



# 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.



**FORT WORTH®**  
**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

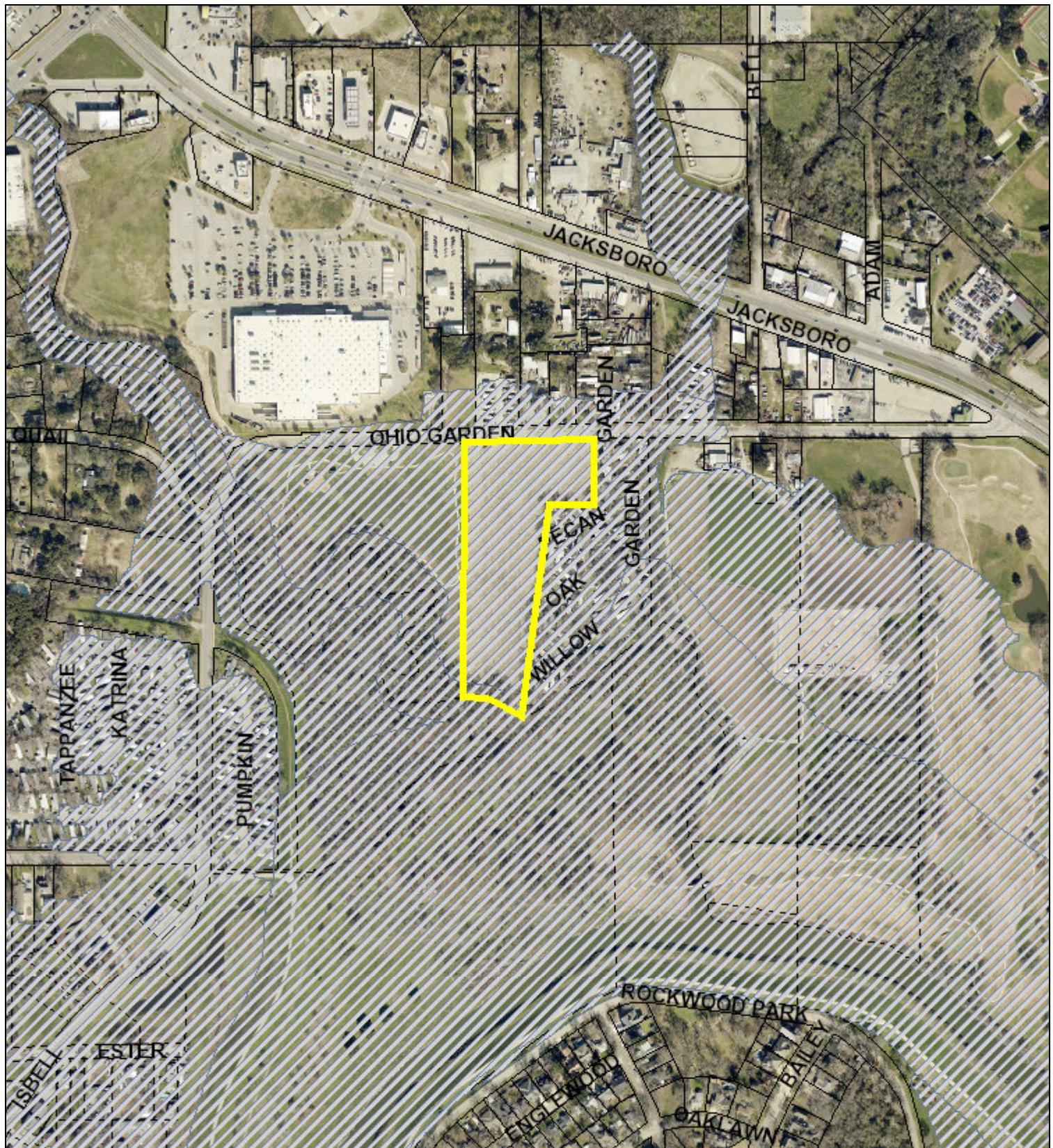
## Organizations Notified

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

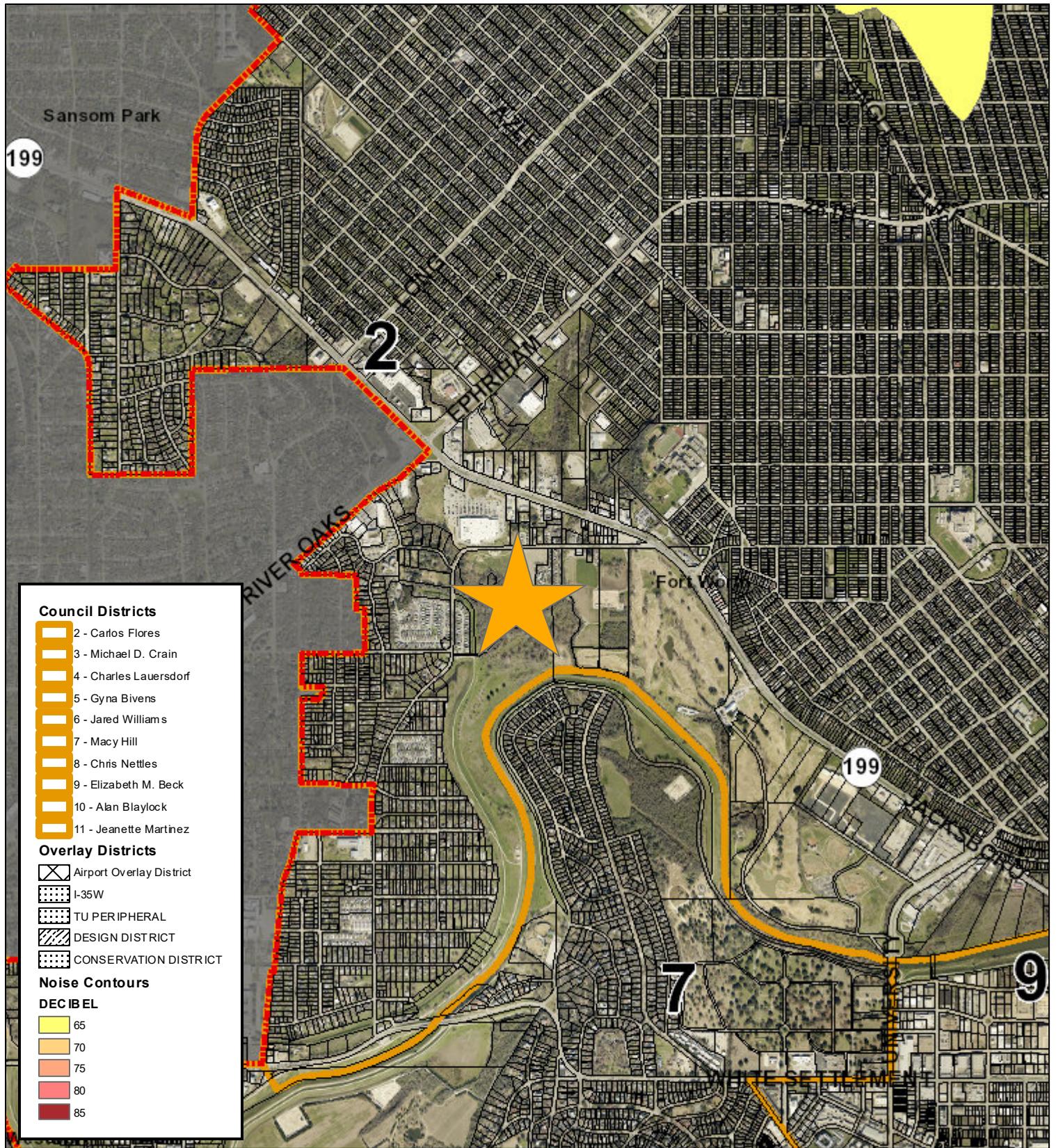
## Aerial Photo Map



0 305 610 1,220 Feet



## 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 no

Acres: 7.11646303

Mapsto: Text

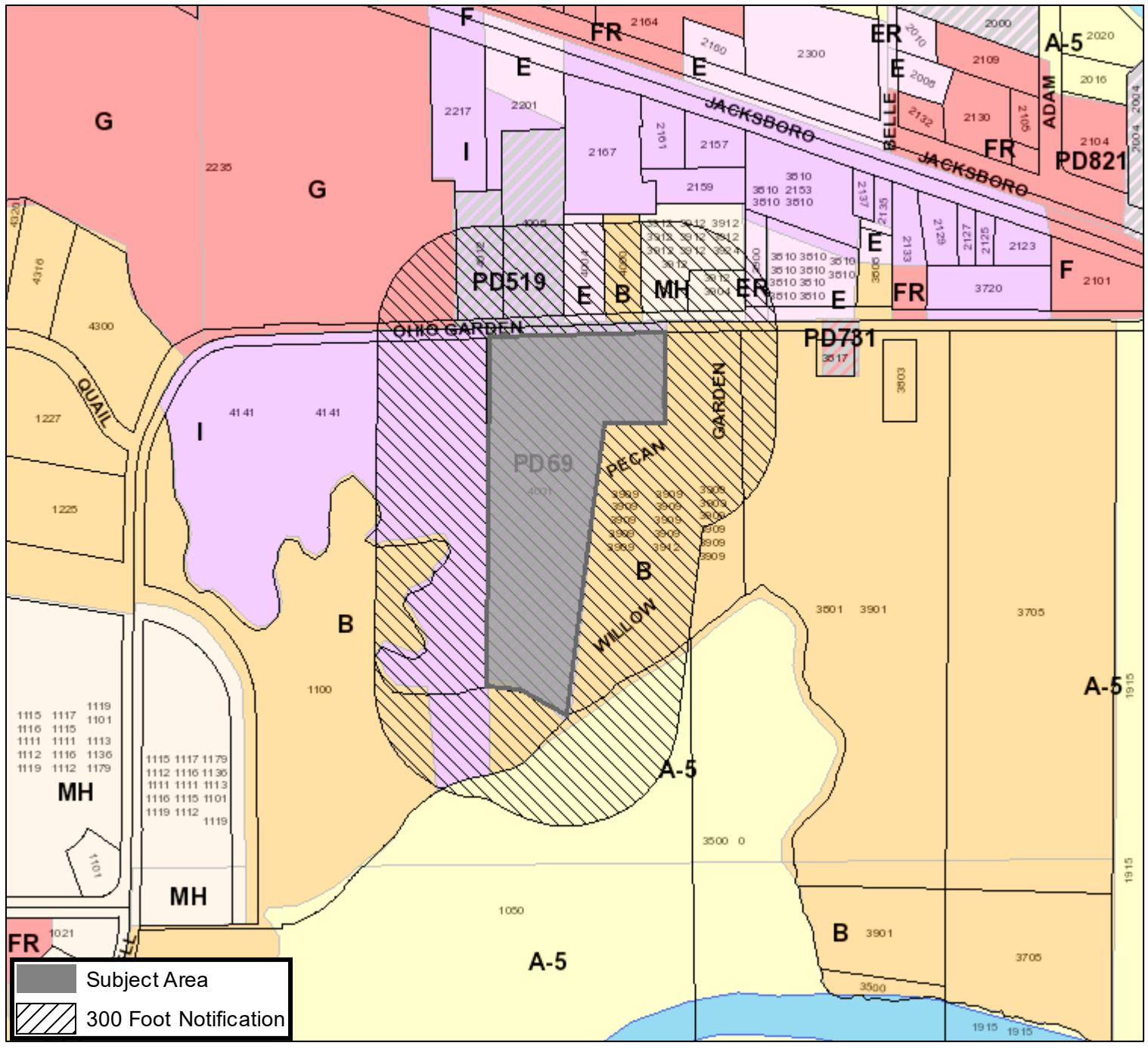
MapSee: [View](#)  
Sector/District: [Northside](#)

Commission Date: 2/11/2026

## Commission D

## Contact:

1



## Subject Area

## 300 Foot Notification



# 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).

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

Owner's Signature (of the above referenced property)

Kyle Poulson

Owner's Name (Printed)

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:*

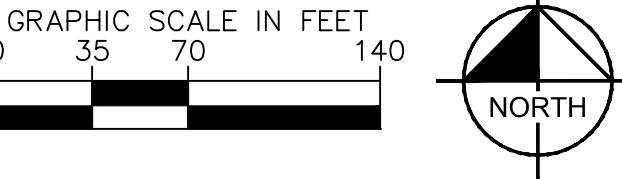
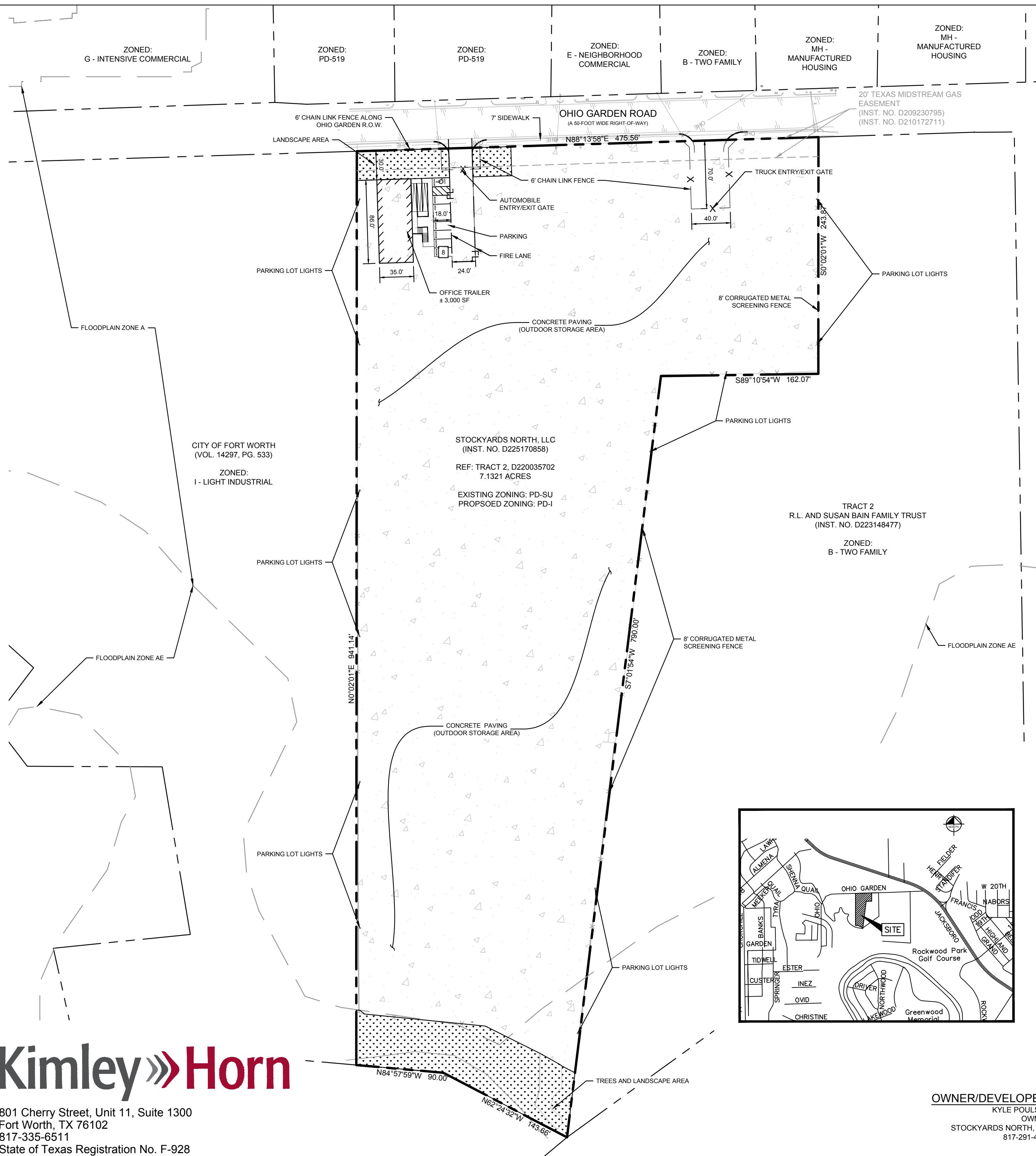
- This project will comply with [Section 6.301, Landscaping](#).
  - *Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section \_\_\_\_." (reference section for your specific zoning district)*
- This project will comply with [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

PROPOSED FENCE

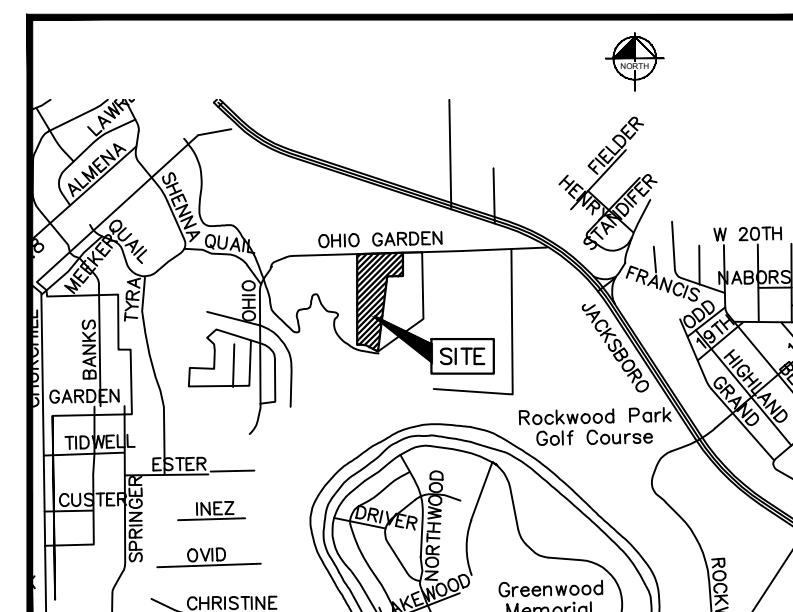
EXISTING FENCE

LANDSCAPE AREA

EX. CONCRETE PAVEMENT

TABLE

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)



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DIRECTOR OF DEVELOPMENT SERVICES

# 4001 OHIO GARDEN ROAD PD SITE PLAN

**OWNER/DEVELOPER:**  
KYLE POULSON  
OWNER  
STOCKYARDS NORTH, LLC  
817-291-4455

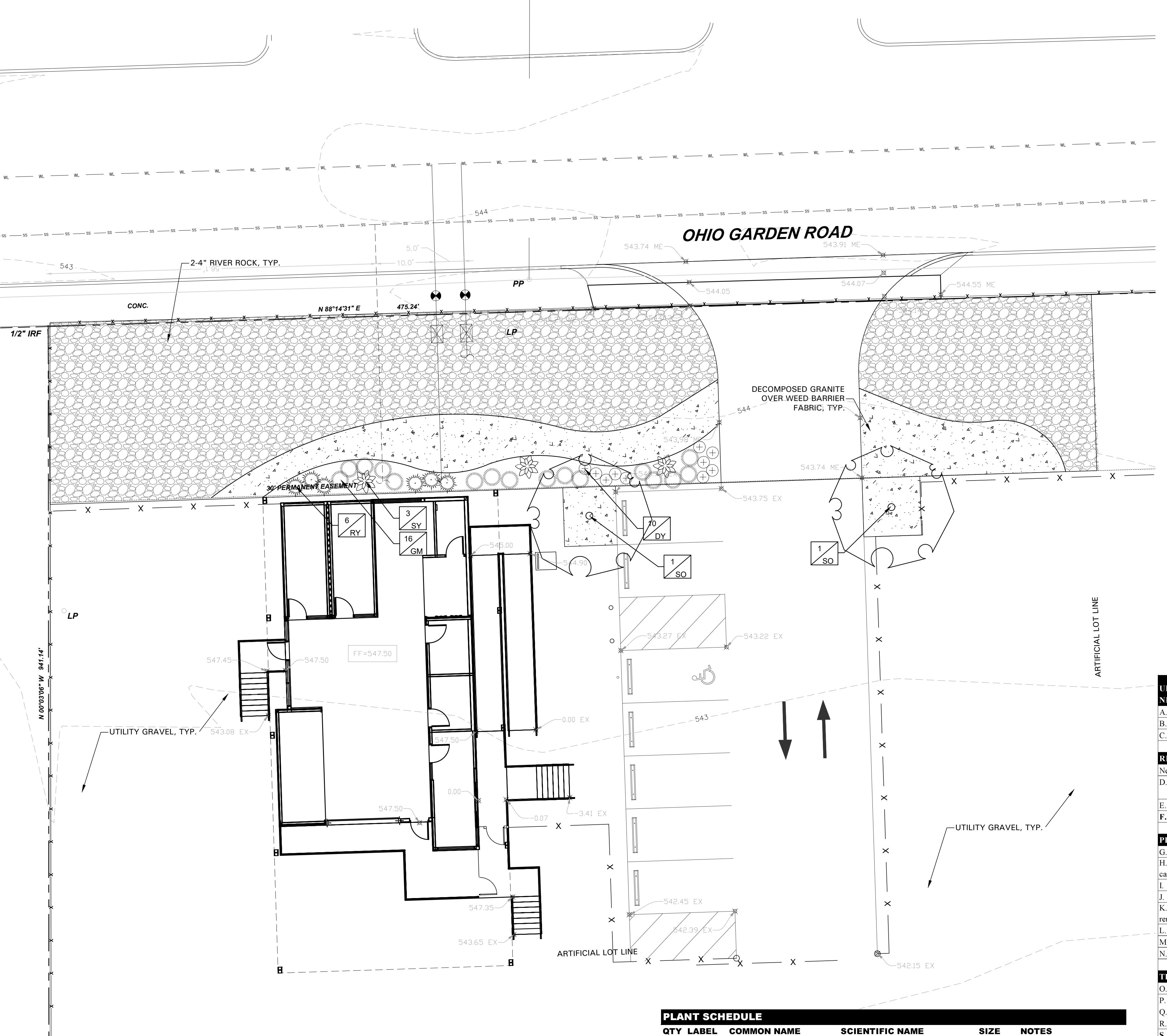
ENGINEER  
SEAN SHANKLIN, PE  
KIMLEY-HORN AND ASSOCIATES  
801 CHERRY ST. UNIT 11, SUITE 1300  
FORT WORTH, TX 76102  
682-386-1783

# Kimley >> Horn

801 Cherry Street, Unit 11, Suite 1300  
Fort Worth, TX 76102  
817-335-6511  
State of Texas Registration No. F-928

**PD SITE PLAN  
ZC-26-XXX**

FORT WORTH, TX  
JANUARY 2026



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

**GROUNDCOVER/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.

#### 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 MAY PREVENT THE PROPOSED WORK FROM BEING 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 PROPERTY.
- PLANTING AREAS AND SOIL 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 OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- QUANTITIES OF THESE PLANT AREAS 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 NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL.
- 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" 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. FABRIC SHALL BE MIRAFI 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 SHALL BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS GROWING 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.
- MOVING, 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 3/8" 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 A PLATE 30" X 24" X 24" AND A MIN. OF 500 LB. ROLLING TO SET IN THE 3" DEEP PLANTING 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.

#### URBAN FORESTRY - TREE CANOPY COVERAGE

NET URBAN FORESTRY AREA	Square Feet	Acres
A. Gross area of property	19,880	0.46
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

Square Feet	Acres
Net Urban Forestry Area	14,532
D. Land Use/Canopy Coverage ratio	
Industrial (20%)	x 20
E. Additional 5% if only protected trees are being preserved	x 0
F. Total required canopy coverage for site	2,906

#### PRESERVATION / RETENTION OF EXISTING CANOPY

Square Feet	Acres
G. Existing tree canopy area	0
H. If seeking approval for phase 1 only, a minimum of 50% canopy	0
I. Preservation requirement (25%)	0
J. Additional 5% if only protected trees are being preserved	0
K. Additional preservation option for mitigation of significant tree removal	0
L. Total preservation requirement	0
M. Area of existing canopy preserved	0
N. Total preservation credit	0

#### TREE PRESERVATION AND PLANTING AREA

Square Feet	Acres
O. Required new planting coverage	2,906
P. ( 2 ) large trees @ 2,000 square feet per tree	4,000
Q. ( ) medium trees @ 700 square feet per tree	0
R. ( ) small trees @ 100 square feet per tree	0
S. Total planting	4,000

#### PARKING CANOPY AREA

Square Feet	Acres
T. Area of parking and drives	4,006
U. Required canopy coverage of parking areas	x 0.4
Required canopy coverage	1,602

#### V. Area of canopy coverage being provided for parking

Square Feet	Acres
( 2 ) large trees @ 2,000 square feet per tree	4,000
( ) medium trees @ 700 square feet per tree	0
( ) small trees @ 100 square feet per tree	0
W. Excess/deficient parking canopy	2,398

#### Fulfillment of Requirements

Square Feet	Acres
X. Total required canopy coverage for site	2,906
Y. Provided canopy coverage	4,000

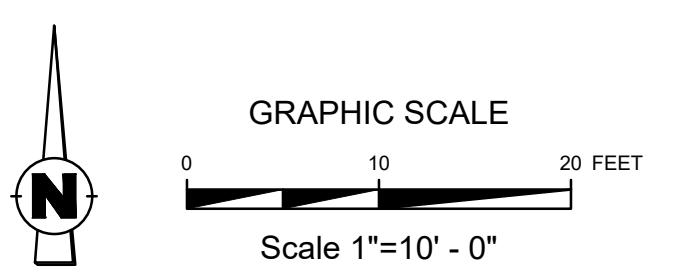
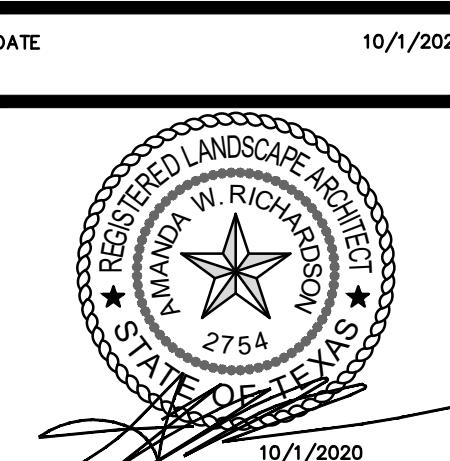
Z. Excess/deficient overall canopy	0.094	0.03

APPROVED

By Lucretia Summers at 7:54 am, Jul 29, 2021

**LPSE**  
 Lobsinger & Potts Structural Engineering, Inc  
 817.488.9337  
 817.488.9333  
 817.488.9337

**LANDSCAPE PLAN**  
 4001 OHIO GARDEN RD.; FORT WORTH, TX



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

**L-1.2**

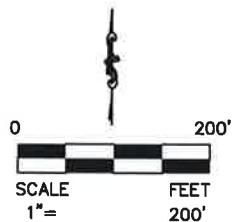
**EXHIBIT "A"**  
**OF**  
**7.116 ACRES OF LAND, TARRANT COUNTY, TEXAS**

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.

J. CHILDRESS SURVEY  
ABSTRACT NUMBER 252

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

OHIO GARDEN ROAD  
N88°37'04"E 474.97'

POINT OF  
BEGINNING

APPROXIMATE LOCATION  
OF SURVEY LINE

PETER SCHOONOVER SURVEY  
ABSTRACT NUMBER 1405

309,992 SQUARE FEET / 7.116 ACRE

CITY OF FORT WORTH  
VOLUME 14297, PAGE 553  
D.R.T.C.T.

S0025'07"W 243.54'

212.5'

DEED LINE

TRACT 2  
JARVIS ENTERPRISES, INC.  
VOLUME 10306, PAGE 2245  
D.R.T.C.T.  
KNOWN AS  
TEXAS GARDENS MHP

MRS. JOHN P. THOMAS SURVEY  
ABSTRACT NUMBER 1525

CITY OF FORT WORTH  
VOLUME 4617, PAGE 191  
D.R.T.C.T.

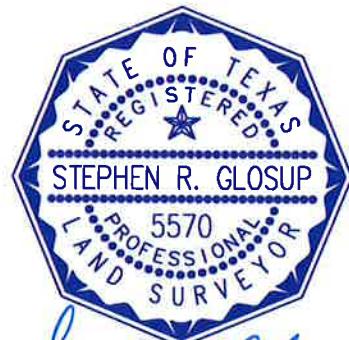
N0025'07"E 941.14'

N84°34'53"W  
90.00'

N62°01'26"W  
143.00'

TRACT 1  
JARVIS ENTERPRISES, INC.  
VOLUME 10306, PAGE 2245  
D.R.T.C.T.  
KNOWN AS  
TEXAS GARDENS MHP

APPROXIMATE LOCATION  
OF SURVEY LINE



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.

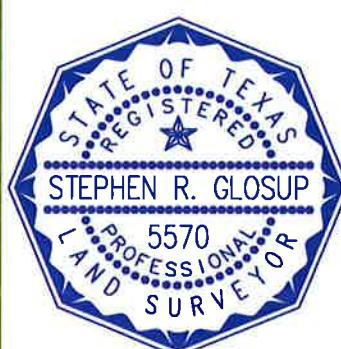
DUNAWAY JOB NO. B005977.001

PAGE 2 OF 2

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

  
**DUNAWAY**

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

