



# Neighborhood Notification

**Case Number: ZC-26-005**

**Council District: 2 – Carlos Flores**

## ZONING CHANGE REQUEST

**Owner/Applicant:** Stockyards North, LLC/ Sean Shanklin, P.E. & Chris Rapkoch, Kimley-Horn

**Site Location:** 4001 Ohio Garden Road

**Request:**

Current Zoning: "PD69/PD-SU" for a temporary vehicle storage facility as amended; site plan approved.

Proposed: "PD/I" Planned Development for all uses in "I" Light Industrial excluding gas and drilling production, correction facility, massage parlor, sexually oriented business, data center, and permanent asphalt or concrete batch plants with development standards for front yard landscaping, outdoor storage within the 50-foot supplemental building setback, not providing the 20-foot landscape bufferyard and use of an existing metal screening fence in place of required masonry screening wall or wood fence; site plan included.

**Proposed Use:** Outdoor Storage with onsite office (All uses within "I" district are allowed)

**For More Information please contact:**

Case Manager Dave McCorquodale

817-392-8043

## Public Hearing Dates

<b>Zoning Commission</b>	February 11, 2026
<b>City Council</b>	March 10, 2026

## Public Notification

A zoning change is requested for the property shown on the attached maps. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment. You may:

1. Attend the public hearing to present your views and opinions or observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence should reference the relevant case number.



# Neighborhood Notification

**Email:** [zoninglanduse@fortworthtexas.gov](mailto:zoninglanduse@fortworthtexas.gov)

**Mail:** Chair of the Zoning Commission; c/o Development Services, City Hall; 100 Fort Worth Trail, Fort Worth, TX 76102

## Organizations Notified

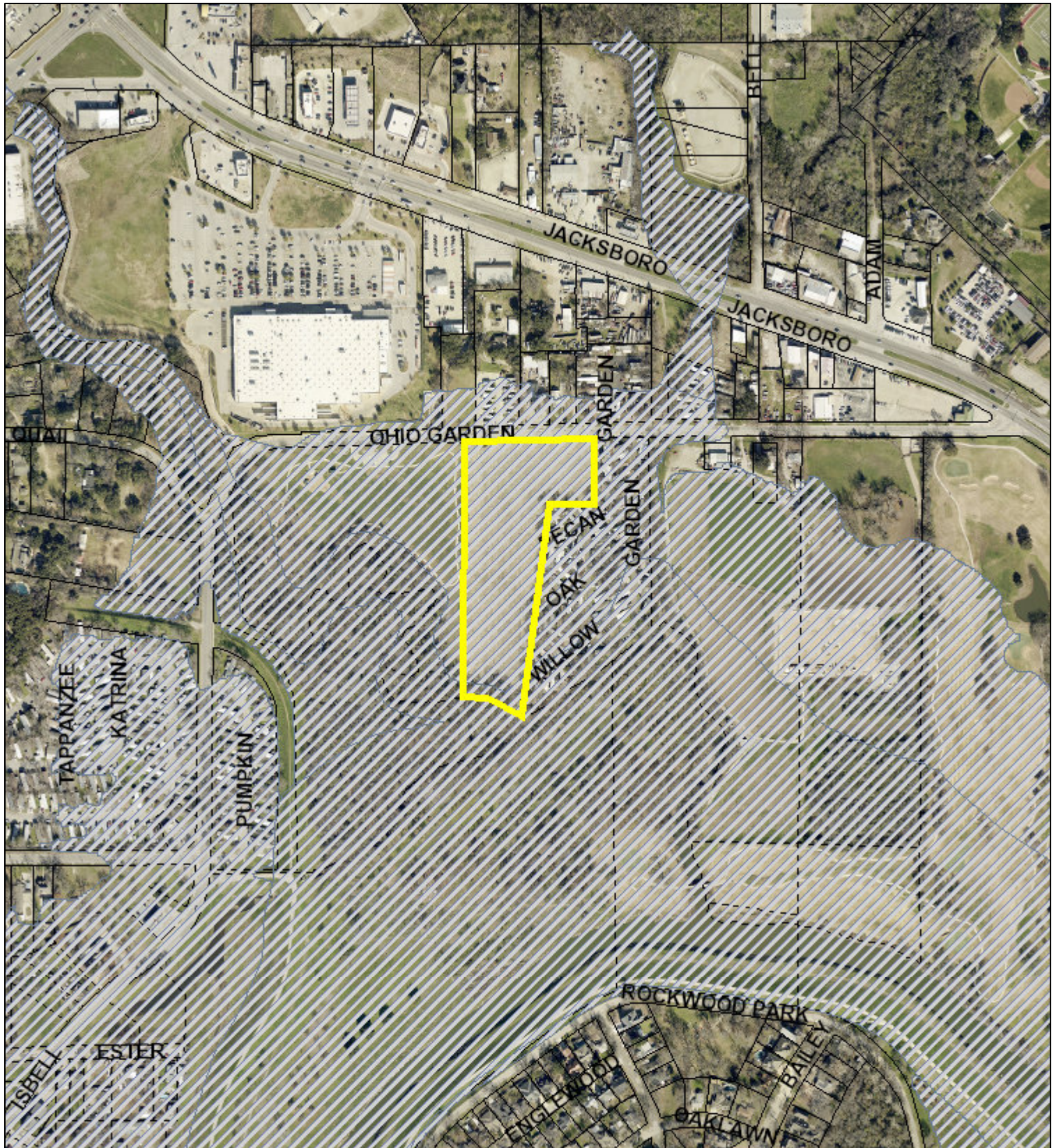
Organizations Notified	
West Side Alliance	Inter-District 2 Alliance
Crestwood NA	Historic Northside Business Association
Tarrant Regional Water District	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Lake Worth ISD	Castleberry ISD
North Side Neighborhood Association	Fort Worth Stockyards Business Association
Far Greater Northside Historical NA	





ZC-26-005

## Aerial Photo Map



0 305 610 1,220 Feet

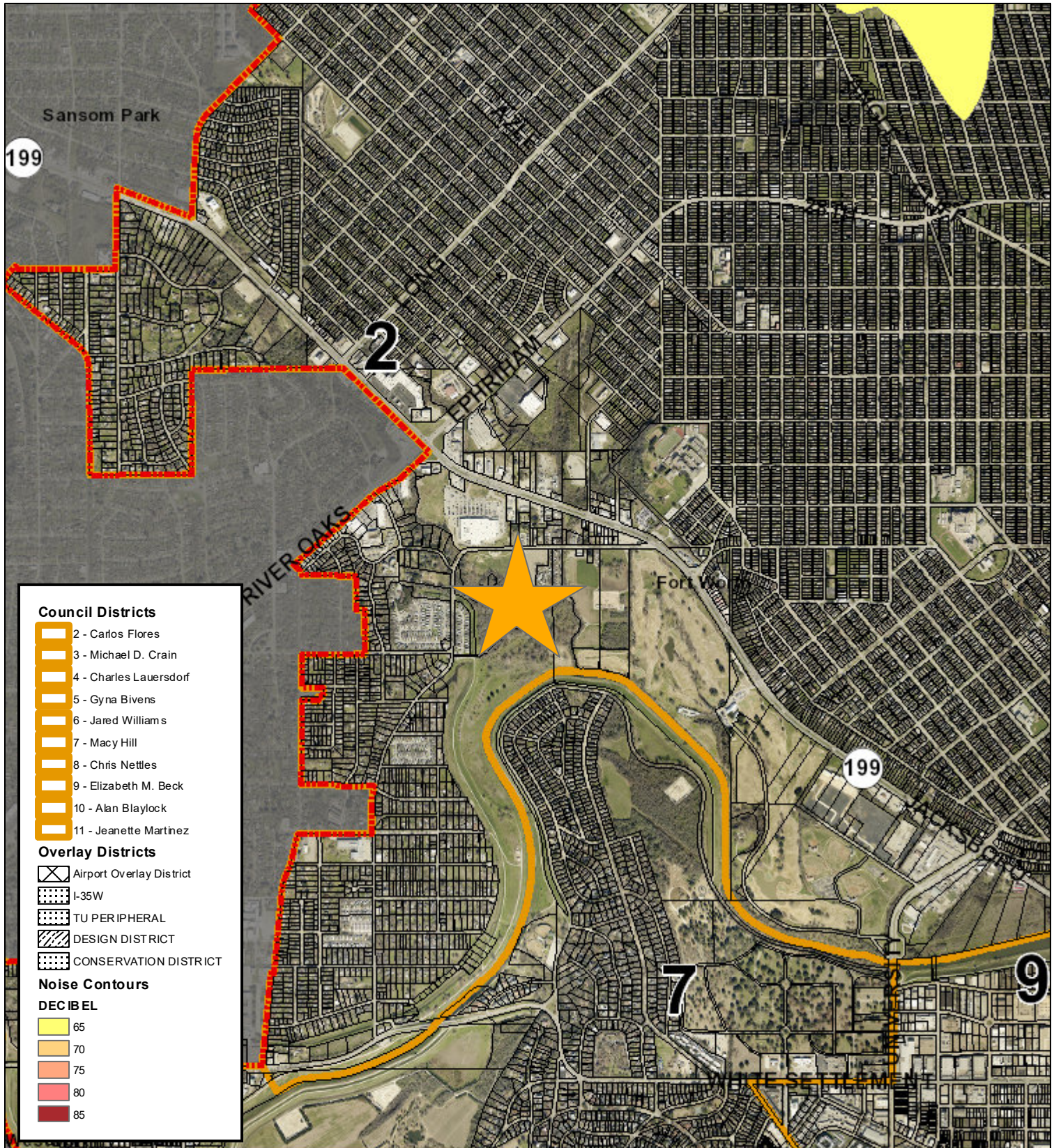






ZC-26-005

## Area Map



0 1,000 2,000 4,000 Feet

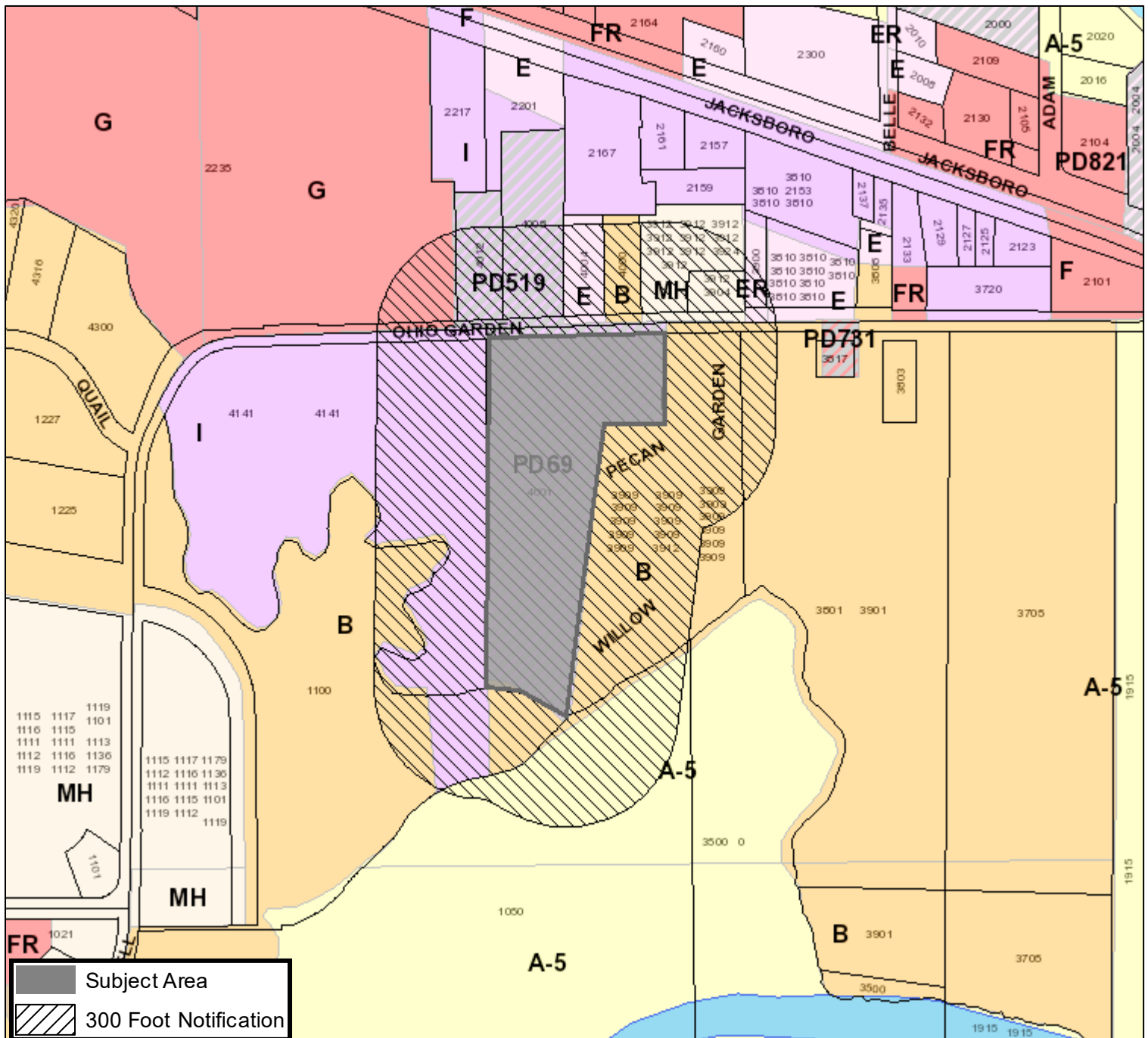




ZC-26-005

## Area Zoning Map

Applicant: Stockyards North LLC/Kimley-Horn  
Address: 4001 Ohio Gardens Drive  
Zoning From: PD 69 for temporary vehicle storage with loading/unloading 8am-5pm  
Zoning To: Planned Development for I uses with certain excluded uses, waivers for landscaping on nonresidential lots  
Acres: 7.11646303  
Mapsc0: Text  
Sector/District: Northside  
Commission Date: 2/11/2026  
Contact: 817-392-8043



0 195 390 780 Feet

Created: 1/29/2026 3:12:25 PM



# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** \_\_\_\_\_

Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

**APPLICANT** \_\_\_\_\_

Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

**AGENT / OTHER CONTACT** \_\_\_\_\_

Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

*Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.*

## PROPERTY DESCRIPTION

Site Location (Address or Block Range): \_\_\_\_\_

Total Rezoning Acreage: \_\_\_\_\_ ☐ I certify that an exhibit map showing the entire area to be rezoned is attached.

*If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.*

Is the property platted?

☐ YES - PLATTED

Subdivision, Block, and Lot (list all): \_\_\_\_\_

Is rezoning proposed for the entire platted area? ☐ Yes ☐ No Total Platted Area: \_\_\_\_\_ acres

*Any partial or non-platted tract will require a certified metes and bounds description as described below.*

☐ NO – NOT PLATTED

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: \_\_\_\_\_ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD (no change to development standards or waivers) <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): \_\_\_\_\_ Proposed Zoning District(s): \_\_\_\_\_

Current Use of Property: \_\_\_\_\_

Proposed Use of Property: \_\_\_\_\_

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: \_\_\_\_\_

Land Uses Being Added or Removed: \_\_\_\_\_

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

☒ Site Plan Included (completed site plan is attached to this application)

☐ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

☐ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: \_\_\_\_\_

Additional Use Proposed with CUP: \_\_\_\_\_

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

☐ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

## DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.





January 5, 2026

Brian Trujillo  
Zoning Commission Chair  
City of Fort Worth

Subject: 4001 Ohio Garden – Planning Development – Light Industrial  
Zoning Change Application

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Mr. Trujillo

Kimley-Horn is pleased to submit a proposed zoning change request for Ohio Garden Light Industrial Development located at 4001 Ohio Garden Road, Fort Worth, Texas 76114.

The subject property is currently zoned Planned Development (PD-69) for temporary vehicle storage. The original Planned Development, approved in 1988, requested a PD/SU to allow temporary storage of motor vehicles, with loading and unloading limited to the hours of 8:00 a.m. to 5:00 p.m. and prohibiting the use of semi-trailer transporters. In 2019, PD-69 was amended as part of ZC-19-195 to remove the hours of operation for loading and unloading activities associated with the temporary vehicle storage facility.

This zoning request proposes a Planned Development with Light Industrial zoning (PD/I) to allow a 3,000 sf office trailer and permitted outdoor uses associated with the Light Industrial district, subject to the following waivers, development standards, and use limitations.

**Waivers:**

- 4.1000(c): Waiver of the required 5-foot buffer yard along the east property line due to the presence of an existing 8-foot corrugated metal screening fence.
- 6.3031(2)(c): Waiver of the requirement that a minimum of 75 percent of all required landscaping be located in the front yard between the building line and the front property line.

**Development Standards**

- An 8-foot solid metal fence will be provided along the east property line. The fence will be maintained in good repair and finish and will provide screening to the adjacent mobile home park.
- All existing and proposed lighting shall comply with the City of Fort Worth Lighting Code. Lighting shall be directed away from adjacent “B” zoned areas and designed to minimize off-site impacts.

- All signage shall comply with Article 4, Signs, of the City of Fort Worth Zoning Ordinance.
- Security cameras shall be installed on the premises and maintained in good working order.
- The use of truck backup beepers shall be prohibited on the site

## **Permitted Uses**

Uses permitted within the Light Industrial district shall be allowed on the subject property per Section 4.803, Non-Residential District Use Table, with the exception of the following prohibited uses:

- Gas drilling and production
- Correction Facility
- Massage Parlor
- Sexually oriented business
- Data Center
- Permanent batch plants for concrete or asphalt

By rezoning to PD/I with the requested waivers, the subject property will accommodate additional permitted uses in addition to the existing outdoor motor vehicle storage use. We appreciate your consideration of this request and respectfully request approval of the proposed zoning change. If additional information is needed to support the review of this request, please contact Sean Shanklin at [sean.shanklin@kimley-horn.com](mailto:sean.shanklin@kimley-horn.com) or (682) 386-1783.

Sincerely,

**KIMLEY-HORN AND ASSOCIATES, INC.**



Sean Shanklin, P.E.  
Project Manager



## ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** ☐ Yes ☐ No If yes, please explain:

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2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?** ☐ Yes ☐ No

If yes, this application will be directed to the Development Services 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 Zoning Commission. 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 as soon as possible.)*

3. **Have you contacted the relevant Council Member to discuss your proposal?** ☐ Yes ☐ No [Click to find your Council District.](#)

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?** ☐ Yes ☐ No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing?** (at no cost to you)

**¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad?** (sin coste para usted) ☐ Sí ☐ No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* \_\_\_\_\_

6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- ☒ Completed copy of Zoning Change Application with original signatures (pages 2-6)
- ☒ Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- ☒ A copy of the recorded plat or certified metes and bounds description (page 2)
- ☒ An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- ☒ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
  - ☒ Site Plan meeting requirements of attached checklist (pages 7-8)
  - ☒ A list of all waiver requests with specific ordinance references

**ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION**

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

**SIGN INSTALLATION AUTHORIZATION**

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property): Kyle Poulson

Owner's Name (Printed): Kyle Poulson / Stockyards North, LLC

**If application is being submitted by an applicant or agent other than the property owner, complete the section below:**

AUTHORITY IS HEREBY GRANTED TO (NAME) Sean Shanklin, P.E. ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

WYATT TOWING ADDITION Block 1 Lot 1 (CERTIFIED LEGAL DESCRIPTION)

Kyle Poulson  
Owner's Signature (of the above referenced property)

Kyle Poulson  
Owner's Name (Printed)

S. Shanklin  
Applicant or Agent's Signature

Sean Shanklin, P.E.  
Applicant or Agent's Name (Printed)





## SITE PLAN CHECKLIST AND REQUIREMENTS

### Planned Development (PD) and Conditional Use Permit (CUP) Requests

### Items to be Shown on All Site Plans

#### Project Identification:

- ☒ Site Address and Legal Description
- ☒ Title of project or development (in bold letters) in the lower righthand corner of the plan
- ☒ Date of preparation or revision, as applicable
- ☒ Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- ☒ Vicinity map, north arrow, and scale
- ☒ Label the zoning case number in the lower righthand corner of the plan, below the title
- ☒ Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

#### Site Conditions:

- ☒ Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- ☒ Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- ☒ Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- ☒ Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- ☒ Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- ☒ Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- ☒ Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- ☒ For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

#### General Notes:

The following notes should be included on all site plans:

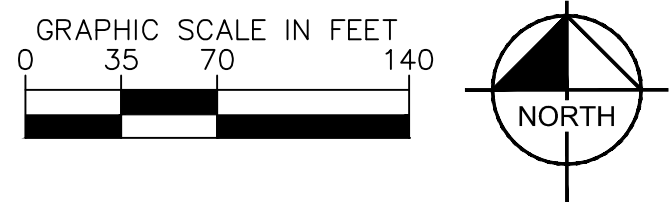
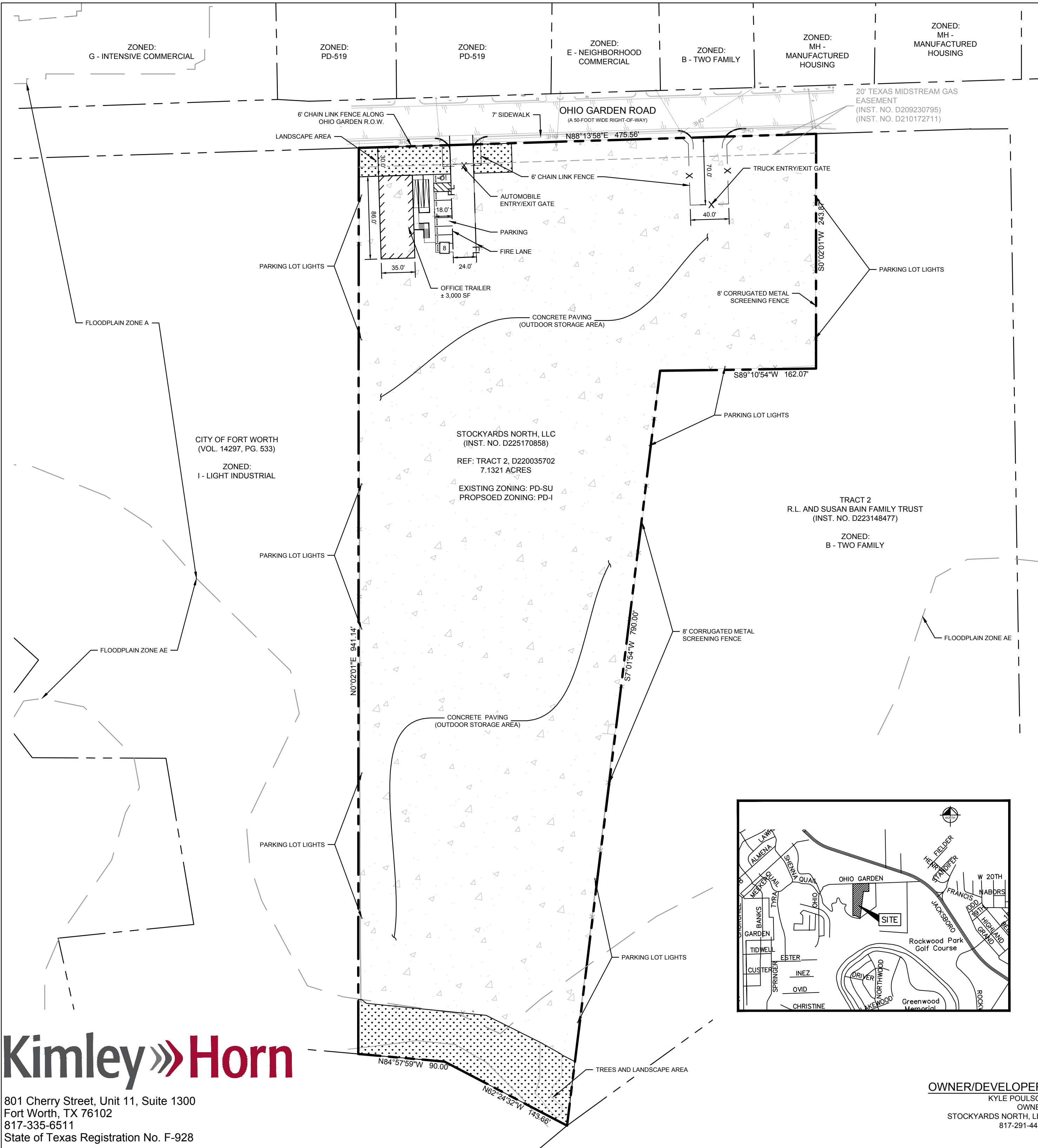
- ☒ This project will comply with [Section 6.301, Landscaping](#).
  - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section \_\_\_\_." (reference section for your specific zoning district)
- ☒ This project will comply with [Section 6.302, Urban Forestry](#).
- ☒ All signage will conform to [Article 4, Signs](#).
- ☒ All provided lighting will conform to the Lighting Code.

For multifamily projects in CR, C, or D districts, also include the following note:

- ☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted. N/A

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

**Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.**

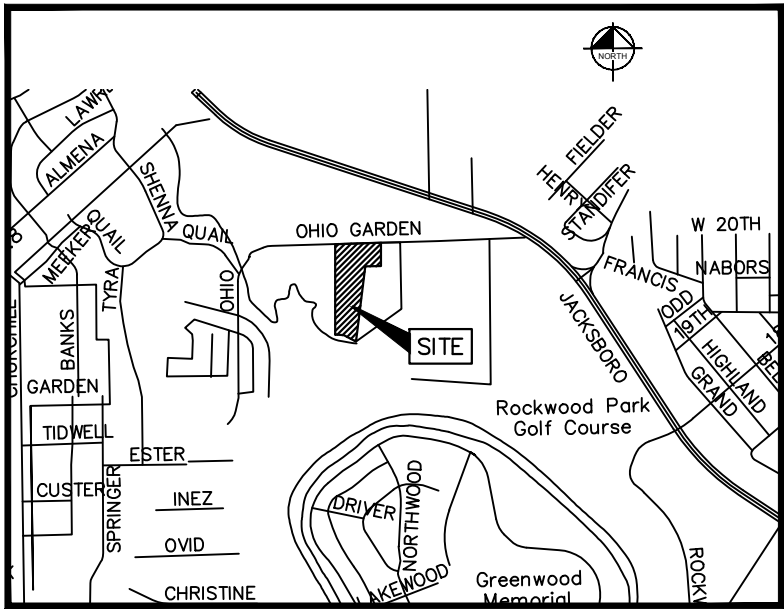


**LEGEND**

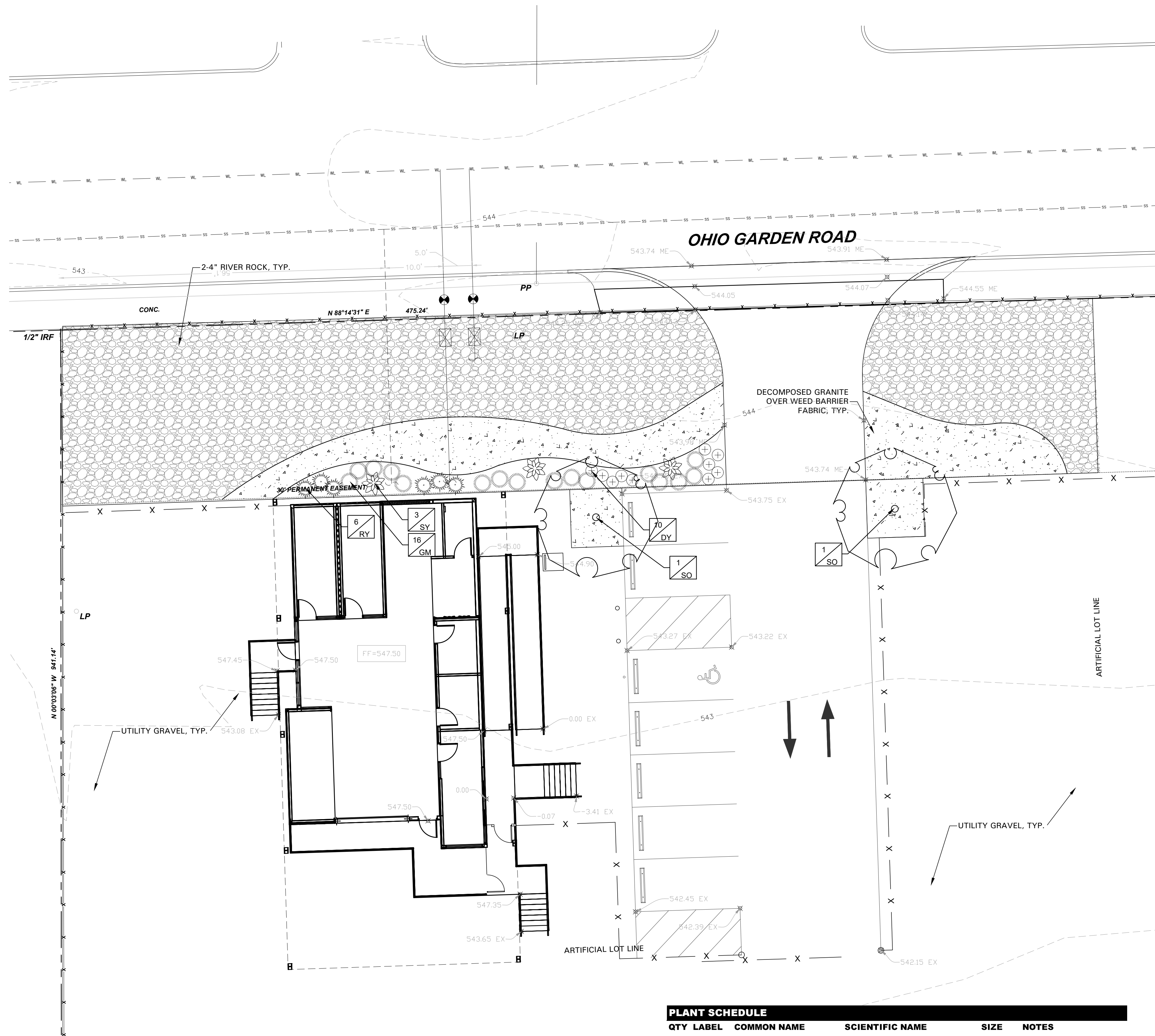
- PROPERTY LINE
- X- PROPOSED FENCE
- X- EXISTING FENCE
- [Pattern] LANDSCAPE AREA
- [Pattern] EX. CONCRETE PAVEMENT

- NOTES:**
- THIS PROJECT SHALL COMPLY WITH SECTION 4.1000(c), LIGHT INDUSTRIAL ("I") DISTRICT REQUIREMENTS.
  - THIS PROJECT SHALL COMPLY WITH SECTION 6.302, URBAN FORESTRY REQUIREMENTS.
  - ALL PROPOSED LIGHTING SHALL COMPLY WITH THE CITY OF FORT WORTH LIGHTING CODE. EXISTING AND PROPOSED LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT "B" ZONED AREAS.
  - ALL SIGNAGE SHALL COMPLY WITH ARTICLE 4, SIGNS.
  - SECURITY CAMERAS SHALL BE INSTALLED ON THE PREMISES.
  - NO "BACK UP BEEPERS ON TRUCKS" ALLOWED.
  - DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE LIGHT INDUSTRIAL ("I") DISTRICT, WITH THE FOLLOWING EXCEPTIONS:
    - A WAIVER IS REQUESTED FOR THE REQUIRED 5' BUFFER YARD ALONG THE EAST PROPERTY LINE DUE TO THE EXISTING 8' CORRUGATED METAL SCREENING FENCE. (4.1000)(c).
    - A WAIVER IS REQUESTED FOR THE REQUIREMENT THAT A MINIMUM OF 75% OF ALL REQUIRED LANDSCAPING BE LOCATED IN THE FRONT YARD BETWEEN THE BUILDING LINE AND FRONT PROPERTY LINE. (6.301)(2)(c).

SITE DATA TABLE	
LEGAL DESCRIPTION	WYATT TOWING ADDITION BLOCK 1 LOT 1
EXISTING ZONING	PD-SU
PROPOSED ZONING	PD-I
SITE AREA	7.13 Acres
BUILDING AREA	3,000 SF
REQUIRED PARKING (2.5 SPACES PER 1000 SF FOR OFFICE)	8
PROPOSED PARKING (ADA)	8(1)







PLANT SCHEDULE					
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
2	SO	Shumard Oak	<i>Quercus shumardii</i>	3" cal.	12' ht., 5' spread
SHRUBS					
10	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Condeaux'</i>	5 gal.	full, 24" sprd, 24" o.c.
16	GM	Gulf Muhly	<i>Muhlenbergia capillaris</i>	5 gal.	full, 30" o.c.
6	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	5 gal.	full, 24" sprd, 30" o.c.
3	SY	Softleaf Yucca	<i>Yucca recurvifolia</i>	5 gal.	full, 30" o.c.

GROUND COVER/VINES/GRASS					
2-4" River Rock					
Decomposed Granite					
Utility Gravel					
Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.					

URBAN FORESTRY - TREE CANOPY COVERAGE		
NET URBAN FORESTRY AREA		
A. Gross area of property	Square Feet	Acres
B. Regulated utility easements and other deductible areas	5,348	0.12
C. Net urban forestry area	14,532	0.33
REQUIRED TREE CANOPY AREA		
Net Urban Forestry Area	14,532	0.33
D. Land Use/Canopy Coverage ratio	x 20	x 20
Industrial (20%)	x 0	x 0
E. Additional 5% if only protected trees are being preserved	2,906	0.07
F. Total required canopy coverage for site		
PRESERVATION / RETENTION OF EXISTING CANOPY		
G. Existing tree canopy area	0	0.00
H. If seeking approval for phase 1 only, a minimum of 50% canopy		
I. Preservation requirement (25%)	0	0.00
J. Additional 5% if only protected trees are being preserved	0	0
K. Addition preservation option for mitigation of significant tree removal.		
L. Total preservation requirement	0	0.00
M. Area of existing canopy preserved	0	0.00
N. Total preservation credit		
TREE PRESERVATION AND PLANTING AREA		
O. Required new planting coverage	2,906	0.07
P. ( 2 ) large trees @ 2,000 square feet per tree	4,000	0.09
Q. ( ) medium trees @ 700 square feet per tree		0.00
R. ( ) small trees @ 100 square feet per tree	0	0.00
S. Total planting	4,000	0.09
PARKING CANOPY AREA		
Parking Areas for Commercial and Industrial Uses		
T. Area of parking and drives	4,006	0.09
U. Required canopy coverage of parking areas	x 0.4	x 0.4
Required canopy coverage	1,602	0.04
V. Area of canopy coverage being provided for parking	4,000	0.09
( 2 ) large trees @ 2,000 square feet per tree	4,000	0.09
( ) medium trees @ 700 square feet per tree		0.00
( ) small trees @ 100 square feet per tree	0	0.00
W. Excess/deficient parking canopy	2,398	0.06
Fulfillment of Requirements		
X. Total required canopy coverage for site	2,906	0.07
Y. Provided canopy coverage	4,000	0.09
Z. Excess/deficient overall canopy	1,094	0.03

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE. SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAP 1405 WEED BARRIER OR APPROVED EQUAL. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

- STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
- RIVER ROCK SHALL BE ARIZONA RIVER ROCK. 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
- DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.
- BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500 LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED. APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

LANDSCAPE TABULATIONS for FORT WORTH, TEXAS

Site Landscape Requirements

SITE AREA (artificial lot line)	19,880 s.f.
BUILDING AREA	2,245 s.f.
NET SITE AREA	17,635 s.f.

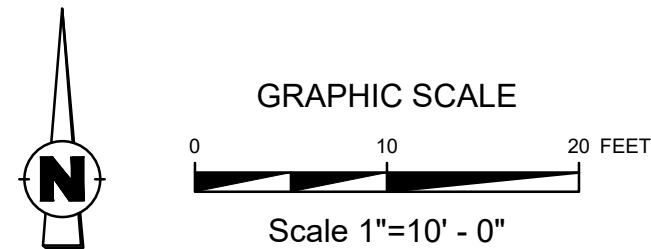
10% of the site to be landscape, excluding the building

For every fifty square feet of required landscape area, one shrub shall be provided

REQUIRED	PROVIDED
1,764 s.f (10%)	10,972 s.f.
35 shrubs	35 shrubs, 5 gallon

Front Yard Requirements

75% of the landscape area required shall be located in the front yard area.	
REQUIRED	PROVIDED
1,322 s.f (75%)	3,094 s.f.



AWR

AWR Designs, LLC  
P.O. Box 1746  
Aledo, Texas 76008  
amand@awr-designs.com  
c. 512.517.5589

REVISION NUMBER, REVISION DATE, DESCRIPTION

Lobinger & Potts Structural Engineering, Inc.  
PO Box 560215  
The Colony, Texas 75056  
817-488-9937  
Firm Reg. #7290

WYATT'S TOWING IMOUNDMENT FACILITY  
4001 OHIO GARDEN RD.; FORT WORTH, TX

LANDSCAPE PLAN

PROJECT #, MANAGER, DRAWN BY, ISSUED FOR, DATE

REGISTERED LANDSCAPE ARCHITECT  
AMANDA W. RICHARDS  
2754  
10/1/2020

SHEET  
L-1.2

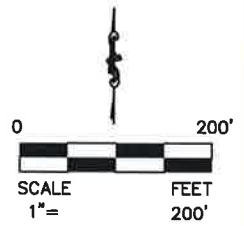


# EXHIBIT "A" OF 7.116 ACRES OF LAND, TARRANT COUNTY, TEXAS

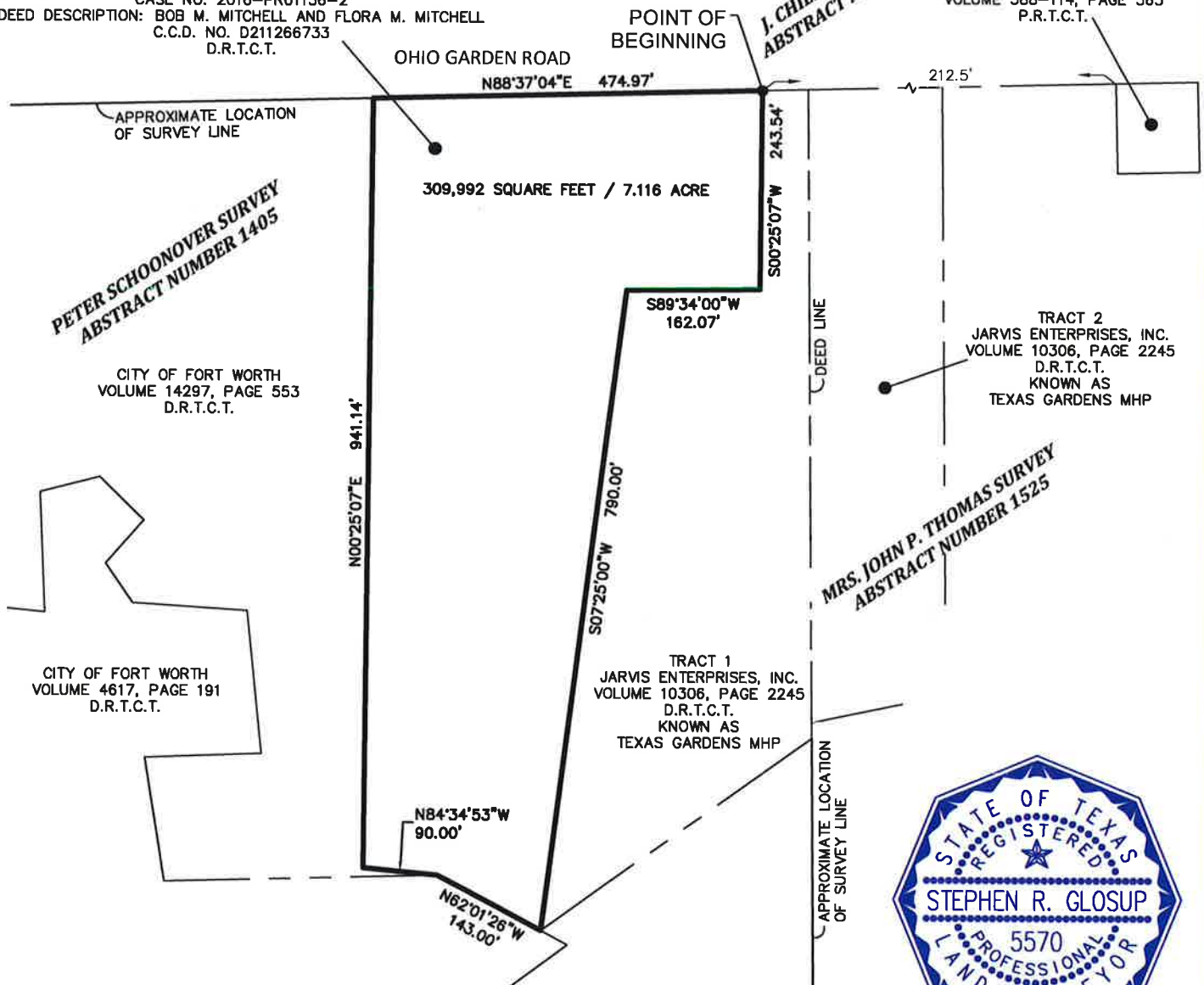
C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER  
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS  
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

A metes and bounds description of  
even date accompanies this drawing.

OWNERS: BOBBY D. MITCHELL AND JERRY W. MITCHELL, JOINT  
INDEPENDENT EXECUTORS OF THE BOBBIE MACK MITCHELL ESTATE  
CASE NO. 2016-PR01136-2  
DEED DESCRIPTION: BOB M. MITCHELL AND FLORA M. MITCHELL  
C.C.D. NO. D211266733  
D.R.T.C.T.



LOT 1-R,  
J.P. THOMAS ADDITION  
VOLUME 388-114, PAGE 363  
P.R.T.C.T.



*Stephen R. Glosup*  
11/11/19

**DUNAWAY**

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
FIRM REGISTRATION 10098100

DATE: NOVEMBER 11, 2019

PAGE 1 OF 2  
DUNAWAY JOB NO. B005977.001

*EXHIBIT "A"*  
*OF*  
*7.116 ACRES OF LAND, TARRANT COUNTY, TEXAS*

PROPERTY DESCRIPTION

BEING a tract of land situated in the Peter Schoonover Survey, Abstract No. 1405, City of Fort Worth, Tarrant County, Texas and being a part of that certain tract of land owned by deed to Bobby D. Mitchell and Jerry W. Mitchell, joint independent executors of the Bobbie Mack Mitchell Estate Case No. 2016-PR01136-2, Deed description compiled from that certain tract of land described by deed to Bob M. Mitchell and Flora M. Mitchell, recorded in County Clerk's Document Number D211266733, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south right-of-way line of Ohio Garden Road, (a 50' width right-of-way), and being in the west line of that certain tract of land described as tract 1, by deed to Jarvis Enterprises, Inc., recorded in Volume 10306, Page 2245, Deed Records, Tarrant County, Texas, known as Texas Gardens MHP, and from which the northwest corner of Lot 1-R, J.P.Thomas Addition, an addition to the City of Fort Worth, recorded in Volume 388-114, Page 363, Plat Records, Tarrant County, Texas, bears North 88°37'04" East, a distance of 212.5 feet;

THENCE, departing the south right-of-way line of Ohio Garden Road, and with the west line of said Tract 1, Jarvis Enterprises, Inc. tract the following courses and distances:

South 00°25'07" West, a distance of 243.54 feet to a point;

South 89°34'00" West, a distance of 162.07 feet to a point;

South 07°25'00" West, a distance of 790.00 feet to a point in the most easterly north line of that certain tract of land described by deed to the City of Fort Worth, recorded in Volume 4617, Page 191, Deed Records, Tarrant County, Texas;

THENCE North 62°01'26" West, departing the west line of said Tract 1, Jarvis Enterprises, Inc. tract, with the most easterly north line of said City of Fort Worth tract recorded in Volume 4617, Page 191, a distance of 143.00 feet to a point in a northerly line of that certain tract of land described by deed to the City of Fort Worth, record in Volume 14297, Page 553, Deed Records, Tarrant County, Texas;

THENCE North 84°34'53" West, departing the easterly north line of said City of Fort Worth tract recorded in Volume 4617, Page 191, with a northerly line of said City of Fort Worth tract, record in Volume 14297, Page 553, a distance of 90.00 feet to a point in the east line of said City of Fort Worth tract recorded in Volume 14297, Page 553;

THENCE North 00°25'07" East, with the east line of said City of Fort Worth tract recorded in Volume 14297, Page 553, a distance of 941.14 feet to a point in the south right-of-way line of said Ohio Garden Road;

THENCE North 88°37'04" East, departing the east line of said City of Fort Worth tract recorded in Volume 14297, Page 553, with the south right-of-way line of said Ohio Garden Road, a distance of 474.97 feet to the POINT OF BEGINNING and containing a calculated area of 309,992 square feet or 7.116 acres of land.

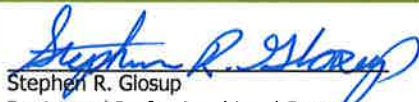
NOTES: The basis of bearings for this zoning is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

A drawing of even date accompanies this metes and bounds description.

The metes and bounds description contained herein was compiled from information contained in recorded documents and does not reflect the results of an on the ground survey.

DUNAWAY JOB NO. B005977.001

PAGE 2 OF 2

  
Stephen R. Glosup  
Registered Professional Land Surveyor  
Texas Registration No. 5570  
srg@dunawayassociates.com  
November 11, 2019



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
FIRM REGISTRATION 10098100



EXHIBIT "A"  
OF  
7.116 ACRES OF LAND  
  
PROPOSED ZONING CHANGE

Tarrant County, Texas



STATE OF TEXAS, COUNTY OF TARRANT  
WHEREAS I, TROY PORRAS, MANAGING PARTNER OF LSTRE, LLC., OF A TRACT OF LAND SITUATED IN THE J. CHILDRESS SURVEY A-252 AND P. SCHOONOVER SURVEY A-1405, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN DOCUMENT # D220035702, DTRCT, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF OHIO GARDEN ROAD, AT THE NORTHEAST CORNER OF THE CITY OF FORTH WORTH 12.3406 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 14297, PAGE 553 OF THE DTRCT, BEING THE NORTHWEST CORNER OF THE ABOVE MENTIONED LSTRE INC., TRACT AND THIS TRACT;  
THENCE, N 88° 14' 31" E (CONTROL LINE), 475.24 FEET ALONG THE SOUTH LINE OF OHIO GARDEN ROAD, THE NORTH LINE OF THIS TRACT TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE JARVIS ENTERPRISES, INC., KNOWN AS THE TEXAS GARDENS MHP, AS DESCRIBED IN DEED RECORDED IN VOLUME 10306, PAGE 2245 OF THE DTRCT, BEING THE NORTHEAST CORNER OF THE LSTRE INC., TRACT AND THIS TRACT;  
THENCE, ALONG THE COMMON LINE OF THE JARVIS ENTERPRISES, INC., TRACT AND THIS TRACT AS FOLLOWS: S 00° 05' 27" W, 243.87 FEET TO A 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED #4207; S 89° 11' 28" W, 161.56 FEET TO A 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED #4207; S 07° 02' 28" W, PASSING A FENCE CORNER FOUND AT 722.48 FEET, CONTINUING A TOTAL DISTANCE OF 790.00 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF THE CITY OF FORT WORTH 12.37 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 4617, PAGE 191 OF THE DTRCT, AT THE SOUTHEAST CORNER OF THE LSTRE INC., TRACT AND THIS TRACT;  
THENCE, N 62° 33' 58" W, 143.66 FEET ALONG THE COMMON LINE OF THE CITY OF FORT WORTH 12.37 ACRE TRACT AND THIS TRACT TO A POINT FOR CORNER AT THE SOUTHEAST CORNER OF THE CITY OF FORT WORTH 12.3406 ACRE TRACT, AN INTERIOR CORNER OF THE LSTRE INC., TRACT AND THIS TRACT;  
THENCE, ALONG THE COMMON LINE OF THE CITY OF FORT WORTH 12.3406 ACRE TRACT AND THIS TRACT AS FOLLOWS: N 84° 52' 06" W, 88.45 FEET; N 00° 03' 06" W, PASSING A 1/2" IRON ROD FOUND AT 46.33 FEET, CONTINUING A TOTAL DISTANCE OF 941.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.11 ACRES OF LAND MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT I, TROY PORRAS, MANAGING PARTNER OF LSTRE, LLC., THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1 OF WYATT TOWING ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON; AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREIN.

WITNESSED MY HAND THIS 20 DAY OF February, 2021.  
TROY PORRAS  
MANAGING PARTER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TROY PORRAS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20 DAY OF February, 2021.  
NOTARY PUBLIC, IN AND FOR TARRANT COUNTY, TEXAS—Patricia Casper Alberts

MY COMMISSION EXPIRES 06-21-2023  
PATRICIA CASPER ALBERTS  
Notary Public  
State of Colorado  
Notary ID # 20084030550  
My Commission Expires 06-21-2023  
PRINTED NAME:

DEVELOPMENT YIELD	
TOTAL GROSS ACREAGE	7.11 ACRES
RIGHT-OF-WAY DEDICATION	0.00 ACRES
NET ACREAGE	7.11 ACRES
NUMBER OF RETAIL LOTS	1
NUMBER OF NON-RETAIL LOTS	0
NON-RETAIL ACREAGE	0.00 ACRES
PRIVATE PARK ACREAGE	0.00 ACRES
PUBLIC PARK ACREAGE	0.00 ACRES

WATER / WASTEWATER IMPACT FEES  
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 ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.  
UTILITY EASEMENTS  
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.  
SITE DRAINAGE STUDY  
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

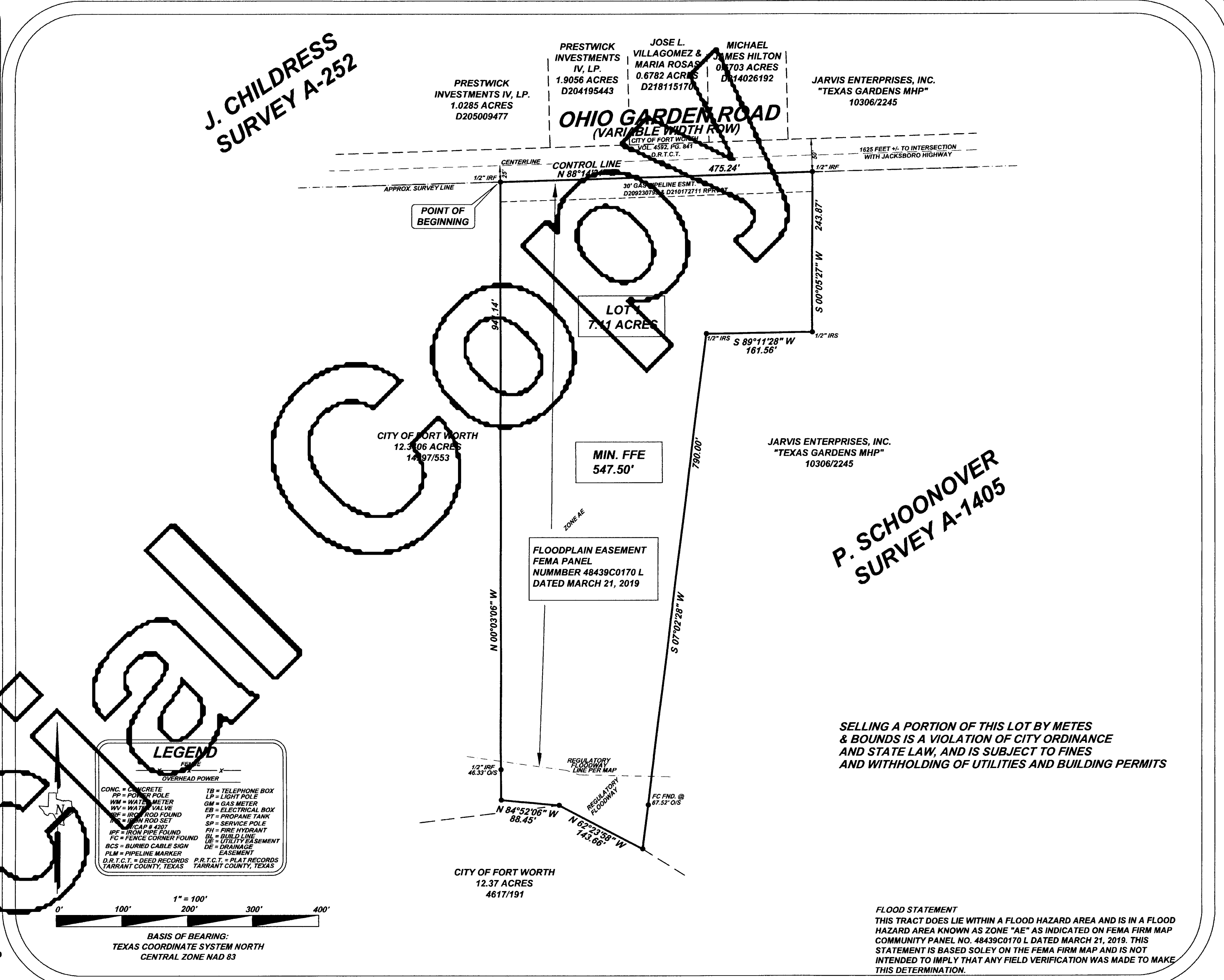
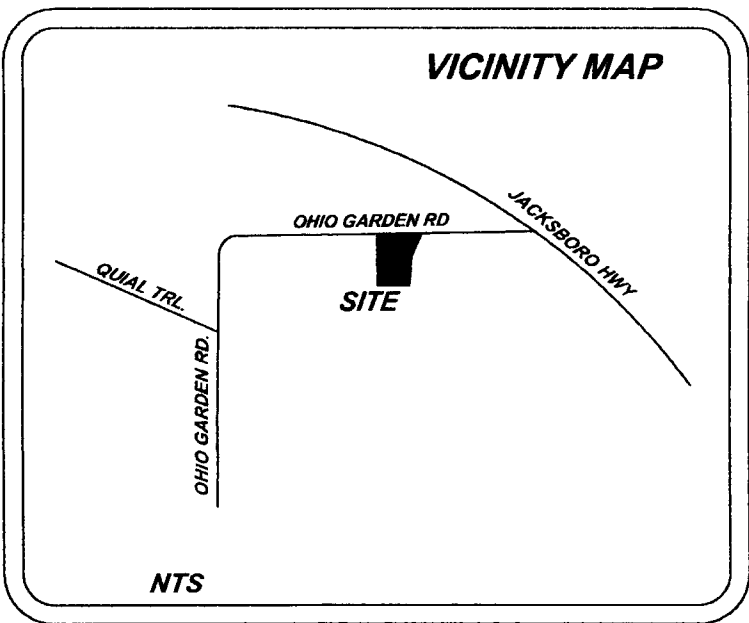
SIDEWALKS  
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".  
CONSTRUCTION PROHIBITED OVER EASEMENTS  
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

I, GARY L. HARDIN R.P.L.S. # 4207, DO HEREBY CERTIFY THAT THE PLAT SHOWN REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF AUG. 2020, AND ALL CORNERS ARE SHOWN HEREON AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OTHER THAN SHOWN.

GARY L. HARDIN R.P.L.S. # 4207  
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FIRM REGISTRATION NO. 10114700

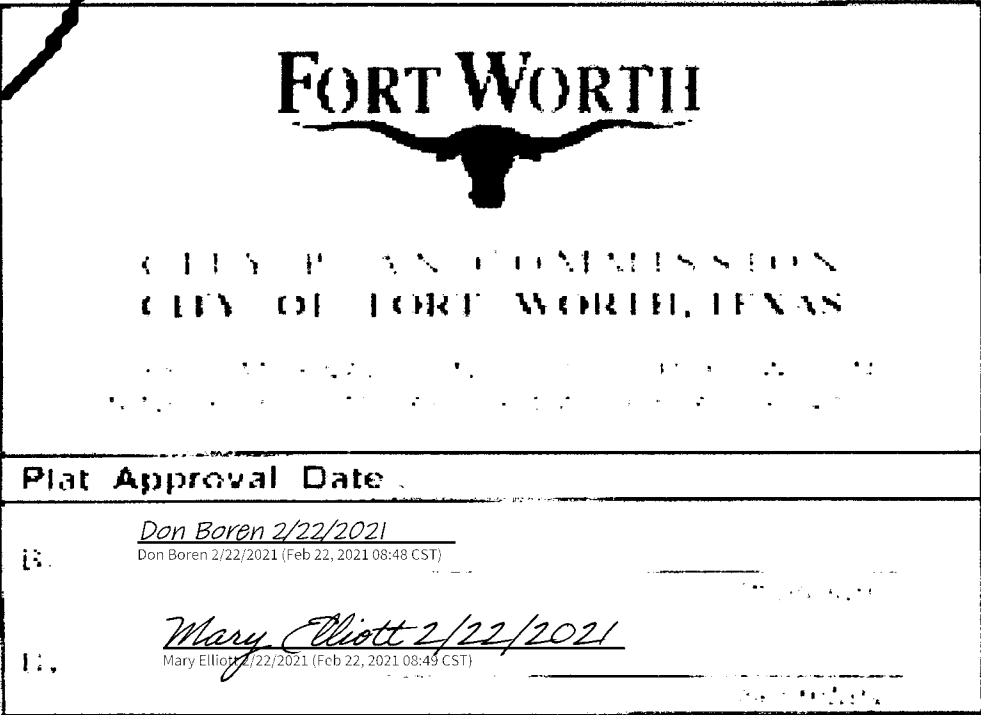
BUILDING PERMITS  
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.  
PRIVATE COMMON AREAS AND FACILITIES  
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/ CLUBHOUSE/ EXERCISE/ BUILDINGS AND FACILITIES.  
THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.  
TRANSPORTATION IMPACT FEES  
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.



FLOODPLAIN RESTRICTION. 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 FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

FLOODPLAIN/DRAINAGEWAY MAINTENANCE. THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL AND/OR OPERATION OF SAID DRAINAGE WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES, WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORMWATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.



OWNER/DEVELOPER  
LSTRE, LLC.  
13202 E. ADAM AIRCRAT CIRCLE,  
ENGLEWOOD, COLORADO 80112  
303-953-6777

ENGINEERS  
LOBSINGER & POTTS STRUCTURAL  
ENGINEERING, INC.  
1723 E. SOUTHLAKE BLVD. SUITE 200,  
SOUTHLAKE, TX 76092  
817-897-3611

FINAL PLAT  
OF  
LOT 1, BLOCK 1  
WYATT TOWING ADDITION  
7.11 ACRES

AN ADDITION TO THE CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS  
BEING 7.11 ACRES OF LAND  
SITUATED IN THE J. CHILDRESS SURVEY,  
ABSTRACT NO. 252 & P. SCHOONOVER  
SURVEY ABSTRACT NO. 1405

HARDIN SURVEYING

PO BOX 587  
MABANK, TEXAS 75147  
(903) 887-5674  
FIRM # 10114700

DATE PERFORMED: AUGUST 5, 2020  
SCALE: 1"= 100 FEET  
WORK ORDER # 2007082-PLAT  
FIELD BY: GF  
DRAWN BY: JH  
CHECKED BY: TP

CASE NUMBER FS-20-240  
THIS PLAT RECORDED IN

DATE