



# 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](mailto:zoninglanduse@fortworthtexas.gov)

**Mail:** Chair of the Zoning Commission  
c/o Development Services, City Hall  
200 Texas St, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit [fortworthtexas.gov/calendar](http://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](http://fortworthtexas.gov) or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: Council Chambers, Second Floor of City Hall	
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:	

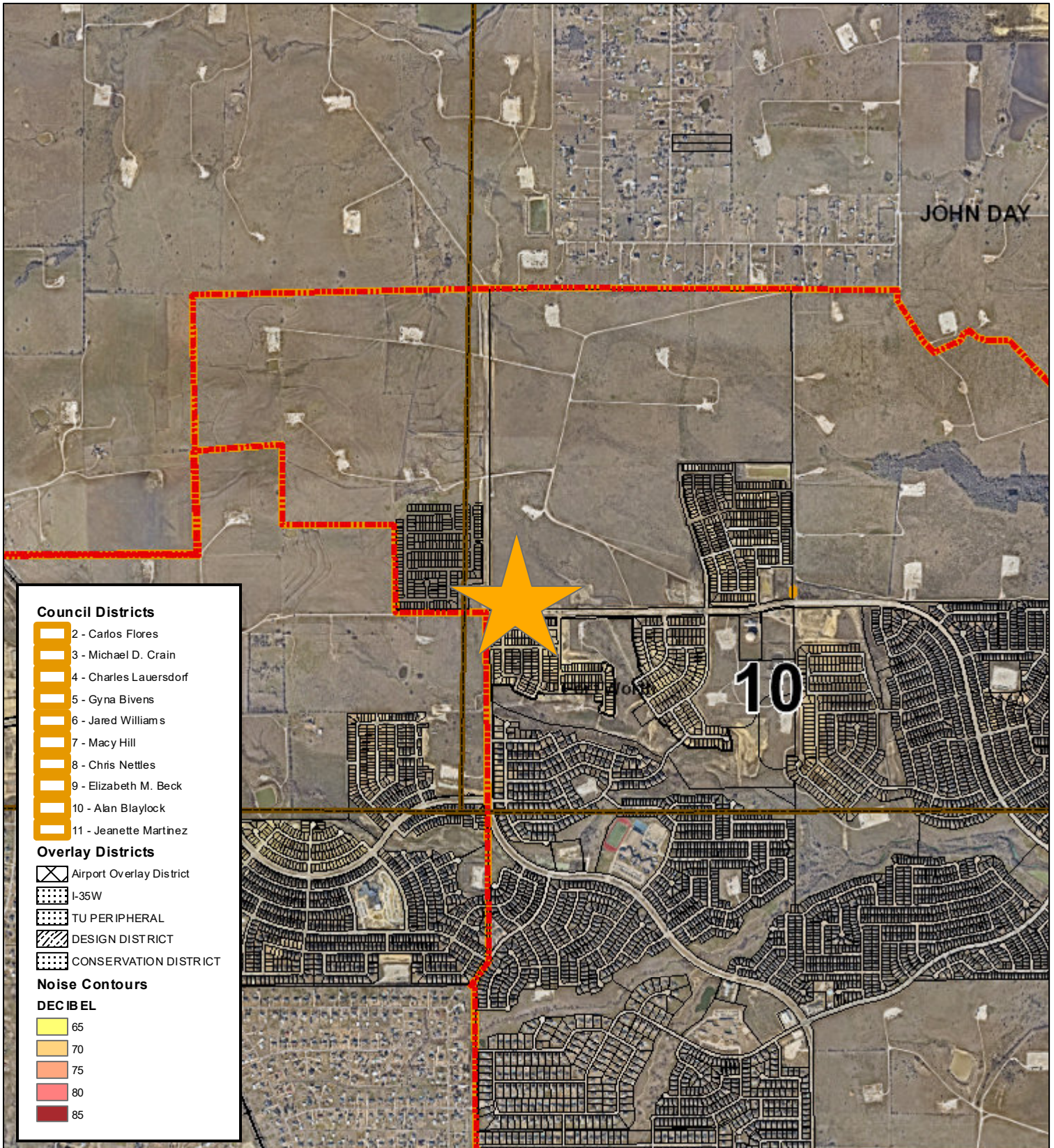
## Aerial Photo Map



0 370 740 1,480 Feet



### Area Map



**Council Districts**

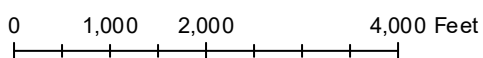
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

**Overlay Districts**

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

**Noise Contours**

- DECIBEL**
- 65
  - 70
  - 75
  - 80
  - 85

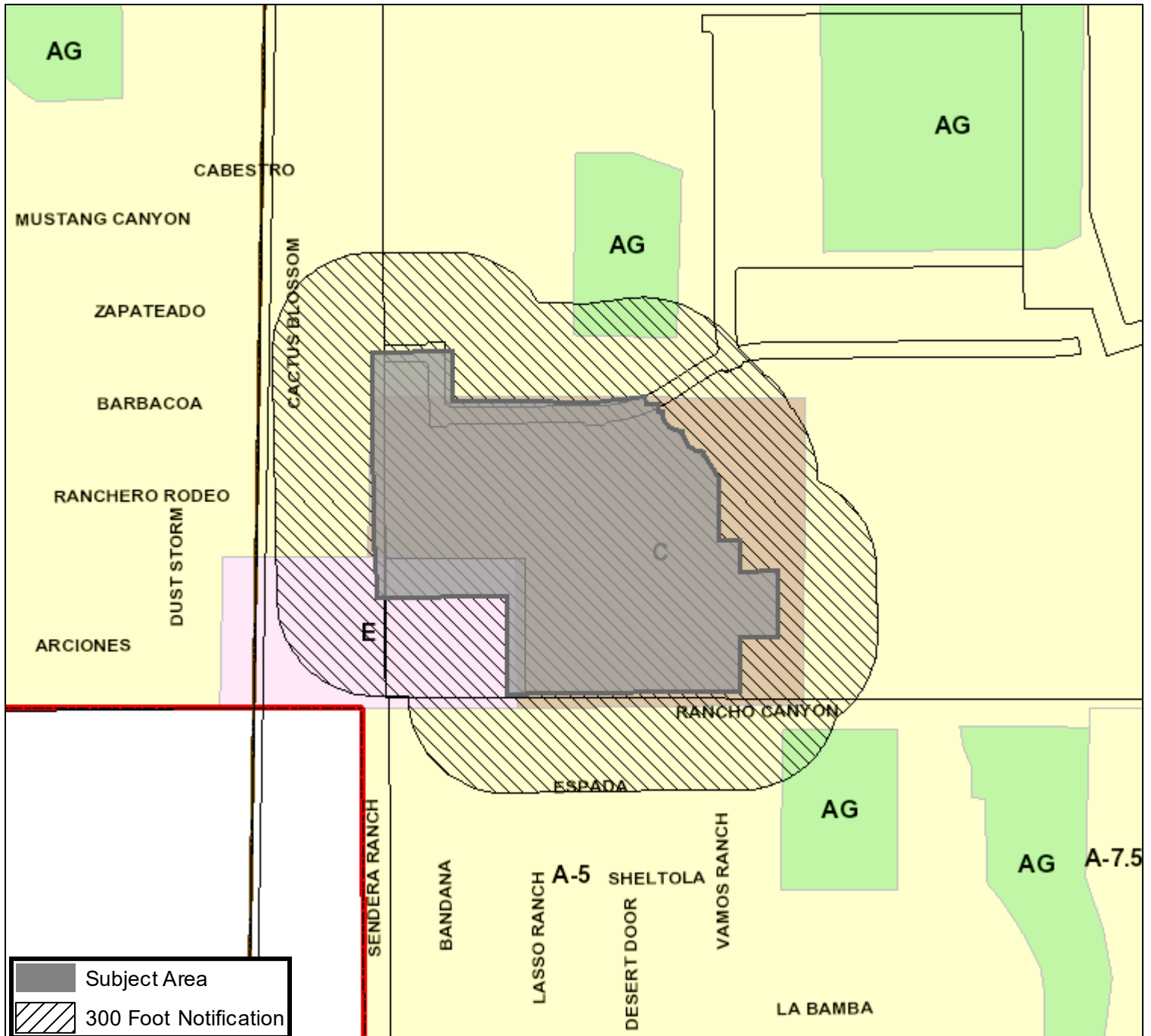




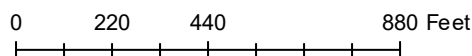
ZC-24-064

# Area Zoning Map

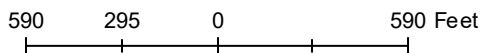
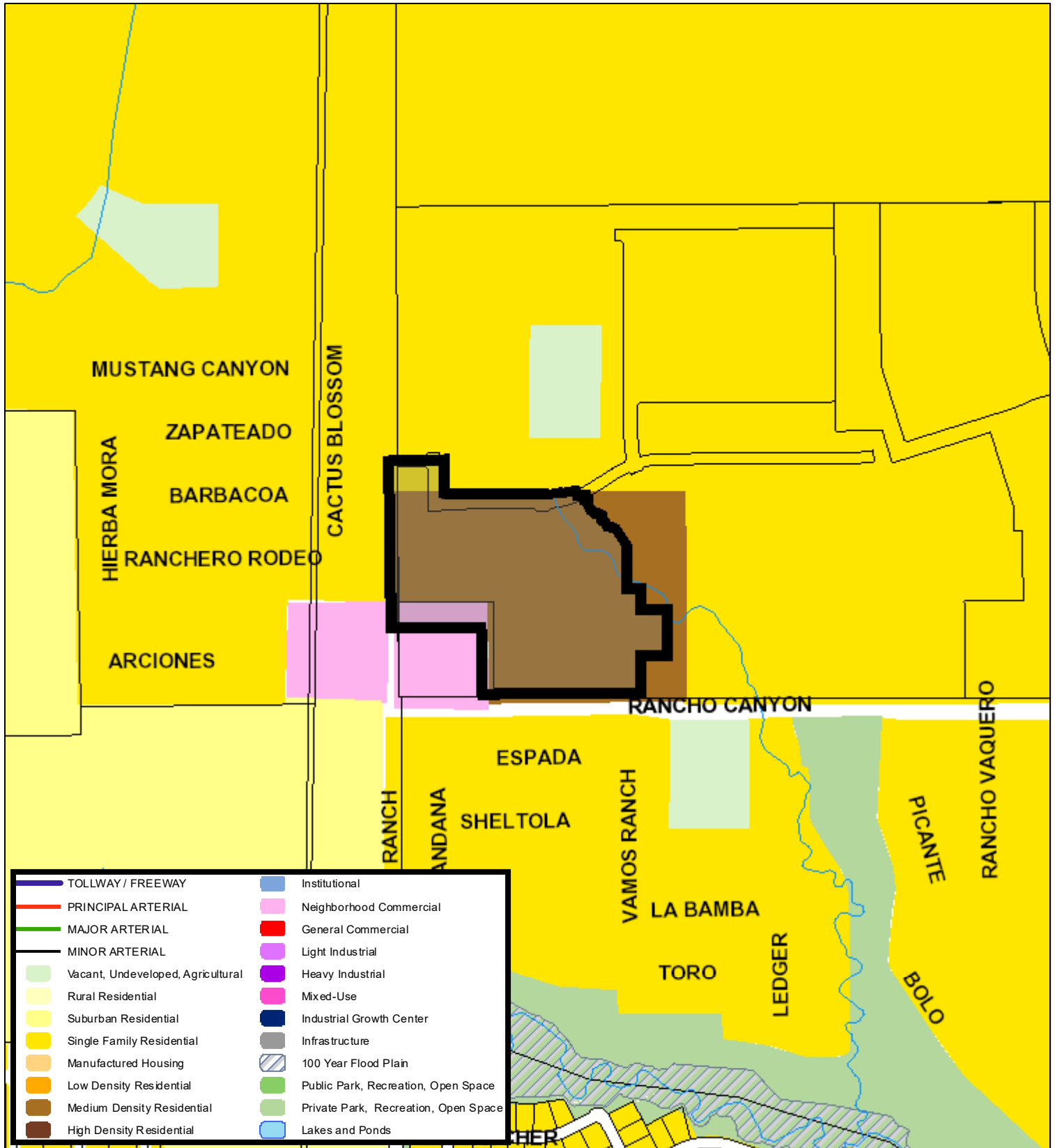
Applicant: Michael Clark  
 Address: NEC of Sendera Ranch & Rancho Cayon  
 Zoning From: C; A-5 & E  
 Zoning To: F  
 Acres: 20.08539218  
 Mapsco: Text  
 Sector/District: Far\_North  
 Commission Date: 7/10/2024  
 Contact: 817-392-2806



	Subject Area
	300 Foot Notification



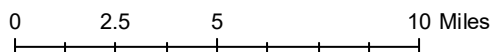
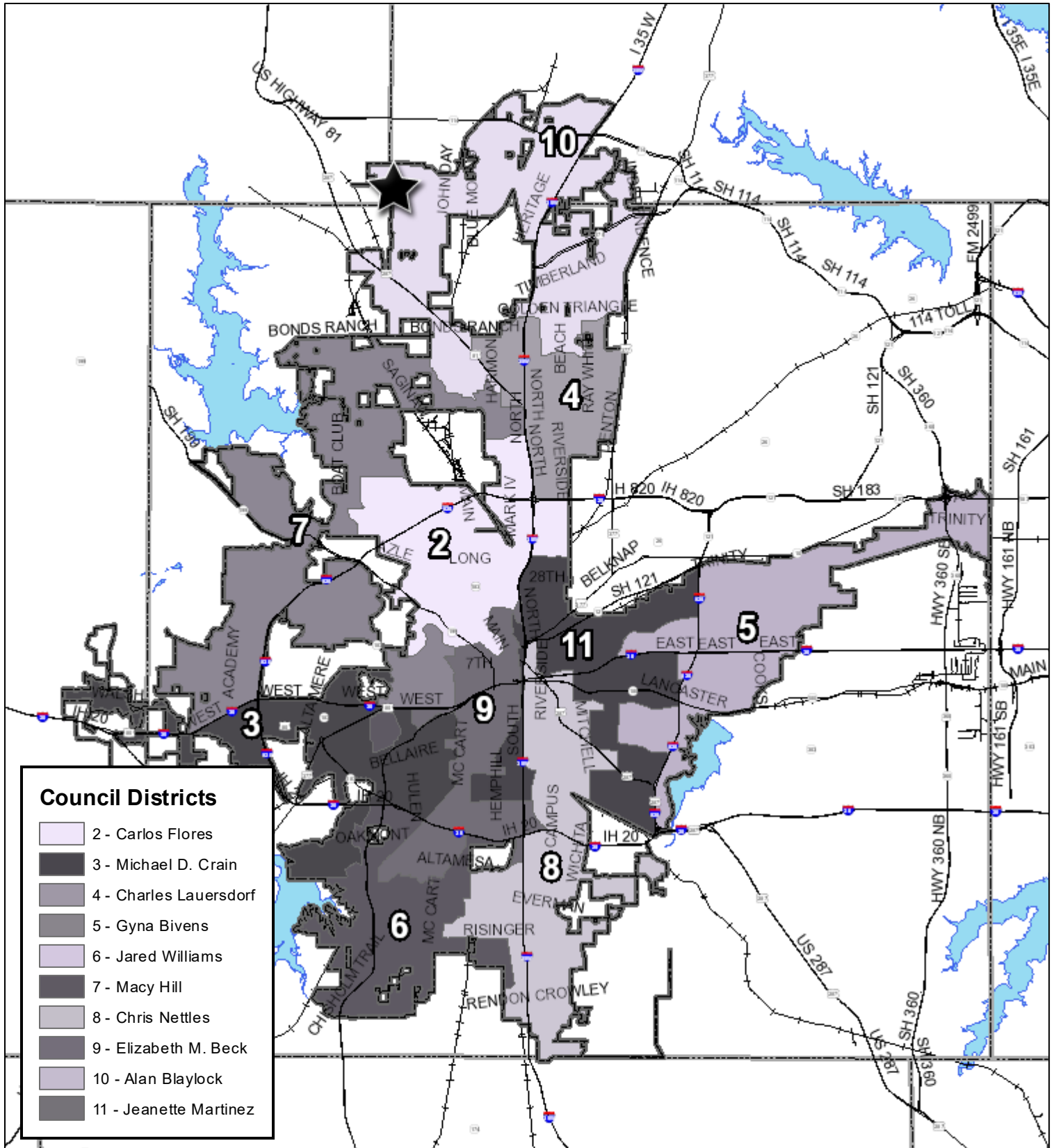
### Future Land Use



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



### Location Map





# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** LNR AIV LLC

Mailing Address 225 LIBERTY ST, STE 4210 City, State, Zip NEW YORK, NY 10281-1049

Phone 903-821-2188 Email annie.hepner@lennar.com

**APPLICANT** MICHAEL CLARK - WINKELMANN & ASSOCIATES, INC

Mailing Address 6750 HILLCREST PLAZA #215 City, State, Zip DALLAS TX 75230

Phone 214 801 7216 Email mclark@winkelmann.com

**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): NEC Sendera Ranch Blvd and Rancho Canyon Way

Total Rezoning Acreage: 20.177  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?

YES - PLATTED

Subdivision, Block, and Lot (list all): NOT PLATTED

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: N/A 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: 20.177 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): "C" "A-5" Proposed Zoning District(s): "F"  
 Current Use of Property: VACANT  
 Proposed Use of Property: RETAIL

#### 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 PURPOSE OF THE REZONING REQUEST IS TO ALLOW FOR THE DEVELOPMENT OF A GROCERY ANCHORED SHOPPING CENTER & ASSOCIATED GROCERY STORE FUEL CENTER.



## ADDITIONAL QUESTIONS

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

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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):
  - N/A*  Site Plan meeting requirements of attached checklist (pages 7-8)
  - A list of all waiver requests with specific ordinance references

**ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION**

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

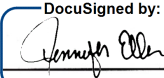
I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

**SIGN INSTALLATION AUTHORIZATION**

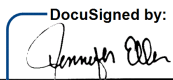
Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property):   \_\_\_\_\_  
DocuSigned by: F9535A468C2C4DD...


Owner's Name (Printed):  Jennifer Eller \_\_\_\_\_

**If application is being submitted by an applicant or agent other than the property owner, complete the section below:**

AUTHORITY IS HEREBY GRANTED TO (NAME) MICHAEL CLARK - WINKELMAN AND ASSOC. ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:  
REFERENCE ATTACHED LEGALS @ NEL (CERTIFIED LEGAL DESCRIPTION)  
SENDERS RANCH @ RANCHO CANYON

 \_\_\_\_\_  
DocuSigned by: F9535A468C2C4DD...  
Owner's Signature (of the above referenced property)

Jennifer Eller \_\_\_\_\_  
Owner's Name (Printed)

 \_\_\_\_\_  
Applicant or Agent's Signature

MICHAEL CLARK \_\_\_\_\_  
Applicant or Agent's Name (Printed):



## SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

### Items to be Shown on All Site Plans

#### Project Identification:

- Site Address and Legal Description
- Title of project or development (in bold letters) in the lower righthand corner of the plan
- Date of preparation or revision, as applicable
- Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- Vicinity map, north arrow, and scale
- Label the zoning case number in the lower righthand corner of the plan, below the title
- Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

#### Site Conditions:

- Buildings and Structures** – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- Streets, Parking, and Drives** – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- Supplemental Surfaces** – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- Dumpsters/Air Conditioners/Compactors** – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- Fences and Screening** – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- Setbacks and Easements** – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- Land Use and Zoning** – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- For Multifamily Site Plans** - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

#### General Notes:

The following notes should be included on all site plans:

- This project will comply with [Section 6.301, Landscaping](#).
    - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section \_\_\_\_." (reference section for your specific zoning district)
  - This project will comply with [Section 6.302, Urban Forestry](#).
  - All signage will conform to [Article 4, Signs](#).
  - All provided lighting will conform to the Lighting Code.
- For multifamily projects in CR, C, or D districts, also include the following note:
- This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

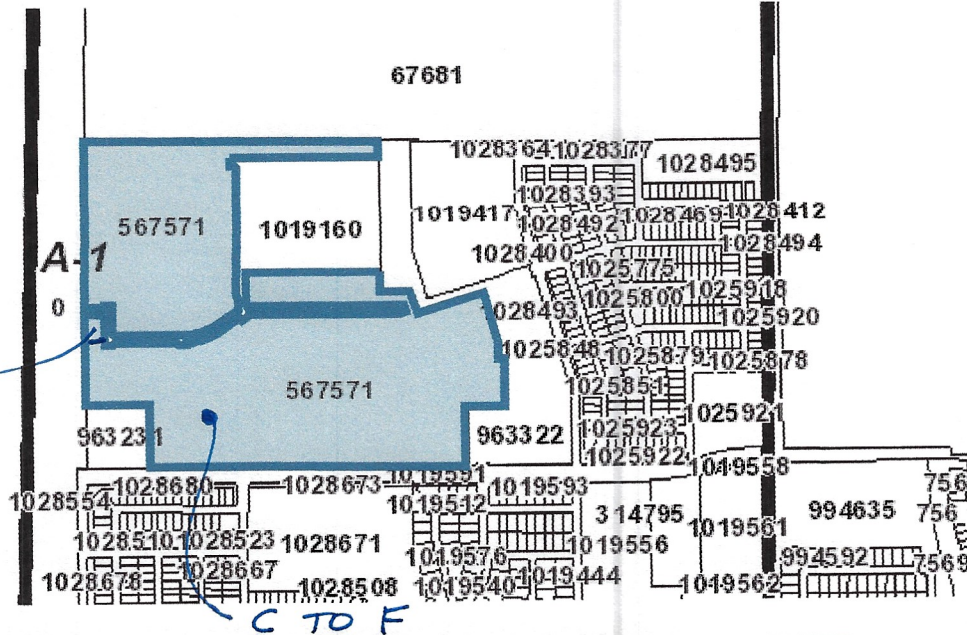
**Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.**

ty Search

Property ID: 567571 For Year 2024

Map

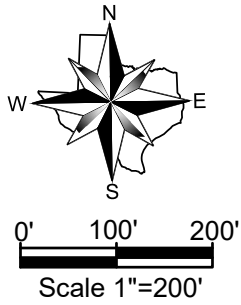
A-5  
TO F



C TO F

Property Details

<b>Account</b>		
<b>Property ID:</b>	567571	<b>Geographic ID:</b> A0001A-000-0001-000D
<b>Type:</b>	Real	
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>		
<b>Map ID:</b>	NW03	<b>Mapsco:</b>
<b>Legal Description:</b>	A0001A ASHTON, TR 1D, 94.252 ACRES	
<b>Abstract/Subdivision:</b>	A0001A - ASHTON	
<b>Neighborhood:</b>	DS11PASTUR	
<b>Owner</b>		
<b>Owner ID:</b>	1812624	
<b>Name:</b>	LNR AIV LLC C/O KENNEDY LEWIS INVESTMENT MANAGEMENT LLC	
<b>Agent:</b>		
<b>Mailing Address:</b>	ATTN ANTHONY PASQUA 225 LIBERTY ST STE 4200 NEW YORK, NY 10281-1049	



**ZONING TRACT 1**

0.803 ACRES  
(34,973 SQ. FT.)

**POINT OF BEGINNING**  
TRACT 1  
TRACT 2

**SENDERA RANCH BOULEVARD**  
(110' right-of-way)

110' RIGHT OF WAY DEDICATION  
INST.NO. 2024-185

PORTION OF LNR AIV LLC  
(TRACT 1)  
INST. NO. 2023-91440

PORTION OF LNR AIV LLC  
(TRACT 2)  
INST. NO. 2023-91440

**ZONING TRACT 2**  
17.503 ACRES  
(762,413 SQ. FT.)

**ZONING TRACT 3**  
1.871 ACRES  
(81,480 SQ. FT.)

**POINT OF BEGINNING**  
TRACT 3

PORTION OF SENDERA RANCHO LLC  
INST. NO. 2021-194443

**POINT OF COMMENCING**

**RANCHO CANYON WAY**  
(110' right-of-way)

110' RIGHT OF WAY DEDICATION  
INST. NO. 2023-96



**Winkelmann & Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7099  
DALLAS, TEXAS 75230 (972) 490-7099 FAX

Texas Engineers Registration No. 89

Texas Surveyors No. 10086600 Expires 12-31-24  
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Scale : 1" = 200'

Date : 06.03.24

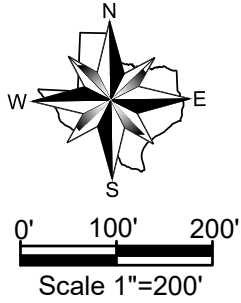
Dwg. File : 63918-ZONING EXHIBITS

Project No. : 63918.00

**ZONING EXHIBIT**

**SHEET**

**1 OF 6**



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°27'36"E	45.64'
L2	S12°32'55"E	25.00'
L3	S89°59'39"E	37.08'
L4	S00°00'21"W	20.66'
L5	S89°59'39"E	12.60'
L6	S00°00'21"W	4.73'
L7	S89°36'02"W	56.88'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	21°02'22"	25.00'	9.18'	9.13'	N79°01'34"E
C2	21°02'22"	25.00'	9.18'	9.13'	S10°03'56"W



**Winkelmann  
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090  
DALLAS, TEXAS 75230 (972) 490-7099 FAX

Texas Engineers Registration No. 89  
Texas Surveyors No. 10086600 Expires 12-31-24  
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Scale : N/A

Date : 06.03.24

Dwg. File : 63918-ZONING EXHIBITS

Project No. : 63918.00

**ZONING EXHIBIT**

**SHEET**

**2  
OF  
6**

**ZONING TRACT 1 EXHIBIT**

**STATE OF TEXAS     §**  
**COUNTY OF COLLIN   §**

BEING a tract of land situated in the MATTHEW ASHTON SURVEY, ABSTRACT NO. 1, and being a portion of a tract of land as described in deed to LNR AIV LLC (Tract 1), recorded in Instrument No. 2023-91440, Deed Records, Collin County, Texas (D.R.C.C.T.), a portion of a tract of land as described in deed to LNR AIV LLC (Tract 2), recorded in Instrument No. 2023-91440, D.R.C.C.T., and a portion of the right-of-way of Sendera Ranch Boulevard, a 110' right-of-way, recorded in Instrument No. 2024-185, Plat Records, Collin County, Texas (P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at the intersection of the centerline of Rancho Canyon Road, a 110' right-of-way, recorded in Instrument No. 2023-96, P.R.C.C.T., and the centerline of said Sendera Ranch Boulevard;

THENCE North 00 deg 26 min 53 sec West, departing the centerline of said Rancho Canyon Way, and along the centerline of said Sendera Ranch Boulevard, a distance of 935.09 feet to a point for corner, said point being the POINT OF BEGINNING;

THENCE North 00 deg 26 min 53 sec West, continuing along said centerline, a distance of 142.76 feet to a point for corner;

THENCE, departing the centerline and crossing the right-of-way of said Sendera Ranch Boulevard and over and across said LNR AIV LLC tracts (Tract 1 and Tract 2), the following:

North 89 deg 32 min 45 sec East, a distance of 244.81 feet to a point for corner;

South 00 deg 27 min 36 sec East, a distance of 142.93 feet to a point for corner;

South 89 deg 35 min 06 sec West, a distance of 244.84 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.803 acres or 34,973 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 13th day of May, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.



**Winkelmann  
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090  
DALLAS, TEXAS 75230 (972) 490-7099 FAX

Texas Engineers Registration No. 89  
Texas Surveyors No. 10086600 Expires 12-31-24  
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Scale : N/A

Date : 06.03.24

Dwg. File : 63918-ZONING EXHIBITS

Project No. : 63918.00

**ZONING EXHIBIT**

**SHEET**

**3  
OF  
6**



**ZONING TRACT 2 EXHIBIT**

**STATE OF TEXAS §**  
**COUNTY OF COLLIN §**

BEING a tract of land situated in the MATTHEW ASHTON SURVEY, ABSTRACT NO. 1, and being a portion of a tract of land as described in deed to LNR AIV LLC (Tract 1), recorded in Instrument No. 2023-91440, Deed Records, Collin County, Texas (D.R.C.C.T.), a portion of a tract of land as described in deed to LNR AIV LLC (Tract 2), recorded in Instrument No. 2023-91440, D.R.C.C.T., a portion of the right-of-way of Rancho Canyon Road, a 110' right-of-way, recorded in Instrument No. 2023-96, Plat Records, Collin County, Texas (P.R.C.C.T.), and a portion of the right-of-way of Sendera Ranch Boulevard, a 110' right-of-way, recorded in Instrument No. 2024-185, P.R.C.C.T., and being more particularly described as follows:

COMMENCING at the intersection of the centerline of said Rancho Canyon Way and the centerline of said Sendera Ranch Boulevard;

THENCE North 00 deg 26 min 53 sec West, departing the centerline of said Rancho Canyon Way and along the centerline of said Sendera Ranch Boulevard, a distance of 935.09 feet to the POINT OF BEGINNING;

THENCE crossing the right-of-way of said Sendera Ranch Boulevard and over and across said LNR AIV LLC tracts (Tract 1 and Tract 2), the following:

North 89 deg 35 min 06 sec East, a distance of 244.84 feet to a point for corner;

South 00 deg 27 min 36 sec East, a distance of 45.64 feet to a point for corner;

North 89 deg 32 min 24 sec East, a distance of 480.00 feet to a point for corner and the beginning of a curve to the left having a radius of 415.00 feet, a central angle of 12 deg 05 min 18 sec, a chord bearing of North 83 deg 29 min 44 sec East and a chord length of 87.39 feet;

Along said curve to the left, an arc distance of 87.56 feet to a point for corner;

South 12 deg 32 min 55 sec East, a distance of 25.00 feet to a point for corner;

South 89 deg 59 min 39 sec East, a distance of 37.08 feet to a point for corner;

South 00 deg 00 min 21 sec West, a distance of 20.66 feet to a point for corner;

South 89 deg 59 min 39 sec East, a distance of 12.60 feet to a point for corner and the beginning of a curve to the right having a radius of 62.00 feet, a central angle of 90 deg 00 min 00 sec, a chord bearing of South 44 deg 59 min 39 sec East and a chord length of 87.68 feet;

Along said curve to the right, an arc distance of 97.39 feet to a point for corner;

South 00 deg 00 min 21 sec West, a distance of 4.73 feet to a point for corner;

South 32 deg 55 min 47 sec East, a distance of 87.43 feet to a point for corner;

South 00 deg 27 min 15 sec East, a distance of 192.48 feet to a point for corner;

(CON'T ON SHEET 5)



**Winkelmann & Associates, Inc.**  
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DALLAS, TEXAS 75230 (972) 490-7099 FAX  
Texas Engineers Registration No. 89  
Texas Surveyors No. 10086600 Expires 12-31-24  
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Scale :	N/A
Date :	06.03.24
Dwg. File :	63918-ZONING EXHIBITS
Project No. :	63918.00

**ZONING EXHIBIT**

**SHEET**  
**4**  
**OF**  
**6**

**ZONING TRACT 2 EXHIBIT**

(CON'T FROM SHEET 4)

North 89 deg 32 min 45 sec East, a distance of 63.88 feet to a point for corner and the beginning of a curve to the left having a radius of 25.00 feet, a central angle of 21 deg 02 min 22 sec, a chord bearing of North 79 deg 01 min 34 sec East, and a chord length of 9.13 feet;

Along said curve to the left, an arc distance of 9.18 feet to a point for corner and the beginning of a curve to the right having a radius of 50.00 feet, a central angle of 132 deg 04 min 44 sec, a chord bearing of South 45 deg 27 min 15 sec East and a chord length of 91.38 feet;

Along said curve to the right, an arc distance of 115.26 feet to a point for corner and the beginning of a curve to the left having a radius of 25.00 feet, a central angle of 21 deg 02 min 22 sec, a chord bearing of South 10 deg 03 min 56 sec West and a chord length of 9.13 feet;

Along said curve to the left, an arc distance of 9.18 feet to a point for corner;

South 00 deg 27 min 15 sec East, a distance of 83.77 feet to a point for corner;

North 89 deg 32 min 45 sec East, a distance of 115.00 feet to a point for corner;

South 00 deg 27 min 15 sec East, a distance of 200.00 feet to a point for corner;

South 89 deg 32 min 45 sec West, a distance of 115.00 feet to a point for corner;

South 00 deg 04 min 41 sec East, a distance of 90.00 feet to a point for corner;

THENCE South 00 deg 12 min 49 sec East, continuing over and across said LNR AIV LLC tract (Tract 2) and over and across the right-of-way of said Rancho Canyon Way, a distance of 74.95 feet to a point for corner, said point being situated in the centerline of said Rancho Canyon Way;

THENCE South 89 deg 36 min 07 sec West, along the centerline of said Rancho Canyon Way, a distance of 657.25 feet to a point for corner;

THENCE North 00 deg 24 min 54 sec West, crossing the right-of-way of said Rancho Canyon Way and over and across said LNR AIV LLC tract (Tract 2), a distance of 440.57 feet to a point for corner;

THENCE South 89 deg 38 min 41 sec West, continuing over and across said LNR AIV LLC tract (Tract 2), and crossing the right-of-way of said Sendera Ranch Boulevard, a distance of 452.91 feet to a point for corner situated in the centerline of said Sendera Ranch Boulevard;

THENCE North 00 deg 26 min 53 sec West, along said centerline, a distance of 494.74 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 17.503 acres or 762,413 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 13th day of May, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.



**Winkelmann  
& Associates, Inc.**

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Texas Surveyors No. 10086600 Expires 12-31-24  
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Scale : N/A

Date : 06.03.24

Dwg. File : 63918-ZONING EXHIBITS

Project No. : 63918.00

**ZONING EXHIBIT**

**SHEET**

**5  
OF  
6**

**ZONING TRACT 3 EXHIBIT**

**STATE OF TEXAS §**  
**COUNTY OF COLLIN §**

BEING a tract of land situated in the MATTHEW ASTON SURVEY, ABSTRACT NO. 1, and being a portion of a tract of land as described in deed to LNR AIV LLC (Tract 2), recorded in Instrument No. 2023-91440, Deed Records, Collin County, Texas (D.R.C.C.T.), a portion of the right-of-way of Rancho Canyon Road, a 110' right-of-way, recorded in Instrument No. 2023-96, Plat Records, Collin County, Texas (P.R.C.C.T.), and a portion of the right-of-way of Sendera Ranch Boulevard, a 110' right-of-way, recorded in Instrument No. 2024-185, P.R.C.C.T., and being more particularly described as follows:

COMMENCING at the intersection of the centerline of said Rancho Canyon Way and the centerline of said Sendera Ranch Boulevard;

THENCE North 00 deg 26 min 53 sec West, departing the centerline of said Rancho Canyon Way, and along the centerline of said Sendera Ranch Boulevard, a distance of 297.66 feet to a point for corner, said point being the POINT OF BEGINNING;

THENCE North 00 deg 26 min 53 sec West, continuing along said centerline, a distance of 142.68 feet to a point for corner;

THENCE North 89 deg 38 min 41 sec East, departing the centerline and crossing the right-of-way of said Sendera Ranch Boulevard, and said LNR AIV LLC tract (Tract 2), a distance of 452.91 feet to a point for corner;

THENCE South 00 deg 24 min 54 sec East, continuing over and across said LNR AIV LLC tract (Tract 2), and over and across said Rancho Canyon Way, a distance of 439.99 feet to a point for corner situated in the centerline of said Rancho Canyon Way;

THENCE South 89 deg 36 min 02 sec West, along said centerline, a distance of 56.88 feet to a point for corner;

THENCE North 00 deg 23 min 41 sec West, departing the centerline and crossing the right-of-way of said Rancho Canyon Way and said LNR AIV LLC tract (Tract 2), a distance of 297.52 feet to a point for corner;

THENCE South 89 deg 37 min 12 sec West, continuing over and across said LNR AIV LLC tract (Tract 2), and crossing the right-of-way of said Sendera Ranch Boulevard, a distance of 396.05 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1.871 acres or 81,480 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 13th day of May, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.



**Winkelmann  
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Texas Surveyors No. 10086600 Expires 12-31-24  
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Scale : N/A

Date : 06.03.24

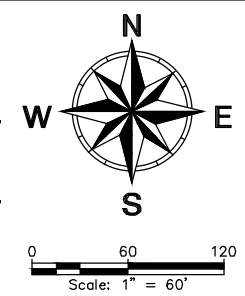
Dwg. File : 63918-ZONING EXHIBITS

Project No. : 63918.00

**ZONING EXHIBIT**

**SHEET**

**6  
OF  
6**

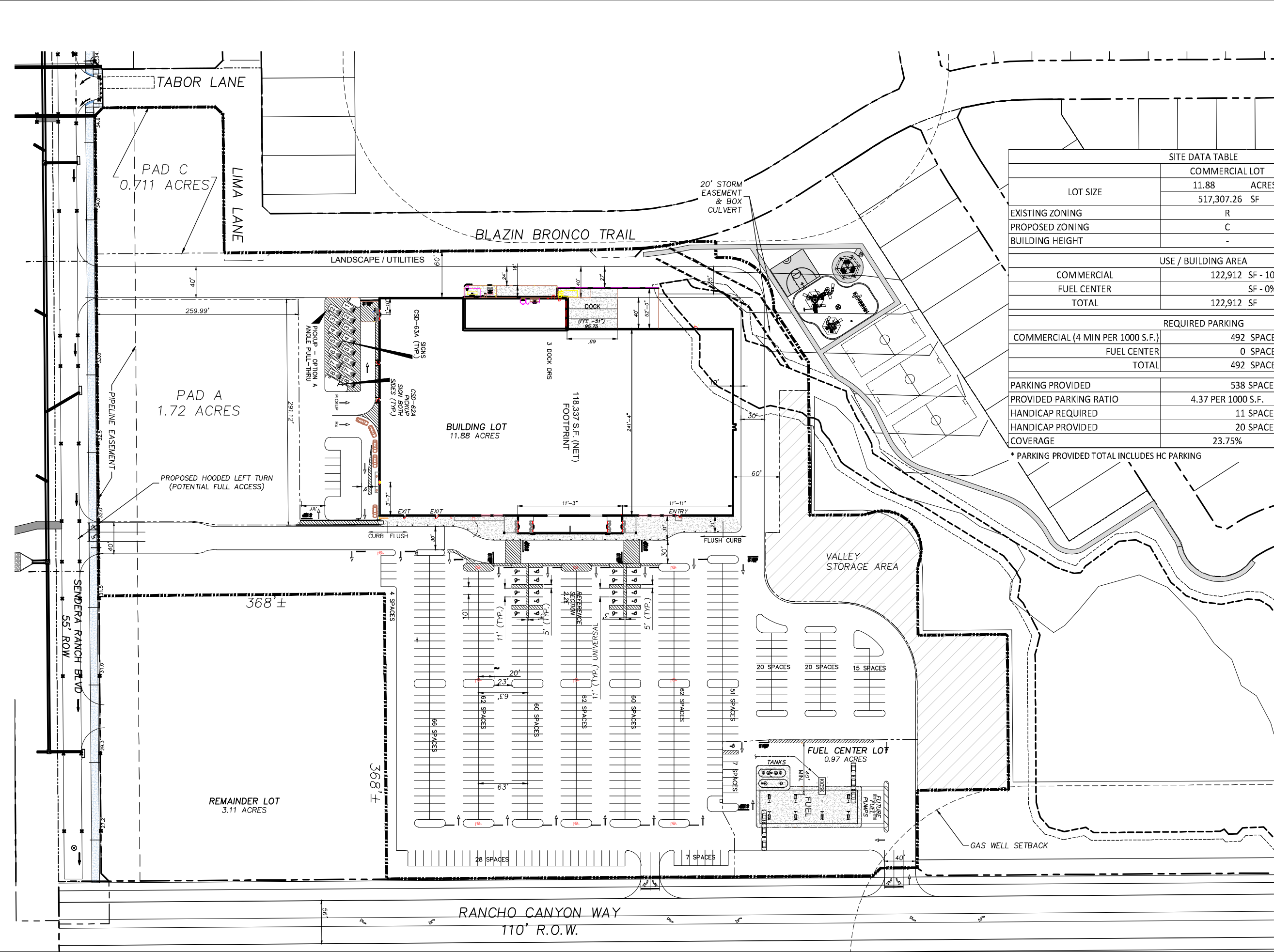


SITE DATA TABLE		
	COMMERCIAL LOT	FUEL CENTER
LOT SIZE	11.88 ACRES	0.97 ACRES
	517,307.26 SF	42,422.18 SF
EXISTING ZONING	R	R
PROPOSED ZONING	C	C
BUILDING HEIGHT	-	-
USE / BUILDING AREA		
COMMERCIAL	122,912 SF - 100%	SF - 0%
FUEL CENTER	SF - 0%	176 SF - 100%
TOTAL	122,912 SF	176 SF
REQUIRED PARKING		
COMMERCIAL (4 MIN PER 1000 S.F.)	492 SPACES	0 SPACES
FUEL CENTER	0 SPACES	7 SPACES
TOTAL	492 SPACES	7 SPACES
PARKING PROVIDED	538 SPACES	7 SPACES
PROVIDED PARKING RATIO	4.37 PER 1000 S.F.	
HANDICAP REQUIRED	11 SPACES	1 SPACES
HANDICAP PROVIDED	20 SPACES	1 SPACES
COVERAGE	23.75%	0.41%

\* PARKING PROVIDED TOTAL INCLUDES HC PARKING

No.	DATE	REVISION	APPROV.
6.			
5.			
4.			
3.			
2.			
1.			

**Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
 1970 HILGERT PL. #2230 ■ SUITE 210  
 DALLAS, TEXAS 75230 ■ (972) 492-7999 FAX  
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05-22-2024

**SITE PLAN E**  
 SENDERA RANCH BLVD & RANCHO CANYON WAY NEC  
 HASLET, TX

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