



Zoning Staff Report

Date: August 13, 2024

Case Number: SP-24-007

Council District: 4

Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: NTP35/LP / Spencer Morrison

Site Location: 8601 & 8701 North City Drive

Acreage: 10.1 acres

Request

Proposed Use: Multifamily Development

Request: Add Site Plan for PD 1302 Planned Development for all uses in "UR" Urban Residential with specific development standards related to setbacks, off-street parking, and loading standards, enhanced landscaping, parking lot landscaping, façade variation, façade design standards, building materials, building entries, signs, screening, height, density allowed, and allowed uses as described attached in Exhibit A

Recommendation

Staff Recommendation: **Approval**

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

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Project Description and Background

The applicant is seeking approval for the site plan of PD 1302, as depicted in Figure 1. The property in question is located at 8601 and 8701 North City Drive and encompasses a total of 10.1 acres, which are currently vacant (see Figure 2). The primary objective of the PD 1302 site plan is to construct two multi-family buildings. While multi-family buildings are permitted under the PD/UR zoning, there are special requirements due to the property's location within a form-based district. For more details, please refer to the 'site plan comments.' This report specifically evaluates Lots 2 and 3, Block 2, to assess the "PD/UR" Planned Development designation with specific development standards related to setbacks, off-street parking, and loading standards, enhanced landscaping, parking lot landscaping, façade variation, façade design standards, building materials, building entries, signs, screening, height, density allowed, and allowed uses.

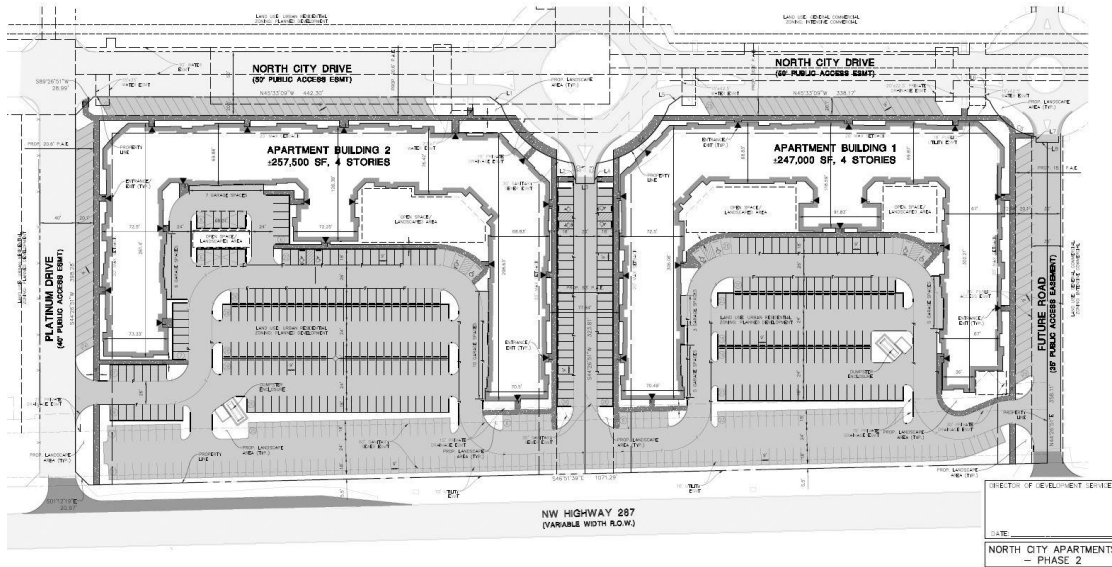


Figure 1: Proposed Site Plan Exhibit A



Figure 2: Site Photos

The applicant has provided a detailed description of their proposed project: "THE PROPOSED SITE PLAN IS BEING SUBMITTED TO SHOW CONFORMANCE WITH THE EXISTING PD IN PLACE, PD 1302. THERE ARE NO CHANGES TO THE DEVELOPMENT STANDARDS OR WAIVERS BEING REQUESTED. THE TWO (2) SITES SHOWN IN THE SITE PLAN HAVE A DESIGNATED FUTURE LAND USE OF URBAN RESIDENTIAL PER PD 1302. THE PROVIDED SITE PLAN COMPLIES WITH THE URBAN RESIDENTIAL LAND USE. THIS PROJECT INCLUDES TWO (2) MULTIFAMILY BUILDINGS THAT TOTAL +/-504,500 SQUARE FEET AND ARE FOUR (4) STORIES IN HEIGHT. THE PROJECT WILL INCLUDE BOTH ON-STREET AND OFF-STREET PARKING IN ORDER TO SERVE THE DEVELOPMENT."

Surrounding Zoning and Land Uses

North	PD 1302- PD/UR Planned Development / Residential
East	“G” Intensive Commercial / Vacant Lot
Southeast	“G” Intensive Commercial / Vacant Lot
Southwest	“PD1270” PD/G Intensive Commercial/ Vacant Lot
West	“PD1270” PD/G Intensive Commercial/ Vacant Lot

Recent Zoning History

- ZC-15-158: From: “AG” Agricultural/I-35 Design Overlay to “I” Light Industrial/I-35 Design Overlay
- ZC-19-173: From: “I” Light Industrial / I-35 Overlay to “UR” Urban Residential / I-35 Overlay
- ZC-20-171: From: “UR” Urban Residential and “G” Intensive Commercial to “**PD/MU-2**” Planned Development for all uses in “MU-2” High Intensity Mixed-Use with waivers to Setbacks, Yard Standards, Minimum Height Single Use, Maximum Height Single Use, Off Street Parking, Off-Street Parking and Loading Standards, Enhanced Landscaping, Landscaping in Parking and Driveway Areas, Façade Design Standards, Façade Variation, Fenestration, Building Materials, Building Entries, Signs, Screening, and Drive-In Business alcohol sales; site plan required. “**PD/UR**” Planned Development for all uses in “UR” Urban Residential with waivers to Setbacks, Off Street Parking, Other Off-Street Parking and Loading Standards, Enhanced Landscaping, Parking Lot Landscaping, Façade Variation, Façade Design Standards, Building Materials, Building Entries, Signs, Screening, Height, and Density, and allowed uses; site plan required

Public Notification

300-foot Legal Notifications were mailed on June 28, 2024.
The following organizations were emailed on June 28, 2024:

Organizations Notified	
Streams And Valleys Inc	Trinity Habitat for Humanity
North Fort Worth Alliance	

** Located within this registered Neighborhood Association*

Development Impact Analysis

Site Plan Comments

Zoning

- Staff has reviewed the site plan that was submitted at the application; here are the notes:
 - **Platting**
 - For site plans to be properly reviewed the site must be platted. This site has been platted and can be found under FP-22-163.

These are the UR standards that could not be reviewed due to the lack of information but will need to be reviewed before permitting.

- **Setback Requirements**
 - The setbacks are exceeding the 20' max from the property line.
 - **Per PD1302-** Rear setback min can be 0' **Per Ord. 4.713.d.2-** Primary Street setback min is 0' and max is 20', side street setback min is 0' and max is 20', and common lot line is 0'.
- **Height Requirements**
 - The site plan is following the min 2 stories and the max 5 stories.
- **Parking Requirements**
 - The parking is complying.
 - **Per Ord. 4.713.e.2-** Apartments require 0.75 to 1 space required per bedroom; Plus, 2 spaces per 500 square feet of leasing office and/or social rooms. This proposed project has 705 parking spaces for 5,000 sq. ft. social rooms and 627 bedrooms but no leasing office square footage was provided. The minimum requirement for this project is 647 parking spaces.
- **Buffers, Landscaping, and Pedestrian Lighting**
 - The portion of the ordinance is not complying.
 - **Enhanced Landscaping and Pedestrian Lighting Requirements Per Ord. 4.713.f.2-** The site plan is not in compliance with this ordinance. Staff has not seen any landscape enhancements or pedestrian lighting.
 - **Landscaping in Parking and Driveway Areas-** The UR district is intended to create a public environment in which pedestrian safety, interest, and comfort are paramount. Therefore, parking areas that front public streets and pedestrian pathways shall be screened to minimize pedestrians' view of parked vehicles and the impact of vehicle headlights.
 - **Urban Forestry-** 5 percent (%) site canopy coverage must be provided through either preservation or planting. Developments with surface parking lots must provide 40% canopy coverage over new, expanded, or reconstructed surface parking. Submission of applicable urban forestry plans for review shall comply with Section 6.302 (g), Urban Forestry Plan/Permits.
- **Facade Variation Requirements**
 - **Facade Variation, Per Ord. 4.713.g.2-** Each new building facade that is greater than 50 feet in width and is oriented to a publicly accessible street or open space must incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of two elements are required. The site plan did not include elevations to show the façade variations. Staff can not determine if a waiver will be needed, but staff will need to review it before any approved site plan.
 - **Building Materials, Per Ord. 4.713.g.4-** Not less than 70 percent (%) of all new building facades (not including door and window areas) facing publicly accessible streets or open space shall be constructed of the following masonry materials: stone, brick, terra cotta, patterned pre-cast concrete, cement plaster stucco, cement board siding, cast tone or prefabricated brick panels.
 - **Building Entries, Per Ord. 4.713.g.5-** The intent of building entries is to create a pedestrian-oriented development in which buildings are oriented toward publicly accessible streets and sidewalks. Please follow the standards for building entries, staff was unable to review due to a lack of information shown on the site plan.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Supplemental Information

Additional Site Photos



These are the general requirements for UR projects. They serve as a guide to help maintain the quality of submissions after receiving zoning approval. Adhering to these requirements will ensure that the project meets all necessary standards and expectations throughout the approval process.

SITE PLAN REQUIREMENTS- please have these items in the plan set when you submit.

- General vicinity map that is drawn to scale showing the position of the proposed site in the Section(s), Township, and Range.
- Principal roads, city limits, and other pertinent information.
- Name, address, and telephone number of the owner(s) of the property.
- Name, address, and telephone number of the engineer or landscape architect preparing the plan. The designated contact person must be referenced on the plans.
- Title block, north arrow, scale, and date.
- Location of right-of-way/easement lines for private and public property. Please review Ordinance 4.713.h.5, which addresses Privately Owned Streets and Drives with Public Access Easements.
- Location of existing streets, railroads, buildings, transmission lines, sewers, and bridges.
- Written project description- scope of work
- Building height with dimensions and setbacks dimensions
- Locations of fences, gates, and walls
- Landscape plan.
- Per Ordinance 4.713.f.2, **Enhanced Landscaping and Pedestrian Lighting:** Street trees and pedestrian-scaled lighting are required along all public rights- of way in the MU-1 district, see subsection (h)(5). Adherence to the landscape ordinance 6.301 is encouraged, except as here-in provided.
- Urban Forestry:** 5 percent (%) of site canopy coverage must be provided through either preservation or planting. Developments with surface parking lots must provide 40% canopy coverage over new, expanded, or reconstructed surface parking. The surface parking canopy coverage counts towards the site canopy coverage requirement. Please provide Tree Coverage Diagrams for Parking Lot(s). Submission of applicable urban forestry plans for review shall

comply with Section 6.302(g), Urban Forestry Plan/Permits. Contact Urban Forestry, to complete these requirements by email at UrbanForestry@fortworthtexas.gov or by phone @ (817)392-7933.

- General parking and circulation plan with enhanced landscape features and parking calculations.
- Optional: Renderings or 3-D models are optional to better understand your project. Staff may or may not ask to include this. This will be reviewed on a case-by-case basis.

Facade Design Standards Requirements- please have Elevations in the plan set when you submit.

Review Ordinance 4.713.g.2 for standards on Facade Variation. Each new building facade greater than 50 feet in width and oriented to a publicly accessible street or open space must incorporate each of the following scaling elements. A minimum of two elements are required for building facades less than 50 feet in width.

- Show the locations and dimensions of all windows, doors, and other openings.
- Location of balconies, awnings, and building entries.
- Fences, equipment, etc. with dimensions.
- Roof equipment with screening heights and locations.
- Per Ordinance 4.713.g.3, not less than 70 percent (%) of all new building facades (not including door and window areas) facing publicly accessible streets or open space shall be constructed of the following masonry materials: stone, brick, terra cotta, patterned pre-cast concrete, cement plaster stucco, cement board siding, and cast stone or prefabricated brick panels. Show the building materials with the percentages as they are listed and shown on elevations.

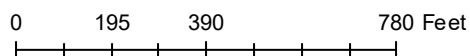
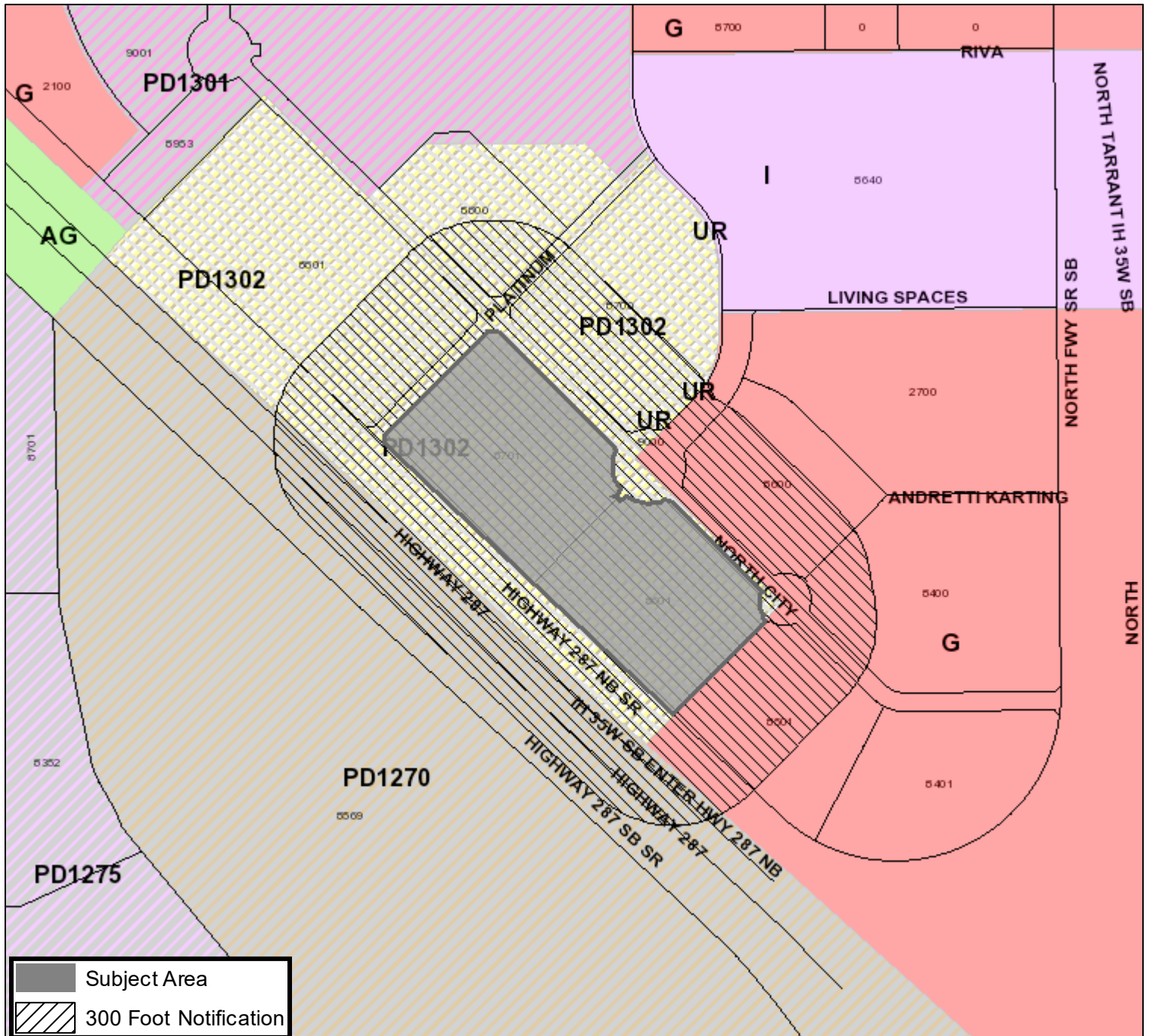
If you have any general questions about Mixed-Use or this checklist, please email us @ MixedUse.UrbanRes@fortworthtexas.gov





Area Zoning Map

Applicant: NTP35 LP
 Address: 8701 & 8601 North City Drive
 Zoning From: PD 1302
 Zoning To: Add the required site plan
 Acres: 10.19675052
 Mapsco: Text
 Sector/District: Far_North
 Commission Date: 7/10/2024
 Contact: 817-392-2806



- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 - HEAD IN PARKING STALLS ARE ASSUMED TO BE 18' DEEP AND 9' WIDE.
 - ANGLED STALLS ARE ASSUMED TO MEET CITY OF FORT WORTH CRITERIA FOR 60" PARKING STALLS.
 - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - PROJECT WILL COMPLY WITH "SECTION 6.301, LANDSCAPING."
 - PROJECT WILL COMPLY WITH "SECTION 6.302, URBAN FORESTRY."
 - ALL ROOFTOP SCREENING WILL COMPLY WITH CITY CODE.
 - ALL STREET TREE PLANTINGS WILL COMPLY WITH CITY CODE.
 - ALL PEDESTRIAN LIGHTING WILL COMPLY WITH CITY CODE.
 - DUMPSTER ENCLOSURES TO BE SCREENED WITH 10' MASONRY WALL AND METAL GATES.
 - ALL PARKING STALLS OUTSIDE OF THE RIGHT OF WAY ARE TO BE IN A PUBLIC ACCESS EASEMENT. EASEMENT IS TO FOLLOW THE BACK OF CURB LINE.
 - ALL BUILDING HEIGHTS BETWEEN GRADE BREAKS ARE TO BE MEASURED TO APPROXIMATELY THE TOP PLATE LINE.

PARKING SUMMARY TABLE

PARKING REQUIREMENTS

1 SPACE / 1 BEDROOM = 627
1 SPACE / 250 SF OF COMMON AREA = 20

PARKING COUNT

REQUIRED	647 SPACES
PROPOSED	
GARAGE	36 SPACES
ON-STREET	161 SPACES
STANDARD	157
ADA ACC.	2
VAN ACC.	2
OFF-STREET	508
STANDARD	500
ADA ACC.	4
VAN ACC.	4
TOTAL	705 SPACES
WHEELSTOPS	194

BUILDING EXTERIOR CONSTRUCTION MATERIALS:

APARTMENT BUILDING:

- 60% MASONRY
- 40% FIBER CEMENT SIDING OR PANEL

SITE SUMMARY TABLE

STANDARDS ARE BASED ON PD 1302

SITE ACREAGE

10.23 ACRES

SETBACKS (MIN/MAX)

FRONT 0-20 FT
SIDE 0-20 FT
REAR 0-20 FT

BUILDING DATA

UNIT COUNT: 469 UNITS
APARTMENT BUILDING: ±504,500 SF, ±42 FT TALL

LAND USE

EXISTING: VACANT LAND
PROPOSED: URBAN RESIDENTIAL

GROSS FLOOR AREA

±504,500 SF

LAND DENSITY

45.84 UNITS/ACRE

ENGINEER MANHARD CONSULTING 505 PECAN STREET SUITE 201 FORT WORTH, TX 76102 817.865.5227	SURVEYOR MANHARD CONSULTING 505 PECAN STREET SUITE 201 FORT WORTH, TX 76102 817.865.5344
DEVELOPER CROSS DEVELOPMENT 4317 MARSH RIDGE ROAD CARROLLTON, TX 75010 469.328.3061	ARCHITECT CROSS ARCHITECTS 879 JUNCTION DRIVE ALLEN, TX 75013 469.393.1122

LAND USE & ZONING

EXISTING LAND USE: VACANT LAND
PROPOSED LAND USE: URBAN RESIDENTIAL

EXISTING ZONING: PLANNED DEVELOPMENT
PROPOSED ZONING: N/A

Line Table

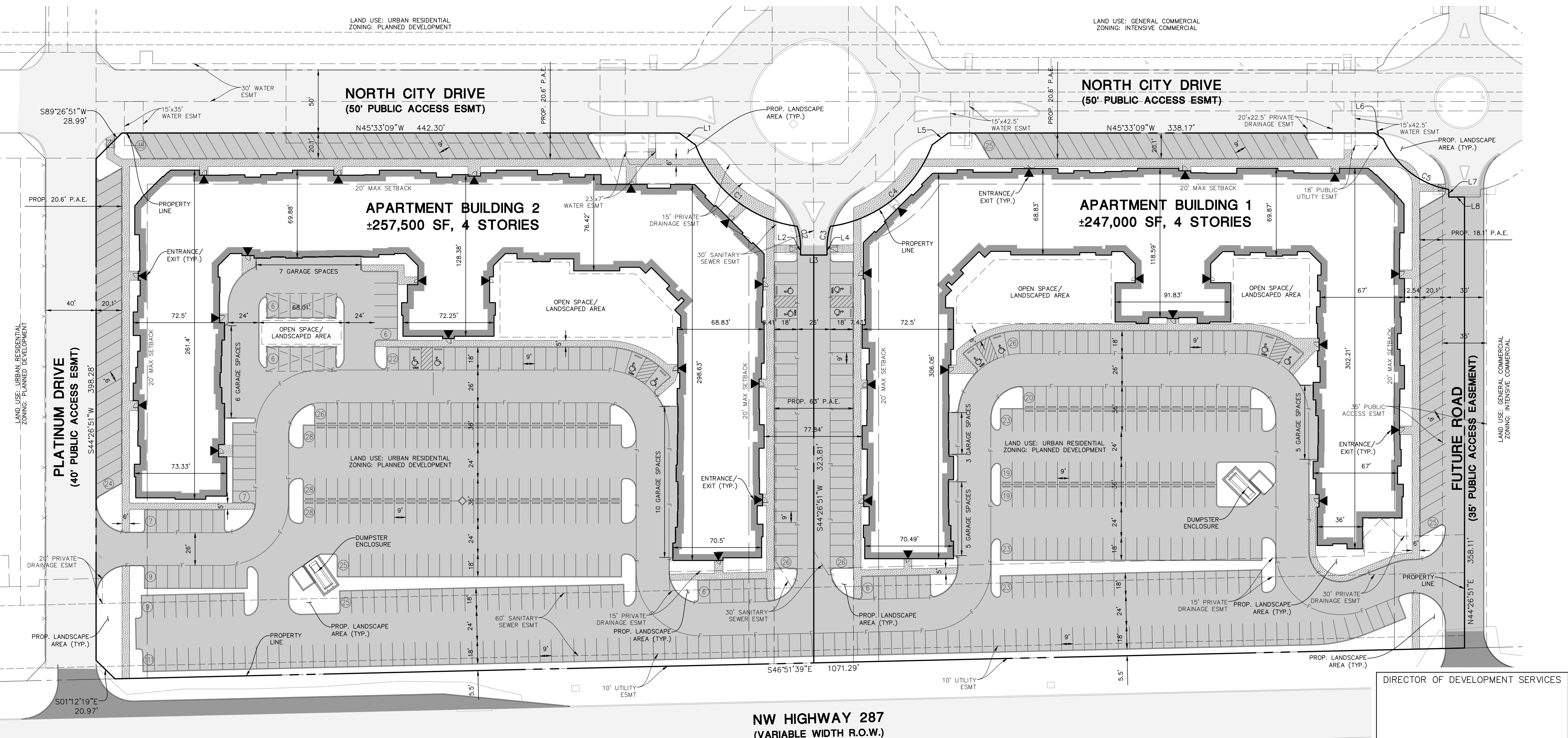
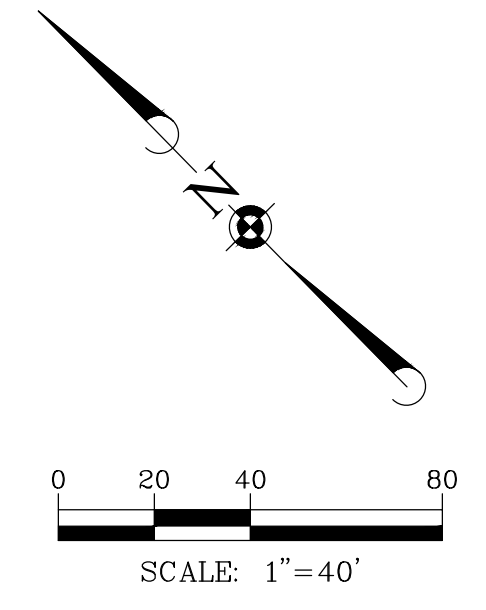
Line #	Length	Direction
L1	16.110	N9° 13' 27.29"W
L2	6.673	N44° 26' 51.00"E
L3	20.997	N45° 33' 09.00"W
L4	6.673	S44° 26' 51.00"W
L5	16.110	N81° 52' 50.71"W
L6	8.320	N11° 52' 11.04"W
L7	5.999	N44° 26' 51.00"E
L8	12.498	N45° 33' 09.00"W

Curve Table

Curve #	Length	Radius	Delta
C1	108.525	99.985	062.1895
C2	16.506	49.492	019.1086
C3	16.506	49.492	019.1086
C4	108.525	99.985	062.1895
C5	68.402	70.989	055.2075

LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVING
- PROPOSED CONCRETE PAVING (BY OTHERS)
- EXISTING CONCRETE PAVING



DIRECTOR OF DEVELOPMENT SERVICES

DATE: _____

NORTH CITY APARTMENTS - PHASE 2

ZONING CASE NO: SP-XX-XXX

Manhard CONSULTING

505 Pecan Street, Suite 201, Fort Worth, TX 76102, Ph: 817.865.5344, manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-29055 (Eng)

NORTH CITY APARTMENTS - PHASE 2
8701 & 8601 NORTH CITY DRIVE, FORT WORTH, TARRANT COUNTY, TEXAS
LOTS 1 & 2, BLOCK 2, NORTH CITY ADDITION-EAST

SITE PLAN

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT
ISSUED FOR CONSTRUCTION
OR PERMITTING PURPOSES
JONATHAN D. RUSSELL, P.E.
TEXAS P.E. No. 108855
ISSUED THIS DATE:
5/31/2024

PROJ. MGR.: JR
PROJ. ASSOC.: KH
DRAWN BY: LD
DATE: 5/31/2024

SHEET
SP
611.062003

PENDING

EXHIBIT A

ZC-20-171

DEVELOPMENT REGULATIONS

Development of the subject property shall be in conformance with the Zoning Ordinance of the City of Fort Worth, and as amended, except as noted in the regulations below.

“PD/MU-2” Planned Development for all uses in “MU-2” High Intensity Mixed-Use with specific development regulations related to Setbacks, Yard Standards, Minimum Height Single Use, Maximum Height Single Use, Off Street Parking, Off-Street Parking and Loading Standards, Enhanced Landscaping, Landscaping in Parking and Driveway Areas, Façade Design Standards, Façade Variation, Fenestration, Building Materials, Building Entries, Signs, Screening, and Drive-In Business alcohol sales as provided below:

Setback	Minimum rear yard setback may be 0'. Buildings may be set back up to 11' from a common property line.
Yard standards	Building facades shall be located within the area between the property line and the maximum setback for a minimum of 55% average of the primary street frontage
Minimum Height Single Use	Small buildings or single use commercial buildings may be 1 story.
Maximum Height Single Use	A maximum height of 8 stories (plus height bonus) is allowed for multifamily buildings.
Maximum Parking Requirements	Maximum commercial, mixed use parking is 125% of required.
Minimum Parking Requirements	Townhouse - 1.5 parking spaces per dwelling unit. Apartment/Condominium - 1.45 parking spaces per dwelling unit. Senior Living (Age restricted to 50 and over) - 1 parking space per dwelling unit.
Off-Street Parking and Loading Standards	Surface parking shall be permitted between a building and the street off of internal streets and private drives. The maximum surface parking lot frontage shall not exceed 40% average of the development's total site frontage along a project's primary streets.
Enhanced Landscaping Point Requirements	Only installation of street trees and pedestrian level lighting are required
Required Spacing for Parking Lot Tree Planting	Every Parking space is required to be not more than 100 feet from a large

	<p>canopy tree.</p> <p>5' x 5' diamond-shaped landscape islands are permitted.</p>
Façade Variation	Each new building façade that is greater than 100 feet in width and is oriented to a publicly accessible street or open space shall incorporate all scaling elements. For building facades less than 100 feet in width, a minimum of two elements are required.
Fenestration	Commercial or mixed-use ground story fenestration may not be 60% fronting primary streets and 40% fronting side streets, depending upon type of use.
Fenestration	Residential ground story fenestration will be 20% fronting primary streets and 20% fronting side streets.
Fenestration Alternatives	<p>Energy efficient windows shall count 100% towards fenestration requirement.</p> <p>If the windows do not meet the visible transmittance rating of 0.5 or greater, the alternative can count toward fifty percent of the fenestration requirement.</p>
Façade Design Standards	Parking structure openings may not exceed 70% of the total ground floor facade. At least 50% will be covered by material surface or landscaping or architectural screening. See parking structure conceptual façade exhibit.
Building Materials	<p>Patterned, texture coated, or textured concrete is allowed.</p> <p>Maximum 40% cement board siding may be used.</p> <p>Maximum 20% pre-finished metal façade material may be used (requires ACC approval).</p>
Building Entries – Individual Entries	Apartments, condominiums and manor houses with street level units are not required to have individual entries, each building will have an entry on street level.
Building Entries- Apartment Spacing	Building entries may be up to 175' apart. See multi-family entry exhibit.
Building Entries- Corner Buildings	An entry or patio shall be provided on corners of building on a primary street with ground floor retail uses.

	The entry may face a paseo.
Signs- Maximum Aggregate area	There is no maximum aggregate area of signs per facade.
Signs- Calculation area	The facade area shall becalculated at 45 feet
Service Area Location and Screening	If trash and/or recycling collection is located on the street frontage, it shall be screened with a solid wall on 3 sides with landscaping and have a metal gate. Collection areas shall not be located at front door/main door entry.
Roof Top Screening	Rooftop shall be screened by parapet or built in screenup to the same height as roof mounted equipment. On any sloped roof area, equipment is to be locatedon the side that does not face a public street.
Drive-In Business	Drive thru windows are allowed on establishments that sell alcohol, but alcoholcannot be sold at the drive thru window.

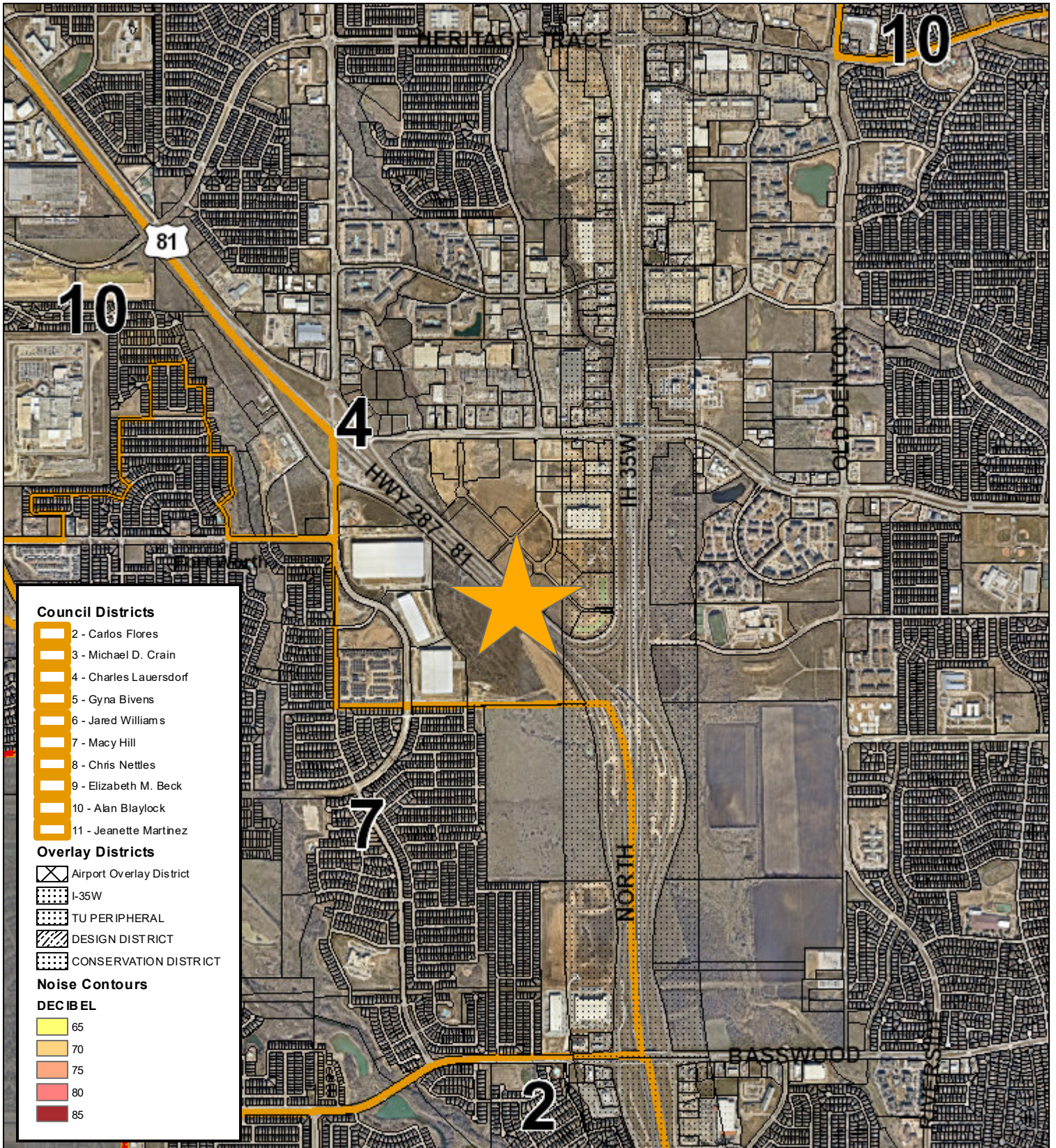
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Rear Setback	Minimum rear yard setback may be zero (0')
Minimum Parking Requirements	Senior Living – 1 parking space per dwelling unit
Off-Street Parking and Loading Standards	Only along frontage for Hwy 287 – Surface parking shall be permitted between a building and the street off of internal streets and private drives Townhouse - 1.5 parking spaces per dwelling unit. Apartment/Condominium - 1.45 parking spaces per dwelling unit. Senior Living (Age restricted to 50 and over) - 1 parking space per dwelling unit.
Enhanced Landscaping Point Requirements	Only installation of street trees and pedestrian level lighting are required

Landscaping for On-Street Parking	No parking screening is required for on-street parking
Required Spacing for Parking Lot Tree Planting	Every parking space is required to be not more than 100 feet from a large canopy tree. 5x5 diamond shaped landscape islands are permitted
Façade Variation	Each new building façade that is greater than 100 feet in width and is oriented to a publicly accessible street or open space shall incorporate all scaling elements. For building facades less than 100 feet in width, a minimum of two elements are required.
Façade Design Standards	Parking structure openings may not exceed 70% of the total ground floor façade. At least 50% will be covered by material surface or landscaping or architectural screening.
Building Materials	Patterned, texturecoated, or textured concrete is allowed. Maximum 40% cement board siding may be used. Maximum 20% pre-finished metal façadematerial may be used
Building Entries	Apartments, condominiums and manor houses with street level units are not required to have individual entries, each building will have an entry on street level. Interval of entry spacing may exceed 125 feet. a. See multi-family entry exhibit.
Townhome Signs	Townhomes may have signage similar to apartments.
Signs	Maximum sign area shall be 200 square feet. Blade signs/marque signs are allowed to be mounted on building face, and under canopy or awning.
Non-Residential Signs	Nonresidential site signs may be up to 8 feet above grade and up to 100 squarefeet. Nonresidential wall signs are allowed to be up to 10%of wall area up to 25 feet tall.
Service Area Location and Screening	If trash and/or recycling collection is located on the street frontage, it shall be screened with a solid wall on 3 sides with landscapingand have a metal gate.

	Collection areas shall not be located at front door main entry
Roof Top Screening	<p>Rooftop shall be screened by parapet or built in screen up to the same height as roof mounted equipment.</p> <p>On any sloped roof area, equipment is to be located on the side that does not face a public street</p>
Height	Maximum height of 8 stories (Plus height bonus) is allowed.
Density	65 units per acre allowed for all types
Other allowed uses	Additional building types are commercial, restaurant, and entertainment

Area Map



Council Districts

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

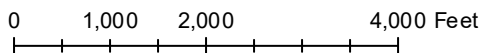
Overlay Districts

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

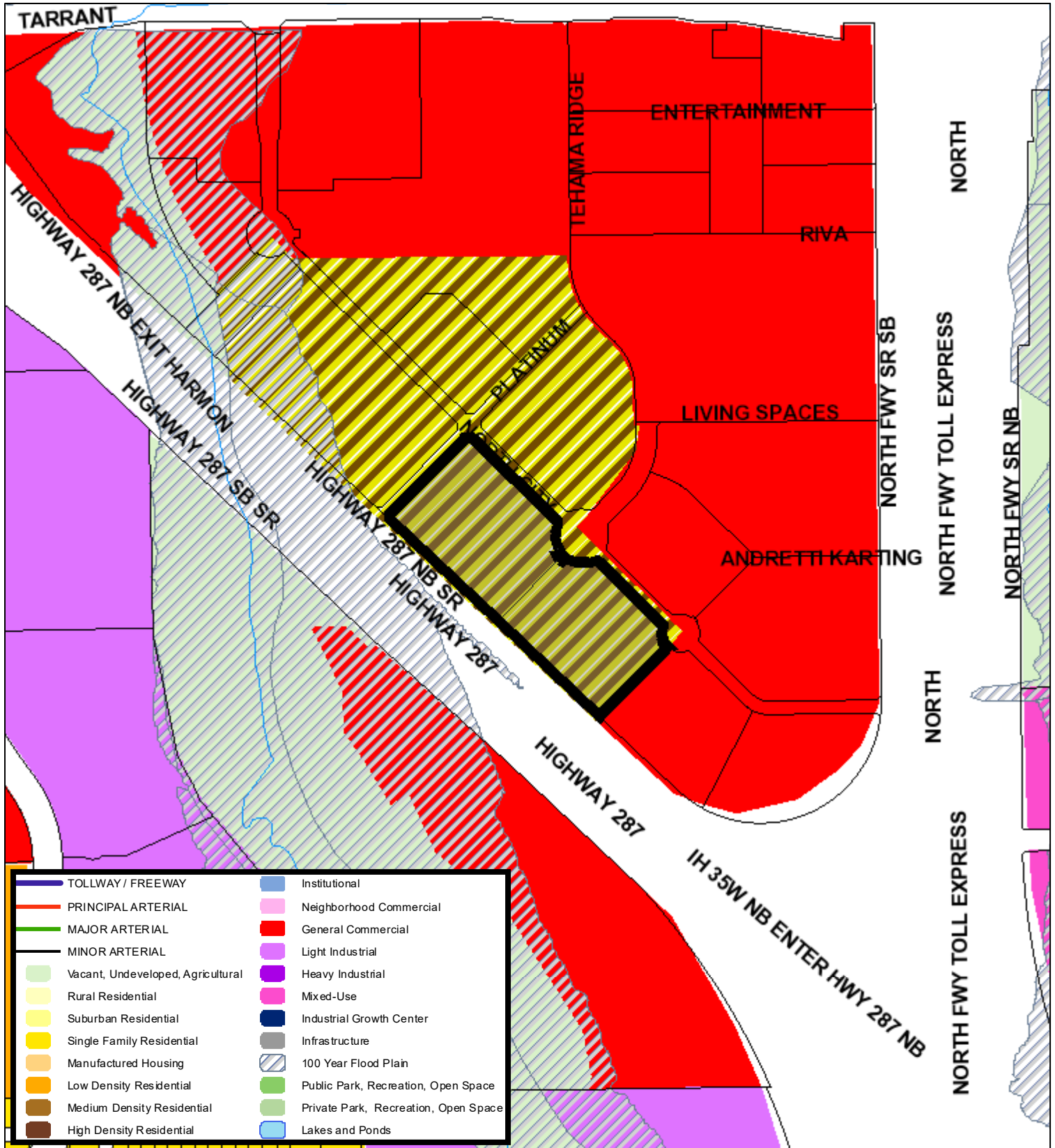
Noise Contours

DECIBEL

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- 70
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- 80
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Future Land Use

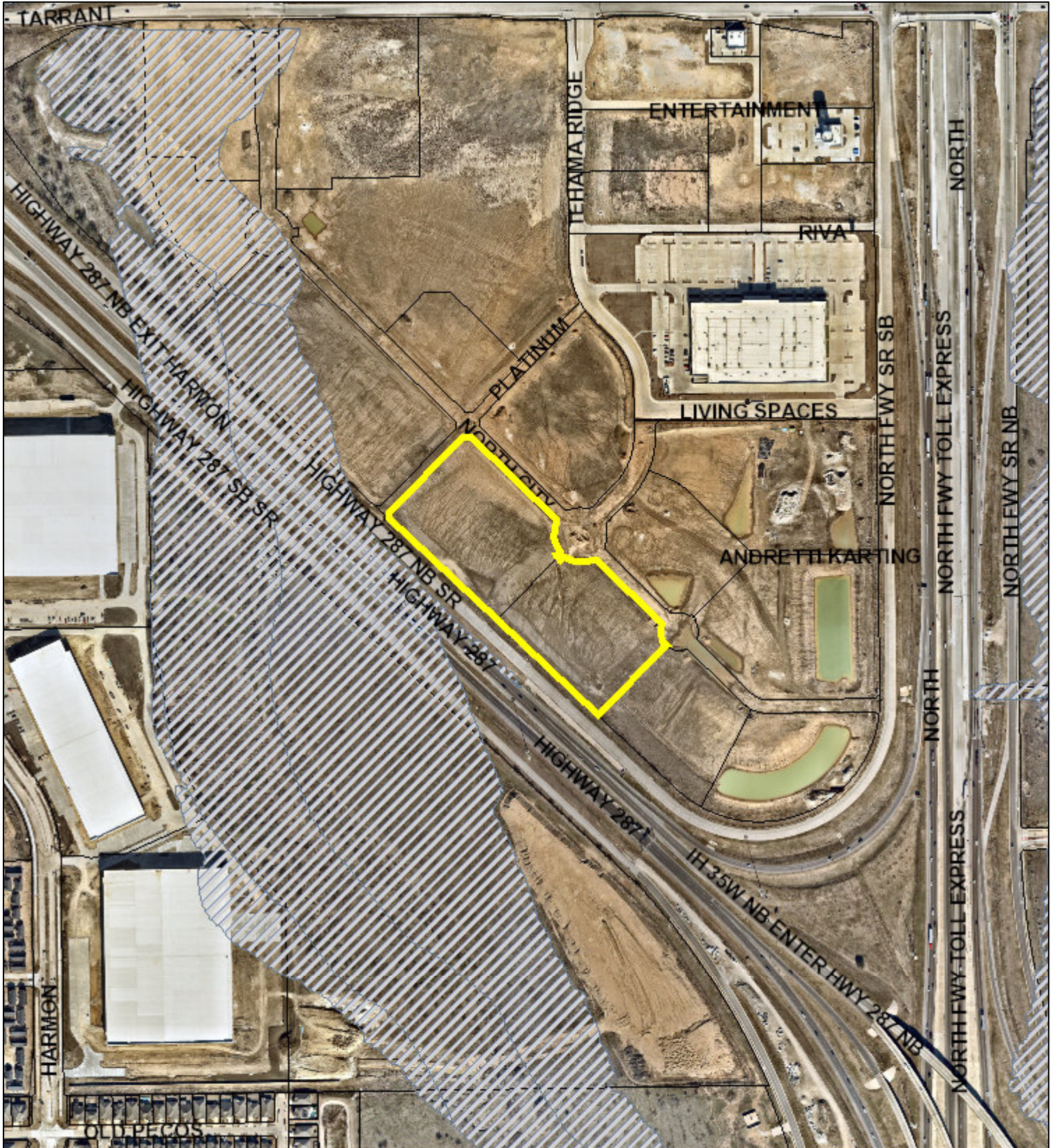


500 250 0 500 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photo Map



0 310 620 1,240 Feet

