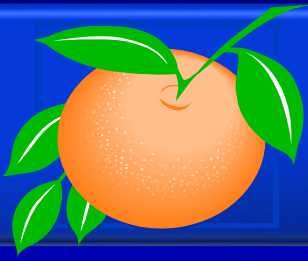


Board of County Commissioners

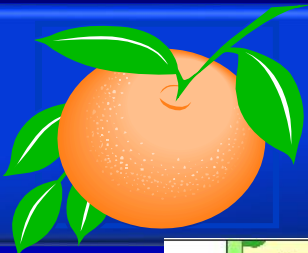
Public Hearings

November 9, 2021

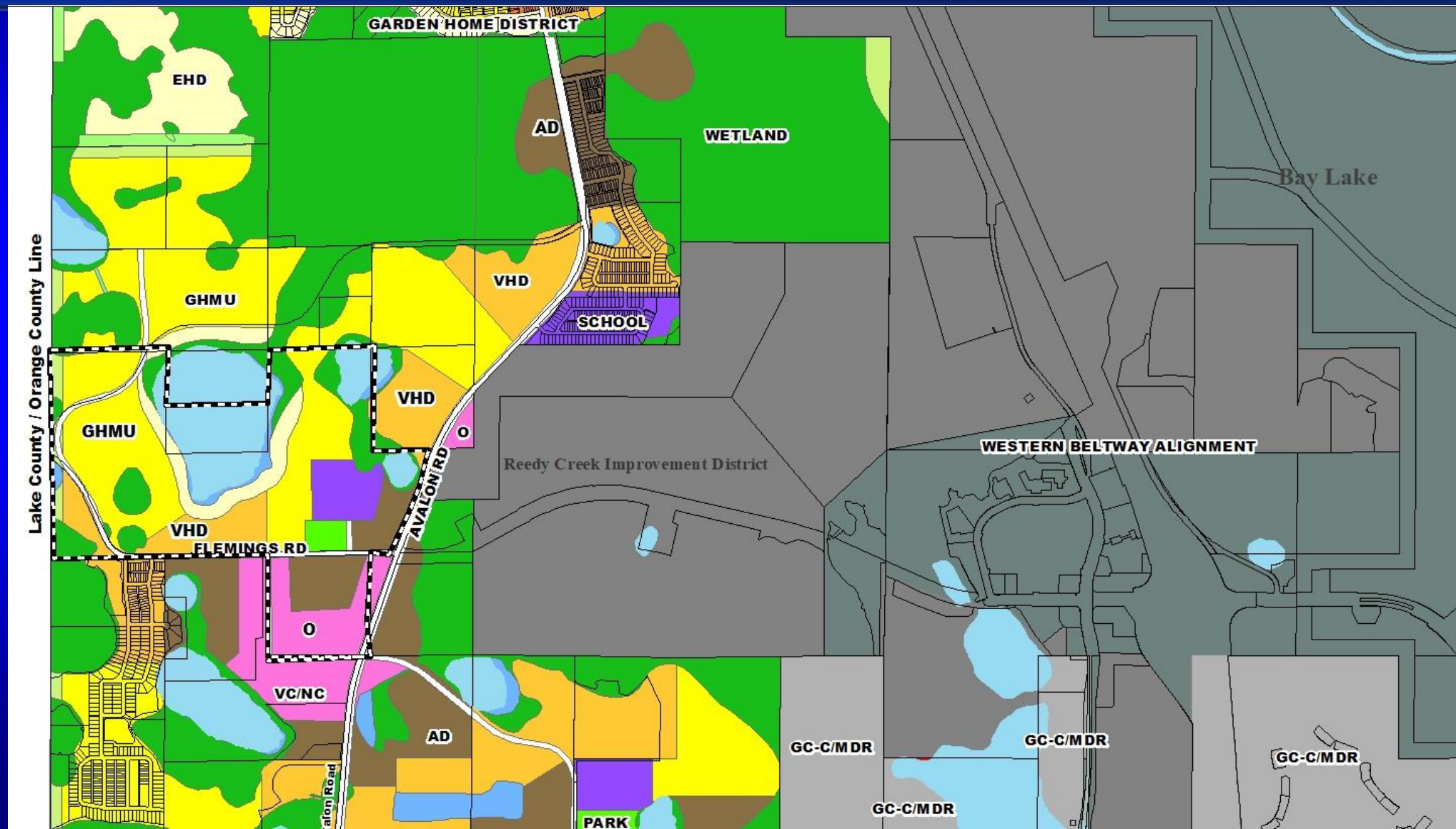


Gem Groves PD / Gem Groves Preliminary Subdivision Plan

Case:	PSP-20-10-292
Project Name:	Gem Groves PD / Gem Groves PSP
Applicant:	Eric Warren, Poulos & Bennett, LLC
District:	1
Acreage:	276.87 gross acres (overall PSP)
Location:	Generally located north of Flemings Road and west of Avalon Road
Request:	To subdivide 276.87 acres in order to construct 437 single-family attached and detached residential dwelling units.

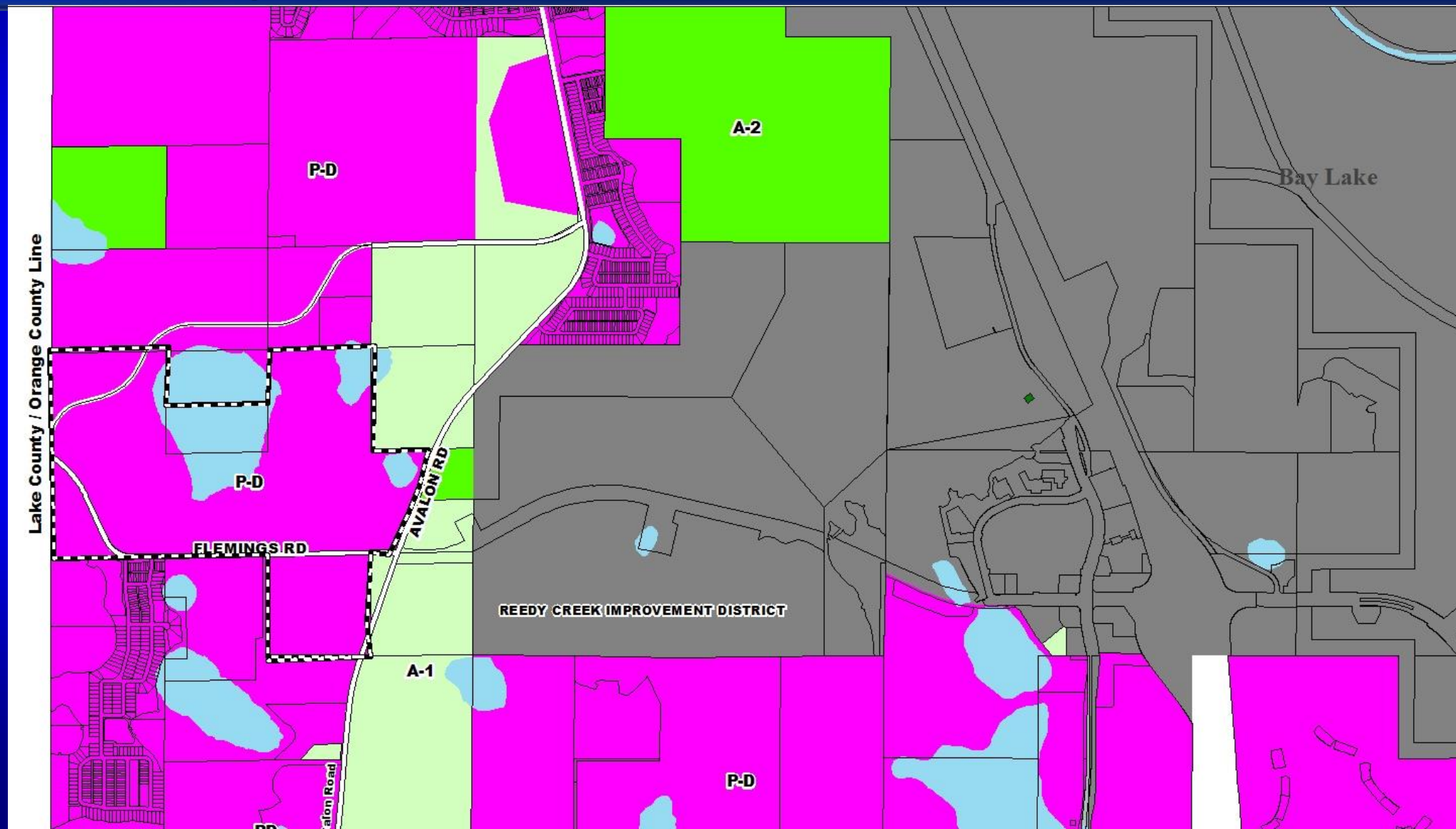


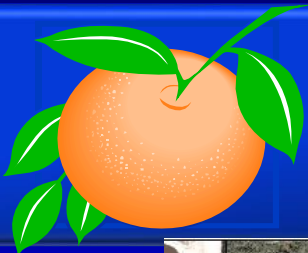
Gem Groves PD / Gem Groves Preliminary Subdivision Plan Future Land Use Map



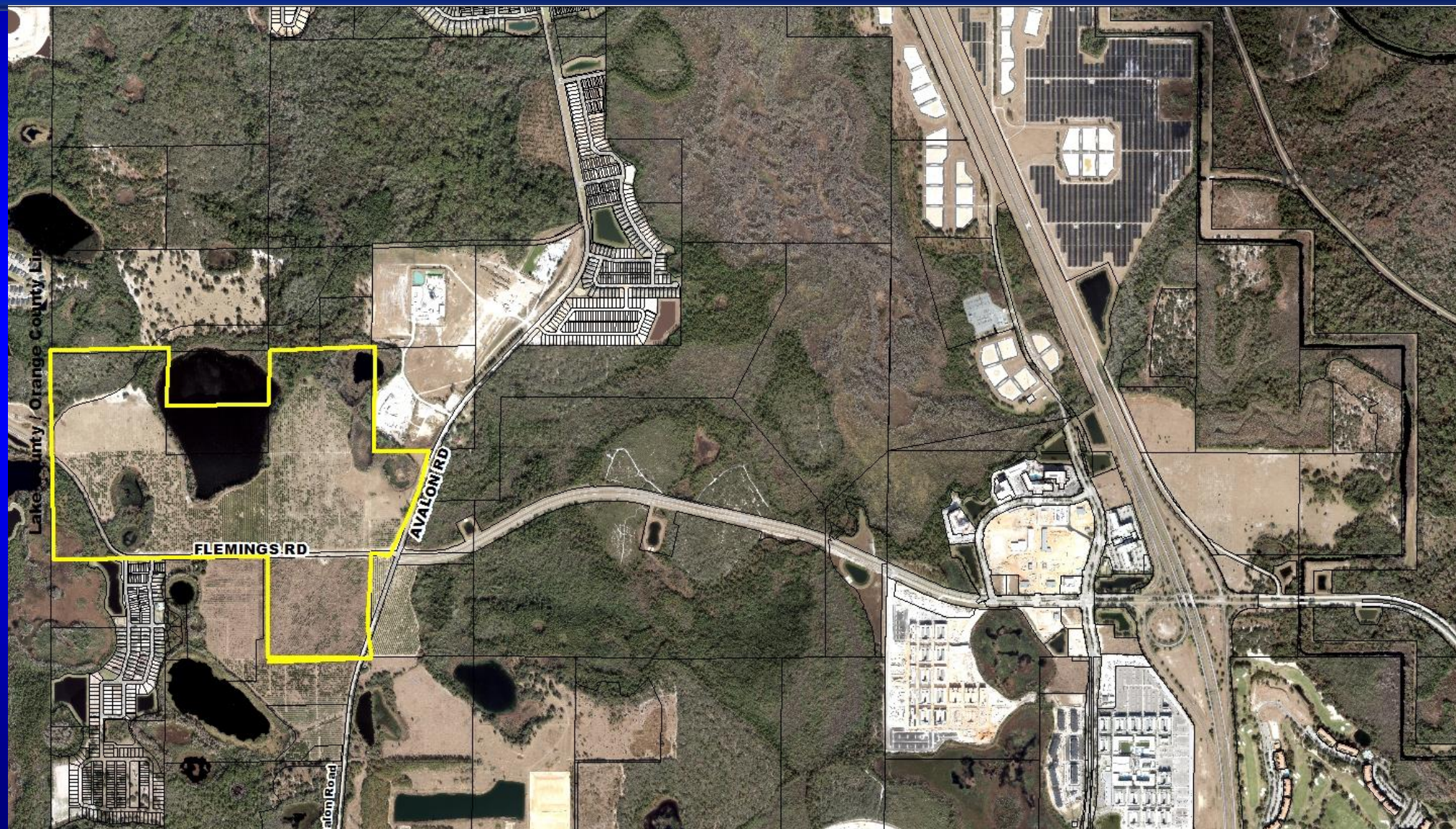


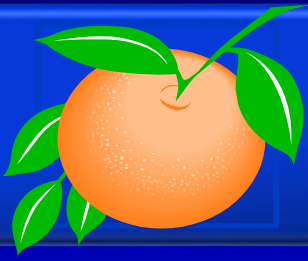
Gem Groves PD / Gem Groves Preliminary Subdivision Plan Zoning Map





Gem Groves PD / Gem Groves Preliminary Subdivision Plan Aerial Map

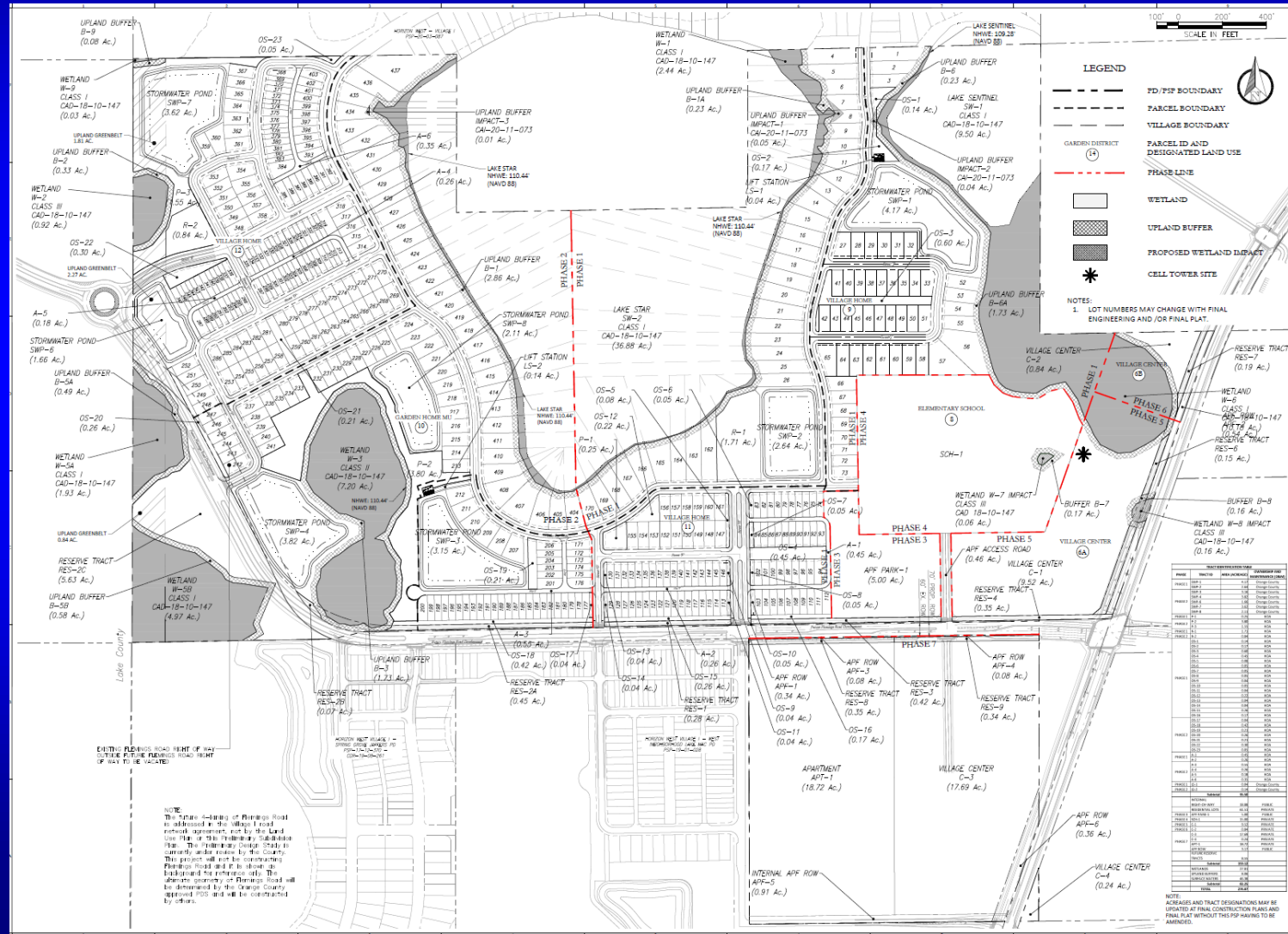


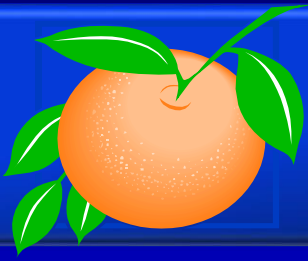


Gem Groves PD / Gem Groves

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan

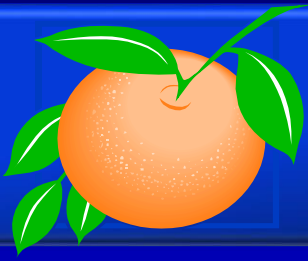




Action Requested

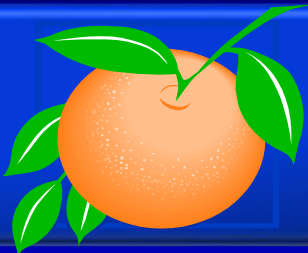
Make a finding of consistency with the Comprehensive Plan and approve the Gem Groves PD / Gem Groves PSP dated “Received September 7, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

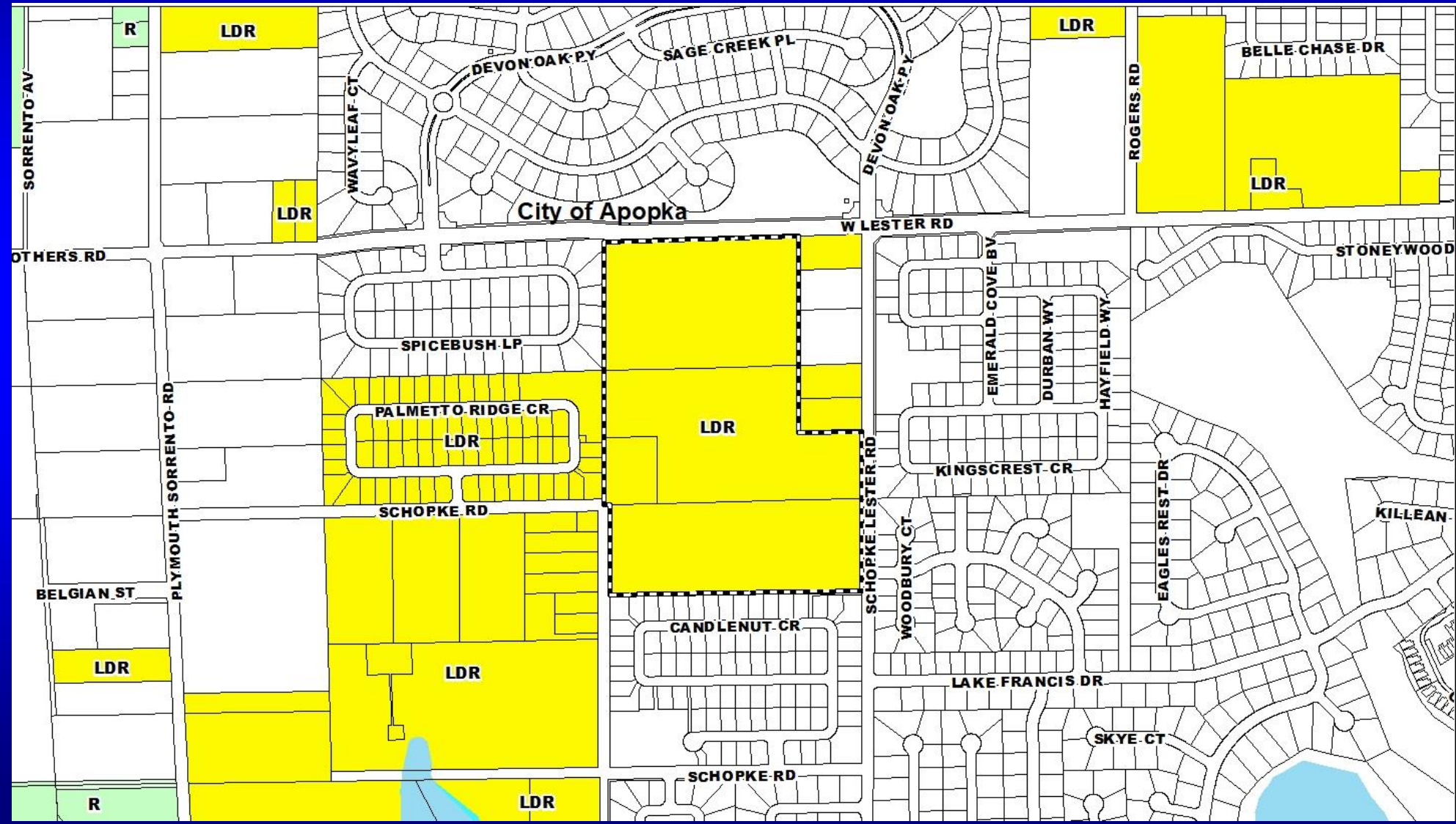


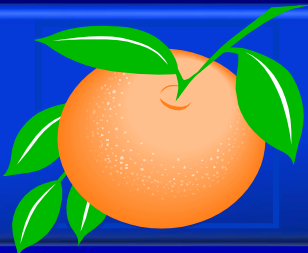
Rhett's Ridge Preliminary Subdivision Plan

Case:	PSP-21-03-084
Project Name:	Rhett's Ridge PSP
Applicant:	Lance Jackson, Lennar Homes
District:	2
Acreage:	42.78 gross acres
Location:	Generally located south of West Lester Road and east of Plymouth Sorrento Road
Request:	To subdivide 42.78 acres, in order to construct 120 single-family residential dwelling units.

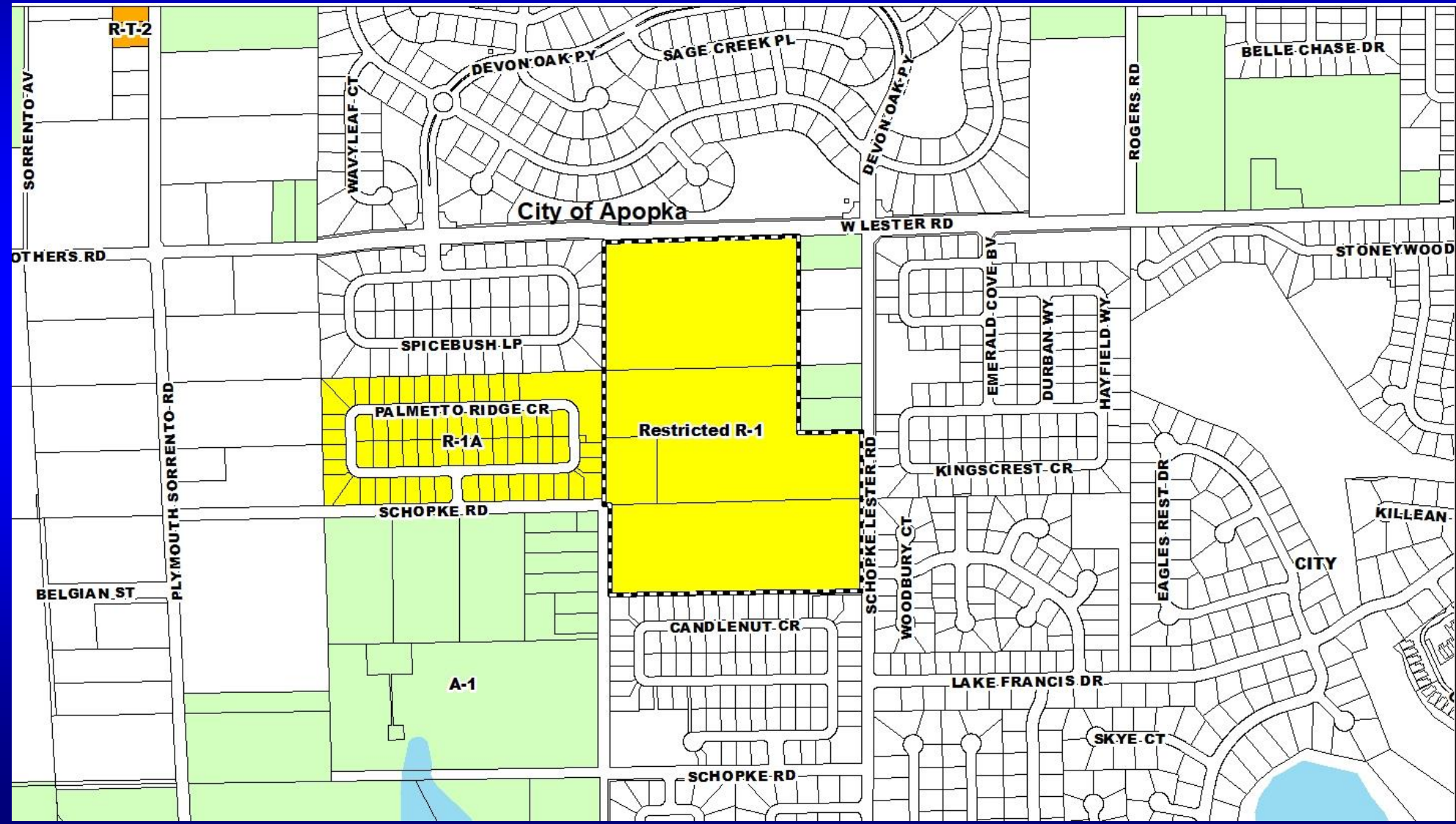


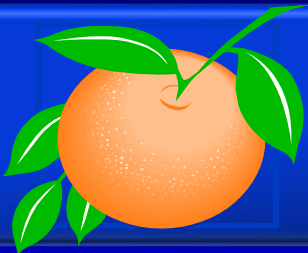
Rhett's Ridge Preliminary Subdivision Plan Future Land Use Map



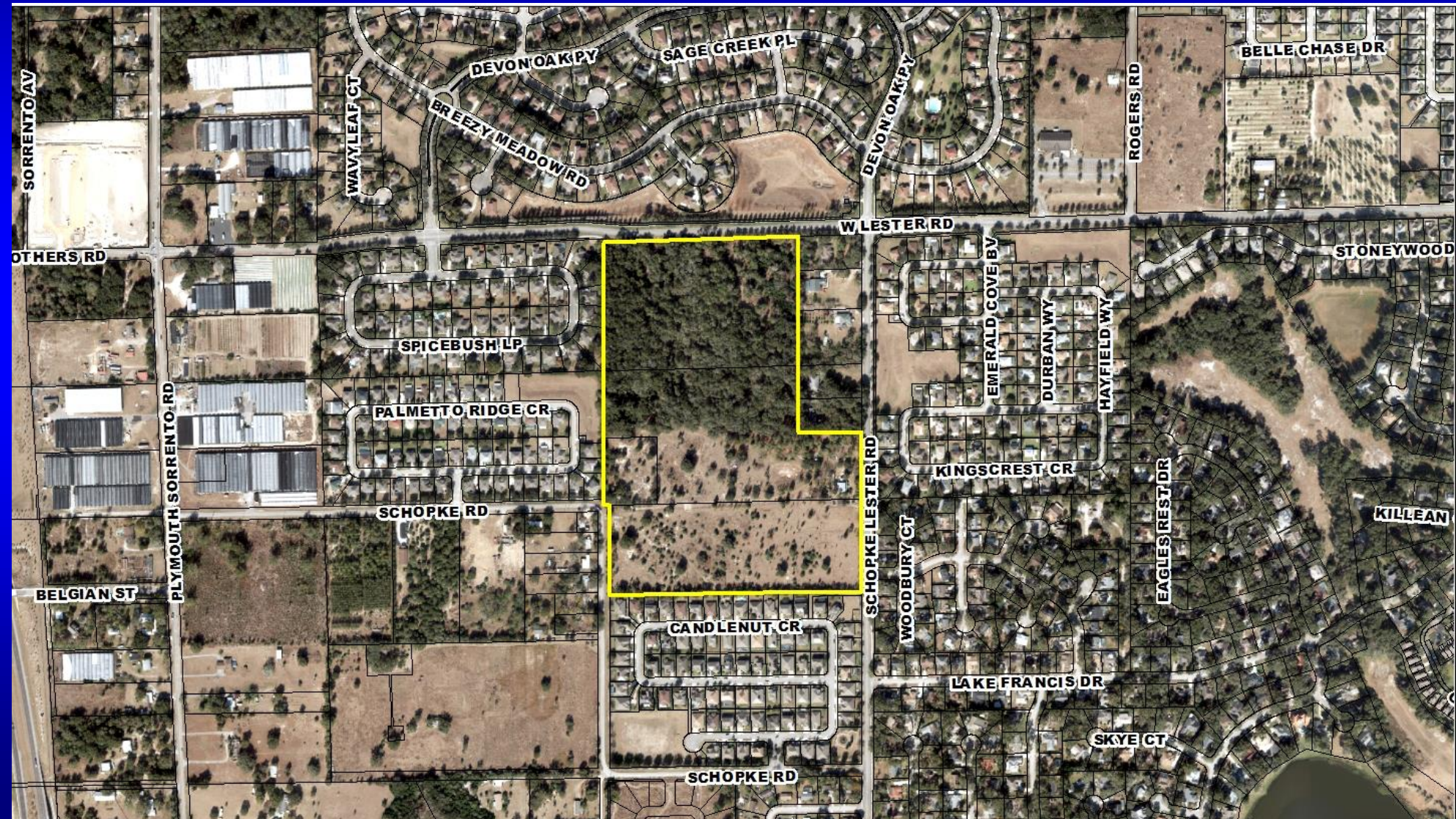


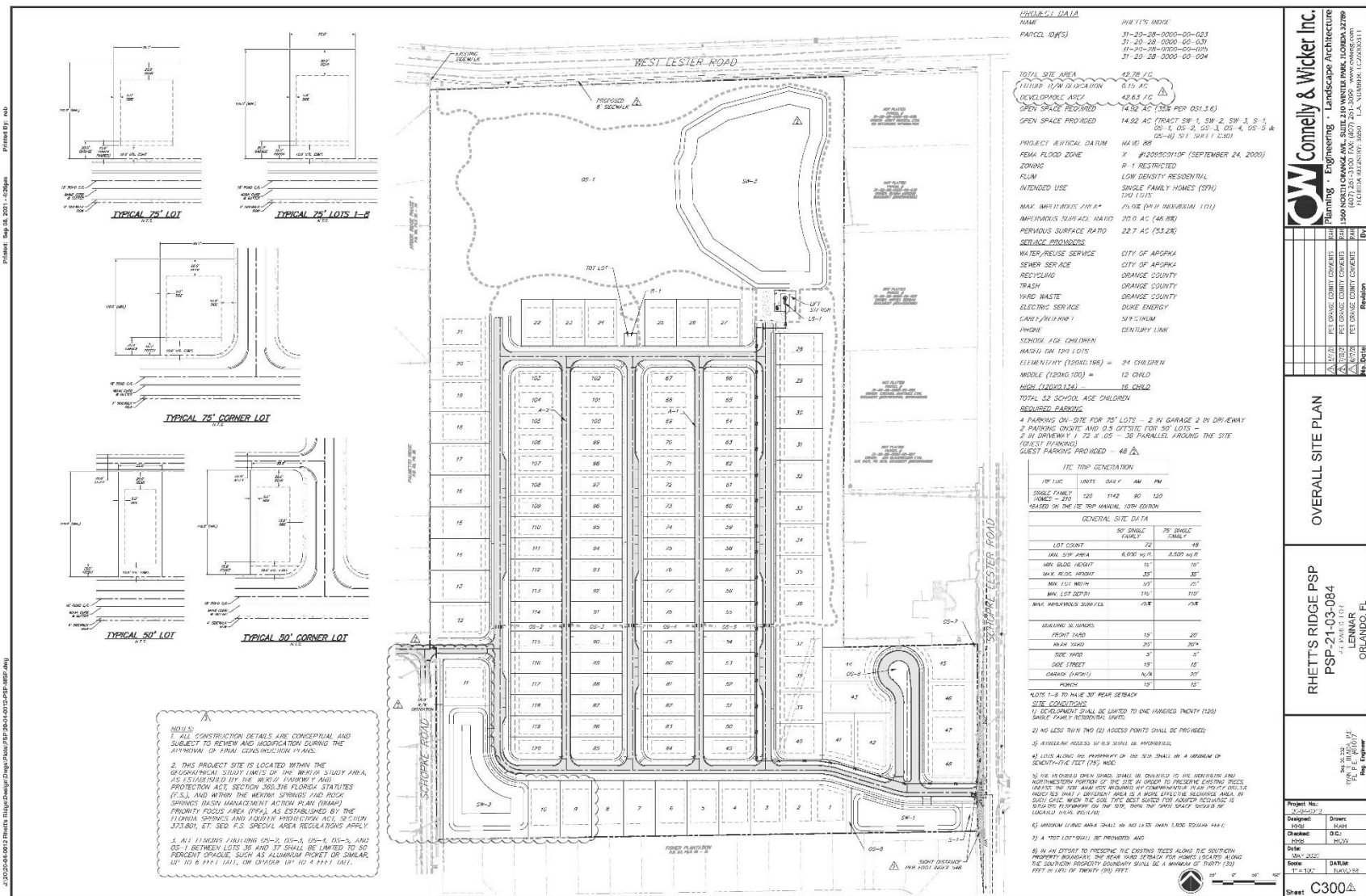
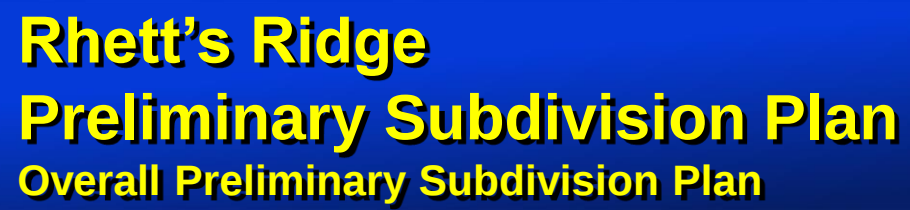
Rhett's Ridge Preliminary Subdivision Plan Zoning Map

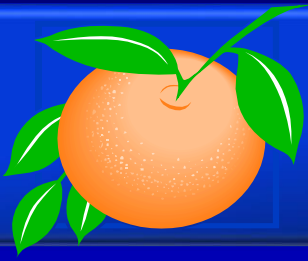




Rhett's Ridge Preliminary Subdivision Plan Aerial Map



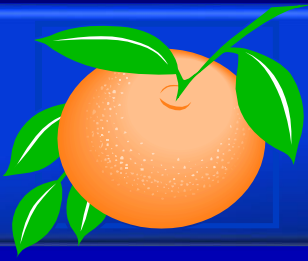




Action Requested

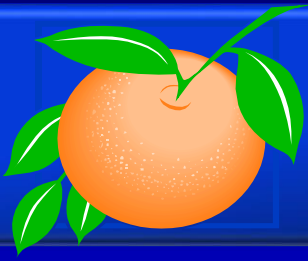
Make a finding of consistency with the Comprehensive Plan and approve the Rhett's Ridge PSP dated "Received September 13, 2021", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2



Yucatan Gardens Preliminary Subdivision Plan

Case:	PSP-21-03-079
Project Name:	Yucatan Gardens PSP
Applicant:	Carlos Alberto Rivero, Café Construction & Development, Inc.
District:	3
Acreage:	13.72 gross acres
Location:	Generally located north of Yucatan Drive, west of Forsyth Road
Request:	To subdivide 13.72 acres in order to construct 52 single-family residential dwelling units and associated infrastructure. One waiver from Orange County Code is requested to allow for external access to Tracts C & D in lieu of access from an internal paved street.

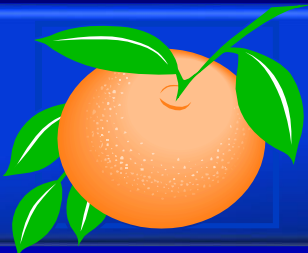


Yucatan Gardens

Preliminary Subdivision Plan

Future Land Use Map

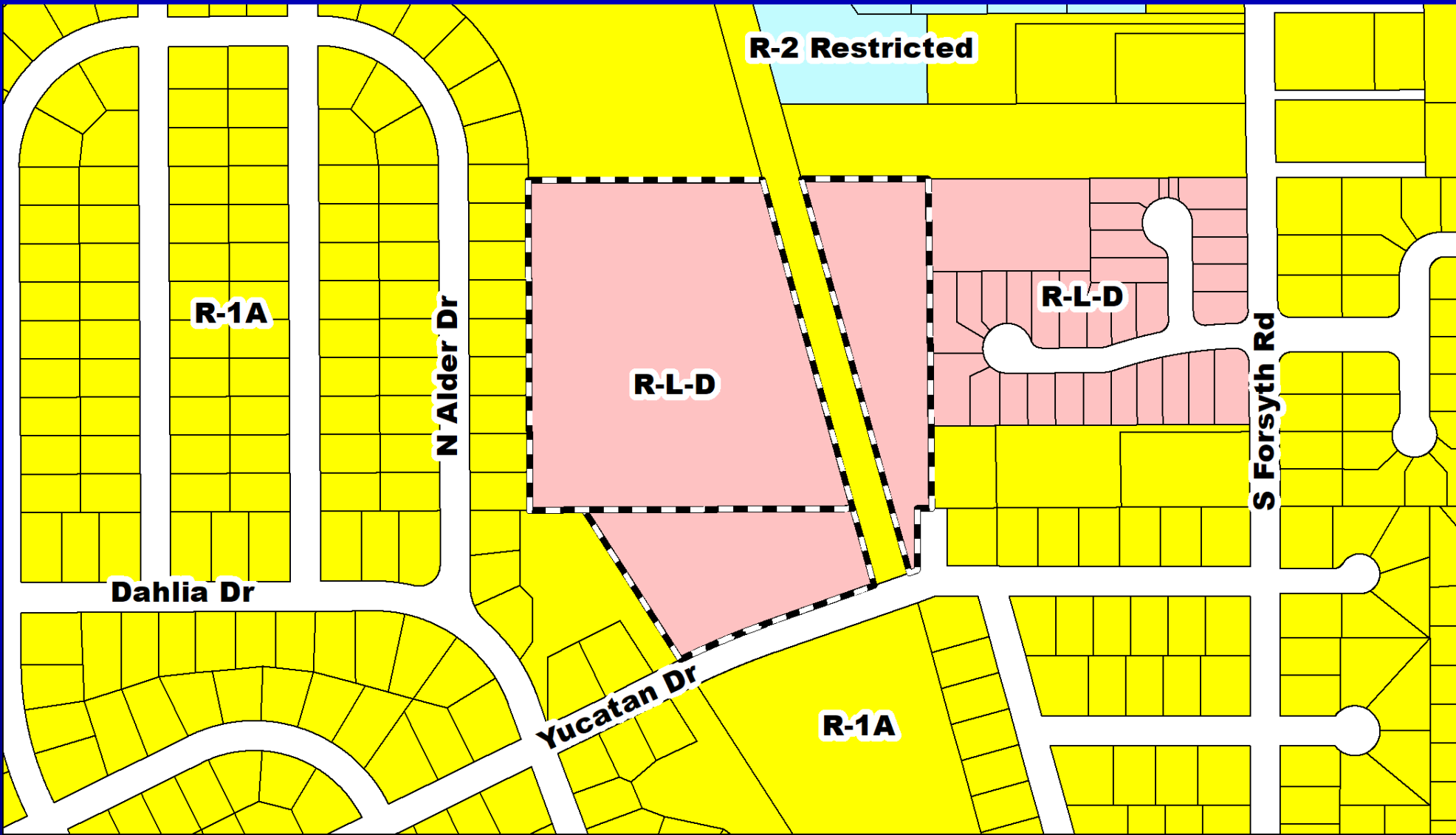


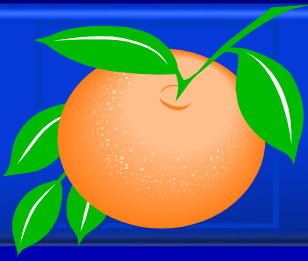


NAME PD / NAME

Preliminary Subdivision Plan

Zoning Map



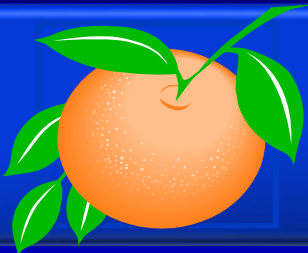


Yucatan Gardens

Preliminary Subdivision Plan

Aerial Map

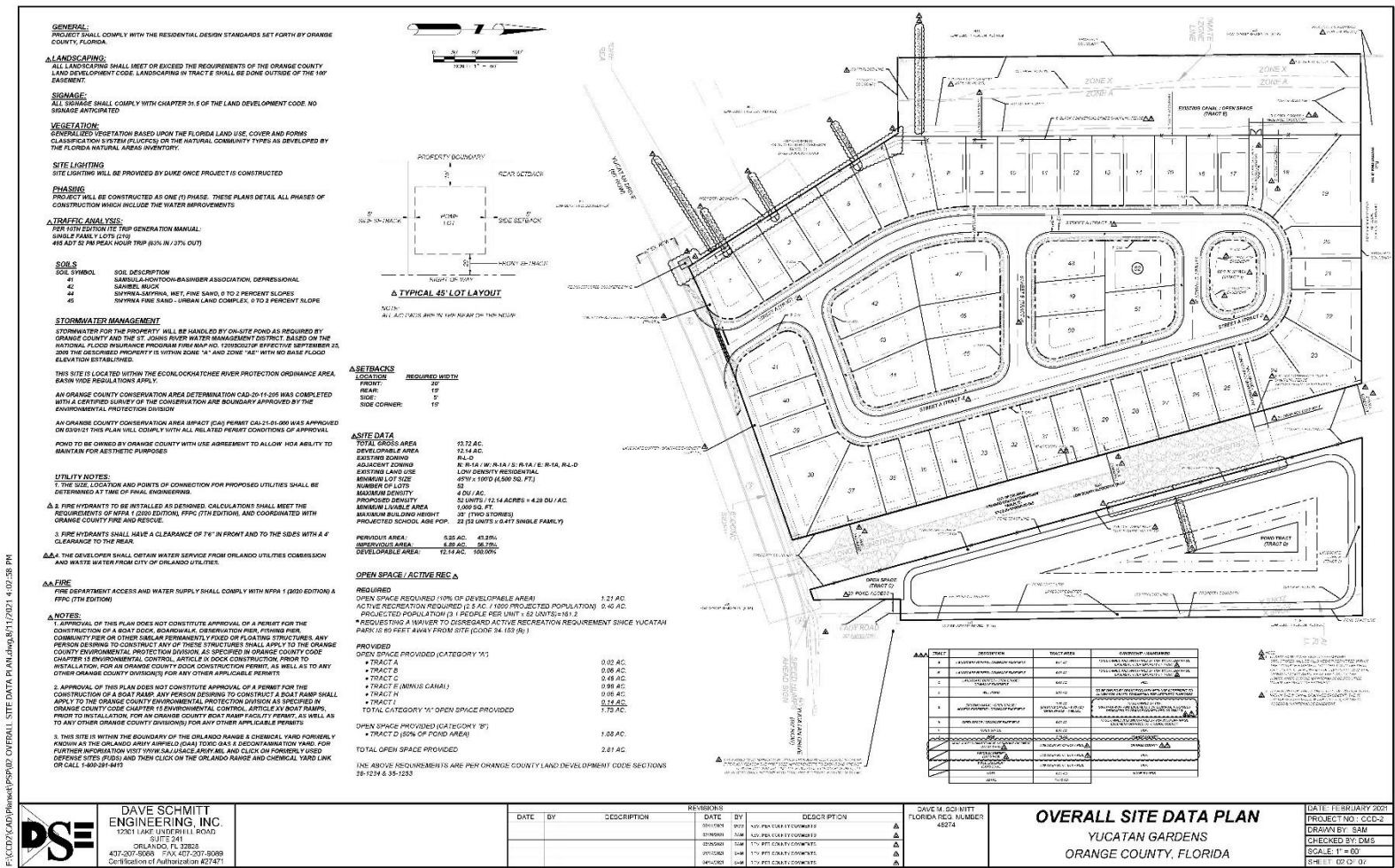


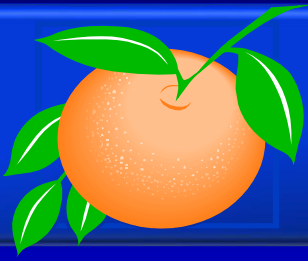


Yucatan Gardens

Preliminary Subdivision Plan

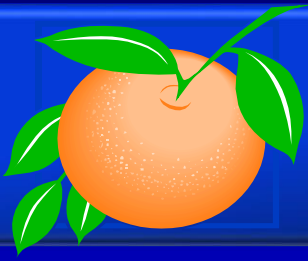
Overall Preliminary Subdivision Plan





New Conditions of Approval

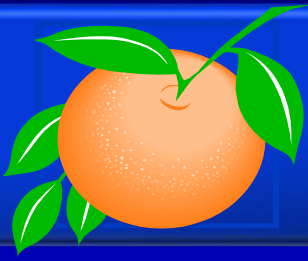
27. The Red Maple trees shown within the eastern buffer (Tract C) shall be a minimum of 4" caliper and 14' in height at the time of planting.
28. Prior to Certificate of Completion, the developer shall provide a raised crosswalk in front of the access gate to Yucatan Park at no cost to the County.



Action Requested

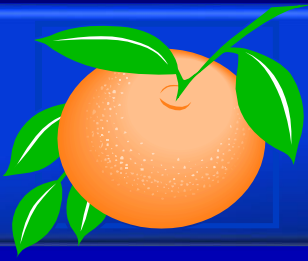
Make a finding of consistency with the Comprehensive Plan and approve the Yucatan Gardens Preliminary Subdivision Plan dated “Received August 17, 2021”, subject to conditions listed under the DRC Recommendation in the Staff Report, as amended.

District 3



Village F Master Planned Development / Parcel S-21 Preliminary Subdivision Plan

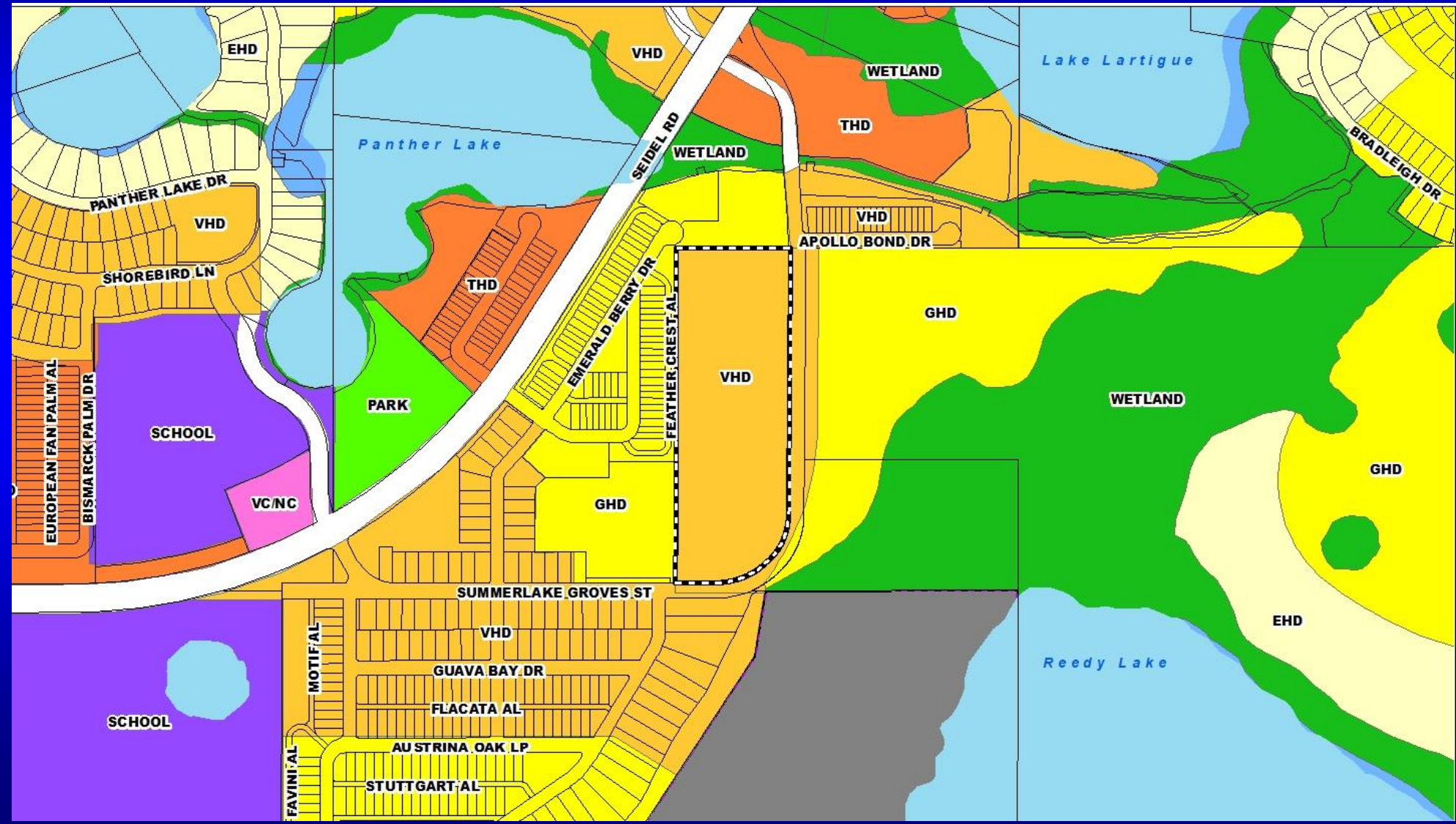
Case:	PSP-21-05-143
Project Name:	Village F Master Planned Development / Parcel S-21 PSP
Applicant:	Aaron Matson, Cap 5 Development, LLC
District:	1
Acreage:	12.82 gross acres
Location:	Generally located south of Apollo Bond Drive, and along the westside of Summerlake Groves Street
Request:	To subdivide 12.82 acres in order to construct 41 single-family residential dwelling units.

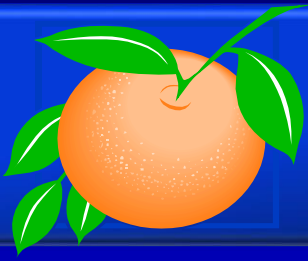


Village F Master Planned Development / Parcel S-21

Preliminary Subdivision Plan

Future Land Use Map

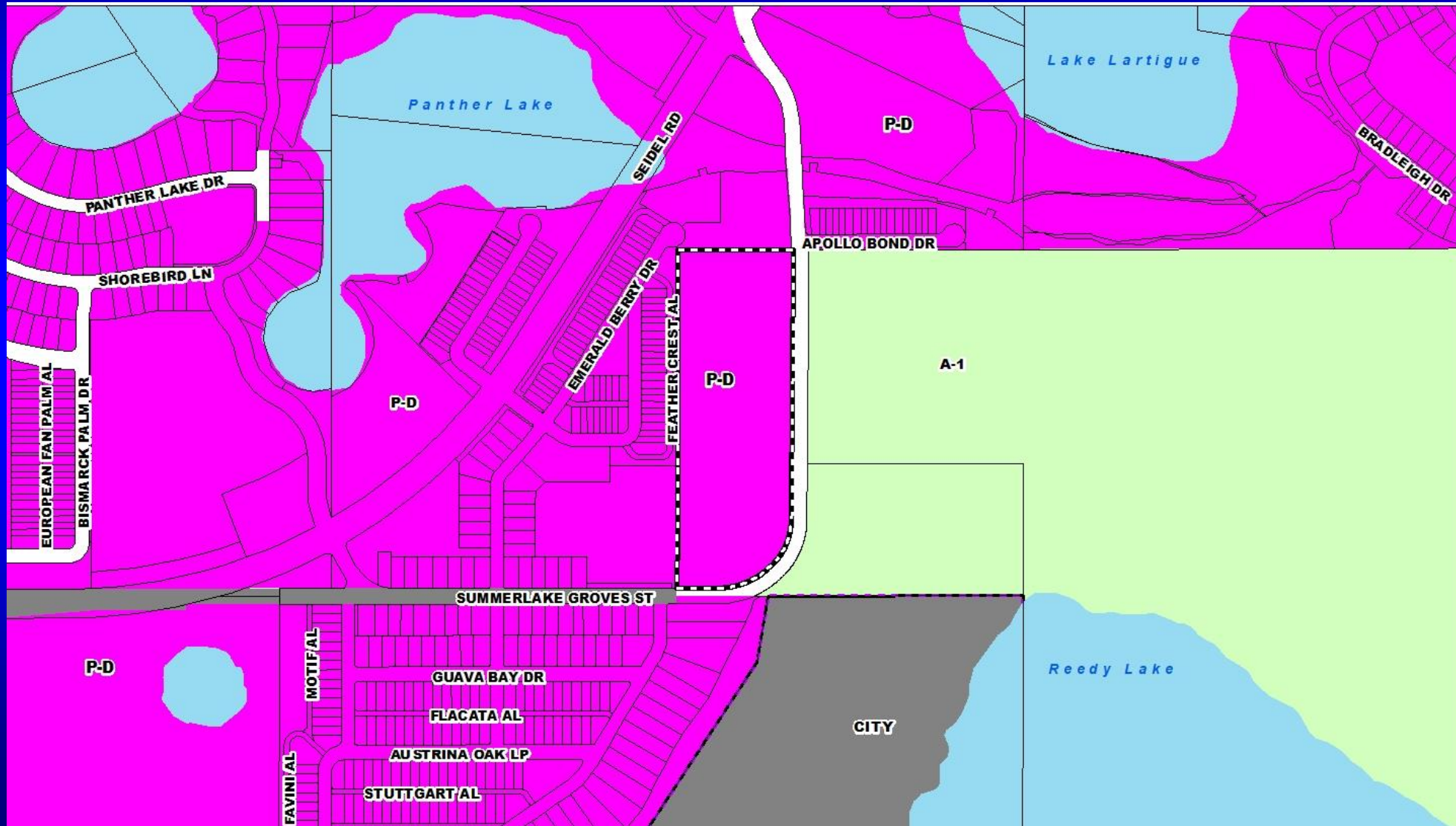


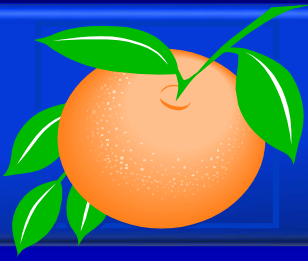


Village F Master Planned Development / Parcel S-21

Preliminary Subdivision Plan

Zoning Map



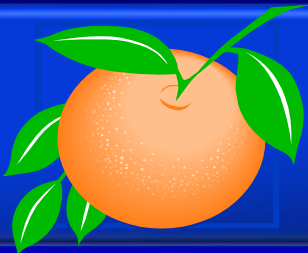


Village F Master Planned Development / Parcel S-21

Preliminary Subdivision Plan

Aerial Map

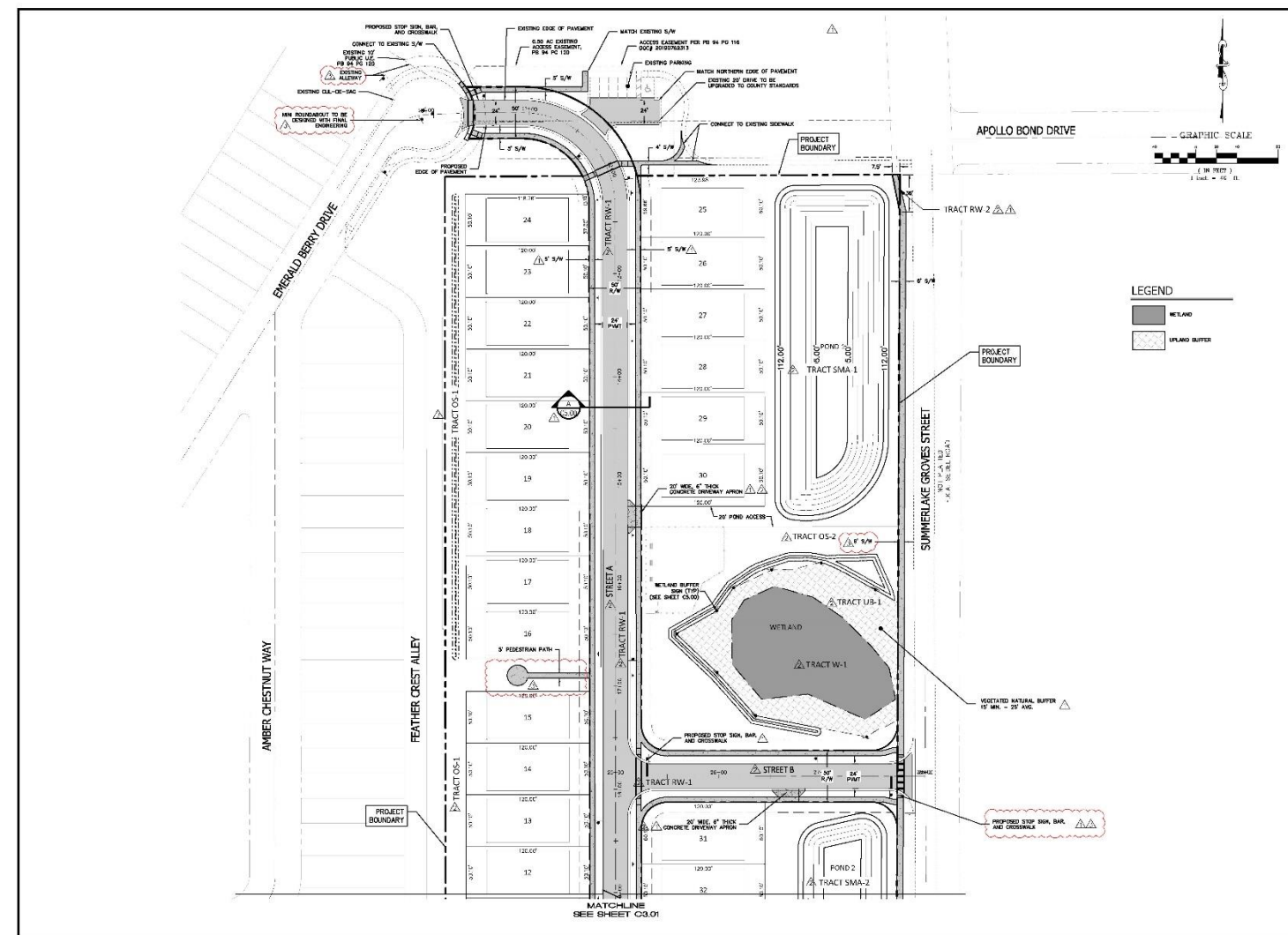




Village F Master Planned Development / Parcel S-21

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



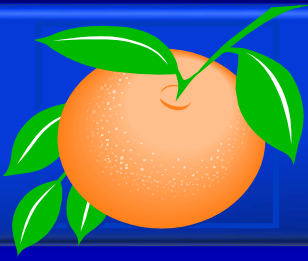
SITE PLAN
VILLAGE F MASTER PD
PARCEL S-21

CAP & DEVELOPMENT, LLC
3800 UNIVERSITY BLVD, SUITE 200
FORT WORTH, TX 76107

FORWARD BY CITY ATTORNEY
BRANDON E. BERNARD, P.E., J.D.
CITY ATTORNEY OF FORT WORTH, TEXAS

REVISION	DATE	BY	CHKD
1	04/28/2021	CS	CS

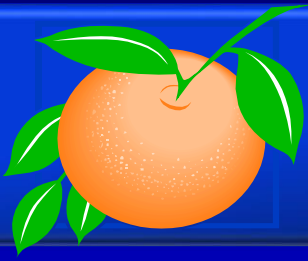
DATE: 04/28/2021
SCALE: 1"=400'
DRAWN BY: JRM
APPROVED BY: CS
CS.00



Action Requested

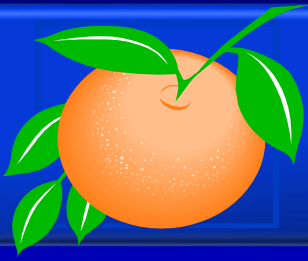
Make a finding of consistency with the Comprehensive Plan and approve the Village F Master PD / Parcel S-21 PSP dated “Received September 30, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

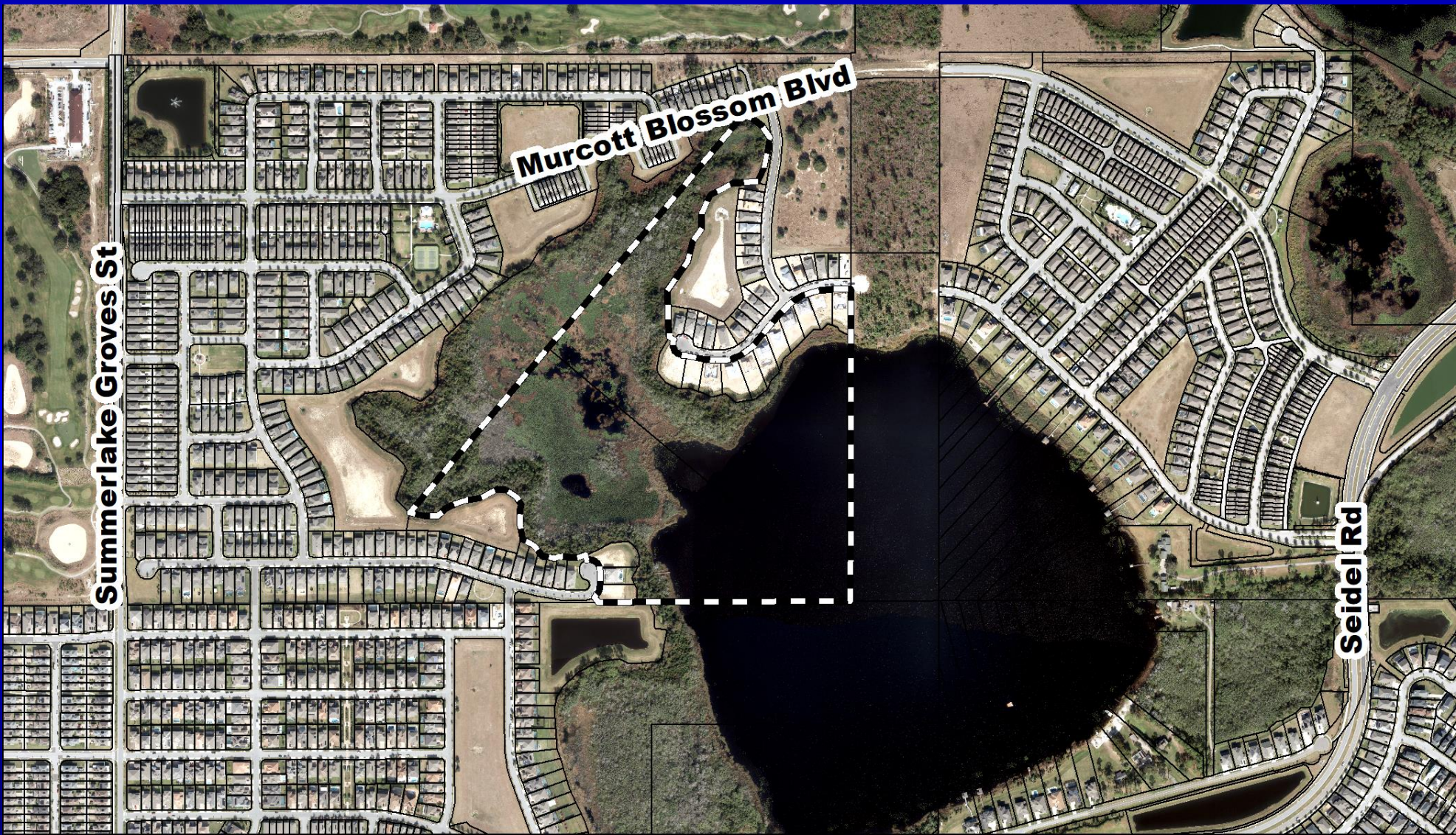


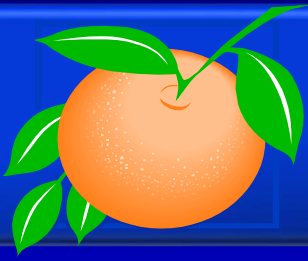
Village F Master PD / Magnolia Estates Preliminary Subdivision Plan

Case:	CDR-21-02-038
Project Name:	Village F Master PD / Magnolia Estates PSP
Applicant:	Nicole P. Stalder, Dewberry
District:	1
Acreage:	159.04 gross acres (overall PSP)
Location:	Generally located north of Seidel Road, west of Lake Hancock Road
Request:	To adjust lot lines for 14 lots and allow for boat docks; Lots 294-296 (Phase 3B) and 340-350 (Phase 3C).



Village F Master PD / Magnolia Estates Preliminary Subdivision Plan Aerial Map

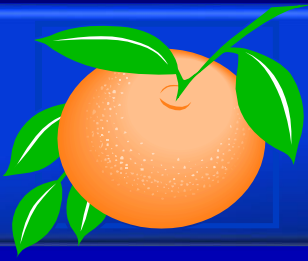




Village F Master PD / Magnolia Estates Preliminary Subdivision Plan

History:

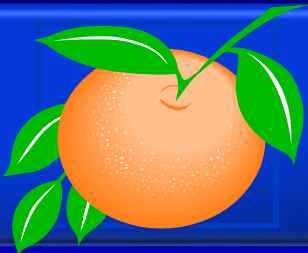
- **PSP originally approved by Board in 2014; 14 lots did not extend through the wetlands or Normal High Water Elevation**
- **Plats recorded for Phase 3B (August 5, 2019) and Phase 3C (March 19, 2020) consistent with PSP**
- **K. Hovnanian submitted dock permit for 15640 Sweet Lemon Way in July 13, 2020, which was issued by EPD on August 11, 2020.**
- **Building Division issued permit for construction of dock on September 23, 2020.**



Village F Master PD / Magnolia Estates Preliminary Subdivision Plan

History:

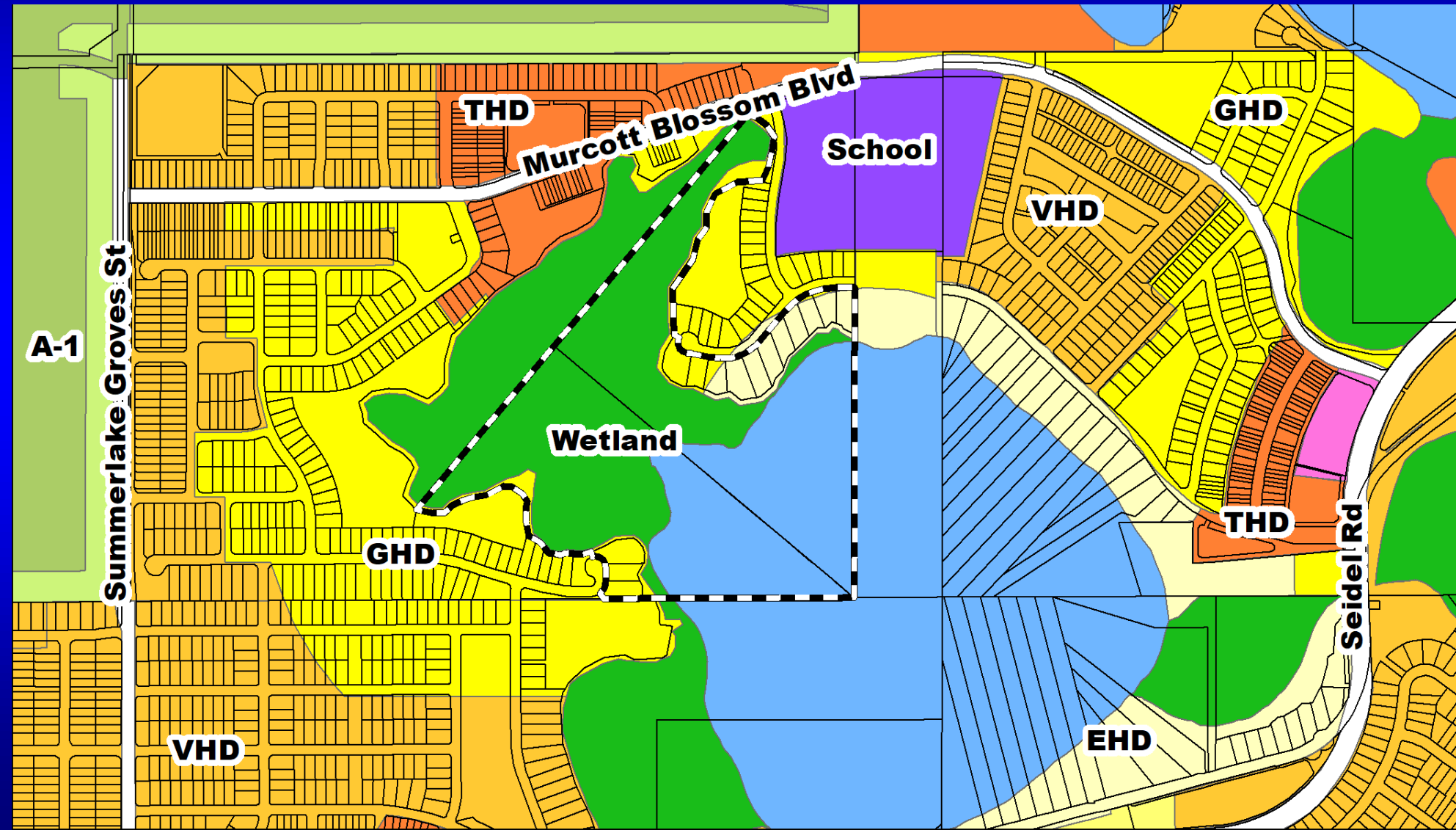
- Subsequent to dock permit issuance, EPD identified that the applicant did not actually have riparian rights. A stop work order was issued. The dock remains onsite partially constructed.
- Applicant then began process of modifying approvals to allow for docks on 14 lots. Applications include:
 - Change Determination to PSP (this request)
 - CAI Permit modification (issued by EPD on June 29, 2021)
 - Amendment to Conservation Easement to Orange County (under review)
 - Re-plat of the property

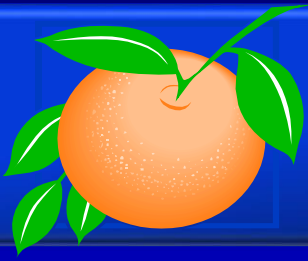


Village F Master PD / Magnolia Estates

Preliminary Subdivision Plan

Future Land Use Map

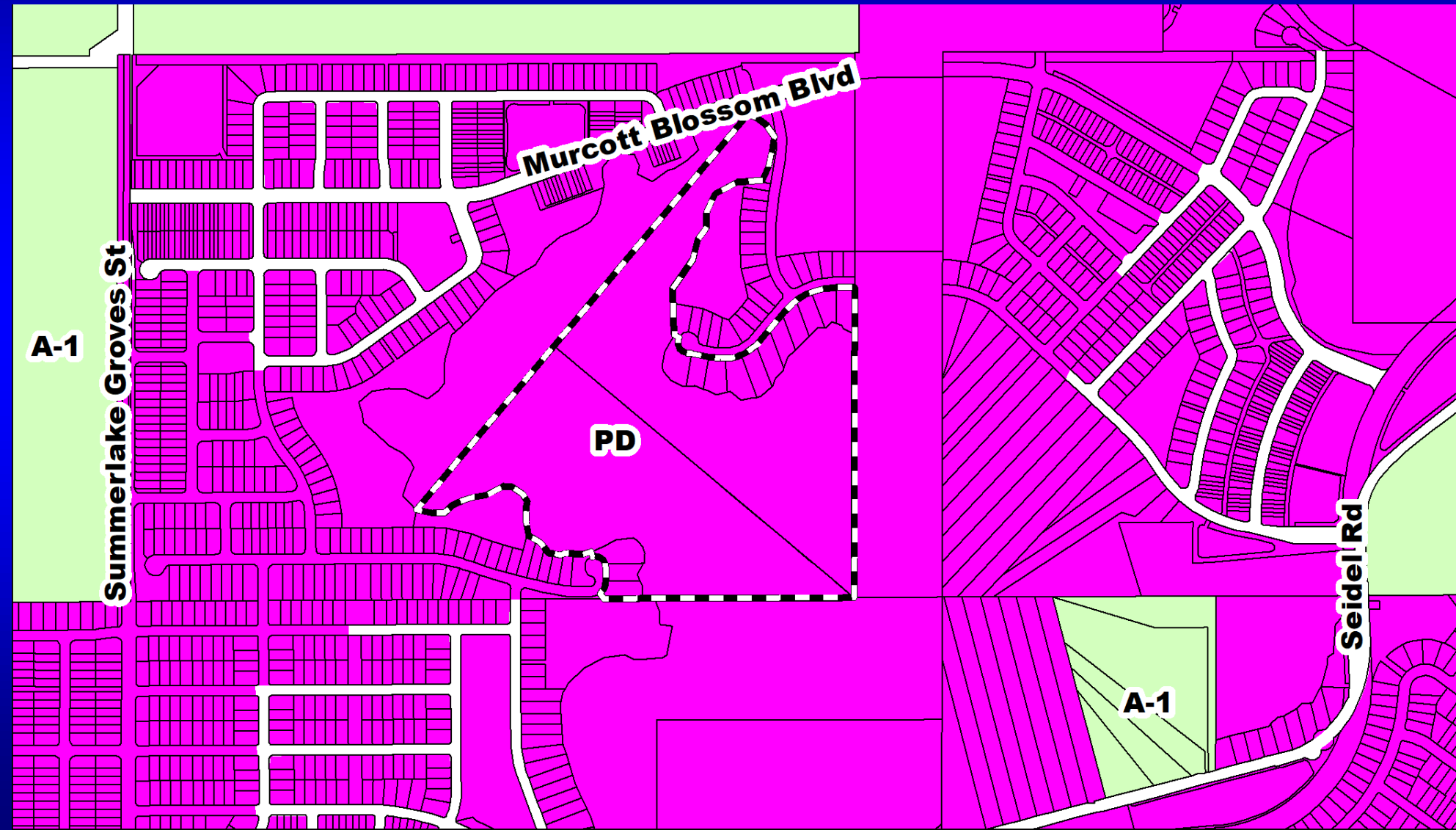


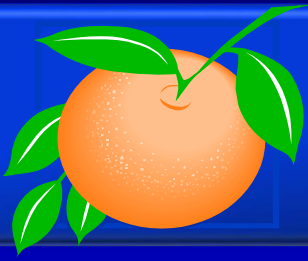


Village F Master PD / Magnolia Estates

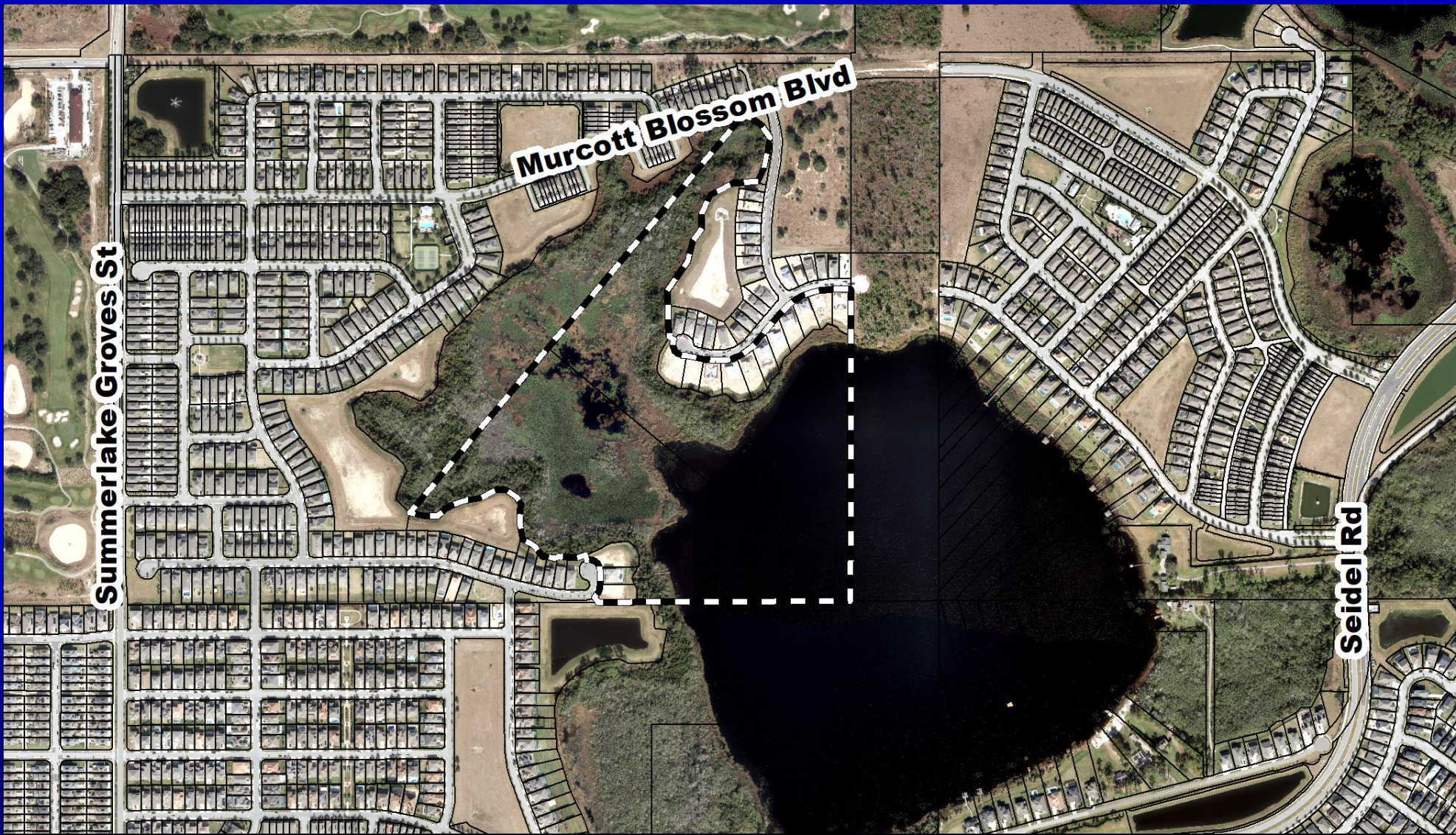
Preliminary Subdivision Plan

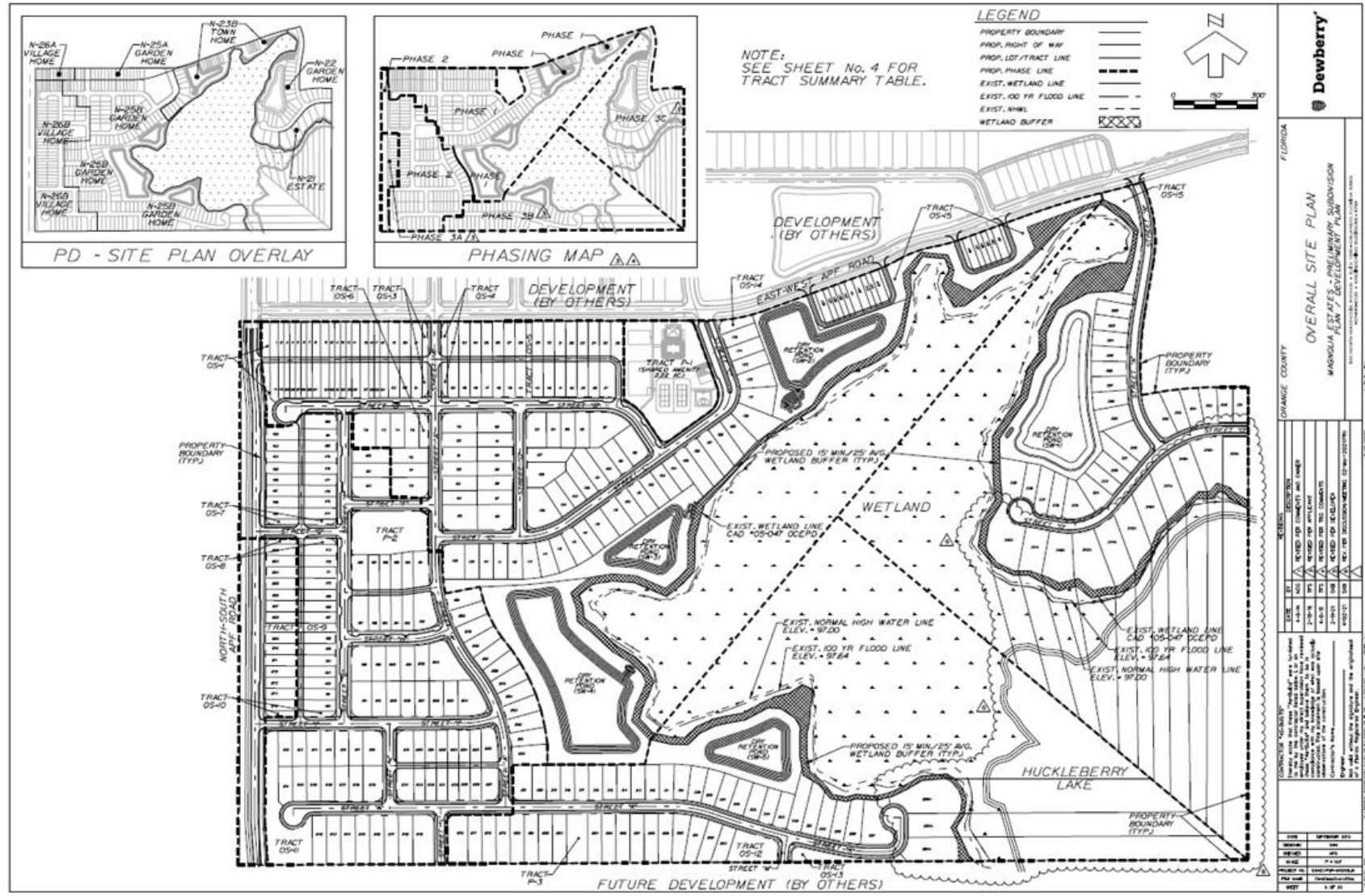
Zoning Map

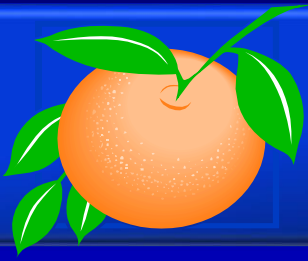




Village F Master PD / Magnolia Estates Preliminary Subdivision Plan Aerial Map



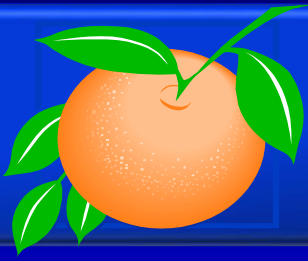




Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Village F Master PD / Magnolia Estates PSP dated “Received May 13, 2021”, subject to the conditions under the DRC Recommendation in the Staff Report.

District 1



Brent A. Walters Lot Split Appeal

Case: DRCA-21-08-261

Appellant: Brent A. Walters

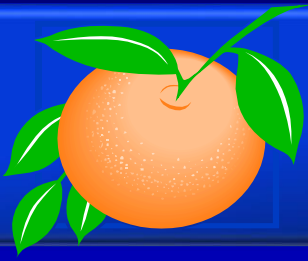
Applicant: Brent A. Walters

District: 3

Acreage: 1.48 gross acres

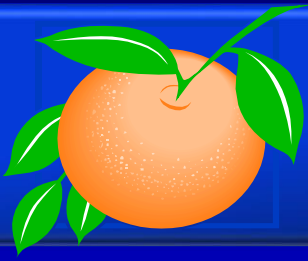
Location: 2728 Raeford Road: generally located at the southeast corner of the intersection of Raeford Road and Peel Avenue, north of Marzel Avenue, and east of South Bumby Avenue

Request: To appeal the Zoning Manager's decision to deny a Lot Split (LS-21-07-040) to create five (5) lots from a 1.48 acres parent parcel.



RZ-21-07-044 – Luis Lopez **Planning and Zoning Commission (PZC) Board-Called Hearing**

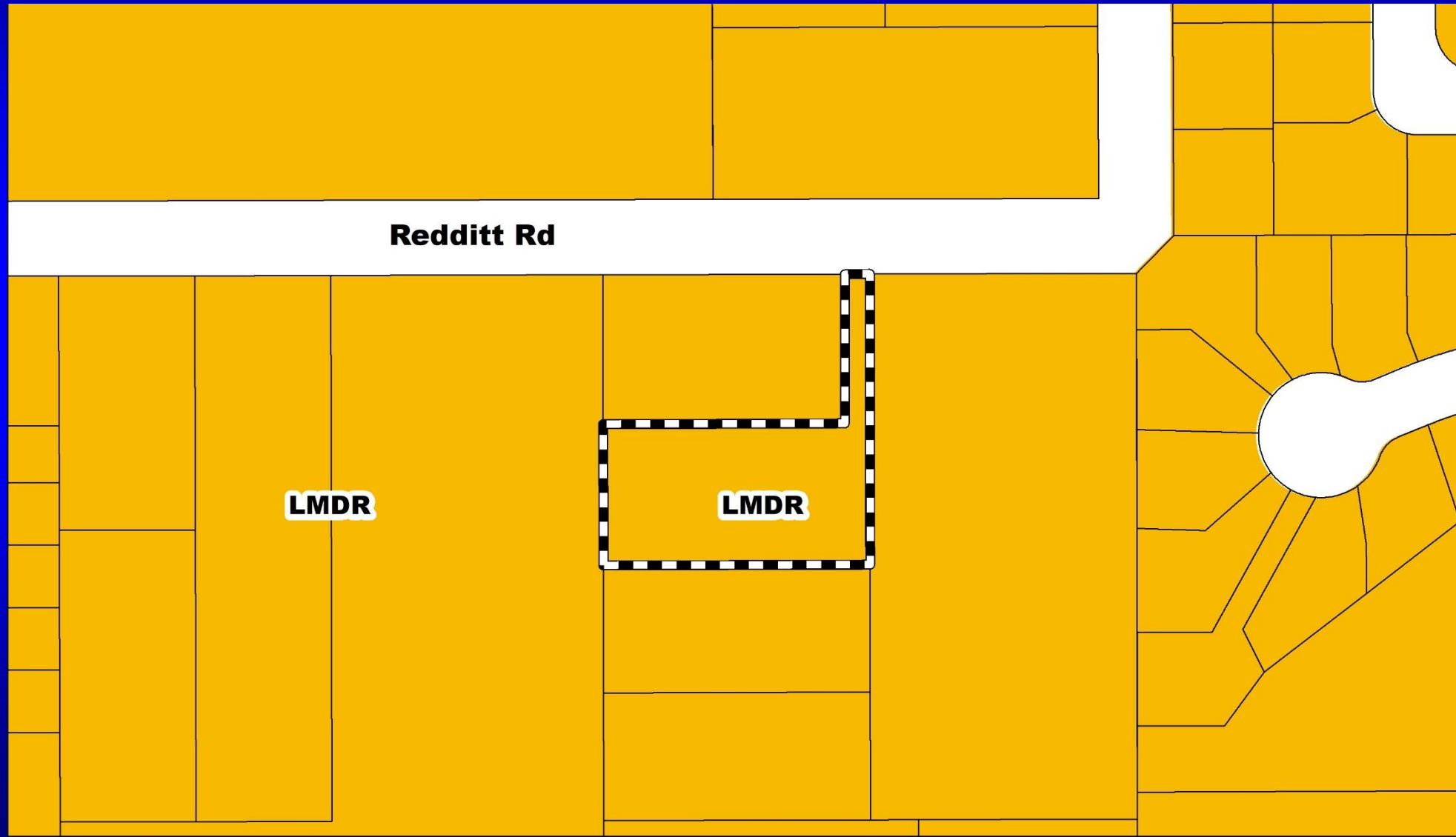
Case:	RZ-21-07-044
Applicant:	Luis Lopez, Renova Management, LLC
District:	3
Location:	Generally located south and east of Redditt Road and approximately 1,050 feet north of Nassau Avenue
Acreage:	0.61 gross acre
From:	A-2 (Farmland Rural District)
To:	R-2 Restricted (Residential District)
Proposed Use:	Two attached single-family units (a duplex)

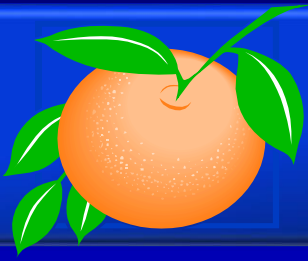


RZ-21-07-044 – Luis Lopez

Planning and Zoning Commission (PZC) Board-Called Hearing

Future Land Use Map

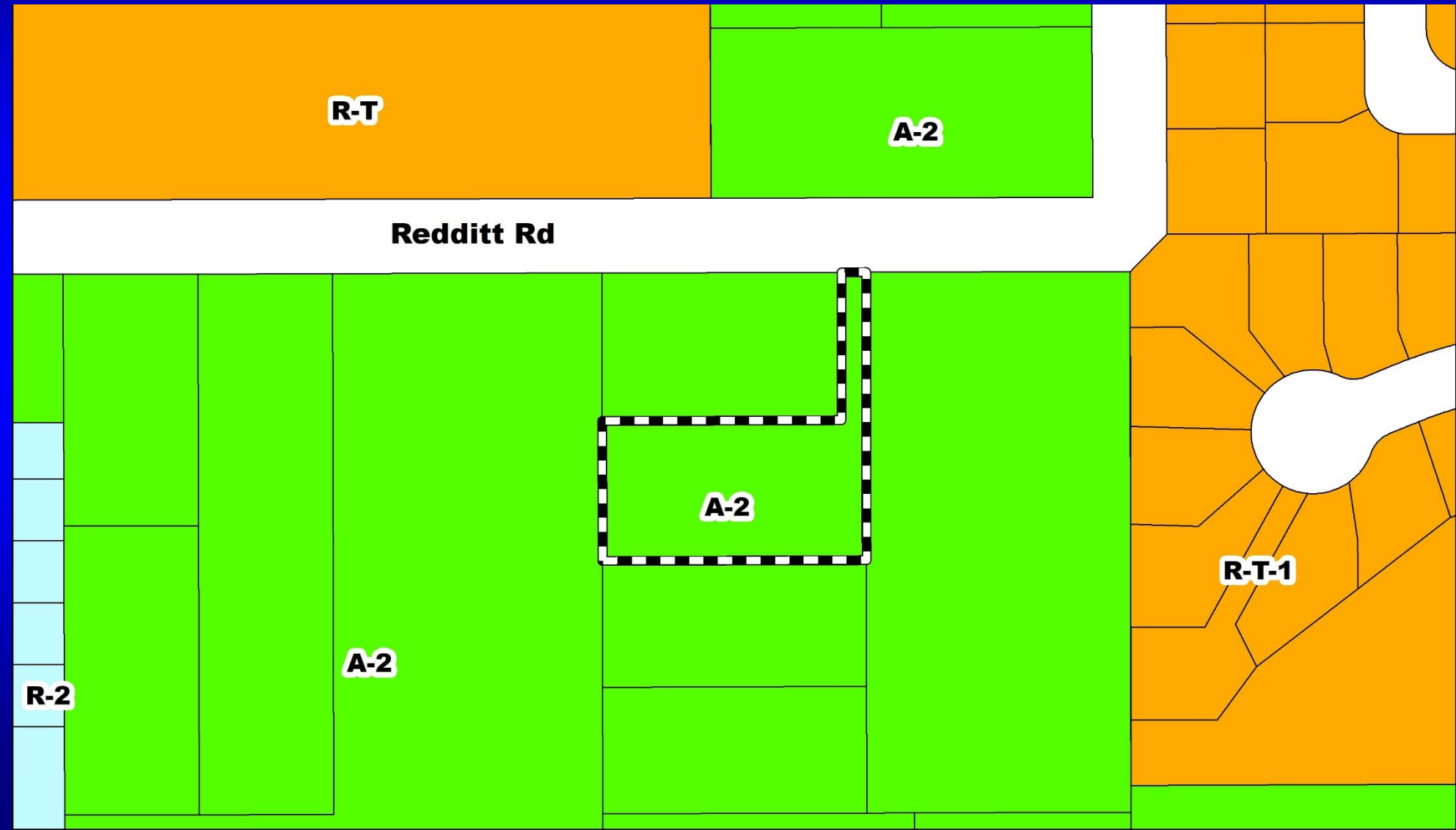


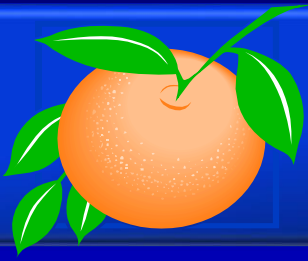


RZ-21-07-044 – Luis Lopez

Planning and Zoning Commission (PZC) Board-Called Hearing

Zoning Map

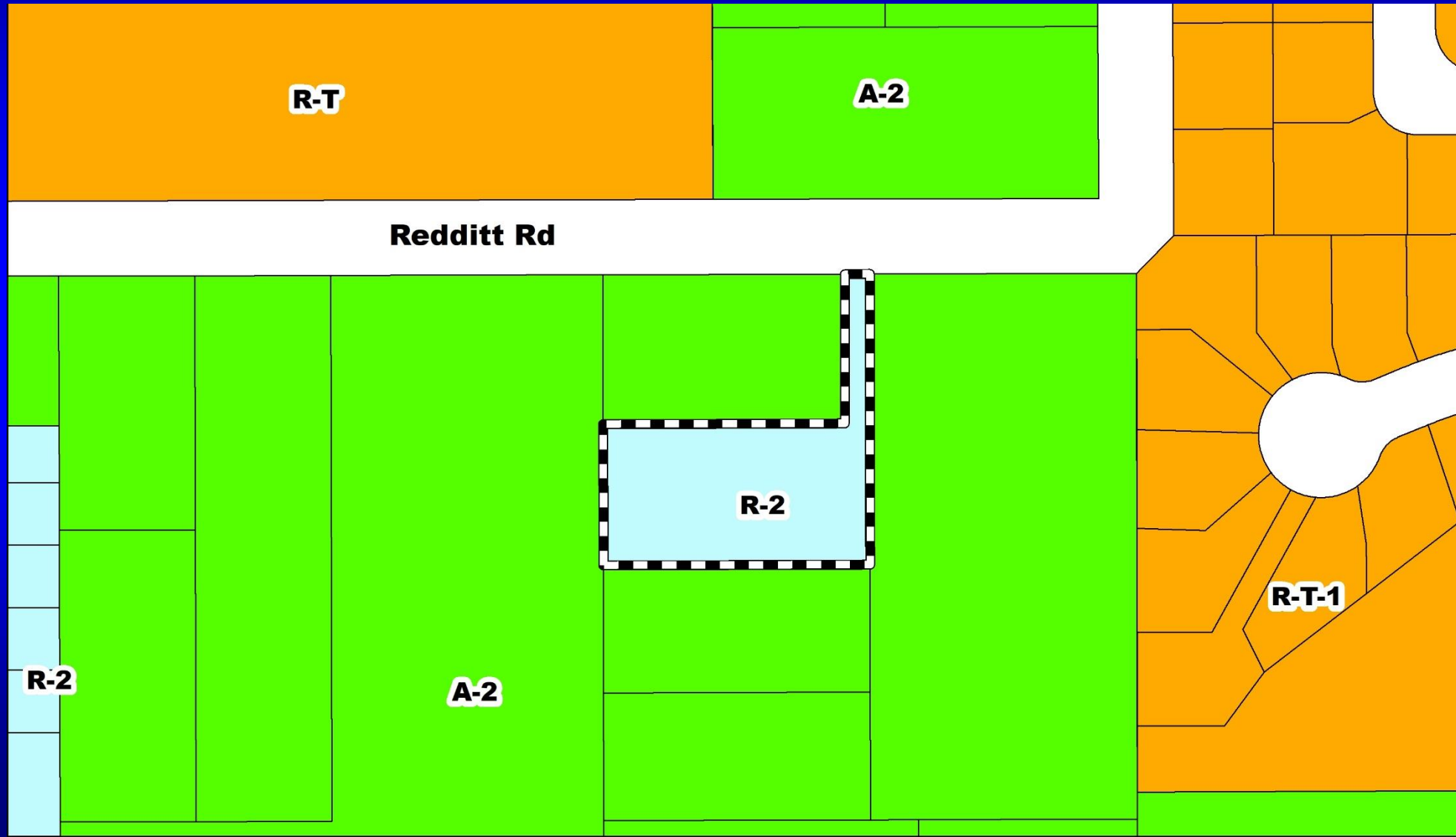


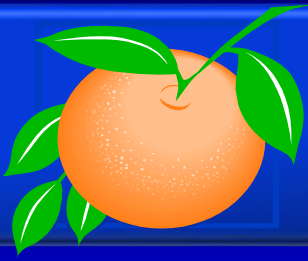


RZ-21-07-044 – Luis Lopez

Planning and Zoning Commission (PZC) Board-Called Hearing

Proposed Zoning Map



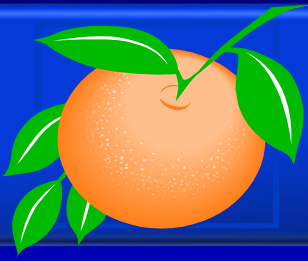


RZ-21-07-044 – Luis Lopez

Planning and Zoning Commission (PZC) Board-Called Hearing

Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the requested R-2 Restricted (Residential District) zoning, subject to the one restriction listed in the staff report

District 3

Board of County Commissioners

Public Hearings

November 9, 2021