
Notice of Opposition to CP-01-003

October 22, 2021

Re: CP-01-003

Lynn Jordan City Plan Commission,

My name is Shannon Ratliff and I reside at 10349 Los Rios Drive, Fort Worth, TX 76179. I received the notice for CP-01-003 and wish to express my opposition to this concept plan.

Developers Plan –

- Problems -
 - Use of a former 2001 developers plan to have one large Bonds Ranch Homeowners Association Neighborhood. This plan is no longer a viable option since it will be separate HOAs with separate amenities and separate funds.
 - Existing neighborhood monuments are completely ignored on the existing plan. Houses, amenity center and parks are mapped as occupying the same spaces as these existing monuments.
 - Use of Crestview at Bonds Ranch entrance as the main entrance for this new community.
 - Gate Community (Lago Vista) –
 - Current plan ties roads into the private roads of the gated community.
 - Planned fencing around gated community was never finished. The natural border provided by the agriculture land has made further fencing unnecessary. However, adding surrounding houses within such close proximity take this natural barrier away.
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Infrastructure Issues -

Roads –

- Problems – According to the Bonds Ranch Traffic Impact Study completed for this development, on this stretch of West Bonds Ranch would perform poorly and included 18 major improvements imperative to make the road worthy to handle this development. Please review the traffic study and understand the implications of 2000 additional homes on a road that is use to traffic for 300 homes.

Public Safety/Transportation –

- Problems –
 - Insufficient coverage of First Responders. Closest fire station are volunteers rather employed by the city. Closest city fire station is 6 miles.
 - No public transportation

Schools & Libraries -

- Problems –
 - Eagle Mountain Elem population is tolerable now with the addition of LCE. However, that will need to be addressed again soon with the addition of approx. 10k homes in the school district.
 - Wayside and Boswell are already overcrowded without these new homes. New schools are not yet started and therefore will not be ready before the situation gets worse.
 - Closest library 5.25 miles away

Finally, per the city's Comprehensive Plan, it is the job of the commission to promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property and encourage new development in character with the existing neighborhood scale, architecture, and platting pattern. We oppose the land development of dense A5 housing around the Bonds Ranch communities. Our community's current lot sizes are A21 and A10 and according to the city of Ft. Worth's comprehensive plan, A5 or anything less than A10 or A21 should not be permissible.

Sincerely,

Shannon Ratliff

CC: Fort Worth City Council
Northwest Fort Worth Neighborhood Alliance