



# Neighborhood Notification

**Case Number: ZC-26-101**

**Council District: 10 – Chris Jamieson**

## ZONING CHANGE REQUEST

**Owner/Applicant:** Hunter Crossroads, LP / Kelly Hart & Hallman, LLP, Ray Oujesky

**Site Location:** 2101 – 2200 (evens) Avondale Haslet Road

**Request:**

Current Zoning:

Proposed: Amend "PD829" (PD/F) to add outdoor storage with a development standard to allow outdoor storage less than 200 feet from the northern & eastern property lines; site plan included

**Proposed Use:** Outdoor RV storage

**For More Information please contact:**

Case Manager

Beth Knight

817-392-8190

## Public Hearing Dates

|                          |                   |
|--------------------------|-------------------|
| <b>Zoning Commission</b> | September 9, 2026 |
| <b>City Council</b>      | October 13, 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.

**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

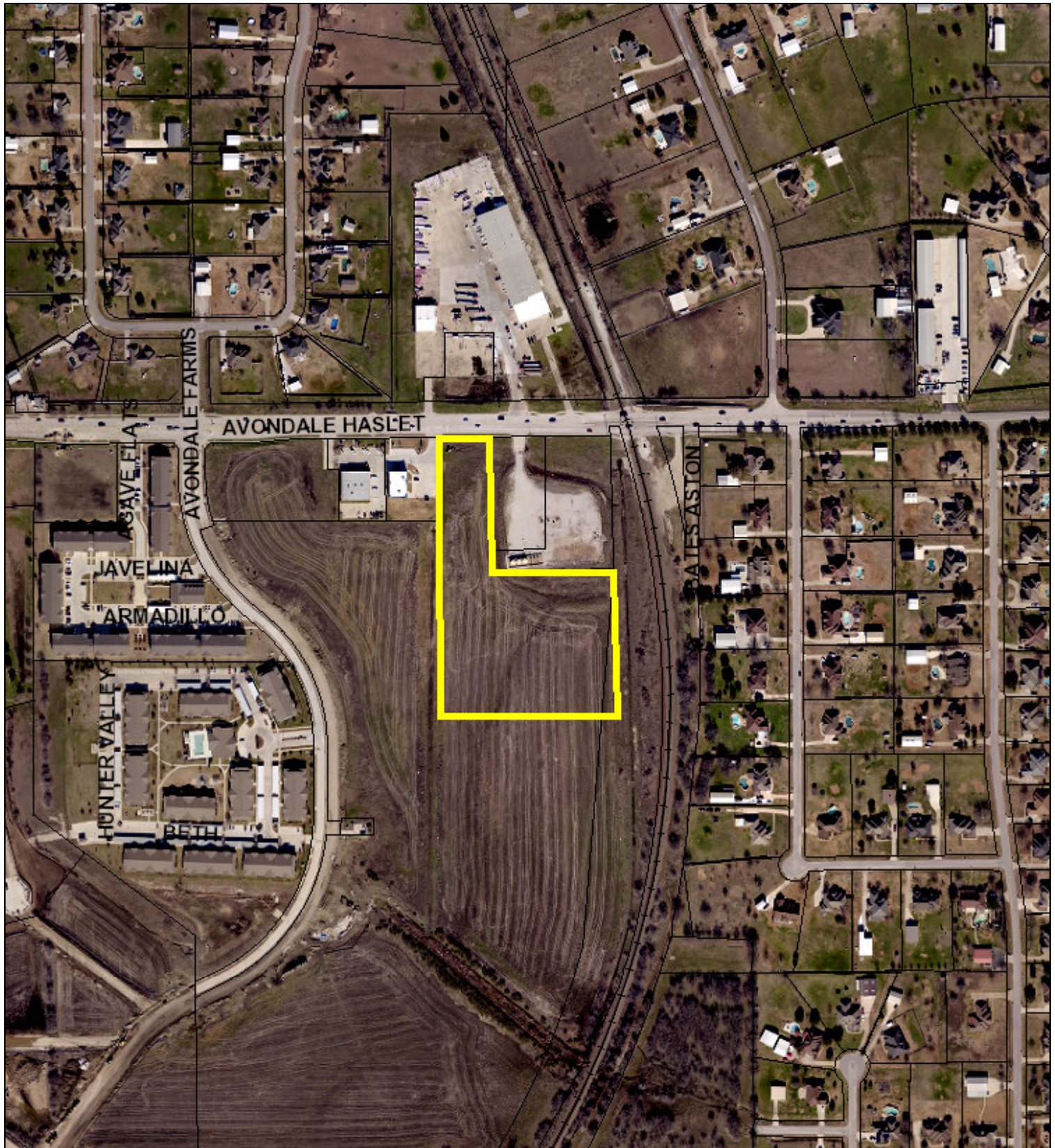


# Neighborhood Notification

Organizations Notified

| Organizations Notified  |                              |
|-------------------------|------------------------------|
| Streams And Valleys Inc | Trinity Habitat for Humanity |
| Northwest ISD           |                              |
|                         |                              |
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|                         |                              |
|                         |                              |
|                         |                              |

### Aerial Photo Map



0 250 500 1,000 Feet

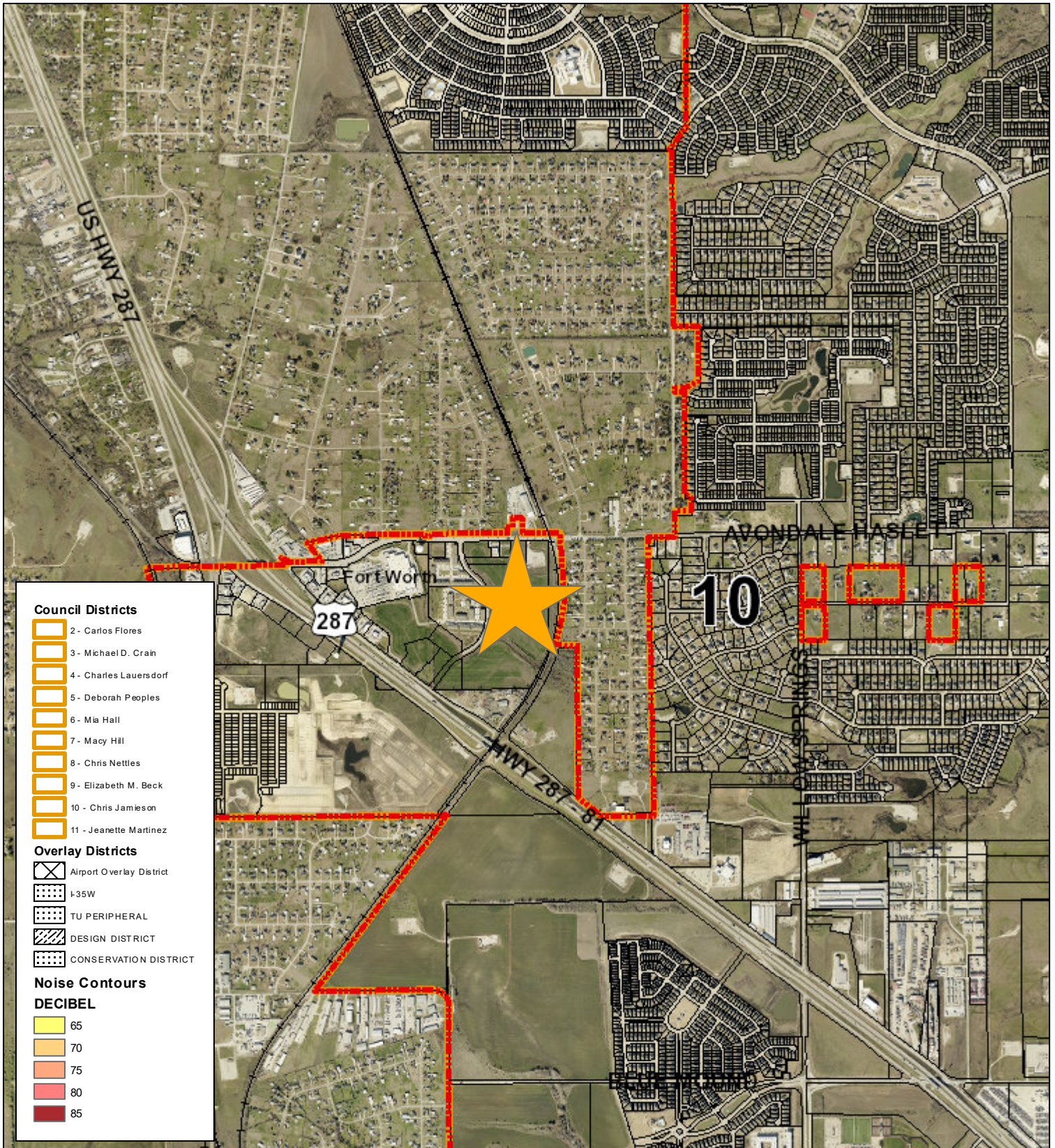
 FEMA 100 Year Flood Zone  
 Non-FEMA City Flood Risk Areas





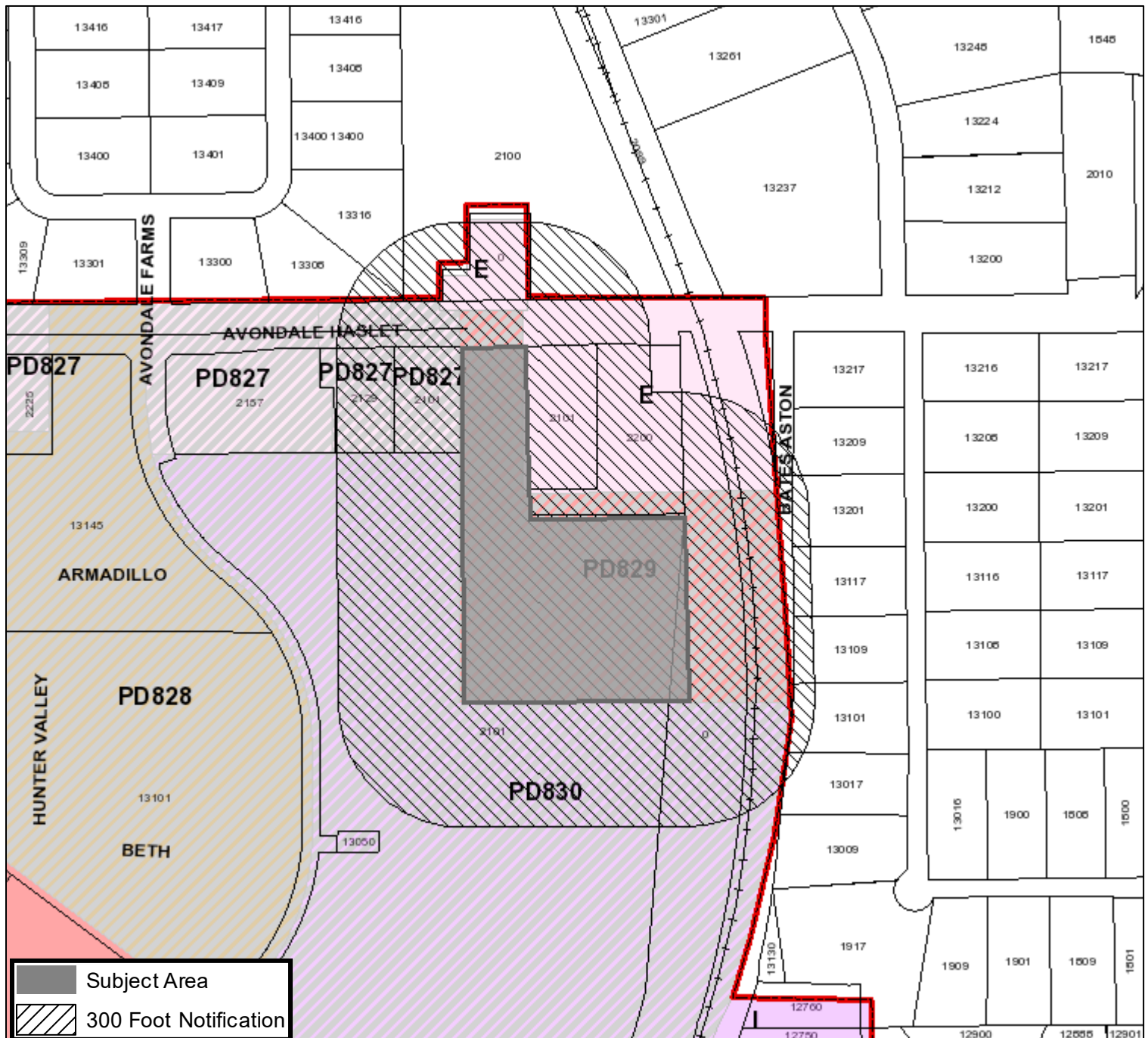
ZC-26-101

## Area Map



0 1,000 2,000 4,000 Feet

Applicant: Hunter Crossroads LP/Kelly Hart & Hallman LLP  
 Address: 2000 block of Avondale Haslet Road  
 Zoning From: PD 829 for certain F uses with no outdoor storage within 200 feet of the northern & eastern  
 Zoning To: Amend PD 829 to add outdoor storage and allow outdoor storage less than 200 feet from the  
 Acres: 6.855  
 Mapsco: Text  
 Sector/District: Far North  
 Commission Date: 9/9/2026  
 Contact: 817-392-8190

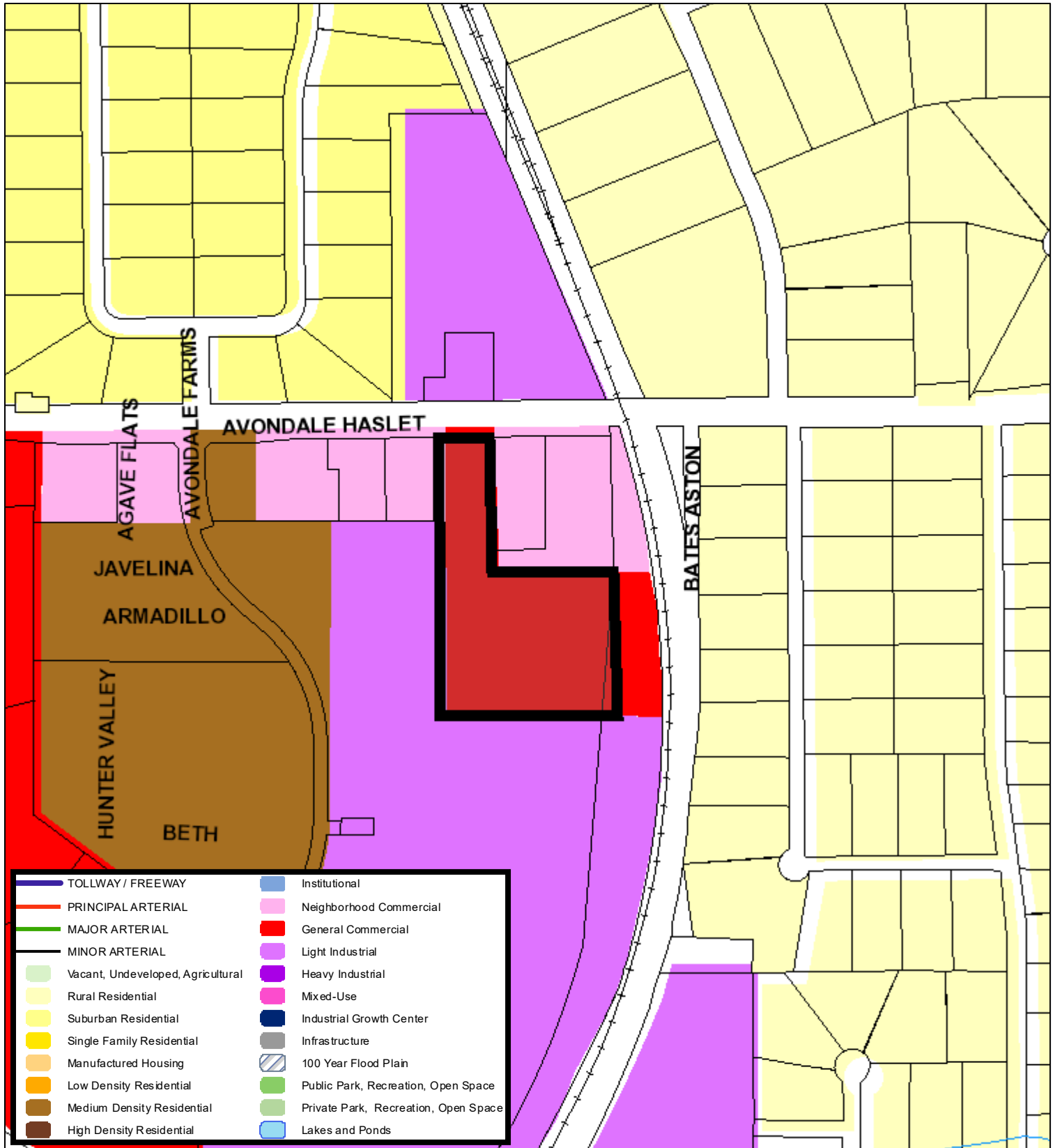


0 170 340 680 Feet



ZC-26-101

## Future Land Use



400 200 0 400 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Created: 8/25/2026 8:46:00 AM



## ZONING CHANGE / SITE PLAN APPLICATION

### CONTACT INFORMATION

**PROPERTY OWNER** Hunter Crossroads, LP  
 Mailing Address 2030 Main Street, Suite 342 City, State, Zip Dallas, Texas 75201  
 Phone 214-739-4200 Email sr@42realestate.com

**APPLICANT** Ray Oujesky, Kelly Hart & Hallman LLP  
 Mailing Address 201 Main Street, Suite 2500 City, State, Zip Fort Worth, Texas 76102  
 Phone 817-878-3556 Email ray.oujesky@kellyhart.com

**AGENT / OTHER CONTACT** Recreational Storage Partners, LLC  
 Mailing Address 1901 Brunswick Ave., Suite 102 City, State, Zip Charlotte, NC 28207  
 Phone 702-309-2209 Email david@sun-station.com

*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): 2101 Avondale Haslet Road, Fort Worth, Texas  
 Total Rezoning Acreage: 6.855 ☒ 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: 6.855 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<br><input type="checkbox"/> Rezoning to Planned Development (PD) District<br><input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay<br><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<br><i>(no change to development standards or waivers)</i><br><input checked="" type="checkbox"/> Amending a previously approved PD or CUP site plan<br>Existing PD or CUP Number: <u>PD 829</u><br>Previous Zoning Case Number: <u>ZC-08-121</u> |

### DEVELOPMENT INFORMATION

Current Zoning District(s): PD/F Proposed Zoning District(s): PD/F amended

Current Use of Property: Undeveloped

Proposed Use of Property: Outside storage for recreational vehicles

#### 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: F

Land Uses Being Added or Removed: Outside storage

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

Elimination of the PD zoning restriction on outside storage within 200 feet of the perimeter of the northern and eastern property line.

- ☒ 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)

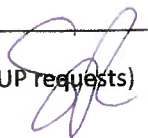
#### For Conditional Use Permit (CUP) Requests Only

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.

PD 829 will be amended to include outside storage for recreational vehicles with a site plan for the proposed development. The subject property is within a planned commercial and industrial center anchored by Walmart. PD 830 with PD/I Light Industrial zoning is immediately south and west of the subject property. PD 827 with PD/E Neighborhood Commercial zoning also immediately west of the subject property. Railroad right-of-way is immediately east of the subject property. A gas well pad site is immediately northeast of the subject property. The proposed use is compatible with these surrounding uses and permitted uses.

The proposed use generates minimal if any traffic during peak morning and evening hours on Avondale Haslet Road and is less intensive than many permitted uses in the "F" General Commercial district.

The elimination of the PD restriction on outside storage within 200 feet of the perimeter of the northern and eastern property lines is appropriate based on the following:

1. the "flag shaped" northern property line that fronts on Avondale Haslet Road is the only ingress and egress point for the development and must house the gated, controlled access office for the development. A gas well pad site is adjacent to the majority of the northern property line.
  2. the eastern property line is buffered by railroad right-of-way which adequately offsets the subject property from any uses outside the City limits to the east.
- 

## 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.

Hunter Crossroads LP

Owner's Signature (of the above referenced property): By: Scott Rohman, a Manager of the General Partner of Hunter Crossroads LP

Owner's Name (Printed): Hunter Crossroads LP

**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) Ray Oujesky, Kelly Hart & Hallman LLP 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:

6.855 acres of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 1131 and the B.R. Lacy Survey, Abstract No. 990, City of Fort Worth, Tarrant County, Texas (CERTIFIED LEGAL DESCRIPTION)

Hunter Crossroads LP

By: Scott Rohman, a Manager of the General Partner of Hunter Crossroads LP

Owner's Signature (of the above referenced property)  
Scott Rohman, a Manager of the General Partner of Hunter Crossroads LP  
 Hunter Crossroads LP

Owner's Name (Printed)

Ray Oujesky  
 Applicant or Agent's Signature

Ray Oujesky

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](#).
  - o 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.

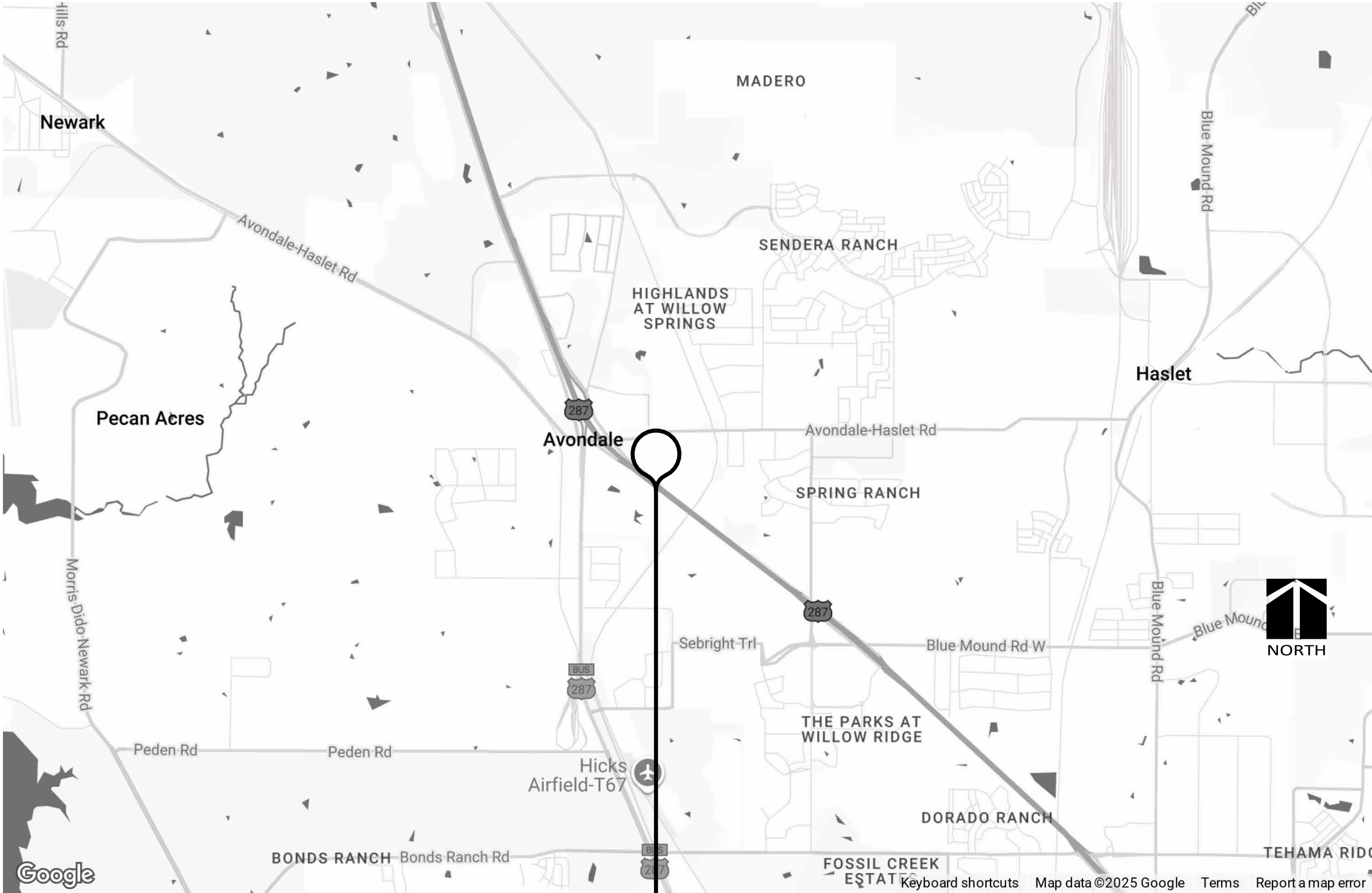
Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City 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.**

# PD / CUP DEVELOPMENT PLAN

2101 Avondale-Haslet Road, Haslet TX

LACY, B R SURVEY Abstract 990 Tract 3B1 & A1131 TR 6F2, REF VISTA  
CROSSROADS ADDN 44731A PER D217048919



VICINITY MAP

## PROJECT CONTACTS

**DEVELOPER:**

**Recreational Storage Partners**  
3053 NATURE RUN  
Charlotte, NC 28207  
PH: 704-309-2209  
**CONTACT NAME:** David Smoots  
**CONTACT:** David@sun-station.com

**ARCHITECT:**

**HAUSER ARCHITECTS PC**  
3780 EAST 15TH STREET  
LOVELAND, CO 80538  
PH: 970.669.8220  
**CONTACT NAME:** Curtis Koldeway  
**CONTACT:** curtis@hauserarchitectspc.com

**CIVIL ENGINEER:**

**Bowman**  
1200 W Magnolia Ave, Ste 300  
Fort Worth, TX 76104  
PH: 214-484-8586

**SURVEYOR:**

**Teague Nall & Perkins**  
5237 N. Riverside Dr, Ste 100  
Fort Worth, TX 76104  
PH: 817-336-5773

## GENERAL NOTES

1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
2. THIS PROJECT WILL COMPLY WITH SECTION 6.302. URBAN FORESTRY
3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4. SIGNS
4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE

## SITE DATA

|                            |                                                                                           |
|----------------------------|-------------------------------------------------------------------------------------------|
| <u>EXISTING ZONING:</u>    | PLANNED DEVELOPMENT (FR, F, G, OM, GENERAL COMMERCIAL)                                    |
| <u>SITE LEASE ACREAGE:</u> | 6.85 ACRES                                                                                |
| <u>AREA:</u>               | 127,349 GSF CANOPY AREA<br>375 SF OFFICE                                                  |
| <u>OCCUPANCY:</u>          | B (LEASING OFFICE)<br>S-2 (CANOPY RV STORAGE)                                             |
| <u>CONSTRUCTION TYPE:</u>  | II-B (NON-SPRINKLED) (CANOPIES LESS THEN 12,000 SF)                                       |
| <u>NUMBER OF STORIES:</u>  | 1                                                                                         |
| <u>CANOPY HEIGHT:</u>      | 16'-8"                                                                                    |
| <u>SETBACKS</u>            | Front yard: 35 feet (residential to the east)<br>Side yard: 10 feet<br>Rear yard: 10 feet |

## SIGNATURE

DIRECTOR OF DEVELOPMENT SERVICES: \_\_\_\_\_ DATE: \_\_\_\_\_

## AVONDALE-HASLET ROAD RV

PREVIOUS ZONING CASE #ZC-08-212



AVONDALE-HASLET  
ROAD RV

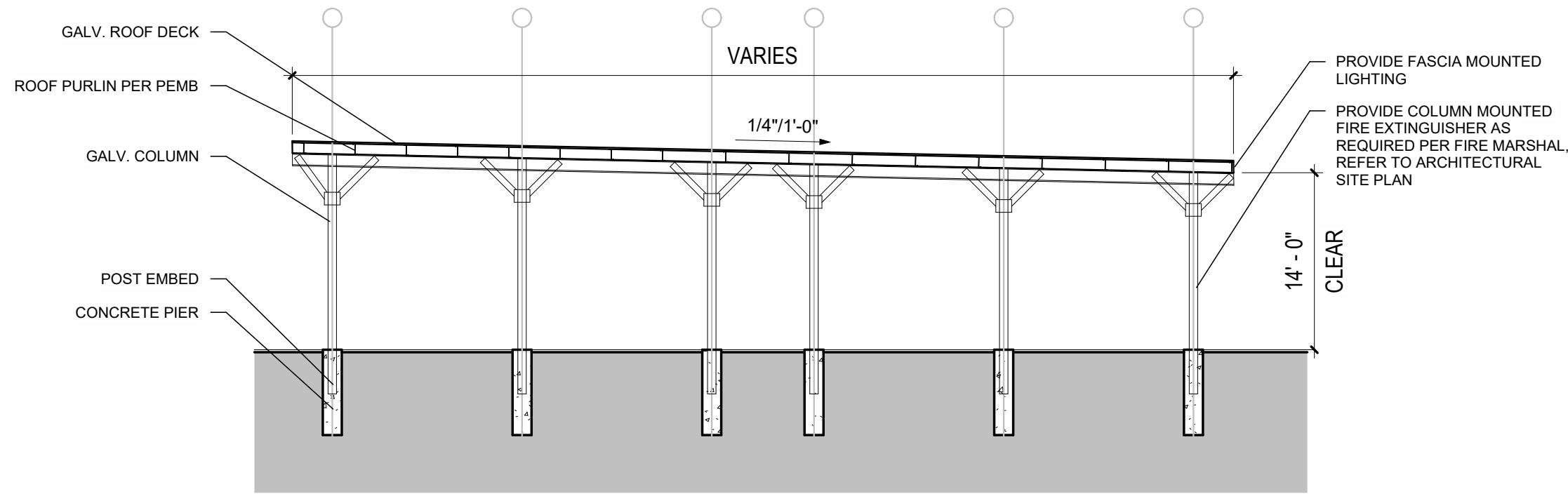
2101 AVONDALE HASLET ROAD

COVER SHEET

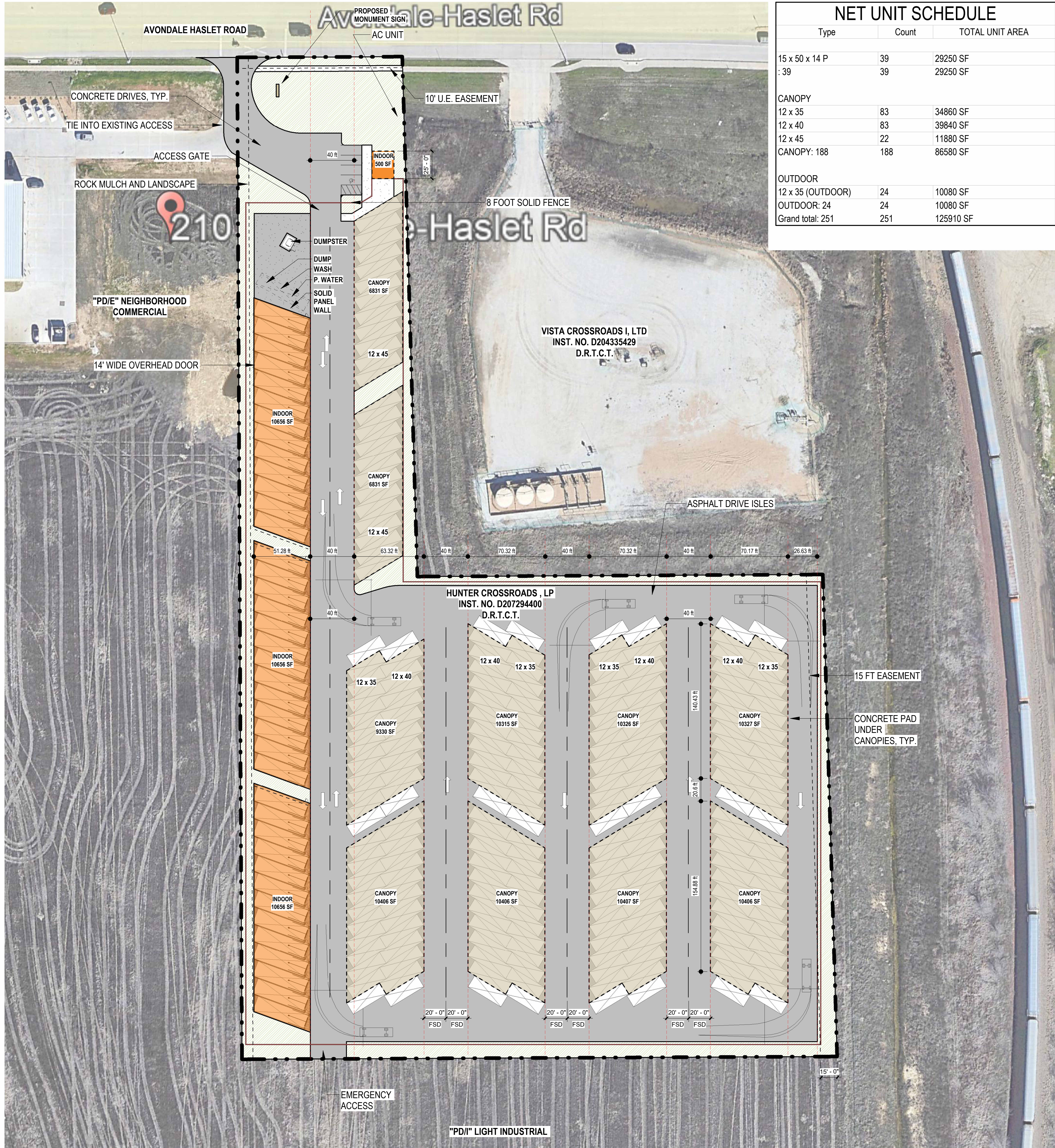
| REVISIONS |                    |
|-----------|--------------------|
| 1         | Site Plan PD / CUP |
| 2026.0727 |                    |
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SHEET

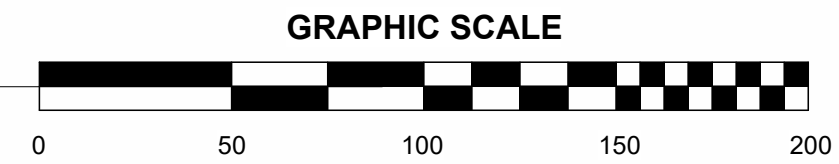
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2 TYPICAL CANOPY SECTION  
3/32" = 1'-0"



1 CONCEPT SITE PLAN  
1" = 50'-0"



| NET UNIT SCHEDULE |       |                 |
|-------------------|-------|-----------------|
| Type              | Count | TOTAL UNIT AREA |
| 15 x 50 x 14 P    | 39    | 29250 SF        |
| : 39              | 39    | 29250 SF        |
| CANOPY            |       |                 |
| 12 x 35           | 83    | 34860 SF        |
| 12 x 40           | 83    | 39840 SF        |
| 12 x 45           | 22    | 11880 SF        |
| CANOPY: 188       | 188   | 86580 SF        |
| OUTDOOR           |       |                 |
| 12 x 35 (OUTDOOR) | 24    | 10080 SF        |
| OUTDOOR: 24       | 24    | 10080 SF        |
| Grand total: 251  | 251   | 125910 SF       |

SUN STATION  
RV & BOAT STORAGE

3 PARTNERS  
experience  
delivers  
success

HAUSER  
ARCHITECTS  
3780 East 15th Street, Suite 201, Loveland, Colorado 80538  
E-mail: info@hauserarchitects.com

AVONDALE-HASLET  
ROAD RV

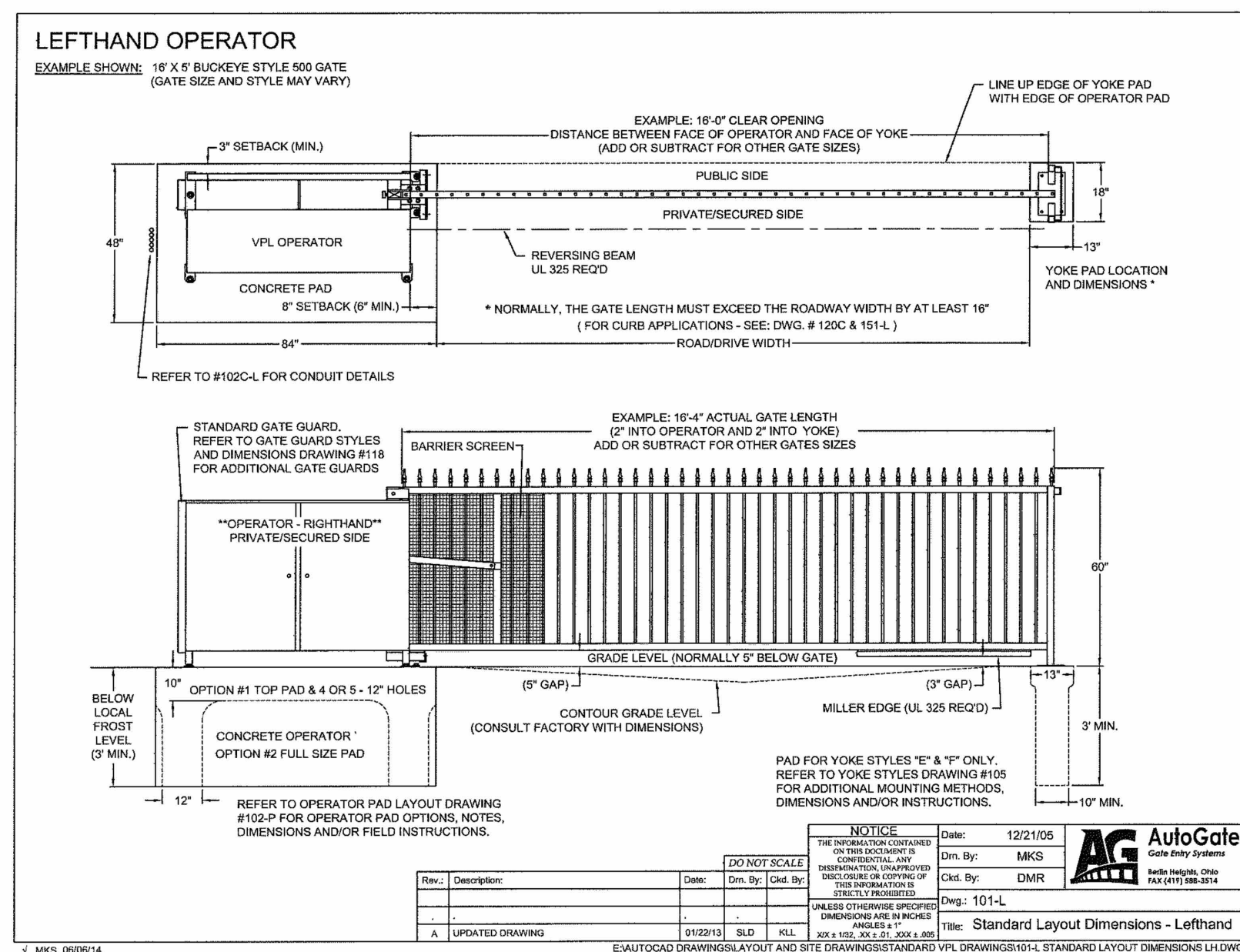
2101 AVONDALE HASLET ROAD

SITE PLAN

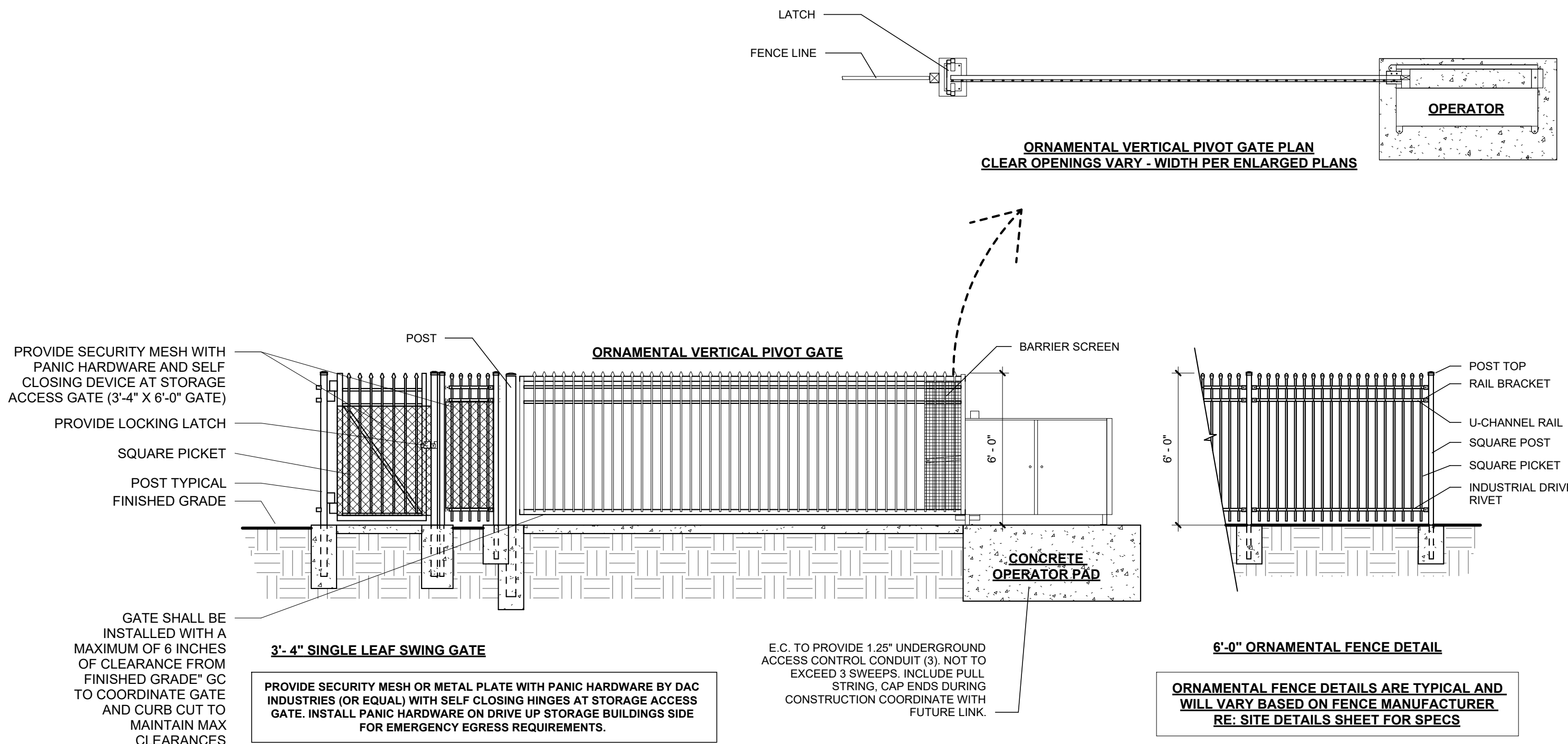
REVISIONS

| 1 | Site Plan PD / CUP | 2026.0727 |
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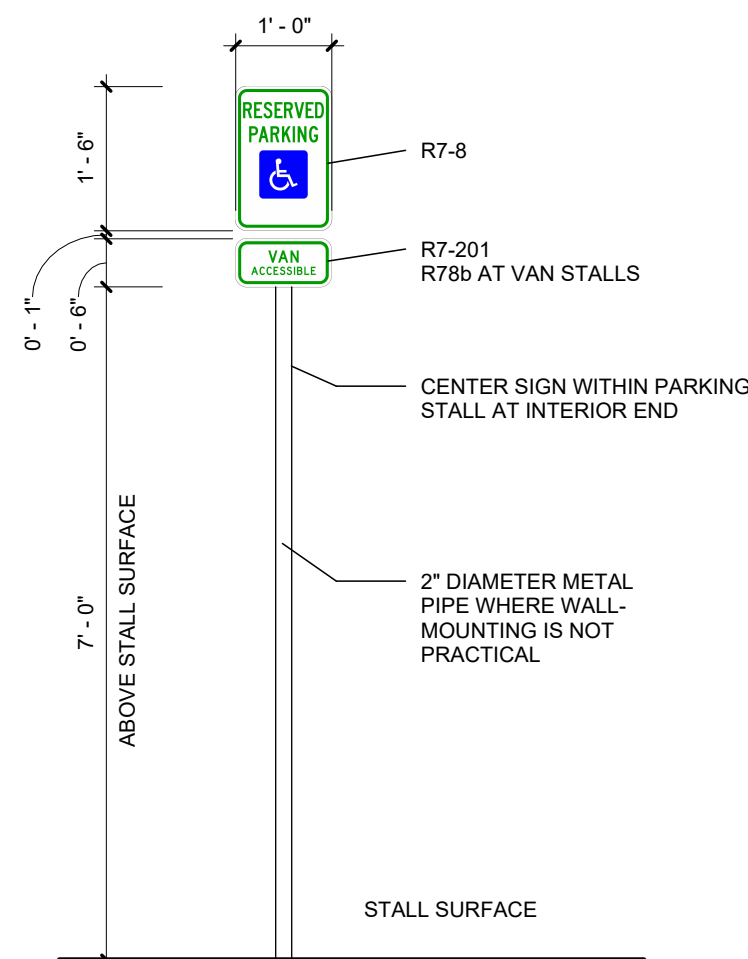
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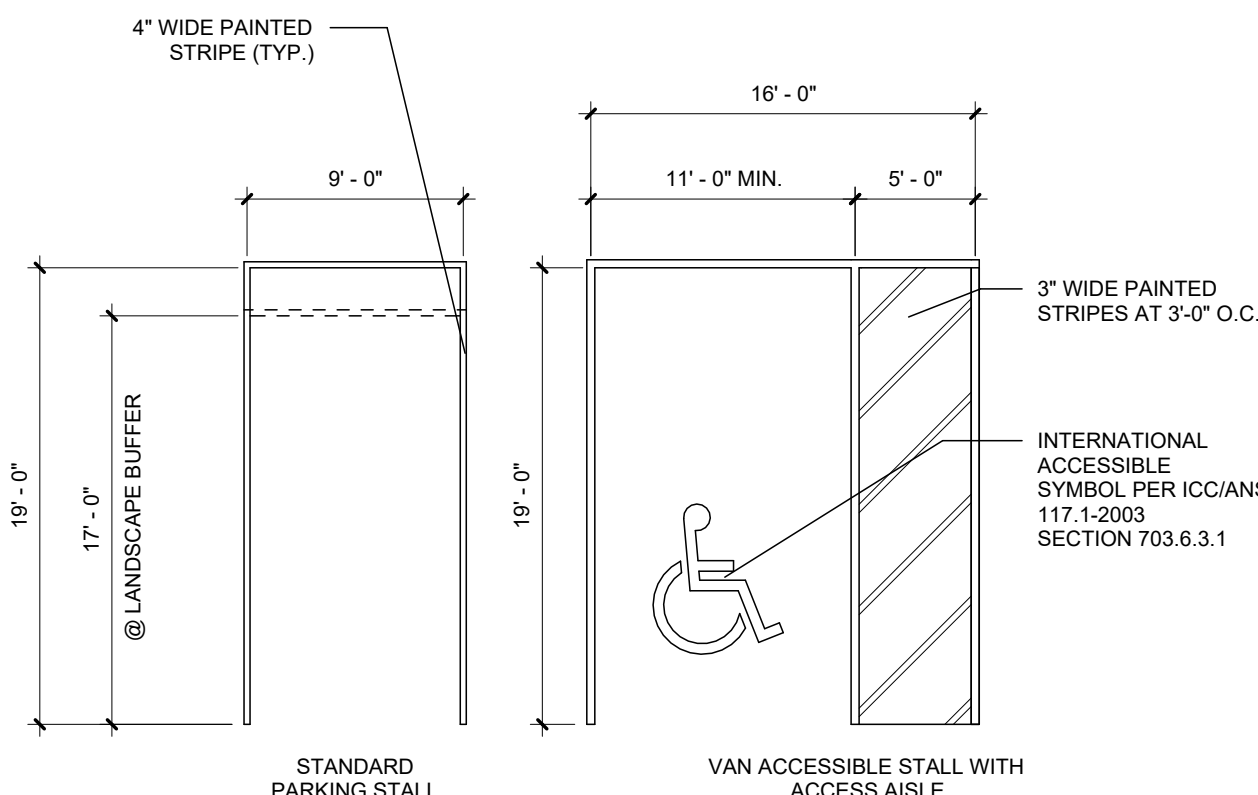
## 8 GATE SPECIFICATION



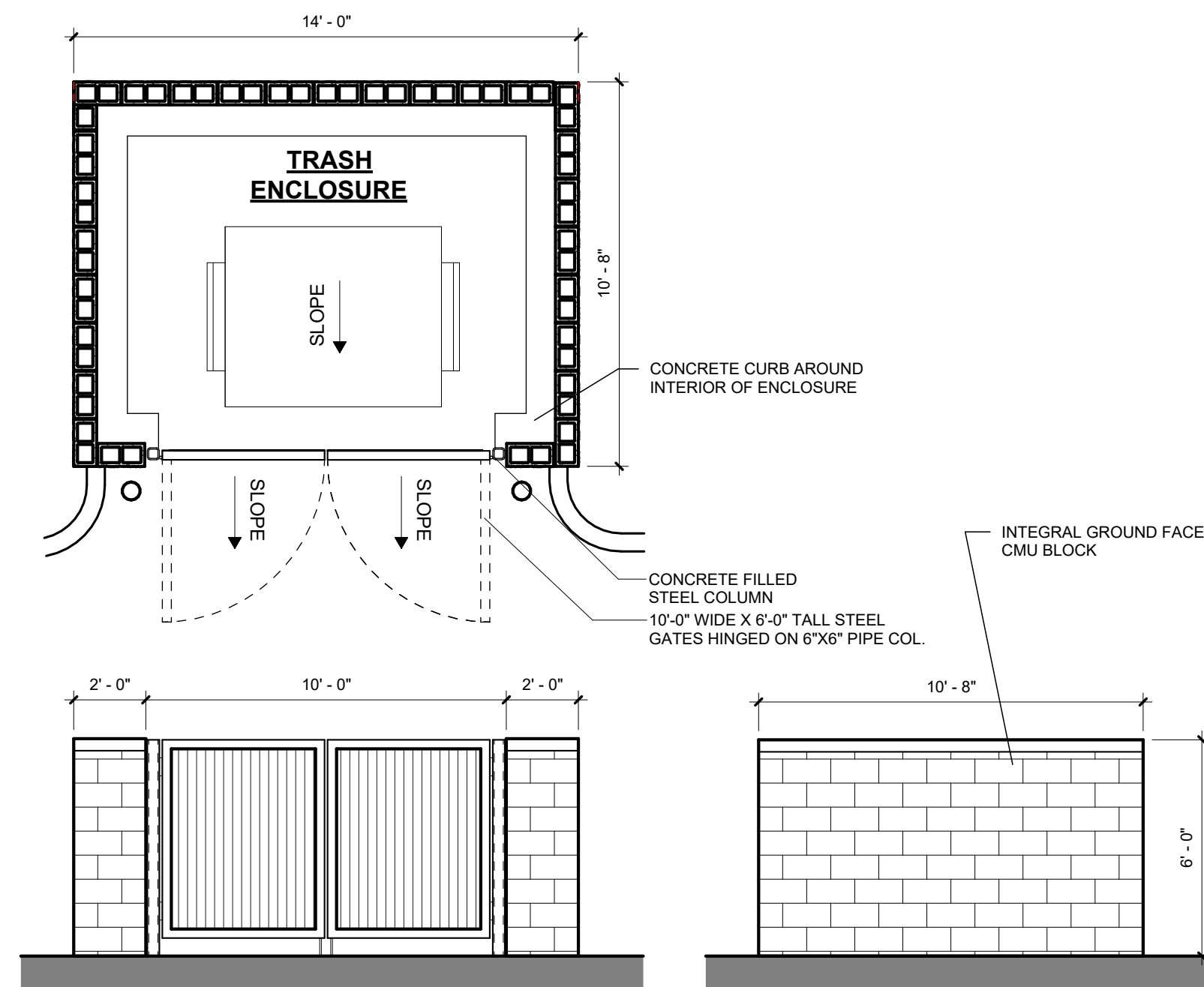
**7 ENTRY GATE / PIVOT GATE**  
1/4" = 1'-0"



## 5 ACCESSIBLE PARKING SIGNAGE SDP



**1 PARKING STALL STRIPING SDP**  
1/8" = 1'-0"



**6 TRASH ENCLOSURE**  
1/4" = 1'-0"