



NEIGHBORHOOD GROUP NOTICES

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

You may:

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

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

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

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St Council Chambers, Second Floor	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	

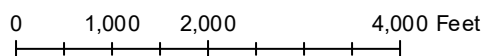
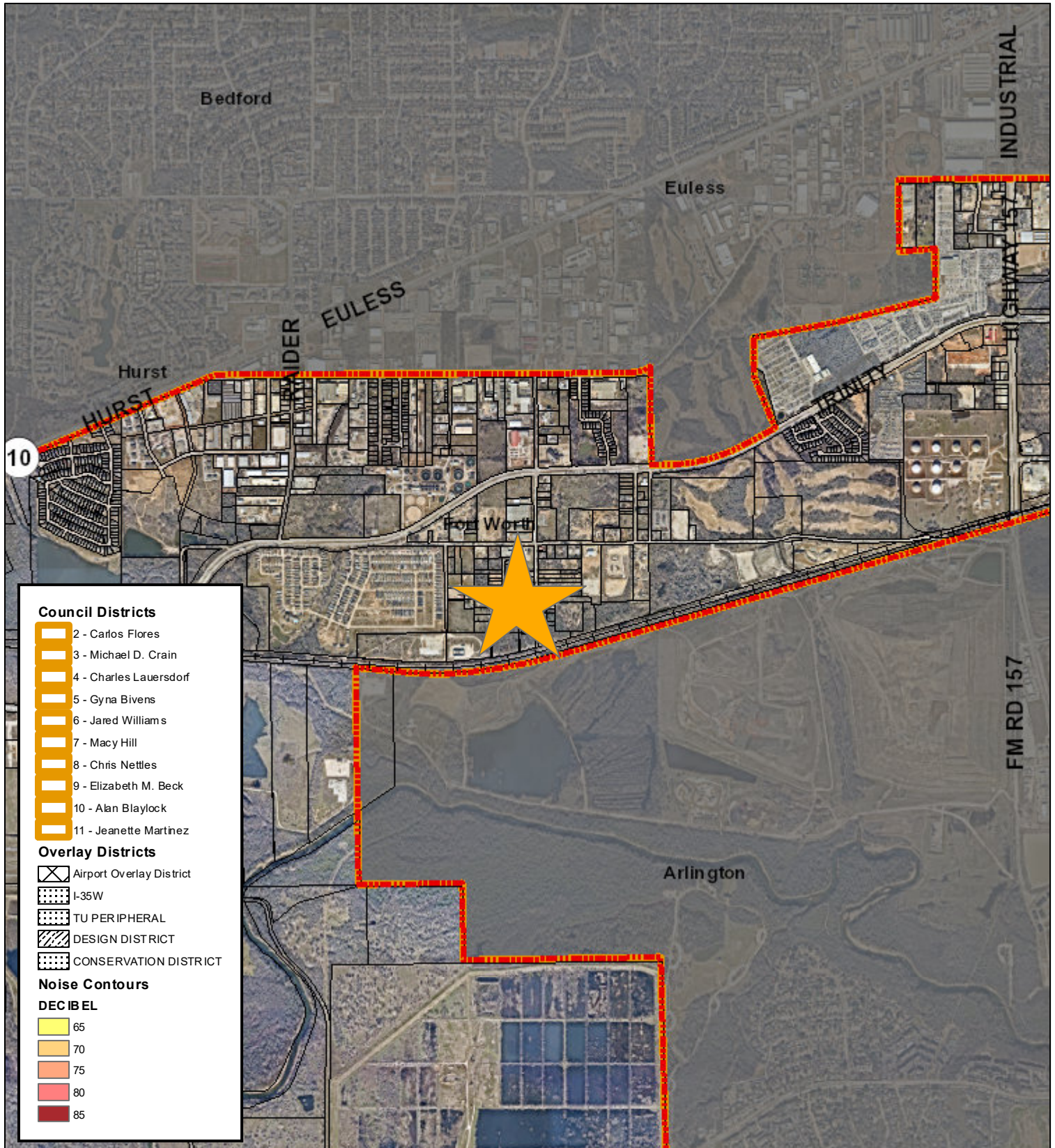
Aerial Photo Map



0 62.5 125 250 Feet

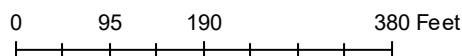
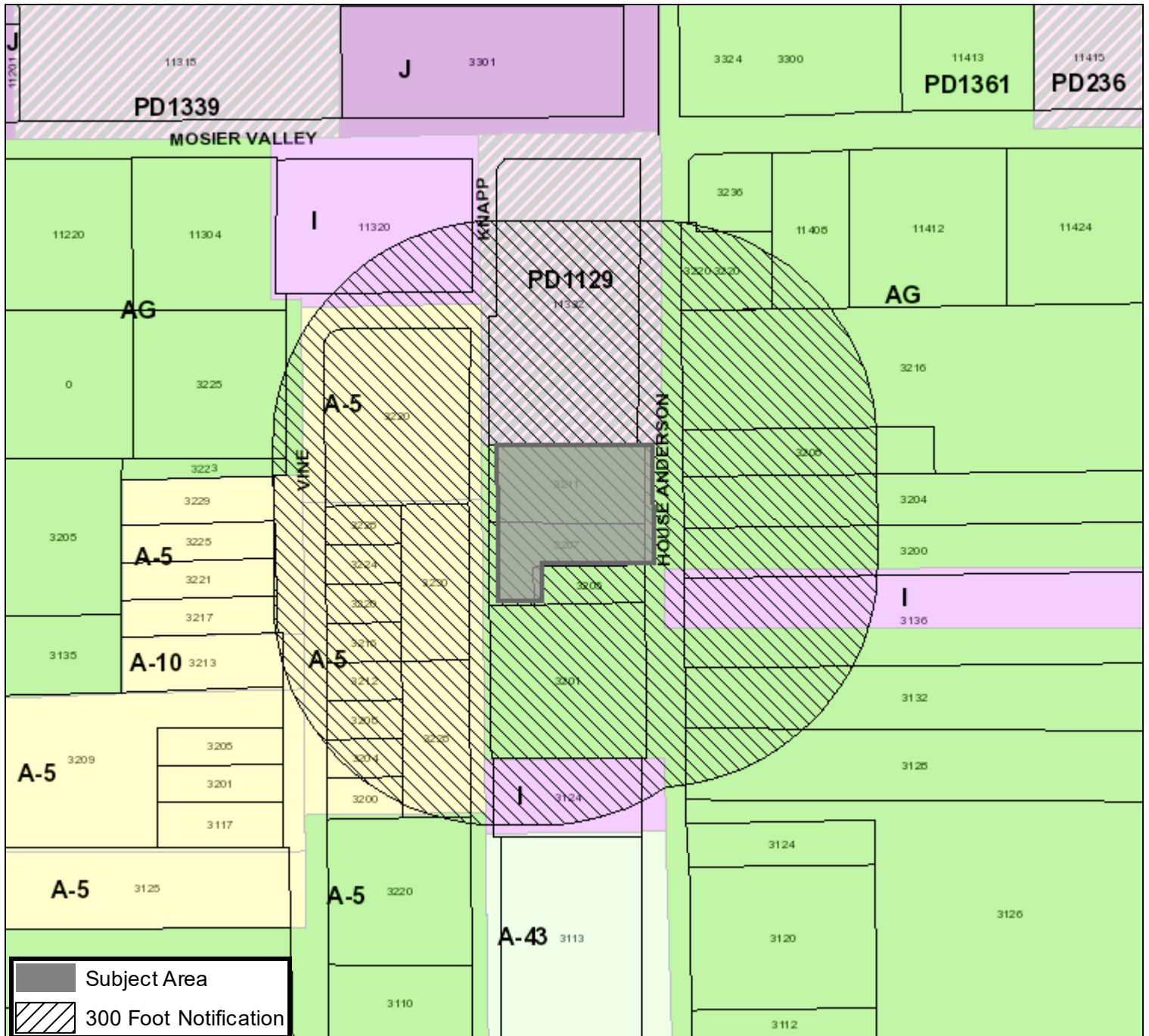


Area Map

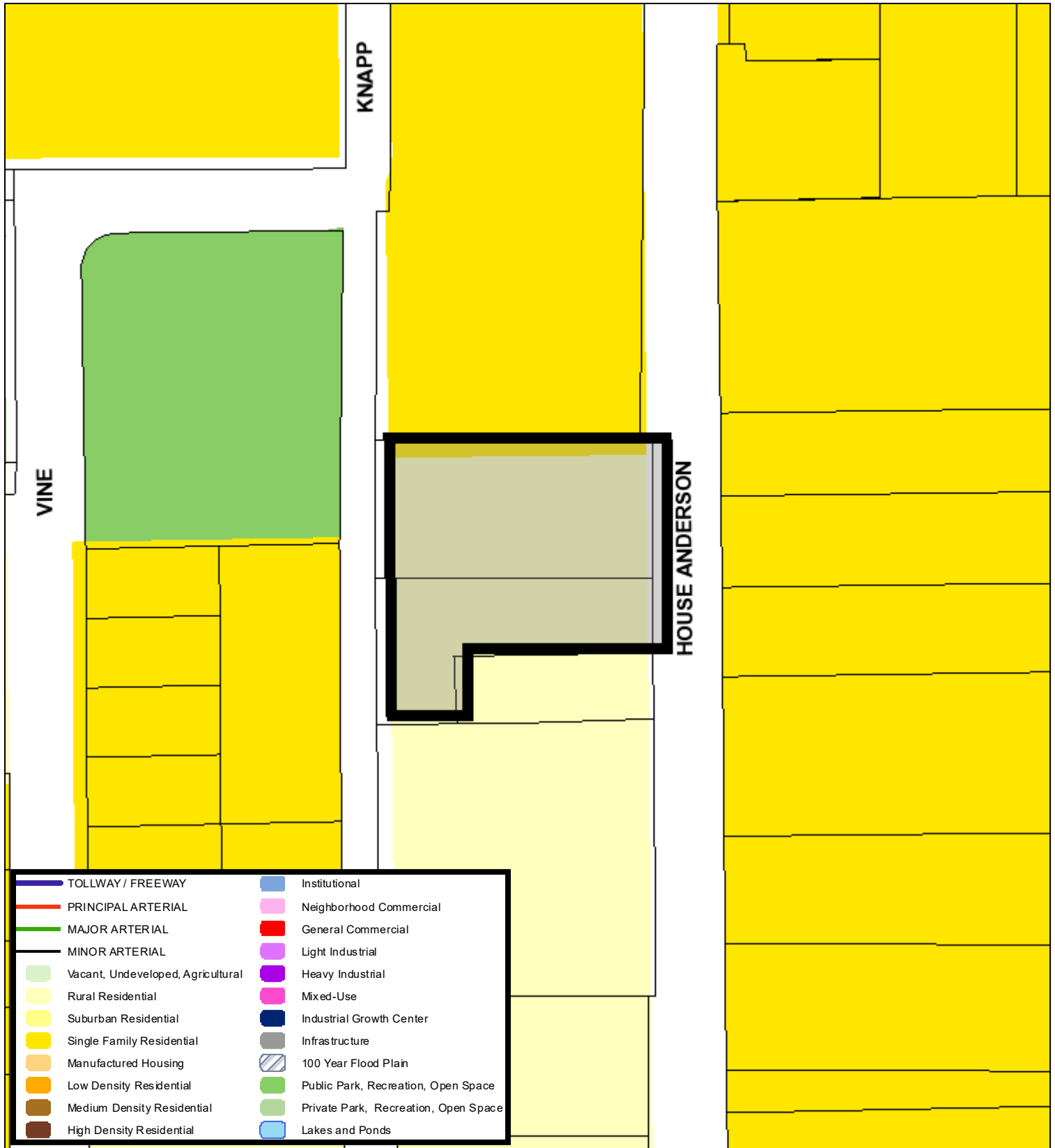


Area Zoning Map

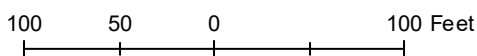
Applicant: Miguel Valdez by Jonathan Saldana
 Address: 3207 & 3211 House Anderson Road
 Zoning From: AG
 Zoning To: A-21
 Acres: 0.828
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 3/12/2025
 Contact: 817-392-2495



Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Miguel valdez

Mailing Address 3120 Harston Woods Dr Euless Tx City, State, Zip 76040

Phone 817-807-8129 Email Jvsroofingdfw@gmail.com

APPLICANT Jonathan Saldana

Mailing Address 123 W. Main St. Suite 120 City, State, Zip 75050

Phone 214-966-0550 Email alejandra@ddsg.us

AGENT / OTHER CONTACT _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 3207 & 3211 House Anderson Rd
.83

Total Rezoning Acreage: _____ I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted? LOVING, WILLIAM R SURVEY Abstract 944 Tract 6H
LOVING, WILLIAM R SURVEY Abstract 944 Tract 6H02

YES - PLATTED

Subdivision, Block, and Lot (list all): Lot 2, block 1 & Lot 1, Block 1

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: .83 acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

NO – NOT PLATTED

A Registered Texas Surveyor’s certified metes and bounds legal description is required. The boundary description shall bear the surveyor’s name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): AG- AGRICULTURAL Proposed Zoning District(s): A-21 ONE - FAMILY

Current Use of Property: AG- AGRICULTURAL

Proposed Use of Property: A-21 ONE - FAMILY

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: _____

Land Uses Being Added or Removed: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

Site Plan Included (completed site plan is attached to this application)

Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

The zoning type of the lot is agricultural, we are planning to build a residential house, that is why we want to change the zoning to residential.

ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** Yes No If yes, please explain:

2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?** Yes No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. **Have you contacted the relevant Council Member to discuss your proposal?** Yes No [Click to find your Council District.](#)

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?** Yes No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing?** (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) Sí No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - Site Plan meeting requirements of attached checklist (pages 7-8)
 - A list of all waiver requests with specific ordinance references

MOSIER VALLEY ROAD

VINE STREET

KNAPP STREET

HOUSE-ANDERSON ROAD

WATER/WASTEWATER IMPACT FEES:

UTILITY EASEMENTS:

TRANSPORTATION IMPACT FEES:

SITE DRAINAGE STUDY:

SIDEWALKS:

BUILDING PERMITS:

CONSTRUCTION PROHIBITED OVER EASEMENTS:

FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE:

PRIVATE MAINTENANCE NOTE:

P.R.V. NOTE:

STATE OF TEXAS

COUNTY OF DALLAS

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, Miguel Angel Valdez, is the owner of that certain tract situated in the William R. Loving Survey, Abstract No. 944, City of Fort Worth, Tarrant County, Texas; said tract being described in the deed to Miguel Angel Valdez, recorded under Instrument Number D222289801, Official Public Records, Tarrant County, Texas; the subject tract is more particularly described as follows:

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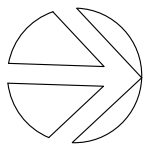
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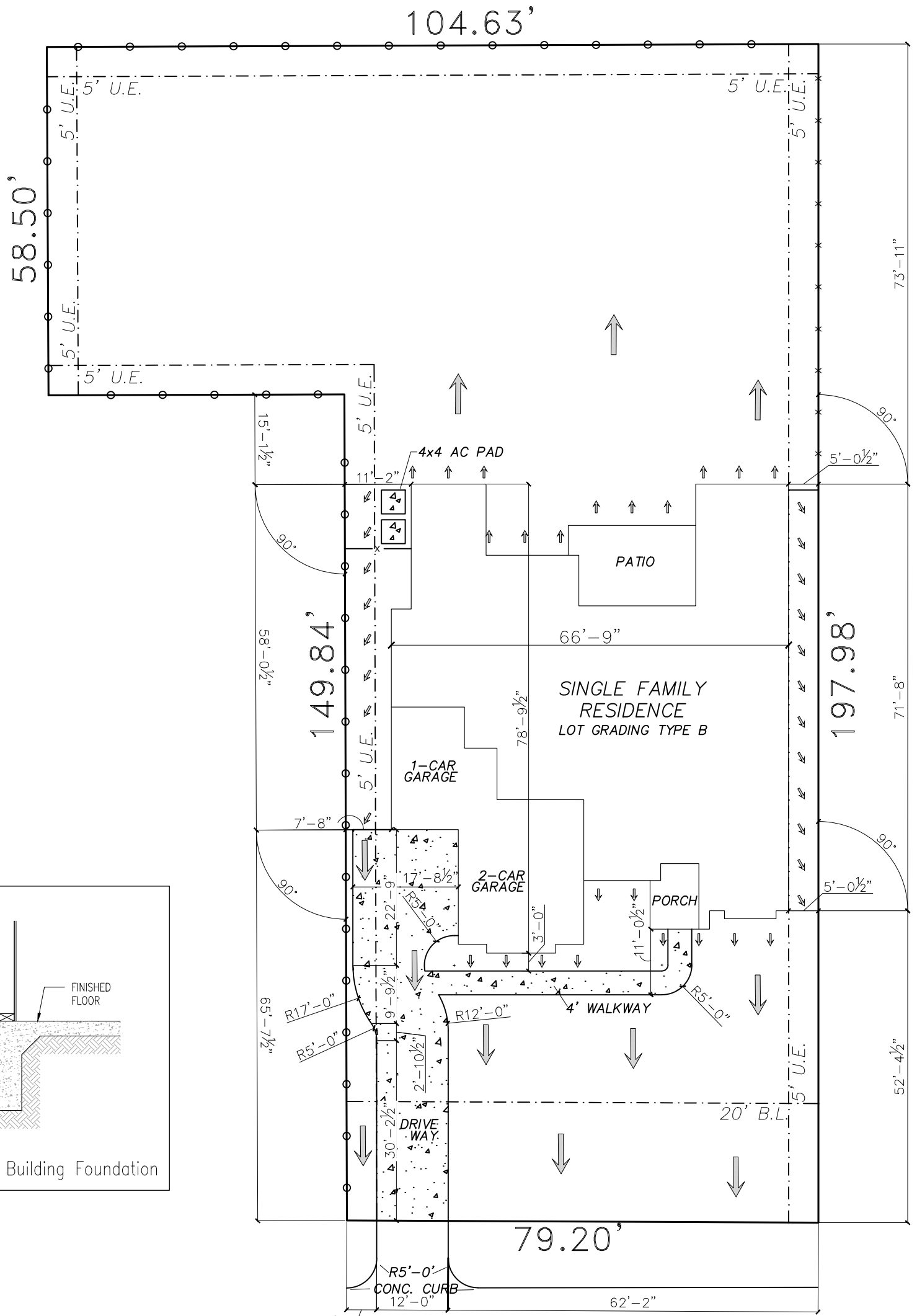
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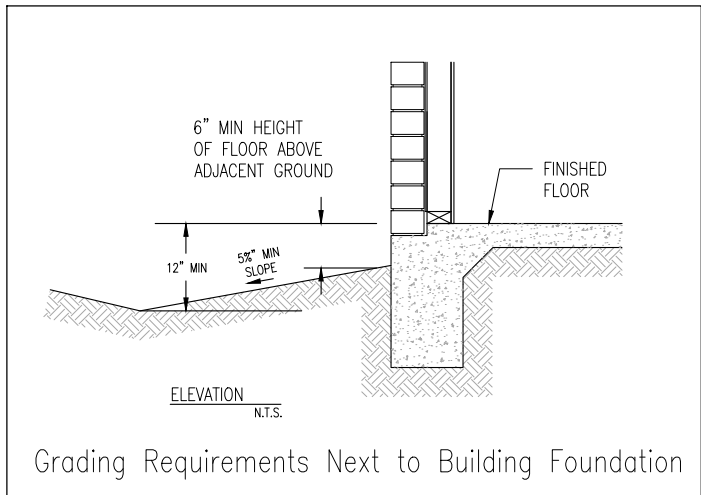
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NORTH
SCALE: 1" = 20'-0"



HOUSE ANDERSON RD



PROPOSED AREA CALCULATIONS	
LOT AREA	18624 SF
PROP. SLAB COVERAGE	4365 SF
PROP. % BUILDING COVERAGE	23.4 % COVERAGE
PROP. TOTAL IMP. COVERAGE	5502 SF
P. % TOTAL IMP. COVERAGE	29.5 % COVERAGE
PROP. DRIVEWAY COVERAGE	907 SF
PROP. % DRIVEWAY COVERAGE	4.9 % COVERAGE
PROP. WALKWAY COVERAGE	198 SF
PROP. % WALKWAY COVERAGE	1.1 % COVERAGE
4'X4' A.C. PAD COVERAGE	32 SF
% 4'X4' A.C. PAD COVERAGE	0.17 % COVERAGE
FLAT WORK	0 SF
SOD GRASS	1540 SQ. YARD
SIDEWALK COVERAGE	0 SF
PROP. APPROACH COVERAGE	146 SF
LOT FRONTAGE	880 SF
FENCE TO BE ADDED	111 LINEAR SF

* THE PERCENT CALCULATION IS A REFERENCE TO THE COVERAGE AS A PERCENT ESTIMATION OF THE SQ. FT. COVERAGE OF ANY GIVEN STRUCTURE FROM THE TOTAL SQ. FOOT OF THE LOT AREA.

CUSTOMER SIGNATURE: _____

DATE: _____

NOTES:

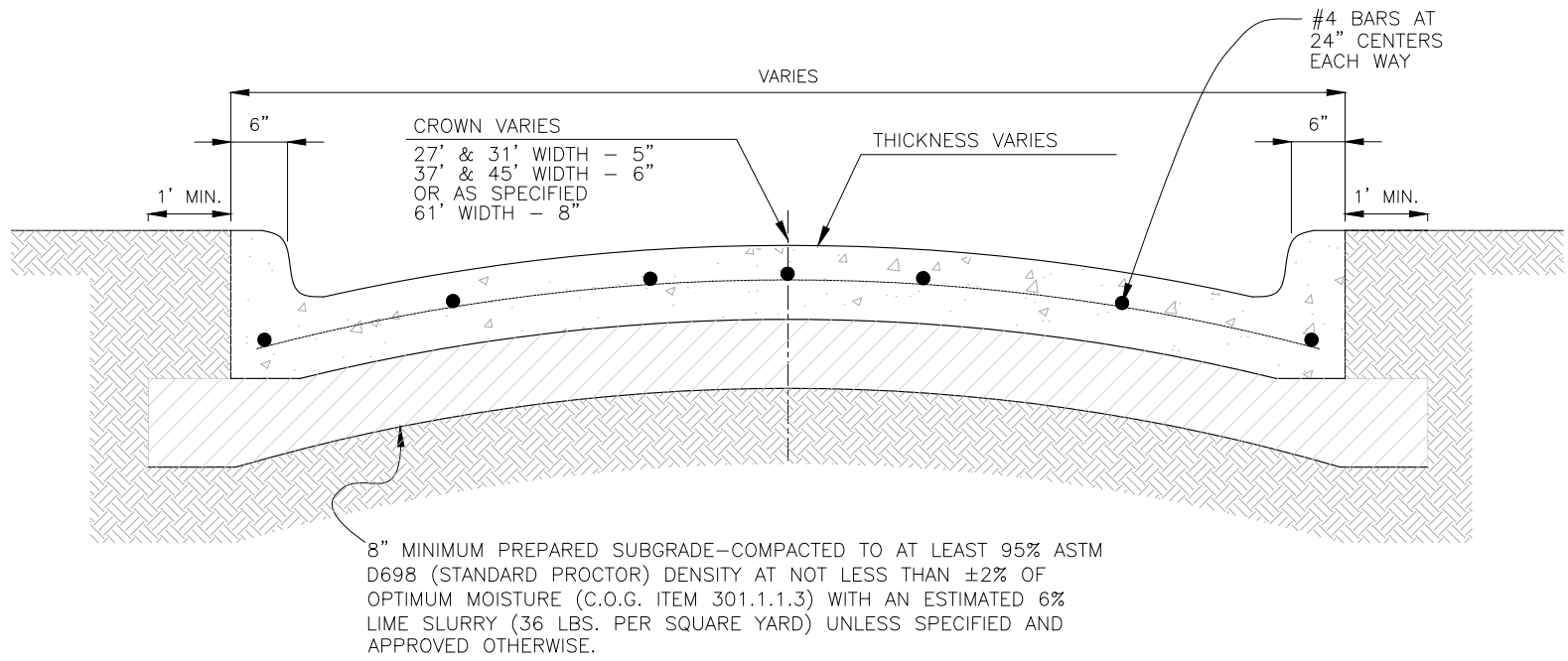
LEGEND	LEGEND	
	<ul style="list-style-type: none"> → - DRAINAGE FLOW -x-x- PROPOSED FENCE ○ - EXISTING FENCE ▨ - CURLEX ▩ - RETAINING WALL ⊙ - REQUIRED TREE PLANTING □ - REQUIRED BUSH 	<ul style="list-style-type: none"> B.L. - BUILDING LINE G.B.L. - GARAGE BUILDING LINE D.E. - DRAINAGE EASEMENT P.A.E. - PEDESTRIAN ACCESS EASEMENT S.S.E. - SANITARY SEWER EASEMENT T.E. - TRANSFORMER EASEMENT U.E. - UTILITY EASEMENT W.M.E. - WALL MAINT. EASEMENT V.E. - VISIBILITY EASEMENT M.E. - MAINTENANCE EASEMENT ⬆ ⬇ ⬇ - EXPOSED AGGREGATE CONCRETE

BUILDER: MIGUEL VALDEZ	DATE: 09-24-2024
ADDITION: VALDEZ ADDITION	DRAWN BY: DDSG-H.R.
ADDRESS: 3207 HOUSE ANDERSON RD.	CITY: FORT WORTH
LOT: 2 BLOCK: 1	PLAN: N/A ELEVATION: N/A
PHASE: N/A	SWING: LEFT
OPTION: N/A	

NOTE: ARCHITECTURAL PLANS TAKE PRECEDENCE OVER ALL DRAWINGS, ALL FINAL DECISIONS REFER TO PLANS PROVIDED BY DDSG ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BE NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER. FLATWORK IS ONLY A REPRESENTATION.
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DDS GROUP

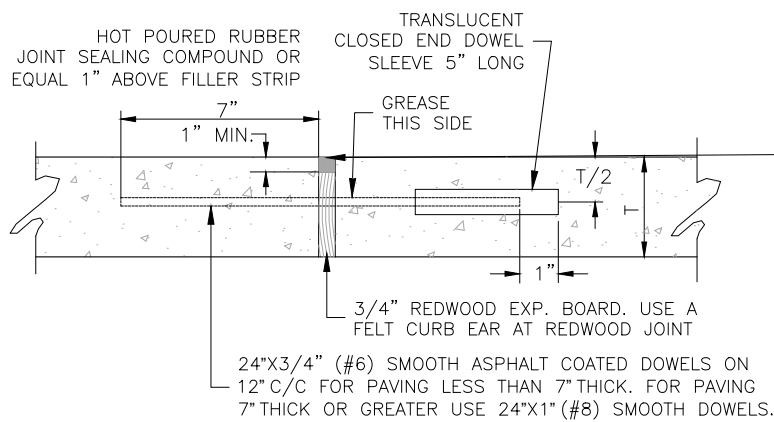
SITE PLAN SP1



P.C. CONCRETE STANDARDS
RESIDENTIAL, COMMERCIAL, & INDUSTRIAL STREETS

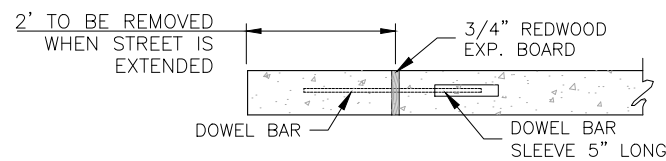
GRADATION: MINIMUM PASSING
#4 SIEVE 60% MINIMUM
PASSING 1" 100%

NOT TO SCALE



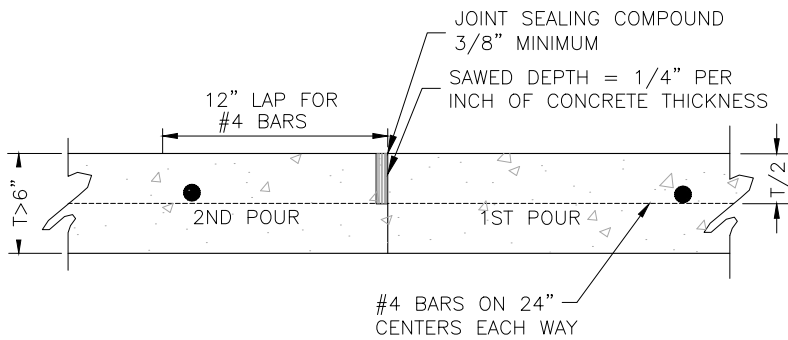
NOTE: SLEEVES FOR DOWELS SHALL HAVE AN INSIDE DIAMETER OF 1/16" GREATER THAN THE DIAMETER OF THE DOWELS AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO USE. EXPANSION JOINTS TO BE CONSTRUCTED A MAXIMUM OF 500' APART ON STRAIGHT PAVING AND ON ALL RADII, PC, PT AND CR OR OTHERWISE SPECIFIED.

EXPANSION JOINT
NOT TO SCALE



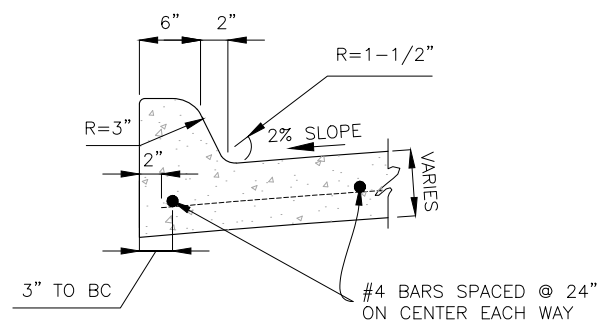
NOTE: TYPE-B HEADER TO BE USED FOR FUTURE STREET EXTENSION OR WHEN SPECIFIED ON PLANS TO BE USED.

CONCRETE HEADER
NOT TO SCALE



TYPE B
FOR PAVEMENT THICKNESS GREATER THAN 6" (OR AS SPECIFIED)

CONSTRUCTION JOINT
NOT TO SCALE



6" CURB MONOLITHIC WITH PAVING
NOT TO SCALE

BUILDER: ROD SERVICES

ADDITION: JAIME ADDITION

ADDRESS: 1203 W. SIMONDS RD.

LOT: 2 BLOCK: 1

PHASE: N/A

OPTION: N/A

DATE: 09-24-2024

DRAWN BY: DDSG-H.R.

CITY: SEAGOVILLE

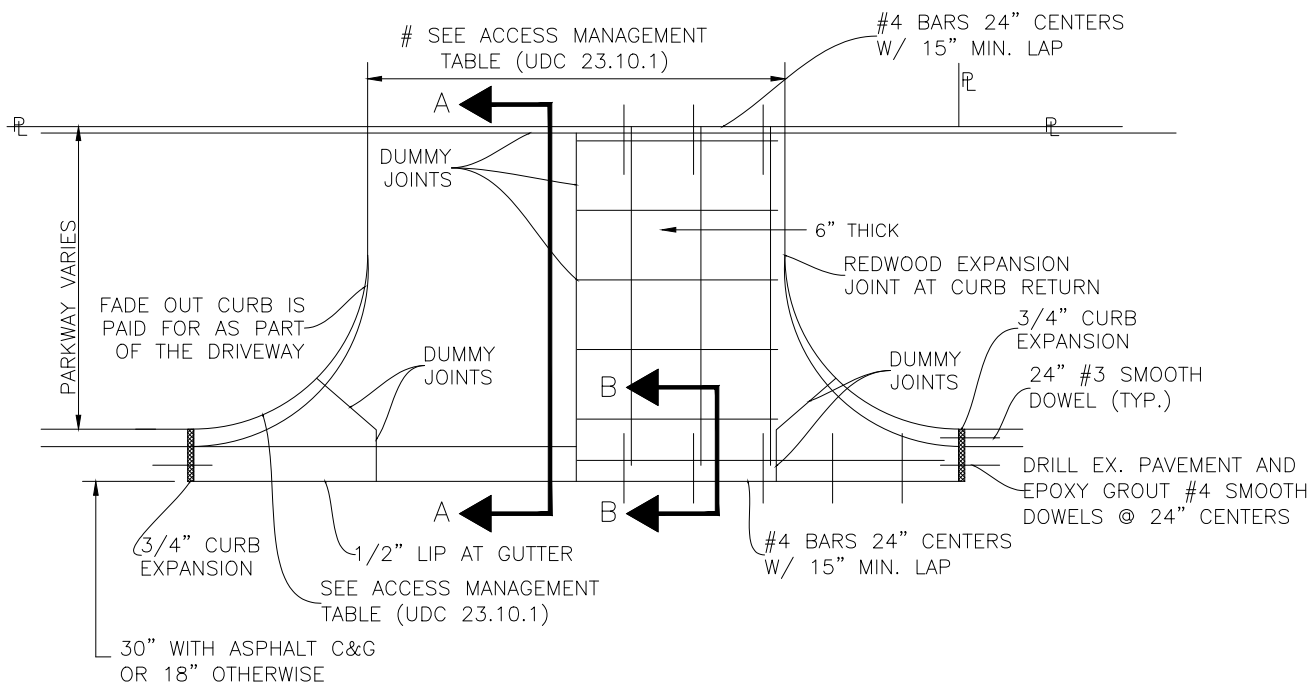
PLAN: N/A ELEVATION: N/A

SWING: --

DDS GROUP

DRIVE WAY DET. D1

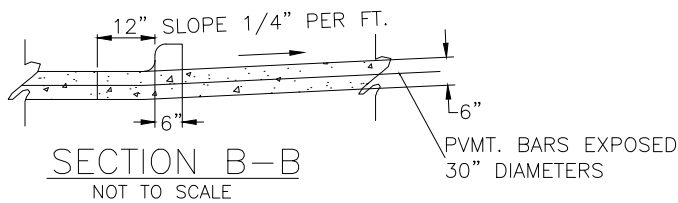
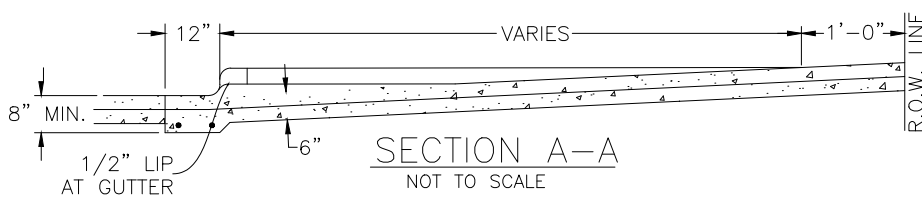
NOTE: ARCHITECTURAL PLANS TAKE PRECEDENCE OVER ALL DRAWINGS, ALL FINAL DECISIONS REFER TO PLANS PROVIDED BY DDSG ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BE NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER. FLATWORK IS ONLY A REPRESENTATION.



- NOTE:
1. SIDEWALK SECTION THROUGH DRIVEWAY SHALL BE POURED SAME THICKNESS AND STEEL REINFORCEMENT AS DRIVEWAY APPROACH (EXISTING SIDEWALK, IF ANY, SHALL BE REMOVED)
 2. NEW COMMERCIAL DRIVEWAYS SHALL HAVE A MAXIMUM GRADE NOT TO EXCEED 10%. NEW COMMERCIAL DRIVEWAYS SHALL HAVE A MAXIMUM GRADE NOT TO EXCEED 6%.

**PROPOSED COMMERCIAL
DRIVEWAY DETAIL**
SEE ACCESS MANAGEMENT TABLE

# ACCESS MANAGEMENT TABLE (UDC 23.10.1)					
		LOCAL	COLLECTOR	MINOR ARTERIAL	PRINCIPAL ARTERIAL
RESIDENTIAL DRIVEWAY	THROAT WIDTH	15-28 ft.	15-28 ft.	N/A	N/A
	CURB RADIUS	N/A	N/A	N/A	N/A
INDUSTRIAL DRIVEWAY	THROAT WIDTH	40 ft.	40-60 ft.*	40-60 ft.*	40-60 ft.*
	CURB RADIUS	30 ft.	40 ft.	40 ft.	40 ft.
COMMERCIAL DRIVEWAY	THROAT WIDTH	30-40 ft.	30-40 ft.	30-40 ft.	30-40 ft.
	CURB RADIUS	20 ft.	25 ft.	30 ft.	35 ft.



NOTE: CURB, GUTTER, PAVEMENT AND VALLEY TO BE POURED MONOLITHIC THE REINFORCED CONCRETE VALLEY SHALL REPLACE THE CONCRETE PAVING WITH THE SUBGRADE AND BASE TREATMENT REMAINING THE SAME IN ACCORDANCE WITH THE TYPICAL PAVING SECTION. DO NOT DOWEL IN NEW CONCRETE DRIVES INTO EXISTING ASPHALT ROADS. UTILIZE MODIFIED TYPE-A CONCRETE HEADER.

BUILDER: ROD SERVICES	DATE: 09-24-2024	DDS GROUP
ADDITION: JAIME ADDITION	DRAWN BY: DDSG-H.R.	
ADDRESS: 1203 W. SIMONDS RD.	CITY: SEAGOVILLE	DRIVE WAY DET. D2
LOT: 2 BLOCK: 1	PLAN: N/A ELEVATION: N/A	
PHASE: N/A	SWING: --	
OPTION: N/A	NOTE: ARCHITECTURAL PLANS TAKES PRECEDENCE OVER ALL DRAWINGS, ALL FINAL DECISIONS REFER TO PLANS PROVIDED BY DDSG ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BE NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER. FLATWORK IS ONLY A REPRESENTATION.	