

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:

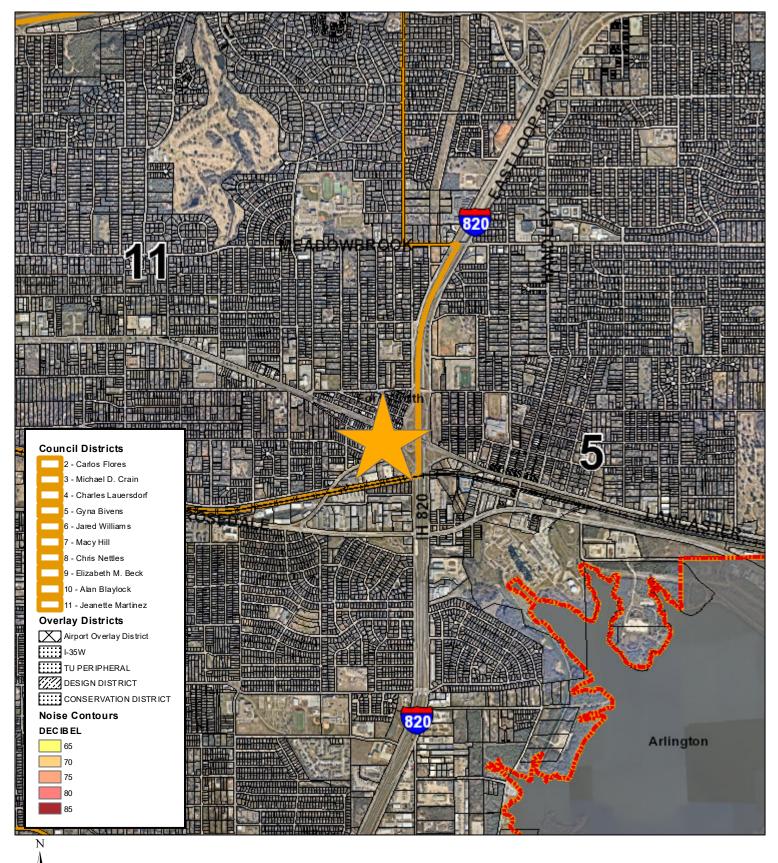


Aerial Photo Map









2,000

1,000

4,000 Feet



Applicant: PG Inc./Jake Petrie

Address: 6025 E. Lancaster Avenue

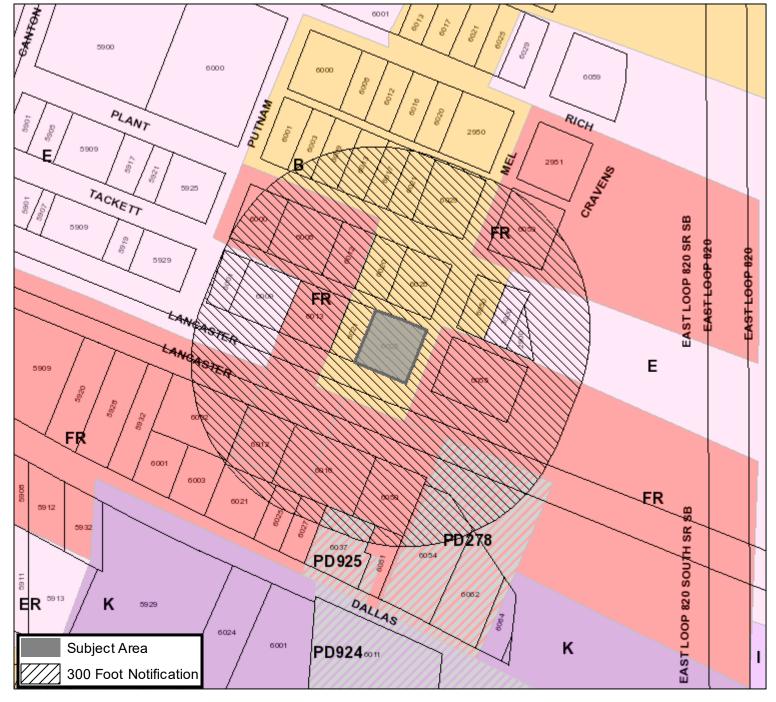
Zoning From: E

Zoning To: ER with CUP for printing of large volumes, signs, books, promotional materials

Acres: 0.24

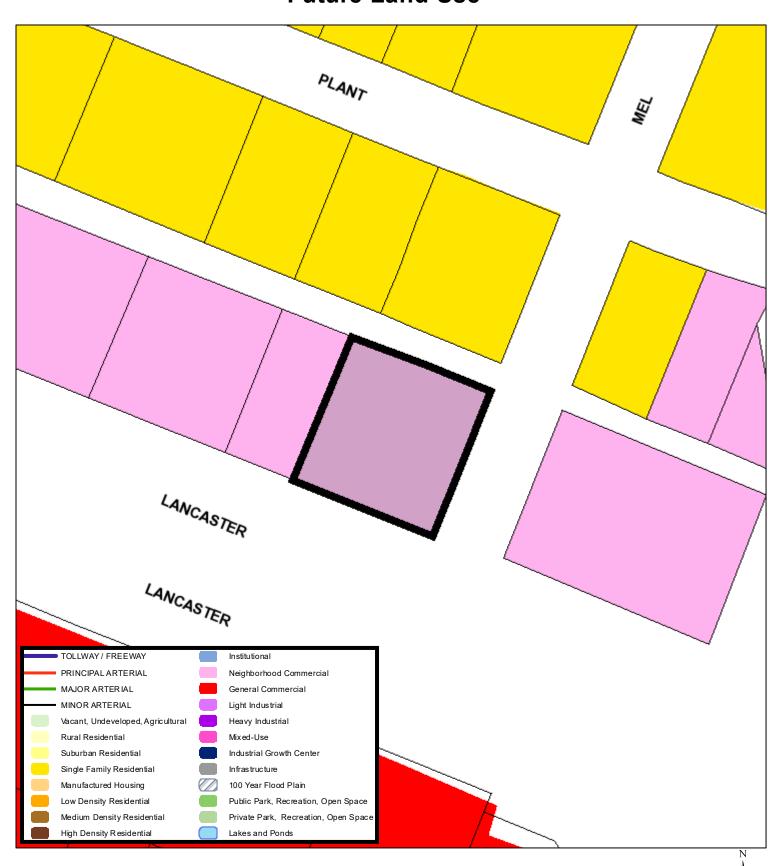
Mapsco: Text
Sector/District: Eastside
Commission Date: 7/9/2025
Contact: 817-392-8190



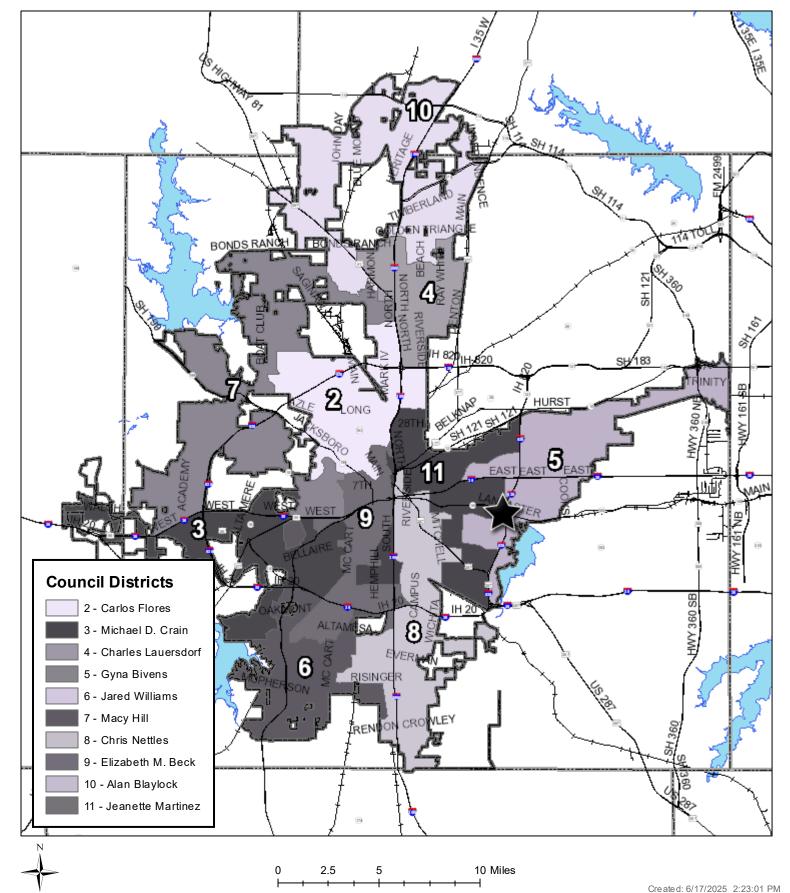




Future Land Use







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ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION PROPERTY OWNER PG INC City, State, Zip Fort Worth, Texas 76112 Mailing Address 6025 E Lancaster Ave Email spetrie@printworldtx.com Phone 817-846-6728 APPLICANT Print World City, State, Zip Fort Worth, Texas 76112 Mailing Address 6025 E Lancaster Ave _____Email spetrie@printworldtx.com Phone 817-846-6728 AGENT / OTHER CONTACT _Jake Petrie _____City, State, Zip Fort Worth, Texas 76107 Mailing Address 111 Boland St Suite 202 Email jake@1836commercial.com Phone 682-583-4962 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): 6025 E Lancaster Ave Total Rezoning Acreage: 0.24 \Box 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): West Handley Addition Block 9 Lot 15 & 16 Is rezoning proposed for the entire platted area? ✓ Yes □ No Total Platted Area: 0.24 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:

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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): B Pro	posed Zoning District(s): ER (CUP to allow printing)				
Current Use of Property: Printing Shop					
- Printing Shop					
For Planned Developmen	t (PD) Requests Only				
irst, reference Ordinance <u>Section 4.300</u> to ensure your project qua					
ase Zoning District Proposed for PD:					
and Uses Being Added or Removed:					
re Development Standards or Waivers being requested? \square Yes \square No \square If yes, please list below:					
Site Plan Included (completed site plan is attached to this application	ation)				
Site Plan Required (site plan will be submitted at a future time fo	or approval by Zoning Commission and City Council)				
l 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: B					
Additional Use Proposed with CUP: Print Shop					
	./				
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)

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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.

This zoning request pertains to the property located at 6025 E Lancaster Ave, Fort Worth, TX, which have of Print World, a print shop business, since 2001. The property is currently zoned as "B" (Two-Far We respectfully request a zoning change from the current "B" designation to "ER" (Neighborhood Con District) with a Conditional Use Permit (CUP) to explicitly allow the continued operation of a print shop respectfully request a zoning change from the current "B" designation to "ER" (Neighborhood Comme with a Conditional Use Permit (CUP) to explicitly allow the continued operation of a print shop on the poning change will formalize the property's existing use, enhance compliance with local zoning regulating continued contribution of Print World to the economic and social fabric of the Fort Worth community.	mily Residential District). nmercial Restricted on the premises. We rcial Restricted District) premises. This z

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ADDITIONAL QUESTIONS

1.	Is this property part of a current Code Compliance case? ☑ Yes ☐ No If yes, please explain: A shipping container was installed onsite to help the business with additional storage.
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 <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.
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) \square Sí \square 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.
	\square A copy of the recorded plat or certified metes and bounds description (page 2)
	\square 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

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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): Shawu Pd	tri∟ se.
Owner's Name (Printed): Shawn Petrie	
If application is being submitted by an applicant or agent oth	ner than the property owner, complete the section below:
AUTHORITY IS HEREBY GRANTED TO (NAME) Jacob Petrie	ACTING ON MY
BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE AP	PPRAISAL DISTICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY
OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN Z	ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:
West Handley Addition Block 9 Lot 15 & 16	(CERTIFIED LEGAL DESCRIPTION)
Shawn Petrie	Applicant or Agent's Signature
Owner's Signature (of the above referenced property)	Applicant or Agent's Signature
Shawn Petrie	Jacob Petrie
Owner's Name (Printed)	Applicant or Agent's Name (Printed):

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Project Identification:

administratively.

☐ Site Address and Legal Description

SITE PLAN CHECKLIST AND REQUIREMENTS

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

Items to be Shown on All Site Plans

	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
Sit	e 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.
	proposed for vehicular paving and circulation.
	<u>Dumpsters/Air Conditioners/Compactors</u> – 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.
	neral Notes:
	e following notes should be included on all site plans:
	This project will comply with <u>Section 6.301, Landscaping</u> .
	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.
	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.
Plea	ase make sure to carefully review the development and design standards for your zoning district in Chapter 4 of the Zoning Ordinance. If any waivers
	m 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

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 or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved

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Project Identification:

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ш	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	e 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.
	<u>Dumpsters/Air Conditioners/Compactors</u> – 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.
Ge	neral Notes:
The	e following notes should be included on all site plans:
	This project will comply with <u>Section 6.301, Landscaping</u> .
	 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 <u>Section 6.302, Urban Forestry</u> .
	All signage will conform to <u>Article 4, Signs</u> .
	All provided lighting will conform to the Lighting Code.
	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.

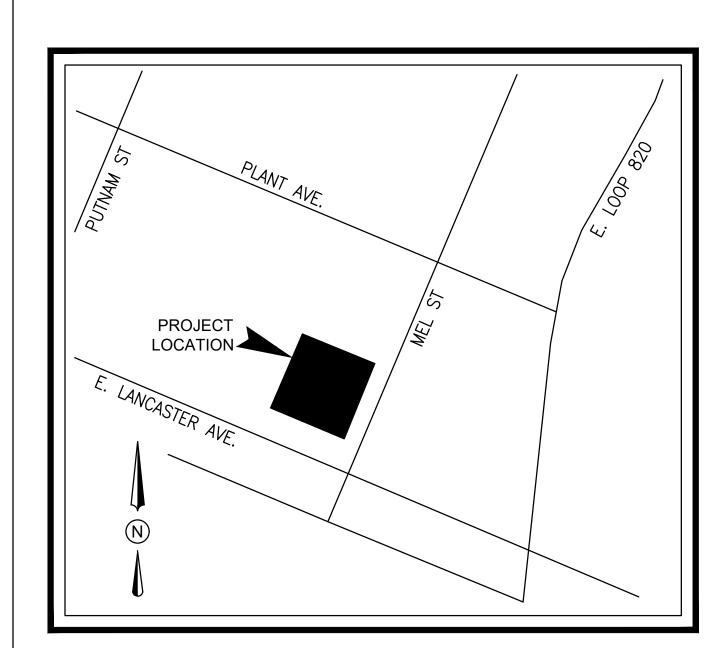
GENERAL NOTES:

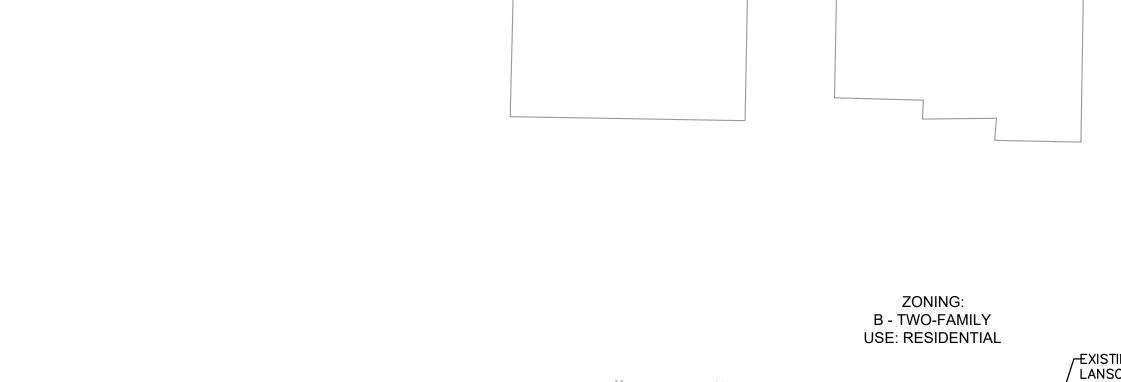
- 1. CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SURVEYOR SHALL BE ENGAGED TO LAY
- OUT ALL SITE WORK. 2. CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY
- DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING. 3. DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
- 4. ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE. 5. ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF FORT WORTH BUILDING ORDINANCES. A
- BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF FORT WORTH. 6. A LANDING MUST BE PROVIDED AT EACH EXIT DOOR. THE FLOOR SURFACE ON BOTH SIDES OF THE DOOR SHALL BE AT THE SAME ELEVATION AS PER THE TEXAS FIRE PREVENTION
- 7. VERIFY ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION
- CODE. 8. ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITE TREATMENT.
- 9. ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN
- ACCORDANCE WITH FORT WORTH MUNICIPAL CODE. 10. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- 11. HOURS OF OPERATION:
- PRINT WORLD 5 DAYS A WEEK, 9:00 AM TO 5:00 PM.
- 12. EXTERIOR MATERIALS FOR BUILDING WILL BE SPLIT FACE CMU BLOCK, ARCHITECTURAL WALL PANELS AND STORE FRONT WINDOW PANELS.
- 13. APPLICANT WILL COMPLY WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES.
- 14. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- 15. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING. 16. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- 17. 2 (TWO) EMPLOYEES PER SHIFT.
- 18. ANY LIGHTS USED TO ILLUMINATE THE AREA SHALL BE DIRECTED DOWNWARD AND AWAY
- FROM ADJACENT RESIDENTIAL PROPERTIES. 19 THIS PROJECT WILL CONFIRM WITH LIRRAN FORESTRY STANDARDS

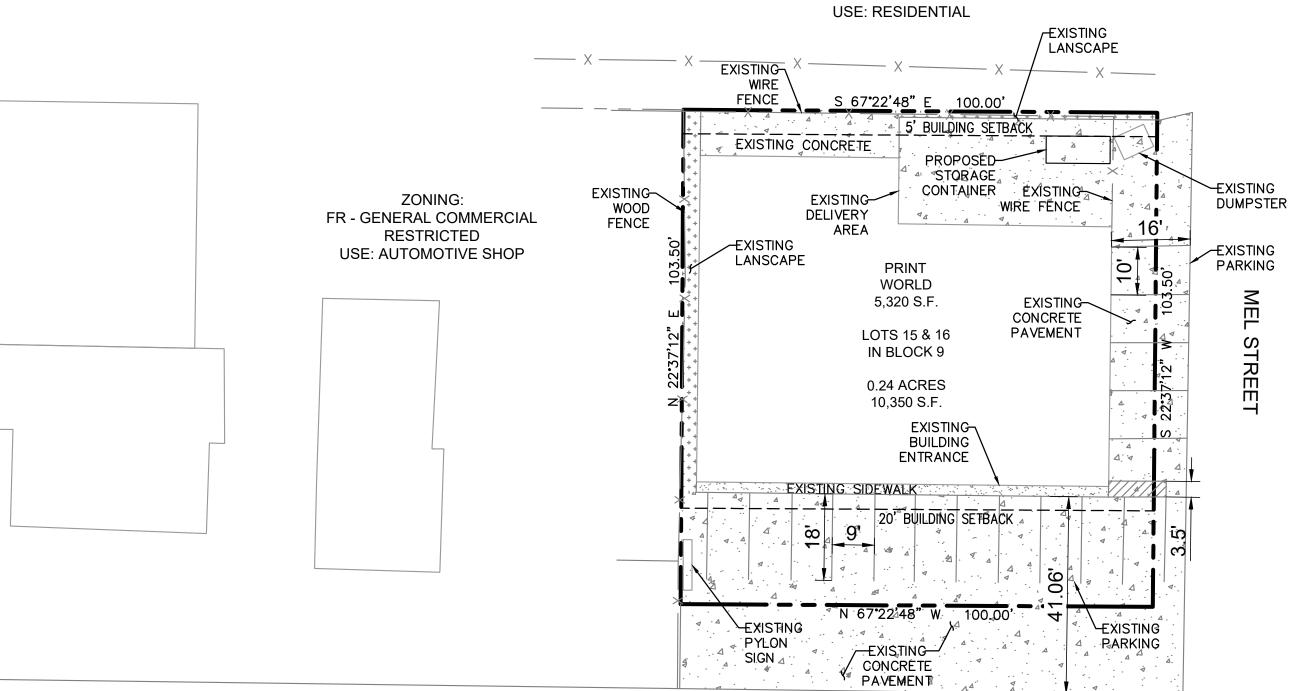
19.	THIS PROJECT	WILL	CONFIRM	WITH	OKRAN	FORESTRY	STANDARDS.

SITE DAT	TA SUMMARY TABLE
SITE ACREAGE:	0.24 ACRES (10,350 SQ. FT.)
EXISTING ZONING:	B-TWO-FAMILY
PROPOSED ZONING:	ER-NEIGHBORHOOD COMMERCIAL RESTRICTED
EXISTING USE:	PRINT SHOP
BUILDING AREA:	5,320 S.F.
NUMBER OF STORIES:	1
BUILDING COVERAGE:	51%
FLOOR AREA RATIO:	0.51
IMPERVIOUS AREA:	9,987 S.F. (96.5%)
PERVIOUS/LANDSCAPE AREA:	363 S.F. (3.5%)
REGULAR PARKING PROVIDED:	16 SPACES
HANDICAP PARKING PROVIDED:	0 SPACES
TOTAL PARKING PROVIDED:	16 SPACES

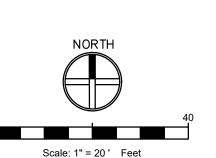
EXISTING PAVEMENT LEGEND			
EXISTING CONCRETE	· · · · · · · · · · · · · · · · · · ·		
EXISTING LANDSCAPE			
EXISTING SIDEWALK			







E. LANCASTER AVE./180 SPEED LIMIT: 40 M.P.H.



Developer/Owner: Jake Petrie Address: P.O. Box 383023 City/State: Duncanville, Texas 75138 Telephone Number: 682.583.4962 E-mail Address: jake@1836commercial.com

ZONING: FR - GENERAL COMMERCIAL

RESTRICTED
USE: AUTOMOTIVE SHOP

JOB NO: 2025.16 DRAWN: STAFF CHECKED: AG

DATE: 6.2.2025





DUNCANVILLE, TX 75138

711 N. FIELDER RD. ARLINGTON, TX 76012 PH: (817) 635-5696 FAX: (817) 635-5699

WORLD PRINT

REVISIONS

SITE PLAN

Zoning Case Number: 00-00-000

Director of Development Services

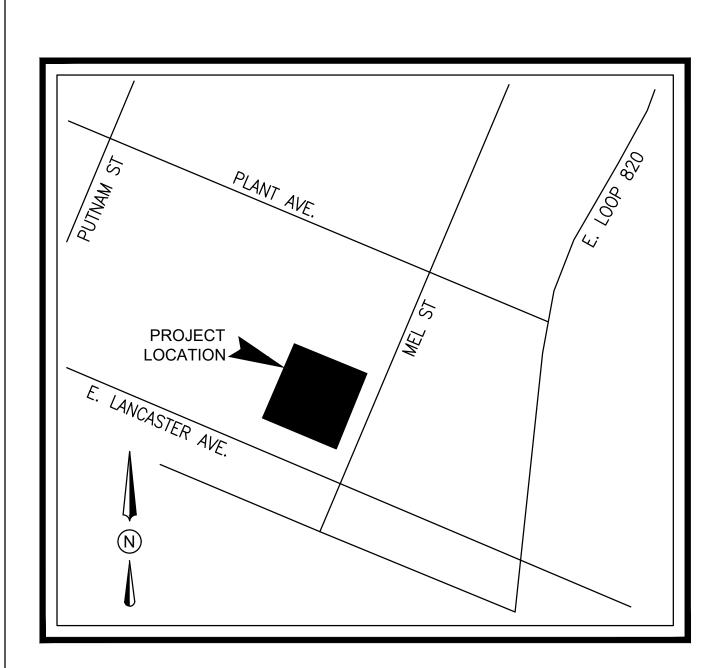
SHEET NUMBER

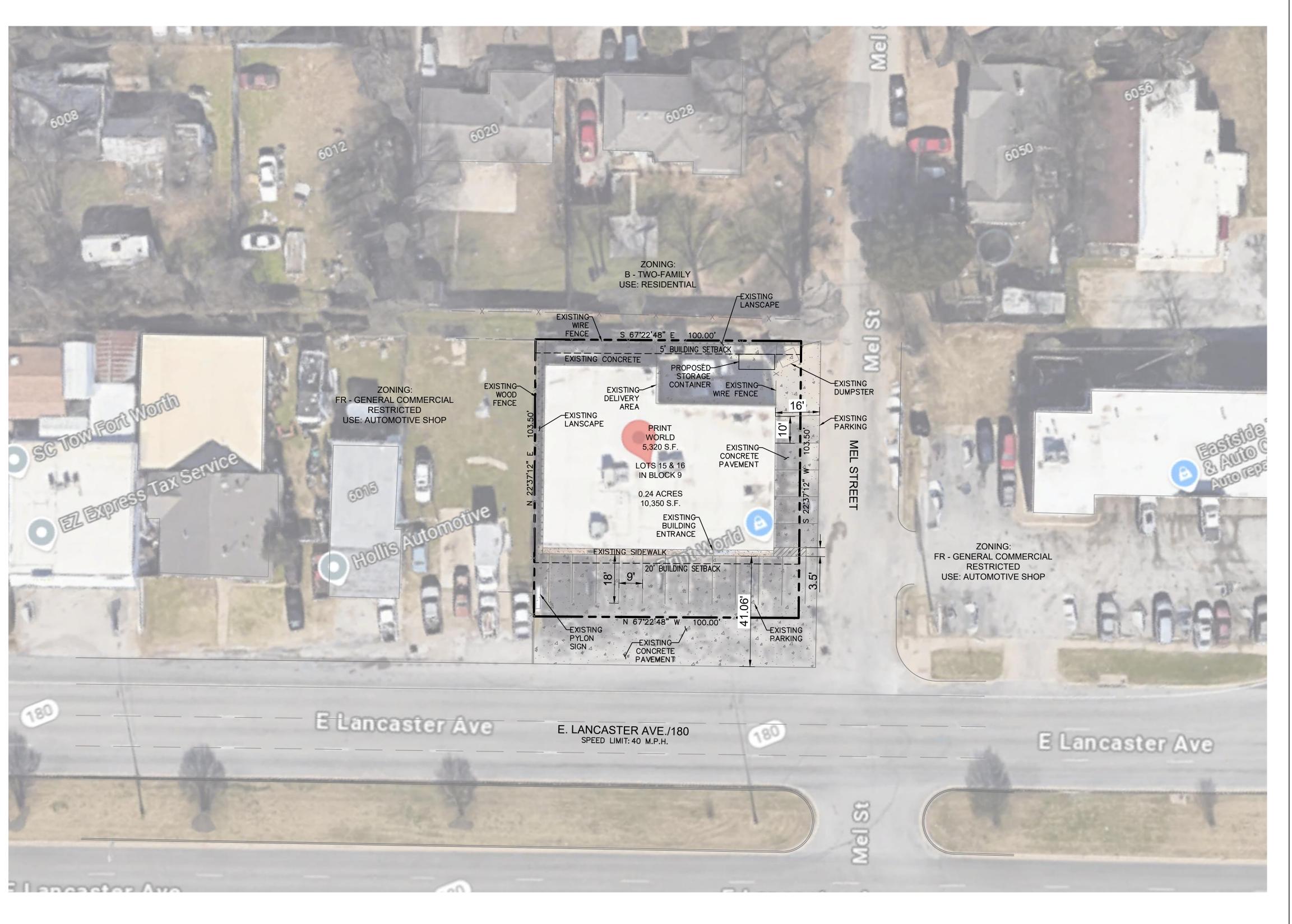
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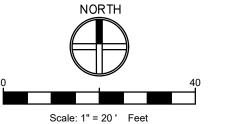
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- 8. ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITE TREATMENT.
- 9. ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH FORT WORTH MUNICIPAL CODE.
- 10. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
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- 17. 2 (TWO) EMPLOYEES PER SHIFT.
- 18. ANY LIGHTS USED TO ILLUMINATE THE AREA SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
- 19. THIS PROJECT WILL CONFIRM WITH URBAN FORESTRY STANDARDS.

SITE DATA SUMMARY TABLE			
SITE ACREAGE:	0.24 ACRES (10,350 SQ. FT.)		
EXISTING ZONING:	B-TWO-FAMILY		
PROPOSED ZONING:	ER-NEIGHBORHOOD COMMERCIAL RESTRICTED		
EXISTING USE:	PRINT SHOP		
BUILDING AREA:	5,320 S.F.		
NUMBER OF STORIES:	1		
BUILDING COVERAGE:	51%		
FLOOR AREA RATIO:	0.51		
IMPERVIOUS AREA:	9,987 S.F. (96.5%)		
PERVIOUS/LANDSCAPE AREA:	363 S.F. (3.5%)		
REGULAR PARKING PROVIDED:	16 SPACES		
HANDICAP PARKING PROVIDED:	0 SPACES		
TOTAL PARKING PROVIDED:	16 SPACES		

EXISTING PAVEMENT LEGEND	
EXISTING CONCRETE	
EXISTING LANDSCAPE	+ + + + + + + + + + + + + + + + + + +
EXISTING SIDEWALK	







Developer/Owner: Jake Petrie Address: P.O. Box 383023 City/State: Duncanville, Texas 75138 Telephone Number: 682.583.4962 E-mail Address: jake@1836commercial.com

Zoning Case Number: 00-00-000

Director of Development Services

DATE: 6.2.2025 JOB NO: 2025.16 DRAWN: STAFF CHECKED: AG





711 N. FIELDER RD. ARLINGTON, TX 76012 PH: (817) 635-5696 FAX: (817) 635-5699

PRINT WORLD

TER A

E. LANCAS WORTH, T

REVISIONS

SITE PLAN

SHEET NUMBER

9-60-61

NAP OF WEST HANDLEY TARRANT COUNTY, TEXAS.

TARRANT COUNTY, TEXAS. SHET TRACT: Leginning at the No Jornar, of the G.N Butts Survey, a stone for corner, in center of road, Thence South with the E line of said Parts Survey, with the center of road 1377 feet to center of OM Fort Worth, & Ballas Road. Themes with the centur of said Cld Road. W 65 % 728 feet. Themes Worth 1070 feet. to N line of said Curvey, Themes F with said Line 660 feet to the plane of beginning, containing 15 63/100 agrees more or less. SMOOND NTACT. Deginning at a point in the N line of paid Nuts Survey 660 feet to of the N.E.Cor. Thence South 1070 feet to genter of Old Fort Worth, & Tables Road. Thence with center of said read N 65 W 418 fe t. Thence with said bond N 58 * 1732 feet to the N Line c/ said Survey, Thence E with said N 11me 1858 feet to the beginning, containing 2: 17/100 abres more or bes, cituate TAIL OF TRUES.

| YOU all man by these presents, That, I, D.S Phillips, do hereby adopt the map and Plat as shown on this cheet as correctly representing my plan for any-dividing the two tracts of land out lower TANANT | YOU all man by these presents, That, I, D.S Phillips, do hereby adopt the map and Plat as shown on this cheet as correctly representing my plan for any-dividing the two tracts of land out of the G.D. Its urlay, described in the above and oragoing field notes, and I designate total sub-division as Rest Familey, and I do hereby dedicate to the use of the Public as High ways only each mile l It is universteed that the above defination of said Streets, Avenues, roads and Arieys, to the Public is for the purpose of travel of ingress and egress over the gurface (hereats, and the title, and all rights, therein for any pecial purpose of travel of ingress and egress over the gurface (hereats, and the title, and all rights, therein for any pecial purpose of travel of ingress and egress over the gurface (hereats, and the title, and all rights, therein for any pecial purpose of travel of ingress and egress over the gurface (hereats, avenues, roads) and Arieys, to the Public is for the purpose of travel of ingress and egress over the gurface (hereats, avenues, roads). Otre to, avenues, & Scale, and alleys, as represented on said may. and for all other purposes whitsoever, remains and is reserved in me. WINTESS my hand thus the link key of July, A.D 1902. But no Dedication is made to the curb of Land, 100 feet the, marked on map Interurcun sheetric Ry. D.T. PHILLIPS. WHIT T MARKET I ENGRY IF; I. Fraking billiams , & Nothern Public, in and for Markets county , Taxas, on this day personally appeared LEP Phillips, known to se to to the parson whose name is severity to the Conegoing instrument, and admostledged to me that he statested the same for the purposes and consideration therein expressed. STOM under my hand and coal of office, this 2nd day of July, 1902. TATTANT CO THE TOWAR THEN FOR A MOVE ON 5: 3 Cholook P.M. July 2nd .1502. SECONISTD as il o'oloc' A.M.J :LY 15", 1902. . Z DULLEF, COUNTY CLEEK HANDLEY

