

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: City of Fort Worth Council Initiated Rezoning/Various Property Owners

Site Location: Generally bounded by North Freeway to the west, Basswood Boulevard to the north, Sandshell Boulevard to the west and Corrine Drive to the south Acreage: 40.3 acres

Request

Proposed Use: Commercial, restaurant, car wash, school

Request: From: "I" Light Industrial and PD 1390 Planned development for all uses in I Light Industrial plus hotel

To: "G" Intensive Commercial; "CF" Community Facilities; CUP for automated car wash in "G" Intensive Commercial, site plan included

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

The proposed rezoning area is generally bounded by North Freeway to the west, Basswood Boulevard to the north, Sandshell Boulevard to the west and Corrine Drive to the south. The request is from "I" Light Industrial and PD 1390 Planned development for all uses in I Light Industrial plus hotel to "G" Intensive Commercial; "CF" Community Facilities; CUP for automated car wash in "G" Intensive Commercial, site plan included. The proposed rezoning will not make any current use nonconforming and the zoning designations are appropriate for this location.

Two meetings were held at the request of Council Member Lauersdorf on August 7th with the property owners (virtual meeting) and August 8, 2024 with the neighborhoods and school regarding the proposed zoning change. Staff did not receive opposition to rezoning this property at the time of the meetings.

The table below describes the property being rezoned:

Address	Zoning From	Zoning To	Use
3000 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Gas Station
3008 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Jack in the Box (Restaurant)
3009 Corrine Dr	"I" Light Industrial	"G" General Commercial	National Tire & Battery
3041 Clay Mountain Trail	"I" Light Industrial	"G" General Commercial	Undeveloped
3044 Clay Mountain Trail	"I" Light Industrial	"G" General Commercial	Undeveloped
3052 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Strickland Brothers (Oil Change)
3078 Basswood	"I" Light Industrial	"G" General Commercial	Sonic (Restaurant)
3088 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Retail Strip/Restaurant
3100 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Chicken Express (Restaurant)
3100 Clay Mountain Trail	"I" Light Industrial	"CF" Community Facilities	Basswood Elementary
3136 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Undeveloped
3172 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Jiffy Lube
3180 Basswood Blvd	"I" Light Industrial	CUP for car wash in "G" Neighborhood Commercial	Caliber Car Wash
7100 North Fwy	"I" Light Industrial	"G" General Commercial	Home Depot
7140 North Fwy	"I" Light Industrial	"G" General Commercial	Pollo Regio
7150 North Fwy	"I" Light Industrial	"G" General Commercial	DQ (Dairy Queen)
7200 North Fwy	"I" Light Industrial	"G" General Commercial	Taco Bell (Restaurant)
7232 North Fwy	"I" Light Industrial	"G" General Commercial	Medical Clinic
3056 Clay Mountain Trail	PD/I plus hotel	"G" General Commercial	Undeveloped

Surrounding Zoning and Land Uses

North "PD 1329" PD for various zoning districts allowed, site plan waiver requested / undeveloped

East “A-5” One-Family, “PD/E Planned Development for all uses in "E" Neighborhood Commercial plus mini warehouse with wrought iron fence instead of required screening fence to the south; site plan required for mini warehouse only, approved and on file in the planning & Development Department / single-family, mini-storage, retail

South “C” Medium Density Multifamily / multifamily

West “A-5” One-Family; “G” Intensive Commercial / IH-35 Freeway frontage

Recent Zoning History

ZC-23-143- “PD/I” Planned Development for all uses in “I” Light Industrial plus hotel within 1,000 feet of a one-family zoning district with development standards for reduced parking and increased building height attached as Exhibit ‘L’; site plan approved attached as Exhibit ‘M’ and on file with the Development Services Department (approved October 2023)

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
 The following organizations were notified: (emailed August 30, 2024)

Organizations Notified	
Basswood Village HOA	Carrington Court HOA
Santa Fe Enclave HOA	Summerfields NA
Carriage Hills HOA*	Streams and Valleys Inc
Trinity Habitat for Humanity	Eagle Mt-Saginaw ISD
Keller ISD	

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Council Member Lauersdorf is requesting to change the zoning of this area to more closely match the existing land uses with the zoning. The neighborhoods and school noted concerns regarding industrial zoning within the area. The proposed downzoning to “G” Intensive Commercial is appropriate at this location. All existing businesses will be conforming with the proposed rezoning.

The rezoning request **is compatible** with surrounding land uses, based on creating more compatible zoning districts established neighborhoods and schools.

Comprehensive Plan Consistency– Far North

The adopted Comprehensive Plan currently designates the subject property as Mixed-use. The proposed zoning is consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

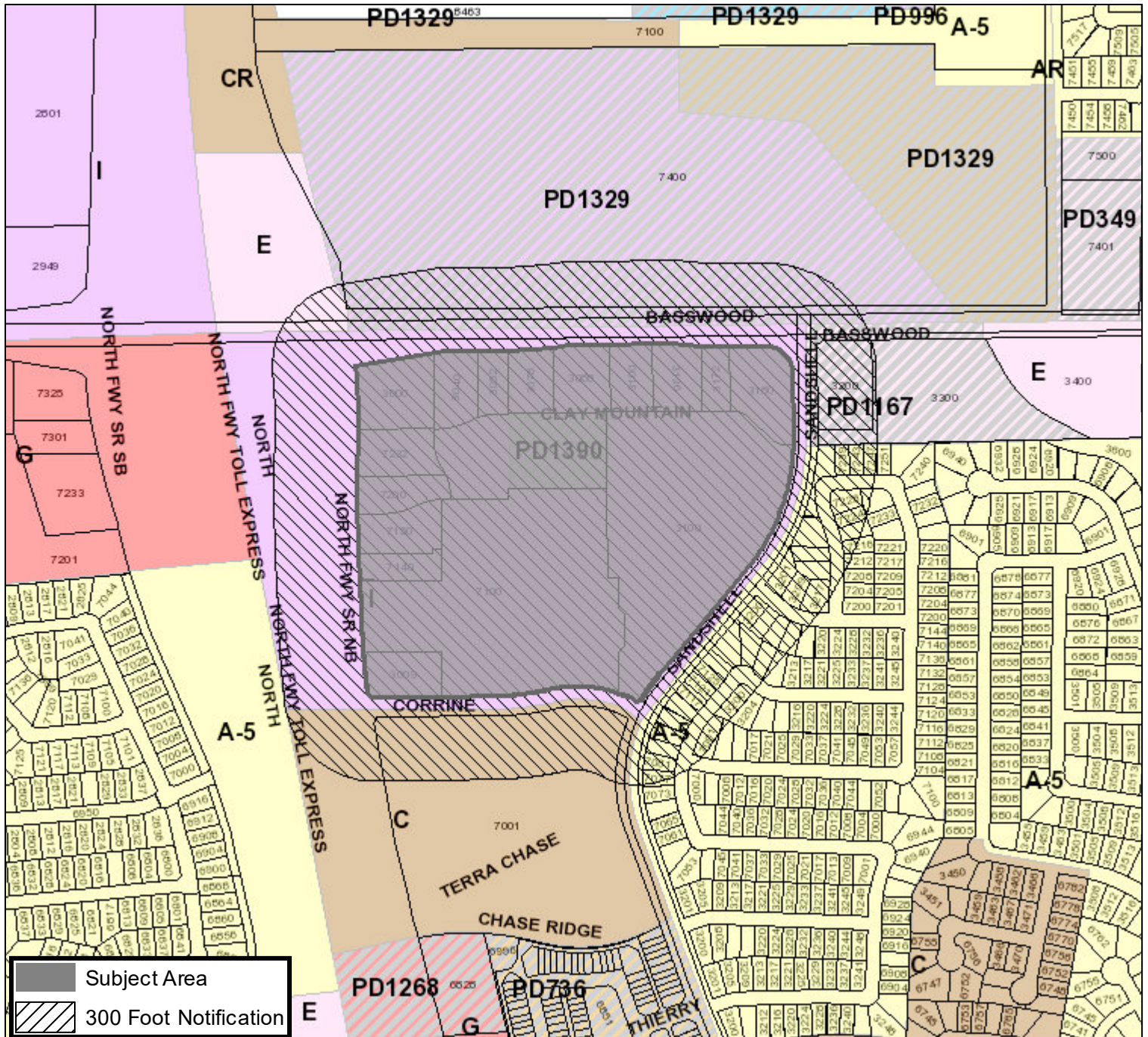
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.



- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways
- 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

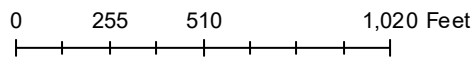
Based on conformance with the future land use map and with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Area Zoning Map

Applicant: City of Fort Worth
 Address: Generally bounded by North Freeway to the west, Basswood Boulevard to the north, Sands
 Zoning From: I & PD1390
 Zoning To: CF, G & G/CUP
 Acres: 40.39501298
 Mapsco: Text
 Sector/District: Far_North
 Commission Date: 9/11/2024
 Contact: null

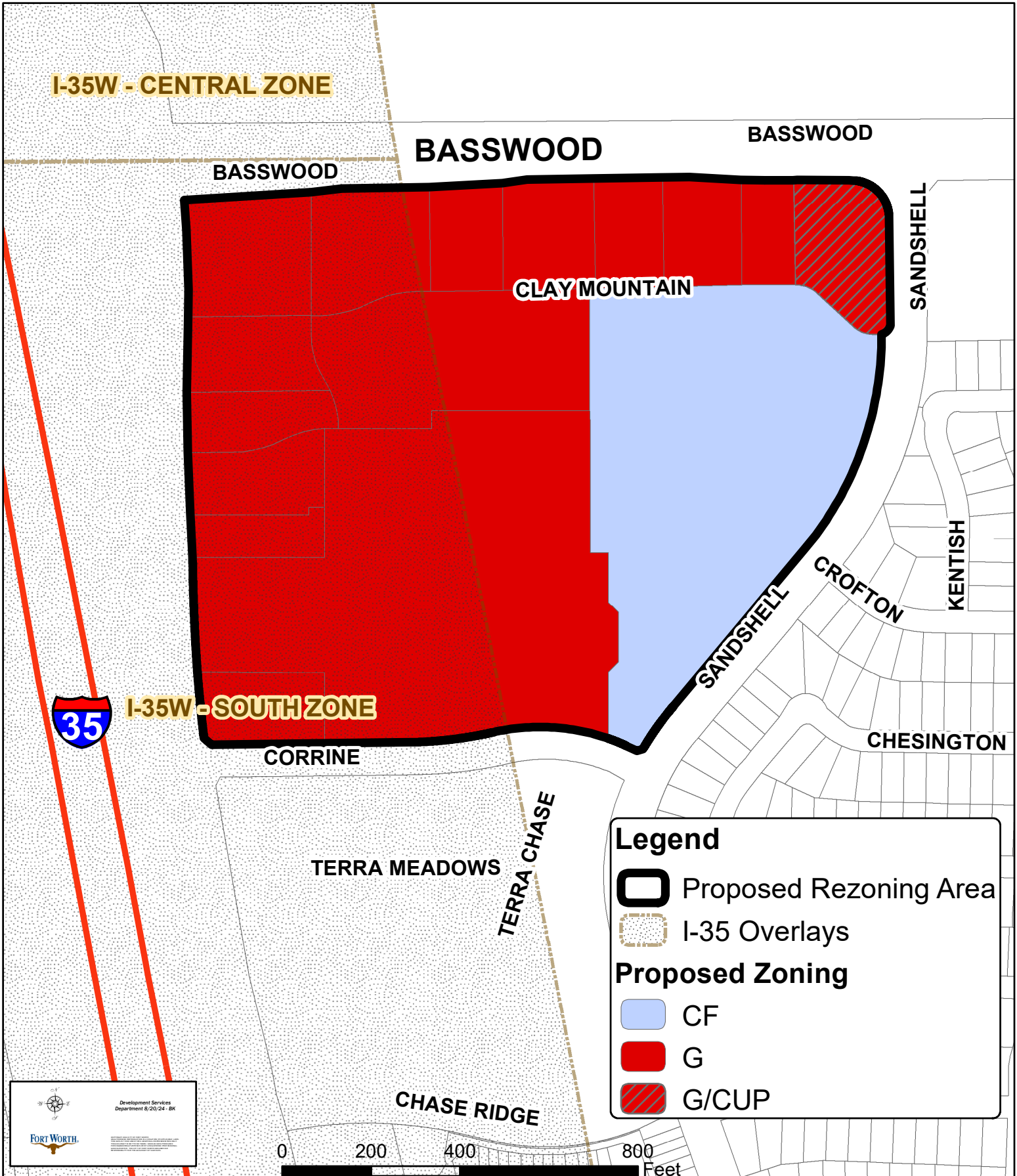


	Subject Area
	300 Foot Notification

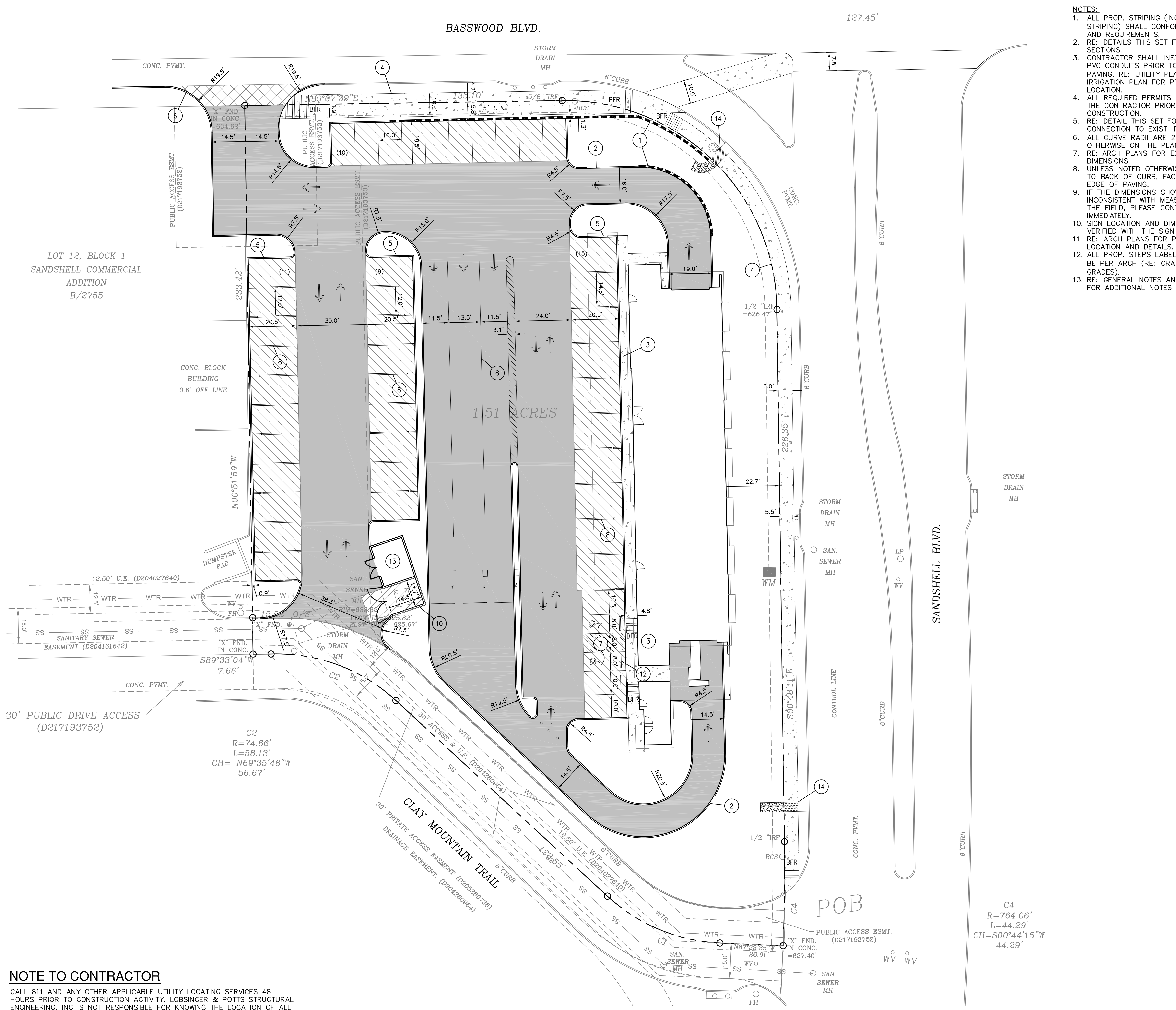


Proposed Zoning Districts

From: "I" Light Industrial & "PD" Planned Development 1390
To: "CF" Community Facilities, "G" Intensive Commercial, &
"G/CUP" Intensive Commercial plus Conditional Use Permit,



NO:	DATE:	BY:



- NOTES:**
1. ALL PROP. STRIPING (INCLUDING THE FIRE LINE STRIPING) SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS.
 2. RE: DETAILS THIS SET FOR PROPOSED PAVING SECTIONS.
 3. CONTRACTOR SHALL INSTALL ALL UNDERGROUND PVC CONDUITS PRIOR TO INSTALLING PROPOSED PAVING. RE: UTILITY PLANS (MEP & CIVIL) AND IRRIGATION PLAN FOR PROPOSED CONDUIT LOCATION.
 4. ALL REQUIRED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
 5. RE: DETAIL THIS SET FOR PROP. PAVING CONNECTION TO EXIST. PAVING.
 6. ALL CURVE RADII ARE 2.5'R UNLESS NOTED OTHERWISE ON THE PLAN.
 7. RE: ARCH PLANS FOR PROPOSED BUILDING DIMENSIONS.
 8. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF RETAINING WALL OR EDGE OF PAVING.
 9. IF THE DIMENSIONS SHOWN ON THE PLANS ARE INCONSISTENT WITH MEASUREMENTS FOUND IN THE FIELD, PLEASE CONTACT THE ENGINEER IMMEDIATELY.
 10. SIGN LOCATION AND DIMENSIONS SHALL BE VERIFIED WITH THE SIGN MFR AND ARCH.
 11. RE: ARCH PLANS FOR PROPOSED DUMPSTER LOCATION AND DETAILS.
 12. ALL PROP. STEPS LABELED ON THIS PLAN SHALL BE PER ARCH (RE: GRADING PLAN THIS SET FOR GRADES).
 13. RE: GENERAL NOTES AND PAVING DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.

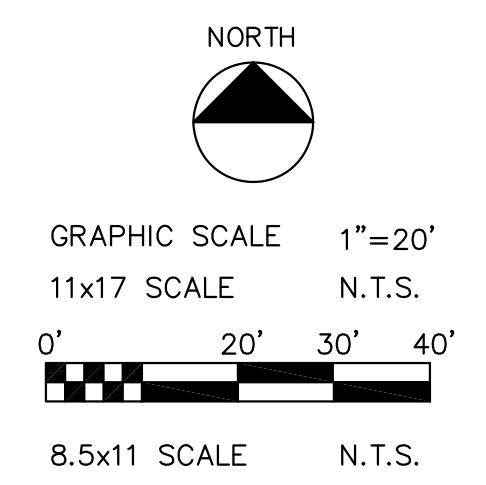
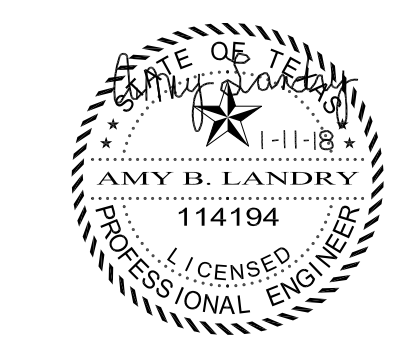
DRAWING LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	PROP. EDGE OF PAVEMENT
	CURB LINE
	PROP. STRIPING
	EASEMENT/SETBACK LINES
	PROP. FIRE LANE
	PROP. RW
(45)	PARKING COUNT LABEL
	PROP. CONCRETE SURFACE (SIDEWALK OR PAD)
	PROP. DUMPSTER CONCRETE PAVING PER DETAIL THIS SET.
	PROP. REGULAR DUTY CONCRETE PAVING PER DETAIL THIS SET.
	PROP. MEDIUM DUTY CONCRETE PAVING PER DETAIL THIS SET.
	PROP. PUBLIC R.O.W. CONCRETE PAVING PER CITY REQUIREMENTS.
EXIST. PROP. RW TYP. HC T.A.S. MFR	EXISTING PROP. BARRIER FREE RAMP TYPICAL HANDICAP TEXAS ACCESSIBILITY STANDARDS MANUFACTURER

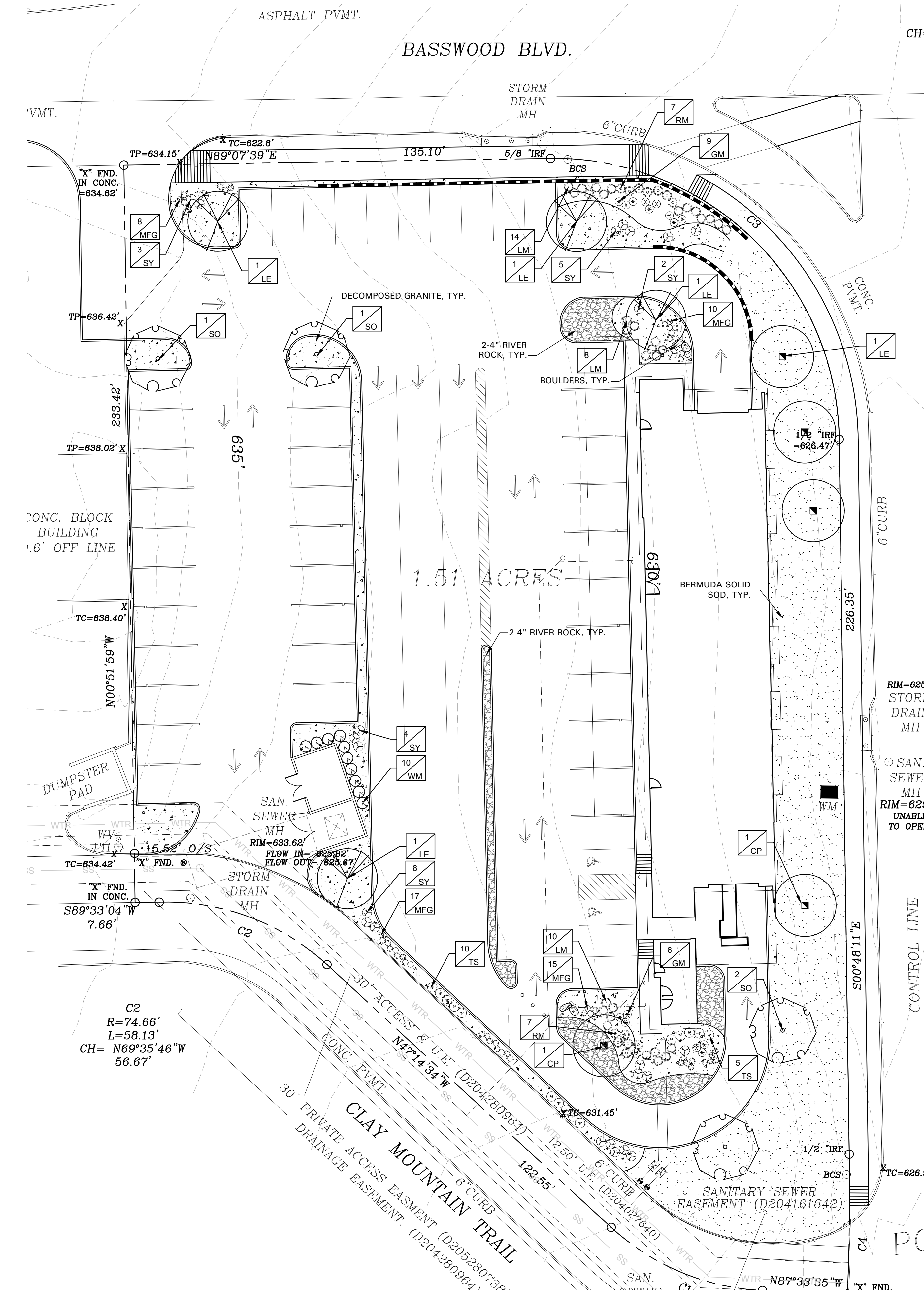
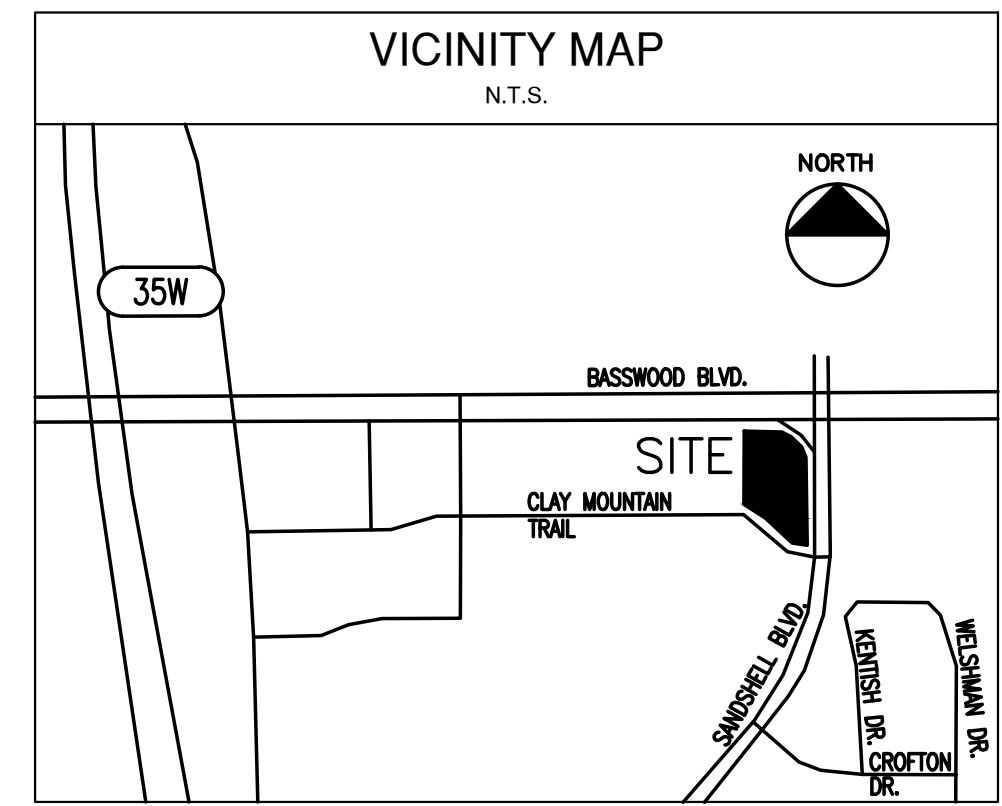
- REFERENCE NUMBER NOTES**
1. PROP. RETAINING WALL; ELEVATIONS PER GRADING PLAN THIS SET. DESIGN BY OTHERS.
 2. PROP. 4' WIDE CURB BREAK PER GRADING PLAN THIS SET.
 3. PROP. A.D.A./T.A.S. COMPLIANT CONC. SW PER DETAIL THIS SET. (TYP.)
 4. PROP. A.D.A./T.A.S. COMPLIANT CONC. SW PER CITY DETAIL. (TYP.)
 5. PROP. CONC. CURB PER DETAIL THIS SET. (TYP.)
 6. PROP. CONC. CURB PER CITY DETAIL. (TYP.)
 7. PROP. HC PARKING AREA PER GRADING PLAN AND DETAILS THIS SET.
 8. PROP. PARKING LOT STRIPING PER DETAIL THIS SET. (TYP.)
 9. PROP. SITE LIGHTING PER MEP. (TYP.)
 10. PROP. DUMPSTER W/ SCREENING PER ARCH.
 11. PROP. SIGN BY OTHERS.
 12. PROP. CONC. WHEELSTOPS PER DETAIL THIS SET. (TYP.)
 13. PROP. STORAGE BUILDING PER ARCH.
 14. SIDEWALK FLUME PER DETAIL THIS SET.

NOTE TO CONTRACTOR
CALL 811 AND ANY OTHER APPLICABLE UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. LOBSINGER & POTTS STRUCTURAL ENGINEERING, INC IS NOT RESPONSIBLE FOR KNOWING THE LOCATION OF ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS ON ALL DRAWINGS. THE LOCATION OF EXIST. UTILITIES ARE SHOWN AS APPROXIMATE ONLY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES AS A RESULT OF FAILURE TO LOCATE AND PRESERVE EXIST. UTILITIES.

LPSE Lobsinger & Potts Structural Engineering, Inc
1723 E. Southlake Blvd., Suite 200 Southlake, Texas 76092
817.651.5414 Fax 817.488.9937 Firm Reg. # 7290



- BENCHMARKS**
1. "X" FOUND IN CONCRETE AT NORTHWEST PROPERTY CORNER. ELEV=634.62'
 2. "X" FOUND IN CONCRETE AT SOUTHEAST PROPERTY CORNER. ELEV=627.40'



URBAN FORESTRY - TREE CANOPY COVERAGE		
NET URBAN FORESTRY AREA		
A. Gross area of property	65,776	1.51
B. Regulated utility easements and other deductible areas	4,585	0.11
C. Net urban forestry area	61,191	1.40
REQUIRED TREE CANOPY AREA		
D. Net Urban Forestry Area	61,191	1.40
E. Land Use/Canopy Coverage ratio		
Commercial (30%)	x 30	x 30
F. Additional 5% if only protected trees are being preserved	x 0	x 0
F. Total required canopy coverage for site	18,357	0.42
PRESERVATION / RETENTION OF EXISTING CANOPY		
G. Existing tree canopy area	0	0.00
H. If seeking approval for phase 1 only, a minimum of 50% canopy		
I. Preservation requirement (25%)	0	0.00
J. Additional 5% if only protected trees are being preserved	0	0.00
K. Additional preservation option for mitigation of significant tree removal		
L. Total preservation requirement	0	0.00
M. Area of existing canopy preserved	0	0.00
N. Total preservation credit		

TREE PRESERVATION AND PLANTING AREA		
O. Required new planting coverage	18,357	0.42
P. (8) large trees @ 2,000 square feet per tree	16,000	0.37
Q. (5) medium trees @ 700 square feet per tree	3,500	0.08
R. () small trees @ 100 square feet per tree	0	0.00
S. Total planting	19,500	0.45
PARKING CANOPY AREA		
Parking Areas for Commercial and Industrial Uses		
T. Area of parking and drives	41,318	0.95
U. Required canopy coverage of parking areas	x 0.4	x 0.4
V. Required canopy coverage	16,527	0.38
W. Area of canopy coverage being provided for parking	16,700	0.38
(8) large trees @ 2,000 square feet per tree	16,000	0.37
(1) medium trees @ 700 square feet per tree	700	0.02
() small trees @ 100 square feet per tree	0	0.00
W. Excess/deficient parking canopy	173	0.00
Fulfillment of Requirements		
X. Total required canopy coverage for site	18,357	0.42
Y. Provided canopy coverage	19,500	0.45
Z. Excess/deficient overall canopy	1,143	0.03

LANDSCAPE TABULATIONS for FORT WORTH, TEXAS		
Site Landscape Requirements		
SITE AREA	65,776 s.f.	
BUILDING AREA	6,350 s.f.	
NET SITE AREA	59,426 s.f.	
10% of the site to be landscape, excluding the building		
For every fifty square feet of required landscape area, one shrub shall be provided		
REQUIRED	PROVIDED	
5,943 s.f. (10%)	14,358 s.f. (24%)	
119 shrubs	161 shrubs	

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GENERAL LAWN NOTES
EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.
ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.
CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.
TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.
CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (1+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STRAGGER STRIPS TO OFFSET JOINTS.
SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.0 OF TITLE 7, PART XXX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:
SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.
IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS.
HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.
IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.
MISCELLANEOUS MATERIALS:
STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.
RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 1 1/2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.
BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. INSTALLATION.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
5	CP	Fruitless Chinese Pistache - Male	<i>Pistachia chinensis</i> 'Keith Davey'	3" cal.	12' ht., 4' spread
4	LE	Lacebark Elm	<i>Ulmus parvifolia</i> 'Sempervirens'	3" cal.	12' ht., 4' spread
4	SO	Shumard Oak	<i>Quercus shumardii</i>	3" cal.	12' ht., 5' spread
SHRUBS					
15	GM	Gulf Muhly	<i>Muhlenbergia capillaris</i>	5 gal.	full, 30" o.c.
32	LM	Lindheimer Muhly Grass	<i>Muhlenbergia lindheimeri</i>	5 gal.	full, 24" spread, 36" o.c.
50	MFG	Mexican Feather Grass	<i>Nassella tenuissima</i>	3 gal.	full, 24" o.c.
14	RM	Upright Rosemary	<i>Rosmarinus officinalis</i> 'Upright'	5 gal.	full, 24" sprd, 36" o.c.
25	SY	Softleaf Yucca	<i>Yucca recurvifolia</i>	5 gal.	full, 30" o.c.
15	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens</i> 'Green Cloud'	5 gal.	full, 24" sprd, 36" o.c.
10	WM	Wax Myrtle	<i>Myrica pusilla</i>	7 gal.	full, 30" sprd, 40" o.c.
GROUNDCOVER/VINES/GRASS					
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		
		Decomposed Granite	over weed barrier fabric, see notes		
		Arizona River Rock	2-4", over weed barr fabric, see notes		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE NOTES
REFERENCE SITEMAP AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.
CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAIDOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.
CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.
A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.
PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4" OZ WOVEN WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.
CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.
IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.
ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE-RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.
MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAIDOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

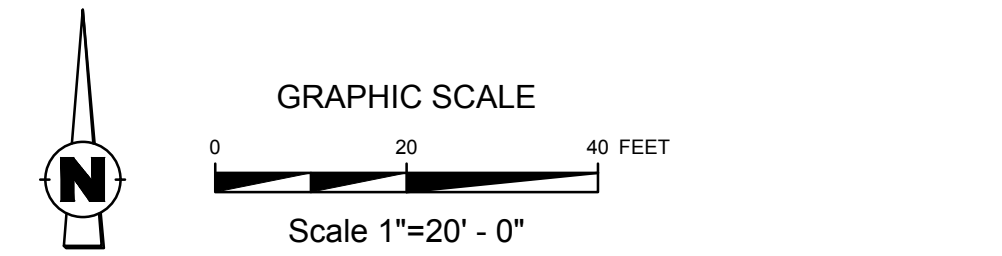
PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

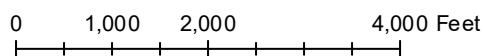
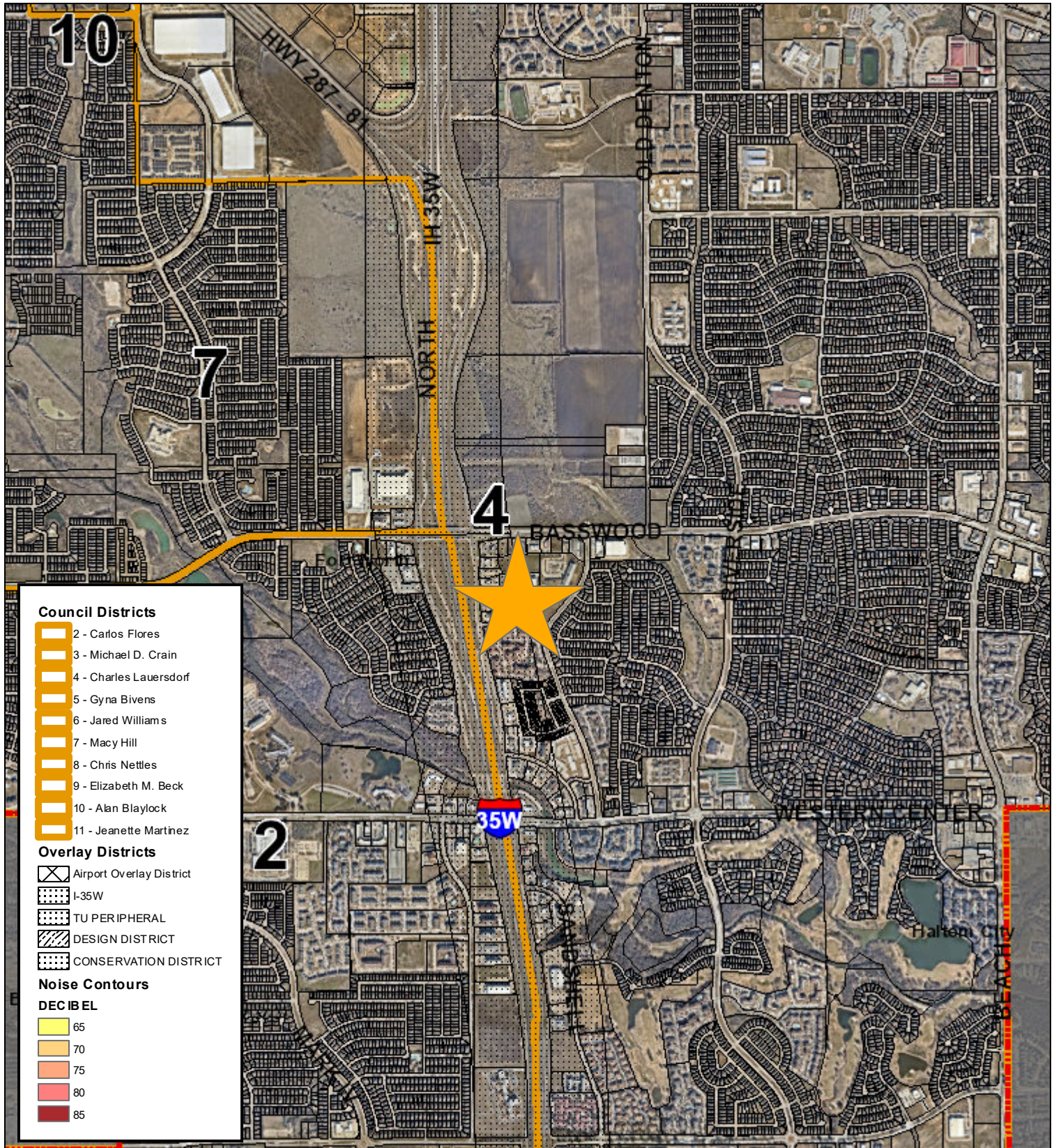
CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

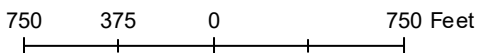
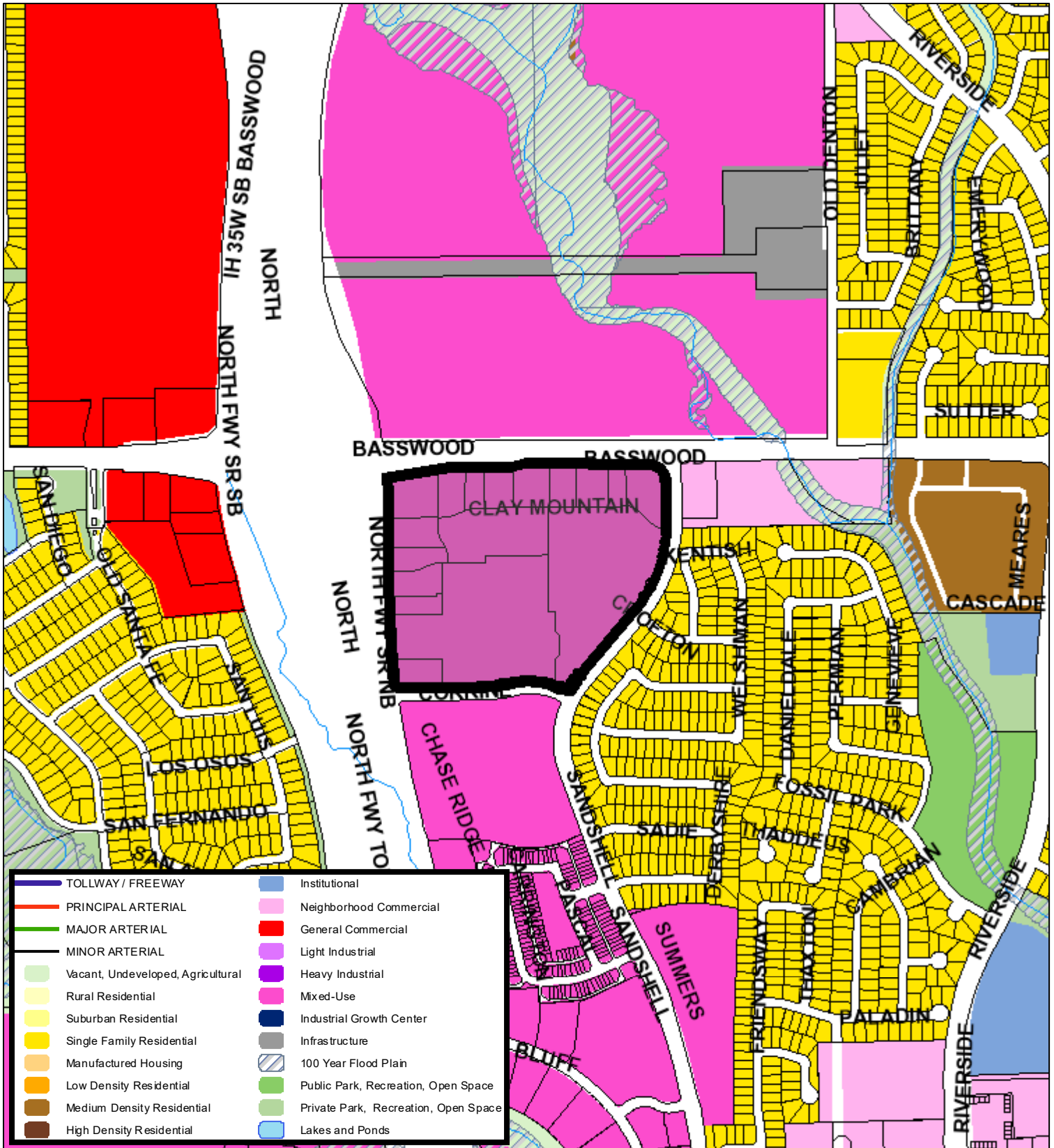


NO.	DATE:	BY:

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



0 470 940 1,880 Feet

