



Conditions and Comments

Case: CP-21-001

Remarks Due:

Submitted: 10/13/2021

ZC Hearing:

Case Status: In Review

Title: CP-01-003 Bonds Ranch / Rio Claro Concept Plan

Case Description: Original case CP-01-003 - new number created for comment/fees purposes.

Address:

Acres:

Applicant:

Owner: n/a

List of Conditions:

GENERAL

General

- This Concept plat references CP-01-003, new case created for comments/fees purposes only. Not a new application, a revision to CP-01-003 for Rio Claro.

PLAN REVIEW

Gas Well

- There are three gas well sites in close proximity of the project area which are within the city limits of Fort Worth. The setbacks must be shown and labeled.
 1. NE gas well site has a recorded pad site permit with a lift compressor onsite. Setbacks to be measured from the recorded pad site permit boundary and lift compressor measured from the center of compressor. Gas well setbacks: 225' for protected uses and public buildings and 125' for habitable structures. 200' lift compressor setback for all structures.
 2. SE of the above gas well site has a recorded pad site permit with a lift compressor onsite. Setbacks to be measured from the recorded pad site permit boundary and lift compressor measured from the center of compressor. Gas well setbacks: 225' for protected uses and public buildings and 125' for habitable structures. 200' lift compressor setback for all structures.
 3. Slightly SW of the above gas well site the setbacks will be measured from the center of the well bores. 300' for protected uses and public buildings and 200' for habitable structures.

PLATTING

Fire

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
 1. FYI. Two points of access are required for one and two-family dwellings having more than 30 lots/units. This number can be increased to 40 if an additional access point is provided that will connect with future development. Each phase is subject to this rule as it is platted.
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.6 Secondary Access One and Two Family Residential Developments
 2. FYI. Existing roads that are annexed and intended for access to any part of this development are subject to minimum fire lane/fire access road standards.
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503 Fire Lane Specifications
 3. Gas well setbacks and Compressor Setbacks must be shown on Final Plats.
Current Amendments do not require setbacks for Tank Batteries.
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 5706.3.1.3.3 Existing Gas Wells

THE CORRECT STREET NAME FOR THIS MTP WILL BE CIBOLO HILLS PARKWAY djy 4. FYI: The street name for Future Eagle Mountain Pkwy connects to Cibolo Hills Pkwy to the east as part of the same MTP. This comment will be updated and contact listed for this plat will be notified of the correct name once that is determined.

5. 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. Approved street names are reserved for 1 year or until used for block range assignments.

FYI COMMENTS:

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

- Park land dedication is required for this development. Consultant working with PARD to identify mutually agreeable parkland sites

Planning

- Lynn Jordan 817-392-2309
Lynn.Jordan@fortworthtexas.gov
 1. (FYI) In the land use table provide a line for row, parkland and open space acreage.
 2. (FYI) Show point of beginning tied to an abstract corner if not platted or to subdivision corner if platted.
 3. (FYI) Be sure the acreage for the proposed park land matches the preliminary plat.
 4. (FYI) Since a new concept number had to be created please reference that number on the plat as well CP-21-001.
 5. (FYI) Remove the Notice: Selling a portion... language from the concept plan.

List of Comments: