



# 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  
100 Fort Worth Trail, 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: 200 Texas St Council Chambers, Second Floor	
LOCATION MAP	

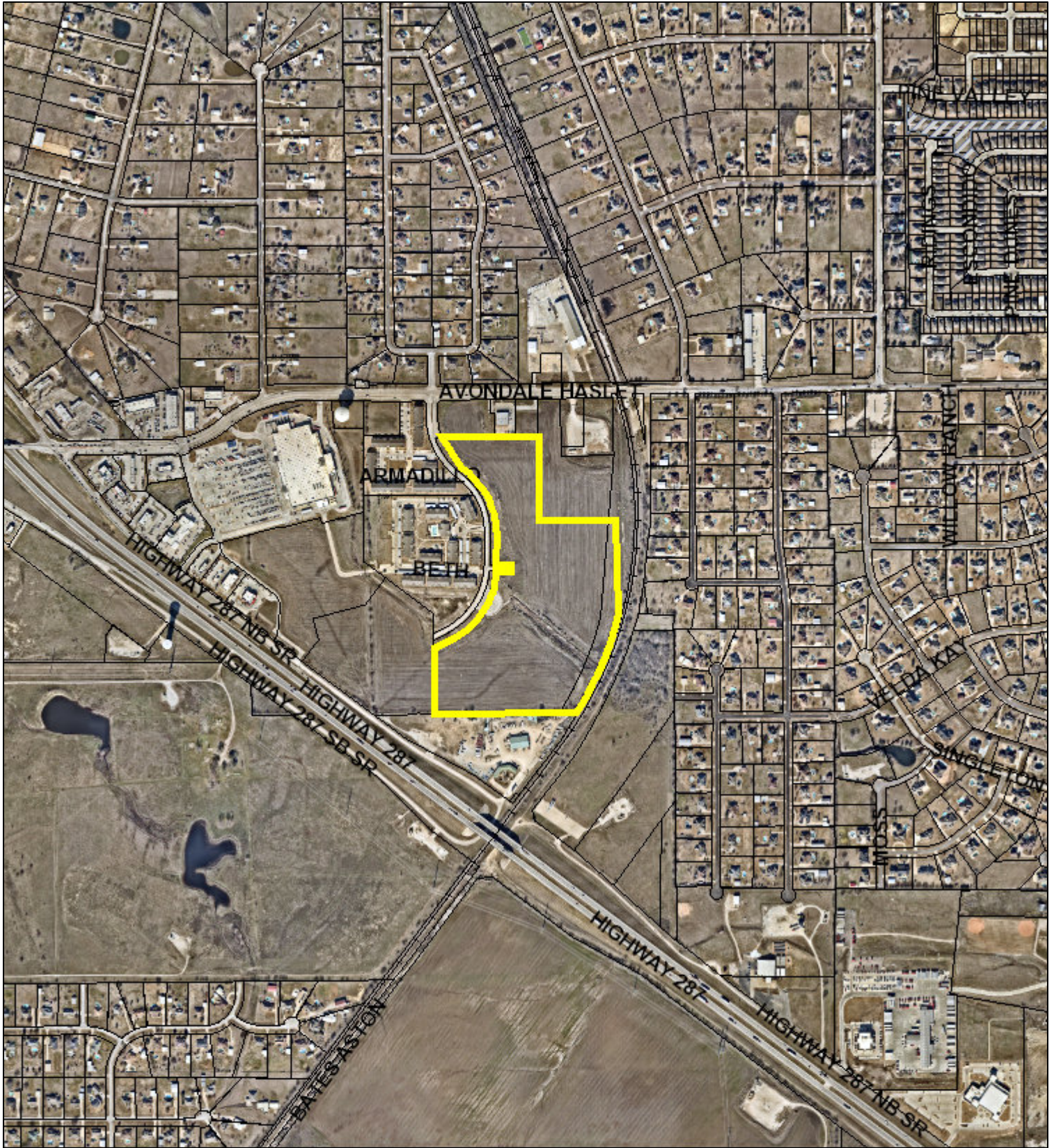
Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

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

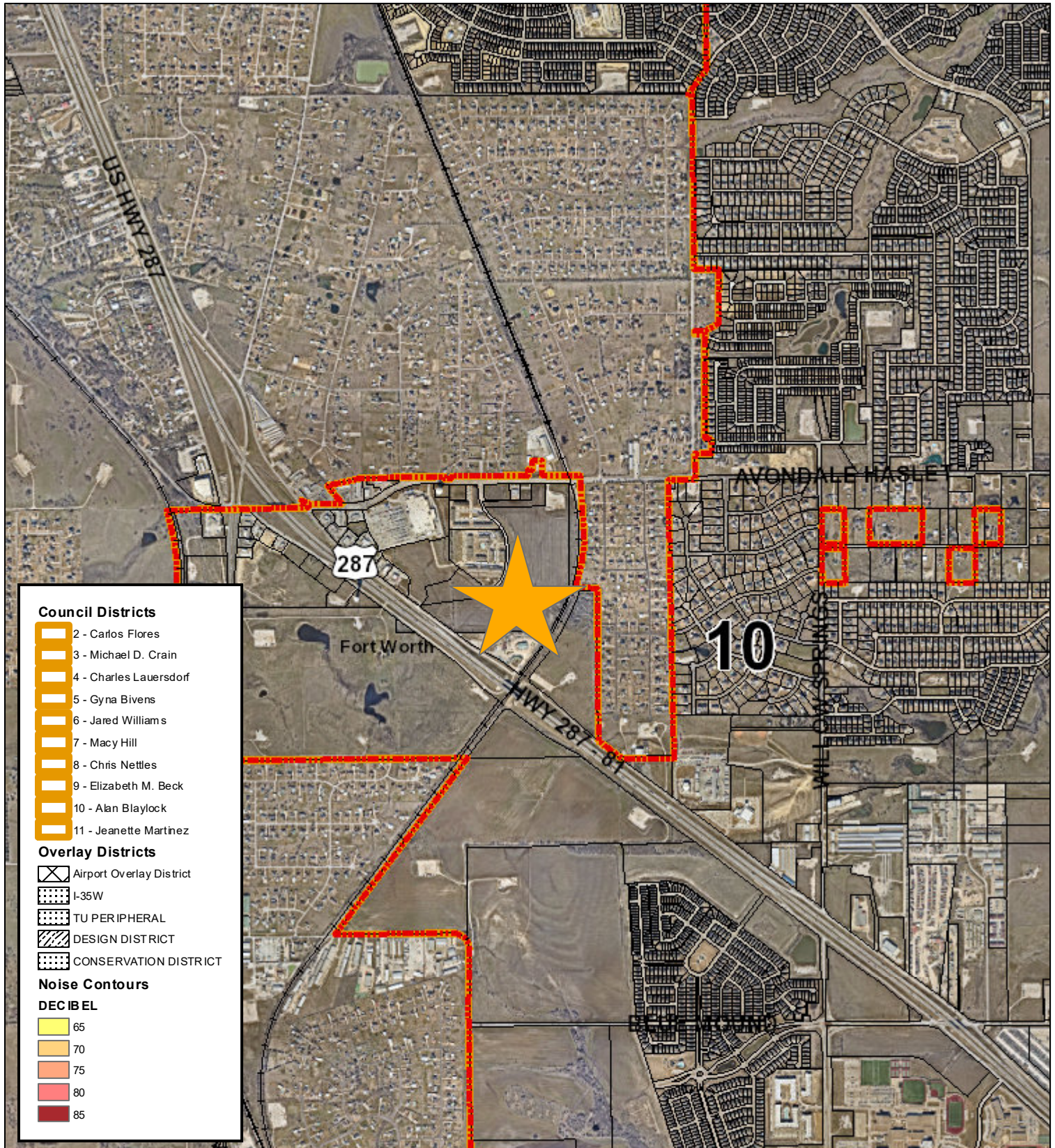


0 550 1,100 2,200 Feet





### 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

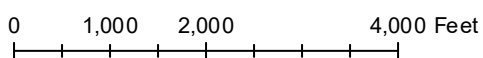
**Overlay Districts**

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

**Noise Contours**

**DECIBEL**

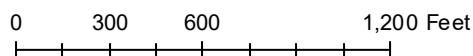
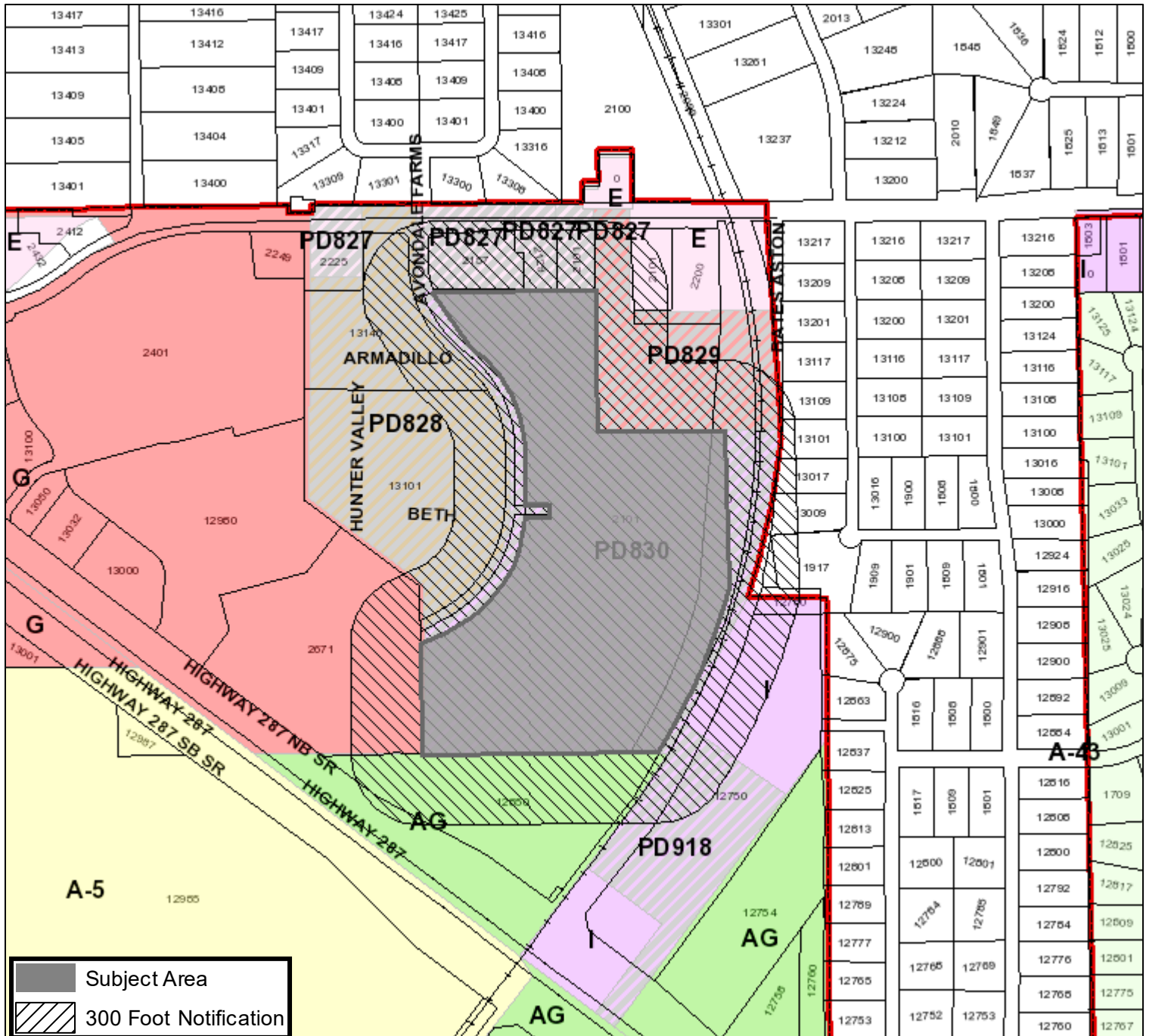
- 65
- 70
- 75
- 80
- 85



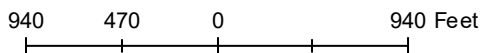
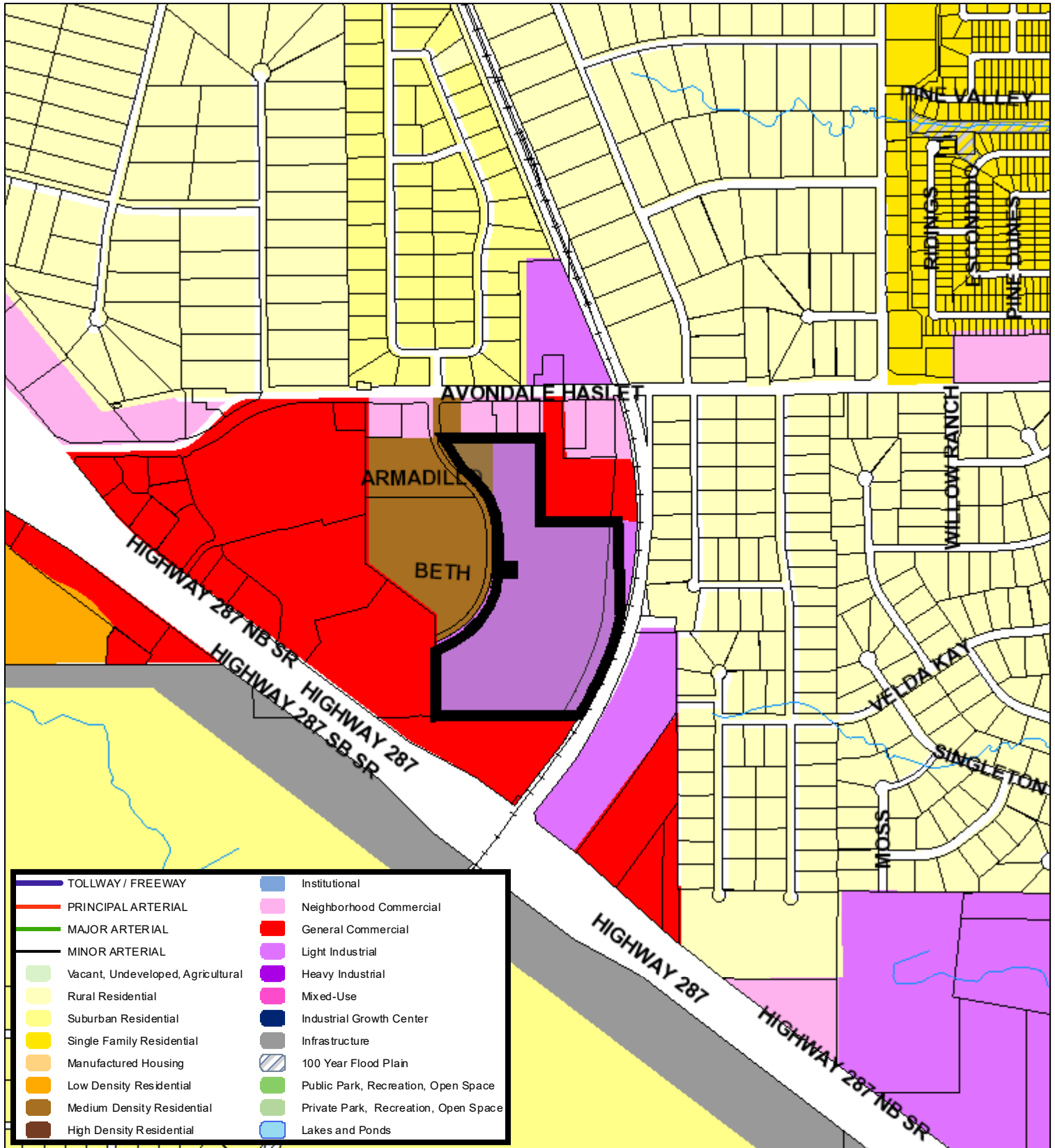


### Area Zoning Map

Applicant: Hunter Crossroads LP  
 Address: 2101 AVONDALE HASLET RD  
 Zoning From: PD830  
 Zoning To: null  
 Acres: 37.53944978  
 Mapsco: Text  
 Sector/District: Far\_North  
 Commission Date: 11/13/2024  
 Contact: 817-392-8043



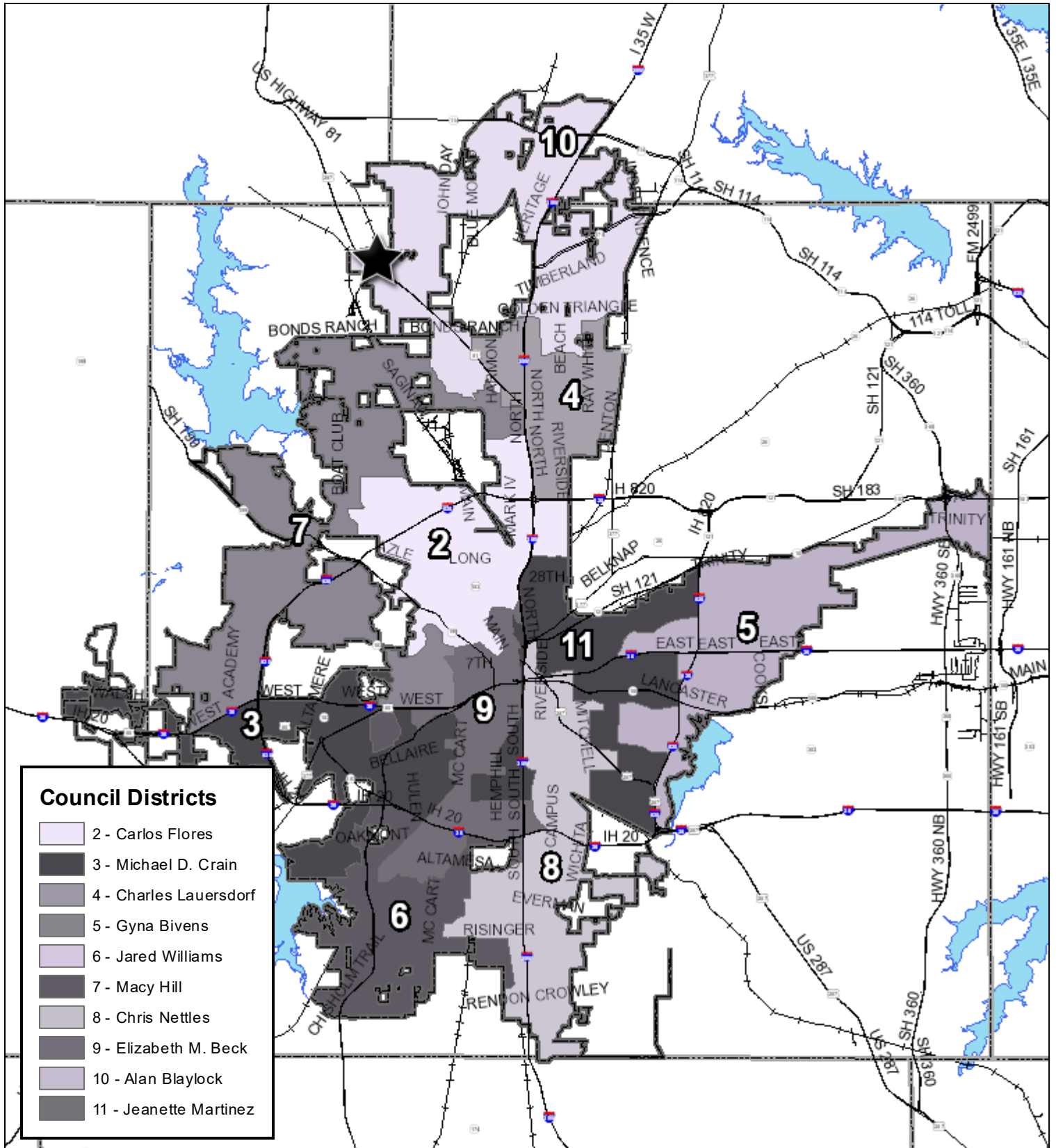
### Future Land Use



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** Hunter Crossroads LP  
 Mailing Address 2030 Main Street Suite 342 City, State, Zip Dallas, TX 75201  
 Phone 214-739-4200 Email Slzquierdo@42realestate.com + 5R@42realestate.com

**APPLICANT** Sunny Patel - Taylor Morrison  
 Mailing Address 6735 Salt Cedar Way, Building 1, Ste. 200 City, State, Zip Frisco, TX 75034  
 Phone 972-854-3890 Email supatel@taylormorrison.com

**AGENT / OTHER CONTACT** Jerry Sylo - JBI Partners  
 Mailing Address 2121 Midway Road, Suite 300 City, State, Zip Carrollton, TX 75006  
 Phone 972-738-0248 Email JSylo@jbipartners.com

*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): 2101-2200 Avondale Haslet Road (Parcel ID NO. 41374150)  
 Total Rezoning Acreage: 37.577  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): \_\_\_\_\_

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: \_\_\_\_\_ 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: 37.577 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 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 checked="" 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): PD-830 Proposed Zoning District(s): PD-830

Current Use of Property: Undeveloped

Proposed Use of Property: Multi-family (read land use for additional information)

**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: "I" and "CR"

Land Uses Being Added or Removed: Adding multi-family

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 property is located at approximately 2200 Avondale-Haslet Road. The proposed use is “C” multifamily to allow for detached multi-family dwelling units, specifically within PD 830. The current zoning on the property allows by right Light Industrial (“I”) uses. Our proposed development exhibits show you the detached multi-family dwelling units’ elevations and how they differentiate from a traditional multi-family project and are more akin to single-family in design and function.

The proposed use is in the “Multifamily” designation since the detached multi-family dwelling units will be located on one (1) lot versus individual lots like a single-family neighborhood. The proposed use is consistent with the area and will allow for a buffer to be created between the non-residential uses and apartment complex to the west from the single-family residential uses that are located outside of the city limits to the east. If approved the proposed use will be less intense than the permitted uses by right in PD-830 (existing zoning classification).

The proposed use shall be in addition to the uses currently allowed on this subject property.



**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 1/2 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





**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): [Signature]

Owner's Name (Printed): Scott Rohrman, a manager of the G.P. of Hunter Crossroads, LP

**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) Sunny Patel & Taylor Morrison 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:

2101 - 2200 Avondale Harlet Road (Parcel ID No. 413 74150) - see attached <sup>metes and bounds description</sup> (CERTIFIED LEGAL DESCRIPTION)

[Signature]  
Owner's Signature (of the above referenced property)

[Signature]  
Applicant or Agent's Signature

Scott Rohrman, a manager of the G.P. of Hunter Crossroads, LP  
Owner's Name (Printed)

Sunny Patel, Taylor Morrison  
Applicant or Agent's Name (Printed)





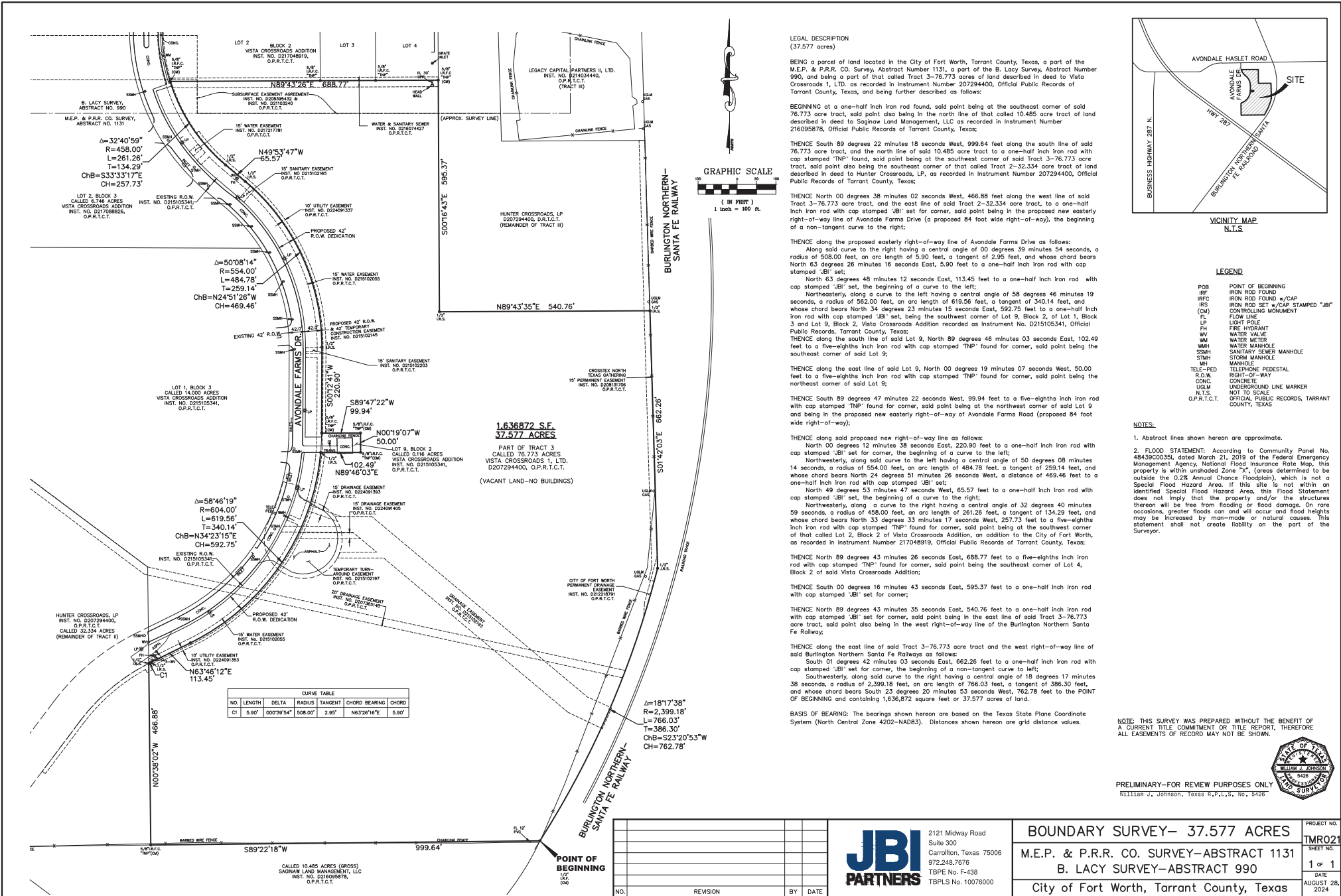
<b>DATA SOURCES</b>
<b>BOUNDARY:</b> ON THE GROUND SURVEY (S/PLUS) SPACE OF SURVEY WEB BASED/PUBLIC INFORMATION
<b>ENCUMBRANCE:</b> FILE REPORT/SCHEDULE B WEB BASED/PUBLIC INFORMATION
<b>TOPOGRAPHY:</b> ON THE GROUND SURVEY MARCUS AERIAL TOPOGRAPHY OTHER SOURCE (E/02, N/20/02)
<b>100 YEAR FLOOD PLAIN:</b> FLOOD STUDY FEMA MAPS WEB BASED/PUBLIC INFORMATION
<b>PROVISIONAL WATER:</b> ON THE GROUND ANALYSIS WEB BASED/PUBLIC INFORMATION

↑ N  
OCT 1, 2024  
TMR021

# YARDLY HUNTER CROSSROADS

VICINITY MAP **JBI**  
FT WORTH, TEXAS PARTNERS





**LEGAL DESCRIPTION**  
(37.577 acres)

BEING a parcel of land located in the City of Fort Worth, Tarrant County, Texas, a part of the M.E.P. & P.R.R. CO. Survey, Abstract Number 1131, a part of the B. Lacy Survey, Abstract Number 990, and being a part of that called Tract 3-76.773 acres of land described in deed to Vista Crossroads 1, L.T.D. as recorded in Instrument Number 207294400, Official Public Records of Tarrant County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found, said point being at the southeast corner of said 76.773 acre tract, said point also being in the north line of that called 10.485 acre tract of land described in deed to Hunter Crossroads, LP, as recorded in Instrument Number 207294400, Official Public Records of Tarrant County, Texas;

THENCE South 89 degrees 22 minutes 18 seconds West, 999.64 feet along the south line of said 76.773 acre tract, and the north line of said 10.485 acre tract to a one-half inch iron rod with cap stamped "NP" found, said point being at the southwest corner of said Tract 3-76.773 acre tract, said point also being the southeast corner of that called Tract 2-32.334 acre tract of land described in deed to Hunter Crossroads, LP, as recorded in Instrument Number 207294400, Official Public Records of Tarrant County, Texas;

THENCE North 00 degrees 36 minutes 02 seconds West, 466.86 feet along the west line of said Tract 3-76.773 acre tract, and the east line of said Tract 2-32.334 acre tract, to a one-half inch iron rod with cap stamped "JBI" set for corner, said point being in the proposed new easterly right-of-way line of Avondale Farms Drive (a proposed 84 foot wide right-of-way), the beginning of a non-tangent curve to the right;

THENCE along the proposed easterly right-of-way line of Avondale Farms Drive as follows:  
Along said curve to the right having a central angle of 00 degrees 39 minutes 54 seconds, a radius of 508.00 feet, an arc length of 5.90 feet, a tangent of 2.95 feet, and whose chord bears North 63 degrees 26 minutes 16 seconds East, 5.90 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 63 degrees 48 minutes 12 seconds East, 113.45 feet to a one-half inch iron rod with cap stamped "JBI" set, the beginning of a curve to the left;

Northeasterly, along a curve to the left having a central angle of 58 degrees 46 minutes 19 seconds, a radius of 582.00 feet, an arc length of 619.56 feet, a tangent of 340.14 feet, and whose chord bears North 34 degrees 23 minutes 15 seconds East, 592.75 feet to a one-half inch iron rod with cap stamped "JBI" set, being the southwest corner of Lot 9, Block 2, of Lot 1, Block 3 and Lot 9, Block 2, Vista Crossroads Addition recorded as Instrument No. D215105341, Official Public Records, Tarrant County, Texas;

THENCE along the south line of said Lot 9, North 89 degrees 46 minutes 03 seconds East, 102.49 feet to a five-eighths inch iron rod with cap stamped "NP" found for corner, said point being the southeast corner of said Lot 9;

THENCE along the east line of said Lot 9, North 00 degrees 19 minutes 07 seconds West, 50.00 feet to a five-eighths inch iron rod with cap stamped "NP" found for corner, said point being the northeast corner of said Lot 9;

THENCE South 89 degrees 47 minutes 22 seconds West, 99.94 feet to a five-eighths inch iron rod with cap stamped "NP" found for corner, said point being at the northwest corner of said Lot 9 and being in the proposed new easterly right-of-way of Avondale Farms Drive (proposed 84 foot wide right-of-way);

THENCE along said proposed new right-of-way line as follows:  
North 00 degrees 12 minutes 38 seconds East, 220.90 feet to a one-half inch iron rod with cap stamped "JBI" set for corner, the beginning of a curve to the left;

Northeasterly, along said curve to the left having a central angle of 50 degrees 08 minutes 14 seconds, a radius of 554.00 feet, an arc length of 484.78 feet, a tangent of 258.14 feet, and whose chord bears North 24 degrees 51 minutes 26 seconds West, a distance of 469.46 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 49 degrees 53 minutes 47 seconds West, 65.57 feet to a one-half inch iron rod with cap stamped "JBI" set, the beginning of a curve to the right;

Northeasterly, along a curve to the right having a central angle of 32 degrees 40 minutes 59 seconds, a radius of 458.00 feet, an arc length of 261.26 feet, a tangent of 134.29 feet, and whose chord bears North 33 degrees 33 minutes 17 seconds West, 257.73 feet to a five-eighths inch iron rod with cap stamped "NP" found for corner, said point being at the southwest corner of that called Lot 2, Block 2 of Vista Crossroads Addition, an addition to the City of Fort Worth, as recorded in Instrument Number 217048919, Official Public Records of Tarrant County, Texas;

THENCE North 89 degrees 43 minutes 26 seconds East, 688.77 feet to a five-eighths inch iron rod with cap stamped "NP" found for corner, said point being the southeast corner of Lot 4, Block 2 of said Vista Crossroads Addition;

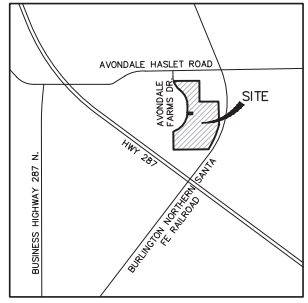
THENCE South 00 degrees 16 minutes 43 seconds East, 595.37 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

THENCE North 89 degrees 43 minutes 35 seconds East, 540.76 feet to a one-half inch iron rod with cap stamped "JBI" set for corner, said point being in the east line of said Tract 3-76.773 acre tract, said point also being in the west right-of-way line of the Burlington Northern Santa Fe Railway;

THENCE along the east line of said Tract 3-76.773 acre tract and the west right-of-way line of said Burlington Northern Santa Fe Railway as follows:  
South 01 degrees 42 minutes 03 seconds East, 662.26 feet to a one-half inch iron rod with cap stamped "JBI" set for corner, the beginning of a non-tangent curve to the left;

Southwesterly, along said curve to the right having a central angle of 18 degrees 17 minutes 38 seconds, a radius of 2,399.18 feet, an arc length of 766.03 feet, a tangent of 386.30 feet, and whose chord bears South 23 degrees 20 minutes 53 seconds West, 762.78 feet to the POINT OF BEGINNING and containing 1,636,872 square feet or 37.577 acres of land.

BASIS OF BEARINGS: The bearings shown hereon are based on the Texas State Plane Coordinate System (North Central Zone 4202-NAD83). Distances shown hereon are grid distance values.



**LEGEND**

- POB POINT OF BEGINNING
- IRF IRON ROD FOUND
- IRS IRON ROD SET w/CAP STAMPED "JBI"
- (CAP) CONTROLLING MONUMENT
- FL FLOW LINE
- LP LIGHT POLE
- FH FIRE HYDRANT
- WM WATER METER
- WM WATER VALVE
- WMH WATER MANHOLE
- SSMH SANITARY SEWER MANHOLE
- STMH STORM MANHOLE
- MH MANHOLE
- TEL-PED TELEPHONE PEDESTAL
- R.O.W. RIGHT-OF-WAY
- CONC. CONCRETE
- UGL UNDERGROUND LINE MARKER
- N.T.S. NOT TO SCALE
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

**NOTES:**

1. Abstract lines shown hereon are approximate.
2. FLOOD STATEMENT: According to Community Panel No. 4843900351, dated March 21, 2019 of the Federal Emergency Management Agency, National Flood Insurance Rate Map, this property is within unshaded Zone "X", (areas determined to be outside the 0.2% Annual Chance Floodplain), which is not a Special Flood Hazard Area. If this site is not within an identified Special Flood Hazard Area, this Flood Statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

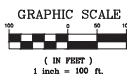
NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT OR TITLE REPORT, THEREFORE ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.

PRELIMINARY-FOR REVIEW PURPOSES ONLY  
William J. Johnson, Texas R.P.L.S. No. 5428



NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
CI	5.90'	000°39'54"	508.00'	2.95'	N63°26'16"E	5.90'

Δ=18°17'38"  
R=2,399.18'  
L=766.03'  
T=386.30'  
CH=523°20'53"W  
CH=762.78'



NO.	REVISION	BY	DATE

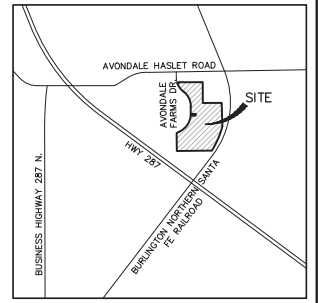
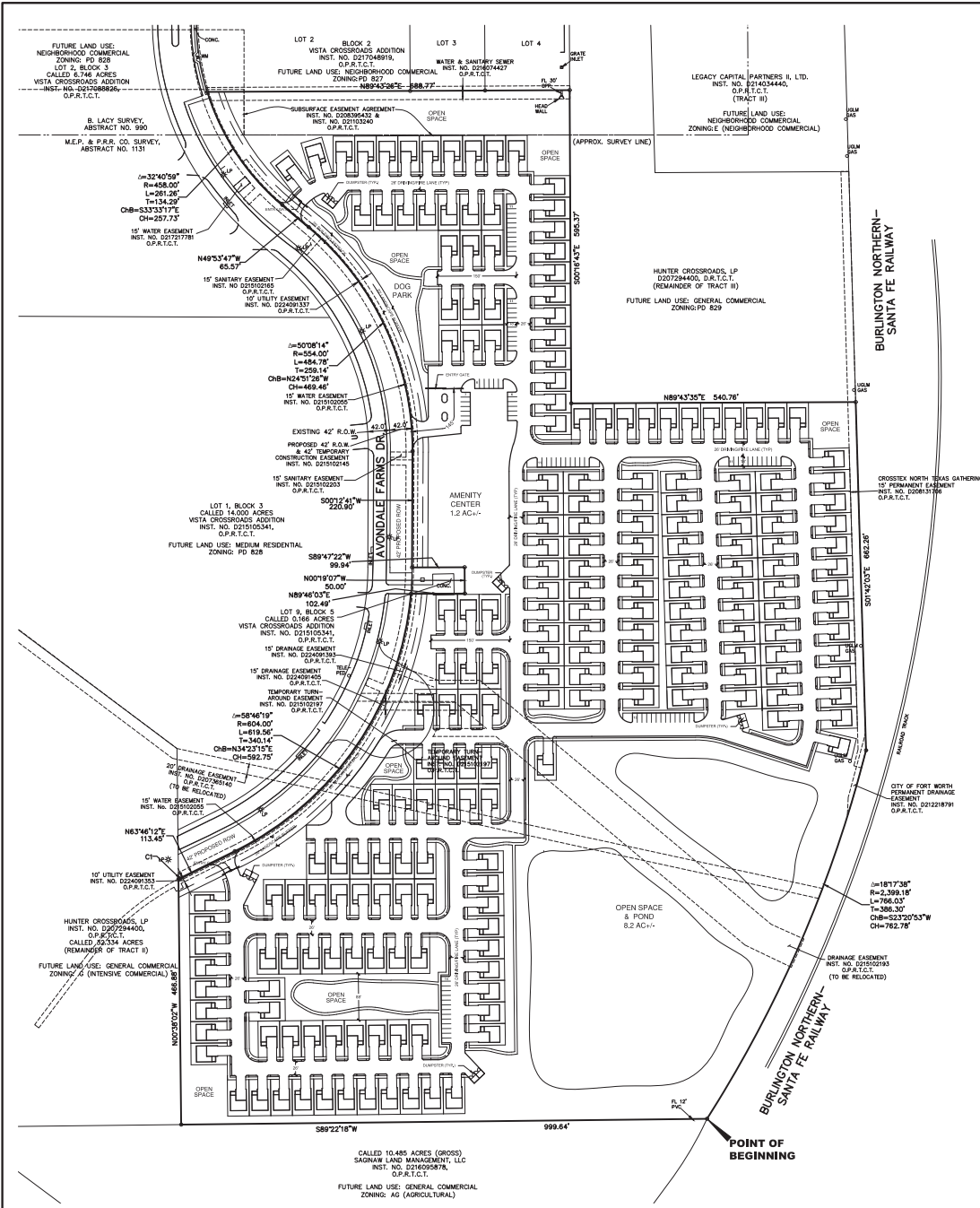
**BOUNDARY SURVEY- 37.577 ACRES**  
M.E.P. & P.R.R. CO. SURVEY-ABSTRACT 1131  
B. LACY SURVEY-ABSTRACT 990  
City of Fort Worth, Tarrant County, Texas

PROJECT NO.	TMRO21
SHEET NO.	1 of 1
DATE	AUGUST 28, 2024



2121 Midway Road  
Suite 300  
Carrollton, Texas 75006  
972.248.7676  
TBPE No. F-438  
TBPLS No. 10076000

Drawing: H:\Projects\TMRO21 - Hunter Crossroads\Phase 1\Surveying\Map\37.577 ACRES BOUNDARY.dwg Saved By: Johnson Plot Date: 8/28/2024 1:35 PM Plotted By: Johnson



VICINITY MAP  
N.T.S.

- NOTES:
1. ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.
  2. FLOOD STATEMENT: ACCORDING TO COMMUNITY PLAN NO. 484392003L, DATED MARCH 21, 2019 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE MAP, THIS PROPERTY IS WITHIN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  3. BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES NAD83). DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.

- GENERAL NOTES & LEGEND:
1. PD/CR PLANNED DEVELOPMENT FOR ALL USES IN "CR" LOW DENSITY MULTI-FAMILY PLUS COTTAGE COMMUNITY; SITE PLAN REQUIREMENTS, WAIVERS TO UNIFIED RESIDENTIAL DEVELOPMENT SUBMISSION, AND DEVELOPMENT STANDARDS APPLY TO COTTAGE COMMUNITY ONLY.
  2. VARIATION OF ROOF ELEVATIONS AND EXTERIOR WALL MATERIALS AND COLORS SHALL BE INCORPORATED TO PROVIDE ARCHITECTURAL VARIETY. ALLOWABLE MATERIALS TO INCLUDE BRICK, STONE, SYNTHETIC STONE, STUCCO, AND FIBER CEMENT SIDING.
  3. THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH THE "CR" DISTRICT STANDARDS, WITH THE FOLLOWING EXCEPTIONS:  
 \*\*FENCES, GATES, PARKING, AND ACCESS EASEMENTS/ACCESS DRIVES SHALL BE ALLOWED IN FRONT, SIDE, & REAR YARD SETBACKS AND WITHIN THE AREA BETWEEN BUILDING FACADES AND PROPERTY LINE.  
 \*\*THE MINIMUM LANDSCAPE AREA AS REQUIRED BY SECTION 6.301 SUBSECTION 1C SHALL APPLY ONLY TO THE LIMITS OF THE LEASING CENTER ARTIFICIAL LOT, AS SHOWN ON THIS PLAN.
  4. A URD SITE PLAN WILL NOT BE REQUIRED FOR A COTTAGE COMMUNITY DEVELOPMENT.
  5. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
  6. ALL SIGNS WILL CONFORM TO ARTICLE 4. SIGNS MAY BE LOCATED IN THE FRONT SETBACK AS SHOWN ON THE SITE PLAN.
  7. THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING POINT SYSTEM REQUIREMENTS FOR SECTION 4.710 LOW DENSITY MULTIFAMILY ("CR") DISTRICT.
  8. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
  9. DUMPSTERS WILL BE SCREENED IN WITH A MASONRY WALL ON THREE SIDES AND CONTAIN A GATE.
  10. ALL RESIDENCES SHALL HAVE TYPE 13D FIRE SPRINKLERS.
  11. BUILDING SEPARATION SHALL BE A MINIMUM SPACING BETWEEN UNITS OF 8 FEET (FOUNDATION TO FOUNDATION).

CURRENT ZONING: PD 830  
 PROPOSED ZONING: PD CR (LOW DENSITY MULTIFAMILY)

DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

OPEN SPACE PROVIDED: 12.7 AC+/-

RESIDENTIAL SUMMARY				
BUILDING TYPE	FLOOR AREA	MAX UNIT DIMENSIONS	NUMBER OF STORIES	HOMES
3/4 BEDROOM	1767	41' X 77'	TWO STORY	212

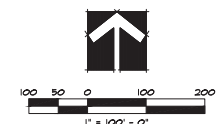
PARKING REQUIRED

RESIDENTIAL:  
 GARAGE AND TANDEM:  
 212 (ASSUME ALL 4 BR HOMES) = 848 SPACES

NON RESIDENTIAL:  
 AMENITY CENTER 1SP/250 SF = 16 SPACES

TOTAL = 864 SPACES

PARKING PROVIDED - SUMMARY		
PARKING TYPE	DIMENSIONS	SPACES
GARAGE	9' X 18'	424
TANDEM	9' X 18'	424
AMENITY CENTER	9' X 18'	19
OTHER	9' X 18'	71
TOTAL		938



PD SITE PLAN  
 ZONING CASE # \_\_\_\_\_

**YARDLY HUNTER CROSSROADS**  
 37.577 ACRES OUT OF  
 M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 1131,  
 B. LACY SURVEY, ABSTRACT NO. 990  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

212 LOTS

**HUNTER CROSSROADS LP** OWNER  
 3890 W Northwest Hwy, Suite 100 (214) 244-8809  
 Dallas, Texas 75220  
 Contact: Tony Shaw  
 tshaw@tonyshawproperties.com

**TAYLOR MORRISON** APPLICANT/DEVELOPER  
 6735 Salt Cedar Way Building 1, Suite 200 (469) 252-2199  
 Frisco, Texas 75034  
 Contact: Sunny Patel  
 supatel@toyormorrison.com

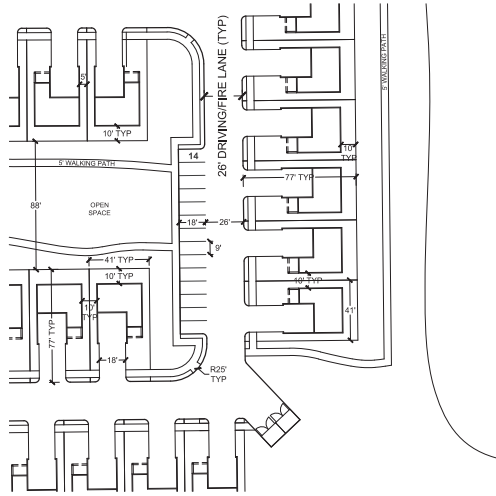
**JBI PARTNERS, INC.** SURVEYOR/ENGINEER  
 2121 Midway Road, Suite 300 (972) 248-7676  
 Carrollton, Texas 75006  
 Contact: Jerry Sylo  
 jsylo@jbipartners.com  
 TSP# No. F-438 TPL# No. 10076000

Submitted: October 7, 2024

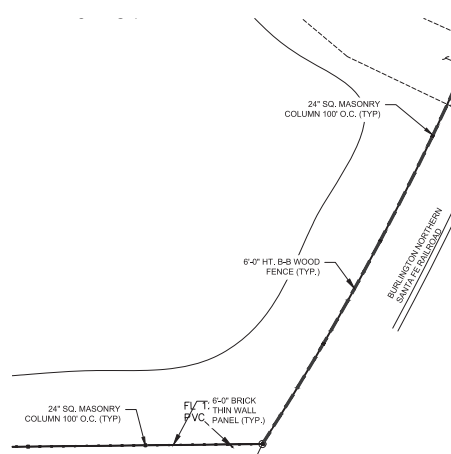
Sheet 1 of 1

Drawing: R:\Projects\W0621 - Hunter Crossroads\Phase 1\Planning\Draw\W0621-Zoning\Exhib\Eng\Draw\Site Plan.dwg Saved By: kpaugh Plot Date: 10/09/2024 10:37 AM

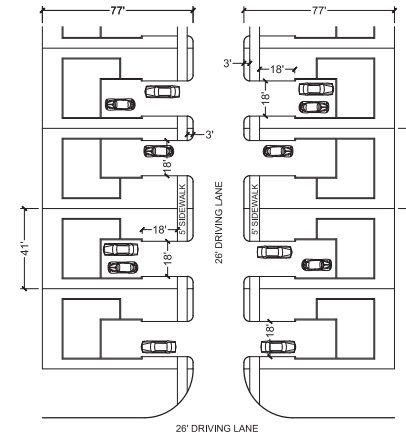




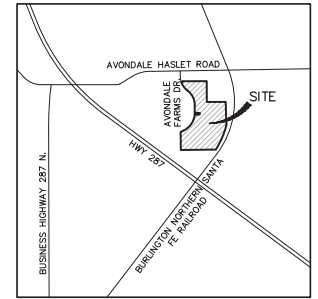
**TYPICAL HOME LAYOUT**  
SCALE: 1" = 40'



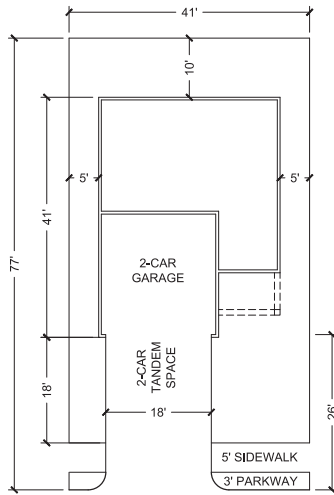
**TYPICAL FENCE DETAIL**  
SCALE: 1" = 50'



**TYPICAL "STREET" PLAN VIEW**  
SCALE: 1" = 30'



**VICINITY MAP**  
N.T.S.



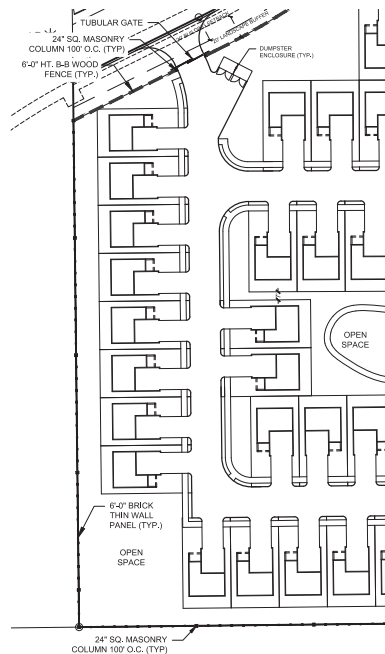
26' DRIVING LANE

FIRST FLOOR LIVABLE AREA: 682 SF  
 SECOND FLOOR LIVABLE AREA: 1085 SF  
 TOTAL LIVABLE: 1767 SF

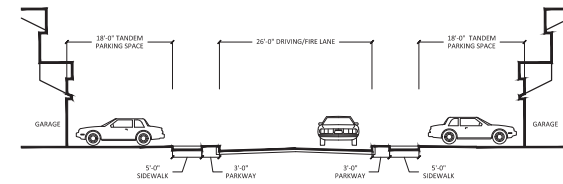
2-CAR GARAGE: 408 SF  
 PORCH: 80 SF

AREA UNDER ROOF: 2255 SF

**3/4 BEDROOM HOUSE**  
SCALE: 1" = 10'



**TYPICAL FENCE DETAIL**  
SCALE: 1" = 50'



**TYPICAL "STREET" SECTION**  
SCALE: 1" = 10'

**DETAILS**  
**ZONING CASE # \_\_\_\_\_**  
**YARDLY HUNTER CROSSROADS**  
 37.577 ACRES OUT OF  
 M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO 1131,  
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212 LOTS

<b>HUNTER CROSSROADS LP</b>	<b>OWNER</b>
3890 W Northwest Hwy, Suite 100 Dallas, Texas 75220 Contact: Tony Shaw tshaw@tonyshawproperties.com	(214) 244-8809
<b>TAYLOR MORRISON</b>	<b>APPLICANT/DEVELOPER</b>
6735 Salt Cedar Way Building 1, Suite 200 Frisco, Texas 75034 Contact: Sunny Patel supatel@toyormorrison.com	(214) 244-8809
<b>JB PARTNERS, INC.</b>	<b>SURVEYOR/ENGINEER</b>
2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Jerry Sylo jsylo@jbparters.com TRF# No. F-438 TRPLS No. 10076000	(972) 248-7676



**FRONT ELEVATION**

CHAMBRAY 1/4" = 1'-0"



**FRONT ELEVATION**

COASTAL 1/4" = 1'-0"

NOTE: BUILDING COLORS ARE CONCEPTUAL AND FOR GRAPHIC PURPOSES ONLY.  
ACTUAL BUILDING COLOR SCHEME MAY VARY FROM WHAT IS SHOWN.

FELTENGROUP

YARDLY HUNTER CROSSROADS

DETACHED HOME ELEVATIONS **JBI**  
FT WORTH, TEXAS PARTNERS





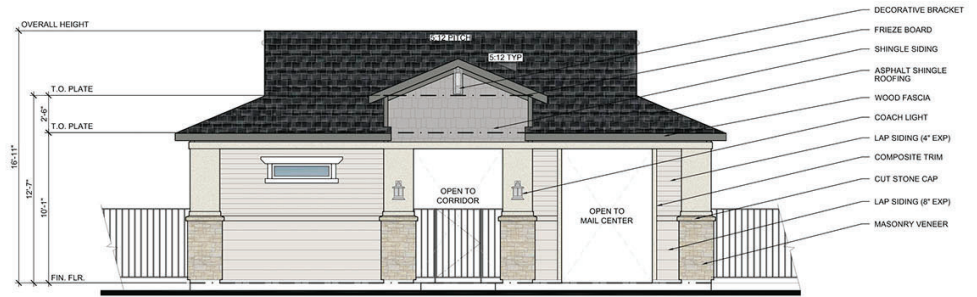
AMENITY BUILDING

FRONT ELEVATION  
HILL COUNTRY 1/4" = 1'-0"



AMENITY BUILDING

RIGHT ELEVATION  
HILL COUNTRY 1/4" = 1'-0"



BATH/MAILBOX BUILDING

FRONT ELEVATION  
CRAFTSMAN 1/4" = 1'-0"

NOTE: BUILDING COLORS ARE CONCEPTUAL AND FOR GRAPHIC PURPOSES ONLY.  
ACTUAL BUILDING COLOR SCHEME MAY VARY FROM WHAT IS SHOWN.

FELTENGROUP

YARDLY HUNTER CROSSROADS

NEIGHBORHOOD BUILDINGS **JBI**  
FT WORTH, TEXAS PARTNERS