



# NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. 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 just merely to 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

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](mailto:zoninglanduse@fortworthtexas.gov)

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

To register to speak at the Zoning Commission hearing, please visit [fortworthtexas.gov/calendar](http://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](http://fortworthtexas.gov) or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 100 Fort Worth Trail; Council Chambers	
LOCATION MAP	

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 Representative:	





ZC-25-032

## Aerial Photo Map

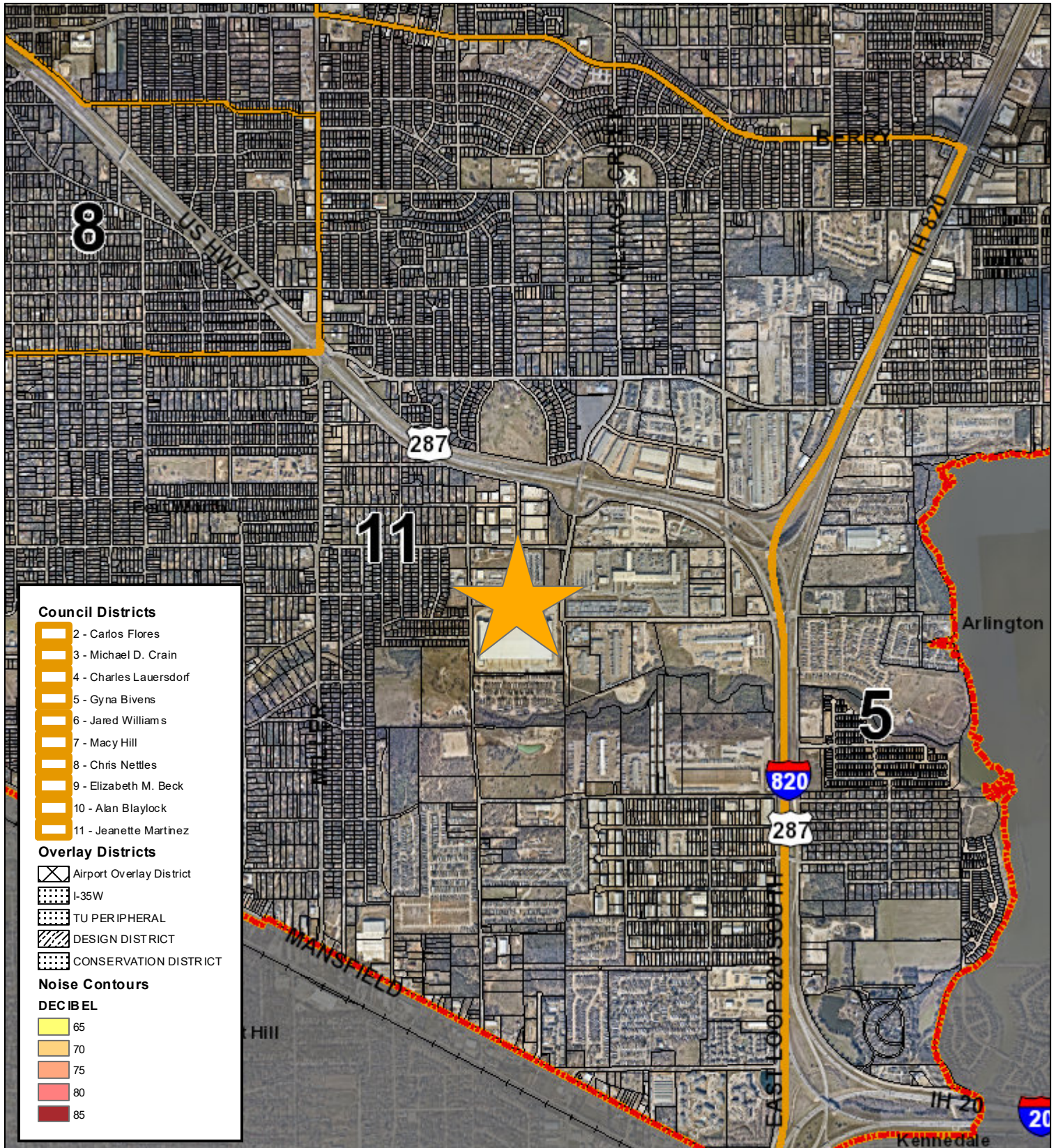


0 255 510 1,020 Feet





## Area Map



0 1,000 2,000 4,000 Feet

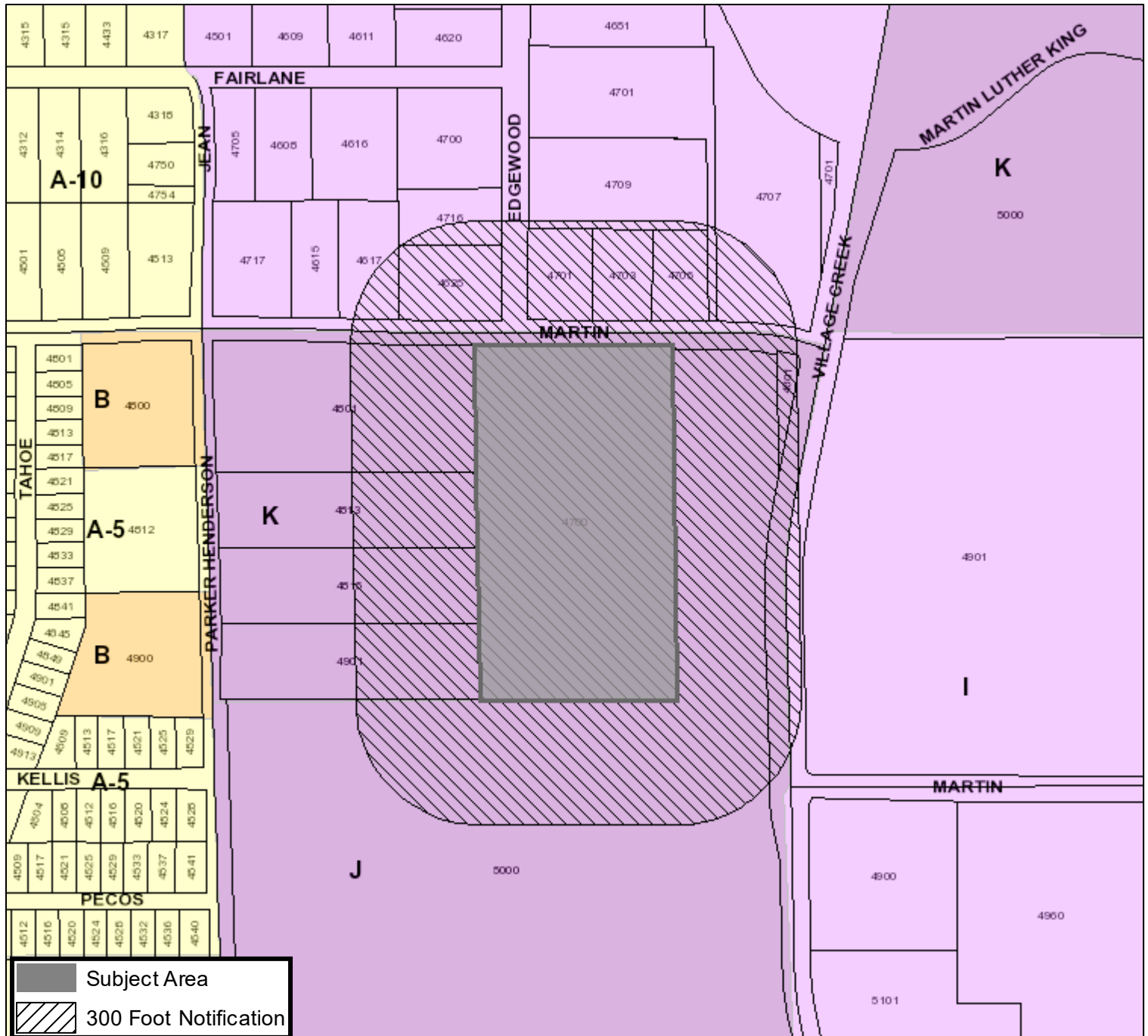




ZC-25-032

## Area Zoning Map

Applicant: CanTex 4700 Martin LLC/Tate Law Group  
Address: 4700 Martin Street  
Zoning From: K  
Zoning To: Add CUP for outside storage and parking  
Acres: 9.385  
Mapsc0: Text  
Sector/District: Southeast  
Commission Date: 5/14/2025  
Contact: 817-392-8190



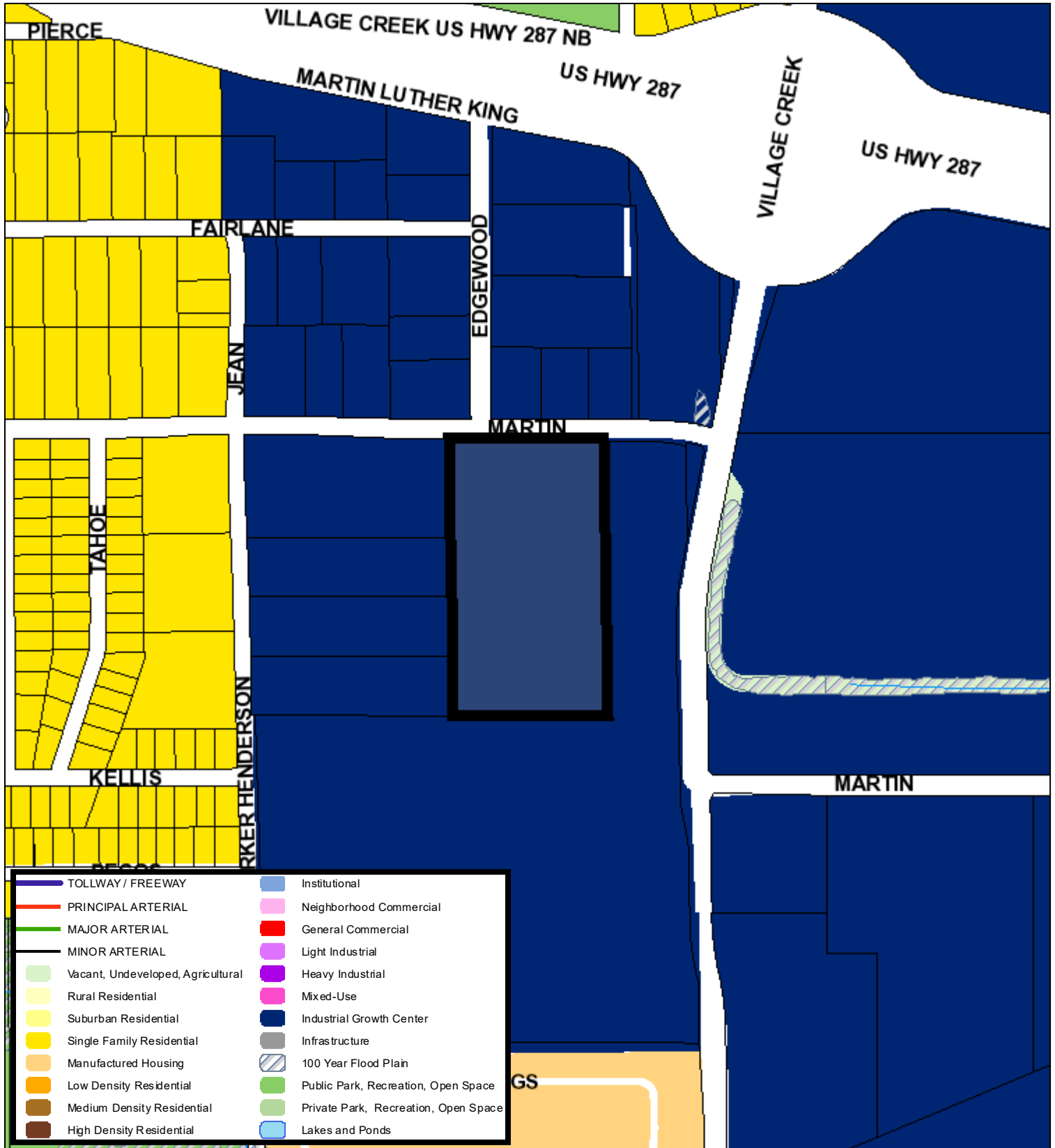
0 175 350 700 Feet

Created: 4/23/2025 9:56:05 AM



ZC-25-032

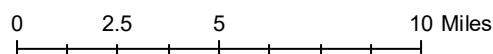
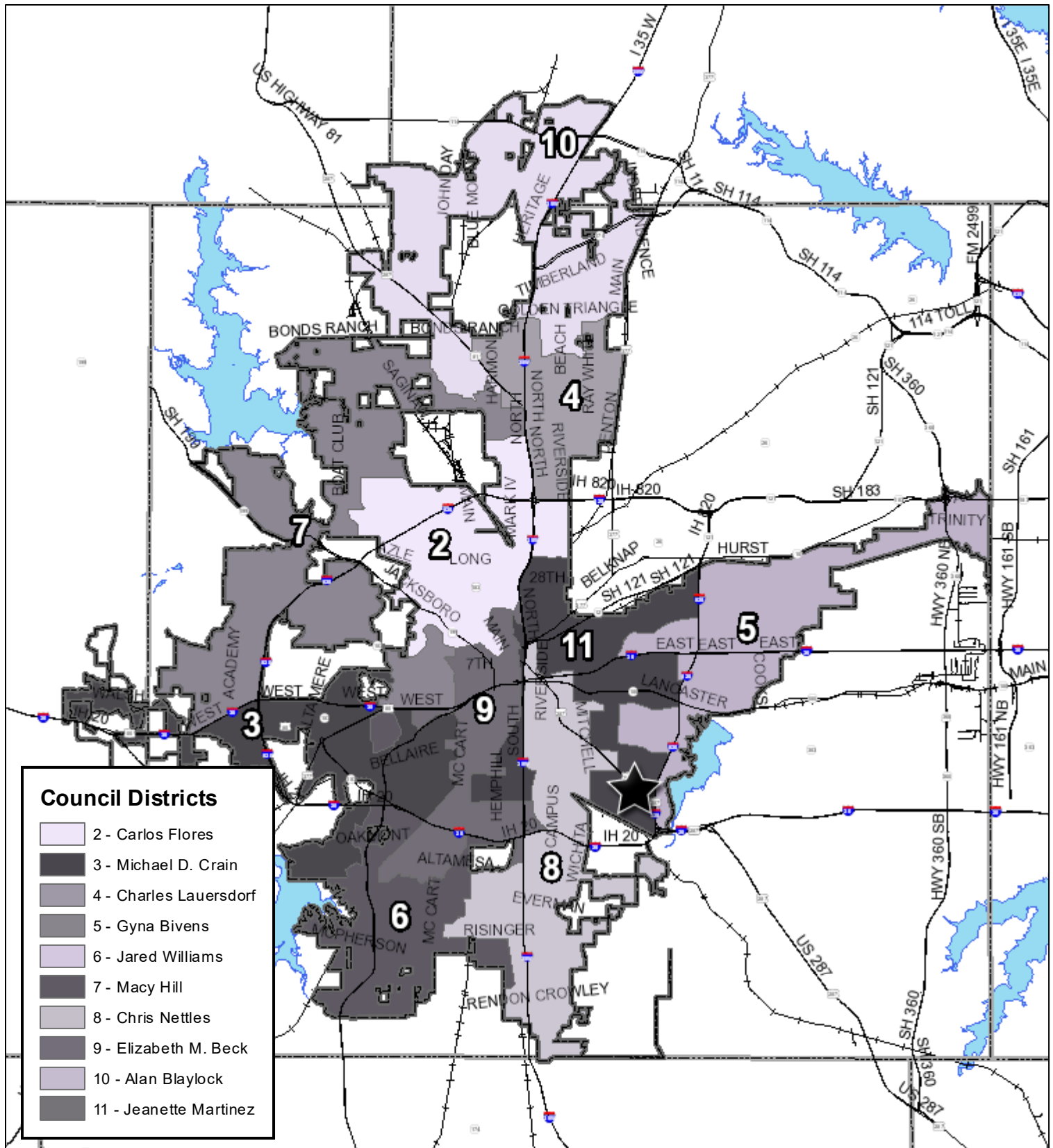
## Future Land Use



410 205 0 410 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.







# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** CanTex 4700 Martin, LLC c/o Romit Cheema and Shilpa Ray

Mailing Address 107 Pittsburg Street City, State, Zip Dallas, Texas 75207-7207

Phone (214) 785-2452 Email sray@cantexcapital.com; rcheema@cantexcapital.com

**APPLICANT** FedEx Corporation c/o Jeff Chastel

Mailing Address 1000 FedEx Drive City, State, Zip Moon Township, Pennsylvania 15108

Phone (412) 859-2725 Email jeffrey.chastel@fedex.com

**AGENT / OTHER CONTACT** Tate Law Group, P.C. c/o Sean Tate

Mailing Address 401 Tom Landry Highway No. 224662 City, State, Zip Dallas, Texas 75222

Phone 972-782-2940 Email sean@tate-legal.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 4700 Martin Street, Fort Worth, Texas 76119

Range): Total Rezoning Acreage: 9.385 ☒ 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): ADAMS INDUSTRIAL PARK, BLOCK 2, LOT 2

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: See Attached Plat 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
<div> <input type="checkbox"/> Rezoning from one standard zoning district to another </div> <div> <input type="checkbox"/> Rezoning to Planned Development (PD) District </div> <div> <input checked="" type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay </div> <div> <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP </div>	<div> <input type="checkbox"/> Submitting a required site plan for an existing PD (no change to development standards or waivers) </div> <div> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____ </div>

DEVELOPMENT INFORMATION

Current Zoning District(s): "K" Heavy Industrial

Proposed Zoning Districts: No Change

Current Use of Property: Non-Accessory Outside Storage - Parking

Proposed Use of Property: Non-Accessory Outside Storage - Parking (No Change)

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: "K" - Heavy Industrial

Additional Use Proposed with CUP: Non-Accessory Outside Storage - Parking - No Change

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.

Applicant proposes no use change in connection with this application. Applicant intends to continue to use the subject property for its existing use as a storage lot for tractor units and personal vehicles. This existing use does not require rezoning, as the subject property is located within a "K" - Heavy Industrial zoning district. Rather, applicant seeks the certification of a Conditional Use Permit to allow the subject property to continue operating under its existing use.

Applicant's use of the property as a storage lot for tractor units and personal vehicles is fully compatible with surrounding land uses. The parcel of property that borders the subject property to the south and east is located within a "J" - Medium Industrial zoning district, and the parcel that borders the subject property to the north is located within an "I" - Light Industrial zoning district. Applicant's use of the property is also fully compatible with the City's Comprehensive Plan, as the subject property is located within a "K" - Heavy Industrial zoning district.

Applicant is not requesting any waivers. Applicant's use of the property supports and reinforces the City's Comprehensive Plan by providing much-needed parking facilities for the industrial uses that surround it.

Applicant took the additional steps of reaching out to and meeting with staff members in the Fort Worth Planning and Development department, the office of City Council Member Jeanette Martinez, and several local community organizations and neighborhood associations to learn how it could provide additional benefits to the surrounding community as a part of this application process. To date, applicant has held a community meeting with members of the Echo Heights Neighborhood Association and the Echo Heights & Stop Six Environmental Coalition. Applicant is in the process of scheduling future, additional meetings with Councilmember Martinez, Downwinders at Risk and the association representing the neighborhood adjacent to Echo Heights.

Applicant's site plan, which is attached to this application, demonstrates that the applicant will improve the site with safety and environment-related signage, along with additional landscape screening and renewed vegetation, to conform to the City of Fort Worth's landscaping requirements and to enhance the appearance and safety of the property for the benefit of the surrounding community.

## 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):



Owner's Name (Printed): Romit Cheema

### 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 Tate of Tate Law Group, P.C., 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 F O R T W O R T H , T E X A S , TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

\_\_\_\_\_ (CERTIFIED LEGAL DESCRIPTION)



Owner's Signature (of the above referenced property)

Romit Cheema

Owner's Name (Printed)



Applicant or Agent's Signature

Sean Tate, Managing Partner, Tate Law Group, P.C.

Applicant or Agent's Name (Printed):

## 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.*

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



Owner's Name (Printed): Romit Cheema

### 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) Jeffrey Chastel of FedEx Corporation 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 F O R T W O R T H , T E X A S , TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:  
Lot 2, in Block 2, of ADAMS INDUSTRIAL PARK, An addition to the City of Fort Worth, Tarrant County, (CERTIFIED LEGAL DESCRIPTION)  
Texas, according to the plat recorded in Volume 388-87, Page 34, Plat Records, Tarrant County, Texas



Owner's Signature (of the above referenced property)

Romit Cheema

Owner's Name (Printed)



Applicant or Agent's Signature

Jeffrey Chastel, Project Engineer

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.

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.**

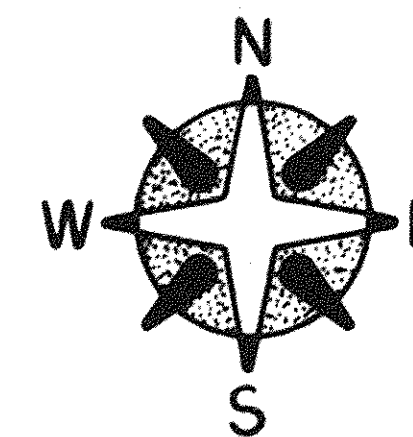
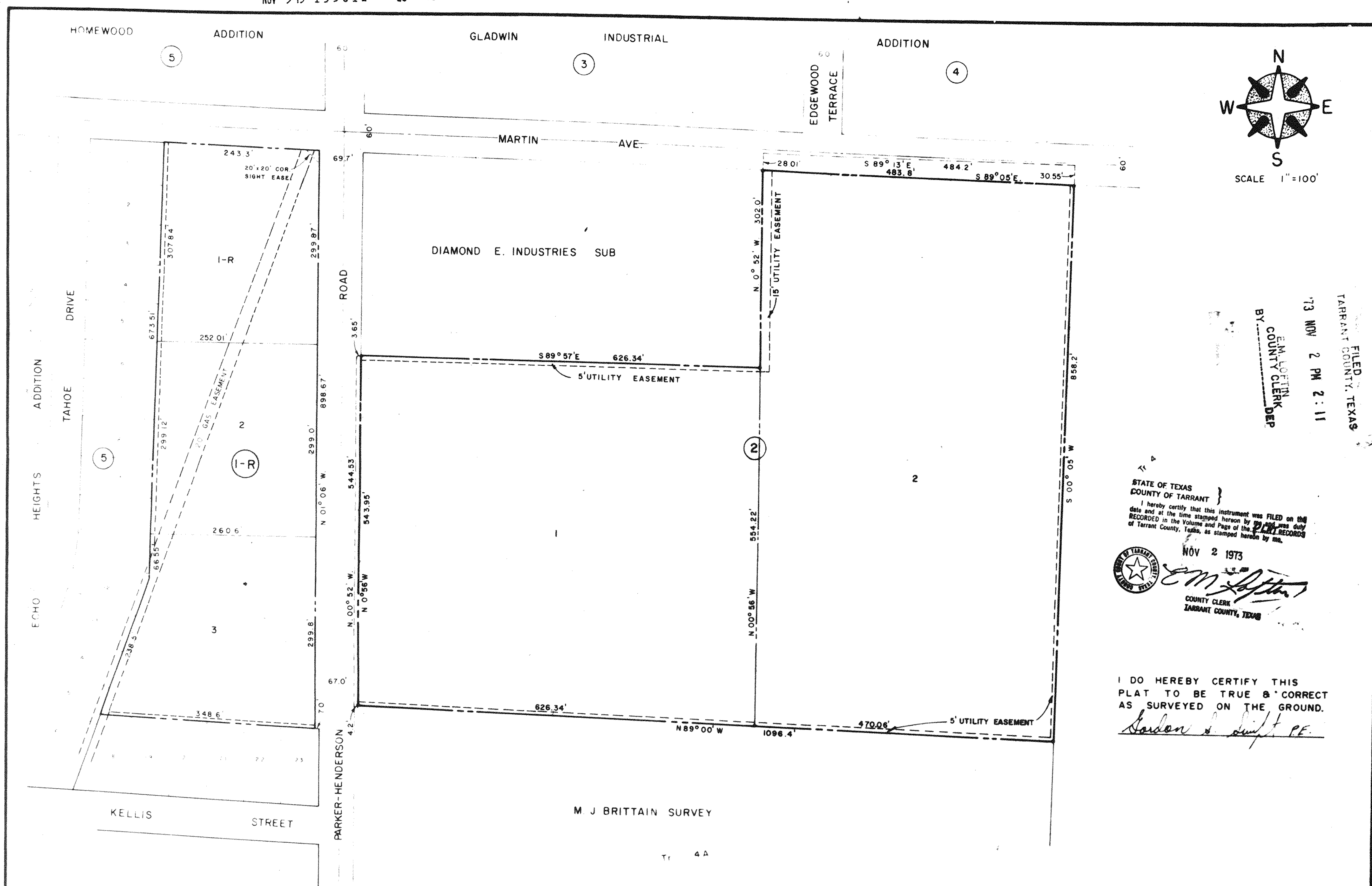
NOV-5-73 135811

LS-WD

10:50

## PLAT RECORD VOLUME 388 87

34



SCALE 1"=100'

FILED  
TARRANT COUNTY, TEXAS  
73 NOV 2 PM 2:11  
BY: E.M. LOTT  
COUNTY CLERK

STATE OF TEXAS  
COUNTY OF TARRANT  
I hereby certify that this instrument was FILED on the  
date and at the time stamped hereon by me and was duly  
RECORDED in the Volume and Page of the PLAT RECORDS  
of Tarrant County, Texas, as stamped hereon by me.  
NOV 2 1973  
COUNTY CLERK  
TARRANT COUNTY, TEXAS

I DO HEREBY CERTIFY THIS  
PLAT TO BE TRUE & CORRECT  
AS SURVEYED ON THE GROUND.  
Gordon S. Swift, P.E.

DEDICATION  
THE STATE OF TEXAS X  
COUNTY OF TARRANT X

WHEREAS, THE UNDERSIGNED, J. Garrell Adams Properties, Inc., owner of the following described property out of the M. J. Britton Survey, Abstract No. 104, Fort Worth, Tarrant County, Texas described as follows:

TRACT A.  
Being all of Lot 1, Block 1, Adams Industrial Park, an addition to the City of Fort Worth, as recorded in Volume 388-80, Page 37, of the Tarrant County Deed Records.

TRACT B.  
Being a 17.3 acre tract of land out of the M. J. Britton Survey, Abstract No. 104, Fort Worth Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point in the south right-of-way line of Martin Avenue, said point being the North-east corner of Diamond E. Industries Subdivision in the City of Fort Worth as recorded in Volume 388-71, Page 182 of the Tarrant County Plat Records;

THENCE north 00 degrees 52 minutes west a distance of 28.01 feet;

THENCE south 89 degrees 13 minutes east a distance of 484.2 feet;

THENCE south 00 degrees 05 minutes west a distance of 888.75 feet;

THENCE north 89 degrees 00 minutes west a distance of 1100.6 feet to a point in Parker-Henderson Road;

THENCE north 00 degrees 52 minutes west a distance of 544.53 feet;

THENCE south 89 degrees 57 minutes east along the south line of said Diamond E. Industries Subdivision a distance of 629.99 feet to the southeast corner of said Diamond E. Industries Subdivision;

THENCE north 00 degrees 52 minutes west along the east line of said Diamond E. Industries Subdivision a distance of 302.0 feet to the point of Beginning and containing 17.3 acres of land, more or less.

hereby dedicate same to be known as Lot 1-R, 2 and 3, Block 1-R; and Lot 1 and 2, Block 2; of Adams Industrial Park and dedicate to the public the easements and right-of-ways shown on the plat.

EXECUTED this the 27th day of September 1973.

J. Garrell Adams, President  
J. Garrell Adams Properties, Inc.

## PUBLIC OPEN SPACE RESTRICTION

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE EXCEEDING 24" IN HEIGHT ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, WALL SIGNS, TREE, SHRUBS, CARS, TRUCKS, ETC., MAY HEREAFTER BE PLACED OR RECONSTRUCTED IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL OF FORT WORTH AND THE PROPERTY REPLATED.

NOTE:  
"NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISIONS MADE FOR THE CONSTRUCTION OF THE WATER, SEWER, STORM DRAIN, STREET LIGHTS AND PAVING IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH."

CITY OF FORT WORTH, TEXAS  
CITY PLAN COMMISSION  
NOTE:  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.  
PLAT 11-1-73  
BY: [Signature]  
CHAIRMAN  
By: [Signature]  
SECRETARY

PLAT OF  
BLOCKS 1-R, & 2  
ADAMS INDUSTRIAL PARK  
M. J. BRITTAIN SURVEY  
FORT WORTH, TARRANT COUNTY, TEXAS  
GORDON S. SWIFT, P.E.  
CONSULTING ENGINEER  
SERVICE LIFE CENTER  
FORT WORTH, TEXAS 76102  
PROJECT 7394  
DRAWN C.E.P.  
DATE 9-19-73  
REV  
FILE SHEET  
D-78 3 of 3

THE STATE OF TEXAS X  
COUNTY OF TARRANT X

BEFORE ME, the Undersigned, a Notary Public in and for said County and State, on this day appeared

J. Garrell Adams, President of

J. Garrell Adams Properties, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27th day of September, A. D., 1973.

Fraser C. Garrett  
Notary Public in and for  
Tarrant County, Texas

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## LOCATION MAP

N.T.S.

## SITE PLAN NOTES

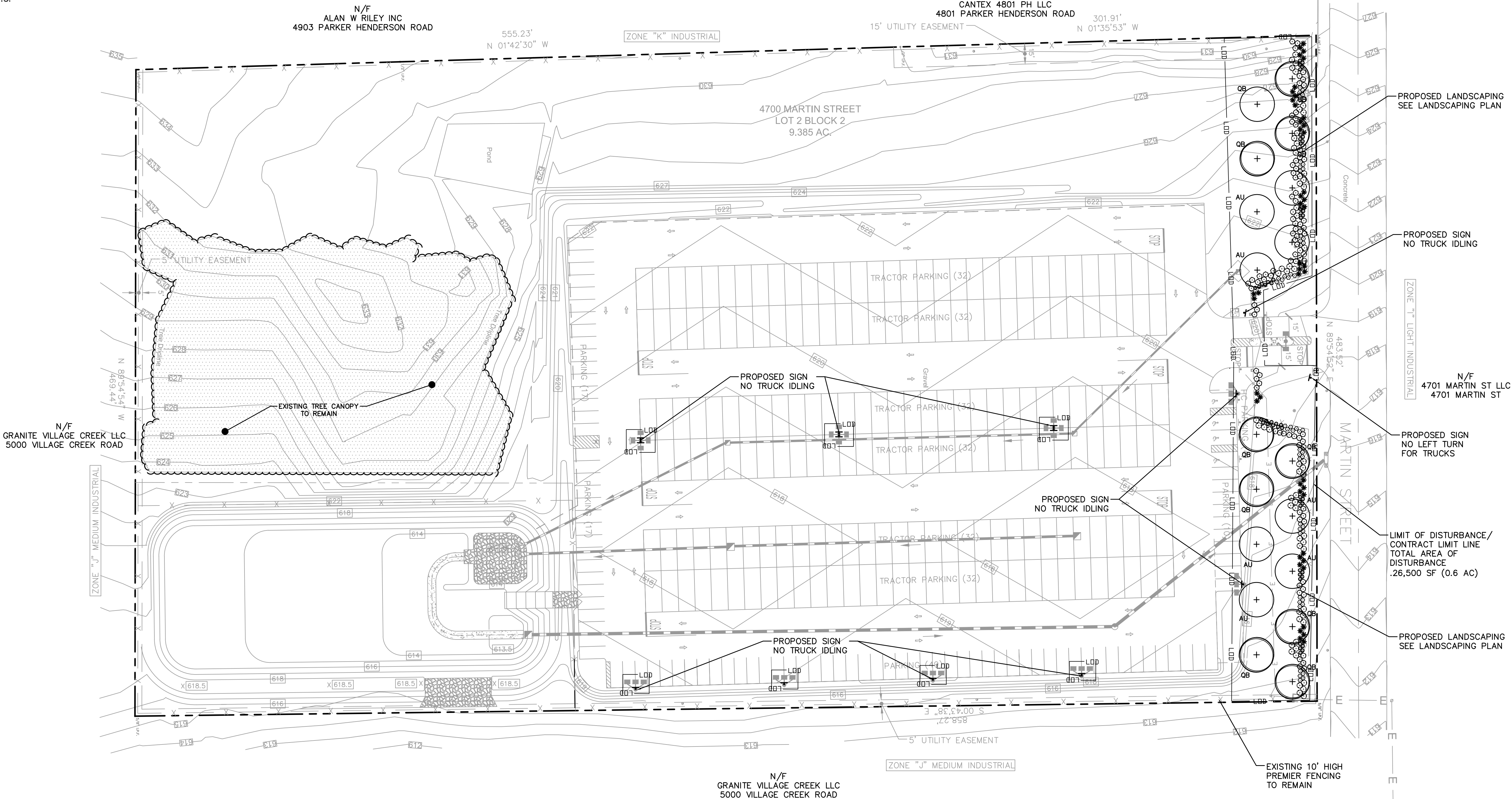
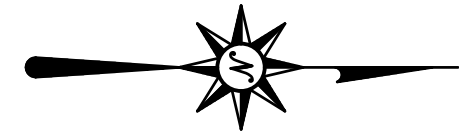
### SITE PLAN NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH PROJECT SPECIFICATION MANUAL: FEDEX GROUND STANDARDS, CITY OF FORT WORTH, STANDARDS TEXAS DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "A SURVEY SHOWING LOT 2, BLOCK 2, ADAMS INDUSTRIAL PARK" SCALE 1"=100' DATE 1/6/2015 BY SEMPCO SURVEYING INC.
- NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.
- ALL SIGNAGE WILL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS, CITY OF FORT WORTH ZONING ORDINANCE.
- THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING, CITY OF FORT WORTH ZONING ORDINANCE.
- THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY, CITY OF FORT WORTH ZONING ORDINANCE.
- VARIANCE GRANTED MARCH 18, 2015 "A VARIANCE IN A K HEAVY INDUSTRIAL DISTRICT TO PERMIT NON-ACCESSORY OUTDOOR STORAGE WITHOUT PROVIDING THE REQUIRED SCREENING FENCE."

## PARKING INFORMATION

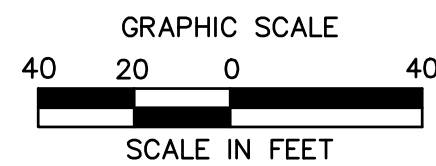
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY			
ZONE: K (HEAVY INDUSTRIAL)			
USE: PARKING LOT (STORAGE NON-ACCESSORY OUTSIDE)			
ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	BUILDING SIZE	NONE REQUIRED	0 S.F.
2	PARKING REQUIRED BY TOWNSHIP	NONE REQUIRED	97 SPACES
3	ADA HC ACCESSIBLE SPACES	1 PER 25 SPACES = 4 SPACES	4 SPACES
4	MINIMUM PARKING DIMENSIONS	9 FEET WIDE/18 FEET LONG	9 FEET WIDE/19 FEET LONG
5	MINIMUM AISLE WIDTH	24 FEET	30 FEET
6	MINIMUM FRONT SETBACK	NONE REQUIRED	54.5 FEET
7	MINIMUM SIDE SETBACK	NONE REQUIRED	16.1 FEET
8	MINIMUM REAR SETBACK	NONE REQUIRED	313 FEET

NOTE: NO BUILDING PROPOSED ON SITE.



## SITE PLAN LEGEND

---	PROPERTY LINE
---	LIMIT OF DISTURBANCE/CONTRACT LIMIT LINE
•	PROVIDE AND INSTALL TRAFFIC SIGN



DIRECTOR OF DEVELOPMENT SERVICES

DATE

PROPOSED REMOTE PARKING LOT

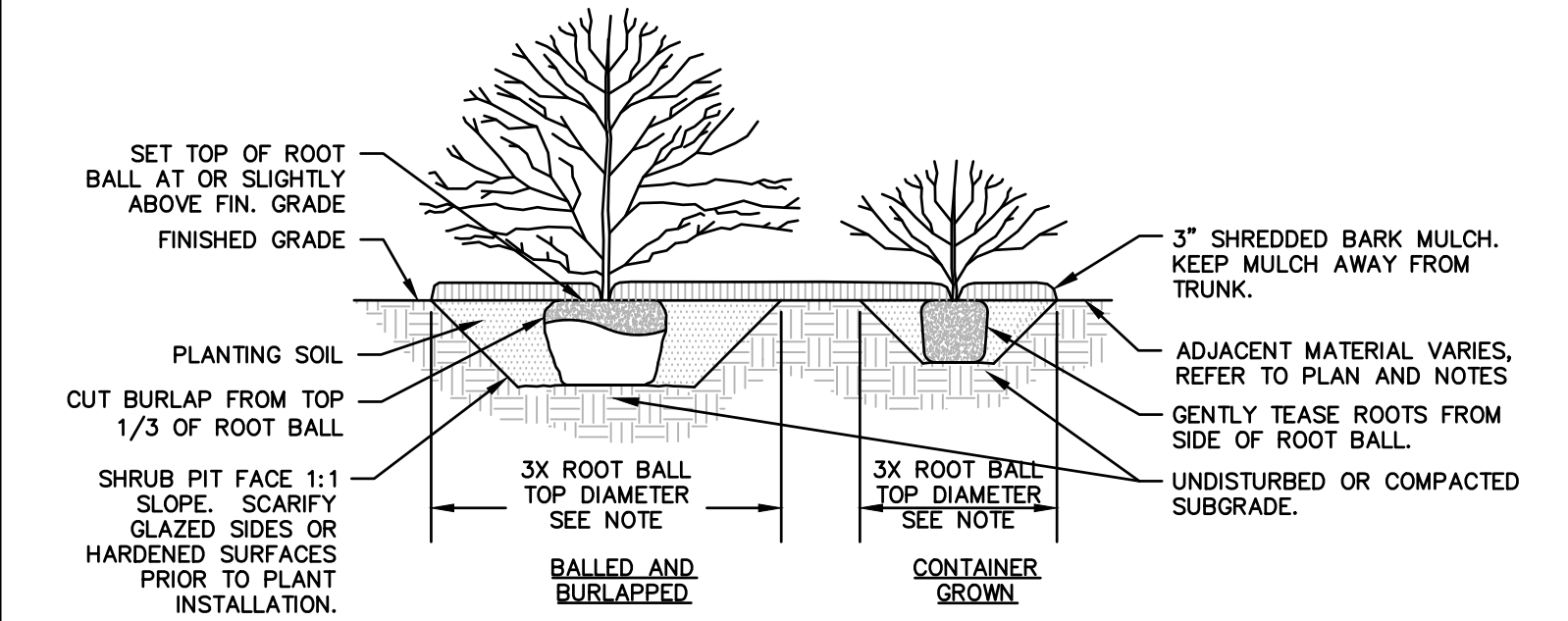
ZONING  
CASE #

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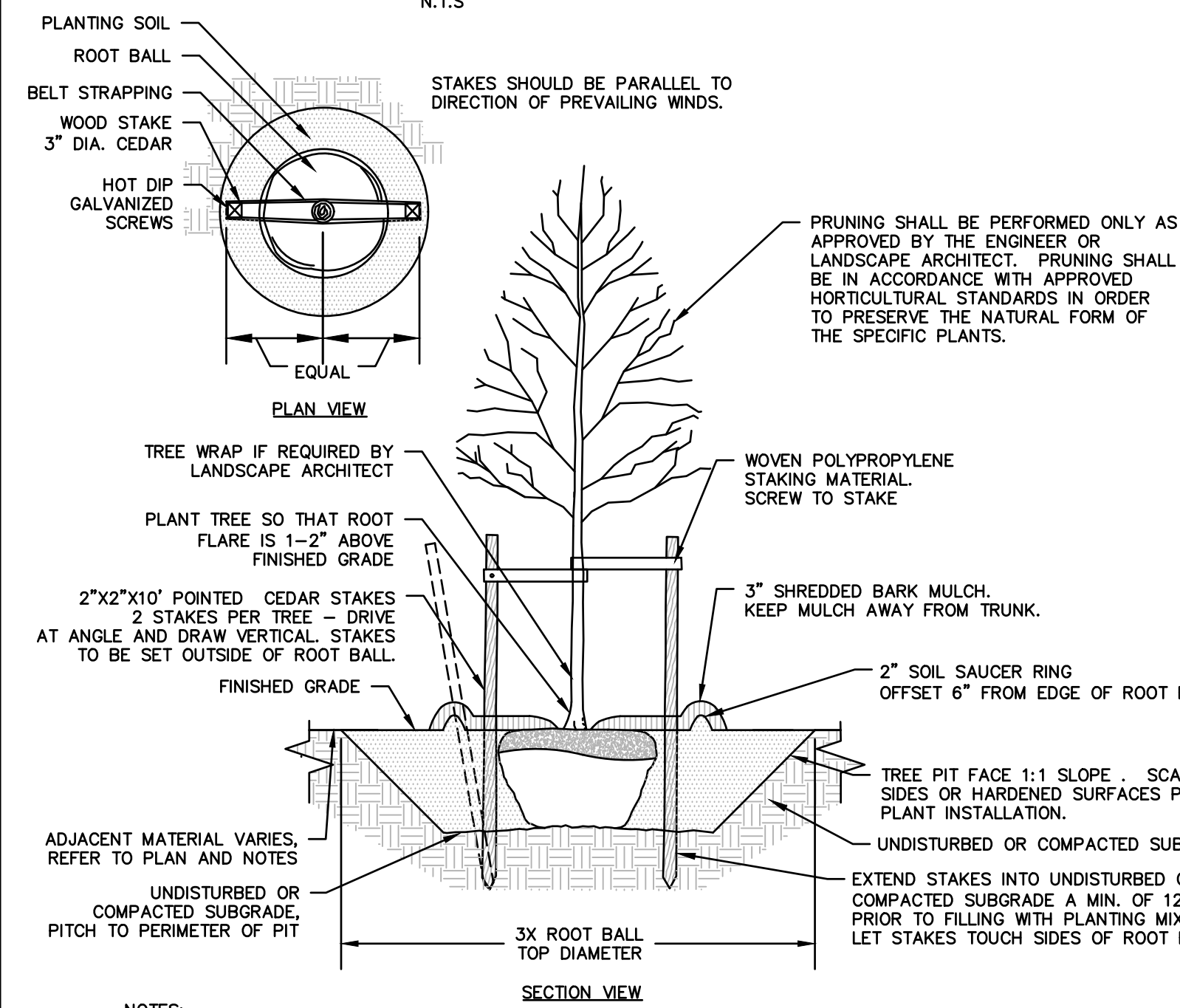


LANDSCAPE NOTES

1. THE LANDSCAPE PLAN IS FOR LANDSCAPING INFORMATION ONLY. REFER TO THE SITE PLAN, LIGHTING PLAN, GRADING AND DRAINAGE PLAN FOR ALL OTHER INFORMATION.
2. PLANTING LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. CONTRACTOR SHALL LAY OUT THE WORK FOR THE REVIEW, ADJUSTMENT, AND APPROVAL OF OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. UTILITY LOCATIONS SHOWN IN THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
4. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED.
5. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUBMIT SAMPLES FROM EACH PROPOSED TOPSOIL SOURCE TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO OWNER OR LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR PROPER SOIL pH AND PLANT GROWTH AS RECOMMENDED BY TEST REPORTS AT NO INCREASE IN CONTRACT PRICE.
6. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. WHEN QUANTITIES LISTED IN THE PLANT SCHEDULE DIFFER FROM THOSE REQUIRED BY THE DRAWINGS, THE LARGER QUANTITY SHALL BE USED.
7. PLANTING SOIL MIXTURE FOR ALL PLANTINGS SHALL CONSIST OF: 1 PART PEAT MOSS OR COMPOST, 3 PARTS TOPSOIL, \*TRANSPLANT 1-STEP\* FERTILIZER / BIOSTIMULANT / MYCORRHIZA INOCULATE AS MANUFACTURED BY ROOTS, INC. OR AN APPROVED EQUIVALENT, AND LIME AND OTHER AMENDMENTS AS INDICATED BY SOIL ANALYSIS.
8. PLANT REQUIREMENTS: ALL PLANTS SHALL CONFORM IN SIZE AND GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION). ALL PLANTS SHALL MEET THE ADDITIONAL REQUIREMENTS SET FORTH BELOW AND IN WRITTEN SPECIFICATIONS AS APPLICABLE. ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITHIN 200 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSSES SHALL NOT BRANCH BELOW 7' FEET IF THE TREE CALIPER IS 2 1/2" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE. THE CONTRACTOR SHALL COORDINATE SOURCE VISITS WITH THE LANDSCAPE ARCHITECT AND SHALL ACCOMPANY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR ALL INSPECTIONS. CERTIFICATES OF COMPLIANCE WITH SPECIFICATIONS ARE REQUIRED FOR ALL PLANTS.
9. GUARANTEE: GUARANTEE ALL LAWNS/SEED MIXES FOR A MINIMUM OF 1 YEAR TO BE ALIVE AND IN VIGOROUS GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD. GUARANTEE ALL TREES FOR A MINIMUM OF 2 YEARS TO BE ALIVE AND IN VIGOROUS GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE PERIOD FOR ALL PLANTS SHALL BEGIN UPON APPROVAL AS SPECIFIED UNDER SEMI-FINAL ACCEPTANCE. METHOD OF REPLACEMENT SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING WITH REPLACEMENTS MATCHING ADJACENT SPECIMENS OF THE SAME SPECIES. REPLACEMENTS SHALL BE MADE AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS AND THEY SHALL BE MAINTAINED AND GUARANTEED. REPLACEMENTS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE AND SHALL BE GUARANTEED FOR ONE FULL YEAR (LAWNS/SEED MIXES) AND TWO FULL YEARS (TREES) FROM TIME OF REPLACEMENT.
10. ALL SLOPES STEEPER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET OF STRAW FIBER AND BIODEGRADABLE OR PHOTODEGRADABLE NETTING.
11. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDDED WITH THE LAWN SEEDING MIXTURE.
12. IF SHEET IS LESS THAN 24" X 36" IT IS A REDUCED PRINT AND SHOULD BE SCALED ACCORDINGLY.



SHRUB PLANTING



- NOTES:
1. STAKING FOR TREES ON 4:1 SLOPES OR LESS THAN 3" CALIPER TO BE PERFORMED AT CONTRACTORS DISCRETION.
2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESSICANT, COMPLETELY REMOVE IT FROM ROOT BALL.

DECIDUOUS TREE PLANTING

LANDSCAPE REQUIREMENTS TABLE

INFORMATION	AREA
RIGHT OF WAY FRONTAGE	483.52 LINEAR FEET
30' BUFFER REQUIRED	14,520 SQUARE FEET 291 SHRUBS AT 5 GALLON SIZE

REQUIREMENT	PROPOSED
291 SHRUBS AT 5 GALLON SIZE ALONG FRONTAGE	292 SHRUBS PROPOSED

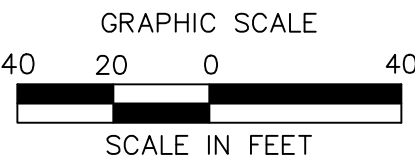
SEEDING MIXTURES

A. LAWN SEEDING MIXTURE

NATIVE SHORT GRASS MIX (DK SEEDS)  
SEEDING DATES: APRIL 15 TO MAY 15 OR SEPTEMBER 15 TO OCTOBER 15  
SEEDING RATES: 15 POUNDS PER ACRE  
SPECIES: BUFFALOGRASS, BLUE GRAMA, SIDEOTS GRAMA

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	QS	9	QUERCUS SHUMARDII	SHUMARD OAK	2.5"-3" CAL.	B&B
SHRUBS						
	CA	70	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	24-36" HT.	CONT. OR B&B
	HP	47	HESPERALOE PARVIFLORA	RED YUCCA	3 GAL., MIN. 18"-21" HT. AND SPREAD	CONT.
	IV	49	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	5 GAL ( MIN 24" HT)	
	MS	80	MAHONIA SWASEYI	TEXAS BARBERRY	24-36" HT. AND SPREAD	CONT. OR B&B
	MC	46	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	CONT.



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REMOTE PARKING LOT  
4700 MARTIN STREET  
FORTH WORTH, TEXAS

Architecture  
Engineering  
Environmental  
Land Surveying

**BL** Companies

383 N SAM HUSTON PKWY E  
SUITE 1100  
HOUSTON, TX 77060  
(346) 664-6138

**FedEx**  
Ground

REV/ISSN	No.	Date	Desc.
Designed	JCW		
Drawn	JCW		
Reviewed	JCW		
Scale	1"=40'		
Project No.	2402869		
Date	02/03/2025		
CAD File:	LL2402869		

LANDSCAPE  
PLAN

Sheet No.

C 5.00





# **LOCATION MAP** REMOTE PARKING LOT 4700 MARTIN STREET FORTH WORTH, TEXAS

Designed A.D.S  
 Drawn A.D.S  
 Checked A.J.B  
 Approved  
 Scale 1"=400'  
 Project No. 2402869  
 Date 02/03/2025  
 CAD File LOC2402869

**LOC-1**