



Neighborhood Notification

Case Number: ZC-26-035

Council District: 11 – Jeanette Martinez

ZONING CHANGE REQUEST

Owner/Applicant: *Cowtown Properties / Troy Kunkel*

Site Location: *2606 Hemphill Street*

Request:

Current Zoning: *“PD/CR” Planned Development for all uses in “CR” Low Density Multifamily, with specific development standards for open space, setbacks adjacent to one-family residential, fencing location, building orientation, and a waiver to the Multifamily Development (MFD) submittal. site plan approved and “A-5” One Family Residential*

Proposed: *“PD/E” Planned Development for all uses in “E” Neighborhood Commercial, as amended, plus warehouse; site plan included*

Proposed Use: *Warehouse and Office*

For More Information please contact:

Case Manager Beth Knight 817-392-8190

Public Hearing Dates

Zoning Commission	April 8, 2026
City Council	May 12, 2026

Public Notification

A zoning change is requested for the property shown on the attached maps. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment. You may:

1. Attend the public hearing to present your views and opinions or observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov



Neighborhood Notification

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

Organizations Notified

Organizations Notified	
Fairmount NA	South Hemphill Heights NA
Jennings May St Louis NA	Ryan Place Improvement Assn
Streams And Valleys Inc	Trinity Habitat for Humanity
Hemphill Corridor Development Collaborative	Berry Street Initiative
Fort Worth ISD	

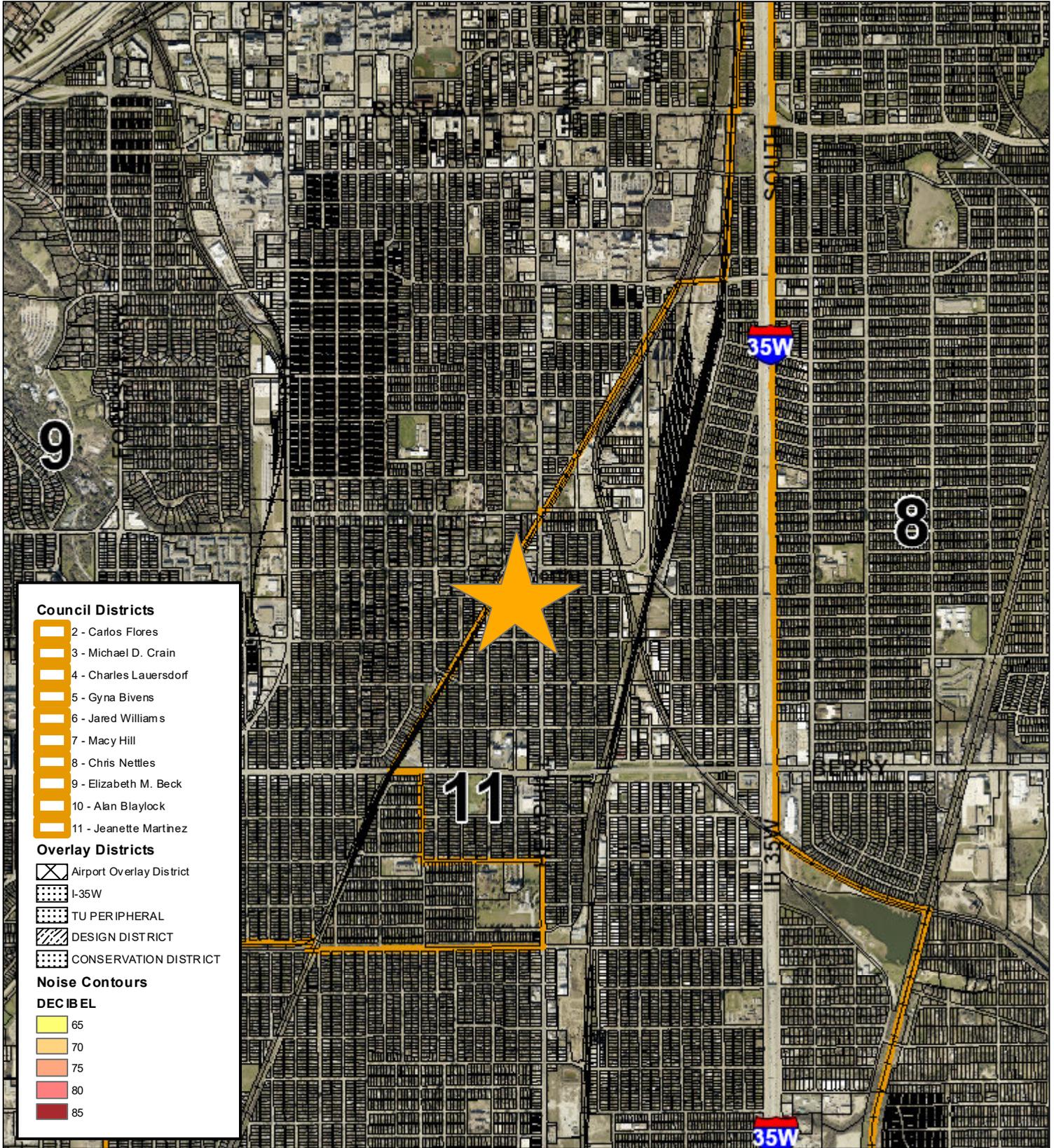
Aerial Photo Map



0 120 240 480 Feet



Area Map



Council Districts

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

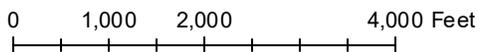
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

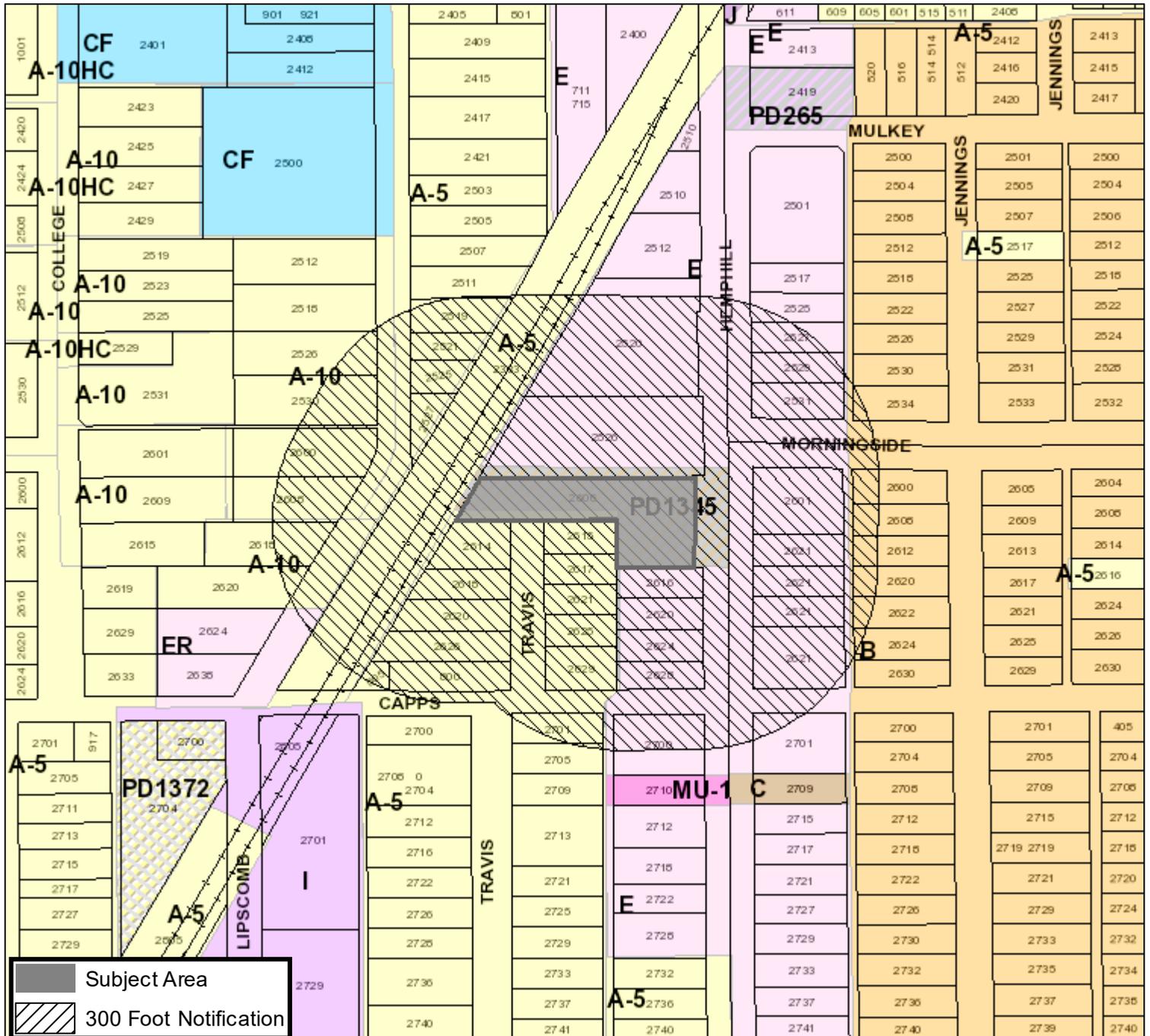
DECIBEL

- 65
- 70
- 75
- 80
- 85

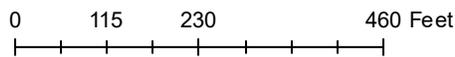


Area Zoning Map

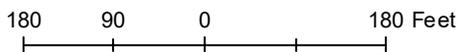
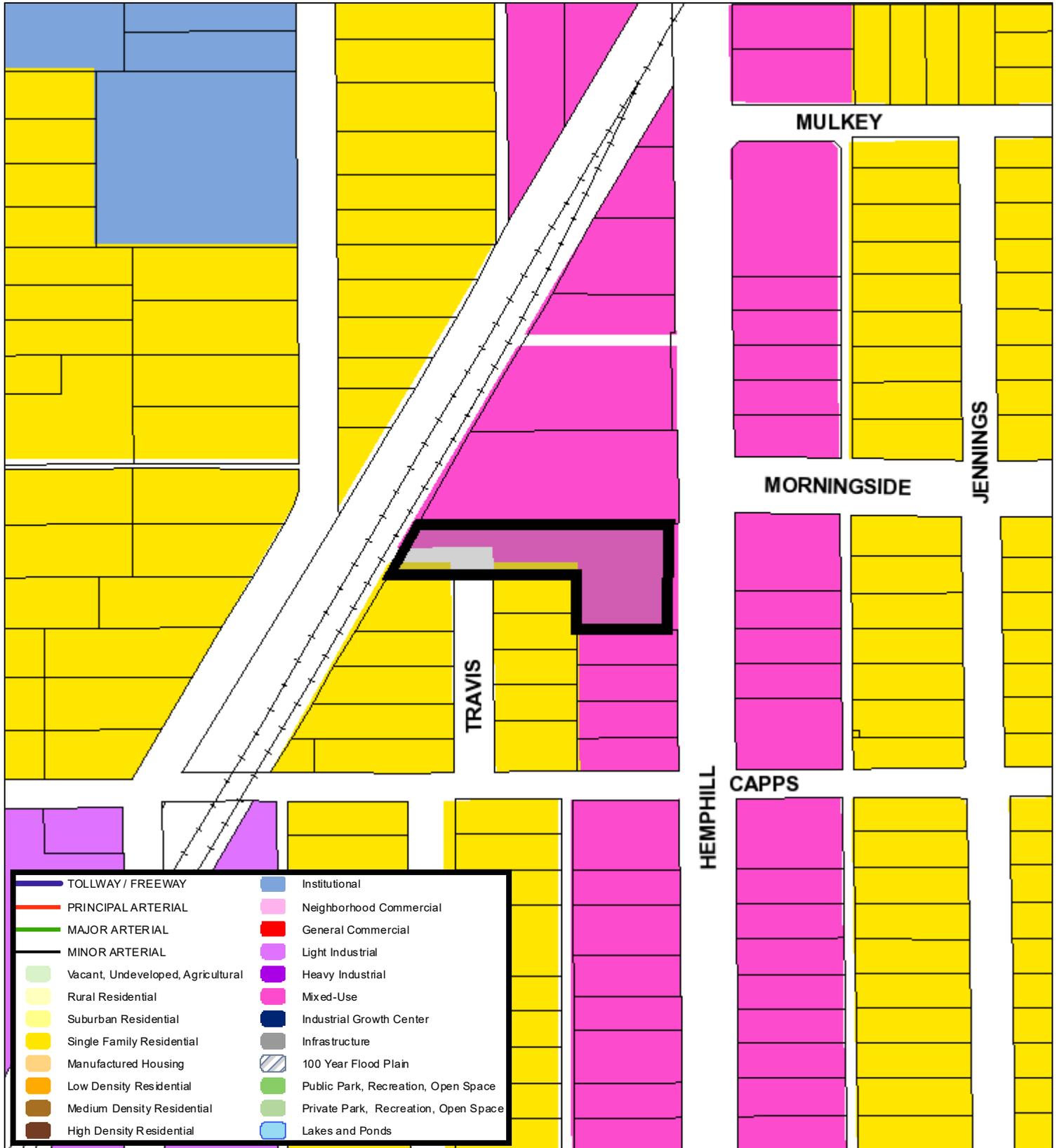
Applicant: Cowtown Properties/Troy Kunkel/Kristin Easter
 Address: 2606 Hemphill Street
 Zoning From: A-5, PD 1345 for CR uses & development standards for open space, setbacks, fencing, bu
 Zoning To: PD for E uses plus warehouse/storage/contractors shop
 Acres: 0.82635997
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 4/8/2026
 Contact: 817-392-8190



[Solid Grey Box] Subject Area
 [Hatched Box] 300 Foot Notification



Future Land Use



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 ConAown Properties LLC

Mailing Address PO Box 12324 City, State, Zip 76110

Phone 817-269-7669 Email info@m25developments.com

APPLICANT Troy Kunkel

Mailing Address PO BOX 12324 City, State, Zip 76110

Phone 817-269-7669 Email info@m25developments.com

AGENT / OTHER CONTACT Kristin Easter

Mailing Address PO Box 12324 City, State, Zip FT WORTH TX 76110

Phone 817-269-7669 Email Kristin@m25developments.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): 2606 Hemphill St., Lot 6R-1, Block 2, Blanchard Addition

Total Rezoning Acreage: 0.831 I certify that an exhibit map showing the entire area to be rezoned is attached.
36,201 sqft

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): Lot 6R-1, Block 2, Blanchard Addition, Portion L 6 & 7

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 0.831 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
<input type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input checked="" type="checkbox"/> <u>Modifying development standards, waivers, and/or land uses for an existing PD or CUP</u>	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: <u>PD 1345</u> Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): ¹³⁴⁵ PD CR / MultiFamily Proposed Zoning District(s): ^{PD/} E Neighborhood Commercial
 Current Use of Property: Church
 Proposed Use of Property: Warehouse / Office

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: E Neighborhood Commercial
 Land Uses Being Added or Removed: Warehouse / Office / Storage / Grocery Store

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: _____

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.

Refer to attachment



2606 Hemphill Rezoning Request

Property: 2606 Hemphill Street

City: Fort Worth, Texas

Current Zoning: PD/CR Multifamily

Requested Zoning: I Light Industrial

Proposed Use: Commercial Storage and Office Space

Project Overview

The applicant is requesting a zoning change for the property located at 2606 Hemphill Street, Fort Worth, Texas, from PD/CR Multifamily to ^{PD/E} ~~Neighborhood Com.~~ in order to redevelop and repurpose the site for commercial storage and office use.

The intent of this request is to transition the property to a use that better aligns with the surrounding development pattern, supports small business activity, and activates an underutilized site in a manner that contributes positively to the local economy and neighborhood stability.

Proposed Use of the Property

The project is not intended for heavy industrial operations. No manufacturing, outdoor industrial processing, hazardous materials, or high-impact industrial uses are proposed.

The anticipated users of the space include:

- Contractors and trades (electricians, plumbers, landscapers)
- Small service companies
- Entrepreneurs and start-up businesses
- Local office users needing flexible workspace
- Businesses requiring secure storage with administrative space

This type of development fills a growing need in Fort Worth for flexible small-business space.

Reason for Rezoning

The existing PD/CR Multifamily zoning is no longer the highest and best use of the property for the following reasons:

1. Market Conditions

The site is not ideally suited for multifamily residential development due to:

- Traffic patterns along Hemphill Street
- Proximity to existing commercial and light industrial uses
- Increasing demand for small business workspace in the area

2. Functional Suitability of the Site

The property's size, configuration, and access make it more appropriate for commercial storage and office use than residential development.

3. Economic Development

Rezoning will:

- Support local small businesses
- Increase property tax value and economic productivity
- Provide flexible commercial space currently in short supply

4. Compatibility with Surrounding Land Uses

The proposed ^{interior warehouse} ~~use~~ zoning is compatible with the surrounding area for several reasons:

- Hemphill Street functions as a commercial and mixed-use corridor.
- Nearby properties include a mix of:
 - Commercial businesses
 - Service providers
 - Light industrial and warehouse uses
 - Mixed-use and transitional development

The proposed use acts as a buffer between commercial and residential uses, which is a common planning approach for transitional corridors.

Additionally:

- Operations will occur primarily during normal business hours.
- Noise, traffic, and environmental impacts will remain minimal.
- The development will improve the visual quality and upkeep of the property

The request aligns with the goals of the City's Comprehensive Plan by:

Supporting Economic Growth

- Encourages small business development

- Provides employment-supporting infrastructure
- Expands local service-based business opportunities

Promoting Appropriate Land Use Transitions

- Provides a logical transition from residential to commercial uses
- Activates an underutilized site along a major corridor

Encouraging Infill and Redevelopment

- Repurposes existing property rather than expanding outward
- Improves neighborhood stability and property maintenance

Neighborhood Support

The Neighborhood Association has expressed support for the proposed rezoning.

This reflects community recognition that the proposed use is appropriate, beneficial, and compatible with the surrounding area.

Community Benefits

The project will:

- Improve property appearance and maintenance
- Increase local investment and tax base
- Support Fort Worth small businesses and entrepreneurs
- Provide secure and professional workspace options
- Reduce vacancy and underutilization of the property

The requested rezoning from PD/CR Multifamily to ^{PD/E Neighborhood} ~~commercial~~ represents a logical, compatible, and beneficial transition for the property and surrounding community.

The proposed commercial storage and office development aligns with the City of Fort Worth's planning goals, supports local economic growth, and has neighborhood support.

For these reasons, we respectfully request approval of this rezoning application.

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): Troy Kunkel

Owner's Name (Printed): Troy Kunkel

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) Kristin Easter 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:
Lot 6R-1, Block 2, Blanchard Addition portion 2 6R-7 (CERTIFIED LEGAL DESCRIPTION)

Troy Kunkel
Owner's Signature (of the above referenced property)
Troy Kunkel
Owner's Name (Printed)

Kristin Easter
Applicant or Agent's Signature
Kristin Easter
Applicant or Agent's Name (Printed):





SITE PLAN CHECKLIST AND REQUIREMENTS

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

Items to be Shown on All Site Plans

Project Identification:

- Site Address and Legal Description
- Title of project or development (in bold letters) in the lower righthand corner of the plan
- Date of preparation or revision, as applicable
- Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- Vicinity map, north arrow, and scale
- Label the zoning case number in the lower righthand corner of the plan, below the title
- Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

General Notes:

The following notes should be included on all site plans:

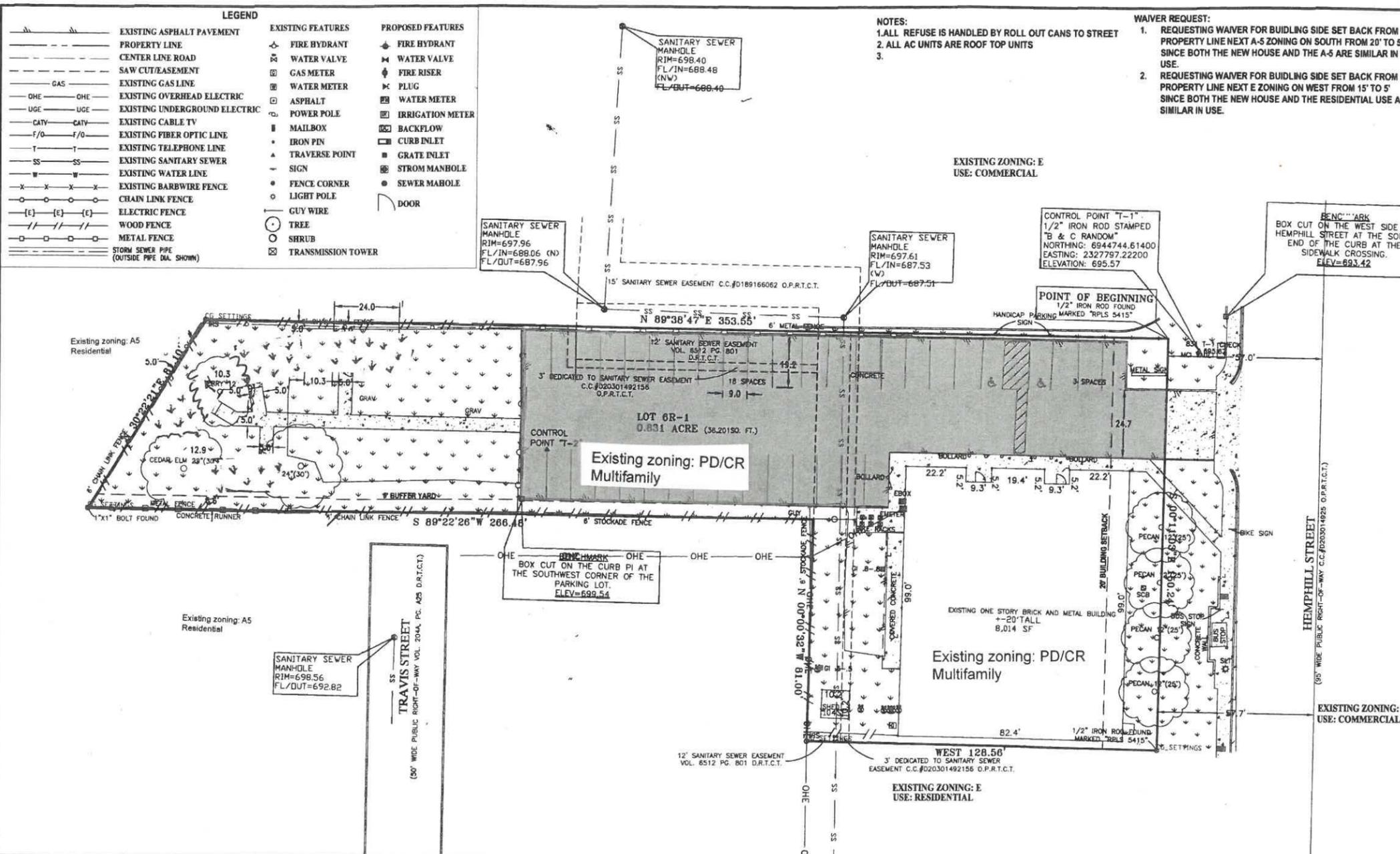
- This project will comply with [Section 6.301, Landscaping](#).
 - o Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)
- This project will comply with [Section 6.302, Urban Forestry](#).
- All signage will conform to [Article 4, Signs](#).
- All provided lighting will conform to the Lighting Code.

For multifamily projects in CR, C, or D districts, also include the following note:

- This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.



BEING 0.831 acre of land situated in the J. N. ELLIS SURVEY, Abstract No. 463, Fort Worth, Tarrant County, Texas, and being the same tracts of land conveyed to Southside City Church, by the deeds recorded in County Clerk's File No. D219161498, and D220199348, of the Official Public Records of Tarrant County, Texas, and said 0.831 acre of land being comprised of all of Lot 6R, Block 2, Blanchard Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 8053, of the Plat Records of Tarrant County, Texas, and a portion of Lots 6 and 7, Block 2, Blanchard Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 106, Page 137, of the Deed Records of Tarrant County, Texas. Said 0.831 acre of land being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" iron rod marked "RPLS 5415" found at the Northeast corner of said Lot 6R, and said point lying in the South boundary line of Lot 5R1, Block 2, Blanchard Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D189166062, of the Official Public Records of Tarrant County, Texas, and said POINT OF BEGINNING lying in the West right-of-way line of Hemphill Street (a variable width public right-of-way);

THENCE S 00° 11' 03" E 150.24 feet, along the East boundary line of said Lot 6R and the West right-of-way line of said Hemphill Street, to a 1/2" iron rod marked "RPLS 5415" found at the Southeast corner of said Lot 6R, and said point lying in the North boundary line of Lot 9, Block 2, of said Blanchard Addition (Volume 106, Page 137);

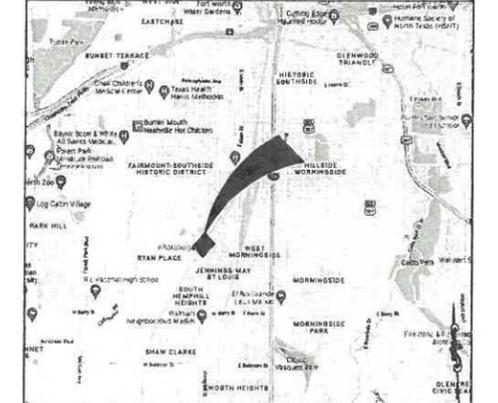
THENCE WEST 128.56 feet, along the South boundary line of said Lot 6R and the North boundary line of said Lot 9, to a 1/2" iron rod marked "Brittain & Crawford" set at the Southwest corner of said Lot 9, and said point lying in the East boundary line of Lot 5RA, Block 1, Garret's Second Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D203185040, of the Official Public Records of Tarrant County, Texas;

THENCE N 00° 00' 32" W 81.00 feet, along the most Easterly West boundary line of said Lot 6R and the East boundary line of said Lot 5RA, and the East boundary line of Lot 5RB, Block 1, of said Garret's Second Addition, to a 1/2" iron rod marked "Brittain & Crawford" set at the Northeast corner of said Lot 5RB, and said point being an ELL corner of said Lot 6R;

THENCE S 89° 22' 26" W 266.48 feet, along the South boundary line of said Lot 6R and the South boundary line of said Southside City Church Tract (D220199348), and severing the aforesaid Lot 7, Block 2, Blanchard Addition, to a 1" by 1" bolt found lying at the Northwest corner of Lot 6, Block 2, Garret's Second Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204A, Page 125, of the Deed Records of Tarrant County, Texas, and said point lying in the Southeast right-of-way line of a 100 foot wide Gulf Colorado and Santa Fe Railroad right-of-way;

THENCE N 30° 22' 21" E 81.10 feet, along the Northwest boundary line of said Lots 6 and 7, Block 2, Blanchard Addition and the Southeast right-of-way of said Gulf Colorado and Santa Fe Railroad right-of-way, to a 1/2" iron rod marked "Brittain & Crawford" set at the Northwest corner of said Lot 6, and the Southwest corner of the aforesaid Lot 5R1, Block 2, Blanchard Addition;

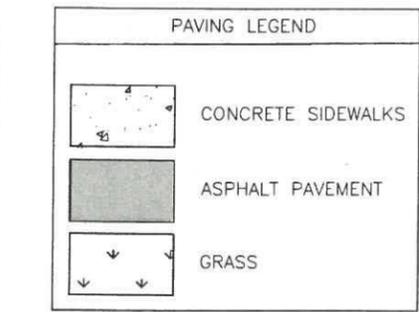
THENCE N 89° 38' 47" E 353.55 feet, along the South boundary line of said Lot 5R1 and the North boundary line of said Lot 6, Block 2, Blanchard Addition, and said Lot 6R, Block 2, Blanchard Addition, to the POINT OF BEGINNING containing 0.831 acre (36,201 square feet) of land.



LOT 6R, PART OF 6 & PART OF 7, BLOCK 2
BLANCHARD ADDITION
0.831 ACRES

DIRECTOR OF DEVELOPMENT SERVICES DATE

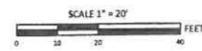
Hemphill Project
2606 Hemphill Street
Fort Worth Texas 76110
March 26, 2026
Zoning Case 26-035



Developer/Owner
Cowtown Properties LLC
PO Box 12324
Fort Worth TX 76110
Phone: 817-808-8769
Contact: Troy Kunkel
Email: Troy@M25developments.com

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION. REDDING OR PRINTING PURPOSES. THEY WERE PREPARED BY OR UNDER SUPERVISION OF
MICHAEL A. THOMAS 89840 09/01/22
PE. NO. DATE



THIS PROJECT WILL COMPLY SECTION 6.301, LANDSCAPING
THIS PROJECT WILL COMPLY WITH SECTION 3.302, URBAN FORESTRY
ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE

MJ THOMAS
ENGINEERING, LLC
3875 W. VICKERY BLVD., SUITE 103
FORT WORTH, TX 76107
REGISTRATION NO. F-6435
PHONE - (817) 732-9839
FAX - (817) 732-9841
MIT NO. 984-002