

**BOARD OF ADJUSTMENT AND
BUILDING BOARD OF APPEALS AGENDA
REGULAR MEETING
TUESDAY, APRIL 13, 2021 6:00 PM
VIA VIDEOCONFERENCE**

**MEMBERS OF THE PUBLIC MAY JOIN BY VISITING
<https://us02web.zoom.us/j/7732695410> AND/OR BY DIALING 877 853 5257 AND
USING MEETING ID Meeting ID: 773 269 5410**

I. CALL TO ORDER

NOTE: Pursuant to Texas Government Code §551.071, the Board reserves the right to adjourn into Executive Session at any time during the Work Session or the Regular Session to discuss posted Executive Session items or to seek legal advice from the City Attorney on any item posted on the agenda.

II. REGULAR SESSION

III. ROLL CALL

IV. SWEARING IN OF SPEAKERS

V. VISITOR AND CITIZEN FORUM

At this time, any person may address the board or governing body, provided that an official 'Speaker's Request Form' has been submitted to the secretary prior to the start of the meeting. All comments must be directed towards the body as a whole, rather than individual members or staff. All speakers must limit their comments to the subject matter as listed on the 'Speaker's Request Form.' No formal action can be taken nor discussion held regarding these items.

VI. REPORTS AND ANNOUNCEMENTS

VII. MINUTES APPROVAL

- A. Consider approval of minutes for February 9, 2021 regular meeting

VIII. DECISION ITEMS

- A. **CASE # BOA 21-02** to receive comments and consider action on a request for a special exception use by Jeffrey Prause for the special exception use of Outdoor Storage – Commercial and Industrial as required by Section 6.2 of the Unified Development Code for 1517 Gilman Road, Abstract 1476, Tract 31K1F, 31K3A, 31U, David Strickland Survey, City of Kennedale, Tarrant County, Texas.
- B. **CASE # BOA 21-03** to receive comments and consider action on a request for a special exception use by Lindsey Bailey for the special exception use of "General Retail (Outdoor)" as required by Section 6.2 of the Unified Development Code for 320 S Dick Price Road, Abstract 1375, Tract 54A03, Shelby County School Land Survey, City of Kennedale, Tarrant County, Texas.

IX. EXECUTIVE SESSION *The Board of Adjustment/Board of Appeals reserves the right to convene in Executive Session(s) during this meeting pursuant to §551.071(2) when the Board of Adjustment/Building Board of Appeals seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Board of Adjustment/Board of Appeals under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.*

X. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

XI. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE APRIL 13, 2021 BOARD OF ADJUSTMENT AND BUILDING BOARD OF APPEALS AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.



MELISSA DAILEY, AICP
DIRECTOR OF PLANNING AND
ECONOMIC DEVELOPMENT

In compliance with the Americans with Disabilities Act (ADA), the City of Kennedale will provide for reasonable accommodations for persons attending meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting by calling 817-985-2104 or (TTY) 1-800-735-2989.

CREATED 4/6/2021 11:56 AM

POSTED _____ (DATE) _____ (TIME)

**BOARD OF ADJUSTMENT AND
BUILDING BOARD OF APPEALS
MINUTES**

**REGULAR MEETING | February 9, 2021 at 6:00 PM
HELD VIA VIDEO CONFERENCE**

**ZOOM INFORMATION TO JOIN: <https://us02web.zoom.us/j/7732695410> AND/OR BY
DIALING 877 853 5257 AND USING MEETING ID Meeting ID: 773 269 5410**

I. CALL TO ORDER

Chairman Jeff Nevarez called the meeting to order at 6:00 PM

II. REGULAR SESSION

III. ROLL CALL

PLACE	COMMISSIONER	PRESENT	ABSENT
1	Azam Shaikh	x	
2	Jeff Nevarez	x	
3	Kelli Rod	x	
4	Thelma Kobeck		x
5	Lana Sather	x	
6	Jeremy Johnston, alternate		x
7	Jessica Virnoche, alternate		x
8	Andrew Malkowski, Alternate	x	
9	Patrick Vader, Alternate		x

IV. SWEARING IN OF SPEAKERS

Mark Watson, Joanna Wilkins and James Connor were sworn in by Board Secretary Grant Fore.

V. VISITOR AND CITIZEN FORUM

There were no speakers for the visitor and citizen forum.

VI. REPORTS AND ANNOUNCEMENTS

Jeff Nevarez: There have been no applications submitted for KISD positions. If interested, please reach out to KISD administration.

VII. MINUTES APPROVAL

A. Consider approval of minutes from the September 8, 2020 regular meeting

A motion was made by Azam Shaikh to approve the minutes from September 8, 2020.
Lana Sather seconded the motion. The motion passed unanimously 5-0.

VIII. DECISION ITEMS

- A. CASE # BOA 21-01 to receive comments and consider action on a request for a special exception use by Mark Watson for the special exception use of Manufacturing, processing and packaging-light as required by Section 6.2 of the Unified Development Code for 731 E Kennedale Parkway, Lot 15 (BAL 15, 15A, 16 (BAL 16), 16C & 16D, and 733 E Kennedale Parkway, Lot 16B, CA Boaz J B Renfro Subdivision, City of Kennedale, Tarrant County, Texas.

Staff Presentation

Melissa Dailey explained that the applicant is R.E. Watson & Associates, a business that has been operating in Kennedale for over 30 years. They are requesting approval of a special exception for operation of a light manufacturing and office use at 731 E Kennedale Parkway to expand their business operations from their current location on Tower Drive. 731 Kennedale Parkway is one parcel but the zoning map shows two different zoning categories on the same lot: C2 & R3. The future land use plan calls for the property fronting Kennedale Parkway to be urban corridor, accommodating a variety of commercial uses. Almost all uses in this area along the Parkway are commercial or light industrial. Uses to the south become heavier industrial. The parcel at 731 E Kennedale Parkway extends to Mansfield Cardinal, a collector street with a combination of commercial and residential uses. Some single family residences front Mansfield Cardinal, and several subdivisions back onto Mansfield Cardinal with a fence or wall along Mansfield Cardinal. The developer is proposing an office use fronting Kennedale Parkway and no access from Mansfield Cardinal. Properties on the Kennedale Parkway are subject to overlay requirements. City staff has worked with the developer to ensure that the proposed development would adhere to setback requirements and has developed other conditions to improve the development. City staff is recommending that 80% of the façade be brick or stone. Ms. Dailey also showed landscaping plans and plans for fencing and landscape screening on the Mansfield-Cardinal site of the property. Ms. Dailey explained that staff recommends approval with the following conditions:

- C2 zoning is approved for 731E Kennedale Parkway
- Office use to be located fronting Kennedale Parkway with warehouse building behind the office
- Front facing façade shall incorporate fenestration at least every 15 feet
- Front facing façade shall incorporate overhang awning and stone or brick columns
- Front facing façade shall incorporate at least 80% brick or stone
- Parking fronting Kennedale Parkway shall incorporate parking screening of 3-4 feet tall that is made of brick or stone, or of landscaping. A taller fence may be installed if desired, but must be wrought iron with 3-4' landscaping.
- Rear of site fronting Mansfield Cardinal shall not have vehicular access
- A 6-8' tall wrought iron fence and landscaping that reaches at least 5' tall shall be installed along the rear of all property fronting Mansfield Cardinal, in the character shown on attached Exhibits
- All landscaping shall be maintained, and any plants that die replaced with similar plants

Mr. Nevarez asked why this isn't brought to BOA after P&Z. Ms. Dailey explained that, if the special exception is approved, the conditions required as part of the special exception are important to be decided on prior to P&Z considering the zoning.

Public Hearing

Mark Watson, the applicant, located at 600 Tower Drive, spoke. Mark Watson explained the history of his business and their locations in Kennedale. Mr. Watson explained that they manufacture glass products for new construction such as shower doors, and

mirrors. Mr. Watson explained the growth in his company, the need to expand, and that they plan on building a warehouse that reflects well on the Parkway and in the community. Mr. Watson recognized the adjacent residential property and explained that their manufacturing is a clean, relatively noise-free process. Mr. Watson believes that this will be beneficial to the community and said he's happy to address any concerns of the neighbors.

Mr. Nevarez asked if they will be shipping/loading trucks from this location. Mr. Watson explained that they have standard size trucks that deliver products to customers like universities, apartments, and high rise condominiums.

Mr. Shaikh asked about plans for expansion including expanding the vehicle fleet. Mr. Watson explained that it depends on business success. Mr. Watson explained that the need currently does not require more trucks and employees, but that is determined by business trends. Mr. Shaikh asked if they have fully agreed to the conditions staff is recommending. Mr. Watson replied yes.

Ms. Rod asked about parking being at capacity with the numbers of employees and if additional parking will be needed. Mr. Watson said no additional parking is needed at this time, as they don't do a lot of in-person customer consultations. Ms. Rod asked about the trucks that come in and out regularly. Mr. Watson replied that there are deliveries of mirrors at least every two weeks, and that the loading dock(s) would be just behind the office off of the Parkway. Mr. Watson explained that other deliveries via 18 wheelers include hardware for projects. Mr. Watson explained that the business is more wholesale oriented, not retail. Mr. Watson explained that company fleet is 3-quarter ton trucks. Ms. Rod asked Ms. Dailey if there's room for parking expansion on the 733 lot. Ms. Dailey showed that there is a lot to the rear that has been for sale, but additional parking isn't needed at this time.

Ms. Sather asked about regulating truck traffic to certain hours of the day. Ms. Watson explained that delivery times vary but can begin at 6AM, and showed the location of delivery/unloading areas.

Joanna Wilkins, 924 Roanoke Court expressed opposition to the request. She explained that due to the elevation of her property, she can view the property. She worries about property value and traffic. She cited the comprehensive plan and the heavy residential uses on Mansfield-Cardinal. She explained that she has a pool and outdoor area in her backyard, and worries about her privacy. She feels that this would be a negative impact to neighboring properties and the community. She recognizes the need to keep the business in Kennedale, but feels this is the wrong property.

Ms. Wilkins asked about height of proposed landscaping screening; Mr. Nevarez explained that proposed greenery can grow up to 20 feet. Ms. Wilkins shared her concerns about proposed greenery and suitable screening to her property.

Mr. James Connor spoke in opposition to the request. He cited economic indexes about this industry and that the manufacturing industry has been shrinking. Mr. Connor asked how they plan to mitigate the economic conditions and provide jobs. Mr. Nevarez explained that he feels the industry within the DFW area is not showing signs of slowing down compared to the country. Mr. Shaikh added that he sees no signs of the industry slowing down in DFW, and that there will be a massive amount of growth. Mr. Connor explained that 18-wheeler deliveries cannot exit where they entered and would have to circle the building, creating noise for neighboring residences. Mr. Connor explained that higher traffic of 18-wheelers would damage the Parkway, and create light and noise pollution for neighboring residences. Mr. Connor explained that revenue from the property sale would go to California.

Public forum closed at 7:03PM.

Board Discussion

Mr. Nevarez asked about the use designated in the comprehensive plan, and Ms. Dailey explained that the plan calls for that area to be urban corridor. Ms. Dailey says that she understands the public concerns, and suggests that height specifications of the greenery could be added to the conditions.

Ms. Rod asked about the history of the dual zoning that is on the property. Ms. Dailey explained that city staff is doing research about how/when the rezoning took place to make it a multi-zoned parcel, but has not been able to find an ordinance showing a rezoning of the back portion to R3. Ms. Dailey explained that P&Z is considering a case on Thursday, 2/11/21 to make this a single-zone property to C2. Ms. Dailey explains that options for re-zoning included Industrial and C2. Ms. Dailey says she did not recommend Industrial because it would allow for heavy industrial uses. Ms. Sather asked about uses allowed in C2. Ms. Dailey explained that C2 is in between C1 and Industrial, and that C2 allows for some light industrial uses.

Mr. Shaikh made a motion to approve the request with the staff recommended condition. The motion was seconded by Andrew Malkowski.

Lana Motion requested that the motion be amended to add to the conditions a requirement for the landscape screening along Mansfield Cardinal to be a minimum 8 feet minimum at planting with planting types that are evergreen, provide solid screening and mature to at least 15 feet tall. Andrew Malkowski wants to add screening to the property to the West (712 Mansfield Cardinal Rd), the residential property that neighbors the lot directly. Ms. Dailey explained that the distance along that residential property is roughly 200 feet.

Ms. Sather asked about modifying conditions for greenery. Ms. Dailey explained that the condition could say greenery should provide a non-transparent, evergreen cover. Ms. Dailey showed the plans for the 8 foot, wrought iron fence, and landscaping screening.

Mr. Nevarez expressed that he feels this area is suitable for C2, and business growth on the parkway.

Ms. Rod asked about how trucks will enter and exit the property. Mr. Watson said trucks will pull in where the fire lane is and back into the loading dock, and will leave the property straight onto the Parkway, not circling the building.

Board Decision

Mr. Shaikh amended the previous motion to make a motion to approve the conditions put in place by the city and require the frontage along Mansfield Cardinal Road and along the common property line with 712 Mansfield Cardinal Road to be solid, evergreen landscape screening at least 8 feet at planting and at least 15 feet at maturation. The motion was seconded by Mr. Malkowski. Motion passed unanimously, 5-0.

XII. ADJOURNMENT

The meeting was adjourned at 7:34 p.m.

Date: April 13, 2021

Agenda Item No: REGULAR ITEMS (A)

I. SUBJECT

CASE # BOA 21-02 to receive comments and consider action on a request for a special exception use by Jeffrey Prause for the special exception use of Outdoor Storage – Commercial and Industrial as required by Section 6.2 of the Unified Development Code for 1517 Gilman Road, Abstract 1476, Tract 31K1F, 31K3A, 31U, David Strickland Survey, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW

Request	Special exception use to allow Outdoor Storage – Commercial and Industrial
Applicant	Jeffrey Prause
Location	1517 Gilman Road
Surrounding Uses	Light and heavy industrial, residential, vacant land
Surrounding Zoning	R3, I, C2
Future Land Use Plan Designation	Urban Village/Residential
Staff Recommendation	Deny

CURRENT STATUS OF PROPERTY

The property is vacant. The applicant would like to use the property as an Auction business, auctioning heavy equipment, such as tractors and bulldozers, and smaller lots of equipment (mowers, smaller tractors, 20-40ft shipping containers, and other items. Items to be auctioned would be delivered on site and collected for auctions, which are most often Saturdays from 9am – 5pm.

SURROUNDING PROPERTIES & NEIGHBORHOOD

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The property is a vacant parcel of land situated between commercial and residential uses. A mulching company abuts the property to the southwest, and single family residential uses begin on the property abutting to the northeast and extending north and east along Gilman Road. There is a significant amount of floodplain and floodway in this area and within the back portion of this and adjacent properties due to the location of the creek behind them. Fort Worth Tower, a large industrial use building cell phone tower, is located across Gilman Road from this property.

ANALYSIS

STANDARDS FOR GRANTING A SPECIAL EXCEPTION.

No application for a special exception shall be granted by the Board of Adjustment unless the board finds all of the conditions described below are present.

STANDARD 1

The board must find that the establishment, maintenance or operation of the use will not be materially detrimental to or endanger the public health, safety, morals or general welfare.

The transport and storage of large equipment combined with potentially significant noise caused by auctioning could be detrimental to the residential uses adjacent and to the northeast of the property. Gilman Road is a fairly narrow road and adding heavy large trucks/trailers to those already utilizing this small road may create a traffic challenge and potential road damage. It is not clear if the Gilman Road is built for and in sufficient condition to handle this type of heavy truck use without creating damage to the road.

STANDARD 2

The board must find that the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the use.

EXISTING AND PERMITTED USES IN THE VICINITY OF THIS LOCATION

Uses permitted in the area include commercial and industrial to the west, and single family residential to the east. Although staff does not believe there would be impairment to the other industrial uses (Fort Worth Tower, By the Yard Mulch), this use could diminish the enjoyment for residents in the area. Staff is particularly concerned with the heavy vehicles and trucks delivering on a consistent basis, significant outdoor activity and noise, particularly on Saturdays, and significant traffic created on auction days for the residents in the area.

STANDARD 3

The board must find that the establishment of the use will not significantly impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The comprehensive plan recommends an Urban Village in the area of Kennedale Parkway and Gilman Road and extending to the area of this property. The plan recommends residential in the area of the property extending to the east. Allowing outdoor storage and significant regular transport of large

equipment could impede the development and improvement of this area as envisioned in the Comprehensive Plan and as currently permitted in the district.

STANDARD 4

The board must find that adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

According to Public Works staff, the property is served by all necessary site improvements.

STANDARD 5

The board must find that adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

The transport of the many loads of large equipment for the purpose of regular auctions will require large trucks/trailers, which could create a significant challenge on Gilman road, a small road that may not be equipped for this level and size of traffic.

STANDARD 6

The board must find that the use shall conform to all applicable area, yard, height, lot coverage, building size and exterior requirements and parking space regulations of the district in which it is located.

There is not planned to be a building on the site. The site does seem to be large enough to accommodate parking.

STAFF RECOMMENDATION

This area currently has a combination of industrial and single family uses, some of which are abutting or across the street from one another. The Future Land Use Plan shows future development of an Urban Village at Kennedale Parkway and Gilman Road, extending a few blocks in all directions, and residential around that. Staff believes that the transport and storage of regular delivery of heavy equipment and other items onto the site to be auctioned, combined with the significant noise and activity of an outdoor auction, could cause significant challenges for residents in the immediate area, as well as potentially impede future development. Therefore, staff recommends denial.

ACTION BY THE BOARD OF ADJUSTMENT

The board may grant or deny the request or postpone its vote until a later date. If you postpone your decision, you should state in your motion when the case will be heard by the board again. Sample motions are provided for your reference below. You are not required to use either of the motions provided, but your motion should state why you are granting or denying the request.

Approve: Based on the evidence and testimony provided, I find that the proposed request meets the standards for a special exception and make a motion to approve case BOA 20-01.

Deny: Based on the evidence and testimony provided, I find that the proposed request does not meet the standards for a special exception and make a motion to case BOA 20-01.

Approve with Conditions: Based on the evidence and testimony provided, I find that the proposed request meets the standards for a special exception and make a motion to approve case BOA 20-01 with the following conditions (state conditions).

1517 Gilman Rd



Date: April 13, 2021

Agenda Item No: REGULAR ITEMS (B)

I. SUBJECT

CASE # BOA 21-03 to receive comments and consider action on a request for a special exception use by Lindsey Bailey for the special exception use of "General Retail (Outdoor)" as required by Section 6.2 of the Unified Development Code for 320 S Dick Price Road, Abstract 1375, Tract 54A03, Shelby County School Land Survey, City of Kennedale, Tarrant County, Texas

II. SUMMARY

BACKGROUND AND OVERVIEW

Request	Special exception use to allow General Retail - Outdoor
Applicant	Lindsey Bailey
Location	320 S Dick Price Road
Surrounding Uses	Light industrial, commercial, residential, vacant land
Surrounding Zoning	C2, R3, , AG, I
Future Land Use Plan Designation	Neighborhood Corridor
Staff Recommendation	Approve with Conditions

CURRENT STATUS OF PROPERTY

The property has a commercial building on the site used as a flower shop, and a vacant, single family residence that has lost any residential non-conforming use since it has long been vacant.

SURROUNDING PROPERTIES & NEIGHBORHOOD

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The property is on the corner of Dick Price Road and Everman Kennedale Burleson Road. Dick Price Road is characterized by a mix of commercial, light industrial, and single family uses. Single family uses are located across Dick Price Road from this site and to the north. Several commercial and light industrial uses are located directly south of the site on the same side of Dick Price Road, with the Fort Worth landfill property south of those uses.

ANALYSIS

STANDARDS FOR GRANTING A SPECIAL EXCEPTION.

No application for a special exception shall be granted by the Board of Adjustment unless the board finds all of the conditions described below are present.

STANDARD 1

The board must find that the establishment, maintenance or operation of the use will not be materially detrimental to or endanger the public health, safety, morals or general welfare.

Operated properly and with the recommended conditions in place, staff does not believe the outdoor retail will be detrimental to the public health, safety, morals or general welfare.

STANDARD 2

The board must find that the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the use.

EXISTING AND PERMITTED USES IN THE VICINITY OF THIS LOCATION

This site is already a commercial use, a flower shop, and commercial uses exist to the south of this property on the same side as Dick Price road. Assuming conditions are met, staff believes the outdoor retail use will not substantially impair or diminish enjoyment of other properties.

STANDARD 3

The board must find that the establishment of the use will not significantly impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The use of outdoor retail, assuming conditions are met, should not significant impede normal and orderly development of surrounding property at this time. However, additional residential development is currently planned across Dick Price Road to the east of this property, so it is not known yet the impact this use will have on that development or the exact timing of that development. Dick Price Road is designed in the Comprehensive Plan as a Neighborhood Corridor, defined as an urban corridor with uses such as restaurants, professional office, retail, services, corner stores and cafes.

STANDARD 4

The board must find that adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

According to Public Works staff, the property is served by all necessary site improvements.

STANDARD 5

The board must find that adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

There are currently 3 driveways in and out of the property. It will be important, given the relatively small site, that adequate parking is provided on the site so as to not impede traffic.

STANDARD 6

The board must find that the use shall conform to all applicable area, yard, height, lot coverage, building size and exterior requirements and parking space regulations of the district in which it is located.

The proposed use will comply to all district regulations. Staff recommends the conditions listed below be approved as part of the special exception.

STAFF RECOMMENDATION

The applicant wishes to provide a location for businesses to gather in an outdoor retail environment on the existing parking area. The site is relatively small and located on a busy corner. Measures need to be taken to ensure sufficient parking is available, no traffic hazards are created, and that only permitted businesses are participating.

Staff recommends approval of the request for outdoor retail with the following conditions:

The special exception is allowed for one year from date of approval

All businesses/vendors must have a Texas Sales Tax Certificate

No prepared food will be sold unless by a food truck permitted by the City of Kennedale

Two off-street parking spaces per business/vendor shall be provided on the site

Driveways in/out of the site may not be blocked

ACTION BY THE BOARD OF ADJUSTMENT

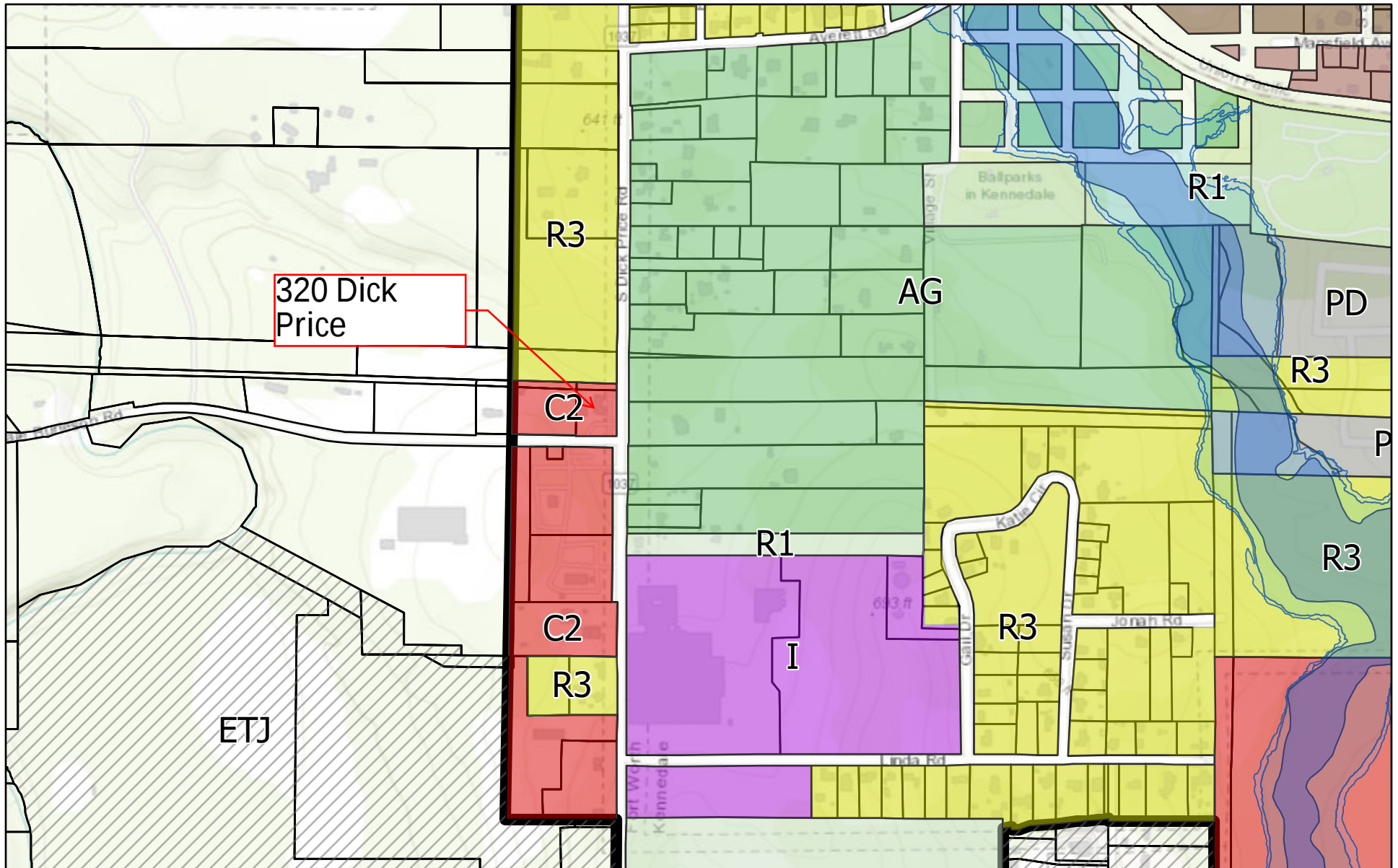
The board may grant or deny the request or postpone its vote until a later date. If you postpone your decision, you should state in your motion when the case will be heard by the board again. Sample motions are provided for your reference below. You are not required to use either of the motions provided, but your motion should state why you are granting or denying the request.

Approve: Based on the evidence and testimony provided, I find that the proposed request meets the standards for a special exception and make a motion to approve case BOA 20-01.

Deny: Based on the evidence and testimony provided, I find that the proposed request does not meet the standards for a special exception and make a motion to case BOA 20-01.

Approve with Conditions: Based on the evidence and testimony provided, I find that the proposed request meets the standards for a special exception and make a motion to approve case BOA 20-01 with the following conditions (state conditions).

ArcGIS Web Map



4/9/2021, 3:04:54 PM

Overlay Districts - Floodplain

Floodway

1% Annual Chance Flood Hazard

0.2% Annual Chance Flood Hazard

Zoning (View)

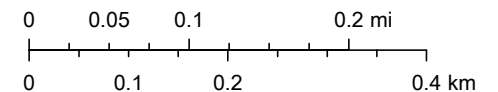
AG - Agricultural District

C2 - General Commercial District

ETJ - Extra Territorial Jurisdiction

I - Industrial District

1:9,028



City of Fort Worth, Tarrant County College, Texas Parks & Wildlife, Esri,

Web AppBuilder for ArcGIS

City of Fort Worth, Tarrant County College, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | Tarrant Appraisal District |