



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

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 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.

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-25-130

Aerial Photo Map



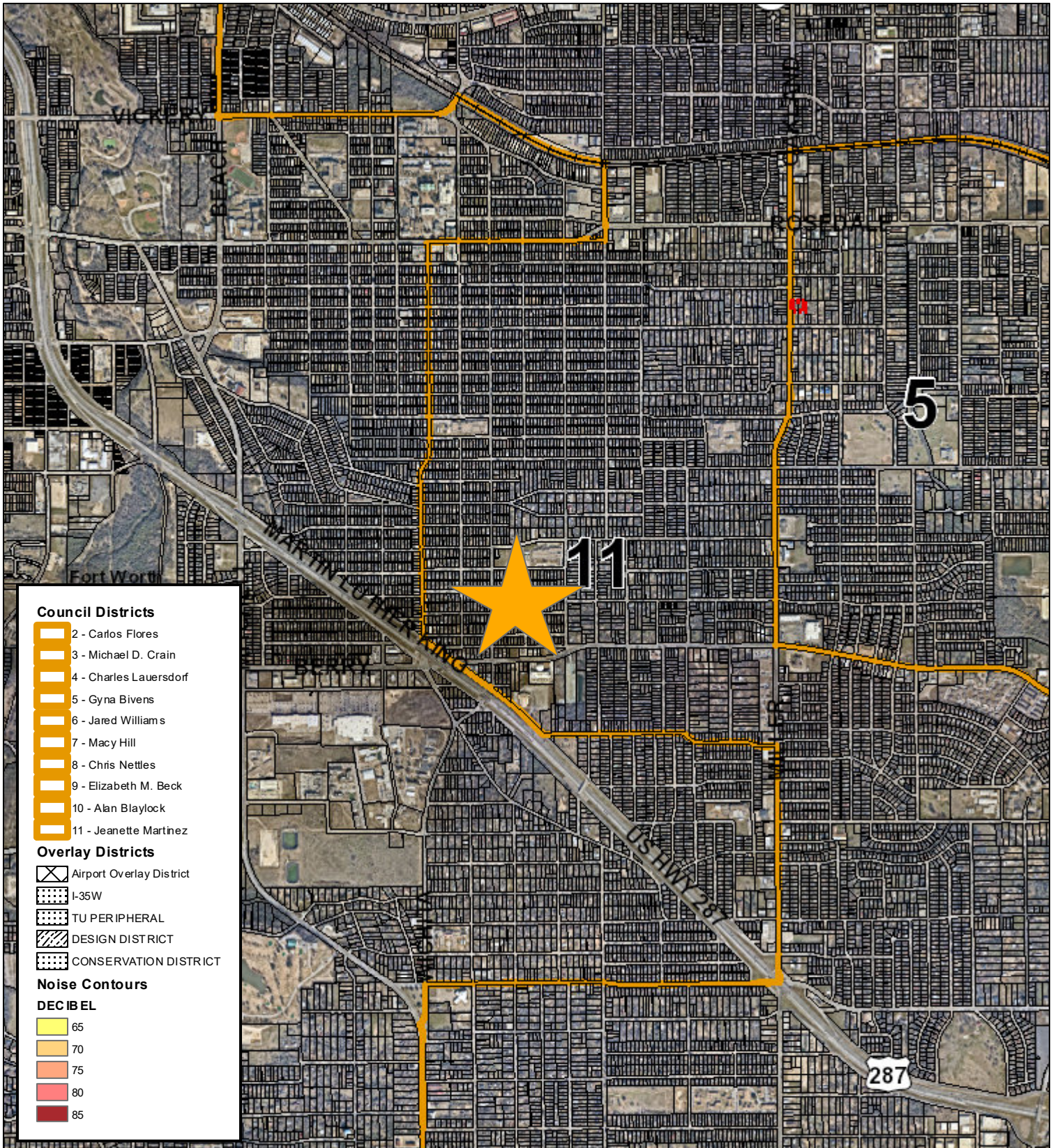
0 105 210 420 Feet





ZC-25-130

Area Map



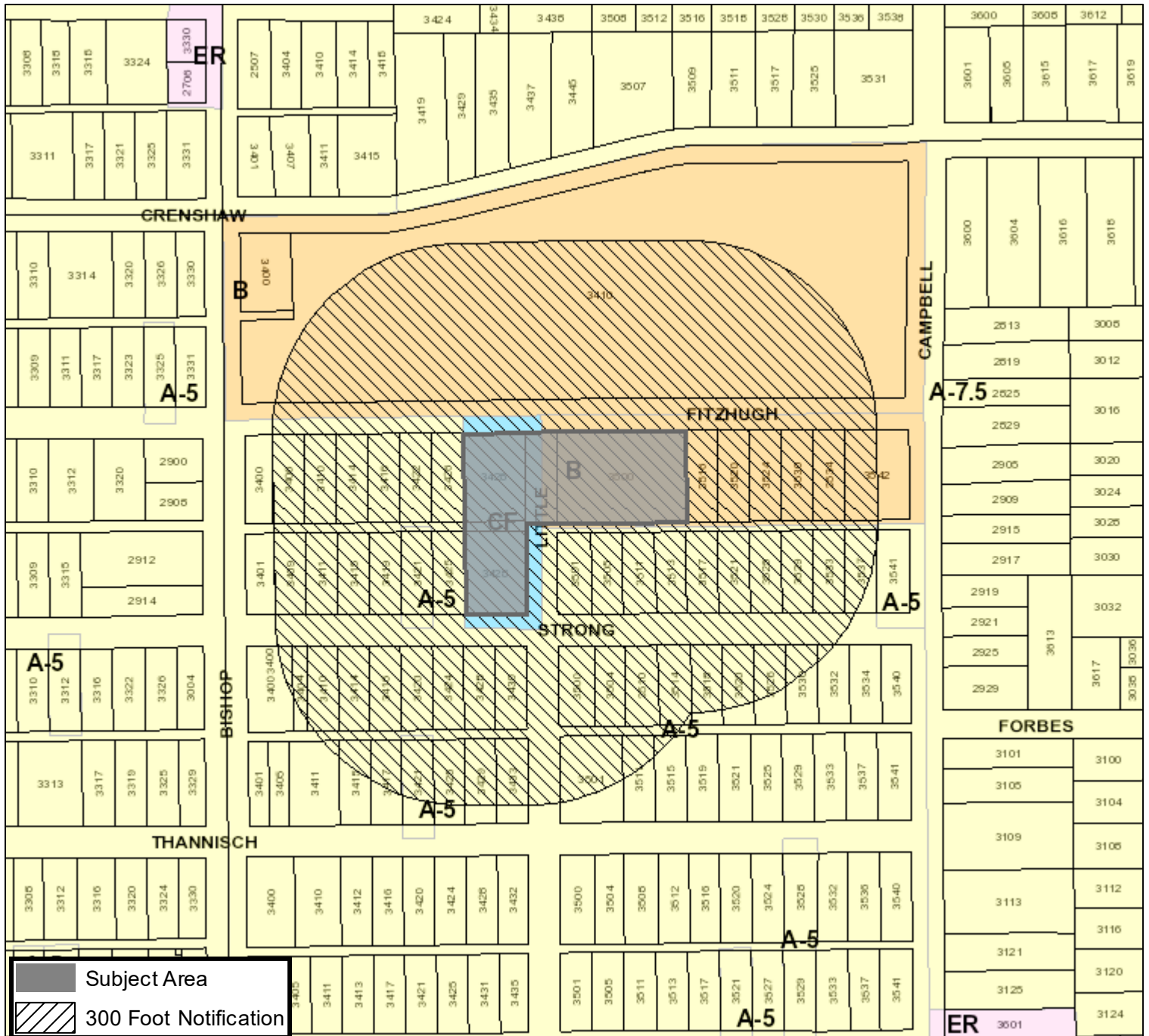
0 1,000 2,000 4,000 Feet



ZC-25-130

Area Zoning Map

Applicant: White's Chapel Methodist Church/Kline Hardin
Address: 3428 & 3500 Fitzhugh Avenue
Zoning From: B, CF
Zoning To: Add CUP for community outreach & development waivers to setbacks, parking, buffers, fen
Acres: 0.91
Mapsc: Text
Sector/District: Southeast
Commission Date: 8/13/2025
Contact: 817-392-8190



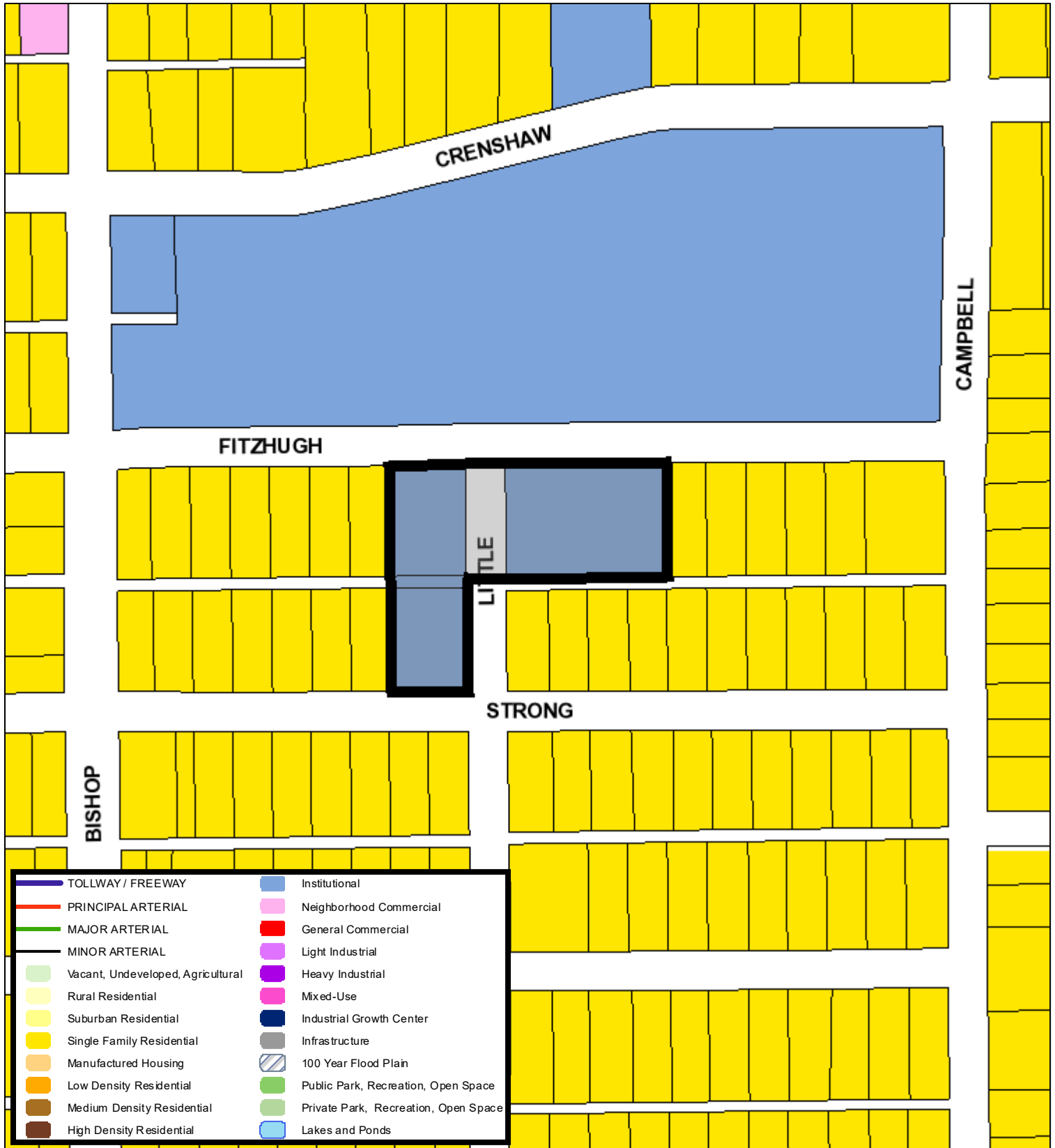
0 112.5 225 450 Feet

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ZC-25-130

Future Land Use



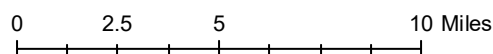
160 80 0 160 Feet

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.



Council Districts

2	- Carlos Flores
3	- Michael D. Crain
4	- Charles Lauersdorf
5	- Gyna Bivens
6	- Jared Williams
7	- Macy Hill
8	- Chris Nettles
9	- Elizabeth M. Beck
10	- Alan Blaylock
11	- Jeanette Martinez





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER White's Chapel Methodist Church

Mailing Address 185 S. Whites Chapel Blvd City, State, Zip Southlake, Tx 76092

Phone 817.481.4147 Email jmckellar@whiteschapel.org

APPLICANT White's Chapel Methodist Church

Mailing Address 185 S. Whites Chapel Blvd City, State, Zip Southlake, Tx 76092

Phone 817.481.4147 Email jmckellar@whiteschapel.org

AGENT / OTHER CONTACT Brent E. Kline, Architect / Kline Hardin

Mailing Address S.H. 121, Suite 250 City, State, Zip Lewisville, Texas 75056

Phone 972-331-5699 Email bkline@klinehardin.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): 3429 Strong Ave Block 24, Lots 8-11 and Block 31 Lots 1-4

(2950 Little Street) (3500 Fitzhugh Avenue)

Total Rezoning Acreage: 0.91 ☒ 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): Englewood Heights Block 24, Lots 8-11 and Block 31 Lots 1-4

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 0.91 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
☐ Rezoning from one standard zoning district to another ☐ Rezoning to Planned Development (PD) District ☒ Adding a Conditional Use Permit (CUP) Overlay ☐ Modifying development standards, waivers, and/or land uses for an existing PD or CUP	☐ Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> ☐ Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): _____ Proposed Zoning District(s): _____

Current Use of Property: Church

Proposed Use of Property: Church

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: CF / B

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.

Project Scope

The project is to construct a new church replacing the facility that burned down in 2021 and a new parking lot on a piece of land across the street. The proposed facility is to be used for more than a church; it would also be used as a community betterment facility for health screenings, back to school drives, holiday meal collection / distribution for the community.

1)Variance for Building Encroachment into the 20' front yard setback.

- Due to the property being zoned CF and across the street from a residential (A5) zone the front yard setback is 20'
- Since there is a 20' front yard setback on two sides of the property, this leaves a buildable space that is long and thin.
- The intent for the new building is to utilize a similar footprint to that of the original church building that burned. This would leave space on the north end of the lot that could be used for a larger space to accommodate the sanctuary / community room.
- This does move the encroachment on to the north end of the lot and reduces the impact of the encroachment to just that area or only 32% of the front yard setback on Little Street.

2)Variance requesting to allow for a 6'0" high fence.

- Once again due to the property being across the street from a residential (A5) zone the fence is only allowed to be 4'-0" high maximum.
- The space was designed to allow for church members and guests, both adults & children, to have a safe location outside to gather during functions at the facility. For that reason, the preference would be for the fencing to be 6'-0" high.
- Additionally, the space adjacent to the building creates an additional buffer to deter potential vandals from being able to access the Little Street side of the building which a 6'-0" fence would do better than a 4'-0" fence.
- The intent was for this to be an upscale amenity at the corner of Strong and Little, so the fence was designed as a combination of wrought iron look fencing with stone and cast stone pilasters to enhance the look of the corner and the tree being saved at this location.

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.

3)Variance Request for parking lot encroachment into Front Yard setback along Fitzhugh

- The front yard setback along Fitzhugh is 20'. This side of the lot is across from the elementary school. This encroachment would be for 45% of the length of the buffer yard.
- The original church only had 2 parking spaces and the rest of the visitors to the facility would park in the street or walk to the facility. Once again this is intended to be a community-based facility and the expectation is that many members and guests will walk to the services, so only the code required minimum spaces were proposed to be constructed.
- What has been included in the plans is a parking lot to house the required parking spaces in the most efficient design possible. This will allow for additional green space and less impervious surfaces for the surrounding community. This remaining green space will be used for collection and detention of water for the drainage system in the area.
- The parking spaces along Fitzhugh encroach on the easement and could be reconfigured to the East end of the property but would require additional paving and less green space. The remaining buffer yard would need to be used for water detention.
- The remaining buffer yard that would remain if the variance is approved would have a stone retaining wall and planting to enhance the space between the parking lot and the street.

Waiver Request Code References:

- 1) Reference code 6.101 "Yards"
- 2) Reference code 5.305 "Fences"
- 3) Reference code 6.101 "Yards"and 6.202 "Parking Lot Design Standards"

ADDITIONAL QUESTIONS

1. Is this property part of a current Code Compliance case? ☐ Yes ☒ No If yes, please explain:

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):

John McKellar
John McKellar

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) Brent E. Kline, Architect / Kline Hardin 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: Englewood Heights Addition Block 24, Lots 10-11 / Block 31, Lots 1-4 (CERTIFIED LEGAL DESCRIPTION)

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

Owner's Name (Printed):

John McKellar
John McKellar

Applicant or Agent's Signature

Brent E. Kline, Architect / Kline Hardin

Applicant or Agent's Name (Printed):

Brent E. Kline



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:

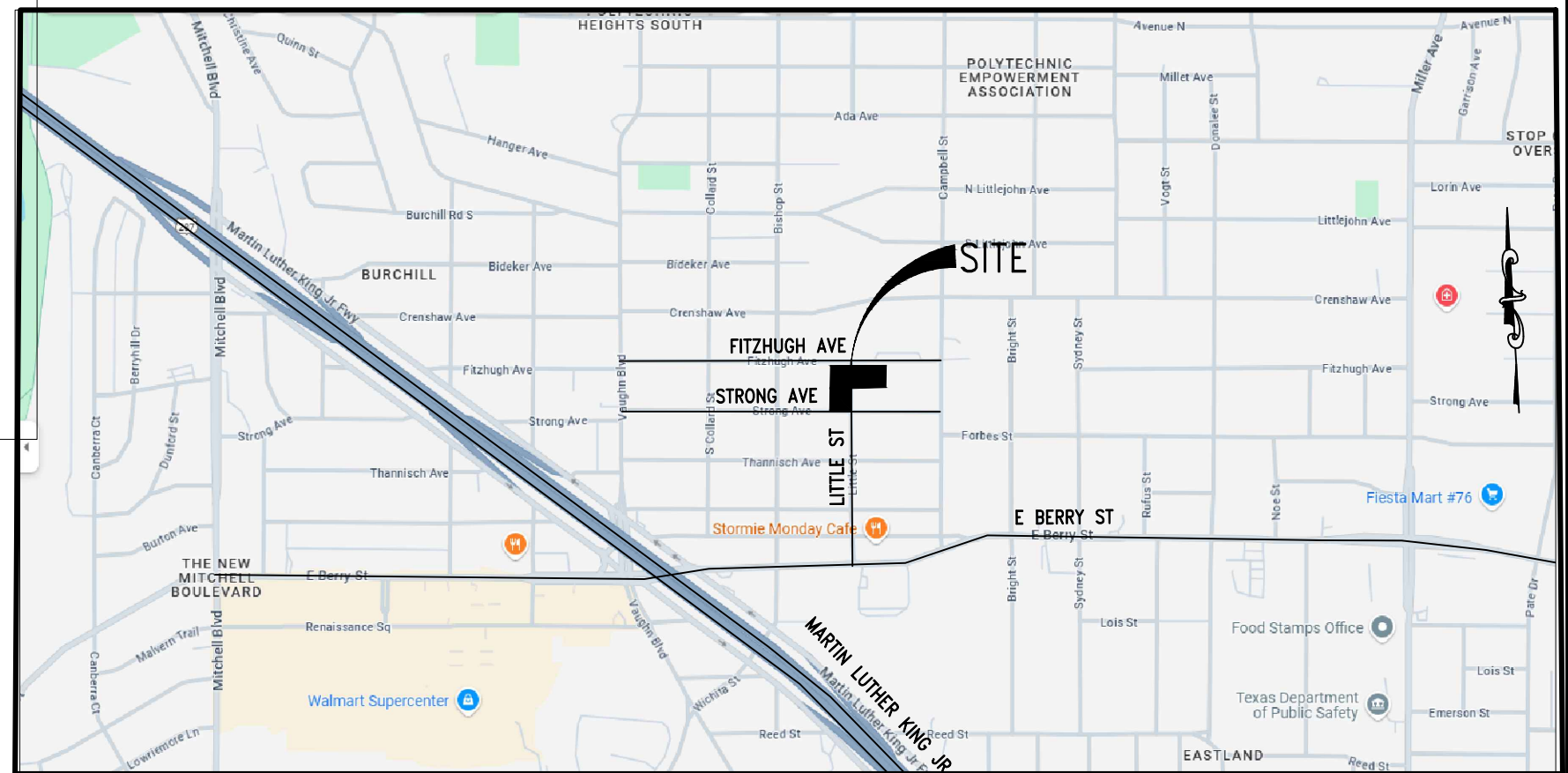
- ☒ This project will comply with Section 6.301, Landscaping.
 - o Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)
- ☒ This project will comply with Section 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.

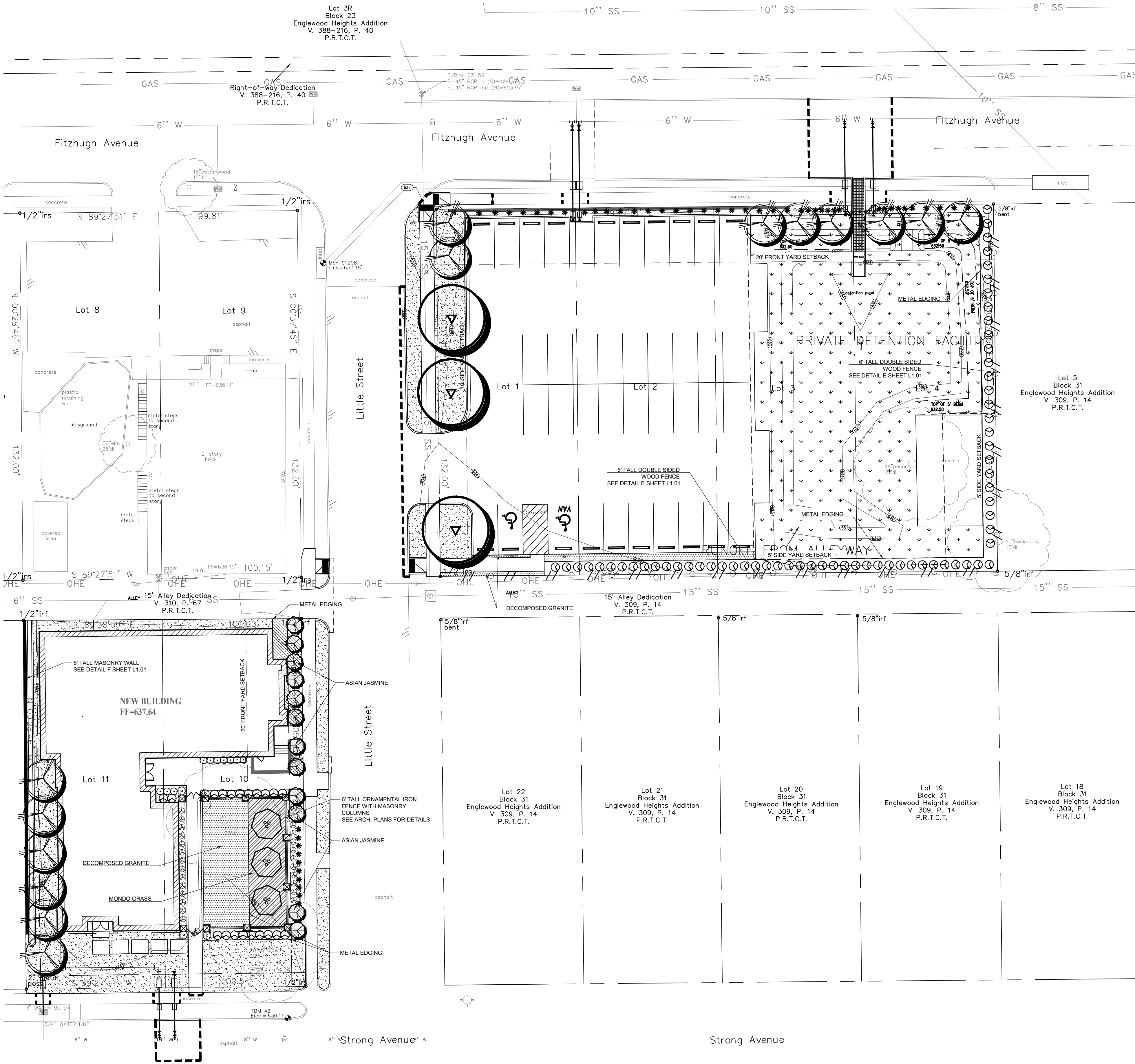
Please make sure to carefully review the development and design standards for your zoning district in Chapter 4 of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council,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



ZONING CASE ZC25-

SITE DATA SUMMARY			B TWO FAMILY REQUIREMENTS		
EXISTING ZONING	E - NEIGHBORHOOD COMMERCIAL		OPEN SPACE	50% MAX	
BASE ZONING:	CR - LOW DENSITY MULTIFAMILY		PAVING	23,349 SF	
PROPOSED ZONING:	PD - PLANNED DEVELOPMENT		TOTAL SITE	5,000 SF MIN	
GROSS SITE AREA:	0.831 ACRES		LOT WIDTH	50'	
1 BEDROOM UNITS (280 SF) 1-STORY	4		FRONT YARD	200.39'	
TOTAL UNITS	4 UNITS		- STRONG	20'	
DENSITY	4.81 UNITS/ACRE		- LITTLE ST	5.3'	
A-5 SINGLE FAMILY REQUIREMENTS			REAR YARD	ALLEY 0'	
REQUIRED	50%		SIDE YARD	5' RESIDENTIAL	
PROPOSED	41.23%		INTERIOR LOT	10' MINIMUM ADJACENT TO SIDE ST	
LOT COVERAGE	50%		CORNER LOT	5' MINIMUM FOR INTERIOR LOT LINE	
PAVING	23,349 SF		SETBACK TO ADJACENT 1 OR 2 FAMILY RESIDENTIAL	3:1 FROM SLAB TO TOP OF SILL PLAT OR 2:1 IN OVERALL HEIGHT WHEN MEASURED FROM THE LOWEST FINISHED GRADE TO THE PEAK OF THE ROOF, WHICH IS GREATER; 30' MIN	
TOTAL SITE	5,000 sf		HEIGHT	35' MAX, SLAB TO TOP PLATE	
LOT WIDTH	50'			5'	
FRONT YARD	20.5'			31'	
- STRONG	20'				
- LITTLE ST	5.3'				
REAR YARD	ALLEY 0'				
SIDE YARD	5' RESIDENTIAL				
INTERIOR LOT	10' MINIMUM ADJACENT TO SIDE ST				
CORNER LOT	5' MINIMUM FOR INTERIOR LOT LINE				
SETBACK TO ADJACENT 1 OR 2 FAMILY RESIDENTIAL	3:1 FROM SLAB TO TOP OF SILL PLAT OR 2:1 IN OVERALL HEIGHT WHEN MEASURED FROM THE LOWEST FINISHED GRADE TO THE PEAK OF THE ROOF, WHICH IS GREATER; 30' MIN				
HEIGHT	35' MAX, SLAB TO TOP PLATE				



NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

GENERAL NOTES: PLANT MATERIAL WILL VARY BY REGION, BUT SHALL MATCH THE FORM, STYLE AND CHARACTERISTICS SPECIFIED ON PLANS. PLANT MATERIAL SHALL MEET OR EXCEED SPECIFIED SIZES.

KEY				
TREES				
	3	UC	Ulmus crassifolia	Cedar Elm
	14	MG	Magnolia grandiflora	Southern Magnolia
	12	UNG	Ungadia speciosa	Mexican Buckeye
	3	LI	Lagerstroemia indica	Crape Myrtle
SHRUBS				
	85	LIG	Ligustrum sinense "Sunshine"	Sunshine Ligustrum
	10	ORA	Oratogus monogyna Dwarf Variety	Pink Pixy Hawthorn Shrub
	30	HES	Hesperaloe parviflora	Red Yucca
	5	WHO	Ilex "Whoa Nellie"	Whoa Nellie Holly
	40	SCH	Schizachyrium scaparium	Little Bluestem
GROUND COVER, SOD, GRAVEL, MISC.				
	577 SF	ASI	Asiatic Jasmine	Asian Jasmine
	606 SF	OPH	Ophiopogon japonicus	Mondo Grass
	1,658 SF	DG	Decomposed Granite	Contractor to submit colors for Owner's approval
	5,034 SF	SOD	Common Bermuda	Bermuda Sod
	8,991 SF	HYDRO	Hydra Mulch	
	PER PLAN	EDGE	Steel Edging	See Det. D Sheet L1.01

IRRIGATION NOTE
ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.

LANDSCAPE CALCULATIONS

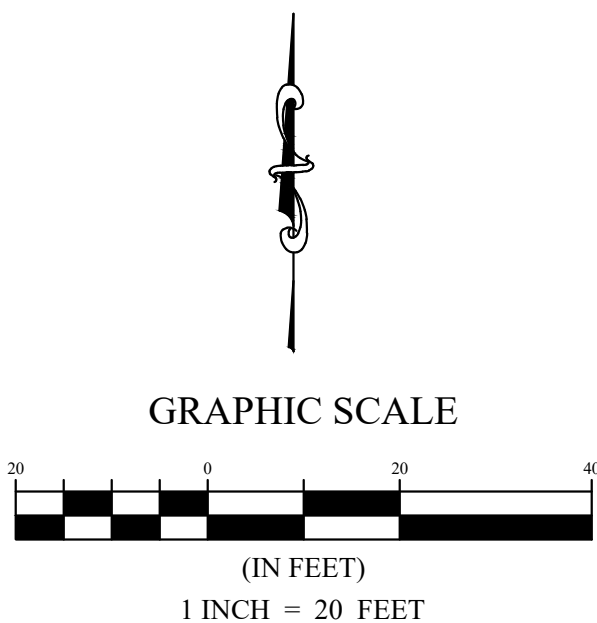
NET SITE AREA: 13,280 SF
BUILDING FOOTPRINT: 6,583 SF
NET AREA = 6,697 SF

REQUIRED LANDSCAPE AREA: 670 SF
PROVIDED LANDSCAPE AREA: 8,851 SF

A MINIMUM OF 75% OF ALL REQUIRED LANDSCAPE AREA SHALL BE LOCATED IN THE FRONT YARD BETWEEN THE BUILDING LINE AND THE FRONT PROPERTY LINE.
REQUIRED: YES
PROVIDED: YES

COMMERCIAL LAND USES MINIMUM PLANTED CANOPY SHALL BE 30%
REQUIRED: 3,984 SF
PROVIDED: 6,000 SF

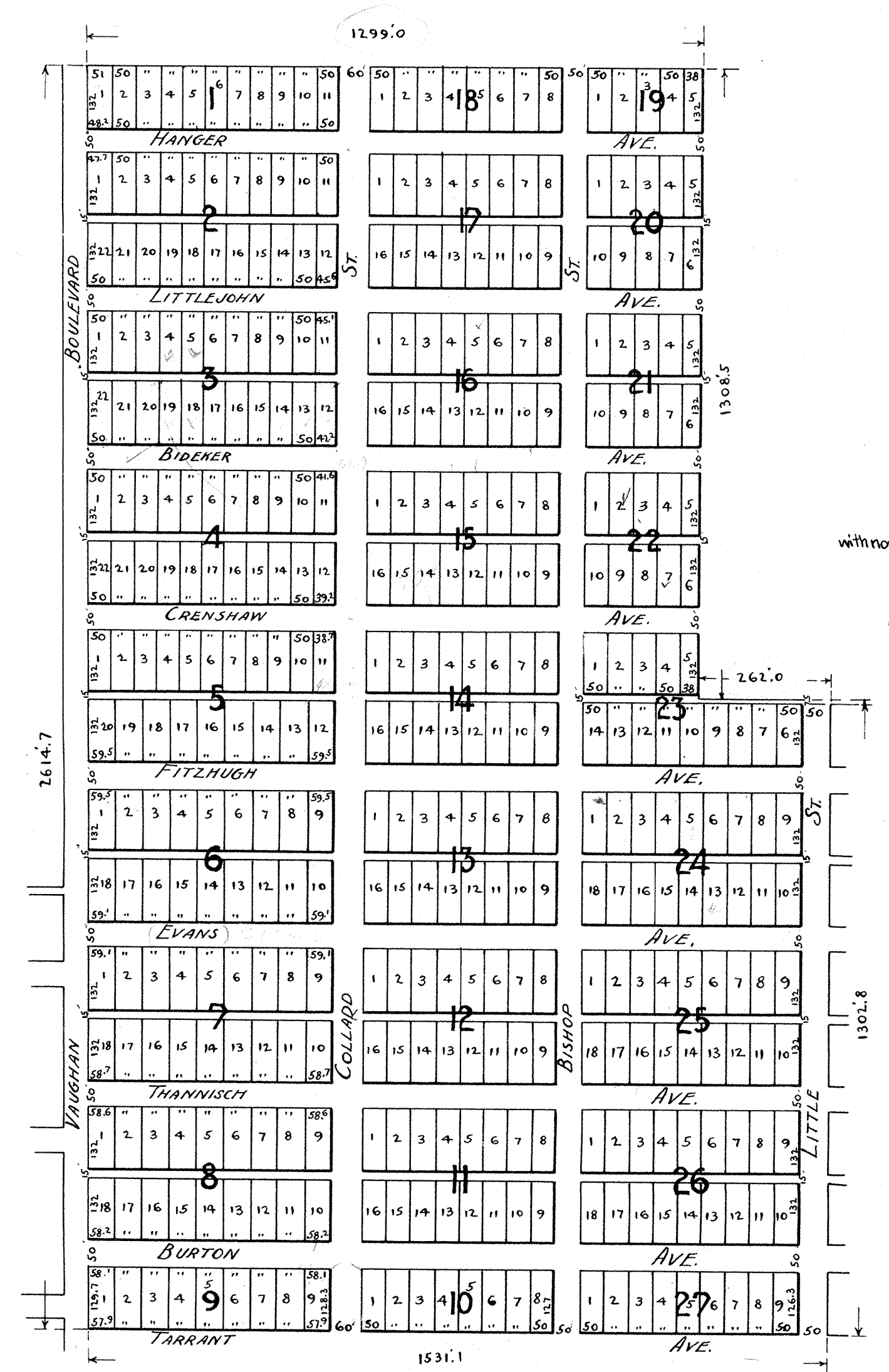
FRONT YARD AND SIDE YARD REQUIREMENTS				
	CHURCH BUILDING		PARKING LOT	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH	N/A	N/A	20' FRONT YARD	20' FRONT YARD
SOUTH	N/A	N/A	5' SIDE YARD	5' SIDE YARD
EAST	20' FRONT YARD	20' FRONT YARD	5' SIDE YARD	5' SIDE YARD
WEST	5' SIDE YARD	5' SIDE YARD	N/A	N/A
BUFFER YARD POINT SYSTEM (25 POINTS REQUIRED)				
	CHURCH BUILDING		PARKING LOT	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH	N/A	N/A	1 TREE / 25 LF (MIN. 2.5' AT 12' HT.) - 10 POINTS 5 ORNAMENTAL SHRUBS / 25 LF - 15 POINTS	1 TREE / 25 LF (MIN. 2.5' AT 12' HT.) - 10 POINTS 5 ORNAMENTAL SHRUBS / 25 LF - 15 POINTS
SOUTH	N/A	N/A	6' DOUBLE SIDED WOOD FENCE / 10 POINTS 5 ORNAMENTAL SHRUBS EVERY 25' LF - 15 POINTS	6' DOUBLE SIDED WOOD FENCE / 10 POINTS 5 ORNAMENTAL SHRUBS EVERY 25' LF - 15 POINTS
EAST	3 SMALL ORN. TREES / 25 LF 10 POINTS 5 ORNAMENTAL SHRUBS / 25 LF 15 POINTS	3 SMALL ORN. TREES / 25 LF 10 POINTS 5 ORNAMENTAL SHRUBS / 25 LF 15 POINTS	6' DOUBLE SIDED WOOD FENCE / 10 POINTS 5 ORNAMENTAL SHRUBS EVERY 25' LF - 15 POINTS	6' DOUBLE SIDED WOOD FENCE / 10 POINTS 5 ORNAMENTAL SHRUBS EVERY 25' LF - 15 POINTS
WEST	6' HT. SOLID MASONRY WALL 15 POINTS 1 TREE / 25 LF (MIN. 2.5' AT 12' HT.) 10 POINTS	6' HT. SOLID MASONRY WALL 15 POINTS 1 TREE / 25 LF (MIN. 2.5' AT 12' HT.) 10 POINTS	N/A	N/A



Vol 310

1299
262
1551

67
67



State of Texas
County of Tarrant

DEDICATION

Know all men by these presents: That the Polytechnic Heights Investment Company, of Fort Worth, Tarrant County, Texas, a private corporation, does hereby adopt the foregoing map and plat as correctly representing its sub-division of 88 acres of land out of the R.R. Ramey survey situated in Tarrant County, Texas, and more particularly described on this plat and to which reference is hereby made; the said corporation hereby dedicating to public use, the streets and alleys shown on said plat, but reserves to itself, successors and assigns, the exclusive right to grant franchises and privileges for street railways, electric lights, telephone and telegraph lines and for gas and water mains upon and through the said streets and alleys shown on said plat.

Witness the signature of the Polytechnic Heights Investment Company by its President, attested by its corporate seal and the signature of its Secretary, at Fort Worth, Texas, this 19th day of Nov. A.D. 1910

Polytechnic Heights Investment Company
By *Wm. J. Dunham* President
W. J. Dunham Secy.

State of Texas, Before me *D. Shepard*, a Notary Public in and for Tarrant County, Texas, on this day personally appeared *Wm. J. Dunham*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as President for the Polytechnic Heights Investment Company, for the purposes and considerations therein expressed, and as the act and deed of said Polytechnic Heights Investment Company.

Given under my hand and seal of office, this 19th day of Nov. A.D. 1910

D. Shepard
Notary Public, Tarrant County, Texas.

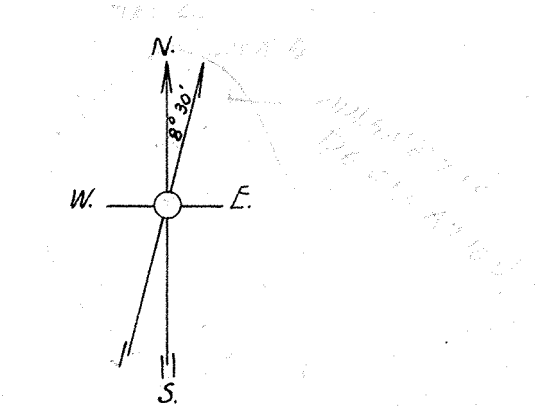
DESCRIPTION

Beginning at the N.W. corner of the R.R. Ramey 640 acre survey, which is also a point on the south line of the J.W. Sublett survey, thence south on line between Ramey and Thompson surveys 2614.7 feet, thence East parallel with North line of Ramey survey 1531.1 feet, thence North parallel with West line of Ramey survey 261 feet, thence North, parallel with west line of Ramey survey 1308.5 feet, to a point on the South line of Sublett survey, thence West on line between Sublett and Ramey surveys, 1299 feet to place of beginning.

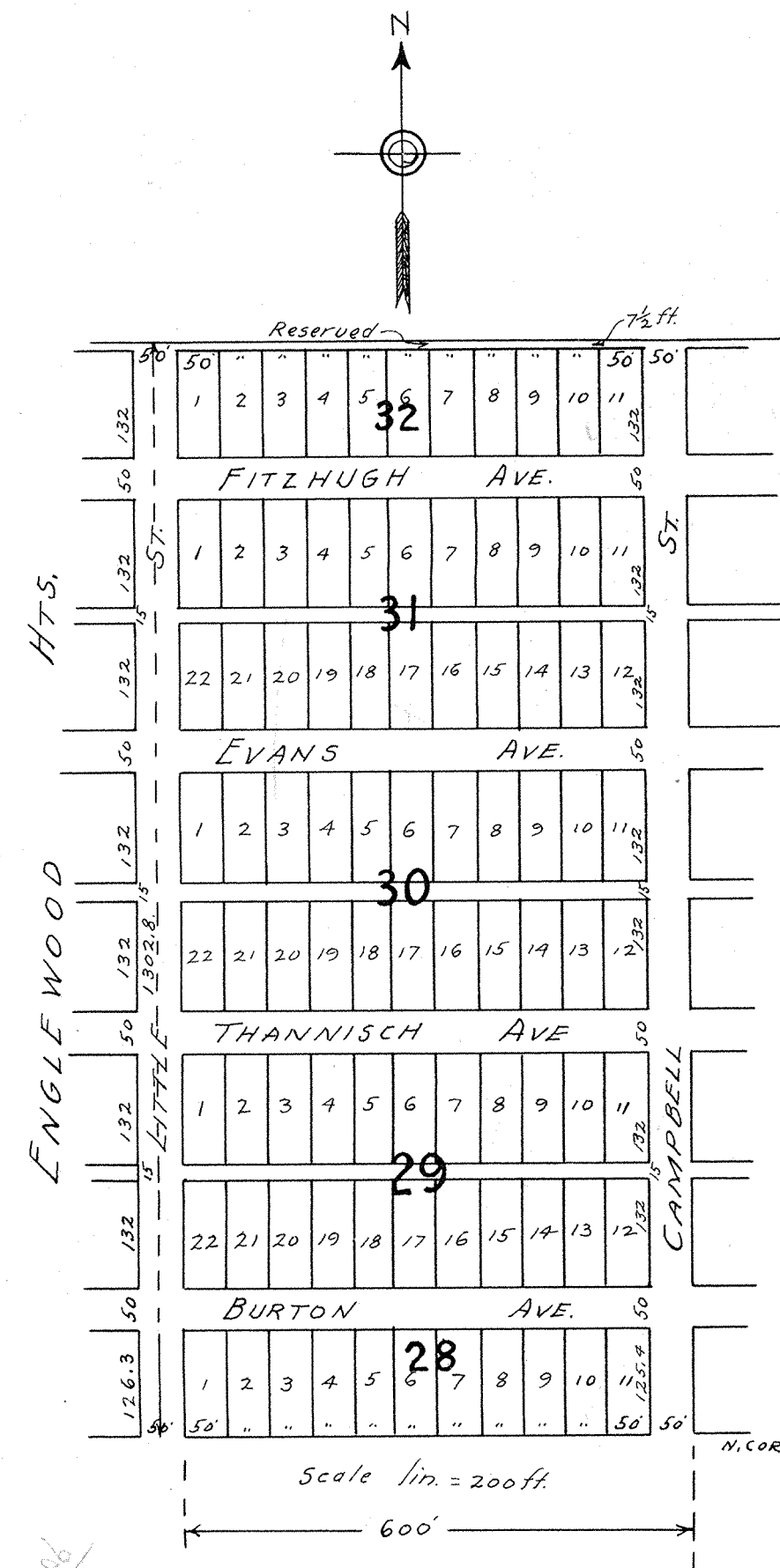
ENGLEWOOD HEIGHTS ADDITION
TO
FORT WORTH
OWNED BY
POLYTECHNIC HEIGHTS INVESTMENT COMPANY
FT. WORTH, TEX.

Received and filed for record at 3 o'clock P.M. Nov. 19, 1910
W. J. Dunham
County Clerk, Tarrant County, Texas.

Recorded at 2:30 o'clock P.M. Nov. 21, 1910
W. J. Dunham
County Clerk



SECOND FILING
ENGLEWOOD HTS.
ADDITION
-TO-
FORT WORTH, TEXAS.



DEDICATION

State of Texas } Know all men by these presents; That the Polytechnic Heights Investment
County of Tarrant } Company, a private corporation, with principal offices in the City of
Fort Worth, Texas, does hereby adopt the foregoing map
and plat as correctly representing its subdivision of a tract of land, out of the R.R.
Rortey Survey, Abstract No. 1342, in Tarrant County, Texas, more particularly described
hereafter, and also on foregoing map to which reference is hereby made. The said
Polytechnic Heights Investment Company hereby dedicates to the public use, the streets
and alleys shown on said map, but it expressly reserves to itself, its successors and
assigns the exclusive right to grant franchises and privileges for street railways, electric
lights, telegraph and telephone lines and for gas and water, mains, and other kindred
public utilities, upon and through said streets and alleys shown on said plat, the strip of
land about 7 1/2 feet wide lying North of Block 32 and at the North end of Campbell Street as
shown on said map, it hereby expressly reserved.
Witness the signature of the Polytechnic Heights Investment Company acting herein
by its President, and attested by its Secretary with corporate seal attached, at
Fort Worth, Texas this 2 day of June 1914.

Attest: R. L. Ruger
Secretary

Polytechnic Heights Investment Company
by J. L. Dunklin
President

ACKNOWLEDGEMENT

The State of Texas } Before me the undersigned authority, a Notary Public, in and for
County of Tarrant } Tarrant County, Texas, on this day personally appeared
J. L. Dunklin known to me to be the President of the Polytechnic Heights Investment
Company and acknowledged to me that he executed the same for the purposes and
consideration therein expressed and as the act and deed of said Company.
Given under my hand and seal of office this 10th day of June 1914.

Mrs. M. A. Walker
Notary Public, in and for Tarrant County, Texas.

DESCRIPTION OF PROPERTY

Part of the R.R. Rortey 640 acre Survey, Abstract No. 1342.
Beginning at a point 7 1/2 feet North of the North line of Block 32 as shown on foregoing
map, some being in the East line of Little Street as laid out on map of Englewood Heights
Addition recorded in Book 310 p. 67 Deed Records, Tarrant County, Texas.
Thence East 600 feet; Thence South 1301.9 feet; Thence West 600 feet; Thence North 1302.8 feet
To the place of Beginning

Received and filed for record at 8⁴⁵ o'clock A.M. Jun. 15, 1914
A. J. Bowers County Clerk, Tarrant County, Texas.

Recorded at 4⁴⁰ o'clock P. M. June 18, 1914

A. J. Bowers
County Clerk.

APPROVED
By Virginia Villalobos at 8:12 am, Jun 04, 2025

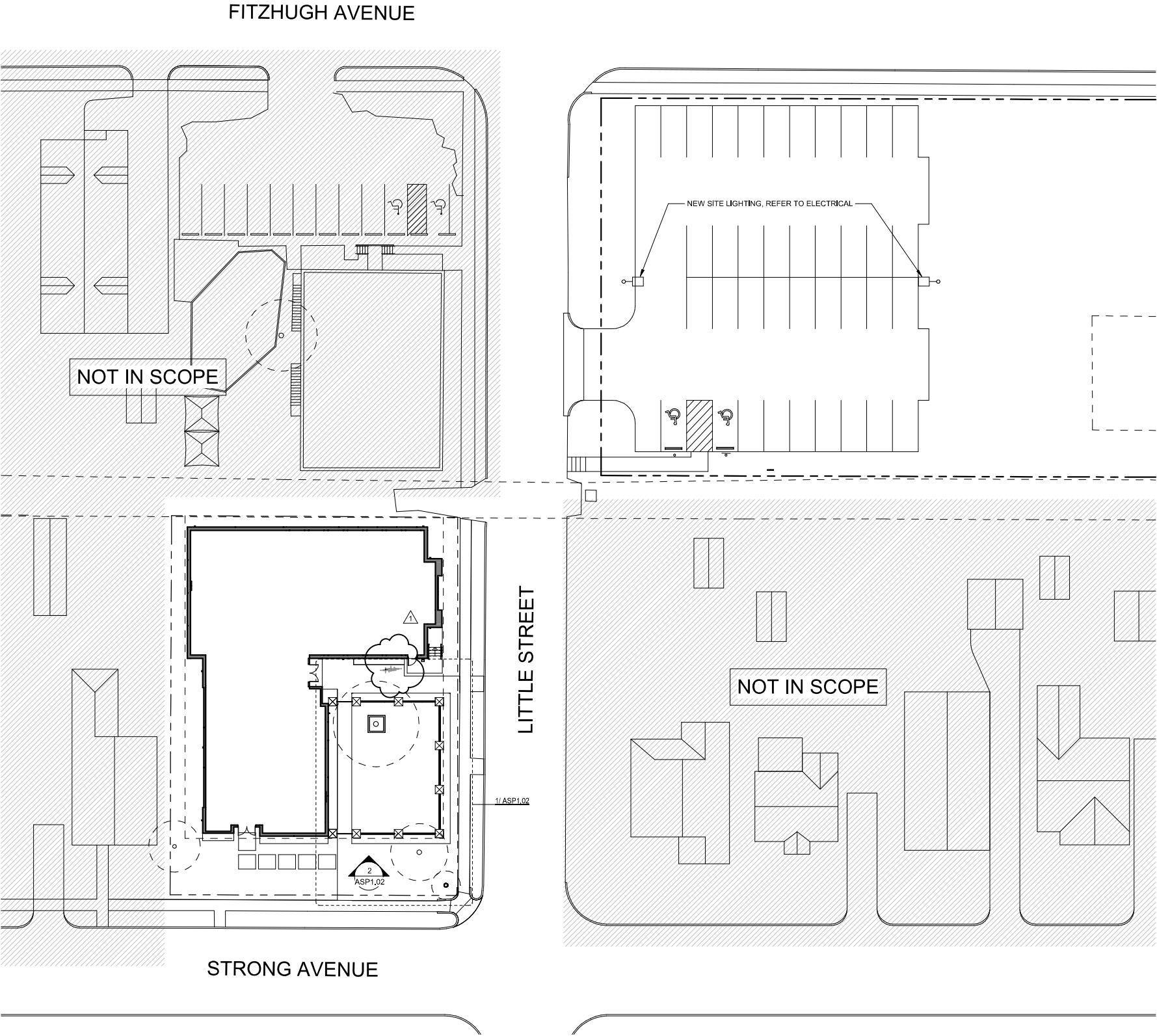
NEZ APPROVAL ONLY.
PLANS WILL STILL REQUIRE
BUILDING AND ZONING PLAN
REVIEW. VRV

KLINE HARDIN

ARCHITECTURE • PLANNING • INTERIORS
1921 STATE HWY 121 • SUITE 250
LEWISVILLE • TX 75056
972 • 331 • 5699

REGISTERED ARCHITECT
BRENT E. KLINE
10976
STATE OF TEXAS

2025.02.28



LA MESA

BILINGUAL MINISTRY

LA MESA BILINGUAL MINISTRY

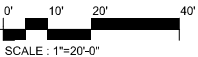
PROJECT
LA MESA
ADDRESS
3429 STRONG AVENUE
CITY
FORT WORTH
STATE
TX
ZIP
76105

SITE PLAN

JOB NO. 24048

DATE	ISSUE FOR	DRAWN BY
2025.02.28	PERMIT	MCS/PAK
2025-04-02	ADDENDUM-01	MCS/PAK

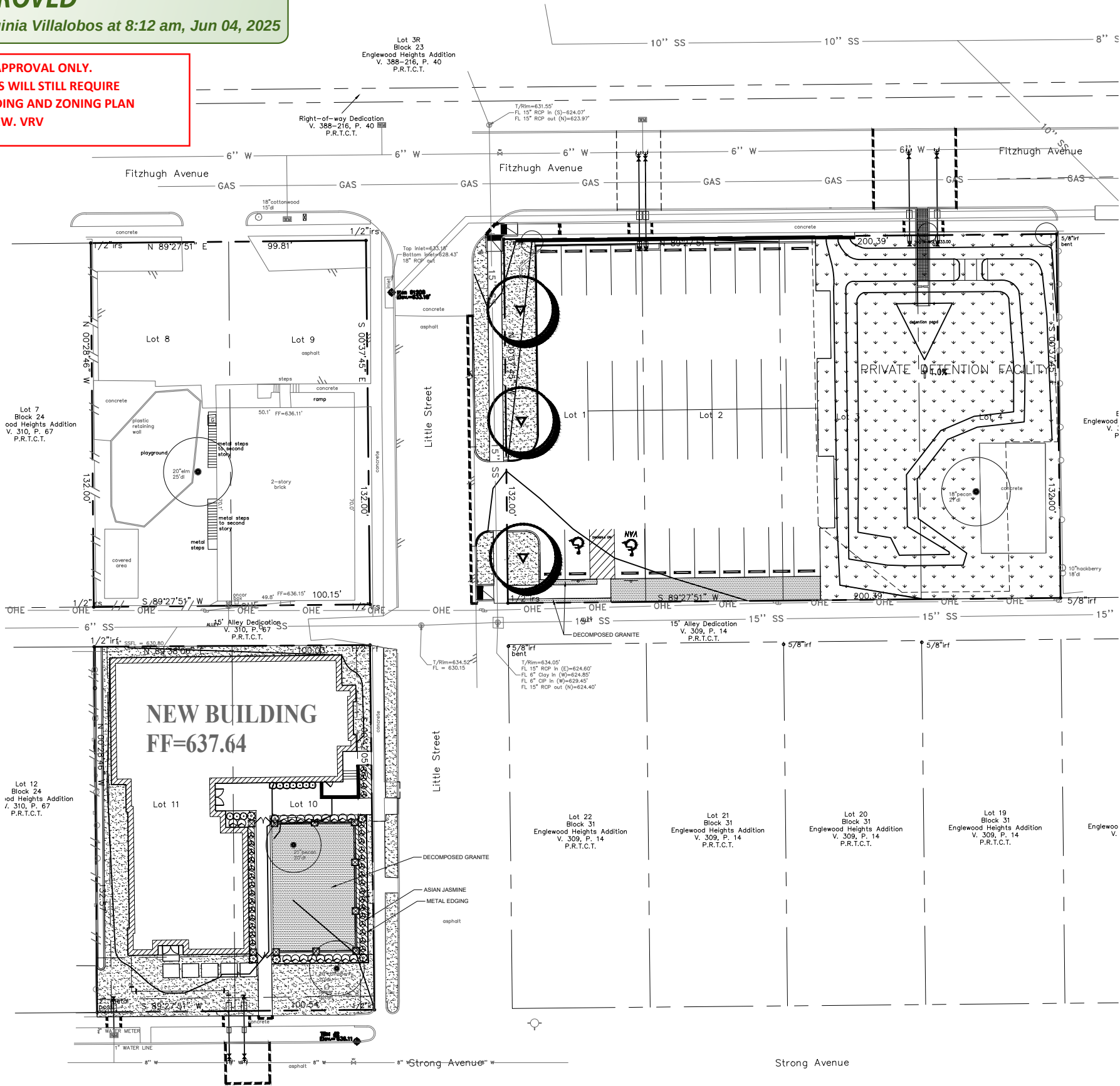
SHEET NO.
ASP1.01



APPROVED

By Virginia Villalobos at 8:12 am, Jun 04, 2025

NEZ APPROVAL ONLY.
PLANS WILL STILL REQUIRE
BUILDING AND ZONING PLAN
REVIEW. VRV



KEY

TREES

3	UC	Ulmus crassifolia	Cedar Elm	3" Cal. Min. Cont. Grown 8'-10' Height 5' Spread, Specimen
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SHRUBS

20	UG	Ligustrum sinense 'Sunshine'	Sunshine Ligustrum	5 Gal. Min. 36" O.C. Specimen
10	ORA	Crataegus monogyna Dwarf Variety	Pink Play Hawthorn Shrub	5 Gal. Min. 30" O.C. Specimen
34	HES	Hesperaloe parviflora	Red Yucca	5 Gal. Min. 36" O.C. Specimen
6	WHO	Ilex 'Whoa Nellie'	Whoa Nellie Holly	7 Gal. Min. Spreading Plan Specimen

GROUND COVER, SOD, GRAVEL, MISC.

246 SF	ASI	Asiatic Jasmine	Asian Jasmine	4" Pots Spaced 18" O.C. Specimen
2,090 SF	DG	Decomposed Granite	Contractor to submit colors for Owner's approval	
5,355 SF	SOD	Common Bermuda	Bermuda Sod	Solid Sod as Indicated on plans
10,415 SF	HYDR	Hydro Mulch		
PER PLAN	EDGE	Steel Edging	See Det. D Sheet L1.01	Submit Color Samples to Owner for Approval

IRRIGATION NOTE

ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.

LANDSCAPE CALCULATIONS

NET SITE AREA: 13,280 SF
BUILDING FOOTPRINT: 6,583 SF
NET AREA = 6,697 SF

REQUIRED LANDSCAPE AREA: 670 SF
PROVIDED LANDSCAPE AREA: 8,851 SF

ONE 5 GAL SHRUB FOR EVERY 50 SF:
REQUIRED: 67 SHRUBS
PROVIDED: 70 SHRUBS

5 GAL SHRUBS REQUIRED IN FRONT YARD
REQUIRED: YES
PROVIDED: YES

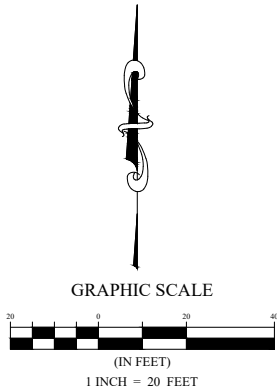
A MINIMUM OF 75% OF ALL REQUIRED LANDSCAPE AREA SHALL BE LOCATED IN THE FRONT YARD BETWEEN THE BUILDING LINE AND THE FRONT PROPERTY LINE.

REQUIRED: YES
PROVIDED: YES

COMMERCIAL LAND USES MINIMUM PLANTED CANOPY SHALL BE 30%
REQUIRED: 3,984 SF
PROVIDED: 6,000 SF

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

GENERAL NOTES: PLANT MATERIAL WILL VARY BY REGION, BUT SHALL MATCH THE FORM, STYLE AND CHARACTERISTICS SPECIFIED ON PLANS. PLANT MATERIAL SHALL MEET OR EXCEED SPECIFIED SIZES.



ARCHITECTURE • PLANNING • INTERIORS
1921 STATE HWY 121 • SUITE 250
LEWISVILLE • TX 75056
972 • 331 • 5699



OWNER

**WHITE'S CHAPEL
METHODIST CHURCH**
185 S. White Chapel Blvd.
Southlake, TX 76092

PROJECT

**LA MESA
BILINGUAL MINISTRY**

ADDRESS
3429 STRONG AVENUE

CITY
FORT WORTH

STATE
TX

ZIP
75070

LANDSCAPE PLAN		
JOB NO.	24048	
DATE	ISSUE FOR	DRAWN BY
XXXX-XX-XX	XXXXX	XX

L1.00

APPROVED
By Virginia Villalobos at 8:12 am, Jun 04, 2025

NEZ APPROVAL ONLY.
PLANS WILL STILL REQUIRE
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REVIEW. VRV



LA MESA
BILINGUAL MINISTRY

LA MESA BILINGUAL MINISTRY

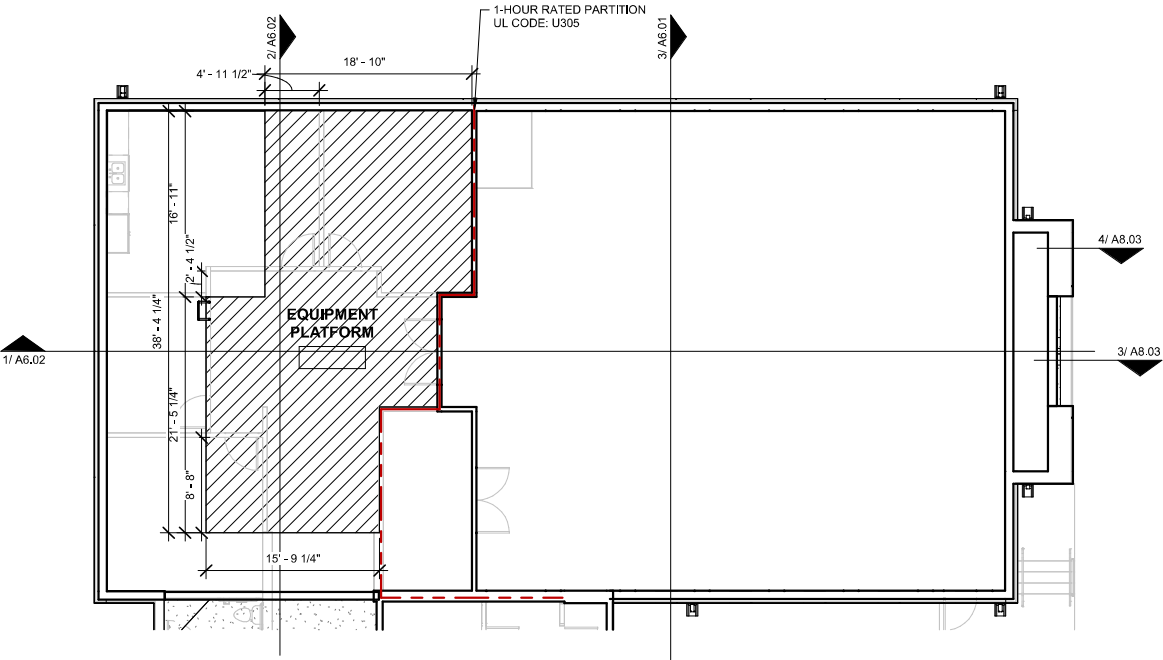
PROJECT
LA MESA
ADDRESS
3429 STRONG AVENUE
CITY
FORT WORTH
STATE
TX
ZIP
76105

FLOOR PLANS

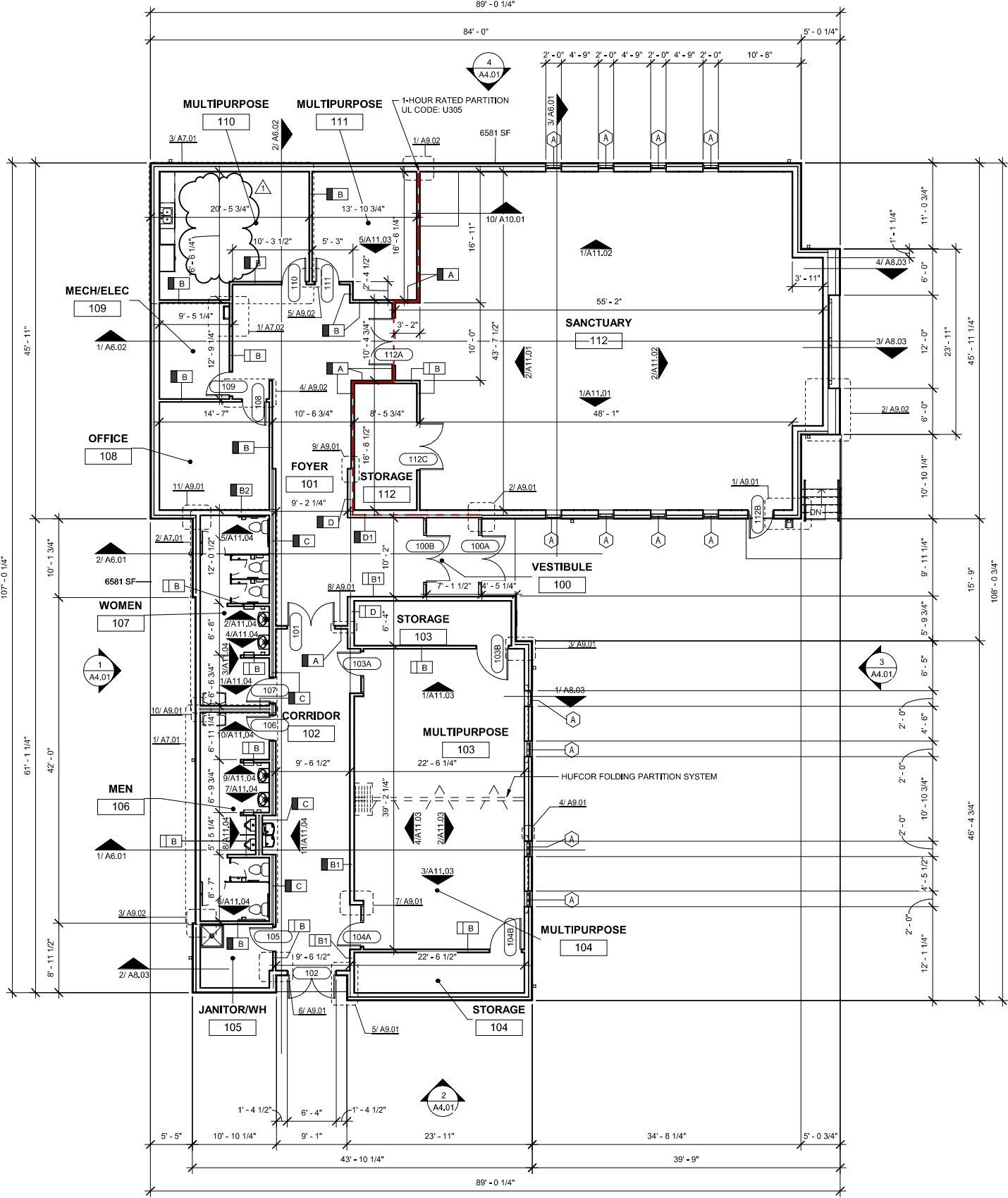
JOB NO. **24048**

DATE	ISSUE FOR	DRAWN BY
2025.02.28	PERMIT	MCS/PAK
2025-04-02	ADDENDUM-01	MCS/PAK

SHEET NO.
A1.01



2 EQUIPMENT PLATFORM PLAN
1/8" = 1'-0"



1 OVERALL FLOOR PLAN
1/8" = 1'-0"

REFERENCE A3.01 FOR DOOR AND WINDOW TYPES.
REFERENCE A3.03 FOR INTERIOR PARTITION TYPES.

NEZ APPROVAL ONLY.
PLANS WILL STILL REQUIRE
BUILDING AND ZONING PLAN
REVIEW. VRV

