



# Zoning Staff Report

**Date:** June 11, 2024

**Case Number:** ZC-24-037

**Council District:** 11

## Zoning Map Amendment & Site Plan

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Jeff Marshall

**Site Location:** 5022 & 5028 Sun Valley Drive

**Acres:** 1.1 acres

### Request

**Proposed Use:** Industrial

**Request:** From: "I" Light Industrial

To: Add Conditional Use Permit "CUP" for outdoor storage in "I" Light Industrial, site plan included.

### Recommendation

**Land Use Compatibility:** Requested change **is compatible**

**Comprehensive Plan Map Consistency:** Requested change **is consistent**

**Comprehensive Plan Policy Consistency:** Requested change **is consistent**

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 9-0**

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## Project Description and Background

The proposed site is located within the Sun Valley Industrial Complex in southeast sector of the City near the intersection of Sun Valley Drive and Marie Jones Road. The rezoning request would add a Conditional Use Permit “CUP” for outdoor storage in “I” Light Industrial. the Sun Valley Industrial Park / Public Improvement District No. 15, where around 95% of acreage within private property is zoned either as "I" Light Industrial or as an industrial-based Planned Development. The average size of the subject lots is less than half an acre, which limits the magnitude of new development and its impacts.

Outdoor storage without a primary use requires a CUP. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

The applicant has been storing vehicles and material for roughly 12 years and is coming in to bring the site into conformance. This is a Code Compliance case.

The proposed zoning change should not lead to any nuisances or negative impacts to the surrounding properties due to the the size of the platted lots, and the existing character of the area. The current zoning, "I" Light Industrial, allows only a limited range of low-intensity industrial uses that are not noxious or offensive due to odors, smoke, dust, noise, fumes, or vibrations.

## Surrounding Zoning and Land Uses

North “I” Light Industrial; “B” Two-Family; PD 716 "PD-SU" for a warehouse/office facility / industrial, single-family  
East “I” Light Industrial / industrial  
South “I” Light Industrial / industrial  
West “B” Two-Family / single-family

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on April 26, 2024.

The following organizations were emailed on April 26, 2024:

Organizations Notified	
Echo Heights NA	Echo Heights Stop Six Environmental Coalition
Streams and Valleys	Trinity Habitat for Humanity
Southeast Fort Worth, Inc.	FWISD

*\*Located within these registered Neighborhood Associations*

## Development Impact Analysis

### Land Use Compatibility

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The applicant is proposing to add a Conditional Use Permit “CUP” for outdoor storage in “I” Light Industrial, site plan included. The areas surrounding the proposed sites are mostly developed as industrial with residential just west and north of the proposed site.

The CUP requires a site plan that and can limit the number of years to ensure they are acting in good faith. The site is required to have a screening fence, 20 ft bufferyard, and plantings adjacent the “B” Two-Family.

The proposed zoning **is compatible** in this location.

### Comprehensive Plan Consistency – Southeast

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Per the adopted Comprehensive Plan, the subject property is included in the "Industrial Growth Center" future land use designation -- specifically the Loop 820 East industrial growth center. (See the attached "Sun Valley - Future Land Use" exhibit.) Within this area, the Plan encourages policies that promote industrial development and generally discourage residential uses (see page 4-10 of Chapter 4 "Land Use" and page C-13 of Appendix C "Future Land Use by Sector").

The proposed rezoning to “CUP” **is consistent** with the Comprehensive Plan and the policies below:

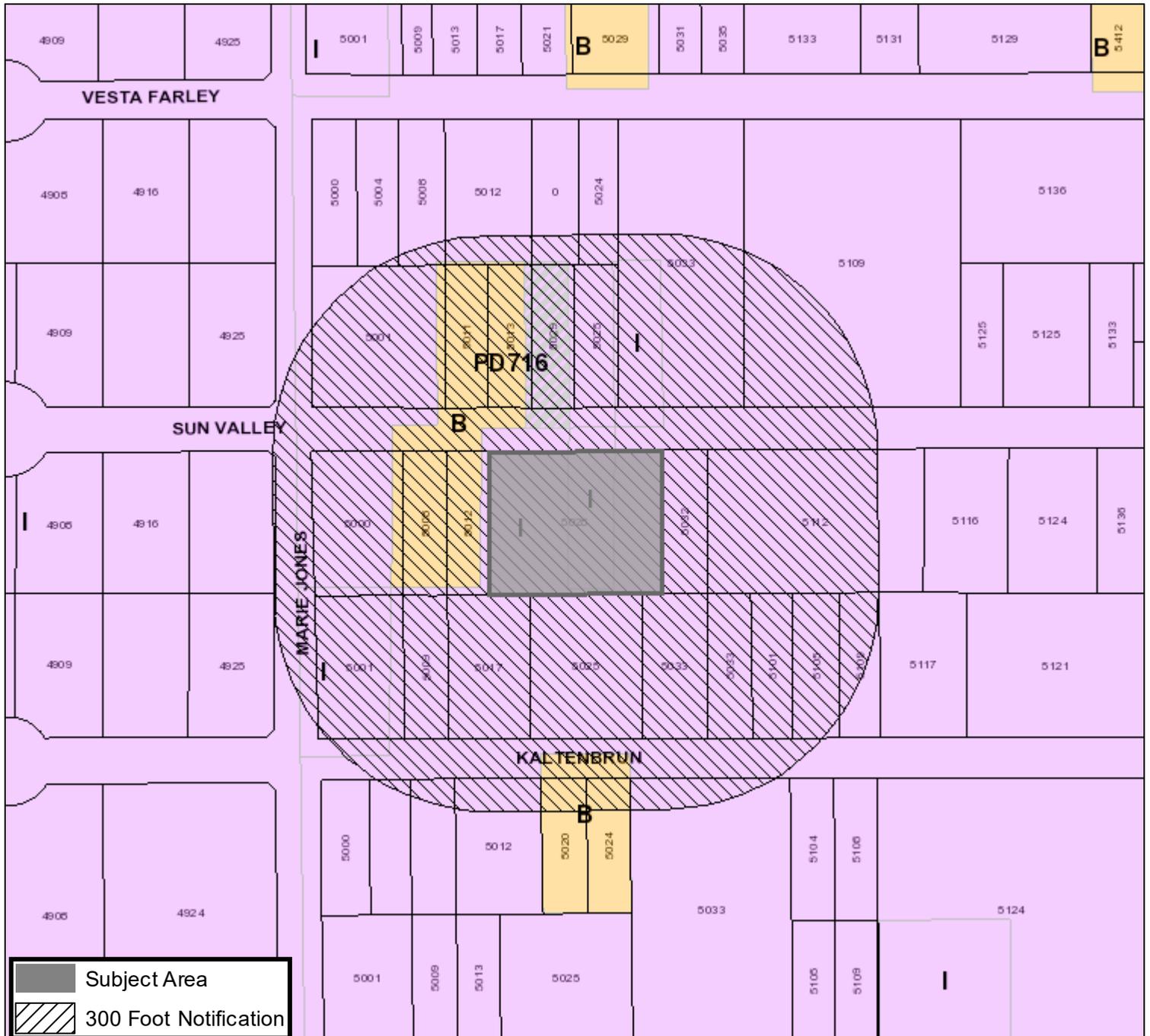
- Promote industrial development within the Loop 820 East Industrial Growth Center.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.



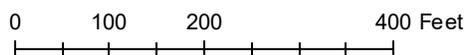
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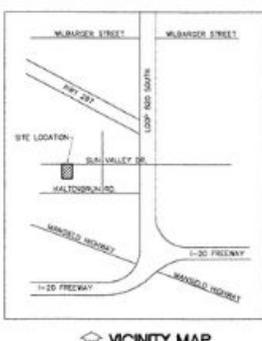
# Area Zoning Map

Applicant: Jeff Marshall  
 Address: 5028 Sun Valley Drive  
 Zoning From: I  
 Zoning To: Add a Conditional Use Permit for Construction Material Storage  
 Acres: 1.10005748  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 5/8/2024  
 Contact: 817-392-6226



 Subject Area  
 300 Foot Notification





**FORMULA FOR LANDSCAPE REQUIREMENTS**

TOTAL LOT SIZE  
48,000 SQ. FT.

TOTAL BUILDING AREA  
9,000 SQ. FT.

TOTAL LAND SIZE  
MINUS TOTAL BLDG SIZE  
39,000 SQ. FT.

MULTIPLY BY 1/4 FOR U.A. ZONE / USES  
1.50 SQ. FT.

DIVIDE BY 500 = TREES  
3 TREES

DIVIDE BY 50 = SHRUBS  
30 SHRUBS

MULTIPLY BY 1/2 FOR STREET FRONTAGE  
1.50 SQ. FT.

DIVIDE BY 500 = TREES  
3 TREES

DIVIDE BY 50 = SHRUBS  
30 SHRUBS

NOTE: METHOD OF WATERING SHALL BE BY SPRINKLER SYSTEM

**PLANTS SCHEDULE**

ID	SYMBOL	COMMON AND BOTANICAL NAME	SIZE	HEIGHT	SPREAD	REMARKS
12	A	SMETSON (QUAGMARIA STRYMONICA)	40"	7'	4'-0"	DECIDUOUS
41	B	PHACIA (PHACIA FRANKS) 5-SAL. CONTAINER	40"	30"	2'-0"	EVERGREEN
30	C	SHRUB TAUNTON HILL ELEV VOMITORIA KANAL 3-SAL. CONTAINER	36"	32"	2'-0"	EVERGREEN
5	F	SHRUB WHITE (ANDROSTACHYA INDICA)	40"	3'	2'-0"	DECIDUOUS
		BENJAMIN GRASS				

1.10 ACRES = 48,000 SQ. FT.

**SITE DATA**

	PROVIDED	PERCENTAGE
TOTAL LOT GROSS SITE AREA	48,000 SQ. FT.	100%
TOTAL BUILDING AREA	9,000 SQ. FT.	18%
TOTAL IMPERVIOUS AREA	33,214 SQ. FT.	69%
TOTAL OPEN SPACE (LANDSCAPED AREA)	5,476 SQ. FT.	12%

**GENERAL NOTES**

**GENERAL:**  
CONTRACTOR SHALL LOCATE EXISTING AND PROPOSED UTILITY LINES TO ACCORD WITH RECORD DRAWINGS TO GROUND PLANS. CONTRACTOR SHALL VERIFY THE LANDSCAPE IDENTIFICATION OF DISCREPANCIES BETWEEN THE PLANS AND THE SITE CONDITIONS.  
CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES. OWNER RECEIVES THE RIGHT TO REJECT ANY OR ALL PLANT MATERIAL. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR. UPON FINAL ACCEPTANCE BY OWNER, ANY DEAD MATERIAL SHALL BE REPLACED WITHIN 30 DAYS UPON NOTIFICATION BY THE OWNER. EXCLUDED ARE PLANTS THAT DIE FROM ACTS OF NATURE, UNUSUAL OR UNEXPECTED DROUGHT.

**PLANT MATERIAL:**  
PLANTS SHALL BE IN ACCORDANCE WITH THE TEXAS STATE DEPARTMENT OF AGRICULTURE'S REGULATION FOR NURSERY PRODUCTS, RULES AND METHODS. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE SOUND, HEALTHY, YOUNG AND FREE OF INSECT INFESTATIONS, ANT GROWERS, MOUNDING OR OTHER DETRACTABLE DEFECTS. SHRUBS AND GROUND COVERS SHALL BE INVERTED GROWN. TREES SHALL BE INVERTED GROWN OR THAT HAVE BEEN TRANSPLANTED AND CURED FOR A PERIOD OF (2) MONTHS MINIMUM. ANY TREES PLANTED THAT SUFFER FROM SHOCK, DROUGHT, LOSS OF LEAVES, LOSS OF COLOR IN LEAVES OR A BROKEN ROOT BALL SHALL BE REJECTED.  
ALL TREES SHALL HAVE A WELL BRANCHED, OPEN, SYMMETRICAL CANOPY.

**SOIL:**  
THE GENERAL CONTRACTOR SHALL GRASS AND BED AREAS TO A MIN. 2" BELOW FINISHED GRADE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUFFICIENT SOIL (TOPSOIL) AND FINE GRADING ALL LAMN AND BED AREAS. SOIL IS NEEDED TO BE FREE OF ANY ROCKS, STONES, WEEDS, SEEDS, OR UNDESIRABLES.

**BED PREPARATION:**  
CONTRACTOR SHALL STAKE BED AREAS AND ERODENT ANY GRASS OR WEEDS. INSTALL LOW GRADE STEEL EDGING PAINTED GREEN, WITH STAKES. EDGING SHALL BE USED TO SEPARATE GRASS FROM SHRUBS OR GROUND COVER WEEDS. INSTALL EDGING IN STRAIGHT ALIGNMENT WITHOUT WAIVES. TOP OF EDGING SHALL NOT BE MORE THAN 2" ABOVE FINISHED GRADE. FOR ANNUAL, TOWER PLANTING AREAS THE CONTRACTOR SHALL INSTALL TO A MINIMUM DEPTH OF 18" INCHES, A MIXTURE OF 1/3 PART SANDY LOAM SOIL, 1/3 PART BARK TO SANDY SOIL, CONDITIONER (FOR EQUAL), AND 1/3 PART POTTING SOIL. THE SANDY LOAM SOIL SHALL BE FREE OF CLUMPS AND GRASSES (INCLUDING UNDESIRABLES) AND ANY OTHER OBJECTIONABLE MATERIAL. THE PLANTING BEDS SHALL HAVE AND A SAMPLE SUBMITTED BY THE ARCHITECT PRIOR TO PLACEMENT.

**TREE INSTALLATION:**  
TREE PITS SHALL BE 200 TO 250 FEET GREATER IN DIAMETER THAN THE SIZE OF ROOT BALL. ROOTBALL SHALL CONSIST OF NATIVE SOIL REMOVED FROM THE PIT. HAND WATER TREES TO ELIMINATE WOOD AND AIR POCKETS. TREES SHALL BE PLANTED VERTICAL AND STAKED ONLY IF NECESSARY TO MAINTAIN ALIGNMENT. DO NOT LEAVE ANY PITS OPEN OVER NIGHT WITHOUT FIRST BACKFILLING PIT TO AVOID PREDATOR DAMAGE. TOP OF TREE BALL TO BE EQUAL TO ADJACENT GRADE.

**SHRUBS & GROUND COVER INSTALLATION:**  
INSTALL 2" OF "BACK TO EARTH" SOIL CONDITIONER AND ERODED BED AREAS. BASE SANDOR AND REMOVE ANY LARGE ROCKS OR OTHER OBSTACLES. PLANTS IN HOLES 1/2" WIDER THAN CONTAINER SIZE. TOP OF ROOT BALL SHALL BE EQUAL TO THE FINISHED GRADE. SPREAD TO USE OF A 5-10-10 FERTILIZER FOR 1000 SQ. FT. OF BED COVER HAND WATER PLANTS TO ELIMINATE WEEDS. APPLY 2" OF FINE BARK MULCH (DUNGE SPREAD) TOP DRESSING.

**ANNUAL INSTALLATION:**  
INSTALL PLANTS IN HOLES THAT ARE 250 TO 300 FEET GREATER THAN THE CONTAINER SIZE. TOP OF ROOT BALL SHALL BE EQUAL TO A HEIGHT OF TWO (2) INCHES BELOW TOP OF CURB. SPREAD 5000 SQ. FT. FERTILIZER AVAILABLE FROM PETER'S PLANT FARM - 817.238.8348 AT THE RECOMMENDED RATE. HAND WATER PLANTS TO ELIMINATE WEEDS. APPLY 2" OF FINE BARK MULCH TOP DRESSING.

**GRASS INSTALLATION SOO:**  
FINE GRADE AND REMOVE ROCKS AND OTHER DEBRIS PRIOR TO INSTALLATION. BROADCAST SEED SHALL BE LAID SOLO, JOINT TO JOINT SPREAD A 5-10-10 FERTILIZER AT THE RATE OF 10 LBS PER 1000 SQ. FT. SOLO WATERING WITH A HEAVY HAND WEEDER. CONTRACTOR SHALL FILL SOO TO GROUND AT ANY POINTS OR SPACES WHERE EXCESSIVE MOISTURE OCCURS. ALL GROUND AREAS NOT COVERED BY PAVING OR GROUND COVER SHALL BE COVERED WITH SOO. HOLDING AREAS BETWEEN PROPERTY LINES AND CURBS.

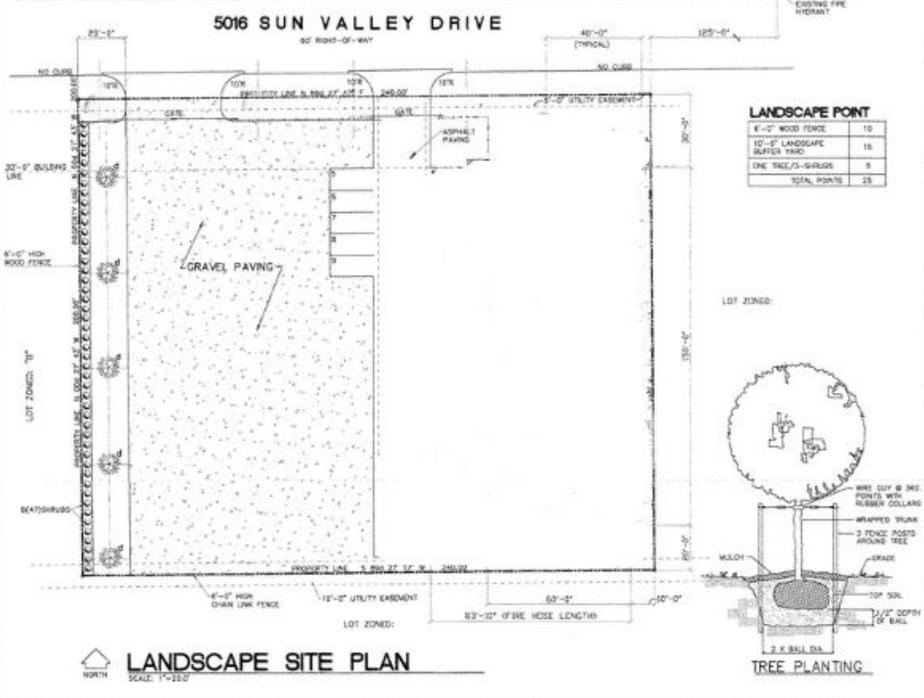
**MAINTENANCE NOTE:**  
GENERAL: THE OWNER SHALL BE RESPONSIBLE FOR THE CONTAINER MAINTENANCE IN PERFORMANCE OF ALL LANDSCAPING AND IRRIGATION. ALL WEEDING, MAINTENANCE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, SEEDS BEING MOWED WITH EXCESSIVE HEIGHTS. OTHER SUCH NOTES COME TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER DEBRIS. MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL UNUSUAL WEEDS OR LAMN WITH ARE BROKEN AND FLOW WATER SHALL BE REPLACED / SPARED IMMEDIATELY TO PREVENT THE SPREAD OF WATER.

**REVISIONS**

NO.	DATE	RESPONSE

**JOHN TAYLOR AND ASSOCIATES**  
6800 BROWNSVILLE ROAD  
FORT WORTH, TEXAS 76116  
(817) 446-1264 OFFICE  
(817) 446-1267 FAX  
E-MAIL: jttaylor@jtaassociates.com

**INTEGRITY FOUNDATION REPAIR**  
PROPOSED OFFICE AND WAREHOUSE FOR  
5016 SUN VALLEY DRIVE  
FORT WORTH, TEXAS 76116



**PREPARED BY:**

JOHN TAYLOR & ASSOCIATES  
6800 BROWNSVILLE ROAD STE. 101  
FORT WORTH, TEXAS 76116  
(817) 446-1264 OFFICE  
(817) 446-1267 FAX  
E-MAIL: jttaylor@jtaassociates.com

**OWNER:**

JEFF MARSHALL, OWNER  
INTEGRITY FOUNDATION REPAIR  
5247 DAVIS STREET AND ROAD, SUITE 101  
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(817) 561-6551 FAX  
EMAIL: jmar@ifre.com

**NOTES:**

CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES BEFORE STARTING CONSTRUCTION.

**LAND USE:**

LAND WILL BE USED FOR OFFICE AND WAREHOUSE.

**ZONING DISTRICT:**

PROPERTY ZONED: INDUSTRIAL

**PARKING:**

PARKING REQUIRED: 4  
PARKING PROVIDED: 6  
UNDESIRABLE PARKING: 1  
TOTAL PARKING PROVIDED: 9

**LEGAL:**

LOT: 38  
BLOCK: 3  
MEMORANDUM CITY ADDITION, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

**PREPARED BY:**

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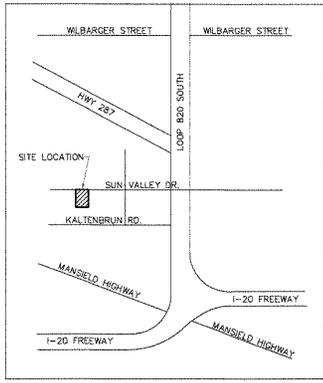
JOB NO.	2817
ISSUED BY:	JET
CHECK BY:	JET
DATE:	2/24/2022

SHEET TITLE:  
LANDSCAPE SITE PLAN

LOGBOOK NO.

SHEET NO.

**L1.0**  
(REVISED)  
OF 1



VICINITY MAP

**FORMULA FOR LANDSCAPE REQUIREMENTS**

TOTAL LOT SIZE	48,000	SO. FT.
TOTAL BUILDING AREA	9,000	SO. FT.
TOTAL LAND SIZE MINUS TOTAL BLDG SIZE	39,000	SO. FT.
MULTIPLY BY 4% FOR I,K,ZONE / USES		
1,521	SO. FT.	
DIVIDE BY 500 =		
3	TREES	
SEE FORESTRY PLAN		
MULTIPLY BY 10% FOR ALL OTHER ZONES / USES		
4,800	SO. FT.	
DIVIDE BY 500 =		
9.6	TREES	
MULTIPLY BY 75% FOR STREET FRONTAGE		
1,140	SO. FT.	
DIVIDE BY 500 =		
2.3	SHRUBS	
SEE FORESTRY PLAN		
MULTIPLY BY 75% FOR STREET FRONTAGE		
1,140	SO. FT.	
DIVIDE BY 500 =		
2.3	SHRUBS	

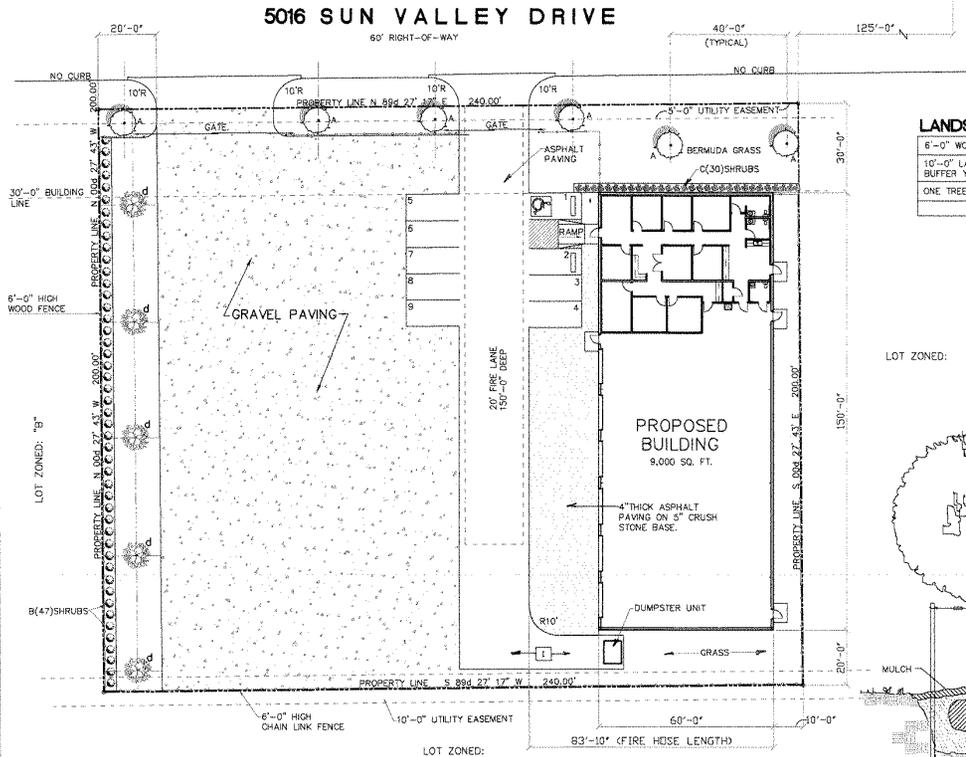
NOTE: METHOD OF WATERING SHALL BE BY SPRINKLER SYSTEM

**PLANTS SCHEDULE**

QU.	LETTER	COMMON AND BOTANICALS NAME	SPACING	CANOPY	SOIL DEPTH IN PLANTER (CO. FT.)	MIN. HEIGHT	REMARKS
12	A	SWEETGUM (LIQUIDAMBAR STYRACIFLUA)	40'	4'	75"	6'-0"	DECIDUOUS
47	B	PHOTINA (PHOTINA FRASERI)	48'	32'	3'-0"		EVERGREEN
30	C	DWARF YAUPON HOLLY (ILEX VOMITORIA NANA)	36'	32'	2'-0"		EVERGREEN
5	d	CRAPE MYRTLE (LADERSTROEMIA INDICA)	40'	2'	32"	3'-0"	DECIDUOUS
		BERMUDA GRASS					

1.10 ACRES = 48,000 SQ. FT.

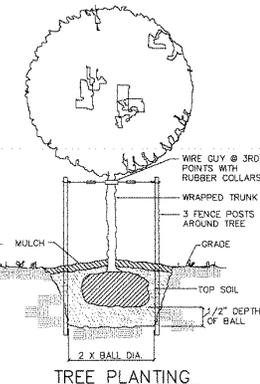
SITE DATA	PROVIDED	PERCENTAGE
TOTAL LOT GROSS SITE AREA	48,000 SQ. FT.	100%
TOTAL BUILDING AREA	9,000 SQ. FT.	.18%
TOTAL IMPERVIOUS AREA	33,124 SQ. FT.	.69%
TOTAL OPEN SPACE (LANDSCAPED AREA)	5,876 SQ. FT.	.12%



**LANDSCAPE POINT**

6'-0" WOOD FENCE	10
10'-0" LANDSCAPE BUFFER YARD	10
ONE TREE / 35 SHRUBS	5
<b>TOTAL POINTS</b>	<b>25</b>

LOT ZONED:



TREE PLANTING

**GENERAL NOTES**

**GENERAL:**  
CONTRACTOR SHALL LOCATE EXISTING AND PROPOSED UTILITIES PRIOR TO DIGGING OR TILLING. REFER TO GRADING PLAN, SITE PLAN, UTILITY PLAN AND IRRIGATION PLAN FOR ADDITIONAL INFORMATION.  
CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES BETWEEN THE PLANS AND THE SITE CONDITIONS.  
CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES. OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL PLANT MATERIAL. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR, UPON FINAL ACCEPTANCE BY OWNER. ANY DEAD MATERIAL SHALL BE REPLACED WITHIN (2) WEEKS UPON NOTIFICATION BY THE OWNER. EXCLUDED ARE PLANTS THAT DIE FROM ACTS OF NEST, VANDALISM OR NEGLECT BY OWNER.

**PLANT MATERIAL:**

PLANTS SHALL BE IN ACCORDANCE WITH THE TEXAS STATE DEPARTMENT OF AGRICULTURE'S REGULATION FOR NURSERY INSPECTION, RULES AND RATINGS. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE SOUND, HEALTHY, WOUNDLESS AND FREE OF INSECT INFESTATIONS, PLANT DISEASES, INJURIES OR OTHER OBJECTIONABLE DISFIGUREMENTS. SHRUBS AND GROUND COVER SHALL BE NURSERY GROWN. TREES SHALL BE NURSERY GROWN OR THAT HAVE BEEN TRANSPLANTED AND "CURED" FOR A PERIOD OF (3) MONTHS MINIMUM. ANY TREES PLANTED THAT SUFFERS FROM SHOCK, DEBARK, LOSS OF LEAVES, LOSS OF COLOR IN LEAVES OR A BROKEN ROOT BALL SHALL BE REJECTED. ALL TREES SHALL HAVE A WELL BRANCHED, OPEN, SYMMETRICAL CANOPY.

**SOIL:**

THE GENERAL CONTY. WILL GRADE LAWN & BED AREAS TO A MIN. 2" ABOVE FINISHED GRADE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SANDY LOAM SOIL (IF NEEDED) AND FINER GRADING ALL LAWN AND BED AREAS. IF SOIL IS NEEDED, IT SHALL BE FREE OF ANY ROCKS, GRASSES, WEEDS, SEEDS, OR NUTGRASS.

**BED PREPARATION:**

CONTRACTOR SHALL STAKE BED AREAS AND ERADICATE ANY GRASS OR WEEDS. INSTALL LOW GAUGE STEEL EDGING, PAINTED GREEN, WITH STAKES. EDGING SHALL BE USED TO SEPARATE GRASS FROM SHRUB OR GROUND COVER BEDS. INSTALL ALIGNMENT WITHOUT WEAVES. TOP OF EDGING SHALL NOT BE MORE THAN 2" ABOVE FINISHED GRADE. FOR ANNUAL FLOWER PLANTING AREAS, THE CONTRACTOR SHALL INSTALL TO MINIMUM DEPTH OF (3) INCHES, A MIXTURE OF 1/3 PART SANDY LOAM SOIL, 1/3 PART "BACK TO EARTH" SOIL CONDITIONER (OR EQUAL), AND 1/3 PART POTTING SOIL. THE SANDY LOAM SOIL SHALL BE FREE OF GLOBS, WEEDS AND GRASSES (INCLUDING NUTGRASS) AND ANY OTHER OBJECTIONABLE MATERIAL. THE PLANTING MEDIUMS SHALL MIXED AND A SAMPLE INSPECTED BY THE ARCHITECT PRIOR TO SEGMENT.

**TREE INSTALLATION:**

TREE PITS SHALL BE DUG TWO FEET GREATER IN DIAMETER THAN THE SIZE OF ROOT BALL. BACKFILL SHALL CONSIST OF NATIVE SOIL REMOVED FROM THE PIT. HAND WATER TREES TO ELIMINATE VOIDS AND AIR POCKETS. TREES SHALL BE PLANTED VERTICAL, AND STAKED ONLY IF NECESSARY TO MAINTAIN ALIGNMENT. DO NOT LEAVE ANY PITS OPEN OVER NIGHT WITHOUT FIRST BARRICADE PIT TO AVOID PEDESTRIAN INJURY. TOP OF TREE BALL TO BE EQUAL TO ADJACENT GRADE.

**SHRUBS & GROUND COVER INSTALLATION:**

ROTTITILL 2" + OF "BACK TO EARTH" SOIL CONDITIONER INTO EDGED BED AREAS. RAISE SMOOTH AND REMOVE ANY LARGE ROCKS OR OTHER BARRIERS. INSTALL PLANTS IN HOLES 1/3 WIDER THAN CONTAINER SIZE. TOP OF ROOT BALL SHALL BE EQUAL TO THE FINISHED BED GRADE. SPREAD (5) LBS OF A 3-1-2 PELLET FERTILIZER PER 1000 SF OF BED COVER. HAND WATER PLANTS TO ELIMINATE VOIDS. APPLY 2" OF PINE BARK MULCH (COARSE SHREDD) TOP DRESSING.

**ANNUAL INSTALLATION:**

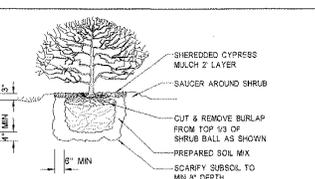
INSTALL PLANTS IN HOLES THAT ARE DUG 1/3 WIDER THAN THE CONTAINER SIZE. TOP OF ROOT BALL SHALL BE EQUAL TO A HEIGHT OF TWO (2) INCHES BELOW TOP OF CURB. SPREAD "COLOR STAR" PELLET FERTILIZER (AVAILABLE FROM PIPES PLANT FARM - 817-878-8846) AT THE RECOMMENDED RATE. HAND WATER PLANTS TO ELIMINATE VOIDS. APPLY 2" OF PINE BARK MULCH TOP DRESSING.

**GRASS INSTALLATION SOD:**

FINE GRADE AND REMOVE ROCKS AND OTHER DEBRIS PRIOR TO INSTALLATION. BERMUDAGRASS SOD SHALL BE LAID SOLID, JOINT TO JOINT. SPREAD A 3-1-2 FERTILIZER AT THE RATE OF 10 LBS. PER 1000 SF. ROLL SOD AFTER WATERING WITH A HEAVY HAND ROLLER. CONTRACTOR SHALL FIN SOD TO GROUND AT ANY SLOPES OR SVALES WHERE EROSION MAY OCCUR. ALL GROUND AREAS NOT COVERED BY PAVING OR GROUNDCOVER SHALL BE COVERED WITH SOD, INCLUDING AREAS BETWEEN PROPERTY LINES AND CURBS.

**MAINTENANCE NOTE:**

GENERAL: THE OWNER SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE IN PERPETUITY OF ALL LANDSCAPING AND IRRIGATION. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, WATERING, WEEDING, KEEPING BEDS MULCHED WITH STANDARD HORTICULTURAL PRACTICES OR AS RECOMMENDED BY THE LANDSCAPE ADMINISTRATOR AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SOIL MATERIAL. SOIL PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATION HEADS OR LINES WHICH ARE BROKEN AND FLOW WATER SHALL BE REPLACED/ REPAIRED IMMEDIATELY TO PREVENT THE WASTE OF WATER.



1 TYP. SHRUB PLANTING DETAIL NOT TO SCALE

**PREPARED BY:**

JOHN TAYLOR & ASSOCIATES  
6805 BRENTWOOD STAIR RD. STE. 201  
FORT WORTH, TEXAS 76112  
(817) 446-1364 OFFICE  
(817) 446-1307 FAX  
E-MAIL: jtaylor7677@escglobal.net

**OWNER:**

JEFF MARSHALL, OWNER  
INTEGRITY FOUNDATION REPAIR  
5047 DAVID STRICKLAND ROAD, SUITE 102  
FORT WORTH, TEXAS 76119  
(817) 561-6500 OFFICE  
(817) 561-6503 FAX  
EMAIL: jfmarf@msl.com

**NOTES:**

CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES BEFORE STARTING CONSTRUCTION

**LAND USE:**

LAND WILL BE USED FOR OFFICE AND WAREHOUSE

**ZONING DISTRICT:**

PROPERTY ZONED: INDUSTRIAL

**PARKING:**

PARKING REQUIRED	9
PARKING PROVIDED	9
HANDICAPPED PARKING	1
<b>TOTAL PARKING PROVIDED</b>	<b>9</b>

**LEGAL:**

LOT-SR  
BLOCK-3  
WEISBERGER CITY ADDITION, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

**REVISIONS**

DATE	RESPONSE

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PROPOSED OFFICE AND WAREHOUSE FOR  
**INTEGRITY FOUNDATION REPAIR**  
5016 SUN VALLEY DRIVE  
FORT WORTH, TEXAS 76119

JOB NO.	2017
DRAWN BY	JET
CHECK BY	JET
DATE	2/24/2017

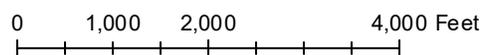
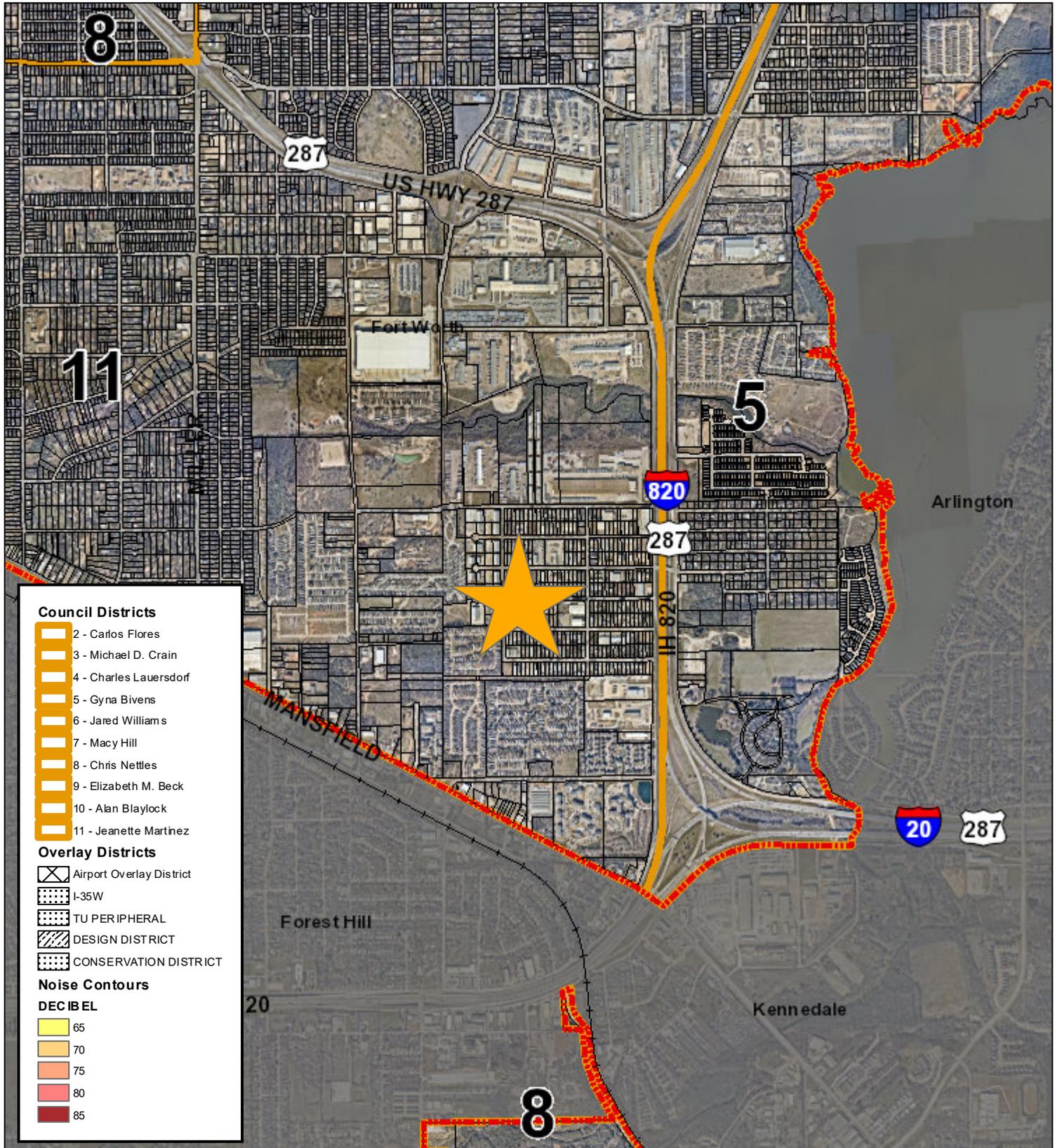
SHEET TITLE:  
LANDSCAPE SITE PLAN

LICENCE NO:

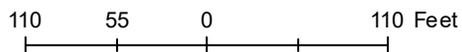
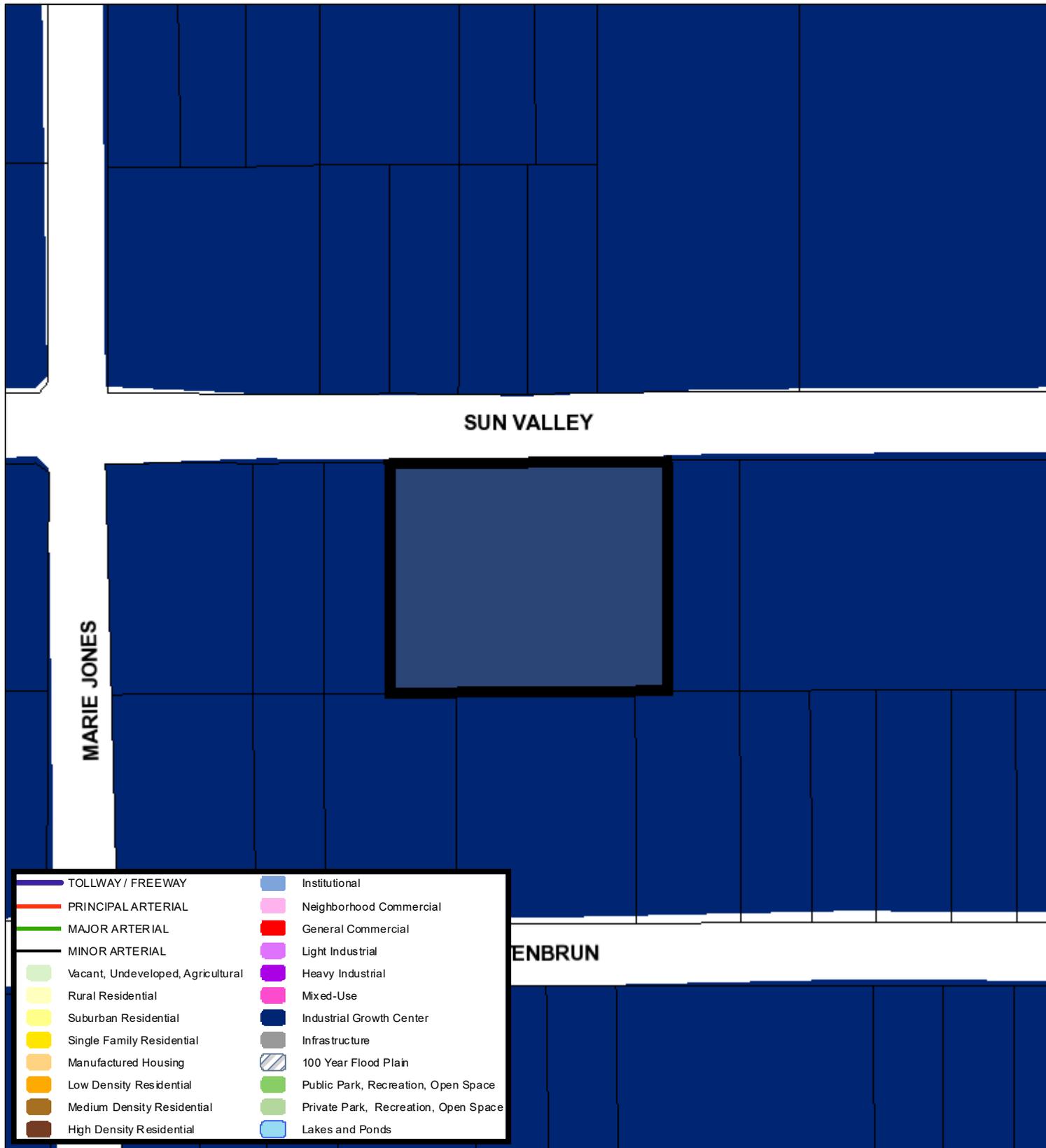
SHEET NO.

**L1.0**  
(REVISED)  
OF 1

### Area Map



### 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.



## Aerial Photo Map



0 70 140 280 Feet

