

### **NEIGHBORHOOD GROUP NOTICES**

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a  $\frac{1}{2}$  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 just merely to observe the proceedings; or
- 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

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

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

Zoning Commission

City Council

Location: 100 Fort Worth Trail; Council Chambers

LOCATION MAP

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

Case Number:				
Applicant:	Site Address:	Council District:		
Current Zoning:	Proposed Zoning:	Proposed Use:		

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Represe	entative:

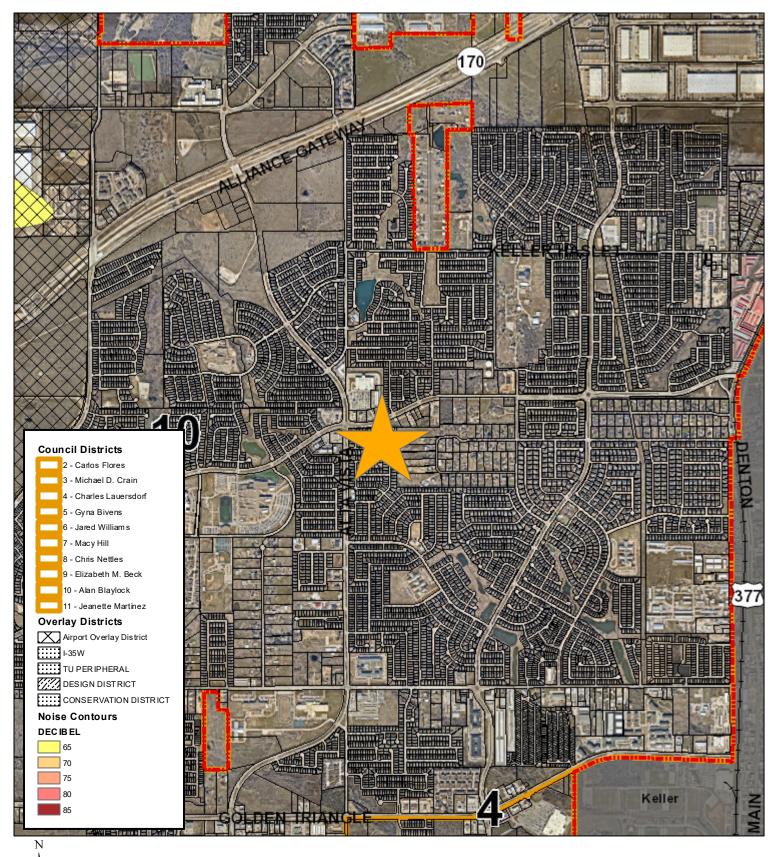


# **Aerial Photo Map**











Applicant: Applicant: Applicant Appl

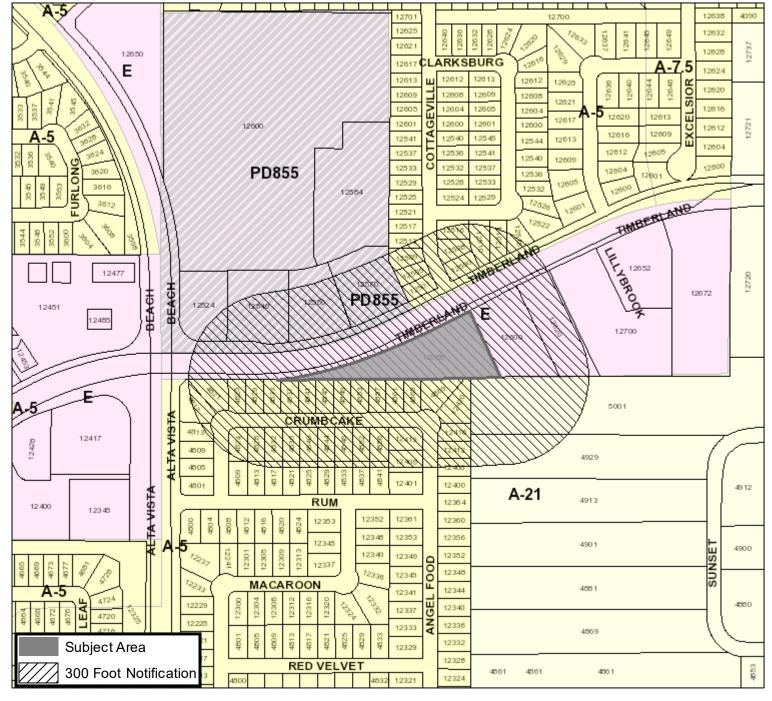
Address: 12588 Timberland Boulevard

Zoning From: E

Zoning To: Add CUP for auto parts sales & installation

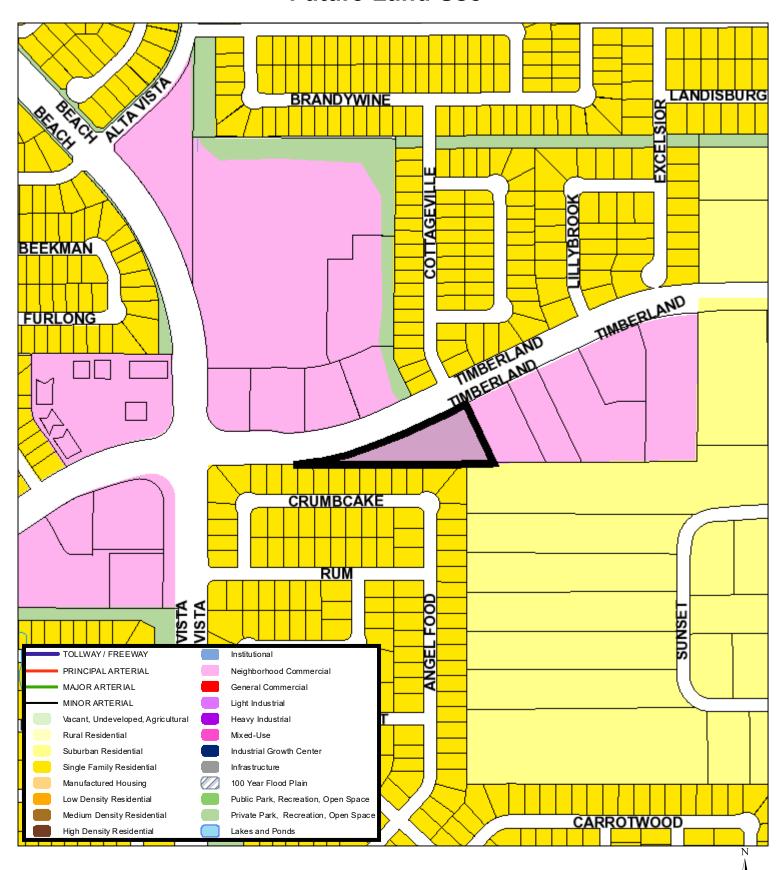
Acres: 1.69
Mapsco: Text
Sector/District: Far North
Commission Date: 5/14/2025
Contact: 817-392-8028



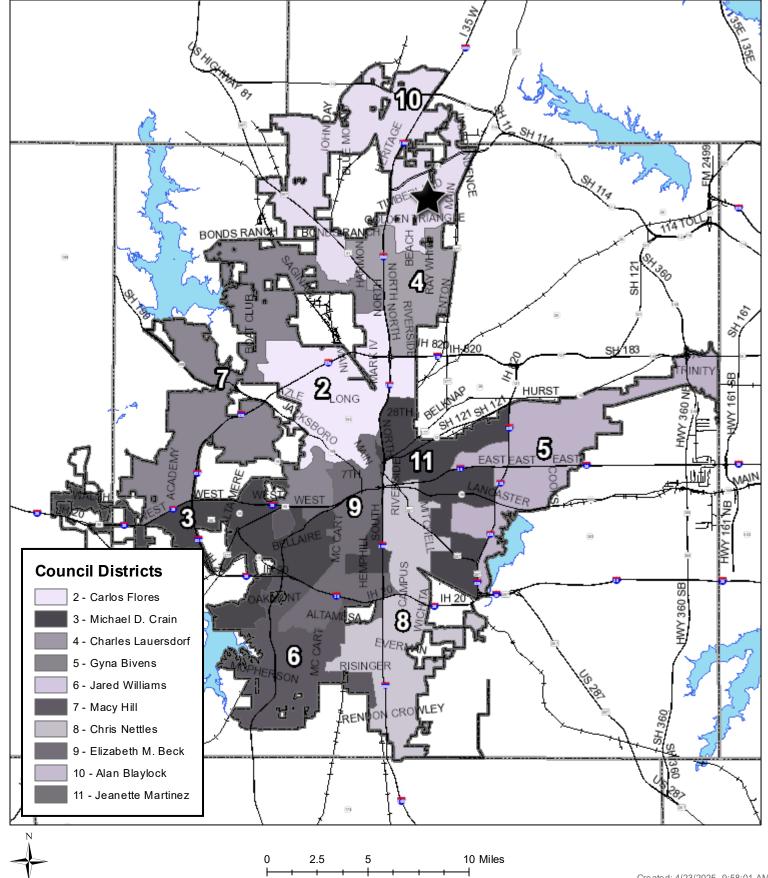




### **Future Land Use**







Page **2** of **7** Revised 9/24/2024



## **ZONING CHANGE / SITE PLAN APPLICATION**

### **CONTACT INFORMATION** Timberland Boulevard Development Partners LLC **PROPERTY OWNER** Mailing Address \_ 251 E Southlake Blvd Ste 100 Southlake, TX 76092 City, State, Zip Phone 817-416-8188 Email \_ amiller@castledevgroup.com Andrew Ruegg, Masterplan APPLICANT Mailing Address 2201 Main St, Ste 1280 \_\_\_ City, State, Zip \_Dallas, TX 75201 Phone 214-998-0096 andrew@masterplantexas.com AGENT / OTHER CONTACT \_\_\_Andrew Ruegg, Masterplan Mailing Address 2201 Main St, Ste 1280 Dallas, TX 75201 \_\_\_\_ City, State, Zip \_ Email andrew@masterplantexas.com 214-998-0096 Phone 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): 12588 Timberland Blvd Total Rezoning Acreage: 1.69 ac ☑ 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? Subdivision, Block, and Lot (list all): \_\_\_\_\_Timberland Crossing Block 1 Lot 1 Is rezoning proposed for the entire platted area? ☑ Yes ☐ No Total Platted Area: \_\_\_\_\_1.69

#### □ 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.

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

Total Area Described by Metes and Bounds: acres

Page **3** of **7** Revised 9/24/2024

#### **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
☐ Rezoning from one standard zoning district to another	☐ Submitting a required site plan for an existing PD
☐ Rezoning to Planned Development (PD) District	(no change to development standards or waivers)
☐ Adding a Conditional Use Permit (CUP) Overlay	☐ Amending a previously approved PD or CUP site plan
☐ Modifying development standards, waivers, and/or land	Existing PD or CUP Number:
uses for an existing PD or CUP	Previous Zoning Case Number:
DEVELOPMENT IN	IFORMATION
Current Zoning District(s): E-Neighborhood Commercial Proj	posed Zoning District(s): <u>E - Neighborhood Commercial wit</u> r
Current Use of Property: Undeveloped	CUP
Proposed Use of Property: Auto parts supply and installation	
For Planned Developmen	t (PD) Requests Only
First, reference Ordinance <u>Section 4.300</u> to ensure your project qua	alifies for PD zoning. If so, complete the following:
Base Zoning District Proposed for PD:	
and 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 applica	etion)
$\Box$ Site Plan Required (site plan will be submitted at a future time for	
$\Box$ Site Plan Waiver Requested (in the box above, explain why a wai	
	·
For Conditional Use Permit	: (CUP) Requests Only
Current Zoning of Property: E-Neighborhood Commerical	
Additional Use Proposed with CUP: Auto parts supply and instal	lation
Are Development Standards or Waivers being requested? 🛛 Yes	□ No If yes, please list below:
Variances requested from 5.104 Automotive Repair; Paint and 1. No repairs shall be conducted on any premises that adjoin a 2. No automobile repair or service facility shall be permitted to	any residential district boundary

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

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#### **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.

12588 Timberland Blvd - Mavis Tire Supply CUP for Auto parts supply and installation

Mavis Tire Supply was founded in 1972 as one of the first multi-brand tire dealers in the NY area. Today, Mavis is the second largest independent multi-brand tire dealer in the U.S. and operates 538 locations under the name "Mavis Discount Tire" as well as "Cole Muffler Brake & Tire," "STS Tire," "Kauffman Tire," and "Sun Tire." At Mavis, customer service and value-oriented products are, and always will be, the backbone of the company.

Mavis Tire Supply is proposing a new store in Fort Worth. The store will employ 7 to 10 people and will operate in strict accordance with Mavis guidelines for professionalism, the safety of our employees and convenience of our customers. Hours of operation will be M-F 8AM to 6PM, Saturday 8AM to 5 PM and Sunday 9AM to 5PM. The store will be stocked daily using a 26 ft. box truck or smaller. Scrap tires will be stored inside and will be removed once a week. Mavis will not store or leave cars outside. No work will be done outside the building. No parts or tires will be stored outside the building.

The primary business of a Mavis Discount Tire store is the retail sale of tires. Additionally we sell brakes, shocks/struts and exhaust systems. Apart from the installation of the aforementioned items, Mavis does not perform engine work. Mavis performs oil changes, state vehicle inspections and replaces fluids. The installation of the tires and parts that Mavis sells does not require a car to be idling, as such there will be no fumes associated with the operation of this business. Mavis has conducted noise studies that prove the sound of tools does not exceed the ambient noise levels of standard service roads. Moreover, this particular location is significantly busier than the locations where these tests were performed. The tests were performed with the overhead doors open. The overhead doors of a Mavis store tend to be kept closed during winter and open during summer as the service bays are heated but not air conditioned.

A CUP for the auto parts supply and installation use is being requested because this use is not shown as a permitted use in the E-Neighborhood Commercial district. There are two waivers from 5.104 supplemental use standards being requested for adjacency to residential and bay doors facing residential. As detailed above, the proposed use hosts all installation and repair operations inside of the building which mitigates any potential impacts to surrounding residential. Furthermore, there is an existing wood screening fence and heavy tree line that will be predominately preserved to buffer from adjacent residential. Bay doors are proposed to front on Timberland Boulevard a large 100 foot + right of way which has other commercial uses fronting the street to the north, east, and west. This property is shown as Neighborhood Commercial on the City of Fort Worth Future Land Use map. This use serves the immediate neighborhood and surrounding area to provide a convenient auto parts supply and installation store for routine oil changes and emergency tire replacements and is compatible with the Neighborhood Commercial designation.

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### **ADDITIONAL QUESTIONS**

Is this property part of a current Code Compliance case? ☐ Yes ☒ No If yes, please explain:
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.)
Have you contacted the relevant Council Member to discuss your proposal? ☒ Yes ☐ No Click to find your Council District.
Have you contacted nearby neighborhood organizations and property owners to discuss your proposal? ☒ Yes ☐ No
The <u>Fort Worth Neighborhood Database</u> includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the <u>Online Zoning Map</u> or contact <u>Community Engagement</u> . All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.
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:
The following items are required with your application. Please confirm submittal by checking each item below.
<ul> <li>         ☐ Completed copy of Zoning Change Application with original signatures (pages 2-6)     </li> <li>         ☐ Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.     </li> <li>         ☐ A copy of the recorded plat or certified metes and bounds description (page 2)     </li> <li>         ☐ An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts     </li> <li>         ☐ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):     </li> <li>         ☐ Site Plan meeting requirements of attached checklist (pages 7-8)     </li> </ul>

### **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.

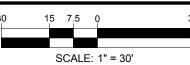
#### SIGN INSTALLATION AUTHORIZATION

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.

acquired by telephoning the number indicated. I shall inform City Staff if my property during the processing of the zoning case.	
Signed by	y:
owner solgitature (or the above referenced property).	EW MILLER 3A386443
Owner's Name (Printed):	
If application is being submitted by an applicant or agent other th	an the property owner, complete the section below:
AUTHORITY IS HEREBY GRANTED TO (NAME)Masterplan /	Mavis TireACTING ON MY
BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAI	SAL DISTICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY
OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONIN	IG CLASSIFICATION FOR THE FOLLOWING PROPERTY:
12588 Timberland Blvd., Fort Worth, TX	(CERTIFIED LEGAL DESCRIPTION)
Signed by:	
IMREW MUER  8E5D0913A386443	
Owner's Signature (of the above referenced property)	Applicant or Agent's Signature
ANDREW MILLER	Andrew Ruess, Masterplan
Owner's Name (Printed)	Applicant or Agent's Name (Printed):



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY





# SITE VICINITY MAP

SCALE: 1"=1,000'

### SITE NOTES:

- 1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING OF THE CITY OF FORT WORTH.
- 2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY OF THE CITY OF FORT
- 3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS OF THE CITY OF FORT WORTH.
- 4. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE OF THE CITY OF FORT WORTH.
- 5. THE PROPOSED ACTIVITIES SHALL COMPLY WITH THE CITY OF FORT WORTH DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
- 6. ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
- 7. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
- 8. ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
- 9. FIRE LANE STRIPING SHALL BE SIX (6) INCHES WIDE, PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT. COLOR SHALL BE 'TRAFFIC RED'. LETTERS SHALL BE FOUR (4) INCHES HIGH WITH THE WIDTH OF STROKE AT LEAST 1/2" PAINTED WITH AN EXTERIOR ACRYLIC PAINT. COLOR SHALL BE
- 10. ALL REPAIRS MUST BE CONDUCTED WITHIN AN ENCLOSED BUILDING.

### SITE DATA

	SIIL DATA
LEGAL DESCRIPTION	TIMBERLAND CROSSING BLOCK 1 LOT 1
SITE ADDRESS	12588 TIMBERLAND BLVD
ZONING CASE #	TBD
JURISDICTION	CITY OF FORT WORTH
EXISTING ZONING	E - NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING	CUP
EXISTING LAND USE	VACANT
PROPOSED LAND USE	AUTOMOTIVE REPAIR
	BUILDING INFORMATION:
GROSS FLOOR AREA	6,228 SF
NUMBER OF STORIES	1 STORY
# OF PROPOSED BAY DOORS	7 BAYS
PARKING INFORMATION:	
REQUIRED PARKING (1/250 SF)	25 SPACES
PROPOSED PARKING	27 SPACES
	SETBACKS & PLANTING
FRONT YARD	20 FEET
REAR YARD	10 FEET
SIDE YARD	3 FEET
LANDSCAPE BUFFER	5 FEET

WAIVERS FROM 5.104 AUTOMOTIVE REPAIR; PAINT AND BODY SHOP (C) NO REPAIRS SHALL BE CONDUCTED ON ANY PREMISES THAT ADJOIN ANY RESIDENTIAL DISTRICT BOUNDARY. (D) NO AUTOMOBILE REPAIR OR SERVICE FACILITY SHALL BE PERMITTED TO HAVE BAY DOORS FACING A ONE- OR TWO-FAMILY DISTRICT.

**REVISIONS** 

REV DATE

YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-344-8377

### NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTIC DOCUMENT UNLESS INDICATED OTHERWISE. PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.: 2/28/2025 P-SITP-SITE

PROJECT:

SITE PLAN

SITE ADDRESS:

12588 TIMBERLAND BLVD FORT WORTH, TX 76244 TARRANT COUNTY TIMBERLAND CROSSING

BLOCK 1 LOT 1

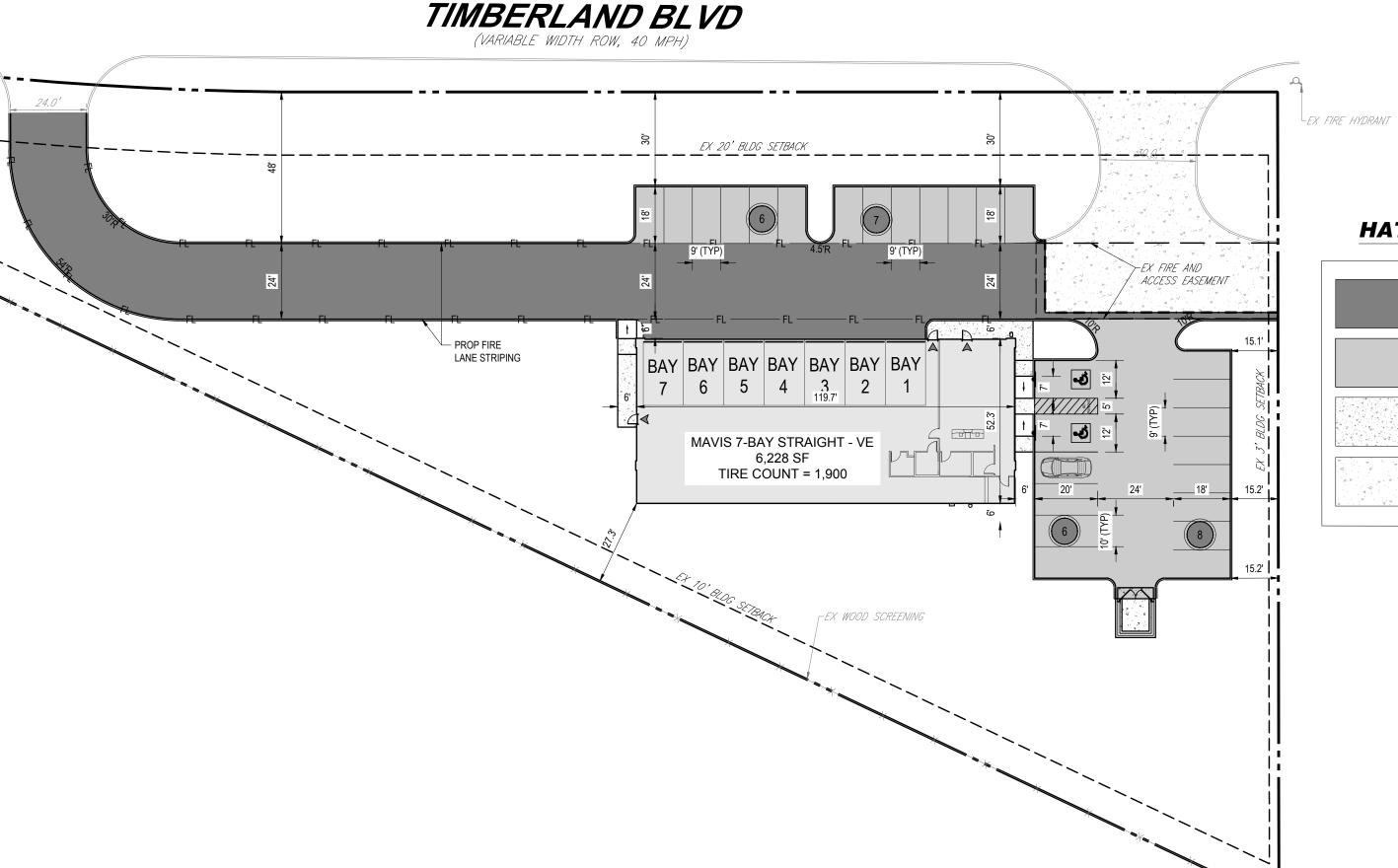
2600 NETWORK BLVD., SUITE 310 **FRISCO, TX 75034** Phone: (469) 458-7300 **TX@BohlerEng.com**TBPE NO. 18065 | TBPLS NO. 10194413

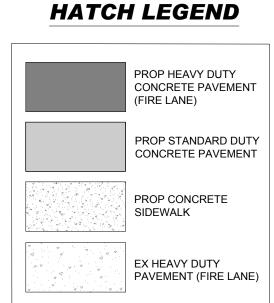
SHEET TITLE:

SITE PLAN

C-301

ORG. DATE - 2/28/2025

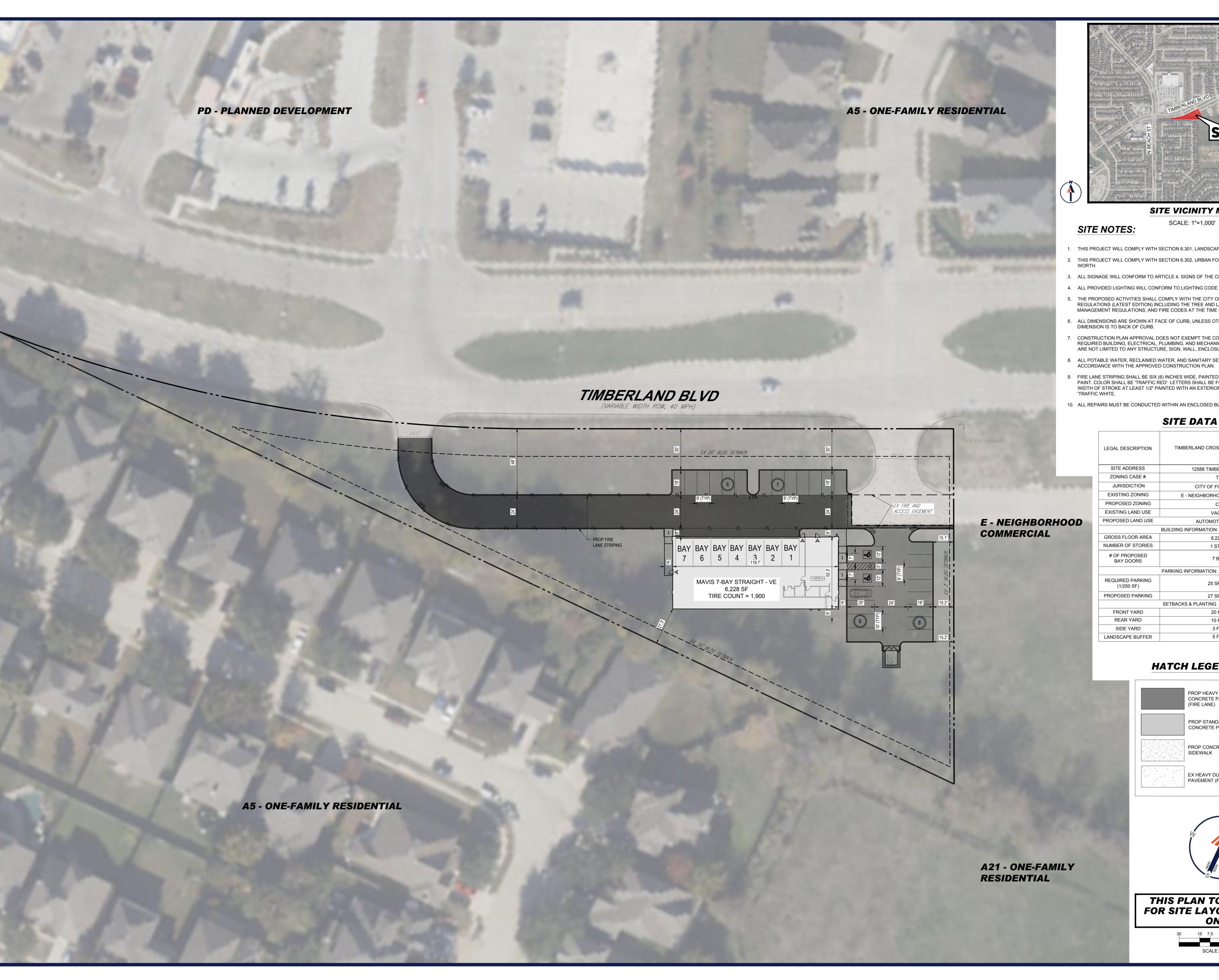




**DIRECTOR OF DEVELOPMENT SERVICES** 

DATE

MAVIS - TIMBERLAND BLVD **ZONING CASE: ZC-25-054** 







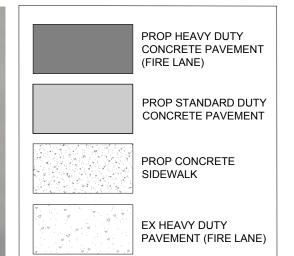
SCALE: 1"=1,000'

- 1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING OF THE CITY OF FORT WORTH.
- 2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY OF THE CITY OF FORT
- 3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS OF THE CITY OF FORT WORTH.
- 4. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE OF THE CITY OF FORT WORTH.
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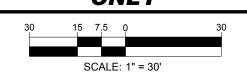
LEGAL DESCRIPTION	TIMBERLAND CROSSING BLOCK 1 LOT 1	
SITE ADDRESS	12588 TIMBERLAND BLVD	
ZONING CASE #	TBD	
JURISDICTION	CITY OF FORT WORTH	
EXISTING ZONING	E - NEIGHBORHOOD COMMERCIAL	
PROPOSED ZONING	CUP	
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REAR YARD	10 FEET	
SIDE YARD	3 FEET	
LANDSCAPE BUFFER	5 FEET	
	SITE ADDRESS ZONING CASE # JURISDICTION EXISTING ZONING PROPOSED ZONING EXISTING LAND USE PROPOSED LAND USE  GROSS FLOOR AREA NUMBER OF STORIES # OF PROPOSED BAY DOORS  REQUIRED PARKING (1/250 SF) PROPOSED PARKING FRONT YARD REAR YARD SIDE YARD	

# **HATCH LEGEND**





THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



REV DATE COMMENT CHECKED	ЗΥ
	BY

**REVISIONS** 



TEXAS
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-344-8377
www.texas811.org

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PROJECT:

# SITE PLAN



SITE ADDRESS:

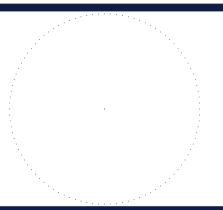
12588 TIMBERLAND BLVD FORT WORTH, TX 76244 TARRANT COUNTY TIMBERLAND CROSSING BLOCK 1 LOT 1



2600 NETWORK BLVD., SUITE 310 FRISCO, TX 75034 Phone: (469) 458-7300

TX@BohlerEng.com

TBPE NO. 18065 | TBPLS NO. 10194413



SHEET TITLE:

SITE PLAN

C-302

ORG. DATE - 2/28/2025