

Zoning Staff Report

Date: June 25, 2024 Case Number: ZC-24-052 Council District: 8

Conditional Use Permit

Case Manager: Stephen Murray

Owner / Applicant: Renaissance Square, LLC/Andrew Yeoh

Site Location: 3220-3236 (evens) Lois Street; 3230-3250 (evens) Martin Luther King Freeway, 3203 &

3301 Emerson Street & 3417 Vaughn Boulevard

Request

Proposed Use: Automated car wash

Request: To: Add Conditional Use Permit (CUP) to allow a carwash facility in "E"

Neighborhood Commercial; site plan included

Recommendation

Land Use Compatibility: Requested change is not compatible

Comprehensive Plan Map Consistency: Requested change is not consistent

Comprehensive Plan Consistency: Requested change is not consistent

Staff Recommendation: Denial

Zoning Commission Recommendation: Denial by a vote of 10-0

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6. Zoning Map with 300 ft. Notification Area

Acreage: 1.78 acres

- 7. Site Plan
- 8. Area Map
- 9. Future Land Use Map
- 10. Aerial Photograph

Project Description and Background

The proposed is located along Vaughn Blvd near the corner of Berry Street and US Hwy 287. The applicant is requesting a Conditional Use Permit to construct an automated carwash facility. Automated carwashes are allowed in industrial and commercial districts "G" when the distance from a residential district or use exceeds 200 feet but require CUP approval in all other commercial zones.

The property is currently zoned "E" Neighborhood Commercial. The proposed car wash, features 14 vacuum service bays and 5 employee parking spaces. Dryer noise is directed towards Berry Street away from existing residential.

Conditional uses, such as the proposed carwash facility, are generally compatible with the permitted land uses in a given zoning district. However, they undergo a rigorous individual review process examining their proposed location, design, and configuration. This process ensures that the use is appropriate for a particular location and considers the community's concerns.

While a carwash is not permitted in the "E" zoning district, the CUP with a site plan often mitigate neighborhood concerns. However, in this situation, the proposed car wash is located near several existing single-family occupied homes. Despite being located adjacent the freeway, near a regional commercial center, and near major arterials; the proximity and potential impact to residential outweigh these facts.

Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial / billboard, cell tower

East "E" Neighborhood Commercial/ single-family

South "E" Neighborhood Commercial / vacant

West "PD 720" "PD-SU-DD" for all uses in "E"; see case file for excluded uses and requirements Renaissance

Square / Commercial

Recent Zoning History

None

Public Notification

300-foot Legal Notifications were mailed on May 31, 2024.

The following organizations were notified: May 31, 2024(emailed)

Organizations Notified				
United Communities Assoc. of South Fort Worth	Polytechnic Heights South NA			
Eastland NA	The New Mitchell Boulevard NA			
East Fort Worth, Inc.	Streams and Valleys Inc			
Trinity Habitat for Humanity	Southeast Fort Worth Inc			
FWISD				

^{*} Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to add a Conditional Use Permit (CUP) to allow a carwash facility in "E" Neighborhood Commercial; site plan included. The property is on an island of sorts adjacent US 287 along Vaughn Avenue. Surrounding land uses vary with a billboard/cell tower to the north, single-family to the east, vacant land to the south and commercial to the west.

The proposed use is more appropriate near intense commercial uses. Car washes should not be located in close proximity to single-family homes. As a result, the proposed zoning change is **not compatible** with the surrounding land uses.

Comprehensive Plan Consistency - Southeast

The Comprehensive Plan describes where general land use categories would be appropriate. However, it does not typically specify individual land uses. The CUP process allows the city to consider the appropriateness of an individual use in certain location. The adopted Comprehensive Plan currently designates the subject property as "Neighborhood Commercial" on the Future Land Use Map. The proposed zoning **is not consistent** with the land use designations for this area and with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- 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.

Site Plan Comments

Zoning and Land Use

The submitted site plan is in general compliance with Zoning Ordinance regulations.

- 1. Provide elevations, screening and any enhanced landscaping
- 2. Dumpster adjacent residential uses?
- 3. Provide items from application checklist



Applicant:

Address: 3220-3236 (evens) Lois Street; 3230-3250 (evens) Martin Luther King Freeway, 3203 & 33

Zoning From:

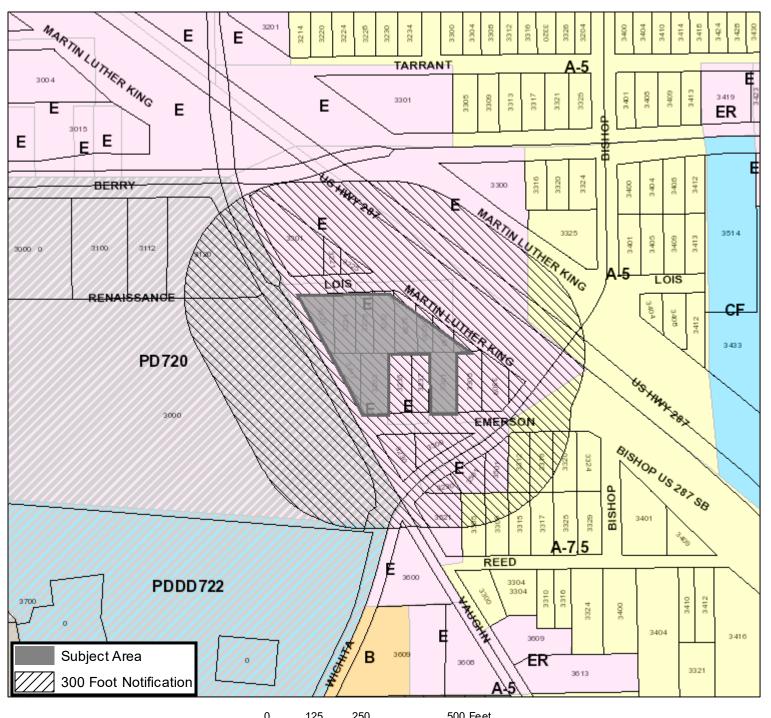
Add a CUP for Car wash Zoning To:

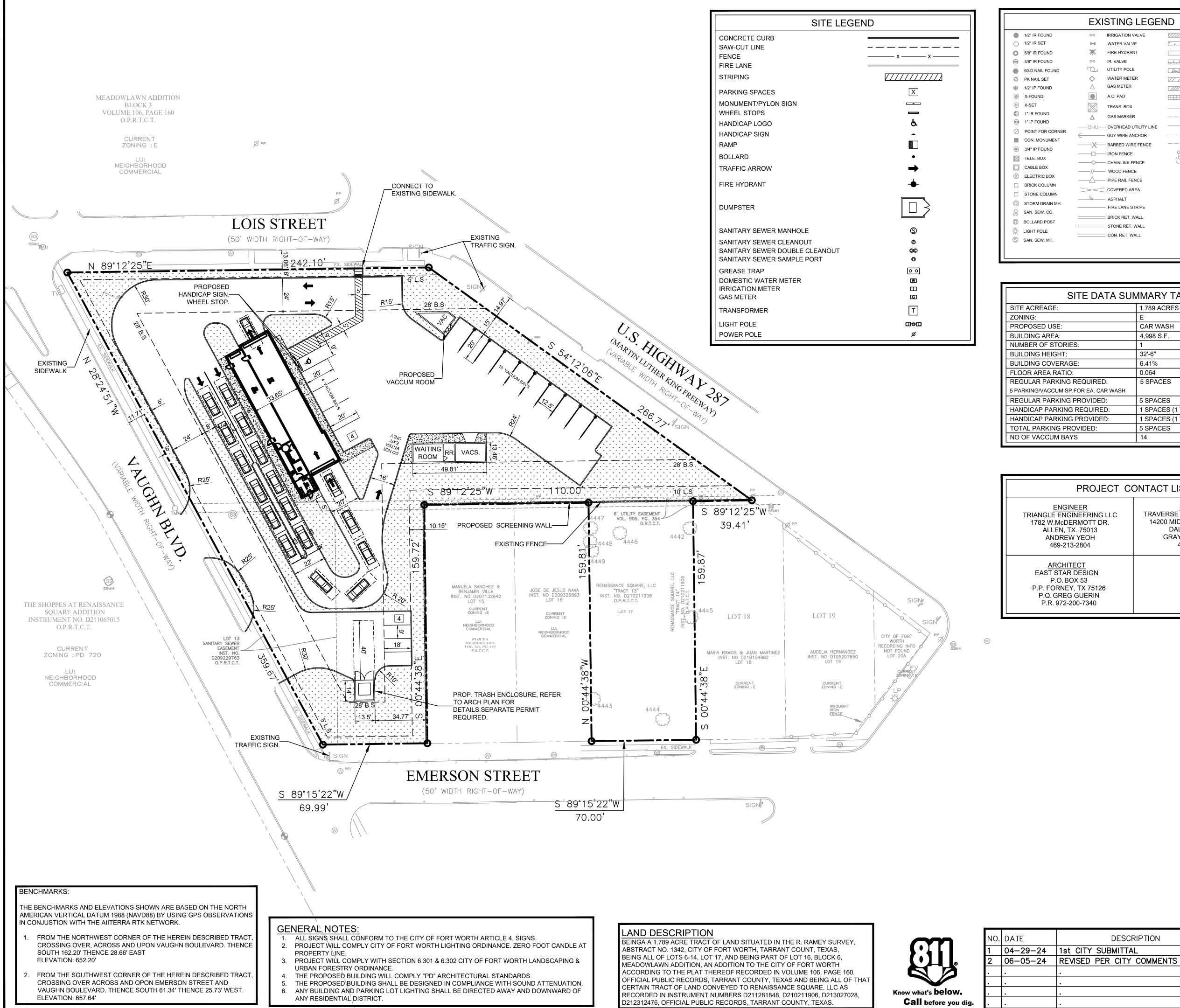
1.78971349 Acres:

Mapsco: Text

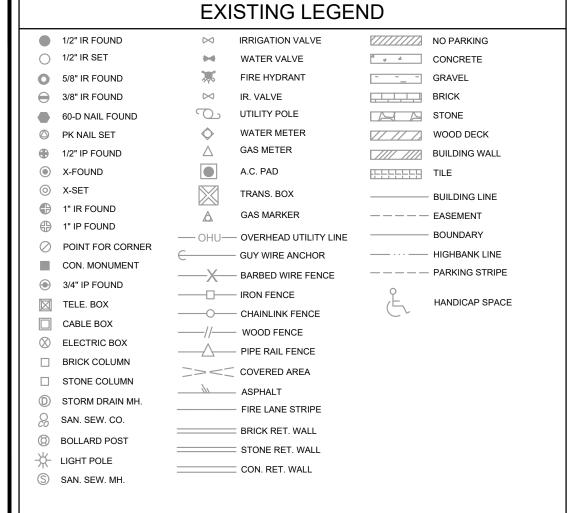
Southeast Sector/District: Commission Date: 6/12/2024 817-392-6226 Contact:







D212312476, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

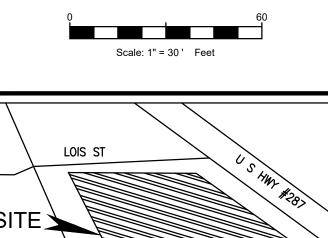


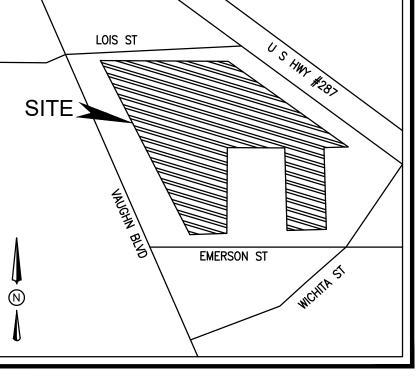
	AANAA DV TA DL E
SITE DATA SU	WIMARY TABLE
SITE ACREAGE:	1.789 ACRES (77,959 S.F.)
ZONING:	E
PROPOSED USE:	CAR WASH
BUILDING AREA:	4,998 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	32'-6"
BUILDING COVERAGE:	6.41%
FLOOR AREA RATIO:	0.064
REGULAR PARKING REQUIRED:	5 SPACES
5 PARKING/VACCUM SP.FOR EA. CAR WASH	
REGULAR PARKING PROVIDED:	5 SPACES
HANDICAP PARKING REQUIRED:	1 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	5 SPACES
NO OF VACCUM BAYS	14

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W.McDERMOTT DR. ALLEN, TX. 75013 ANDREW YEOH 469-213-2804	SURVEYOR TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, STE 130 DALLAS, TX 75244 GRAYSON CEBALLOS 469-784-9321
ARCHITECT EAST STAR DESIGN P.O. BOX 53 P.P. FORNEY, TX 75126 P.Q. GREG GUERIN P.R. 972-200-7340	

DESCRIPTION







VICINITY MAP N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE

- CITY OR LOCAL JURISDICTION STANDARDS. 2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE
- RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY. 3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT
- ONCE OF ANY CONFLICTS WITH UTILITIES. 4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- 5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- 6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING
- 7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS
- CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS. 8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

DIRECTOR OF DEVELOPMENT SERVICES

DATE

SITE PLAN 1.789 AC. LOT 6-14, PART OF LOT 16, LOT 17 BLOCK 6

> MEADOWLAWN ADDITION CITY OF FORT WORTH, TARRANT COUNTY, TEXAS 76119

> > ZONING CASE No # ZC-24-052

SITE PLAN CARWASH LOIS STREET & VAUGHN BLVD

CITY OF FORT WORTH TARRANT COUNT, TEXAS LOT 6-14, PART OF LOT 16 AND 17,

BLOCK 6, MEADOWLAWN ADDITION

LENGINEERING LLC T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013 Planning | Civil Engineering | Construction Management

X PIK HAU YEOH 121532 121532 P.E. DES. DATE SCALE PROJECT NO. SHEET NO. AY AY 05.06.24 SEE SCALE BAR C-3.0 TX. P.E. FIRM #11525

01 LANDSCAPE PLAN SCALE 1"=20'-0"

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS
- 2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- 5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- 6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- 7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS.
 CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- 3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- 4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- 6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- 7. ALL LAWN AREAS TO BE HYDRO-MULCH BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

HYDROMULCH NOTES

- 1. ALL LAWN AREAS TO BE HYDROMULCH BERMUDAGRASS, UNLESS NOTED OTHERWISE ON DRAWINGS.
- 2. CONTRACTOR SHALL SCARIFY, RIP, LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- 3. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE AND SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER, AND SHALL MEET TEXAS STATE LAW
- 4. FIBER: SHALL BE ONE HUNDRED (100%) PERCENT WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER. 'CONWEB' OR EQUAL.
- 5. FIBER TACK: SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER, AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC., OR EQUAL.
- 6. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FOOT.
- 7. USE A 4'X8' BATTER BOARD AGAINST ALL BEDS AREAS.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND APRIL 1, ALL
 HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR
 (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
 CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH
 BERMUDAGRASS THE FOLLOWING GROWING SEASON.
- 9. IN THE EVENT RYE GRASS IS NECESSARY DUE TO TIME OF YEAR INSTALLATION, IT SHALL BE THE RESPONSIBILTY OF THE CONTRACTOR TO SCALP EXISTING GRASS, BAG CLIPPINGS, AND SCARIFY SOIL TO A DEPTH OF 1" PRIOR TO PERNAMENT LAWN GRASS INSTALLATION.
- 10. ALL LAWN AREAS TO BE HYDROMULCHED, SHALL HAVE ONE HUNDRED (100%) PERCENT COVERAGE PRIOR TO FINAL ACCEPTANCE.
- 11. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL 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.
- 12. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY AS NECESSARY.

PLANT MATERIAL SCHEDULE -

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	9	Live Oak	Lagerstroemia indica	3" cal.	container, 12' ht., 5' spread 5' clear trunk
CE	2	Cedar Elm	Ulmus crassifolia	3" cal.	container, 12' ht., 5' spread 5' clear trunk
CM	4	Crepe Myrtle	Lagerstroema indica	2" cal.	container, 8' ht., tree form
HRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH NRS LOR	160 15 125	Needlepoint Holly Nellie R. Stevens Loropetalum	Ilex x cornuta 'Needlepoint' Ilex x 'Nellie R. Stevens' Loropetalum chinesis	5 gal. 5 gal. 5 gal.	container, 24" ht., 20" spread container, 24" ht., 24" spread container full, 24" spread
GROUNE	DCOVERS				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	Cynodon dactylon '419'		Hydro-mulch refer to notes

material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

	REQUIRED	PROVIDED
GROSS SITE AREA (S.F.)	66,772.65 S.F.	
LESS BUILDING AREA (S.F.)	3,086 S.F.	
NET SITE AREA (S.F.)	63,686.65 S.F.	
REQUIRED LANDSCAPE (X 10%)	6,368.67 S.F.	19,299.47 S.F.
REQUIRED SHRUBS	128	300
5 GALLON MIN, (DIVIDED BY 50)		
LANDSCAPE AREA IN FRONT YARD (75%)	4,776.51 S.F.	8,371.51 S.F.
SHRUBS IN FRONT YARD (75%)	96	160

FT. WORTH LANDSCAPE TABULATIONS -

LANDSCAPE TABULATIONS -

REQUIREMENT: 25 BUFFER POINTS PER EACH REQUIRED BUFFER

SOUTH LANDSCAPE BUFFER- 380.3 L.F.

SHRUBS PROVIDED= 125

6' HT., MASONRY WALL ALONG THE PERIMETER OF BUFFER = 15 POINTS

(5) ORNAMENTAL SHRUBS PER 25 L.F.= 15 POINTS SHRUBS REQUIRED= 76 LANDSCAPE ARCHITECT
1782 W McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



US HWY 287 / LOIS ST. FORT WORTH, TEXAS

ISSUE: FOR APPROVAL 06.07.2024

DATE:

06.07.2024

SHEET NAME: LANDSCAPE PLAN

SHEET NUMBER:

L.

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- . Planting (trees, shrubs, and grass)
- Bed preparation and fertilization . Notification of sources
- 4. Water and Maintenance until final acceptance Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized
- Texas Association of Nurserymen, Grades and Standards.
- Hortis Third, 1976 Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the
- Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on
- Product Data: Submit complete product data and specifications on all other specified
- Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- File Certificates of Inspection of plant material by state, county, and federal authorities
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- General Contractor shall provide topsoil as described in Section 02200 Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

Maintenance:

- The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
- Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance. 3. A written notice requesting final inspection and acceptance should be submitted to
- the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance. 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

- Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of

- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

Selection of Plant Material:

- . Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project
- 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- 3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and 4. Owner and/or Architect retains the right to further inspect all plant material upon
- arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects. 5. Owner and/or Architect may reject unsatisfactory or defective material at any time
- during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development. 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

- 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored
- 2. Deliver only plant materials that can be planted in one day unless adequate storage
- and watering facilities are available on job site. 3. Protect root balls by heeling in with sawdust or other approved moisture retaining
- material if not planted within 24 hours of delivery.
- 4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- 5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
- 6. Remove rejected plant material immediately from site. 7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise

PART 2 - PRODUCTS

manipulate plants by trunk or stems.

2.1 PLANTS

- General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter. Measured six (6") inched above ball.
- Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

A = ROW SPACING

B = ON CENTER SPACING

INDICATED ON PLANT LIST.

MULCH IN BED PRIOR TO —

SPECIFICATIONS

SPACE PLANTS IN A TRIANGULAR

FROM EACHOTHER AT SPACING

PLANTING GROUNDCOVER/ANNUALS. \

PREPARE GROUNDCOVER

BED BY TILLING ENTIRE BED-

AREA. PROVIDE SOIL MIX

AS DEFINED IN THE LANDSCAPE

PATTERNAS SHOWN, SPACED EQUALLY

2" MULCH DOUBLE SHREDDED HARDWOOD

SOIL PREPARATION MATERIALS

A. Sandy Loam:

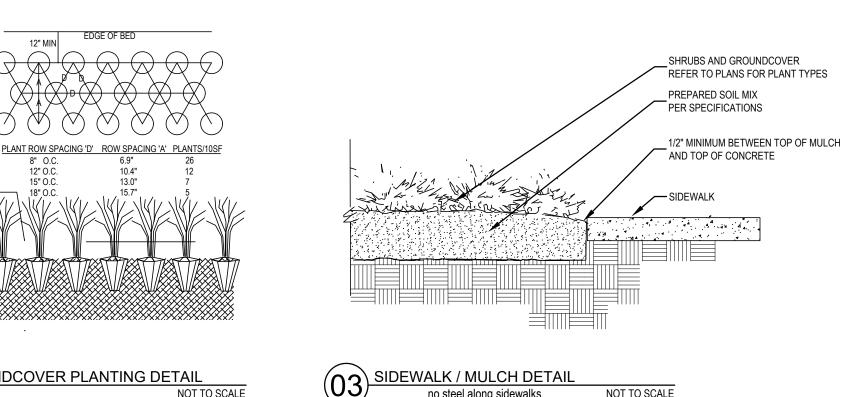
- 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam
- containing Dallasgrass or Nutgrass shall be rejected. 2. Physical properties as follows: Clay – between 7-27 percent
- Silt between 15-25 percent Sand – less than 52 percent
- 3. Organic matter shall be 3%-10% of total dry weight. 4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

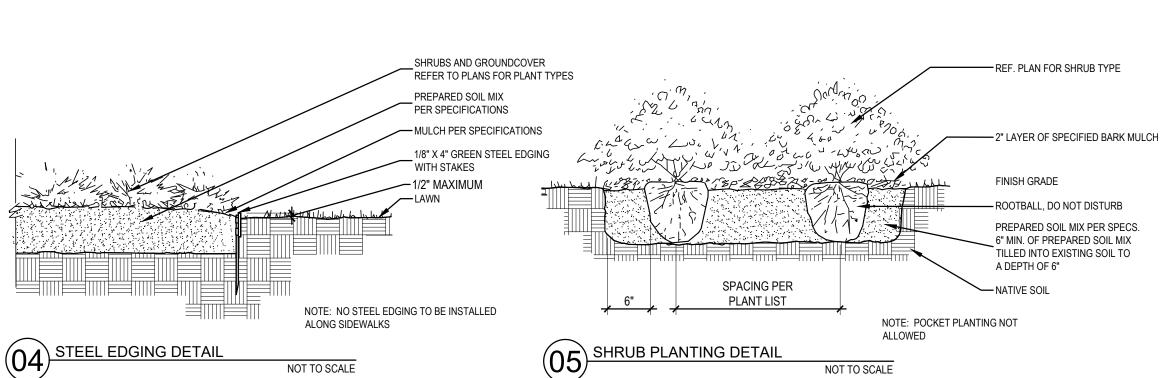
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal
- waste. Ingredients should be a mix of course and fine textured material. C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron,
- B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
- 1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
- 2. Wire: 12 gauge, single strand, galvanized wire. 3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color:
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.



no steel along sidewalks



PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the
- B. All planting areas shall be conditioned as follows:
 - 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand
 - 2. All planting areas shall receive a two (2") inch layer of specified mulch. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc.,

placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly. 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass

seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8'

batter board against the bed areas. 3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the
- site and shall continue until all construction has been satisfactorily accomplished. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All
- plants remain the property of the Contractor until final acceptance. Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

- Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers. G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at
- the surface of the ground. The sides of the hole should be rough and jagged, never slick H. Percolation Test: Fill the hole with water, If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC
- stand pipe per tree planting detail as approved by the Landscape Architect. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot
- bound, if so follow standard nursery practice of 'root scoring'.
- Do not wrap trees. K. Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- All plant beds and trees to be mulched with a minimum settled thickness of two (2")
- inches over the entire bed or pit. N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
- Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.
- 1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches. . Pruning shall be done with clean, sharp tools. . Immediately after planting operations are completed, all tree pits shall be covered with

a layer of organic material two (2") inches in depth. This limit of the organic material

- Q. Steel Curbing Installation:
- 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation All steel curbing shall be free of kinks and abrupt bends
- 3. Top of curbing shall be 3/4" maximum height above grade. Stakes are to be installed on the planting bed side of the curbing, as opposed to the

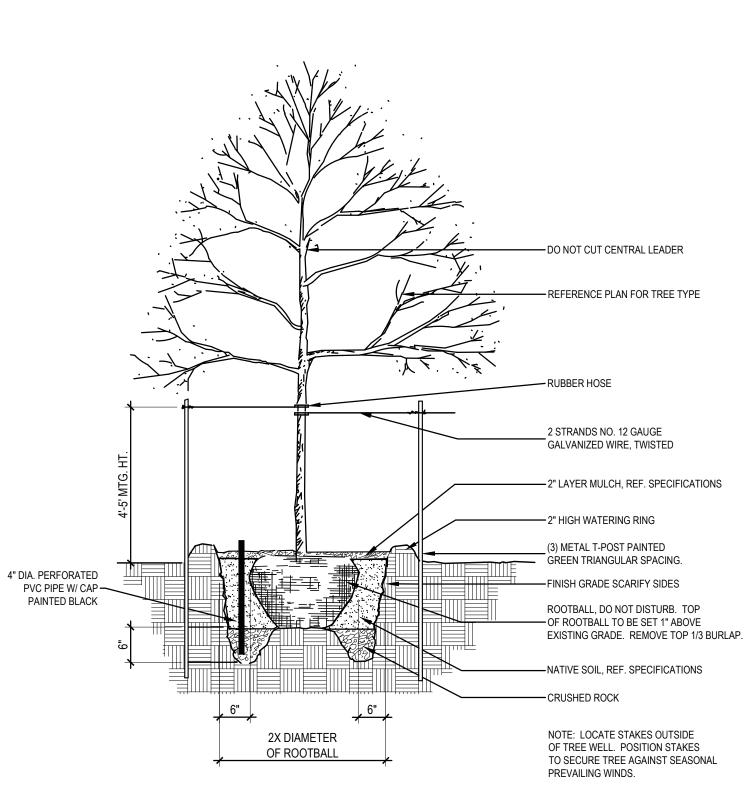
2. Do not install steel edging along sidewalks. 3. Cut steel edging at 45 degree angle where edging meets sidewalk.

for trees shall be the diameter of the plant pit.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved

areas clean by sweeping or hosing at end of each days work. **END OF SECTION**



TREE PLANTING DETAIL NOT TO SCALE PREPARED SOIL MIX PER SPECS. 6" MIN. OF PREPARED SOIL MIX TILLED INTO EXISTING SOIL TO

> ISSUE: FOR APPROVAL 06.07.2024

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LANDSCAPE ARCHITEC

1782 W McDERMOTT DR.

ALLEN, TEXAS 75013

(469) 369-4448

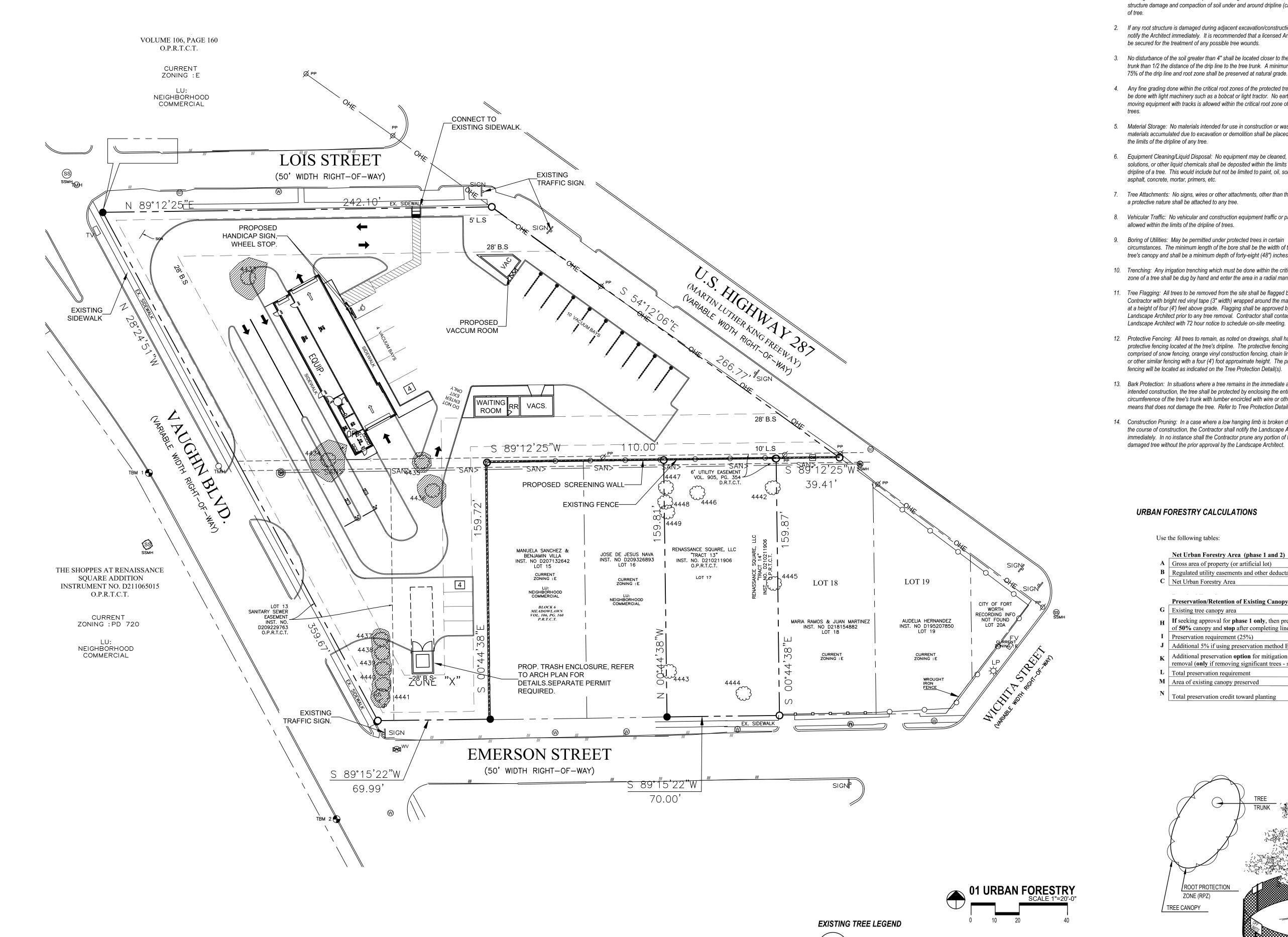
CHRIS@STUDIOGREENSPOT.COM

DATE:

06.07.2024

SHEET NAME: LANDSCAPE SPECIFICATIONS

SHEET NUMBER:



EXISTING TREE NOTES

- 1. Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy)
- 2. If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- 3. No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- 4. Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the
- 5. Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- 6. Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- 7. Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- 8. Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- 10. Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- 11. Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- 12. Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- 13. Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- 14. Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

LANDSCAPE ARCHITECT 1782 W McDERMOTT DR. ALLEN, TEXAS 75013 (469) 369-4448 CHRIS@STUDIOGREENSPOT.COM



TREE SURVEY FIELD DATA

NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS
433 434 435 436 437 438 439 440 441 442 443 444 445 446	10 22 9 37 12 10 10 7 18 12 24 12 16 16	ELM ELM HACKBERRY PECAN MULBERRY BRADFORD PEAR MULBERRY BRADFORD PEAR MULBERRY HACKBERRY ELM BRADFORD PEAR HACKBERRY PECAN	TO BE REMOVED
447 448 449	10 18 7	HACKBERRY HACKBERRY HACKBERRY	TO BE REMOVED TO BE REMOVED TO BE REMOVED

URBAN FORESTRY CALCULATIONS

EXISTING TREE

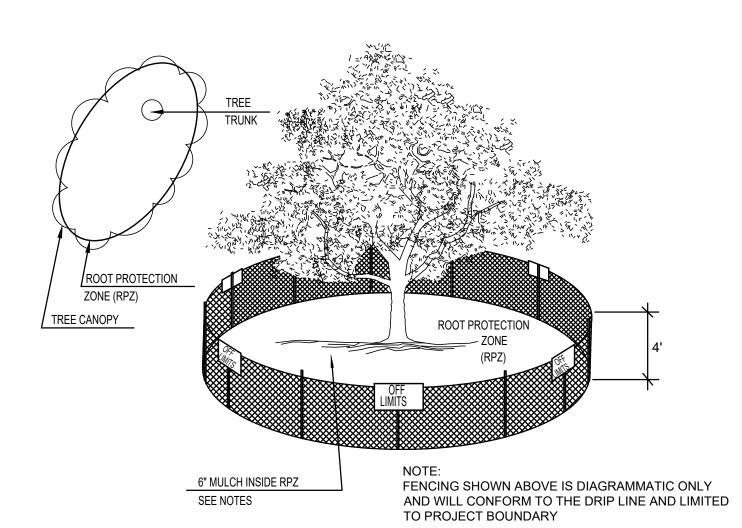
EXISTING TREE

TO BE REMOVED

TO REMAIN

**** If Significant Trees on site, complete chart on page 3 first.

	Net Urban Forestry Area (phase 1 and 2)	Calculation	Square Feet	Acres
A	Gross area of property (or artificial lot)	\rightarrow	66,773 S.F.	1.54
В	Regulated utility easements and other deductable areas	\rightarrow	0 S.F.	
\mathbf{C}	Net Urban Forestry Area	(A-B)	66,773 S.F.	1.54
	Preservation/Retention of Existing Canopy (phase 1 and 2)			
\mathbf{G}	Existing tree canopy area	\rightarrow	1,145 S.F.	0.03
Н	If seeking approval for phase 1 only , then preserve a minimum of 50% canopy and stop after completing line M .	(G x .5)	0 S.F.	
I	Preservation requirement (25%)	(G x .25)	287 S.F.	0.006
J	Additional 5% if using preservation method B ("protected trees")	(G x .05)	0 S.F.	
K	Additional preservation option for mitigation of significant tree removal (only if removing significant trees - see pg 3)	(ff)	0 S.F.	
\mathbf{L}	Total preservation requirement	((H or I)+J+K))	287 S.F.	0.006
\mathbf{M}	Area of existing canopy preserved	\rightarrow	0 S.F.	
N	Total preservation credit toward planting	(M+dd)	0 S.F.	





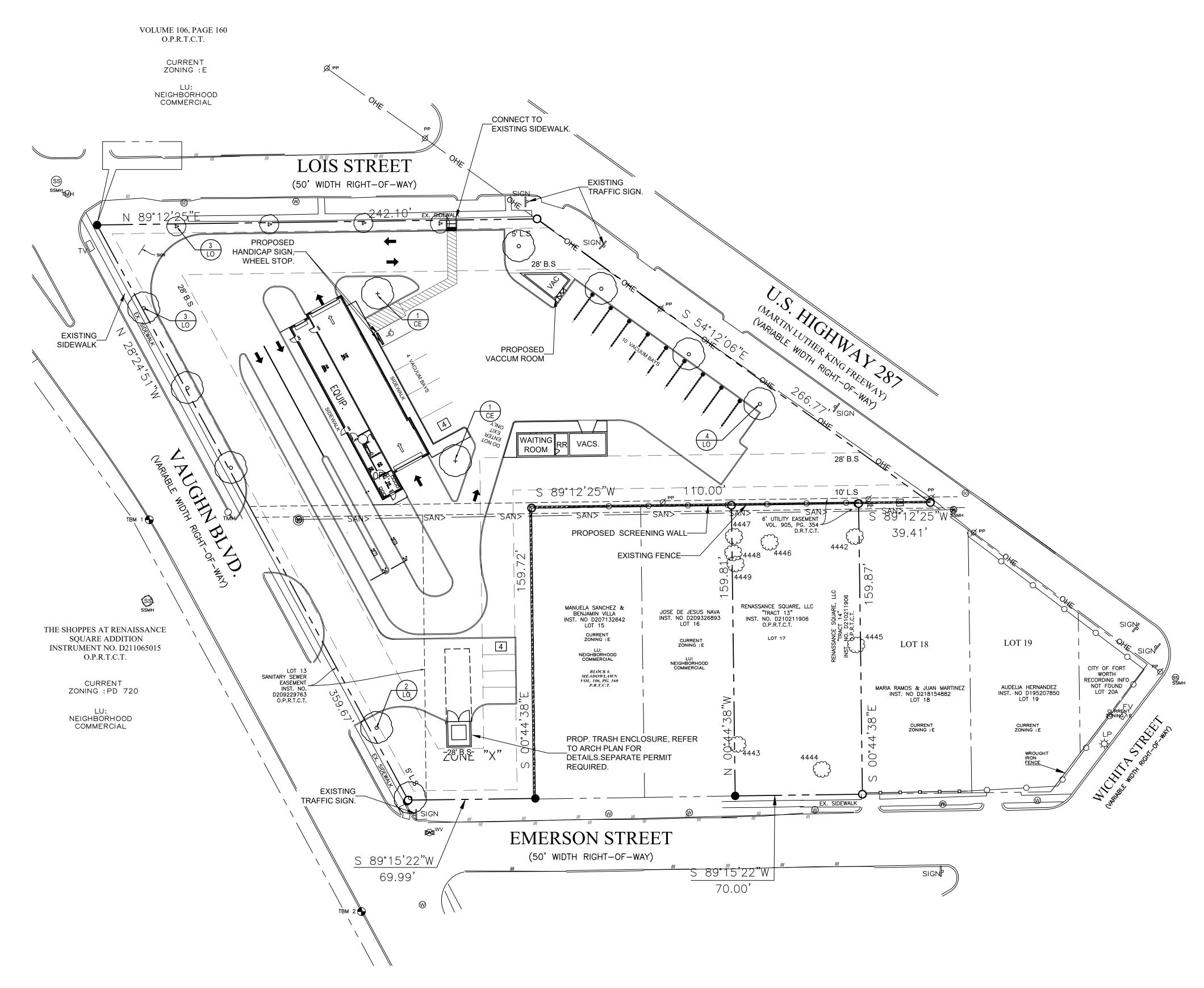
ISSUE: FOR APPROVAL 06.07.2024

DATE: 06.07.2024

SHEET NAME: URBAN FORESTRY PHASE 1

SHEET NUMBER:

UF-1



01 URBAN FORESTRY SCALE 1"=20'-0 10 20 40

PLANT MATERIAL SCHEDULE

within varieties.

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO CE CM	9 2 4	Live Oak Cedar Elm Crepe Myrtle	Lagerstroemia indica Ulmus crassifolia Lagerstroema indica	3" cal. 3" cal. 2" cal.	container, 12' ht., 5' spread 5' clear trunk container, 12' ht., 5' spread 5' clear trunk container, 8' ht., tree form
			,	•	eights and spreads are minimums. All plant
materia	l shall me	eet or exceed remarks as	s indicated. All trees to have stra	aight trunks and be	matching

EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
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- 7. Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- 8. Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- 9. Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- 10. Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- 11. Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
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URBAN FORESTRY CALCULATIONS

	Net Urban Forestry Area (phase 1 and 2)	Calculation	Square Feet	Acre
	Gross area of property (or artificial lot)	\rightarrow	66,773 S.F.	1.54
3	Regulated utility easements and other deductable areas	\rightarrow	0 S.F.	
•	Net Urban Forestry Area	(A-B)	66,773 S.F.	1.5
	Required Tree Canopy Area (phase 2)			
)	Minimum Canopy Coverage Requirement: Commercial/Institutional/Public Project (30%) Industrial (20%) Agricultural (0%) Urban Ag (30%) Residential (40%)/ New Subdivision Option (25%) Multifamily (50% of open space requirement) Mixed Use/Urban Residential Zoned site (5%)	C x %)	20,032 S.F.	0.4
	Additional 5% if using preservation method B ("protected trees")	(C x .05)	0 S.F.	
	Total required canopy coverage for site (including mitigation)	(D+E+ff+gg)	20,032 S.F.	0.4
	New Tree Planting (phase 2) Required new planting coverage	(F – M - dd)	20,032 S.F.	0.4
	large canopy trees @ 2000 sq ft per tree	(Qty x 2000)	22,000 S.F	0.5
		(Qty x 700)	0 S.F.	0.0
	4 small canopy trees @ 100 sq ft per tree	(Qty x 100)	400 S.F	0.0
	Total Planting	(P+Q+R)	22,400 S.F	0.5
		(1 2 11)	22,100 0.1	10.0
	Parking Areas: 1 or 2 family residential are exempt (phase 2) Area of parking	\rightarrow	7,026 S.F.	0.4
	Required canopy coverage of parking areas (40%)	(T x .40)	2,811 S.F.	0.1
	Area of canopy coverage being provided for parking	→	4,000 S.F.	0.2
,	Excess/deficient parking canopy	(V-U)	1,189 S.F.	0.0
	Fulfillment of Requirements (phase 2)		,	, , , ,
	Total required canopy coverage for site	(F)	20,032 S.F.	0.4
		(M+S+dd)	22,400 S.F	0.5
	Provided canopy coverage	(IVITSTUU)	ZZ. 1 00 O.I	1 () : 1

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US HWY 287 / LOIS STENAS

ISSUE:
FOR APPROVAL 06.07.2024

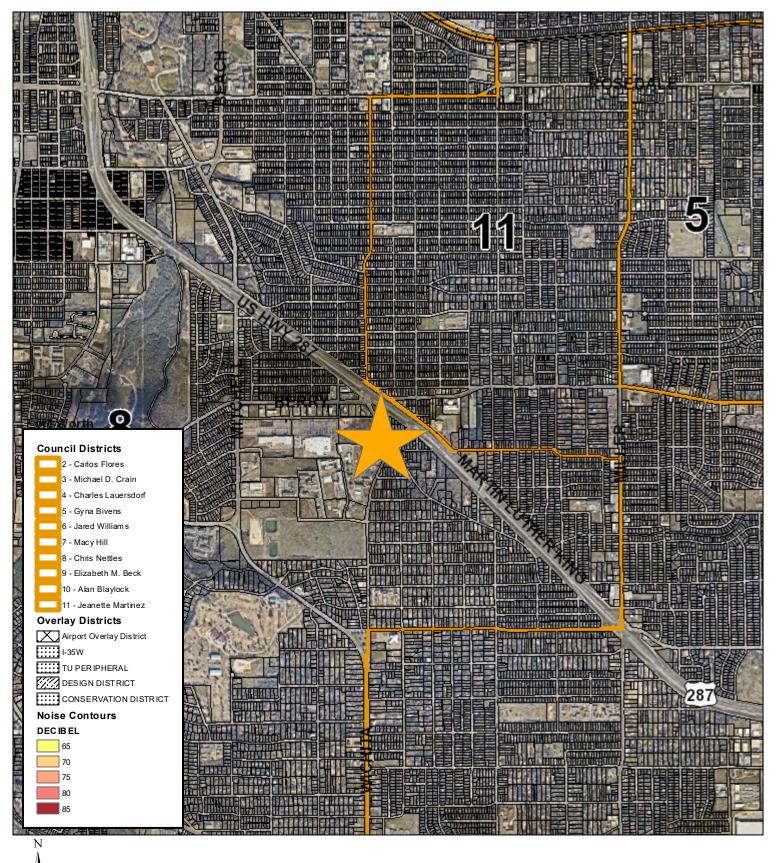
DATE: 06.07.2024

SHEET NAME: URBAN FORESTRY PHASE 2

SHEET NUMBER:

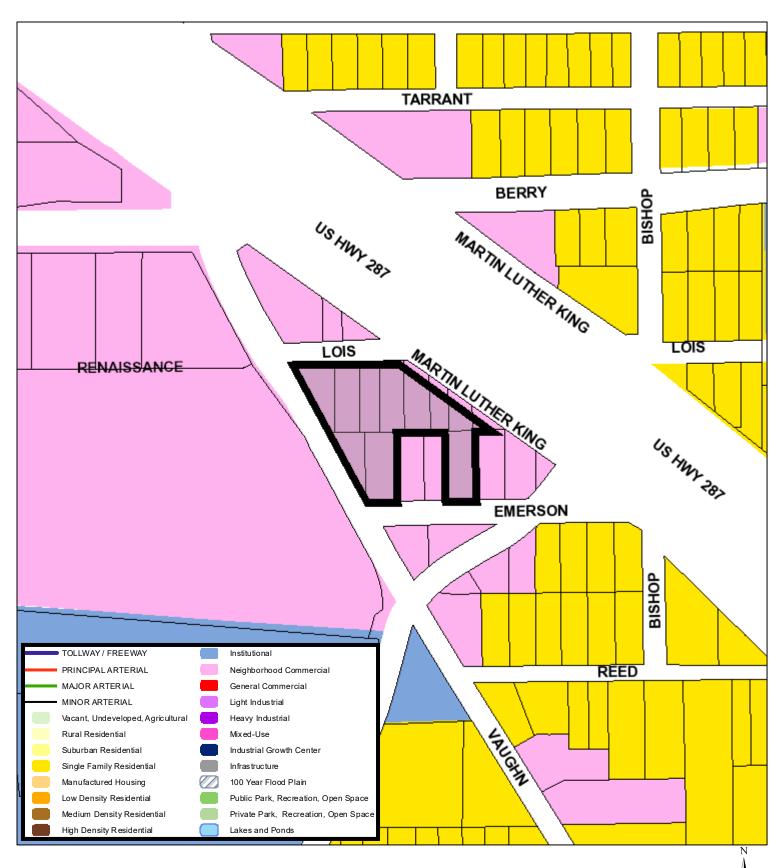
UF-2







Future Land Use





Aerial Photo Map



