**

Signed by the Owner / Applicant or Agent

(Circle appropriate entity) Mary Lee Poole

Date 7-15-19



Urban Design Commission Recommendation

UDC-2019-025

2833 Weisenberger Street – Condominiums

August 23, 2018

RE: UDC-2019-025; Recommendation from the Urban Design Commission to the Board of Adjustment

Dear Board of Adjustment,

The Urban Design Commission (UDC) seeks to uphold the stated intent of the Urban Residential (UR) zoning district by encouraging development that forms a residential density transition zone between low density single-family neighborhoods and higher density commercial areas. At its November 14, 2019 meeting, the UDC **unanimously voted to recommend approval** of a variance from the 20-foot rear setback requirement reducing the required rear setback to a minimum 14 feet 2 ½ inches, as depicted in the attached site plan. The UDC used the following criteria to form their recommendation regarding the proposed condominium project at 2833 Weisenberger Street in a UR district:

- It is the intention of the 20-foot rear setback requirement to protect existing single-family structures from the bulk of adjacent infill multifamily development. However, the rear lot line of 2833 Weisenberger Street is adjacent to property zoned Urban Residential (UR), and has the ability to be redeveloped to a higher density in the future, it would be appropriate and in line with the ordinance's intent to allow a 4-foot encroachment into the 20-foot rear setback.
- The application of the 20-foot rear setback requirement across the entire zoning district without regard to context has been argued to be too restrictive. It moves against the stated goals of Urban Residential (UR) zoning to "encourage a range of housing choices," and to be "characterized by higher density residential structures in a highly walkable urban environment."

The UDC or staff must approve work not included in a Certificate of Appropriateness or Board of Adjustment decision prior to the issuance of a building permit. Approval of the case does not negate the applicant from any other applicable requirements needed to obtain required permits. If necessary, the applicant must obtain all other required approvals a before a building permit will be issued.

Sincerely,

Korrie Becht
Senior Planner
Urban Design Commission, staff

PLANNING AND DEVELOPMENT DEPARTMENT

CITY OF FORT WORTH | 200 TEXAS STREET | FORT WORTH, TEXAS 76102-6311
CUSTOMER SERVICE 817-392-8000 | FAX 817-392-8016

The general contractor shall maintain and verify the accuracy of dimensions and contents of these construction documents and shall notify LUBULA KANYINDA of any discrepancies and/or omissions prior to the start of construction. LUBULA KANYINDA shall be responsible for the relation/consistency of these construction documents. LUBULA KANYINDA shall be responsible for the construction and it shall be the responsibility of the contractor to verify the accuracy of the information and to provide the general contractor with the necessary information to construct the project. LUBULA KANYINDA shall be responsible for the accuracy of the information and to provide the general contractor with the necessary information to construct the project. LUBULA KANYINDA shall be responsible for the accuracy of the information and to provide the general contractor with the necessary information to construct the project. LUBULA KANYINDA shall be responsible for the accuracy of the information and to provide the general contractor with the necessary information to construct the project.

TOWN HOMES @
2833 WEISENBERGER STREET
FORT-WORTH, TEXAS

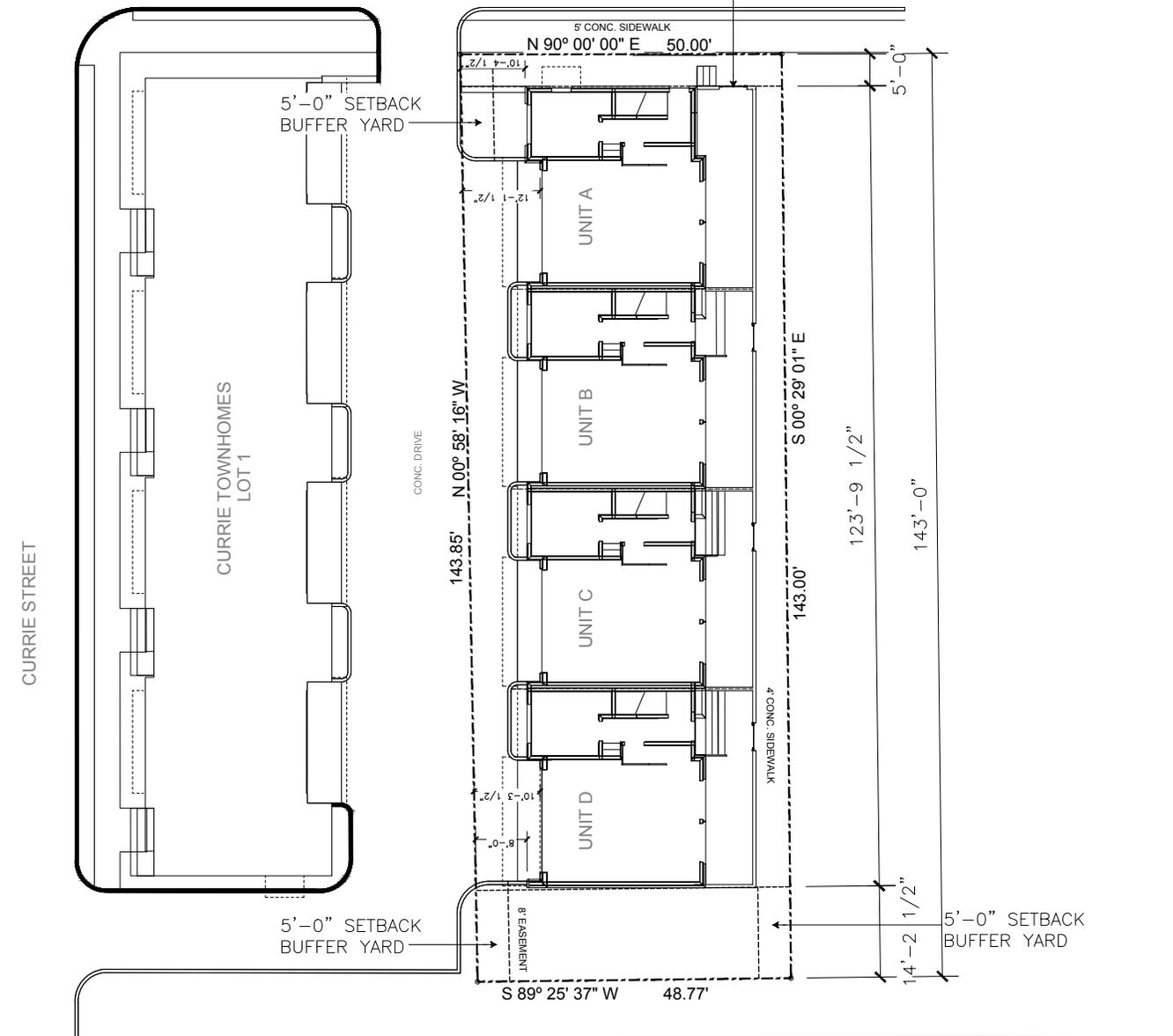
7420 LAKE FRONT TRAIL
ARLINGTON, TEXAS 76002
682-551-6960
<http://dkanyinda.houzz.com>



REVISIONS
DATE: JUNE 2019
SHEET

SITE

SITE PLAN
SCALE: 1/8"=1'-0"





**BOARD OF ADJUSTMENT – COMMERCIAL, 12/18/2019
INFORMATION REPORT**

BAC-19-065 Address: 8001 Anderson Road
(continued) Owner: Central Bible Church by Zone Systems
Zoning: "E" Neighborhood Commercial

- a. Variance:** Allow stealth telecommunication tower to exceed the maximum height
Maximum height allowed: 60 feet
Requested height: 100 feet

GENERAL INFORMATION

REGULATION: **4.901 Neighborhood Commercial ("E") District**
C. Property Development Standards
Height: stealth telecommunication towers are permitted to a height of 60 feet.

LOT HISTORY: None.

**COMPREHENSIVE
PLAN DESIGNATION:** Mixed Use

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:** The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Historic Randol's Mill Valley Alliance, Neighborhoods of East Fort Worth, Ederville Park Townhomes, Hidden Meadows HOA, John T White NA of East Fort Worth, Bentley Village-Waterchase NA, Cobblestone HA, East Fort Worth, Inc., East Fort Worth Business Association, and Fort Worth ISD.

**EXISTING
CONDITIONS:** The subject property is on a vacant portion of religious campus in an established neighborhood with a mix of urban and rural development. The lot is generally rectangular, contains a 4% slope downward from the southeast corner in the proposed stealth tower location, and is heavily treed without a floodplain. Single family houses are located to the northwest beyond John T. White Boulevard, with vacant land to the northeast, south, and west. Large commercial uses are noted east and southeast of the church. The closest residential parcels are approximately ¼ mile to the north.

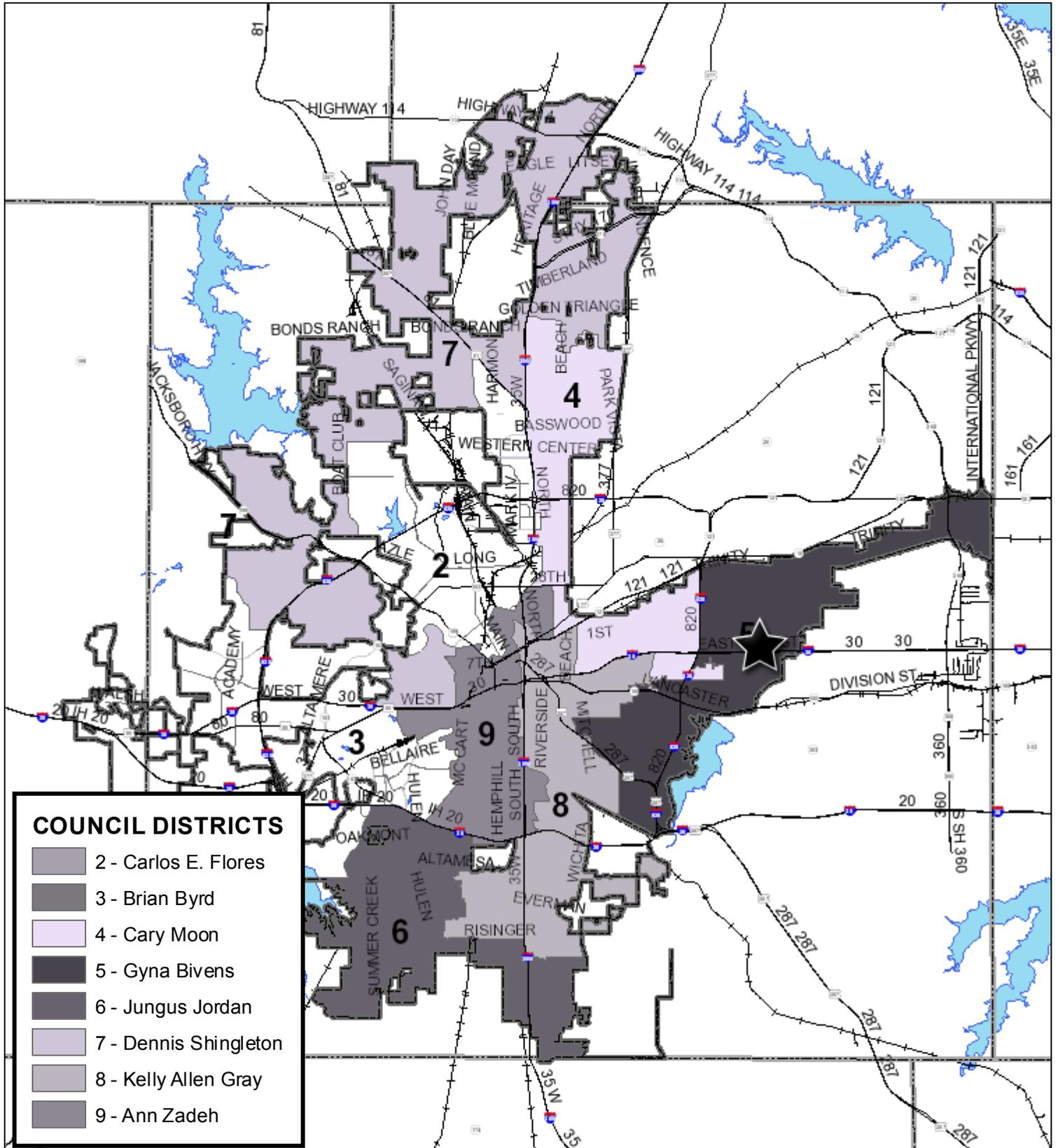
A variance request has been submitted to place stealth telecommunication tower on the property to be 100 feet tall, excluding the lighting rod which is allowed as an accessory portion of a structure. Due to the "E" Neighborhood Commercial zoning on the lot, the cell tower can be 60 feet tall by right. The submitted application shows the required monopole construction, screening of the ground-level mechanical equipment, no illumination, no outdoor storage, and no commercial messages.



**BOARD OF ADJUSTMENT – COMMERCIAL, 12/18/2019
INFORMATION REPORT**

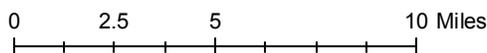
During the November 20, 2019 public hearing, the Board requested additional information from the applicant on a variety of items, including meeting with the closest affected neighborhood association and gauging their support for an alternative tower design, creating a map showing the amount of coverage with different height towers, information regarding the height of the other towers in the vicinity, and revising the coverage map to include existing towers to the north. At this time, updated information from the applicant has not been received.

Location Map



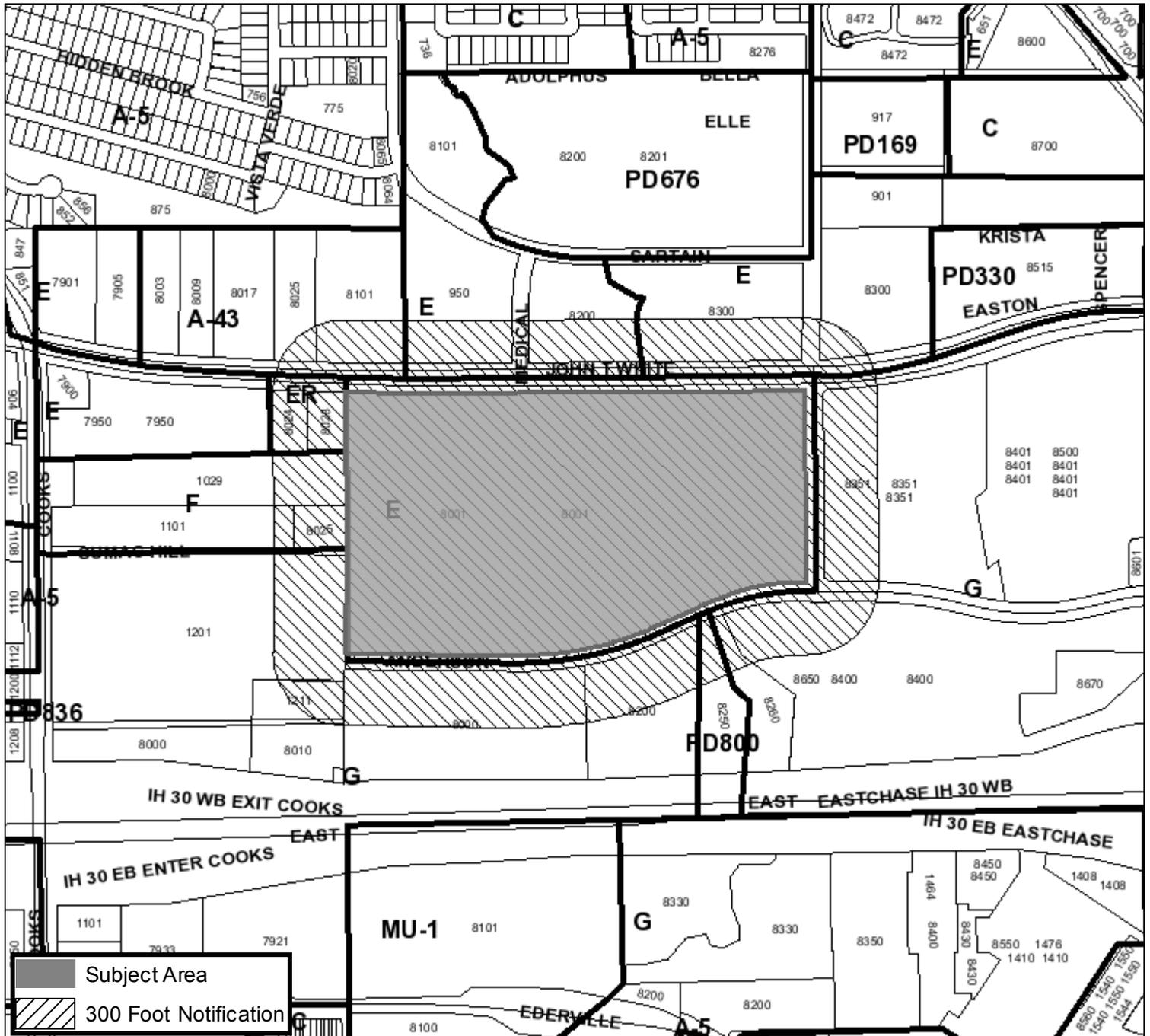
COUNCIL DISTRICTS

-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh



Area Zoning Map

Applicant: Central Bible Church by Zone Systems
 Mapsco: 67W
 Commission Date: 11/20/2019



 Subject Area
 300 Foot Notification

0 290 580 1,160 Feet



Aerial Photo Map



0 550 1,100 2,200 Feet



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**

BAC-19-065



Planning and Development

Marque con una "X" si necesita que la Ciudad le proporcione un INTERPRETE durante la Audiencia Publica.

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 8001 ANDERSON BLVD
 Lot/Tract: I-R Block/Abstract: 1 Lot Size: 43.667 ACRES
 Legal Description: Addition/Survey: PANTEGO BIBLE CHURCH ADDITION

Owner's Name: PANTEGO BIBLE CHURCH
 Address: 8001 ANDERSON BLVD
 City: FORT WORTH State: TX Zip: 76170
 Tele: (817) 274.1315 E-Mail _____

Applicant's Name: PETER KAVANAGH, ZONE SYSTEMS, INC
 Address: 1620 HANBLEY DR, Suite A
 City: DALLAS State: TX Zip: 75208
 Tele: (214) 941.4440 E-Mail PETER12@ZONESYSTEMS.COM

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Stealth cellular antenna with ground equipment inside fenced area. Request for 100' height. Zoning permits 75 feet

Additional documentation may be supplied to support your case If photos are supplied, please label each picture.

Status of Project: Existing Under Construction Proposed
 Status of Property: Owner Occupied Vacant Land Non-owner Occupied

Previous Board of Adjustment Case filed on this property: Yes No
 Date _____ Case Number(s) _____

Is the purpose of this request to provide reasonable accommodation for a person(s) with disabilities? YES NO

If Yes, the application will be directed to the Planning and Development Director or Zoning administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Board of Adjustment. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information.

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.

Have you informed your Home Owners Association YES NO or Neighbors YES NO of the request?

To watch the Hearings: <http://www.fortworthtexas.gov/>, click on "Watch online Now" & "Board of Adjustment video".

STAFF USE ONLY

Variance for Stealth Tower height of 100'

Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Non-Owner Occupied Case for Section _____ Interpretation of the Regulation \$400

Zoning "E" HCLC Approval/Applied _____ NEZ Approval /Applied _____ Urban Village

DATE RECEIVED: <u>10/17/19</u>	FEE AMOUNT PAID : <u>500.00</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>DG</u>	CASE NO. <u>BAC-19 065</u>
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Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. Antenna structure will be
stealth and 100 feet in height in order to work
properly in the T-Mobile network.

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property. The variance is requested only for technical
reasons by T-Mobile.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance. Yes, The site is immediately adjacent to
a gas well site and is in a densely treed area.
Removal of trees will be minimal.

4. The variance will not adversely affect the health, safety, or welfare of the public. There will be no adverse affect on the surrounding
area.

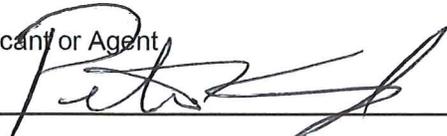
5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district. All adjacent property can be developed fully for
anything or use that the zoning permits

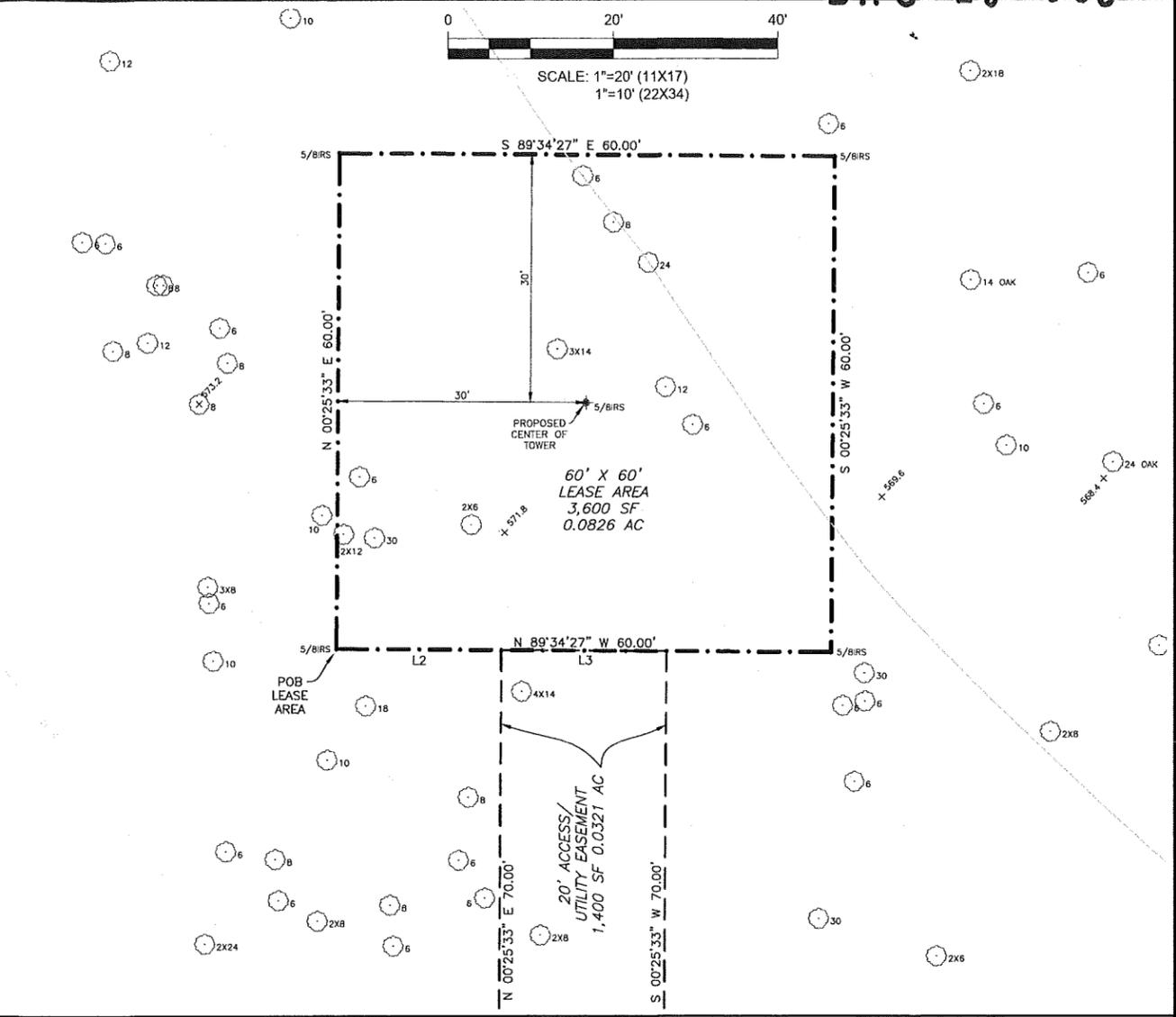
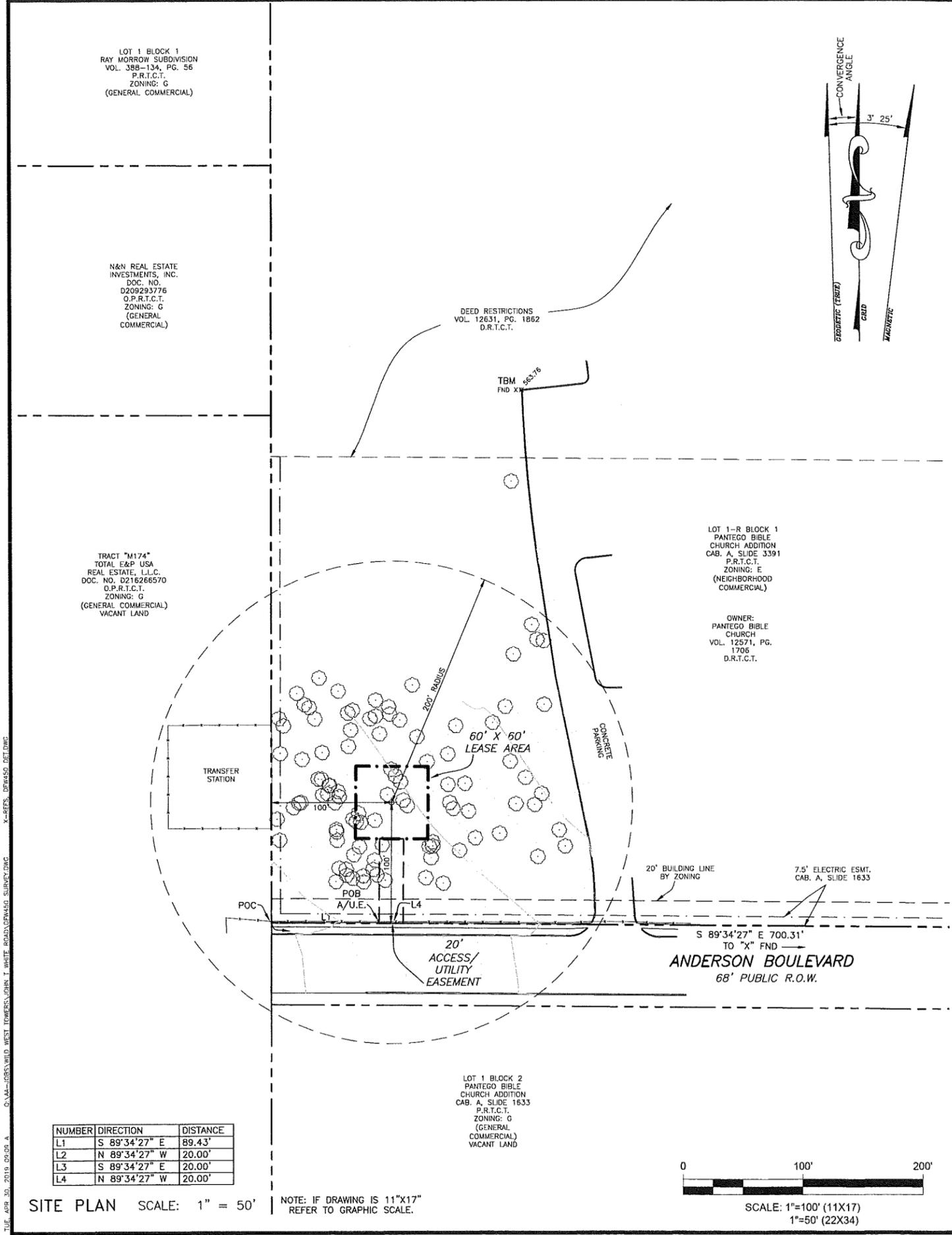
Acknowledgement

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Certificacion

Certifico que la informacion proveida es verdadera y correcta en la medida de mi conocimiento, y que yo y/o mi representatnte estare(mos) en la audiencia publica del Consejo de Ajustes a menos de que decidiera retirar el caso antes que la Ciudad envíe la Notificacion Publica. Entiendo que si retirara mi caso despues que la Notificacion fuera publicada, la accion del Consejo seria la de negar el caso, y que el costo de la aplicacion no seria reembolsada. Ademas, entiendo que no podria aplicar en un plazo de 24 meses a la fecha en que la negativa del Consejo sea publicada, a menos de que el caso sea negado sin ser juzgado o cuando se presentaran cambios substanciales por lo que podria aplicar antes de 24 meses. **ENTIENDO QUE EL PERMISO DE CONSTRUCCION DEBERA SER OBTENIDO EN UN PLAZO DE 180 DIAS.**

Signed by the Owner / Applicant or Agent  Date 10-17-19
(Circle appropriate entity)



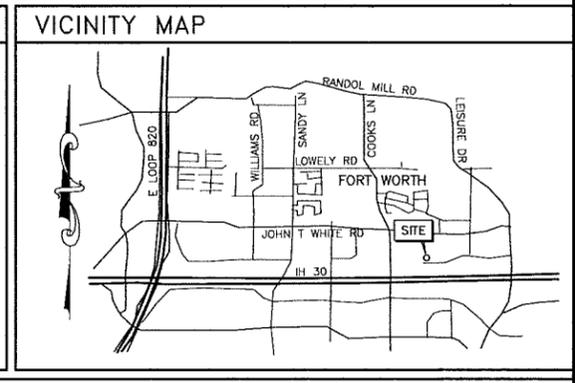
ENLARGED SITE PLAN SCALE: 1" = 10'

PROJECT INFORMATION

CENTER OF TOWER COORDINATES:
 NAD83:
 LAT 32° 45' 43.8336"
 LONG 97° 10' 43.4765"
 ELEV. 570.9 (AMSL NAVD88)

NOTES:
 INGRESS/EGRESS IN COMMON WITH LESSOR.
 LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.
 MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.
 LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.
 BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.
 BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.
 CONVERGENCE ANGLE: 0° 43' 14"

- LEGEND**
- PP - POWER POLE
 - TPED - TELEPHONE RISER
 - WV - WATER VALVE
 - FH - FIRE HYDRANT
 - ⊕ TOWER CENTROID
 - ⊕ LP - LIGHT POLE
 - ⊕ EM - ELECTRIC METER
 - ⊕ GM - GAS METER
 - IRS - IRON ROD SET
 - IRF - IRON ROD FOUND
 - TBM BENCH MARK
 - BUILDING LINES
 - FENCE LINE
 - POWER LINE



SURVEYOR'S CERTIFICATE

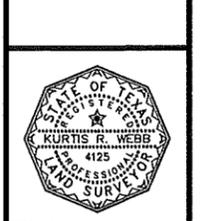
The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the "Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas."

Kurtis R. Webb
 Kurtis R. Webb
 R.P.L.S. #4125

Webb Surveying, Inc.
 Land Surveyors
 3517 Dogwood Lane
 Fort Worth, TX 76106
 Phone: (817) 926-8102
 info@webbsurveying.com

SURVEY
 SITE NAME: JOHN T. WHITE
 SITE NUMBER: DFW450
 STREET ADDRESS: 8001 ANDERSON BLVD.
 FORT WORTH, TX 76120

Wild West Towers Corporation

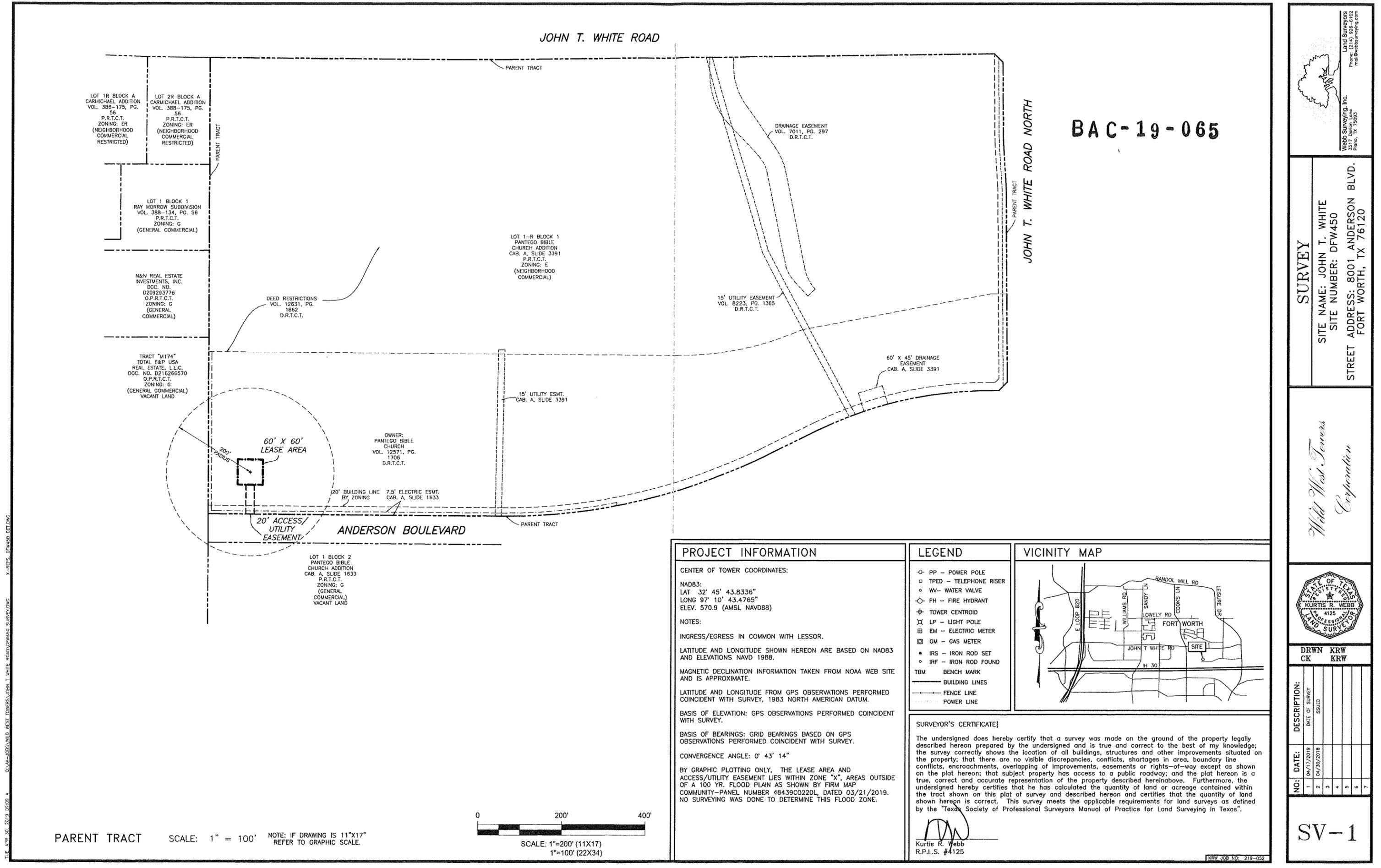


DRWN KRW
 CK KRW

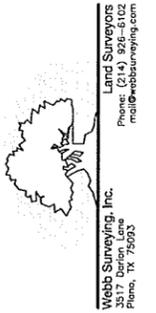
NO.	DATE	DESCRIPTION
1	04/17/2018	DATE OF SURVEY
2	04/30/2018	ISSUED
3		
4		
5		
6		
7		

SV-2

TUE, APR 30, 2019, 09:09: A Q:\A-1085\WILD WEST TOWERS\JOHN T. WHITE ROAD\DWG450 SURVEY.DWG X-REFS: DFW450.BELOW



BAC-19-065



SURVEY
 SITE NAME: JOHN T. WHITE
 SITE NUMBER: DFW450
 STREET ADDRESS: 8001 ANDERSON BLVD.
 FORT WORTH, TX 76120

Wild West Towers Corporation



DRWN KRW
 CK CK

NO.	DATE	DESCRIPTION
1	04/17/2019	DATE OF SURVEY
2	04/30/2018	ISSUED
3		
4		
5		
6		
7		

SV-1

PROJECT INFORMATION

CENTER OF TOWER COORDINATES:
 NAD83:
 LAT 32° 45' 43.8336"
 LONG 97° 10' 43.4765"
 ELEV. 570.9 (AMSL NAVD88)

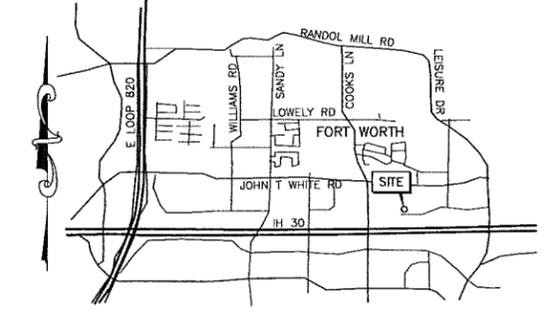
NOTES:
 INGRESS/EGRESS IN COMMON WITH LESSOR.
 LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.
 MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.
 LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.
 BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.
 BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.
 CONVERGENCE ANGLE: 0° 43' 14"

BY GRAPHIC PLOTTING ONLY, THE LEASE AREA AND ACCESS/UTILITY EASEMENT LIES WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48439C0220L, DATED 03/21/2019. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

LEGEND

- PP - POWER POLE
- TPED - TELEPHONE RISER
- WV - WATER VALVE
- FH - FIRE HYDRANT
- ⊕ TOWER CENTROID
- ⊗ LP - LIGHT POLE
- ⊞ EM - ELECTRIC METER
- ⊞ GM - GAS METER
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- TBM BENCH MARK
- BUILDING LINES
- FENCE LINE
- POWER LINE

VICINITY MAP



SURVEYOR'S CERTIFICATE

The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the "Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas".

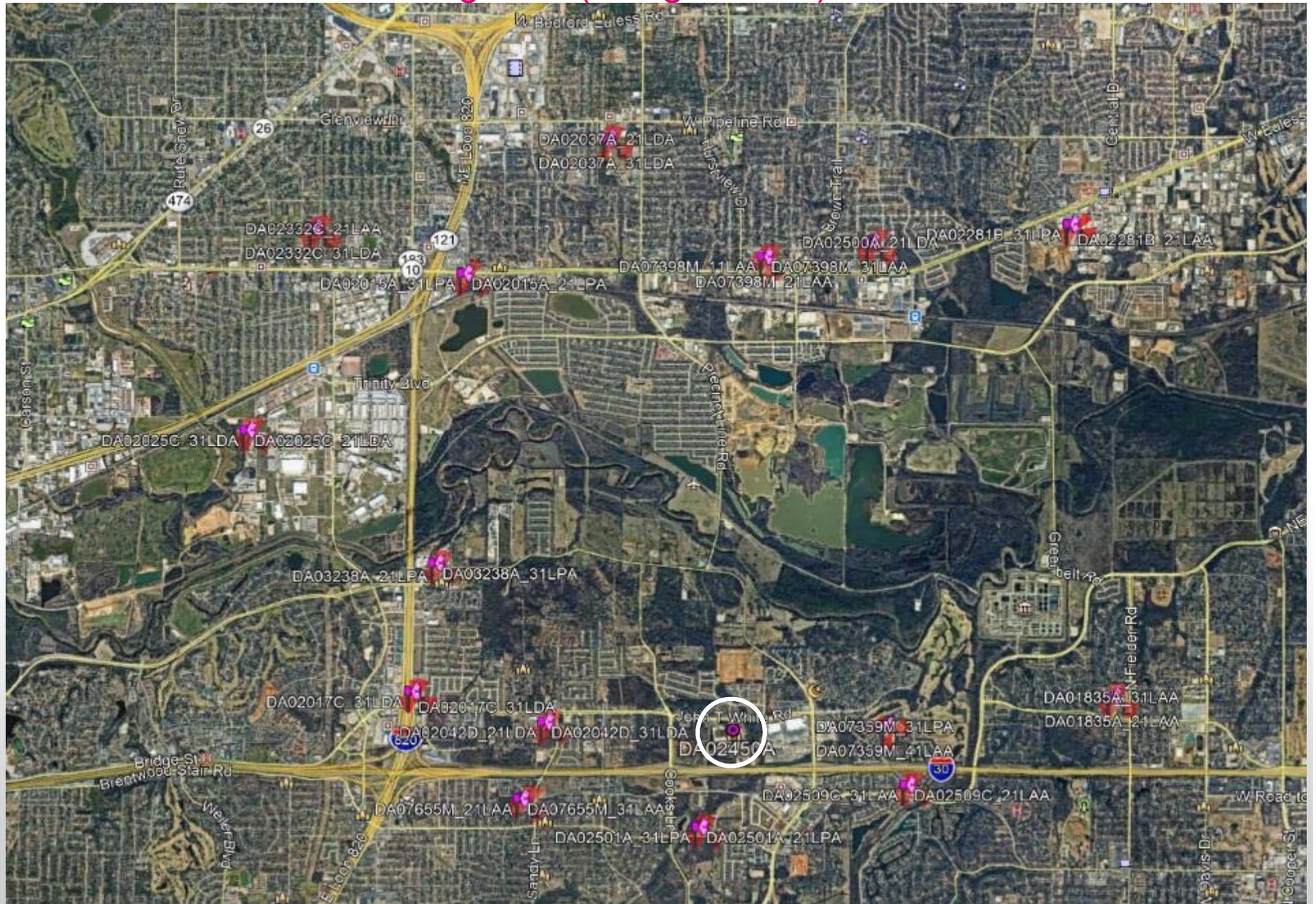
Kurtis R. Webb
 Kurtis R. Webb
 R.P.L.S. #4125



PARENT TRACT SCALE: 1" = 100' NOTE: IF DRAWING IS 11"X17" REFER TO GRAPHIC SCALE.

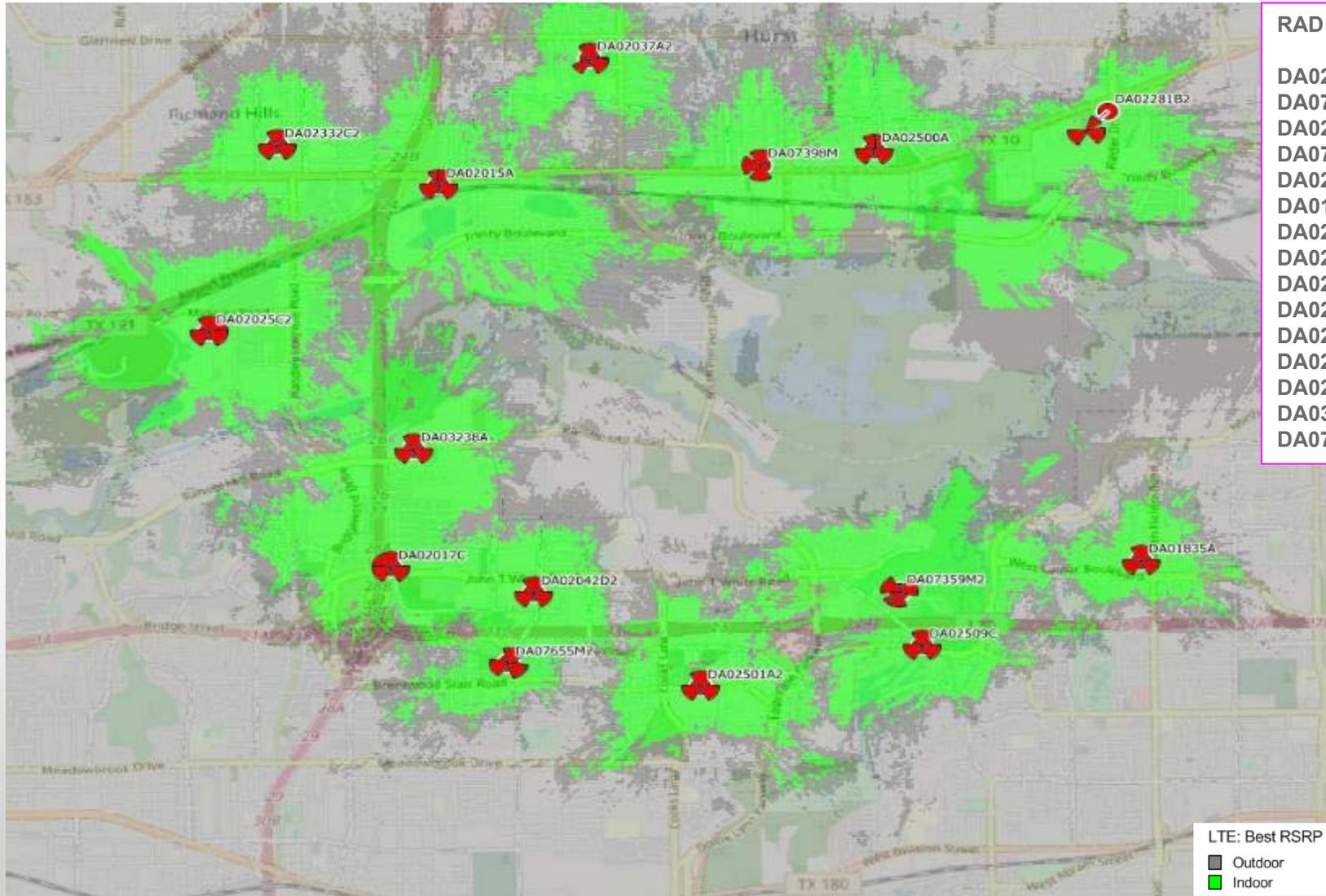
D:\A\CGS\WILD WEST TOWERS\JOHN T. WHITE ROAD\DFW450 SURVEY.DWG X-REES, DEWASO, DETLING TUE, APR 30, 2019 09:09 A

DA02450 – Surrounding area (Google Earth)



DA02450 – ACTUAL ZONE COVERAGE (RSRP)

CURRENT RSRP

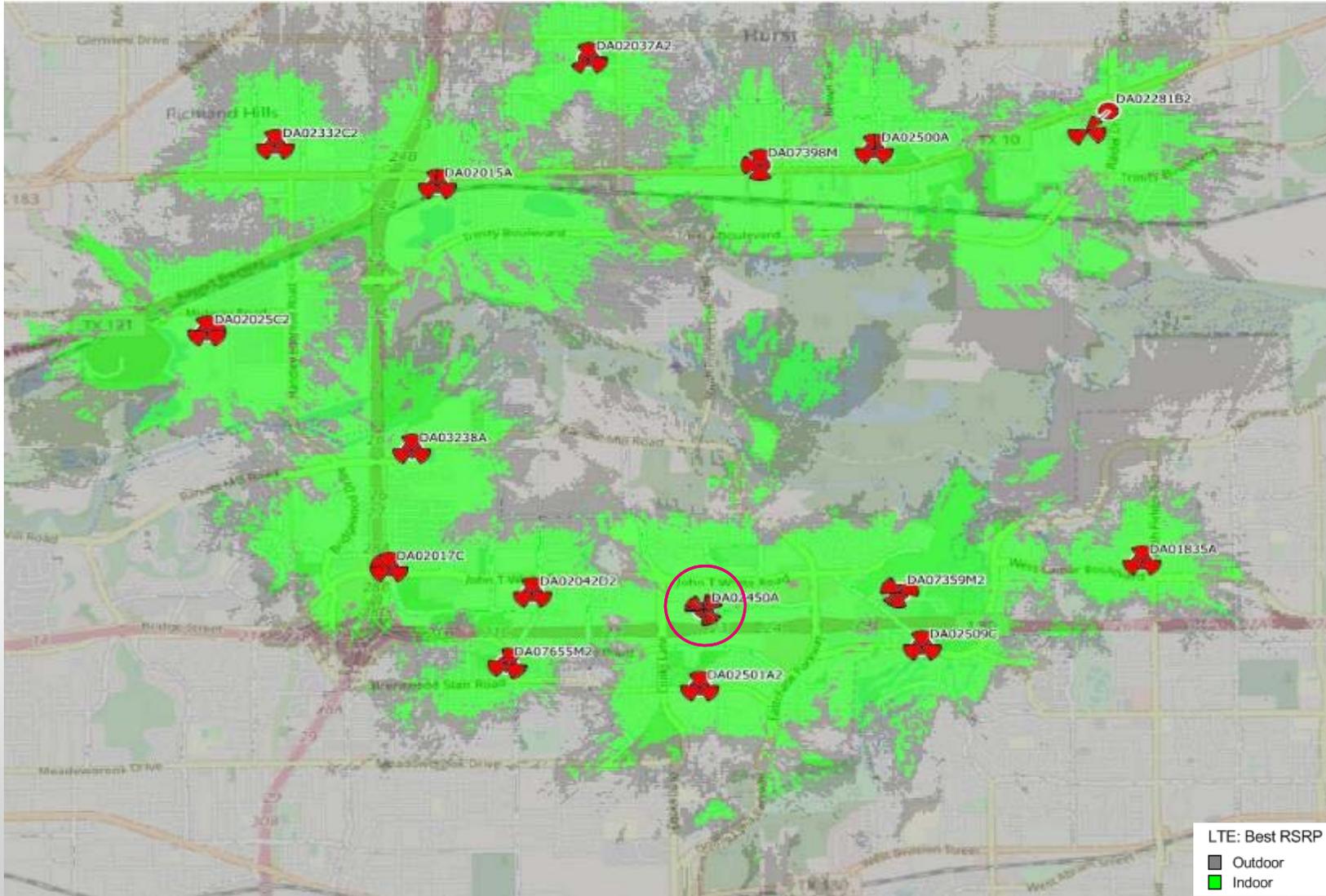


RAD CENTERS :

- DA02042D – 70'
- DA07655M – 80'
- DA02501A – 104'
- DA07359M – 91'
- DA02509C – 106'
- DA01835A – 70'
- DA02015A – 95'
- DA02017C – 85'
- DA02025C – 104'
- DA02037A – 87'
- DA02332C – 105'
- DA02281B – 88'
- DA02500A – 117'
- DA03238A – 90'
- DA07398M – 82'

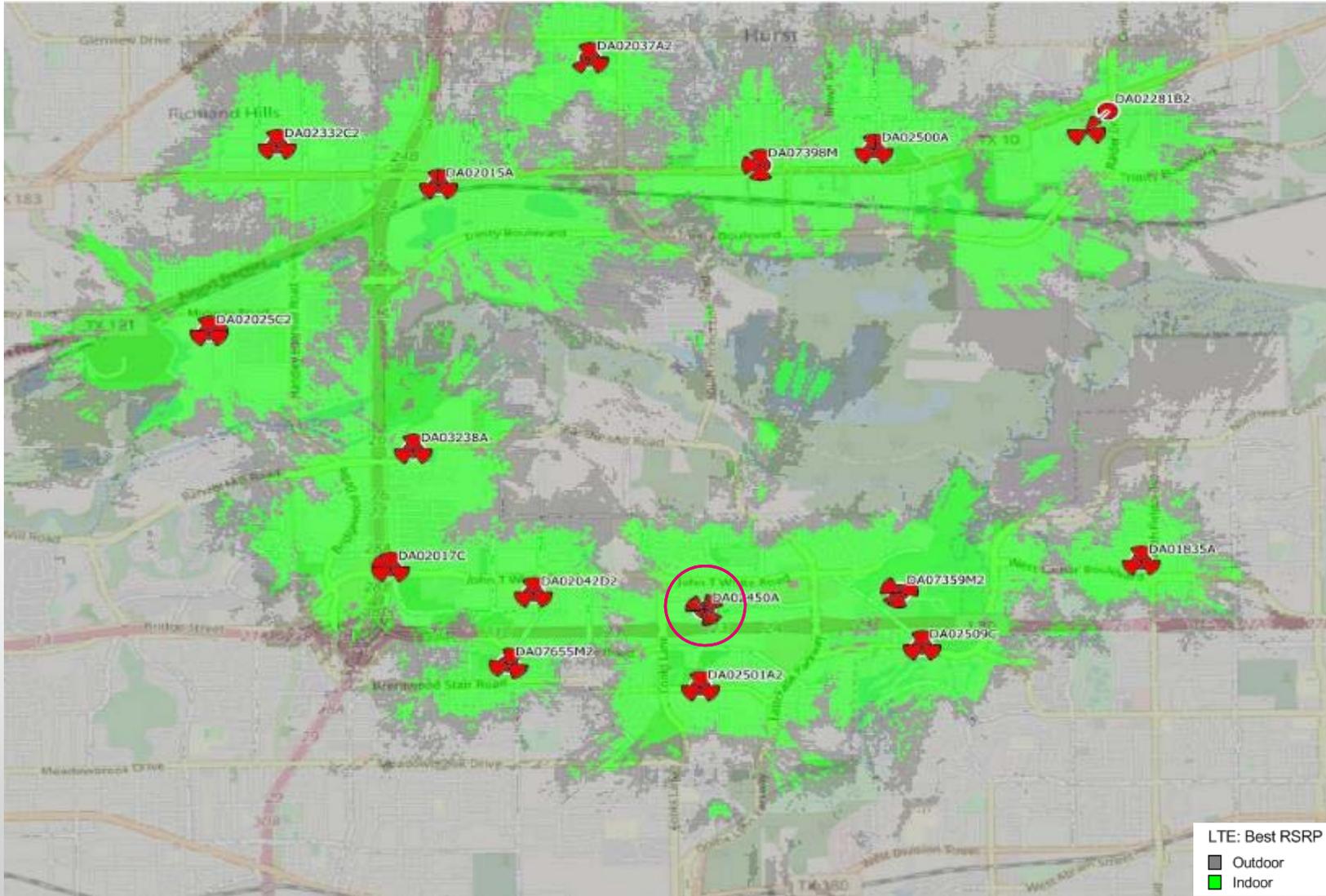
DA02450 – ACTUAL ZONE COVERAGE (RSRP)

PROPOSED RSRP@ 95'



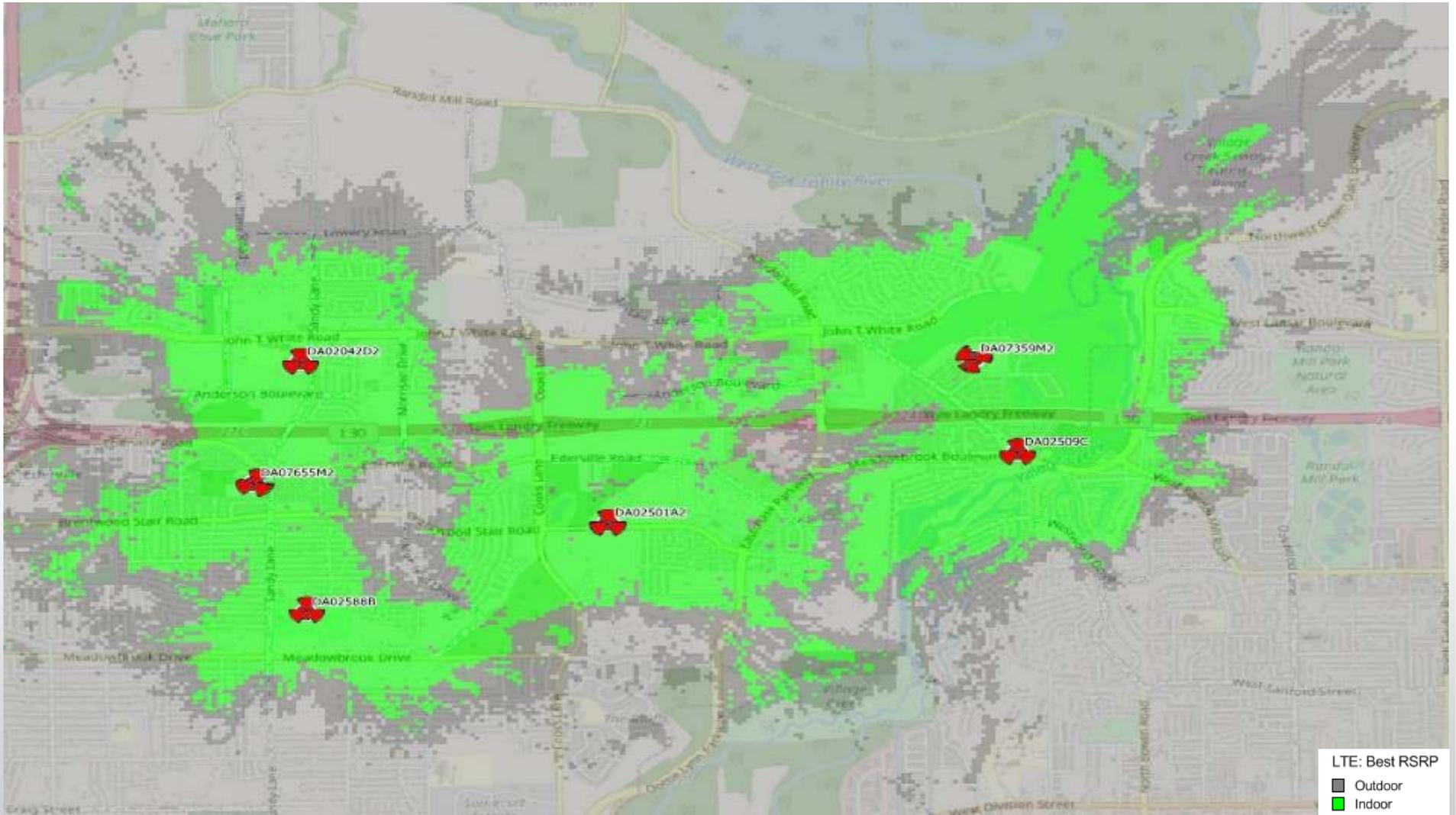
DA02450 – ACTUAL ZONE COVERAGE (RSRP)

PROPOSED RSRP@ 75'



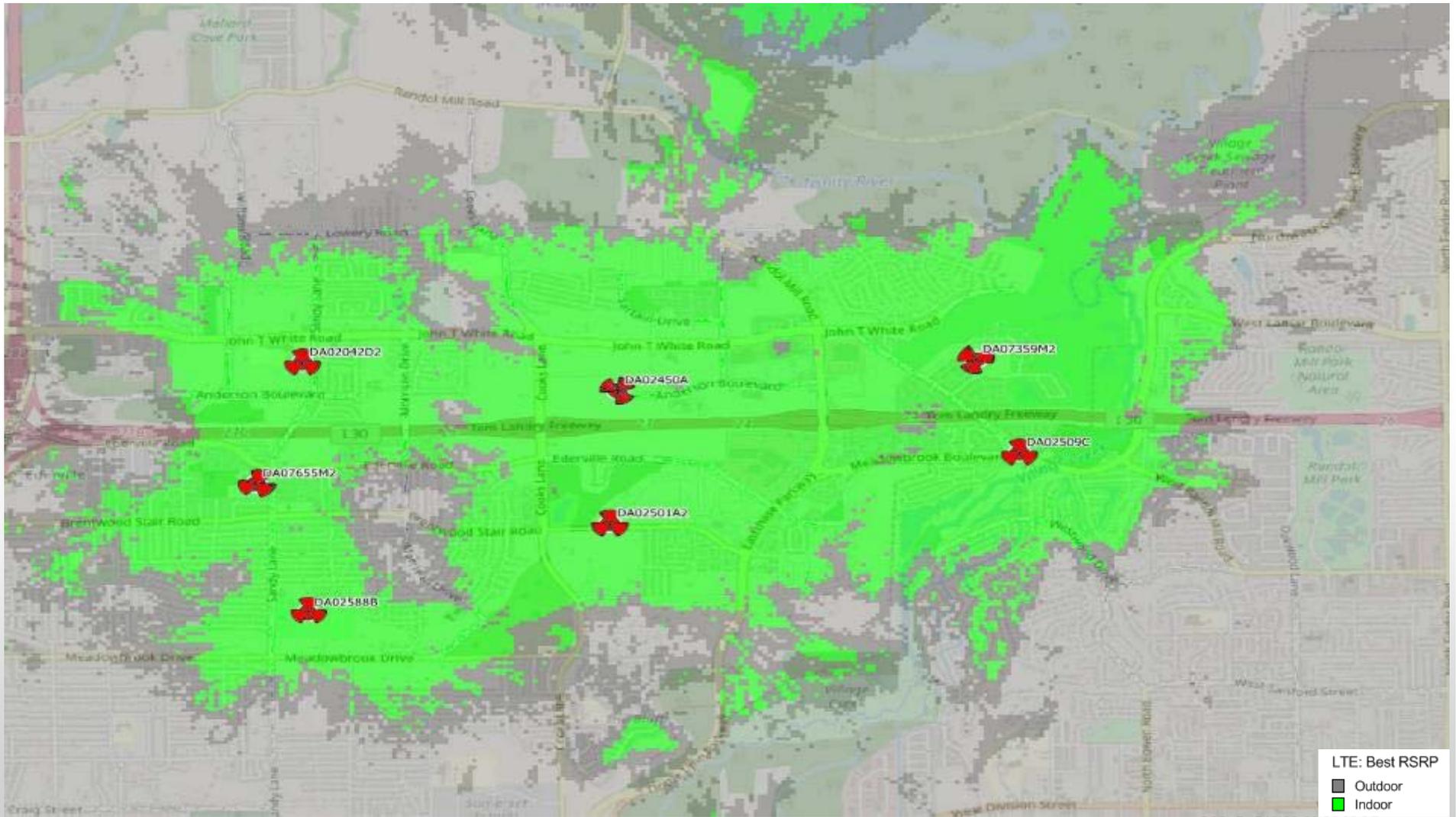
DA02450 – ACTUAL ZONE COVERAGE (RSRP)

CURRENT RSRP



DA02450 – ACTUAL ZONE COVERAGE (RSRP)

PROPOSED RSRP@ 95'



Existing Cellular Antenna Map
Relative to Proposed
Anderson Road Location BAC-19-065

LEGEND

-  Denotes existing T-Mobile Cell Towers
-  Denotes Proposed Site
- Circle shows 1 mile radius from proposed site

EXISTING TOWER LOCATIONS

- A. 7109 Randol Mill Rd
- B. 6824 Randol Mill Rd
- C. Hwy 820 & John T White
- D. John T White Elementary
- E. Mount Mariah Church
- F. Shelton & Cooks Ln
- G. Cooks Ln & Brentwood Stair
- H. Cook Ln & Ederville
- I. 8100 Ederville
- J. 3000 Meadowbrook
- K. Cottonwood Village



A.

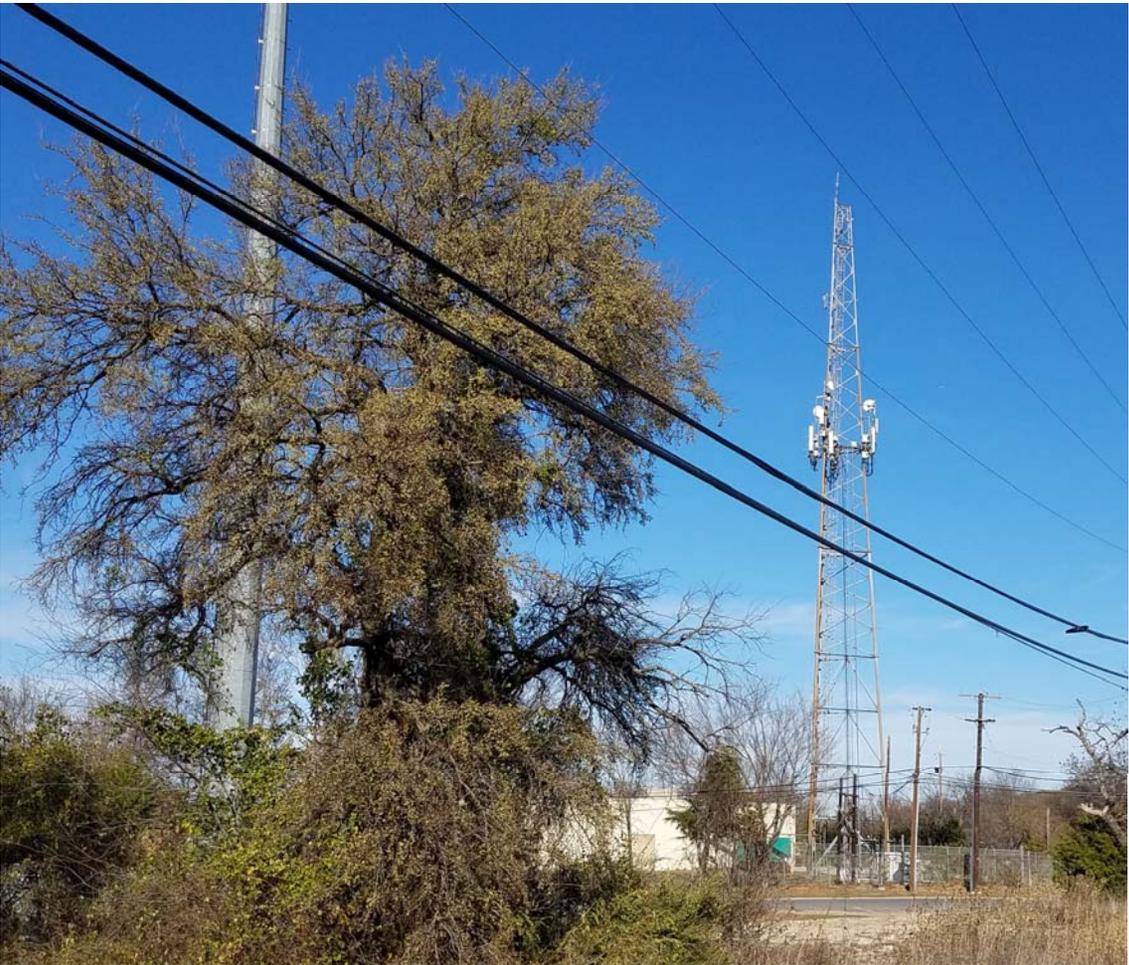
7109 Randall
Mills Rd



B. Across from Temple Christ Baptist Church - Randall Mills Rd



B. Across from Temple Christ Baptist Church - Randall Mills Rd



C. 820 & John T White

Cell Tower

Light Pole



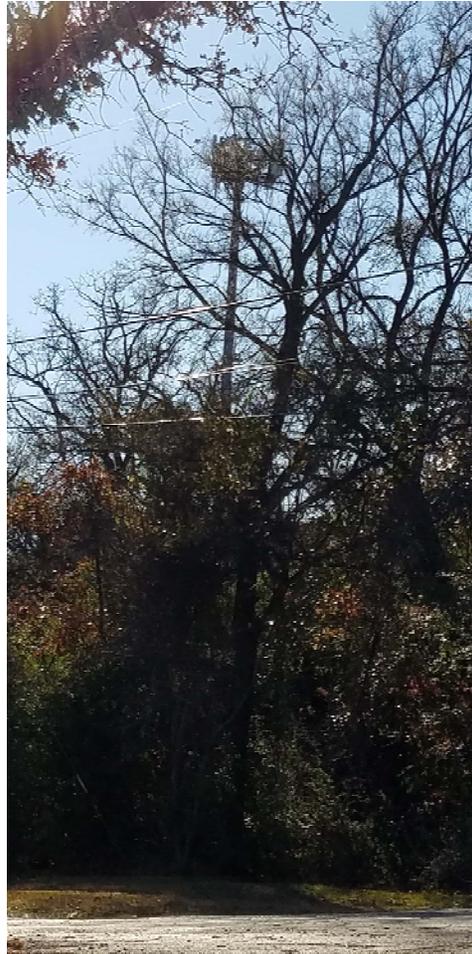
D. John T White Elementary School



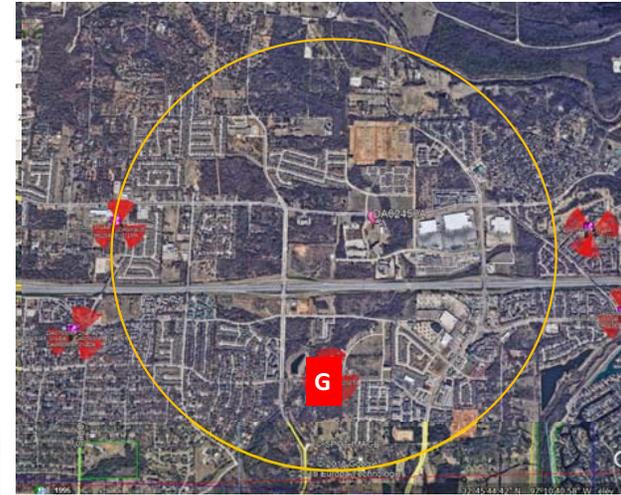
E. Mount Mariah Church Ederville Rd.



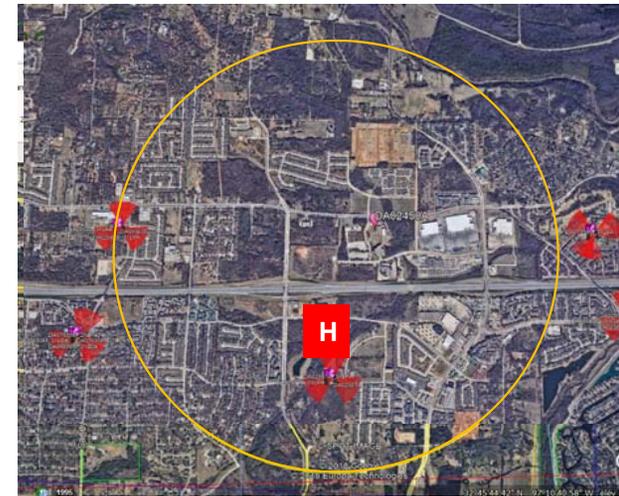
F. Shelton & Cooks Ln.



G. Cooks Ln & Brentwood Stair Rd.



H. Cook's Ln & Ederville



I. 8100 Ederville Rd

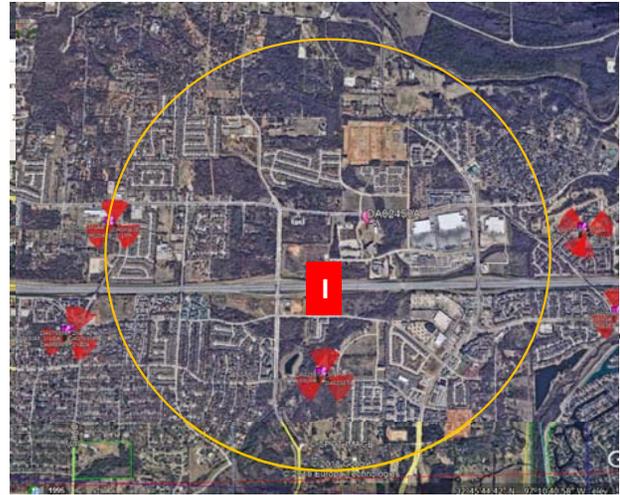


I. 8100 Ederville Rd

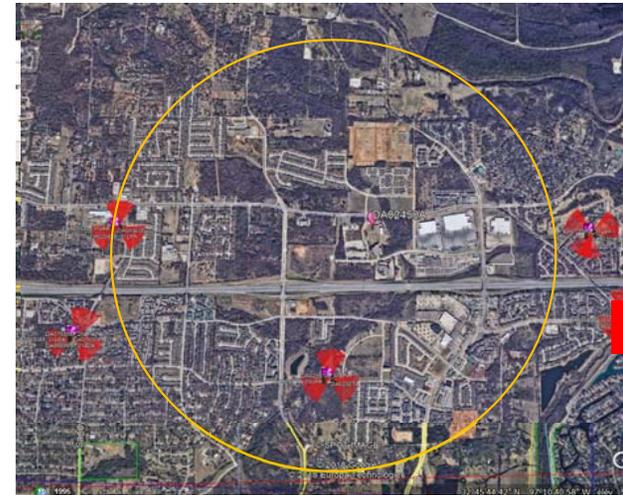
Seen from
Sandy Ln
& I-30
Cell Tower



Seen from
Cooks Lane
& I-30



J. 3000 Meadowbrook Blvd.

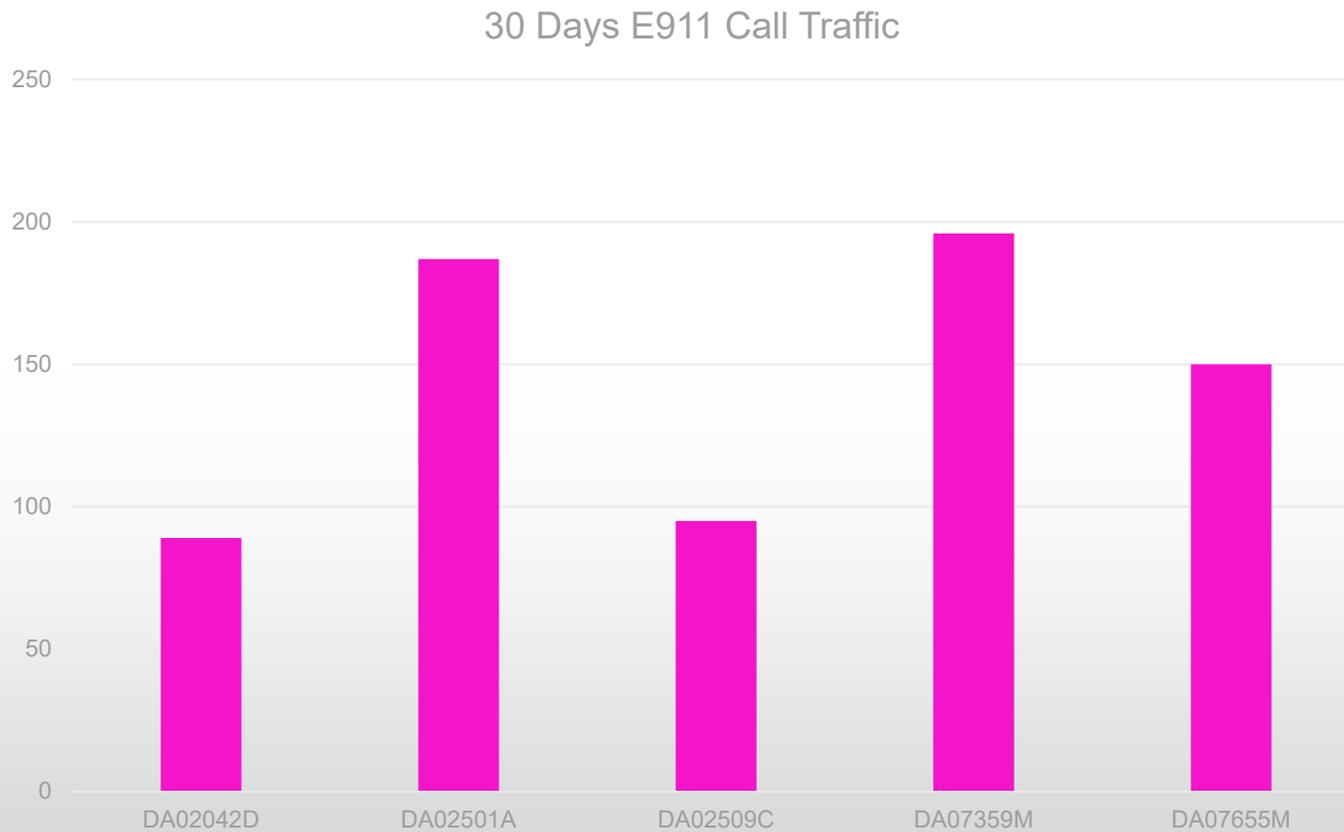


K. Cottonwood Village



E911 Data

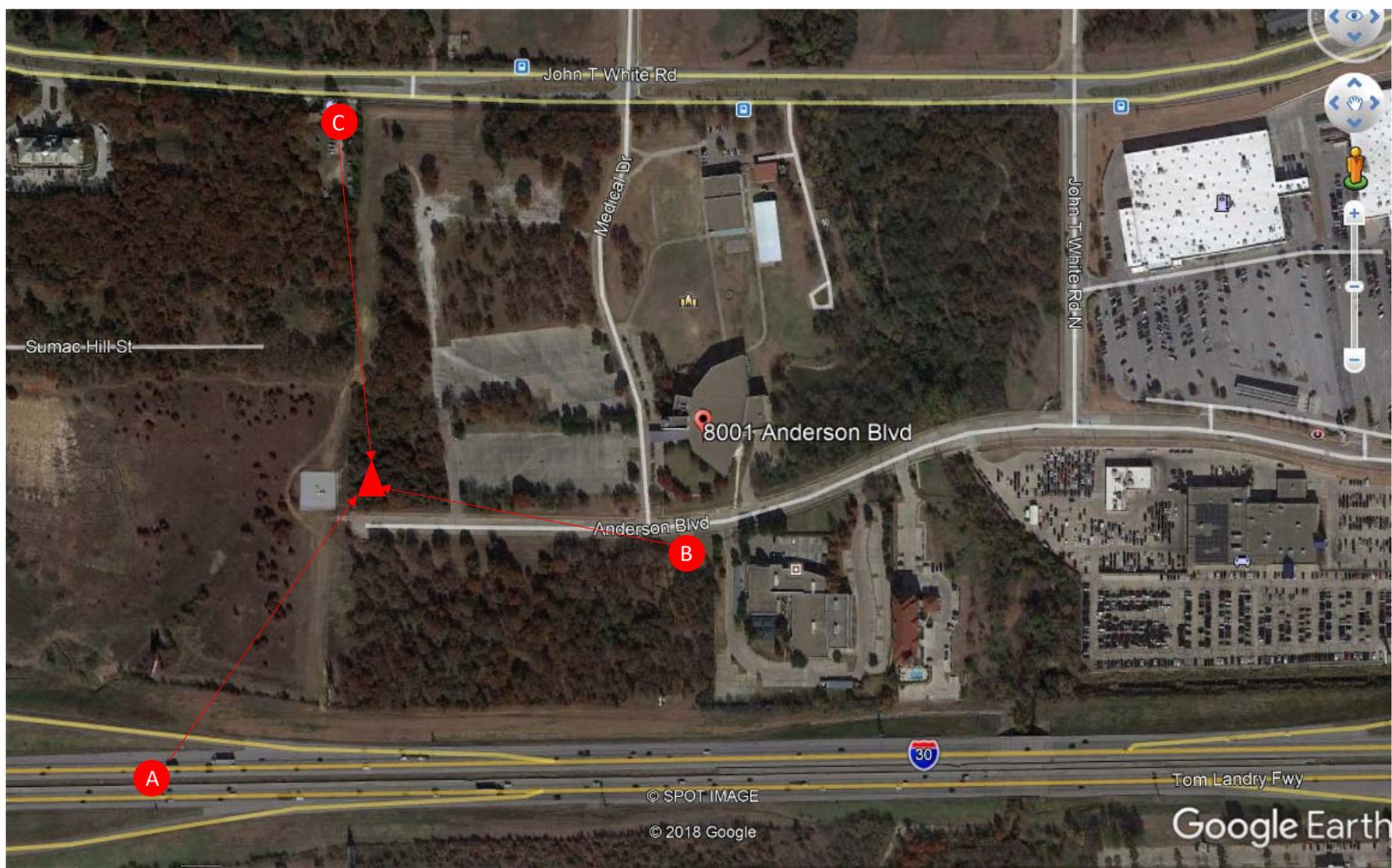
Graph represents the number of E911 calls being handled per site in the area of concern. DA07359M and DA02501A handle the most number of Emergency calls. One of the objectives for building DA02450C is to enhance e911 coverage in the city of Forth Worth.



**Aerial
8001
Anderson**

 Proposed
Tower
Location

 Photo-
simm
locations



A



B



C - 1



C - 2





**BOARD OF ADJUSTMENT – COMMERCIAL, 12/18/2019
INFORMATION REPORT**

BAC-19-067

Address: 5525 High Bank Road
Owner: PB Ventana I, LLC by Meritage Homes
Zoning: "A-5" One-Family

- a. Variance:** Allow a model home within 300 feet of an occupied residence

GENERAL INFORMATION

REGULATION:

5.403 Model Home

In any residential district, model homes used as show homes and/or sales offices are permitted in a subdivision as approved by a final plat to which they pertain and subject to the following conditions:

1. No more than five model homes per builder per platted subdivision are permitted.
2. Model homes that are located more than 500 feet from an arterial or wider street must be at least 300 feet from any occupied residence within the same subdivision and are subject to a time limit of five years. Model homes that are located 500 feet or less from an arterial or wider street are not subject to the residential distance requirement or the five-year time limit of this section.
3. A building initially permitted as a single-family residence and converted to a model home must be at least 300 feet from any occupied residence, regardless of distance to an arterial and is subject to a time limit of five years.

LOT HISTORY:

Planning and Development Department final plat, FP-15-119, Ventana, filed 4/10/2017.

**COMPREHENSIVE
PLAN DESIGNATION:**

Single Family

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Fort Worth ISD, Trinity Habitat for Humanity, and Streams & Valleys Inc.

EXISTING

CONDITIONS:

The subject property is currently a vacant lot, located in a developing subdivision. Model homes are noted to the north and south with homes occupied by individual property owners lying in all directions. The applicant is requesting to build a new model home. While no other model homes by this builder have been constructed in this area, three other model homes are existing on the same block.

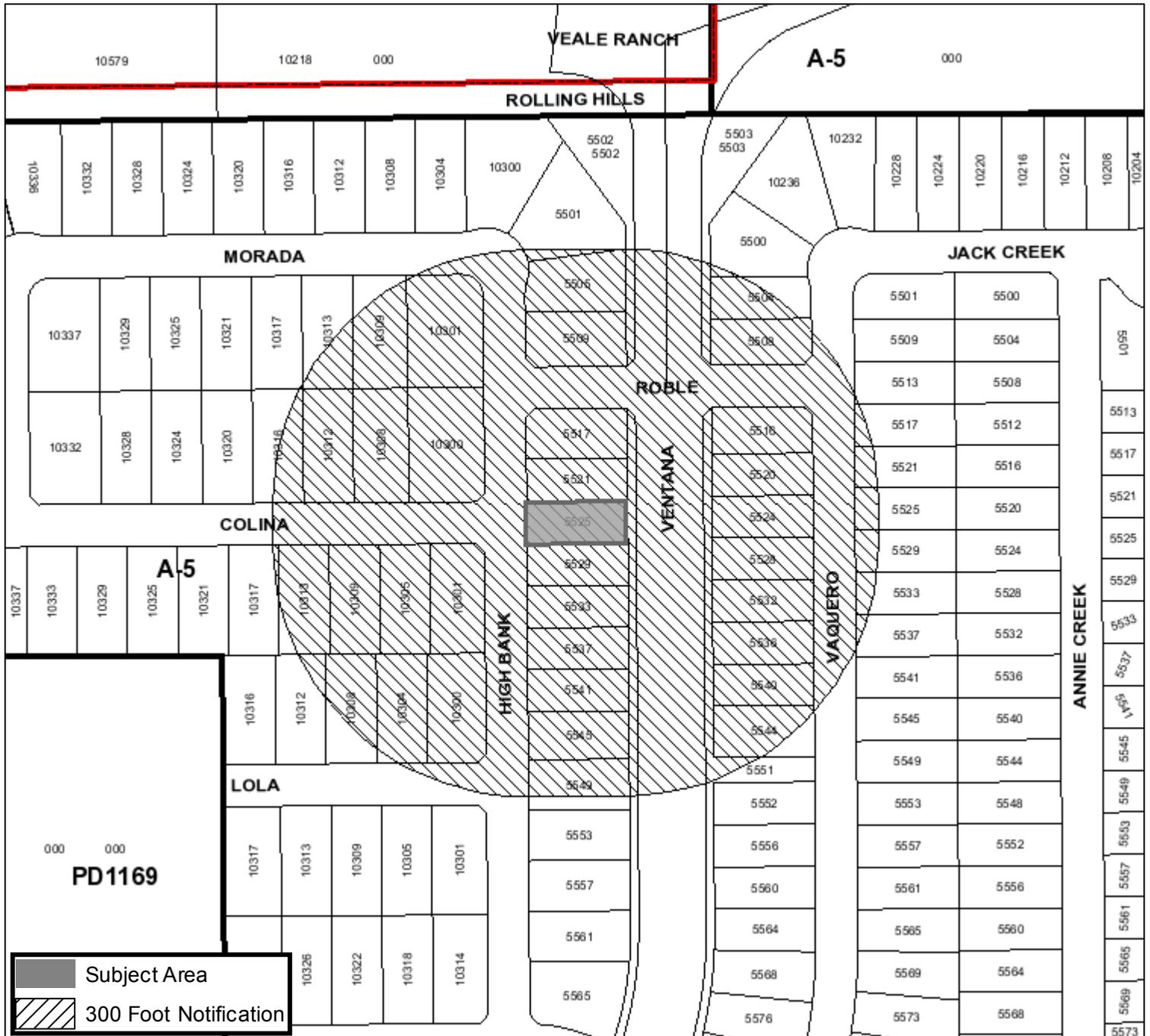
Because the proposed model home is more than 500 feet to the closest arterial road, the site is subject to the 300 foot distance from an occupied residence.

Approximately 23 houses occupied by individual home owners are noted less than 300 feet around the site. The applicant is requesting a variance for a model home to be less than 300 feet away from occupied single family dwellings. The site plan layout provides two parking spaces in the driveway and meets the other requirements for landscaping and buffering.

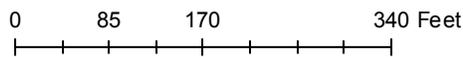


Area Zoning Map

Applicant: PB Ventana I, LLC by Meritage Homes
 Mapsco: 86N
 Commission Date: 12/18/2019



 Subject Area
 300 Foot Notification



Aerial Photo Map



0 35 70 140 Feet



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**



Planning and Development

Marque con una "X" si necesita que la Ciudad le proporcione un INTERPRETE durante la Audiencia Publica.

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 5525 High Bank Rd, Fort Worth, TX 76126
 Lot/Tract: 3 Block/Abstract: 7 Lot Size: 6000 Sq Ft
 Legal Description: Addition/Survey: Ventana Block 7 Lot 3

Owner's Name: PB Ventana 1, LLC
 Address: 4001 Maple Ave, Suite 600
 City: Dallas State: Texas Zip: 75219
 Tele: (214) 954-7039 E-Mail: matt@pmbinv.com

Applicant's Name: Robert Hall
 Address: 8840 Cypress Waters Blvd., Suite 100
 City: Dallas State: Texas Zip: 75019
 Tele: (972) 580-6372 E-Mail: robert.hall@meritagehomes.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
 The proposed Model Home will be 39'-11" x 78'-11" on a 50' wide lot. It will be a single story home with a base area of 2,751 Sq Ft and be 89% Masonry. A Plot Plan is attached to this application.

Additional documentation may be supplied to support your case if photos are supplied, please label each picture.

Status of Project: Existing Under Construction Proposed
 Status of Property: Owner Occupied Vacant Land Non-owner Occupied

Previous Board of Adjustment Case filed on this property: Yes No
 Date _____ Case Number(s) _____

Is the purpose of this request to provide reasonable accommodation for a person(s) with disabilities? YES NO

If Yes, the application will be directed to the Planning and Development Director or Zoning administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Board of Adjustment. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information.

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.

Have you informed your Home Owners Association YES NO or Neighbors YES NO of the request?

To watch the Hearings: <http://www.fortworthtexas.gov/>, click on "Watch online Now" & "Board of Adjustment video".

STAFF USE ONLY

Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Non-Owner Occupied Case for Section _____ Interpretation of the Regulation \$400

Zoning _____ HCLC Approval/Applied _____ NEZ Approval /Applied _____ Urban Village

DATE RECEIVED: <u>11/18/19</u>	FEE AMOUNT PAID : <u>\$500⁰⁰</u>	# OF REQUESTS: <u>1</u>	RECEIVED BY: <u>[Signature]</u>	CASE NO. <u>BAC-19-067</u>
-----------------------------------	--	----------------------------	------------------------------------	-------------------------------

Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. The model home park, where the proposed model home will be located, was determined by the developer of the 1st phase of Ventana. Meritage is building its homes in the 3rd phase of this project.

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property.

Meritage Homes requires a presence in the designated model home park to compete with other home builders that all have their model homes located in that designated model home park.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.

Yes, it is.

4. The variance will not adversely affect the health, safety, or welfare of the public.

It will not.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.

It will not.

Acknowledgement

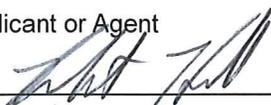
I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

Certificacion

Certifico que la informacion proveida es verdadera y correcta en la medida de mi conocimiento, y que yo y/o mi representatnte estare(mos) en la audiencia publica del Consejo de Ajustes a menos de que decidiera retirar el caso antes que la Ciudad envíe la Notificacion Publica. Entiendo que si retirara mi caso despues que la Notificacion fuera publicada, la accion del Consejo seria la de negar el caso, y que el costo de la aplicacion no seria reembolsada. Ademas, entiendo que no podria aplicar en un plazo de 24 meses a la fecha en que la negativa del Consejo sea publicada, a menos de que el caso sea negado sin ser juzgado o cuando se presentaran cambios substanciales por lo que podria aplicar antes de 24 meses. **ENTIENDO QUE EL PERMISO DE CONSTRUCCION DEBERA SER OBTENIDO EN UN PLAZO DE 180 DIAS.**

Signed by the Owner / Applicant or Agent

(Circle appropriate entity)

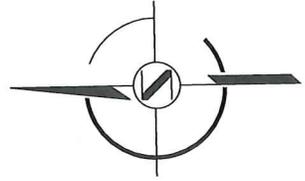


Date

11/18/19

RECEIVED
 NOV 25 2019
 BY: *[Signature]*

BA C - 19 - 067



Lot Coverage Calculations:	
Lot Area	6000 Sq. Ft.
Slab Area	2750 Sq. Ft.
Coverage Ratio	46 %
Fence	225 Lin. Ft.

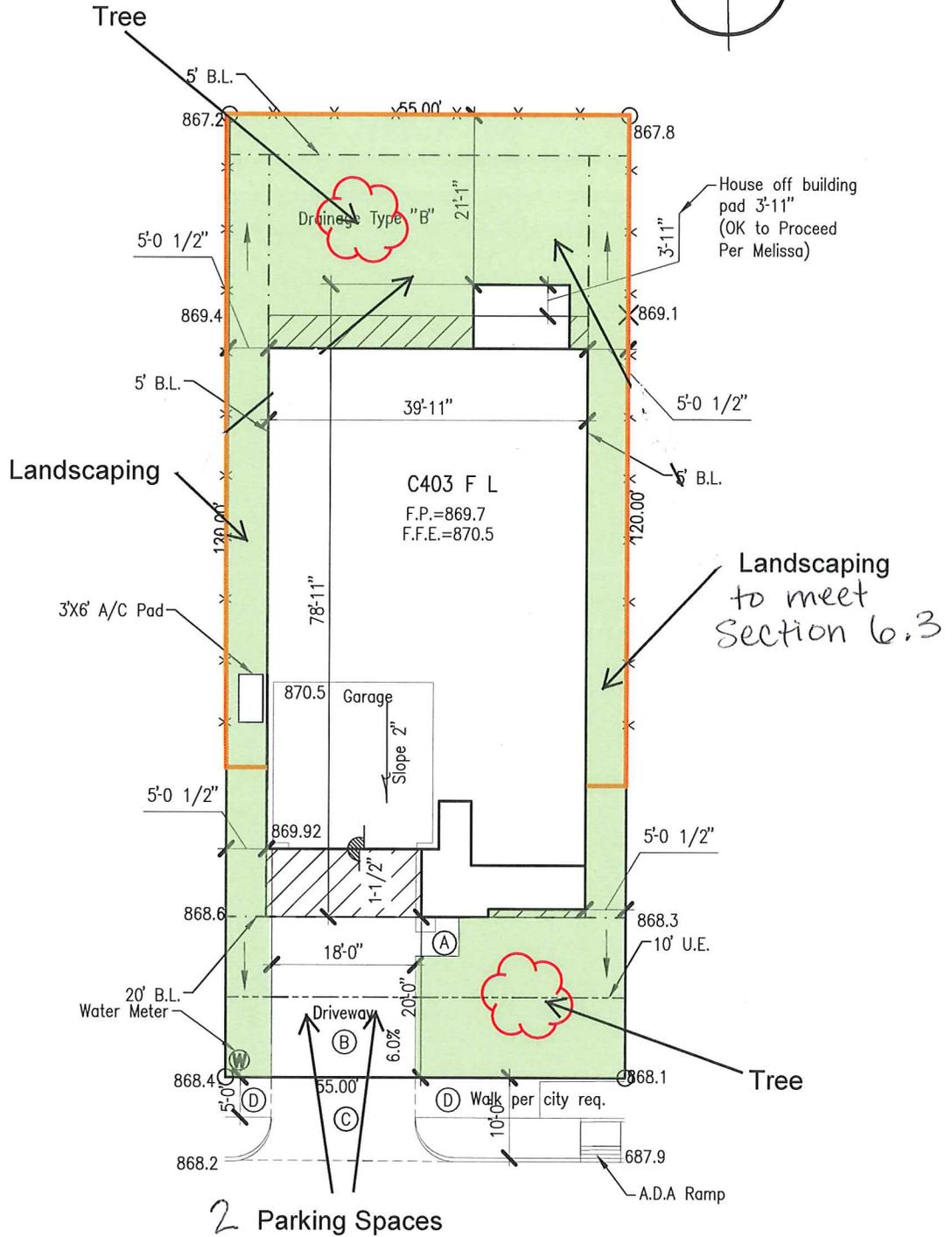
Flatwork Areas:	
A = 22 Sq. Ft.	E = 0 Sq. Ft.
B = 512 Sq. Ft.	F = 0 Sq. Ft.
C = 197 Sq. Ft.	G = 0 Sq. Ft.
D = 160 Sq. Ft.	

Sod Calculations:	
Front	93 Sq. Yd.
Side	74 Sq. Yd.
Rear	151 Sq. Yd.
Total	318 Sq. Yd.

Legend:	
— X — X —	Fence
— — — —	Lot
- - - - -	Building Line
- - - - -	Easement
— — — —	Drive/Walk/Patio
- - - - -	Retaining Wall
[Hatched Box]	Pad Area
[Solid Box]	Slab/Porch
(W)	Water Tie
(S)	Sewer Tie
[Rectangular Box]	Storm Inlet

General Notes:

1. The purpose of this plan is to show the proposed building footprint as defined by the metes and bounds of the recorded plat.
2. Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
3. Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.
4. All calculations are approximate. They must be verified prior to permitting, purchasing, and/or construction.



H:\House Plans\Meritage\Plot Plans\Ventana Phase 1\C403 FL Lot 3 BLOCK 7 (1930668PL).dwg 11/7/2019 12:24:46 PM Audit#: 5552

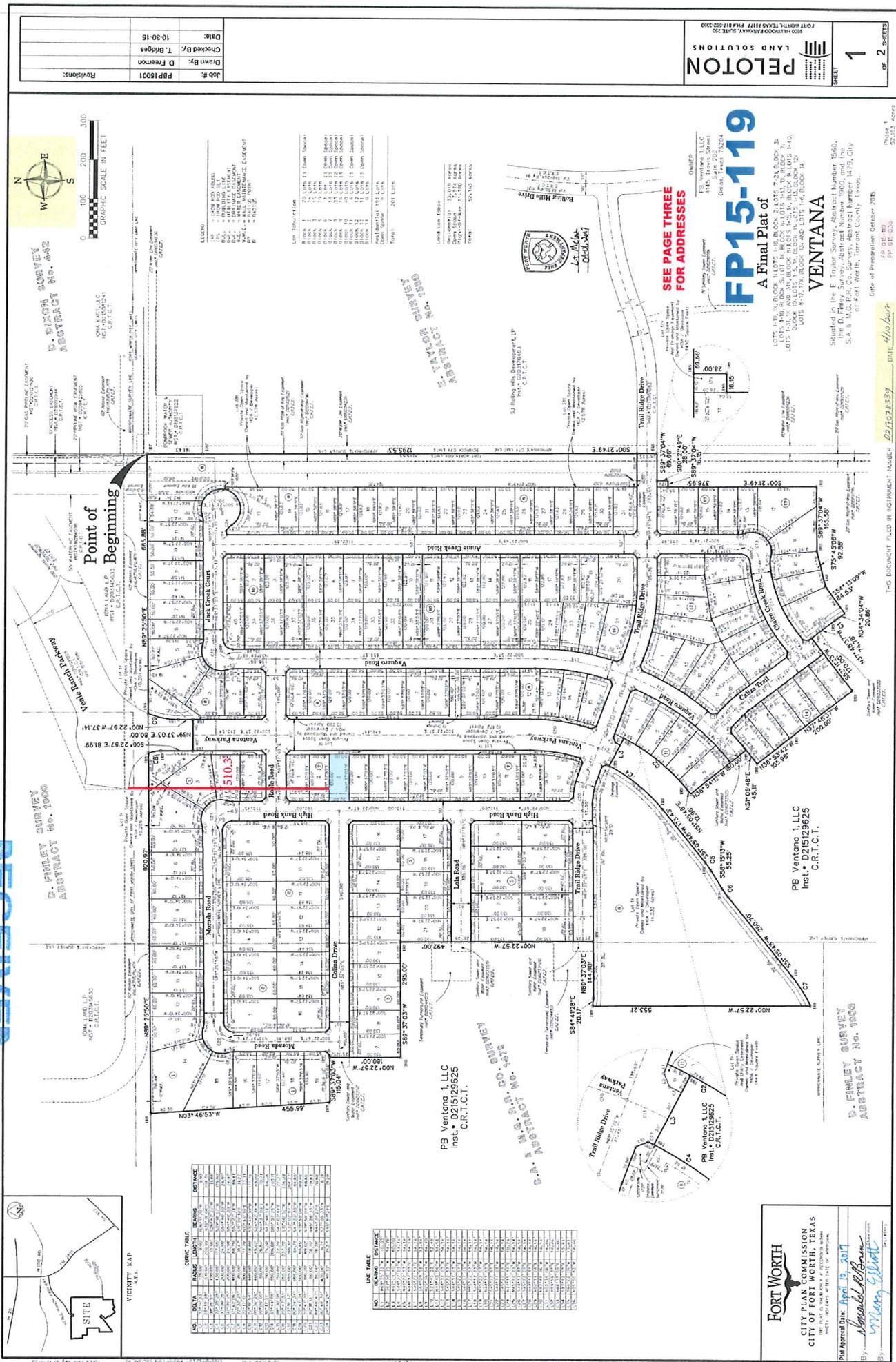
DATE	11/07/19	BUILDER	Meritage Homes DFW
SCALE	1"=20'	SUBD.	Ventana Phase 1
DR'N	M.T.R.	LOT	3 BLOCK 7
		ADDRESS	5525 High Bank Rd
		CITY	Fort Worth, Texas
		PLAN	C403 F L

VER. 4

PLOT PLAN	STRAND
	10003 Technology Blvd. West Dallas, TX. 75220 972-620-8204 Registration No: F-1629

BAC-19-067

RECEIVED
NOV 25 2019
BY: *S. Spore*



D. WILSON SURVEY
ABSTRACT NO. 462

D. FINLEY SURVEY
ABSTRACT NO. 1000



NO.	BEARING	DISTANCE	BEARING	DISTANCE
1	N 89° 59' 37.3\"	80.00	S 89° 59' 37.3\"	80.00
2	S 89° 59' 37.3\"	80.00	N 89° 59' 37.3\"	80.00
3	N 89° 59' 37.3\"	80.00	S 89° 59' 37.3\"	80.00
4	S 89° 59' 37.3\"	80.00	N 89° 59' 37.3\"	80.00
5	N 89° 59' 37.3\"	80.00	S 89° 59' 37.3\"	80.00
6	S 89° 59' 37.3\"	80.00	N 89° 59' 37.3\"	80.00
7	N 89° 59' 37.3\"	80.00	S 89° 59' 37.3\"	80.00
8	S 89° 59' 37.3\"	80.00	N 89° 59' 37.3\"	80.00
9	N 89° 59' 37.3\"	80.00	S 89° 59' 37.3\"	80.00
10	S 89° 59' 37.3\"	80.00	N 89° 59' 37.3\"	80.00

NO.	BEARING	DISTANCE
1	N 89° 59' 37.3\"	80.00
2	S 89° 59' 37.3\"	80.00
3	N 89° 59' 37.3\"	80.00
4	S 89° 59' 37.3\"	80.00
5	N 89° 59' 37.3\"	80.00
6	S 89° 59' 37.3\"	80.00
7	N 89° 59' 37.3\"	80.00
8	S 89° 59' 37.3\"	80.00
9	N 89° 59' 37.3\"	80.00
10	S 89° 59' 37.3\"	80.00

- LEGEND**
- 1. HIGH AND TOLERANT
 - 2. EXISTING LOT
 - 3. EXISTING LOT
 - 4. EXISTING LOT
 - 5. EXISTING LOT
 - 6. EXISTING LOT
 - 7. EXISTING LOT
 - 8. EXISTING LOT
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 - 10. EXISTING LOT
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PELTON
LAND SOLUTIONS

FP15-119

A Final Plat of

VENTANA

Submitted to the City of Fort Worth, Texas, by
PB Ventana 1, LLC
Inst. # D215129625
C.R.T.C.T.

SEE PAGE THREE
FOR ADDRESSES

Sheet 1 of 2 SHEETS

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FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
APPROVED DATE: April 18, 2017
BY: *Mary Elliott*