

**PLANNING AND ZONING COMMISSION
OF THE CITY OF HURST, TEXAS
HURST CITY HALL
1505 PRECINCT LINE ROAD
MONDAY, APRIL 20, 2020
6:30 P.M. WORK SESSION**

In accordance with order of the Office of the Governor issued March 16, 2020, the City of Hurst Planning and Zoning Commission will conduct its meeting scheduled at 6:30 p.m. on Monday April 20, 2020, at Hurst City Hall by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID19). There will be no public access to the location described above. The agenda packet and meeting information are posted online at www.hursttx.gov/pzagendas. The public dial-in number to participate in the telephonic meeting is (877) 853-5247 (Toll Free) or (888)788-0099 (Toll Free) and entering Meeting ID 923934316 followed by # when prompted. Password is 870063. The public will be permitted to offer public comments telephonically as provided by the agenda as permitted by the presiding officer during the meeting.

I. Call to Order

II. Discussion

SUP-19-09 Heman Convenience Store, a special use permit for Lot 2, Block A Oakwood Park East Addition, being .46 acre located at 116 West Bedford Eules Road

SP-19-13 Urban Infraconstruction, a site plan for Lot 1, Block 1 Central Park Northeast Addition, being 5.05 acres located at 110 Central Park Drive.

P-19-08 Central Park Northeast Addition, a final plat of Tract 5D2B and 5D2C Hamilton Bennett Survey Abstract 138 to Lot 1 Block 1 Central Park Northeast Addition, being 5.05 acres located at 110 Central Park Drive.

P-20-02 Stem Place Addition, a final plat of Tract 24B1 William Wallace Survey Abstract 1607 to Lot 2 Block 1 Stem Place Addition, being .37 acre located at 808 Reed Street.

Posted by: _____

This 16th day of April 2020; in accordance with Chapter 551, Texas Government Code

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary’s office at (817) 788-7041 or FAX (817) 788-7054, or call TDD 1-800-RELAY-TX (1-800-735-2989) for information or assistance.

**PLANNING AND ZONING COMMISSION
OF THE CITY OF Hurst, Texas
HURST CITY HALL
1505 Precinct Line Road
Monday April 20, 2020
7:00 P.M. Agenda Meeting**

In accordance with order of the Office of the Governor issued March 16, 2020, the City of Hurst Planning and Zoning Commission will conduct its meeting scheduled at 7:00 p.m. on Monday April 20, 2020, at Hurst City Hall by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID19). There will be no public access to the location described above. The agenda packet and meeting information are posted online at www.hursttx.gov/pzagendas. The public dial-in number to participate in the telephonic meeting is (877) 853-5247 (Toll Free) or (888)788-0099 (Toll Free) and entering Meeting ID 923934316 followed by # when prompted. Password is 870063. The public will be permitted to offer public comments telephonically as provided by the agenda as permitted by the presiding officer during the meeting.

CALL TO ORDER

- I. Approval of Minutes –February 17, 2020**

PUBLIC HEARING

- II.** Consider a recommendation of SUP-19-09 Heman Convenience Store, a special use permit for Lot 2, Block A Oakwood Park East Addition, being .46 acre located at 116 West Bedford Euless Road.
Applicant: Islam Diab with ADTM Engineering
- III.** Consider a recommendation of SP-19-13 Urban Infraconstruction, a site plan for Lot 1, Block 1 Central Park Northeast Addition, being 5.05 acres located at 110 Central Park Drive.
Applicant: Michael Ansley with GSBS Architects

PLATS

- IV.** Consider a recommendation of P-19-08 Central Park Northeast Addition, a final plat of Tract 5D2B and 5D2C Hamilton Bennett Survey Abstract 138 to Lot 1 Block 1 Central Park Northeast Addition, being 5.05 acres located at 110 Central Park Drive.
Applicant: Michael Ansley with GSBS Architects
- V.** P-20-02 Stem Place Addition, a final plat of Tract 24B1 William Wallace Survey Abstract 1607 to Lot 2 Block 1 Stem Place Addition, being .37 acre located at 808 Reed Street.
Applicant: Jason Rawlings with Miller Surveying

Posted by: _____

This 16th of April 2020; in accordance with Chapter 551, Texas Government Code

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**MINUTES
CITY OF HURST
PLANNING AND ZONING COMMISSION
WORK SESSION
MONDAY, FEBRUARY 17, 2020**

On the 17th day of February 2020, at 6:30 p.m., the Planning and Zoning Commission of the City of Hurst, Texas, convened in regular meeting at Hurst City Hall, 1505 Precinct Line Rd. Hurst, Texas with the following members and staff present:

| | |
|-----------------|---------------------------------------|
| Charles Aman |) |
| Andrea Taylor |) |
| Mark Cyrier |) |
| Weldon Martin |) |
| Larry Wilson |) |
| Howard Shotwell |) |
| Michelle Lazo |) Executive Director of Planning |
| Erin Mills |) Assistant, Planning and Development |
| Gini Connolly |) Director of GIS and Planning |

With the following Board members absent: Bill Bryan, constituting a quorum; at which time the following business was transacted:

I. Call to Order

II. Discussion:

SP-20-02 Service First Auto Center, a site plan revision for Lot 1, Block 1, Canaan Center Addition, being 2.35 acres located at 701 Grapevine Highway

SP-19-10 RaceTrac, a site plan revision for Lot 2R1, Block 1 Renfro Place Addition, being 2.01 acres located at 2175 Precinct Line Road

P-20-01 Taylor Addition, a replat of Lot A to Lot A-R, Block 1 Taylor Addition, being .737 acre located at 751 Pipeline Court

APPROVED this the _____ day of _____ 2020

ATTEST:

Planning & Zoning Commission

Recording Secretary

Charles Aman, Chairperson

**MINUTES
CITY OF HURST
PLANNING AND ZONING COMMISSION
MONDAY, FEBRUARY 17, 2020**

On the 17th day of February 2020, at 7:00 p.m., the Planning and Zoning Commission of the City of Hurst, Texas, convened in regular meeting at Hurst City Hall, 1505 Precinct Line Rd. Hurst, Texas with the following members and staff present:

| | |
|-----------------|---|
| Charles Aman |) |
| Andrea Taylor |) |
| Mark Cyrier |) |
| Howard Shotwell |) |
| Weldon Martin |) |
| Larry Wilson |) |
| Michelle Lazo |) Exec. Director Planning and Development |
| Erin Mills |) Assistant, Planning and Development |
| Gini Connolly |) Director of GIS and Planning |

With the following Board members absent: Bill Bryan, constituting a quorum; at which time the following business was transacted:

The meeting was called to order at 7:00 p.m. The Pledge of Allegiance was led by Ms. Taylor.

1. Ms. Taylor moved to approve the minutes for the December 2, 2019 meeting. Mr. Martin seconded the motion. The motion prevailed by a vote of 4-0. Mr. Cyrier and Mr. Wilson abstained.
2. SP-20-02 Service First Auto Center, a site plan revision for Lot 1, Block 1, Canaan Center Addition, being 2.35 acres located at 701 Grapevine Highway.

Walt McKinney with Service First spoke about the plans for site plan revision.

Charles Aman opened the Public Hearing for SP-20-02

There being no one to speak Mr. Cyrier made a motion to close the public hearing. Mr. Shotwell seconded the motion. The motion prevailed by a vote of 6-0.

After additional discussion and questions from the commission, Mr. Cyrier made a motion to recommend approval of SP-20-02 Service First Auto Center, a site plan revision for Lot 1, Block 1, Canaan Center Addition, being 2.35 acres located at 701 Grapevine Highway with the stipulation that the developer put in the wrought iron and cedar fence option. Mr. Shotwell seconded the motion. The motion to prevailed by a vote of 6-0.

3. SP-19-10 RaceTrac, a site plan revision for Lot 2R1, Block 1 Renfro Place Addition, being 2.01 acres located at 2175 Precinct Line Road.

Brad Williams with RaceTrac spoke about the plans for the development.

Charles Aman opened the Public Hearing for SP-19-10

There being no one to speak Mr. Martin made a motion to close the public hearing. Mr. Wilson seconded the motion. The motion prevailed by a vote of 6-0.

After additional discussion and questions from the commission, Mr. Martin made a motion to recommend approval of SP-19-10 RaceTrac, a site plan revision for Lot 2R1, Block 1 Renfro Place Addition, being 2.01 acres located at 2175 Precinct Line Road. Ms. Taylor seconded the motion. The motion to prevailed by a vote of 6-0.

4. P-20-01 Taylor Addition, a replat of Lot A to Lot A-R, Block 1 Taylor Addition, being .737 acre located at 751 Pipeline Court

Ed Cross with JLEC, Inc spoke about the plat

After additional discussion and questions from the commission, Mr. Cyrier made a motion to recommend approval of P-20-01 Taylor Addition, a replat of Lot A to Lot A-R, Block 1 Taylor Addition, being .737 acre located at 751 Pipeline Court. Mr. Cyrier seconded the motion. The motion prevailed by a vote of 6-0.

There being no further business, The Chair declared the meeting adjourned at 7:45 p.m.

APPROVED this the _____ day of _____, 2020

**Charles Aman, Chair
Planning & Zoning Commission**

ATTEST:

Recording Secretary

Planning and Zoning Commission Staff Report

SUBJECT: SUP-19-09 Heman Convenience Store, a Special Use Permit for Lot 2, Block A Oakwood Park East Addition, being .46 acre located at 116 West Bedford Eules Road.

Supporting Documents:

Area map
Legal notice
Ownership data
Site plan
Tree survey
Landscape plan
Building/Sign elevations

Meeting Date: 4/20/2020
Department: Development
Reviewed by: Michelle Lazo
City Manager Review:

Background/Analysis:

An application has been made by Heman Venture Inc. for a Special Use Permit on Lot 2, Block A Oakwood Park East Addition, being .46 acre located at 116 West Bedford Eules Rd. The property is zoned MU-PD (Mixed Use Planned Development). The Mixed Use overlay does not permit outside gas stations, but does permit gas sales as an accessory use with site plan approval.

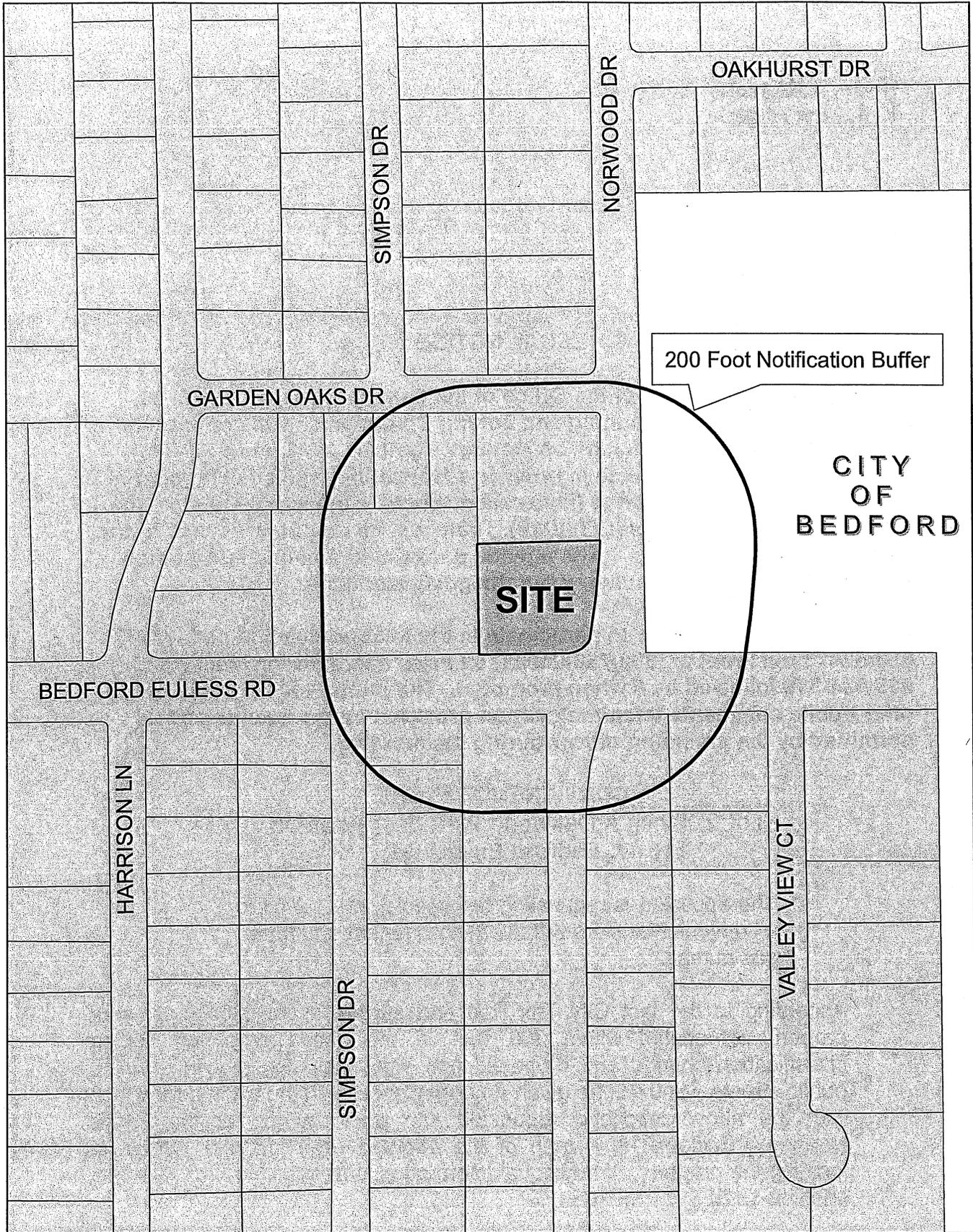
The applicant is requesting the site plan in order to construct a new convenience store with 3,040 square feet and three (3) fuel pumps.

The site plan indicates a masonry veneer building with parking on the south and east side of the building and a fuel canopy facing Norwood Drive. The eastern driveway on Bedford Eules Rd. will be closed and the driveway on Norwood Dr. will be moved further north.

The building elevations indicate a brown brick veneer structure with tan stucco and stone veneer accents around the base. The storefront glass will be also have standing seam metal awnings around the perimeter. The gas canopy columns will be clad with brick veneer and stone accents. The canopy will have a standing seam metal roof to match the building.

The applicant will be preserving 25 caliper inches and mitigating 88 caliper inches into the City's tree mitigation fund. The landscape plan shows four (4) Chinese Pistache, 91 Nellie R. Stevens, 15 Dwarf Crape Myrtles, Purple Winter Creeper, and Bermuda sod.

The applicant is requesting building signage on the front elevation of the building and the south and east side of the gas canopy. All signage will meet the zoning regulations. The applicant is proposing a new monument sign on the corner of Bedford Euless Rd. and Norwood Dr. that is seven (7) ft. in height with 50 sq. ft. of sign area per face.



CASE NO: SUP-19-09
 CONVENIENCE
 STORE

LEGAL DESCRIPTION:
 LOT 2 BLOCK A
 OAKWOOD PARK EAST ADDITION

AGENDA DATE:
 04/20/2020

REQUESTED ACTION:
 SPECIAL USE PERMIT

LOCATION: 116 W. BEDFORD EULESS RD



SUP-19-09

LEGAL NOTICE

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CONVIENENCE STORE

Lot 2, Block A Oakwood Park East Addition
116 W. Bedford Eules Rd.

The applicant is requesting the special use permit for a convenience store with 3040 square feet and three gas pumps.

According to the last City Tax Roll and current Water Accounts, your property is located within 200 feet of the above proposed zoning classification change and proposed site plan, including any intervening public streets. You will be given an opportunity to be heard in connection with the above-described requested site plan revision at the Public Hearing. Enclosed is a map of the affected area for your benefit in locating the property. If additional information is desired, you may contact Michelle Lazo 817-788-7055.



SUP-19-09

**APPLICATION FOR SITE PLAN
OWNERSHIP DATA**

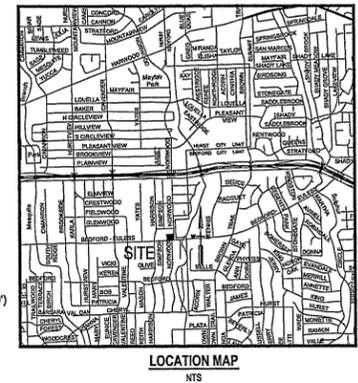
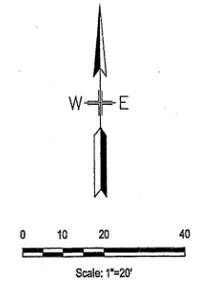
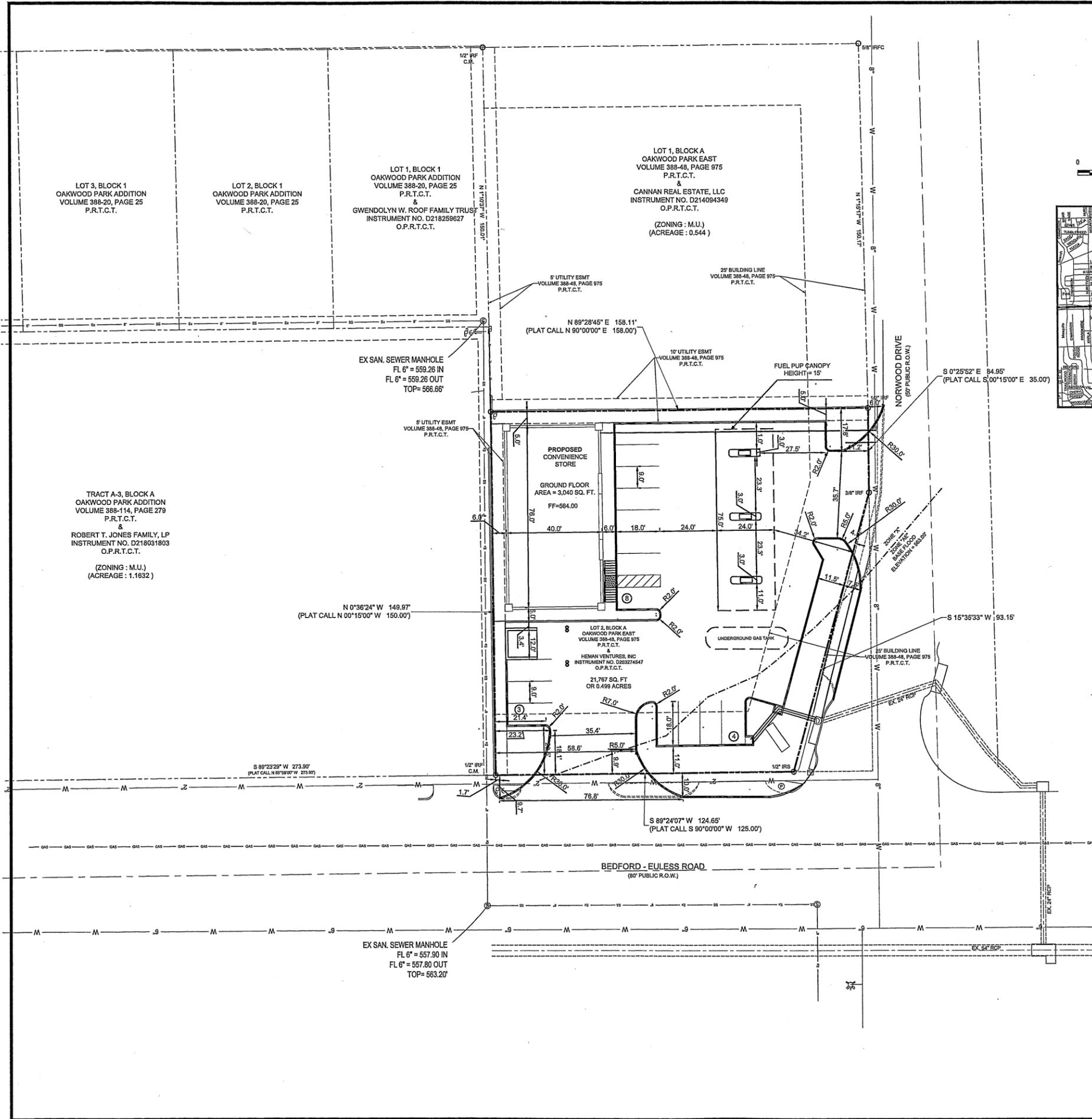
TO THE HURST PLANNING AND ZONING COMMISSION:

The following described real property is under application for approval of a Special Use Permit:

Heman Convenience Store
Lot 2, Block A, Oakwood Park East Addition
116 W. Bedford Eules Rd.

The following is a list of the property owners, legal description of their property, and mailing address of the owners of the property within 200 feet of the above-described property, which is under application for a special use permit:

| PROPERTY OWNER | LOT | BLK | ADDITION | ADDRESS |
|------------------------|------------|------------|-------------------|---|
| NOONAN ST. CYR, MARY | 13 | BLK 3 | SIMPSON PARK | 1229 NORWOOD DR HURST TX 76053 |
| BONTRAGER, YVETT | 4 | BLK 1 | OAKWOOD PARK | 117 GARDEN OAKS DR HURST TX 76053 |
| PATTERSON, PAULA G | 3 | BLK 1 | OAKWOOD PARK | 113 GARDEN OAKS DR HURST TX 76053 |
| WOOD, WANDA | 2 | BLK 1 | OAKWOOD PARK | 109 GARDEN OAKS DR HURST TX 76053 |
| NAYLOR, BEVERLY S | 1 | BLK 1 | OAKWOOD PARK | 105 GARDEN OAKS DR HURST TX 76053 |
| CANNAN REAL ESTATE LLC | 1 | BLK A | OAKWOOD PARK EAST | 10733 BREEZEWOOD DR FRISCO TX 75033 |
| B3 INVESTMENTS INC | A3 | BLK 1 | OAKWOOD PARK | 120 W BEDFRD EULES RD HURST TX 76053 |
| HEMAN VENTURES INC | 2 | BLK A | OAKWOOD PARK EAST | 1507 KINGSWOOD LN COLLEYVILLE TX 76034 |
| BARNEY HOLLAND OIL | B | BLK 4 | SIMPSON PARK | 306 W 7TH STE 500 FORT WORTH TX 76102 |
| STILLMAN, GARY | B1 | BLK 4 | SIMPSON PARK | 3816 ASHBURY LN BEDFORD TX 76102 |
| LESLIE'S POOLMART | A | BLK 3 | SIMPSON PARK | 2005 E INDIAN SCHOOL RD PHOENIX AZ 85016 |
| L P ACQUISITION CORP | 10 | BLK 3 | SIMPSON PARK | 3925 E BROADWAY RD STE 100 PHOENIX AZ 85040 |
| MCFADDEN, JOLAYNE | 9 | BLK 3 | SIMPSON PARK | 1233 SIMPSON DR HURST TX 76053 |
| CITY OF BEDFORD | | | | 2000 FOREST RIDGE DR, BEDFORD TX 76021 |
| OCCUPANT | 1 | BLK A | OAKWOOD PARK EAST | 1309 NORWOOD DR HURST TX 76053 |
| OCCUPANT | 2 | BLK A | OAKWOOD PARK EAST | 116 W BEDFORD EULESS RD HURST TX 76053 |
| OCCUPANT | B | BLK 4 | SIMPSON PARK | 117 E BEDFORD EULESS RD HURST TX 76053 |
| OCCUPANT | B1 | BLK 4 | SIMPSON PARK | 100 E BEDFORD EULESS RD HURST TX 76053 |
| OCCUPANT | A | BLK 3 | SIMPSON PARK | 101 W BEDFORD EULESS RD HURST TX 76053 |

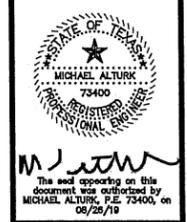


- GENERAL NOTES**
- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF HURST SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF HURST, SPECIFICATIONS, STANDARDS AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTACT UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND CONTRACTOR SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - STRIPING AND SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF HURST REQUIREMENTS, TYP.
 - THE SANITATION CONTAINER SCREENING WALLS WILL BE THE SAME COLOR, MATERIAL AND TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED BUILDING, INCLUDING A METAL GATE, PRIMED AND PAINTED, SUBJECT TO REVIEW AND APPROVAL BY THE CITY PLANNER.
 - THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HURST DESIGN SPECIFICATIONS, SUBJECT TO REVIEW AND APPROVAL BY THE SANITATION COORDINATOR.
 - THE PROPOSED LIGHTING FOR THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THE LIGHTING AND GLARE REGULATIONS AS SPECIFIED BY THE CITY OF HURST CODE OF ORDINANCES.
 - THE SITE SHALL CONFORM TO THE CITY OF HURST STORM WATER MANAGEMENT ORDINANCE.
 - ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO MEET OR EXCEED EXISTING CONDITIONS.
 - ALL OTHER RADII UNLESS OTHERWISE NOTED ARE 2 FOOT.
 - THE FIRE LANE SHALL BE CONSTRUCTED OF A CONCRETE OR ASPHALT SURFACE TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES AND SHALL SUPPORT AN 80,000 POUND VEHICLE
 - PROPOSED BUILDING TYPE IS IB AND NONE SPRINKLED.
 - ALL ON-SITE PLUMBING WORK MUST BE PERFORMED BY A TEXAS STATE LICENSED PLUMBING AND CONFORM TO THE 2015 I CODES AND/OR APPLICABLE CODES

SITE AND DESIGN DATA

| | |
|-------------------------------|---|
| SITE SQ. FT. | 21,767 S.F. OR 0.499 ACRES |
| EXISTING ZONING | M.U. |
| PARKING AREA | 2,430 S.F. |
| TOTAL PARKING SPACES REQUIRED | 15 SPACES (1 PARKING SPACE PER 200 SQ. FT.) |
| PARKING PROVIDED | 15 SPACES INCLUDING 1 HANDICAP SPACE |
| BUILDING COVERAGE | 3,040 S.F. OR 14% |
| BUILDING HEIGHT | 20' 9" |
| MAX. BUILDING HEIGHT | 30 FT. - PER ORDINANCE |
| IMPERVIOUS AREA ON SITE | 18568.2 SQ. FT. |

ADTM ENGINEERING & CONSTRUCTION CORP.
 1475 HERITAGE PARKWAY, SUITE 217
 MANSFIELD, TEXAS 76063
 CONTACT PERSON: MIKE ALTURK, P.E.
 PHONE: 817-271-8066
 TEXAS REGISTRATION NUMBER: F-16984



116 W. BEDFORD-
 EULESS ROAD
 LOT 2, BLOCK A
 OAKWOOD PARK EAST
 CITY OF HURST
 TARRANT COUNTY, TEXAS

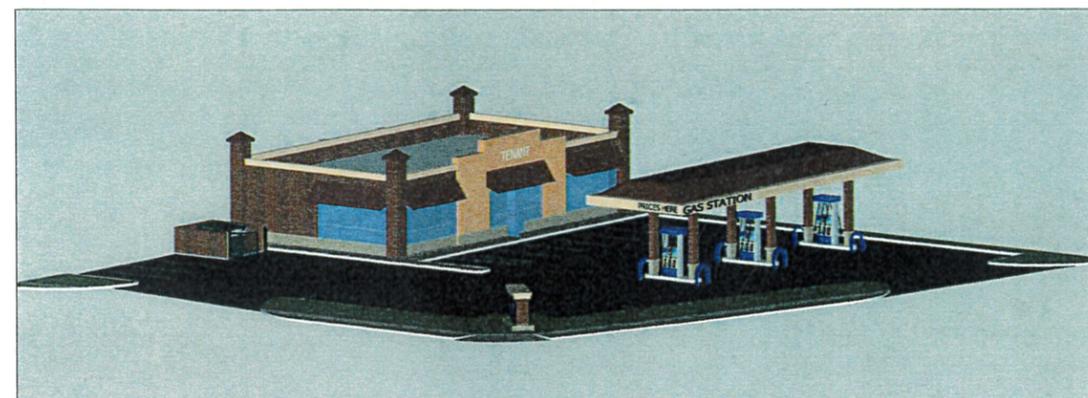
SITE PLAN

Design: R.M.
 Drawn: R.M.
 Checked By: M.A.
 Date: 03-03-2020

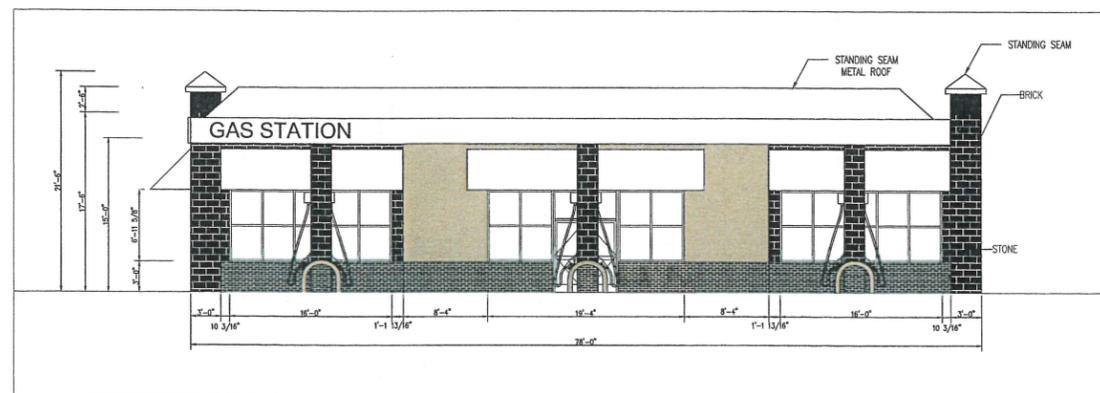
| No. | Date | Revisions |
|-----|------|-----------|
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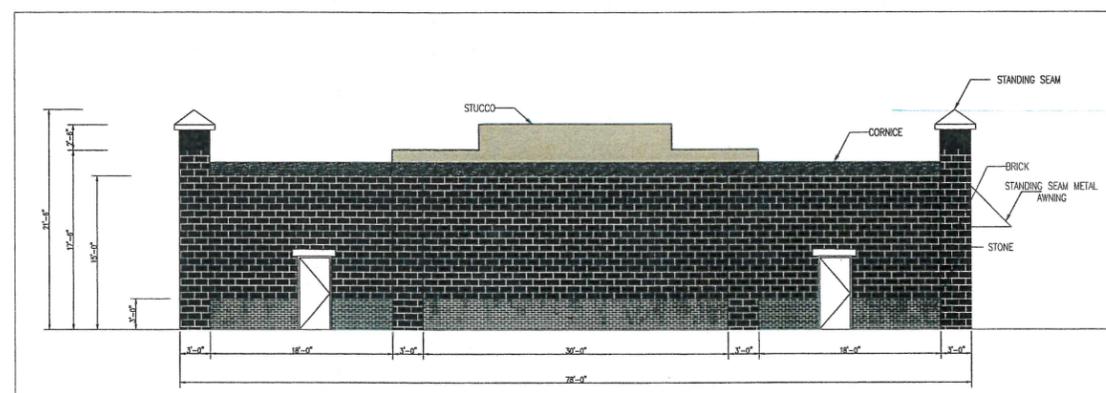
1 EAST ELEVATION
SCALE: 1/8"=1'-0"



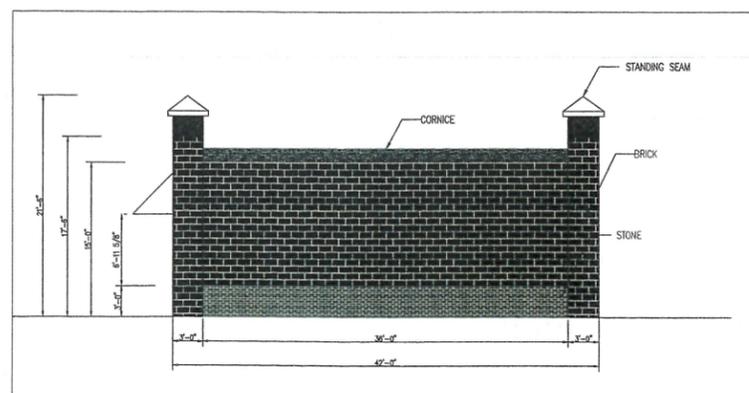
3D ILLUSTRATION



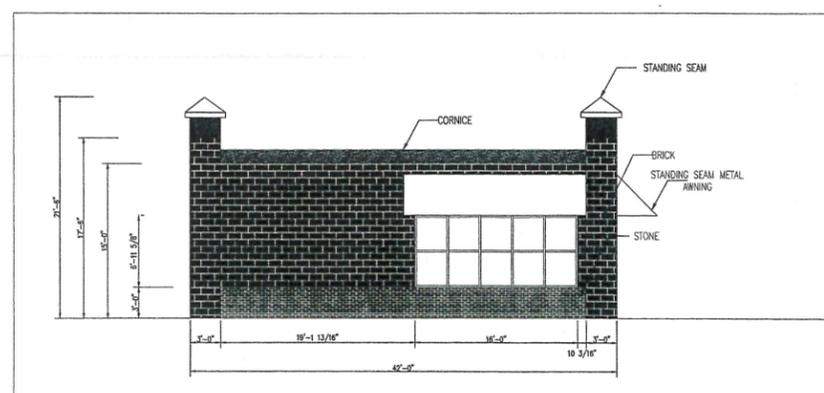
1 EAST ELEVATION WITH CANOPY
SCALE: 1/8"=1'-0"



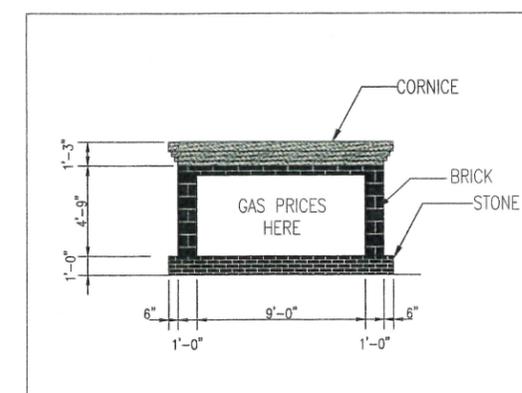
2 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



5 MONUMENT SIGN ELEVATION
N.T.S.

ADTM ENGINEERING & CONSTRUCTION, CORP.
1475 HERITAGE PARKWAY, SUITE 217
MANFIELD, TEXAS 76063
CONTACT PERSON: MIKE ALTURK, P.E.
PHONE: 817-271-9066
TEXAS REGISTRATION NUMBER: F-16984



The seal appearing on this document was authorized by MICHAEL ALTURK, P.E. 73400, on 09/05/19

116 W. BEDFORD
EULESS ROAD
LOT 2, BLOCK A
OAKWOOD PARK EAST
CITY OF HURST
TARRANT COUNTY, TEXAS

ELEVATIONS

Design: I.D.
Drawn: I.D.
Checked By: M.A.
Date: 01-29-20

| No. | Date | Revisions |
|-----|------|-----------|
| | | |
| | | |
| | | |

Sheet
A1
of Sheets

CITY OF
HURST ★ TEXAS

Planning and Zoning Commission Staff Report

SUBJECT: SP-19-13 Urban Infraconstruction, a site plan for Lot 1, Block 1 Central Park Northeast Addition, being 5.05 acres located at 110 Central Park Drive.

Supporting Documents:

Area map
Legal notice
Ownership data
Site plan
Tree exemption area
Tree mitigation
Landscape plan
Building elevations
Sign elevations

Meeting Date: 4/20/2020
Department: Development
Reviewed by: Michelle Lazo
City Manager Review:

Background/Analysis:

An application has been made by Anup Tamrakar with Urban Infraconstruction for a site plan approval on Lot 1, Block 1 Central Park Northeast Addition, being 5.05 acres located at 110 Central Park Dr.

The property is zoned TX-10 (Texas Hwy.10 Multi-Use District). The TX-10 Multi-Use district permits professional offices with outside storage of vehicles and materials. A final plat is also on this agenda.

The applicant is planning to construct an office building with 3,952 square feet and a separate warehouse with 2,000 sq. ft. The business will also have a large secured storage yard for vehicles and equipment. Urban Infraconstruction specializes in building bridges, concrete structures, storm structures, and a variety of concrete work across the country.

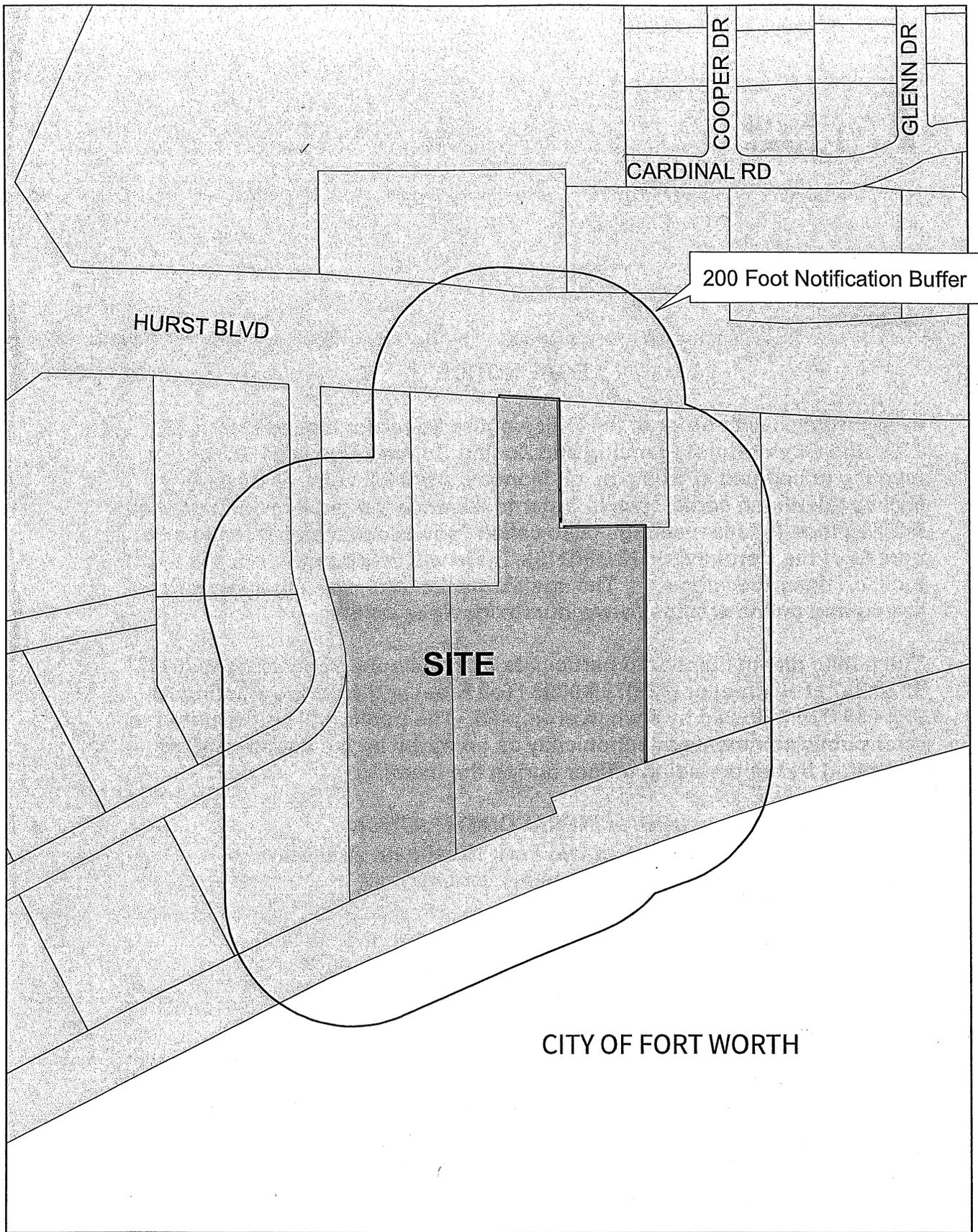
The site plan indicates a new driveway entrance on Central Park Dr. and a shared driveway with the existing Sonic to the signal on Hurst Boulevard. Due to the large number of utility easements across this property, the buildings and equipment storage will be constructed south of the Sonic location. The development also requires a large detention pond adjacent to the TRE rail corridor.

The building elevation indicates a light buff stone veneer and zinc grey ribbed metal exterior with concrete columns and a standing seam metal canopy. The warehouse will have ribbed metal walls in zinc grey and large bay doors.

The property is covered with a large variety of trees that are not required to be mitigated due the grading and detention area. The developer will remove 1057 caliper inches, but intends to preserve all of the trees along the railroad to enhance the landscape buffer.

The applicant is also limited on where new landscaping may be planted. They are providing four (4) Live Oaks, Dwarf Yaupons, Dwarf Heavenly Bamboo, Asian Jasmine, and Bermuda sod.

The applicant is requesting building signs on the north, east, and west elevation with 38 sq. ft of sign area. They are also requesting a monument sign on Hurst Blvd. that is 6.10 ft. tall with 28 sq. ft. of sign area per face.



| | | |
|--|---|---|
| <p>CASE NO: SP-19-13 URBAN INFRACONSTRUCTION</p> | <p>LEGAL DESCRIPTION: LOT 1 BLOCK 1 CENTRAL PARK NORTHEAST ADDITION</p> | <p>AGENDA DATE: 04/20/2020</p> |
| <p>REQUESTED ACTION: SITE PLAN</p> | | <p>LOCATION: 110 CENTRAL PARK DR</p> |



SP-19-13

LEGAL NOTICE

In accordance with order of the Office of the Governor issued March 16, 2020, the City of Hurst Planning and Zoning Commission will conduct its meeting scheduled at 7:00 p.m. on Monday, April 20, 2020, at Hurst City Hall by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID19). There will be no public access to the location described above. The agenda packet and meeting information are posted online at <https://www.hursttx.gov/pzagendas>

The public dial-in number to participate in the telephonic meeting is (877) 853-5247 (Toll Free) or (888)788-0099 (Toll Free) and entering Meeting ID 923-934-316 followed by # when prompted. The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

URBAN INFRACONSTRUCTION

Lot 1, Block 1 Central Park Northeast Addition
110 Central Park Drive.

The applicant is requesting the site plan use to develop a new infrastructure construction office with 5,900 square feet and an adjacent large equipment storage area.

According to the last City Tax Roll and current Water Accounts, your property is located within 200 feet of the above proposed zoning classification change and proposed site plan, including any intervening public streets. You will be given an opportunity to be heard in connection with the above-described requested site plan revision at the Public Hearing. Enclosed is a map of the affected area for your benefit in locating the property. If additional information is desired, you may contact Michelle Lazo 817-788-7055.



SP-19-13

**APPLICATION FOR SITE PLAN
OWNERSHIP DATA**

TO THE HURST PLANNING AND ZONING COMMISSION:

The following described real property is under application for approval of a Site Plan:

Urban Infraconstruction
Lot 1, Block 1, Central Park Northeast Addition
110 Central Park Drive.

The following is a list of the property owners, legal description of their property, and mailing address of the owners of the property within 200 feet of the above-described property, which is under application for a special use permit:

| PROPERTY OWNER | LOT | BLK | ADDITION | ADDRESS |
|-----------------------------|-----|-------|-------------------------------------|---|
| AA ADAM'S INC | 2 | BLK 1 | CENTRAL PARK EAST | 6665 RANDOL MILL RD FORT WORTH TX 76112 |
| JACINTO, DAVID | | | TR 5D2 BENNETT, HAMILTON SURVEY | PO BOX 162195 FORT WORTH TX 76161 |
| WOODGREEN II JV | FR | BLK 1 | PAYTON | 6252 KLAMATH RD FORT WORTH TX 76116 |
| HURST, CITY OF | 2 | 1 | MORITZ KIA | 1505 PRECINCT LINE RD HURST TX 76054 |
| LJL ENTERPRISES LTD | 1 | BLK 1 | CENTRAL PARK NORTH | 5829 CONVEYOR DR CLEBURNE TX 76031 |
| GOOLSBY, STEVE | | | TR 5D2B BENNETT, HAMILTON SURVEY | 3228 BROKEN ARROW RD DENTON TX 76209 |
| GOOLSBY, STEVE | | | TR 5D2C BENNETT, HAMILTON SURVEY | 3228 BROKEN ARROW RD DENTON TX 76209 |
| OUTLOOK TEXAS LP | 2 | BLK 1 | CENTRAL PARK NORTH | 1500 CENTRAL PARK DR HURST TX 76053 |
| ROSA CLARA ENTERPRISES LLC | 3 | BLK 1 | CENTRAL PARK NORTH | 3501 WINDSOR CT COLLEYVILLE TX 76034 |
| SHEMWELL-CARTER RESTAURANTS | 1 | 1 | SONIC DRVIE-IN HWY 10 | PO BOX 177 KELLER TX 76244 |
| SHEMWELL-CARTER RESTAURANTS | 2 | 1 | SONIC DRVIE-IN HWY 10 | PO BOX 177 KELLER TX 76244 |
| DAKHIL FAMILY LLC | 1 | A | QT865 | 1420 N LINDEN CIR WICHITA KS 67206 |
| OCCUPANT | 2 | BLK 1 | CENTRAL PARK EAST | 1401 W HURST BLVD HURST, TX 76053 |
| OCCUPANT | | | TR 5D2 BENNETT, HAMILTON SURVEY | 1351 W HURST BLVD HURST, TX 76053 |
| OCCUPANT | FR | BLK 1 | PAYTON | 1347 W HURST BLVD HURST, TX 76053 |
| OCCUPANT | 2 | 1 | MORITZ KIA | 1390 W HURST BLVD HURST, TX 76053 |

| | | | | |
|----------|---|-------|----------------------------------|--------------------------------------|
| OCCUPANT | 1 | BLK 1 | CENTRAL PARK NORTH | 1501 W HURST BLVD HURST, TX 76053 |
| OCCUPANT | | | TR 5D2B BENNETT, HAMILTON SURVEY | 110 CENTRAL PARK DR HURST, TX 76053 |
| OCCUPANT | | | TR 5D2C BENNETT, HAMILTON SURVEY | 1451 W HURST BLVD HURST, TX 76053 |
| OCCUPANT | 2 | BLK 1 | CENTRAL PARK NORTH | 1451 W HURST BLVD HURST, TX 76053 |
| OCCUPANT | 3 | BLK 1 | CENTRAL PARK NORTH | 1500 CENTRAL PARK DR HURST, TX 76053 |
| OCCUPANT | 1 | 1 | SONIC DRVIE-IN HWY 10 | 1501 CENTRAL PARK DR HURST, TX 76053 |
| OCCUPANT | 2 | 1 | SONIC DRVIE-IN HWY 10 | 1461 W HURST BLVD HURST, TX 76053 |
| OCCUPANT | 1 | A | QT865 | 1451 W HURST BLVD HURST, TX 76053 |

REVISIONS:

| | | |
|---|------------|--------------------|
| 1 | 03/04/2020 | Hurst Public Works |
| | | |
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SEAL: DAVID JACINTO, REGISTERED ARCHITECT, ARCHITECTS A.P.L.L.C., STATE OF TEXAS, 24770

SITE ACCESSIBILITY NOTES:

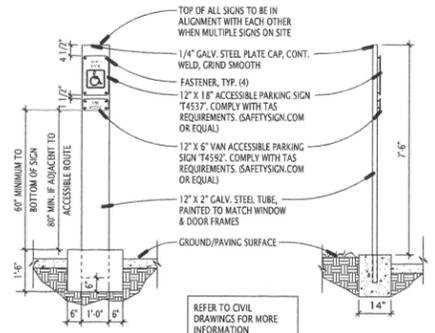
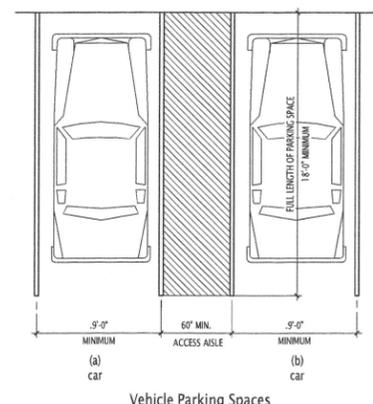
- REFER TO FINAL CIVIL SITE PLANS FOR THE EXACT LOCATIONS OF HANDICAPPED PARKING, WALKWAYS, CURB CUTS AND RAMPS.
- ALL WALKWAYS, CURB CUTS, RAMPS AND HANDICAPPED PARKING SIGNAGE, ETC. SHALL MEET THE MOST STRINGENT OF ALL APPROVED TEXAS ACCESSIBILITY CODES.
- ALL WALKING SURFACES TO COMPLY WITH THE MOST STRINGENT OF ALL APPROVED TEXAS ACCESSIBILITY STANDARDS (TAS), AMERICANS WITH DISABILITY ACT (ADA) AND LOCAL ACCESSIBILITY CODES AND ORDINANCES.
- FINISH GRADES OF PAVEMENT IN ACCESSIBLE PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION AND SHALL COMPLY WITH THE MOST STRINGENT OF ALL APPROVED TEXAS ACCESSIBILITY STANDARDS (TAS), AMERICANS WITH DISABILITY ACT (ADA) AND LOCAL ACCESSIBILITY CODES AND ORDINANCES.

SITE DRAWING NOTES:

REFER TO FINAL CIVIL SITE PLANS FOR:

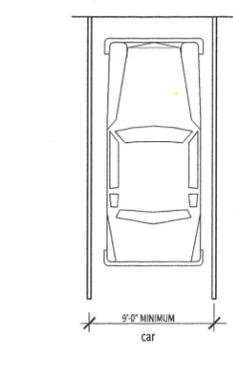
- FINAL SITE INFORMATION AND CONFIGURATION
- PROPERTY LINE INFORMATION
- SETBACK INFORMATION
- FINAL ACCESSIBLE PARKING LOCATIONS AND LAYOUT
- SITE EGRESS PATHS
- PARKING LAYOUT
- PARKING LOT LIGHTING LAYOUT
- PROJECT SIGN LOCATIONS
- RETAINING WALL DESIGN
- SITE AMENITIES DESIGN (SIDEWALKS, PATIOS, SITE STAIRS)

REFER TO OWNER SIGN PACKAGE FOR PROJECT SIGNAGE INFORMATION, IF REQUIRED.



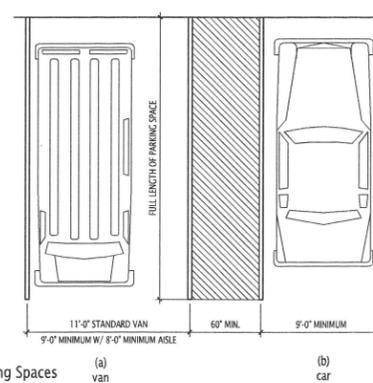
IDENTIFICATION SIGNAGE

REFER TO T.A.S. SECTIONS 216 SIGNS AND 502 PARKING SPACES (COMPLY WITH LOCAL JURISDICTION REQUIREMENTS)



STANDARD PARKING SPACE

COMPLY WITH LOCAL JURISDICTION REQUIREMENTS



ACCESSIBLE PARKING SPACES

REFER TO T.A.S. SECTION 502 PARKING SPACES (COMPLY WITH LOCAL JURISDICTION REQUIREMENTS)

LEGAL DESCRIPTION - METES & BOUNDS

WHEREAS, 110 Central Park, LLC, is the owners of all that certain 5.058 acres of land, as described in the deed recorded in Document Number D219024581 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), in the 1st, Bennett Survey, 41 1/2, City of Hurst, Tarrant County, Texas, and more particularly described by the metes and bounds as follows: all bearings shown hereon are based on the plat of Sonic Drive-in Hwy 110, recorded in Document Number D207389889 P.R.T.C.T.)

BEGINNING at a 1/2" iron rod with a cap stamped "MOAK SURVEYING" found for the southwest corner of Lot 1, Block 1, of said Sonic Drive-in Hwy 10, common to the western most northwest corner of the herein described tract, in the east right-of-way line of Central Park Drive (50' Right-of-Way);

THENCE North 89° 52' 44" East - 271.24' to a 1/2" iron rod with a cap stamped "MOAK SURVEYING" found for the southeast corner of Lot 2, of said Block 1, Sonic Drive-in Hwy 10, common to a point for corner of the herein described tract;

THENCE North 00° 06' 00" West - 294.23' along the east line of said Lot 2, Block 1, Sonic Drive-in Hwy 10, to a 1/2" iron rod with a cap stamped "MOAK SURVEYING" found for the northern most northwest corner of the herein described tract, in the south right-of-way line of Hurst Boulevard (Variable Width Right-of-Way);

THENCE South 85° 45' 20" East - 96.31' along the south right-of-way line of said Hurst Boulevard, to a 1/2" iron rod found for the northwest corner of Lot 2, Block 1, Central Park East Addition, recorded in Volume 388-199, Page 53 P.R.T.C.T., common to the northern most northeast corner of the herein described tract;

THENCE South 00° 17' 31" West - 200.00' to a 1/2" iron rod found for a point for the southwest corner of said Lot 2, Block 1, Central Park Addition, common to corner of the herein described tract;

THENCE South 85° 53' 45" East - 125.69' (called 126.37') along the south line of said Lot 2, Block 1, Central Park East Addition, to a 1/2" iron rod found for the northwest corner of the 2.151 acres tract of land as described in the deed to David Jacinto in the deed recorded in Document Number D201082885 P.R.T.C.T., common to the eastern most northeast corner of the herein described tract;

THENCE South 00° 08' 12" West - 371.57' (called 370.67') along the west line of said David Jacinto tract, to a 1/2" iron rod with a cap stamped "HARP 2012" found for the southeast corner of the herein described tract, in the north right-of-way line of TRE Rail Corridor (City of Fort Worth & City of Dallas, recorded in Volume 7726, Page 18448);

THENCE along the north right-of-way line of said TRE Rail Corridor the following bearings and distances:

South 71° 06' 05" West - 100.26' (called 100.00') to a 1/2" iron rod found for a point for corner of the herein described tract;

South 69° 10' 35" West - 53.32' (called 53.60') to a 1/2" iron rod with a cap found for a point for corner of the herein described tract;

South 20° 53' 43" East - 25.00' to a 1/2" iron rod with a cap stamped "HARP 2012" found for a point for corner of the herein described tract;

South 68° 58' 17" West - 100.46' to a 1/2" iron rod with a cap stamped "HARP 2012" found for a point for corner of the herein described tract;

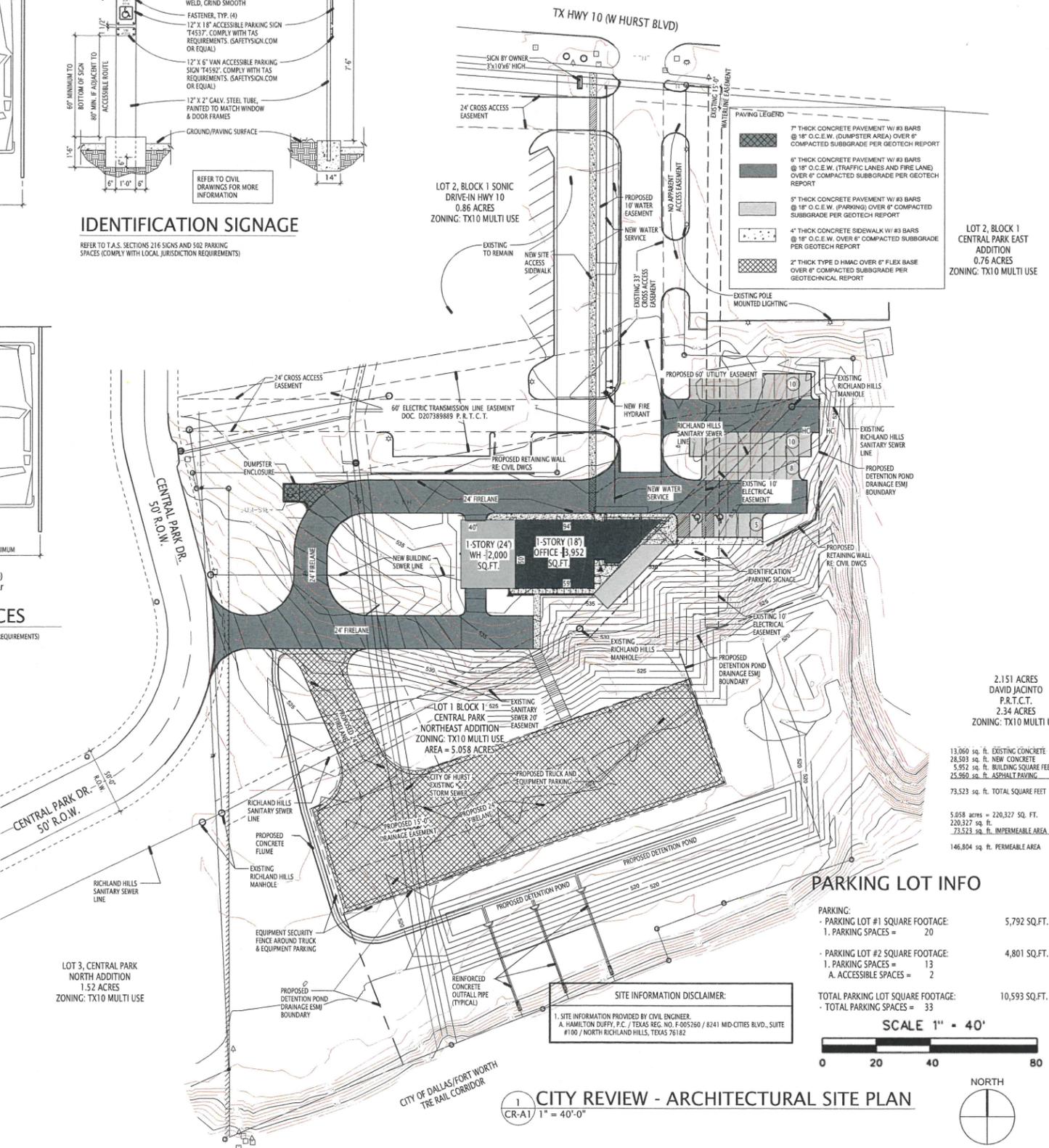
South 68° 29' 45" West - 72.90' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract;

South 67° 24' 47" West - 179.00' (called 184.58') to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southwest corner of the herein described tract, common to the southeast corner of Lot 3, Central Park North Addition, recorded in Volume 388-115, Page 89 P.R.T.C.T., from which a found 1/2" iron rod bears South 67° 24' 47" West - 3.61';

THENCE North 00° 06' 00" West - 481.13' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract;

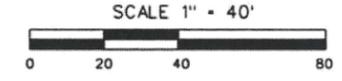
THENCE South 89° 52' 44" West - 23.87' to a 1/2" iron rod with a cap stamped "RPLS 6014" found for a point for corner of the herein described tract, in the east right-of-way line of said Central Park Drive;

THENCE North 14° 50' 38" West - 11.95' along the east right-of-way line of said Central Park Drive, to the POINT OF BEGINNING and containing 5.058 acres of land.



PARKING LOT INFO

| | |
|--|---------------|
| PARKING: | |
| - PARKING LOT #1 SQUARE FOOTAGE: | 5,792 SQ.FT. |
| 1. PARKING SPACES = | 20 |
| - PARKING LOT #2 SQUARE FOOTAGE: | 4,801 SQ.FT. |
| 1. PARKING SPACES = | 13 |
| A. ACCESSIBLE SPACES = | 2 |
| TOTAL PARKING LOT SQUARE FOOTAGE: | 10,593 SQ.FT. |
| - TOTAL PARKING SPACES = | 33 |



SITE INFORMATION DISCLAIMER:

1. SITE INFORMATION PROVIDED BY CIVIL ENGINEER
A. HAMILTON DUFFY, P.C. / TEXAS REG. NO. F-005260 / 8241 MID-CITIES BLVD., SUITE #100 / NORTH RICHLAND HILLS, TEXAS 76182

CITY REVIEW - ARCHITECTURAL SITE PLAN

1 CR-A1 1" = 40'-0"

**CITY OF HURST, TX
DRC-PDC-CC
REVIEW**

CITY APPROVAL PROCESS

**URBAN
INFRACONSTRUCTION**

**URBAN
INFRACONSTRUCTION**

110 CENTRAL PARK DRIVE
HURST, TEXAS 76053

2512 GRAVEL DRIVE
FORT WORTH, TEXAS 76118

OWNER PROJECT NO.:
GSBS PROJECT NO.: 2019-030-00
ISSUED DATE: MARCH 1, 2020

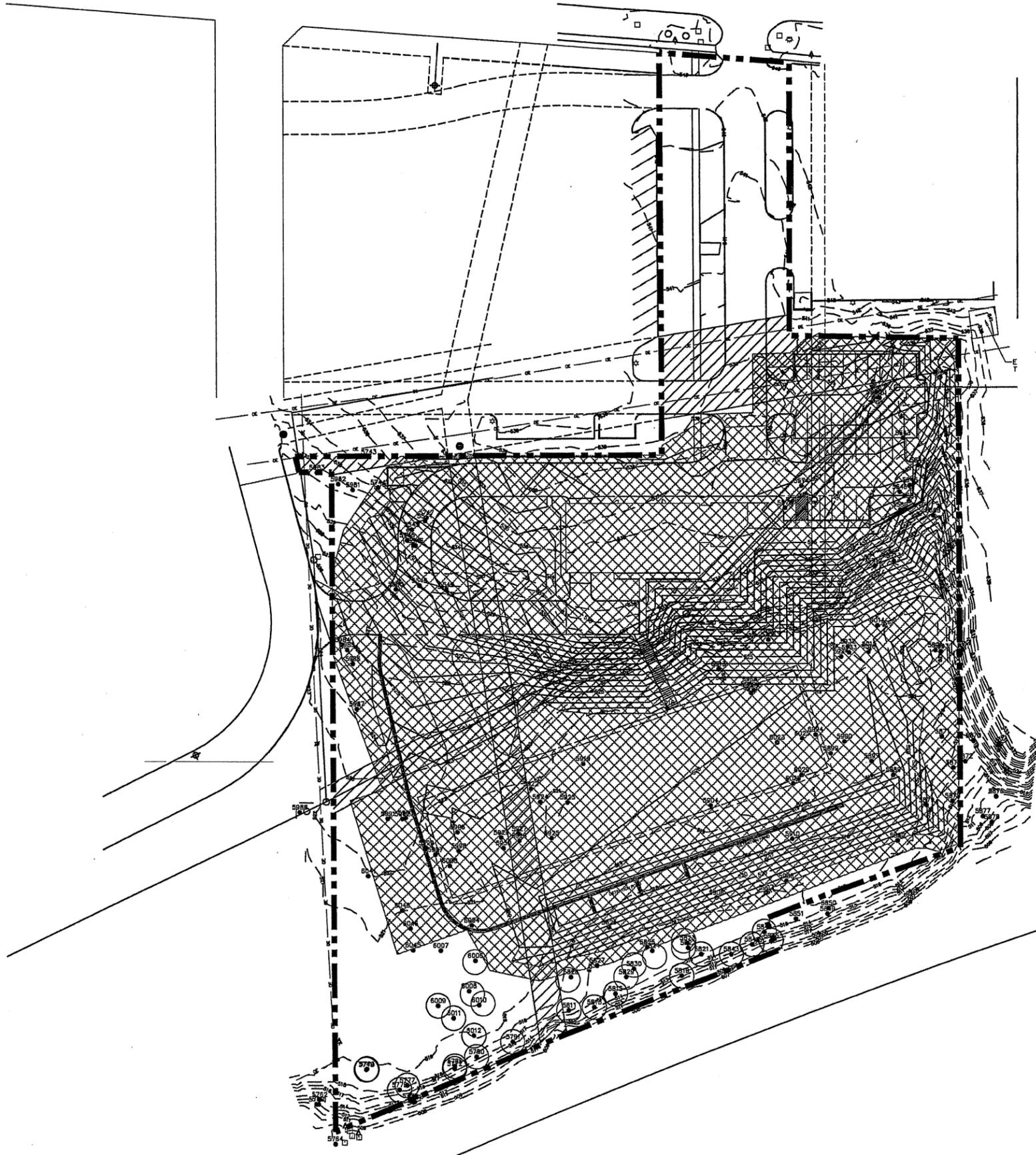
SITE PLAN

REVISIONS:

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LEGEND

-  EXEMPT - REQUIRED GRADING
-  EXEMPT - EASEMENTS
-  PROTECTED TREE
-  REMOVED TREE



10/14/2019
ISSUANCE DATE
I HEREBY CERTIFY THAT THE DESIGNER HAS REVIEWED AND APPROVED THIS PLAN AND ALL INFORMATION AND INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. I AM A LICENSED LANDSCAPE ARCHITECT IN THE STATE OF TEXAS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND.

**CITY OF HURST, TX
DRC-PDC-CC
REVIEW**



NORTH

City Approval Process
URBAN
INFRACONSTRUCTION

110 CENTRAL PARK DRIVE
HURST, TX 76065

Urban
Infraconstruction

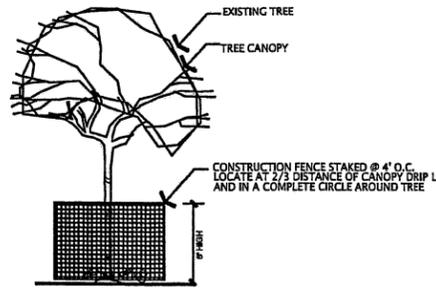
2512 GRAVEL DRIVE
FORT WORTH, TX 76118

GSBS PROJECT NO: 2019-030-00
ISSUED DATE: 10/14/2019

EXEMPTED AREAS PLAN

REVISIONS:

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1 TREE PROTECTION
NTS

- TREE PRESERVATION NOTES**
- Trees called out for preservation shall be fenced at the drip-line. Fencing may occur at the combined drip-lines of trees to be preserved.
 - Fencing shall be 6-foot tall chain link fencing with steel posts embedded in the ground.
 - No grading shall occur within the drip-lines / fenced area of existing trees.
 - No construction materials or construction vehicles may be stored within the drip-lines / fenced areas of existing trees.
 - Construction vehicles or machinery may not pass between two or more existing trees identified for preservation if their canopies are within 10 feet of touching.
 - Tree preservation measures must be in place before construction, demolition and /or grading activities commence.
 - The contractor is required to have an arborist certified by the International Society of Arboriculture (ISA) on site. If site construction efforts require removal of existing roots or branch pruning, a certified arborist shall be on site and monitor all root pruning and branch pruning of existing trees.
 - Unauthorized tree removal is subject to in-kind replacement as referenced in the City's tree mitigation ordinance.
 - The Contractor is required to water, fertilize and attend to other maintenance needs of existing trees as needed to maintain healthy growth throughout the construction period. Six feet diameter, minimum, by six-inch tall earth berms shall be constructed at the base of each tree to function as temporary watering basins during the construction period. Trees shall be watered according to weather and tree requirements.

PROJ-IN-UIC-38

- NOTES:**
- All trees shown on this plan to be preserved shall be protected during construction with temporary fencing. Tree protection fences shall be installed prior to the commencement of any site preparation work (clearing, grubbing or grading).
 - Soil compaction in the critical root zone resulting from vehicular traffic or storage of equipment or materials.
 - Critical root zone disturbances due to grade changes greater than two (2) inches cut or fill, or boring which was not authorized by the city.
 - Wounds, to the trunk, limbs or exposed roots by mechanical equipment.
 - Other activities detrimental to trees such as chemical storage, cement trunk cleaning, and fires.
 - In cases of area constraints where the protective fence is closer to the trunk than four (4) feet, the trunk must be protected with strapped-on planking to a height of eight (8) feet or to the limits of the lower branching.
 - All grading within critical root zones of specimen trees shall be performed by hand or small equipment to minimize damage. Prior to grading, relocate the protective fencing to two (2) feet behind the grade change area.
 - Trees most heavily impacted by construction activities should be watered deeply once a week during periods of hot and dry weather. Tree crowns should be sprayed with water periodically to reduce dust accumulation on the leaves.
 - Trenching for landscape irrigation shall be located as far from the existing trunks as possible.
 - Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before construction begins.

TREE MITIGATION CALCULATIONS

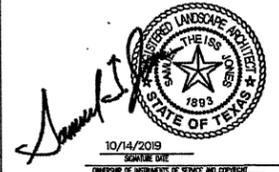
| | METHOD OF ASSESSMENT | TOT. CAL. INCHES | OFF PROPERTY | TOT. CAL. INCHES REMOVED | TOT. CAL. INCHES PROTECTED |
|--|----------------------|------------------|--------------|--------------------------|----------------------------|
| 6" TREES | SURVEY | 1609 | 166 | 1057 | 380 |
| EXEMPT | | | | 1057 | |
| NONEXEMPT | | | | 0 | |
| 3"-6" TREES | AERIAL + SAMPLING | 608 | 0 | 559 | 44 |
| EXEMPT | | | | 559 | |
| NONEXEMPT | | | | 0 | |
| TOTAL CAL INCHES TO BE MITIGATED (NON-EXEMPT REMOVED) | | | | | 0 |
| TOT. CAL. INCHES IN LIEU OF FEE | | 560/CAL. INCH | | 0 | \$ - |
| TOT. CAL. INCHES TO BE REPLACED W/ 3" CAL. TREES | | | | 0 | 0 |

TREE ASSESSMENT

| TREE # | CAL | SPECIES | STATUS | UNDESIRABLE | EXEMPT | REASON |
|--------|-------|---------------|--------------|-------------|------------------|------------------|
| 5544 | 7 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5545 | 7 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5546 | 11 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5548 | 2X6 | ELM | REMOVE | | REQUIRED GRADING | |
| 5549 | 12 | WILLOW | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5574 | 7 | COTTONWOOD | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5575 | 2X8 | COTTONWOOD | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5580 | 12 | CEDAR | REMOVE | | REQUIRED GRADING | |
| 5581 | 11 | ELM | REMOVE | | REQUIRED GRADING | |
| 5631 | 6 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5632 | 6 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5633 | 6 | ASH | REMOVE | | EASEMENT | |
| 5642 | 9 | COTTONWOOD | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5643 | 2X12 | ELM | REMOVE | | REQUIRED GRADING | |
| 5644 | 3X9 | BRADFORD PEAR | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5645 | 10 | ELM | REMOVE | | REQUIRED GRADING | |
| 5646 | 2X6 | BRADFORD PEAR | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5668 | 14 | ELM | REMOVE | | REQUIRED GRADING | |
| 5706 | 24+14 | ELM | REMOVE | | REQUIRED GRADING | |
| 5712 | 10 | ELM | REMOVE | | REQUIRED GRADING | |
| 5713 | 2X14 | ELM | REMOVE | | REQUIRED GRADING | |
| 5743 | 8 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5744 | 6 | ASH | REMOVE | | REQUIRED GRADING | |
| 5745 | 8 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5746 | 10 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5747 | 10 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5748 | 6 | ELM | REMAIN | | NONEXEMPT | |
| 5760 | 6 | HACKBERRY | OFF PROPERTY | | | |
| 5761 | 6 | ELM | OFF PROPERTY | | | |
| 5762 | 20 | ELM | OFF PROPERTY | | | |
| 5764 | 18 | COTTONWOOD | OFF PROPERTY | | | |
| 5772 | 2X8 | HACKBERRY | REMAIN | UNDESIRABLE | EXEMPT | SPECIES |
| 5773 | 6 | ELM | REMAIN | | NONEXEMPT | |
| 5776 | 8 | HACKBERRY | REMAIN | UNDESIRABLE | EXEMPT | SPECIES |
| 5777 | 8 | HACKBERRY | REMAIN | UNDESIRABLE | EXEMPT | SPECIES |
| 5778 | 24 | ELM | OFF PROPERTY | | | |
| 5781 | 8 | HACKBERRY | OFF PROPERTY | | | |
| 5782 | 6 | ELM | OFF PROPERTY | | | |
| 5785 | 2X10 | HACKBERRY | REMAIN | UNDESIRABLE | EXEMPT | SPECIES |
| 5790 | 15 | ELM | REMAIN | | NONEXEMPT | |
| 5791 | 24 | ELM | REMAIN | | NONEXEMPT | |
| 5811 | 3X8 | ELM | REMAIN | | NONEXEMPT | |
| 5813 | 10 | ELM | REMAIN | | NONEXEMPT | |
| 5815 | 17 | ELM | REMAIN | | NONEXEMPT | |
| 5819 | 3X12 | ELM | REMAIN | | NONEXEMPT | |
| 5821 | 3X7 | ELM | REMAIN | | NONEXEMPT | |
| 5822 | 18 | COTTONWOOD | REMAIN | | | |
| 5823 | 14 | COTTONWOOD | REMAIN | UNDESIRABLE | | |
| 5824 | 18 | COTTONWOOD | REMAIN | UNDESIRABLE | | |
| 5825 | 2X8 | ELM | REMOVE | | REQUIRED GRADING | |
| 5826 | 10 | ELM | REMOVE | | REQUIRED GRADING | |
| 5827 | 8 | ELM | REMOVE | | REQUIRED GRADING | |
| 5828 | 3X14 | ELM | REMAIN | | | |
| 5829 | 6 | HACKBERRY | REMAIN | UNDESIRABLE | | |
| 5830 | 6 | HACKBERRY | REMAIN | UNDESIRABLE | | |
| 5843 | 2X8 | ELM | REMAIN | | NONEXEMPT | |
| 5844 | 14 | ELM | REMAIN | | NONEXEMPT | |
| 5845 | 2X6 | HACKBERRY | REMAIN | UNDESIRABLE | EXEMPT | SPECIES |
| 5846 | 10 | ELM | REMAIN | | NONEXEMPT | |
| 5849 | 6 | HACKBERRY | OFF PROPERTY | | | |
| 5850 | 6 | HACKBERRY | OFF PROPERTY | | | |
| 5851 | 12 | HACKBERRY | OFF PROPERTY | | | |
| 5870 | 12 | ELM | OFF PROPERTY | | | |
| 5871 | 12 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5872 | 12 | ELM | OFF PROPERTY | | | |
| 5873 | 5X10 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5875 | 9 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5876 | 9 | HACKBERRY | OFF PROPERTY | | | |
| 5877 | 7 | ELM | OFF PROPERTY | | | |
| 5878 | 7 | ELM | OFF PROPERTY | | | |
| 5879 | 7 | MESQUITE | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5880 | 8 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5889 | 7 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5893 | 8 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5894 | 6 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5897 | 4X12 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5899 | 2X18 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5900 | 6 | CEDAR | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5904 | 7 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5906 | 8 | CEDAR | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5907 | 2X12 | COTTONWOOD | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5908 | 12 | CEDAR | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5910 | 10 | CEDAR | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5911 | 8 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5916 | 3X11 | COTTONWOOD | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5919 | 8 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |

TREE ASSESSMENT

| TREE # | CAL | SPECIES | STATUS | UNDESIRABLE | EXEMPT | REASON |
|--------|-----------|---------------|--------------|-------------|-----------|------------------|
| 5922 | 8 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5923 | 7 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5924 | 7 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5924 | 2X8 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5927 | 11 | COTTONWOOD | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5928 | 8 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5929 | 6 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5941 | 8 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5932 | 12 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5933 | 6 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5933 | 6 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5966 | 12 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5967 | 6 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5968 | 6 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5969 | 6 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5981 | 2X7 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5981 | 12 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5982 | 8 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5981 | 2X11 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5981 | 11 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5985 | 9 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5986 | 9 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5987 | 9 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5981 | 7 | BRADFORD PEAR | OFF PROPERTY | | | |
| 5994 | 16 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5991 | 20 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5982 | 6 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 5996 | 6 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5997 | 20 | COTTONWOOD | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5991 | 6 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 5999 | 6 | CHINA BERRY | REMOVE | | EXEMPT | REQUIRED GRADING |
| 6000 | 6 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 6001 | 7 | CEDAR | REMOVE | | EXEMPT | REQUIRED GRADING |
| 6016 | 6 | BRADFORD PEAR | REMAIN | UNDESIRABLE | | SPECIES |
| 6007 | 18 | BRADFORD PEAR | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 6008 | 8 | COTTONWOOD | REMAIN | UNDESIRABLE | | SPECIES |
| 6009 | 16 | COTTONWOOD | REMAIN | UNDESIRABLE | EXEMPT | SPECIES |
| 6016 | 14 | COTTONWOOD | REMAIN | UNDESIRABLE | | SPECIES |
| 6011 | 11 | COTTONWOOD | REMAIN | UNDESIRABLE | EXEMPT | SPECIES |
| 6012 | 11 | ELM | REMAIN | | NONEXEMPT | |
| 6013 | 16 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 6013 | 3X10 | BRADFORD PEAR | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 6014 | 7 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 6016 | 6 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 6025 | 7 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 6025 | 8 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 6025 | 13 | COTTONWOOD | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 6028 | 6 | ELM | REMOVE | | EXEMPT | REQUIRED GRADING |
| 6023 | 6 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 6033 | 7 | HACKBERRY | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 6011 | 2X11 + 14 | COTTONWOOD | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 6016 | 3X10 | COTTONWOOD | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 6016 | 13 | COTTONWOOD | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |
| 6008 | 11 | COTTONWOOD | REMOVE | UNDESIRABLE | EXEMPT | SPECIES |



**CITY OF HURST, TX
DRC-PDC-CC
REVIEW**

City Approval Process
URBAN
INFRACONSTRUCTION

110 CENTRAL PARK DRIVE
HURST, TX 76053

Urban
Infraconstruction

2512 GRAVEL DRIVE
FORT WORTH, TX 76118

GSBS PROJECT NO.: 2019-030-00
ISSUED DATE: 10/14/2019

TREE MITIGATION

PLANT SCHEDULE

| SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT. | SPACING |
|---------------|---|---|------------|----------|
| | NAN HAR | Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo | 5 gal | 30" o.c. |
| SMALL SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT. | SPACING |
| | ILE NAN | Ilex vomitoria 'Nana' / Dwarf Yaupon 3' HT. MIN | 5 gal | 36" o.c. |
| GROUND COVERS | CODE | BOTANICAL / COMMON NAME | CONT. | SPACING |
| | CYN DA2 | Cynodon dactylon / Bermuda Grass | hydromulch | |
| | EXI TUR | Existing turf / Existing Turf | existing | |
| | TRA ASI | Trachelopermum asiaticum / Asian Jasmine | 1 gal | 16" o.c. |
| | NATIVE SEED MIX Bouteloua curtipendula / Side Oats Grama Bouteloua dactyloides / Buffalo Grass Bouteloua gracilis / Blue Grama Grass Cynodon dactylon / Bermuda Grass Desmanthus illinoensis / Illinois Bundle Flower Hilaria rigidula / Big Galleta Leptochloa dubia / Green Sprangletop Lolium multiflorum / Italian Ryegrass Schizachyrium scoparium / Little Bluestem Grass REF. SHEET LP602 FOR NATIVE SEED SELECTION SCHEDULE. | | | |

NOTE:

ASSUMED LIMIT OF DISTURBANCE SHOWN.

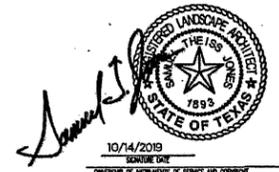
CONTRACTOR RESPONSIBLE FOR REVEGETATING TO ACTUAL LIMIT AND IN ALL DISTURBED AREAS WITH HYDROMULCH.

ANY OTHER AREA NOT DESIGNATED TO RECEIVE NEW PLANT MATERIAL IS CONSIDERED TO BE TURF.

NEW TREES SHALL NOT BE PLANTED IN EASEMENTS.

REVISIONS:

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CITY OF HURST, TX
DRC-PDC-CC
REVIEW

City Approval Process
URBAN
INFRACONSTRUCTION

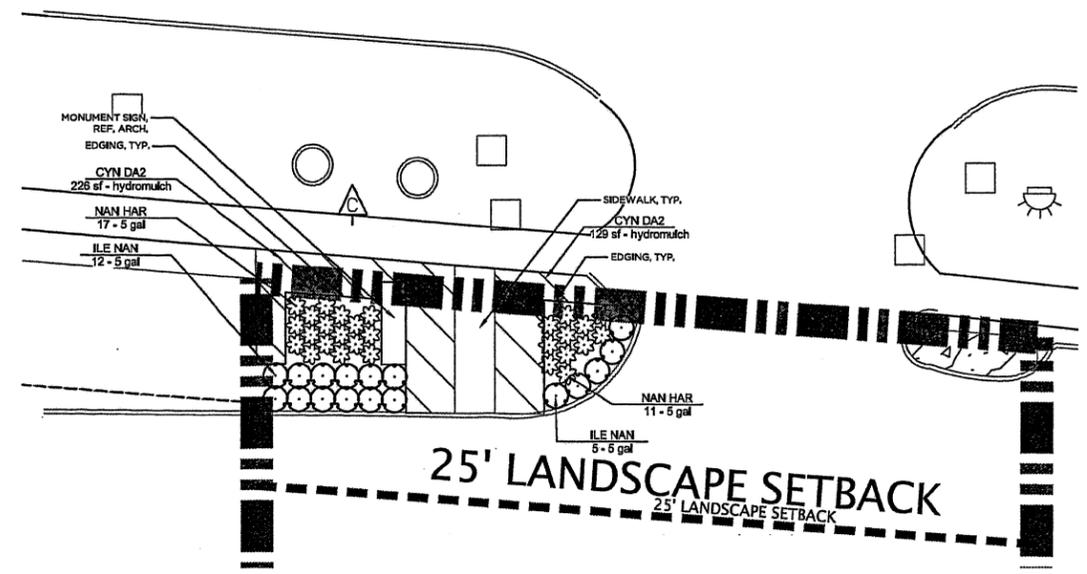
110 CENTRAL PARK DRIVE
HURST, TX 76053

Urban
Infraconstruction

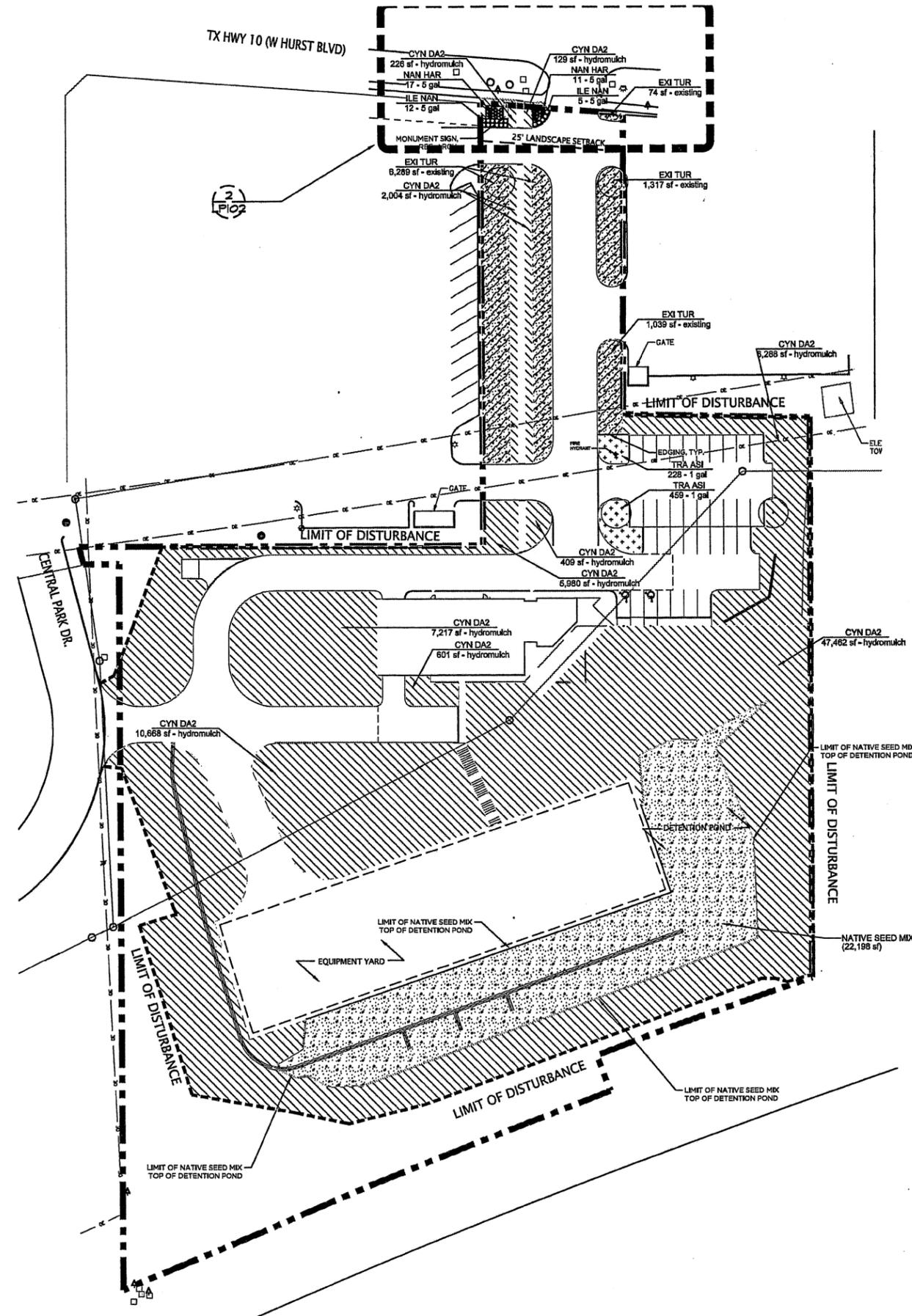
2512 GRAVEL DRIVE
FORT WORTH, TX 76118

GSBS PROJECT NO.: 2019-030-00
ISSUED DATE: 10/14/2019

PLANTING PLAN



PLANTING PLAN 2
SCALE: 1"= 10' LP102



PLANTING PLAN 1
SCALE: 1"= 40' LP102



08/12/2019

ELEVATION CONCEPT - VIEW 05

HURST, TX

URBAN INFRACONSTRUCTION OFFICE

GSBS
ARCHITECTS

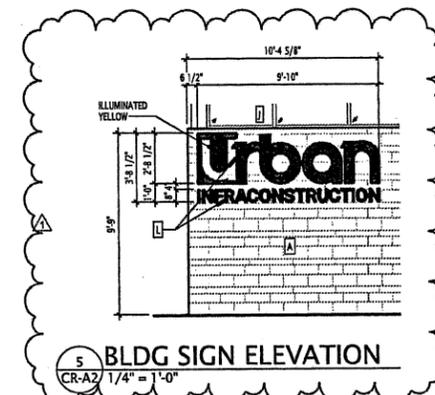


REVISIONS:

| | | |
|---|------------|-------------------|
| 1 | 03/04/2020 | City DRC comments |
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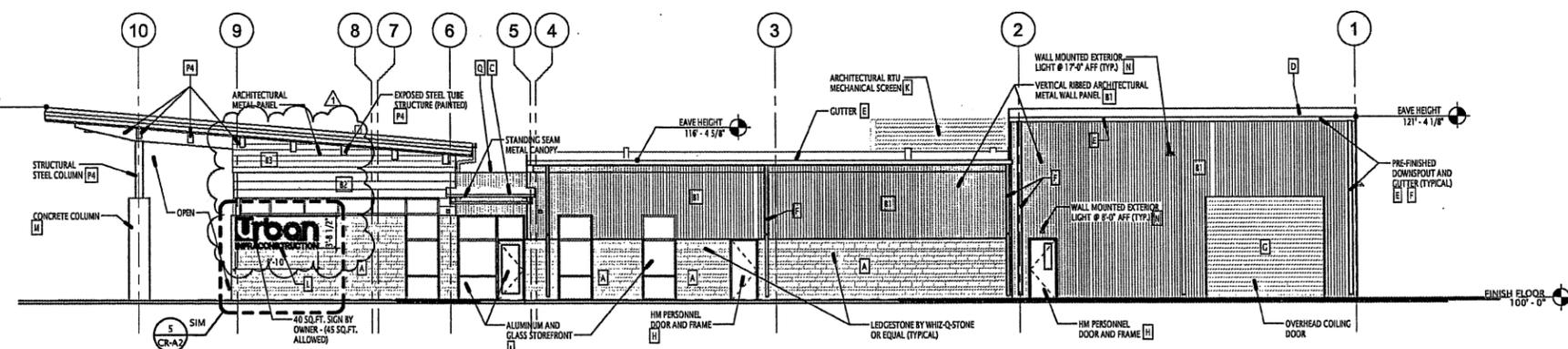
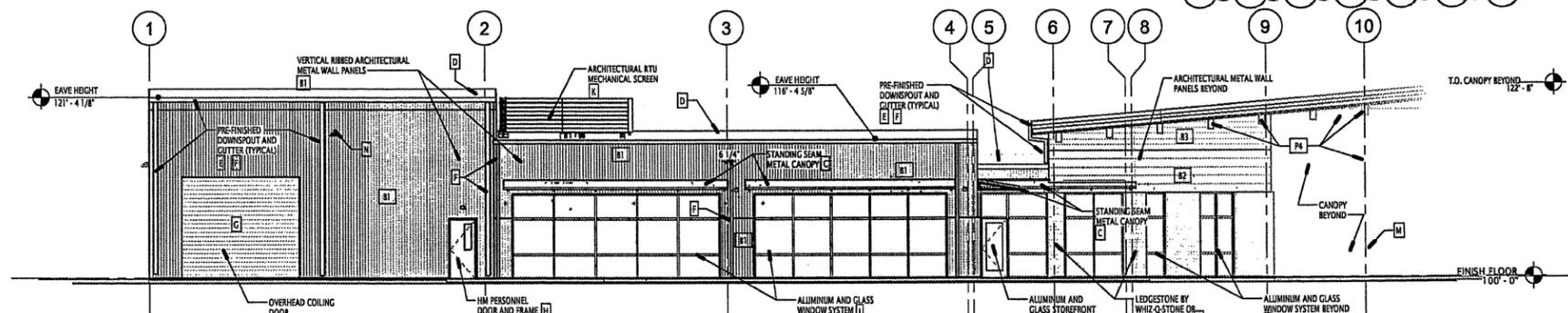


SEAL EXPIRES: 12/31/2024
 I AM AN ARCHITECT REGISTERED WITH THE ARCHITECTS BOARD OF TEXAS. I HAVE BEEN LICENSED AS AN ARCHITECT SINCE 1998. I HAVE MAINTAINED MY LICENSE IN GOOD STANDING SINCE 1998. I HAVE MAINTAINED MY LICENSE IN GOOD STANDING SINCE 1998. I HAVE MAINTAINED MY LICENSE IN GOOD STANDING SINCE 1998.



PAINT SCHEDULE
NOT ALL PAINT COLORS USED ON EXTERIOR PAINT & MANUFACTURER

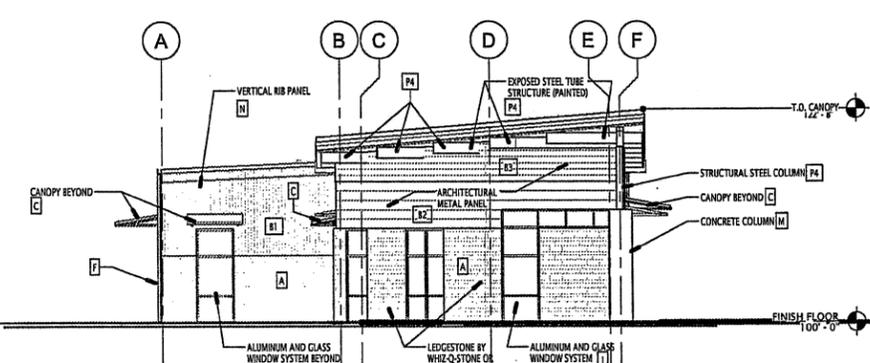
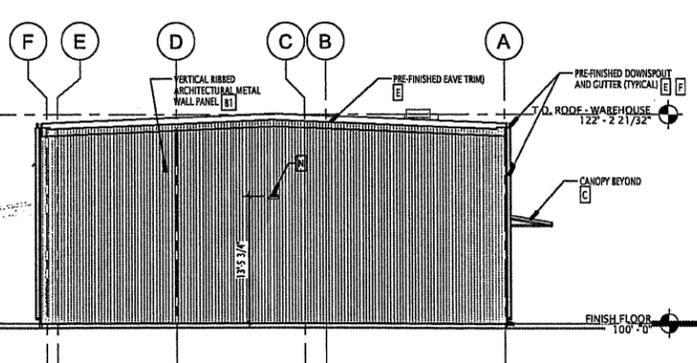
| |
|--|
| P1 - GENERAL PAINT MANUF.: SHERWIN WILLIAMS SW7105 "PAPERWHITE"; EGGSHELL/SATIN |
| P2 - INTERIOR ACCENT PAINT MANUF.: SHERWIN WILLIAMS SW6255 "MORNING FOG"; EGGSHELL/SATIN |
| P3 - INTERIOR ACCENT PAINT MANUF.: SHERWIN WILLIAMS SW6903 "CHERRY"; EGGSHELL/SATIN |
| P4 - INTERIOR/EXTERIOR ACCENT PAINT MANUF.: SHERWIN WILLIAMS SW9139 "DEBONAIR"; SEMI-GLOSS |
| P5 - INTERIOR/EXTERIOR AESS EXTERIOR HOLLOW METAL DOOR AND FRAMES MANUF.: SHERWIN WILLIAMS SW7644 "STEELY GRAY"; MATTE |
| P6 - EXTERIOR SOFFITS MANUF.: SHERWIN WILLIAMS SW6907 "FORSYTHIA"; MATTE |
| P7 - EXTERIOR PAINTED CONCRETE MANUF.: SHERWIN WILLIAMS SW6142 "MACADAMIA"; MATTE |



EXTERIOR ELEVATION LEGEND

| | |
|----|---|
| A | LEUDES "ROUGHBACK" STONE VENEER ASHLAR 8", 8", 4" STACKED COURSING, RANDOM WIDTHS GROUT COLOR: TEC ACCUCOLOR #945 "LIGHT BUFF" |
| B1 | BERRIDGE 18-18" (VERTICAL) ZINC GREY |
| B2 | BERRIDGE 18-12" (HORIZONTAL) ZINC GREY |
| B3 | BERRIDGE 18-8" (HORIZONTAL) ZINC GREY |
| C | BERRIDGE ZEP-LOCK STANDING SEAM METAL PANEL EXTERIOR CANOPY - ZINC GREY |
| D | MEMBRANE ROOF |
| E | PRE-FINISHED METAL CUTTER SHERWIN WILLIAMS SW7967 "CITYSCAPE" |
| F | PRE-FINISHED METAL DOWNSPOUT SHERWIN WILLIAMS SW7967 "CITYSCAPE" |
| G | OVERHEAD DOOR |
| H | HOLLOW METAL DOOR PAINT P4 |
| J | STOREFRONT WINDOW SYSTEM |
| K | PRE-FINISHED METAL ROOF SCREEN |
| L | SIGNAGE BY VENDOR - ILLUMINATED CHANNEL LETTERS ON MASONRY VENEER |
| M | ARCHITECTURALLY FINISHED CONCRETE COLUMN PAINT P5 |
| N | EXTERIOR LIGHT |
| P | ARCHITECTURALLY EXPOSED STEEL STRUCTURE, PAINT P4 |
| Q | PRE-FINISHED METAL CAP COPING |
| R | MECHANICAL EQUIPMENT, SEE MECHANICAL |

NOTE:
1. REFER TO FINISH LEGEND FOR EXTERIOR PAINT TYPES AND COLORS.



**CITY OF HURST, TX
DRC-PDC-CC
REVIEW**

CITY APPROVAL PROCESS

**URBAN
INFRACONSTRUCTION**

110 CENTRAL PARK DRIVE
HURST, TEXAS 76053

**URBAN
INFRACONSTRUCTION**

2512 GRAVEL DRIVE
FORT WORTH, TEXAS 76118

OWNER PROJECT NO.: 2019-030-00

GSBS PROJECT NO.: 2019-030-00

ISSUED DATE: MARCH 1, 2020

EXTERIOR ELEVATIONS

SUBJECT: P-19-08 Central Park Northeast Addition, a final plat of Tracts 5D2B and 5D2C Hamilton Bennett Survey Abstract 138 to Lot 1 Block 1 Central Park Northeast Addition, being 5.05 acres located at 110 Central Park Drive.

Supporting Documents:

Area map
Plat

Meeting Date: 4/20/2020

Department: Development

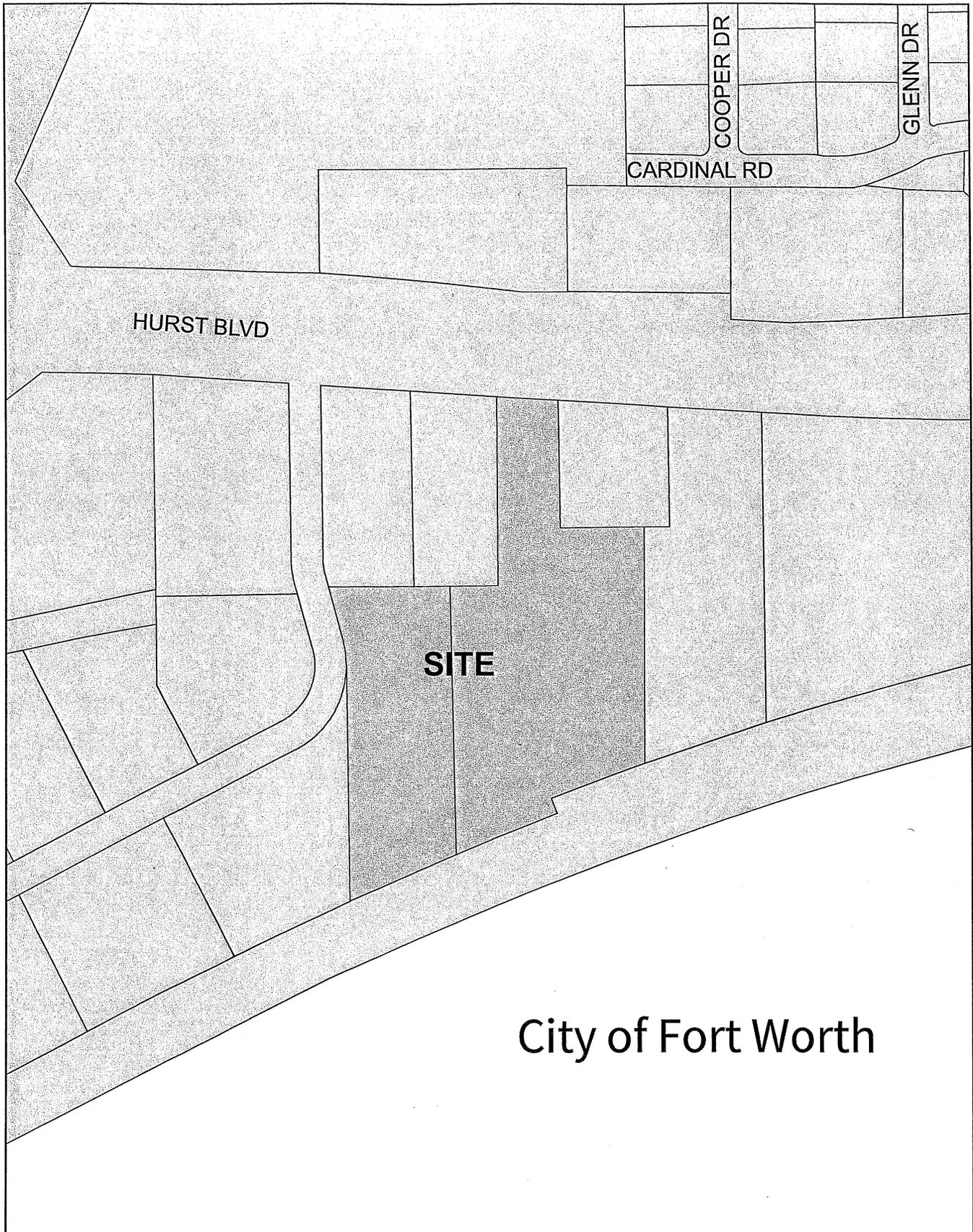
Reviewed by: Michelle Lazo

City Manager Review:

Background/Analysis:

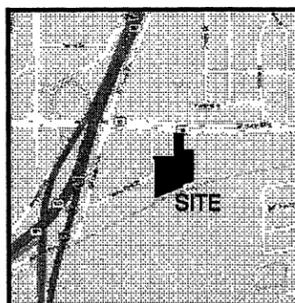
An application has been made by 110 Central Park LLC. for a final plat of Tract 5D2B and 5D2C Hamilton Bennett Survey, Abstract 138 to Lot 1 Block 1 Central Park Northeast Addition, being 5.05 acres located at 110 Central Park Drive.

The developer is requesting the final plat to develop a new construction office with heavy equipment storage. Engineering plans have been reviewed and accepted.



City of Fort Worth

| | | |
|--|--|---|
| <p>CASE NO: P-19-08</p> | <p>LEGAL DESCRIPTION: LOT 1 BLOCK 1 CENTRAL PARK NORTHEAST ADDITION</p> | <p>AGENDA DATE: 04/20/2020</p> |
| <p>REQUESTED ACTION: PLAT</p> | | <p>LOCATION: 110 CENTRAL PARK DR</p> |

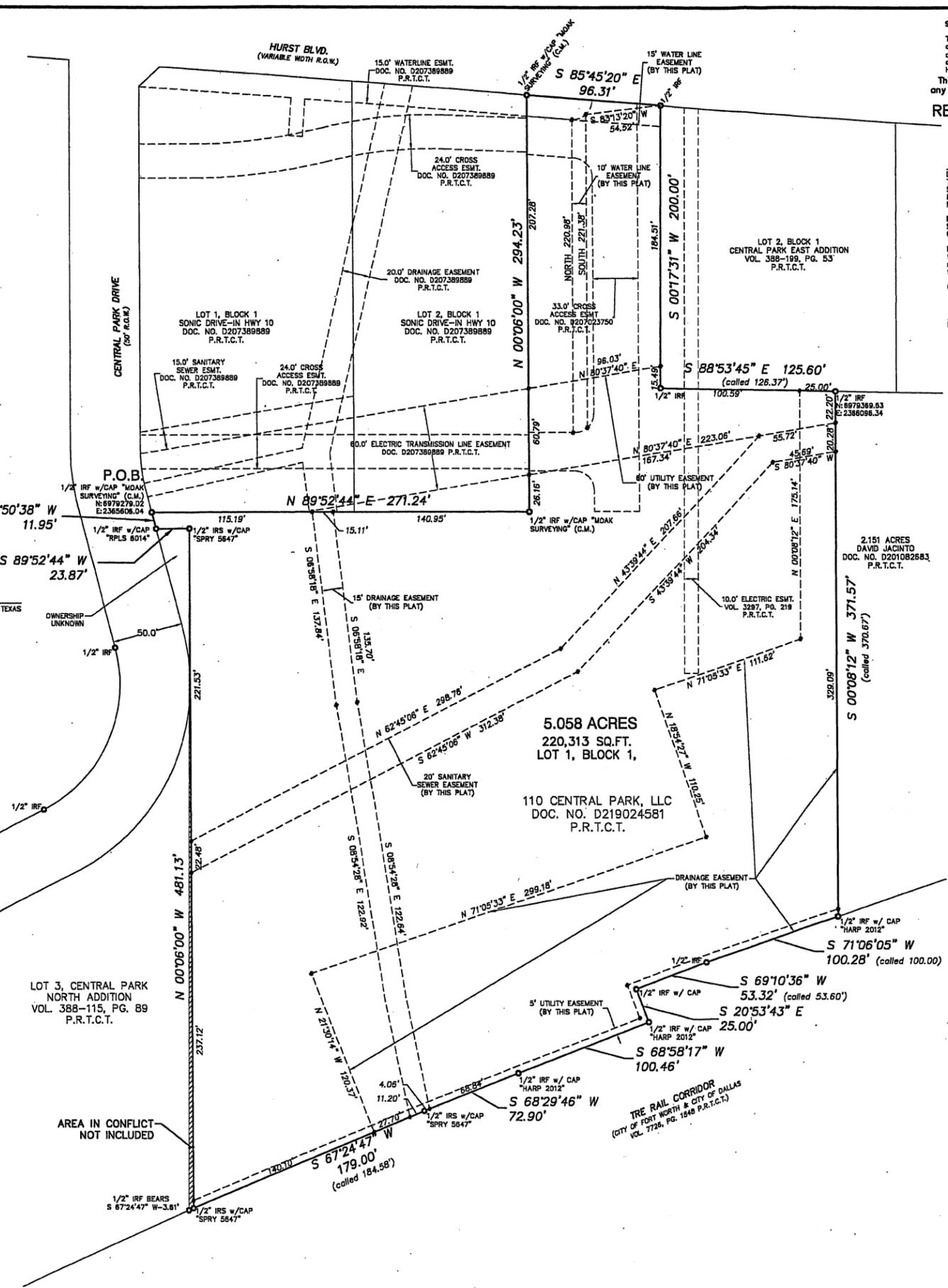


VICINITY MAP
NOT TO SCALE



Graphic Scale in Feet
0 40' 80' 120'
SCALE: 1"=40'

- ABBREVIATIONS**
- P.R.T.C.T. PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
 - VOL. VOLUME
 - PG. PAGE
 - DOC. NO. DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - RF. IRON ROD FOUND
 - R.O.W. RIGHT-OF-WAY
- LEGEND**
- BOUNDARY CORNER



SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Planning Rules and Regulations of the City Planning Commission of the City of Hurst, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647

Date: March 11, 2020

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid-Cities Blvd Ste 102
North Richland Hills, TX 76182

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Signature _____

Notary Stamp _____

NOTES

- All bearings shown hereon are based on the Plat of Sonic Drive-In Hwy 10, recorded in Document Number D207389889, in the Public Records of Tarrant County, Texas. All coordinates shown hereon are grid coordinates, based on City of Hurst monuments 1 and 3. Scale factor used 0.999950485.
- According to the Flood Insurance Rate Map No. 48439C0215L, published by the Federal Emergency Management Agency, dated March 21, 2018, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- On the issue date of this survey the surveyed property shown hereon is zoned TX10 (Multi-Use District) according to the City of Hurst zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.
- DRAINAGE EASEMENTS**
The Drainage Easements shown on the plat are dedicated to the public for storm water runoff control. The City of Hurst will not be responsible for the maintenance or erosion control of areas within the drainage easement which is left in the natural state. Those drainage easements covering areas to be left in a natural state will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. Property owner shall keep these natural drainage ways properly mowed, clean, and free of debris, silt, or other substances which would result in poor drainage or unsanitary conditions.

Maintenance and operations of proposed detention pond is the responsibility of the property owner, not the City. The City has the right to enter any public drainage easement area for inspection purposes to confirm the drainage systems are being maintained. The City can require the property owner to repair the drainage systems when they do not function as proposed.

Except improvements associated with the detention pond, the City of Hurst will be responsible for maintenance and operation of all structural components which are existing or installed in drainage easement areas once the improvements are accepted by the City. No construction, modifications, or fencing will be allowed in the drainage easement without the written approval of the City of Hurst's Executive Director of Public Works.

Certificate of Approval of the Planning and Zoning Commission

This plat has been submitted to and considered by the PLANNING AND ZONING COMMISSION of the City of Hurst, and is hereby approved by such Commission.

This _____ day of _____, 2019, to approve this Plat.

By: _____
Chairman

Attest: _____
Secretary

Statement of Adoption by Council

The City Council of Hurst, Texas on this _____ day of _____, 2019, voted affirmatively to adopt this plat and approve it for filing of record.

By: _____
Mayor

Attest: _____
City Secretary

SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd, Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000

ENGINEER: Hamilton Duffy, P.C.
E.S.&C.W., Inc.
8241 Mid-Cities Blvd, Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408

OWNER: 110 Central Park, LLC
9217 Shovelers Trail
Fort Worth, TX 76118

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, 110 Central Park, LLC, is the owners of all that certain 5.058 acres of land, as described in the deed recorded in Document Number D219024581 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), in the H. Bennett Survey, A-138, City of Hurst, Tarrant County, Texas, and more particularly described by the metes and bounds as follows: (all bearings shown hereon are based on the plat of Sonic Drive-In Hwy 10, recorded in Document Number D207389889 P.R.T.C.T.)

BEGINNING at a 1/2" iron rod with a cap stamped "MOAK SURVEYING" found for the southwest corner of Lot 1, Block 1, of said Sonic Drive-In Hwy 10, common to the western most northwest corner of the herein described tract, in the east right-of-way line of Central Park Drive (50' Right-of-Way);
THENCE North 89° 52' 44" East - 271.24' to a 1/2" iron rod with a cap stamped "MOAK SURVEYING" found for the southeast corner of Lot 2, of said Block 1, Sonic Drive-In Hwy 10, common to a point for corner of the herein described tract;
THENCE North 00° 06' 00" West - 294.23' along the east line of said Lot 2, Block 1, Sonic Drive-In Hwy 10, to a 1/2" iron rod with a cap stamped "MOAK SURVEYING" found for the northern most northeast corner of the herein described tract, in the south right-of-way line of Hurst Boulevard (Variable Width Right-Of-Way);
THENCE South 85° 45' 20" East - 96.31' along the south right-of-way line of said Hurst Boulevard, to a 1/2" iron rod found for the northwest corner of Lot 2, Block 1, Central Park East Addition, recorded in Volume 388-115, Page 53 P.R.T.C.T., common to the northern most northeast corner of the herein described tract;
THENCE South 00° 17' 31" West - 200.00' to a 1/2" iron rod found for the southwest corner of said Lot 2, Central Park Addition, common to corner of the herein described tract;
THENCE South 88° 53' 45" East - 125.60' (called 126.37') along the south line of said Lot 2, Block 1, Central Park East Addition, to a 1/2" iron rod found for the southeast corner of the 2.151 acres tract of land as described in the deed to David Jacinto in the deed recorded in Document Number D201082683 P.R.T.C.T., common to the eastern most northeast corner of the herein described tract;
THENCE South 00° 08' 12" West - 371.67' (called 370.67') along the west line of said David Jacinto tract, to a 1/2" iron rod with a cap stamped "HARP 2012" found for the southeast corner of the herein described tract, in the north right-of-way line of TRE Roll Corridor (City of Fort Worth & City of Dallas, recorded in Volume 7726, Page 1848);
THENCE along the north right-of-way line of said TRE Roll Corridor the following bearings and distances:

South 71° 06' 05" West - 100.28' (called 100.00') to a 1/2" iron rod found for a point for corner of the herein described tract;
South 69° 10' 36" West - 53.32' (called 53.60') to a 1/2" iron rod with a cap found for a point for corner of the herein described tract;
South 20° 53' 43" East - 25.00' to a 1/2" iron rod with a cap stamped "HARP 2012" found for a point for corner of the herein described tract;
South 58° 58' 17" West - 100.46' to a 1/2" iron rod with a cap stamped "HARP 2012" found for a point for corner of the herein described tract;
South 58° 29' 46" West - 72.90' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract;
South 67° 24' 47" West - 179.00' (called 184.58') to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southwest corner of the herein described tract, common to the southeast corner of Lot 3, Central Park North Addition, recorded in Volume 388-115, Page 89 P.R.T.C.T., from which a found 1/2" iron rod bears South 67° 24' 47" West - 3.61';
THENCE North 00° 08' 00" West - 481.13' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract;
THENCE South 89° 52' 44" West - 23.87' to a 1/2" iron rod with a cap stamped "RPLS 6014" found for a point for corner of the herein described tract, in the east right-of-way line of said Central Park Drive;
THENCE North 14° 50' 38" West - 11.95' along the east right-of-way line of said Central Park Drive, to the POINT OF BEGINNING and containing 5.058 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That 110 Central Park, LLC, the Owner, does hereby adopt this plat designating the herein before described property as LOT 1, BLOCK A, CENTRAL PARK NORTHEAST ADDITION, an addition to the City of Hurst, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of oil public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way, easement or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity of any time of procuring the permission of anyone. This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of Hurst, Texas.

Witness our hands this _____ day of _____, 2020.

110 Central Park, LLC. Name - Printed

Title

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Signature _____

Notary Stamp _____

PURPOSE OF REPLAT
The Purpose of this plat is to create one lot.

A FINAL PLAT OF
LOT 1, BLOCK 1

CENTRAL PARK NORTHEAST ADDITION

AN ADDITION TO THE CITY OF HURST, BEING A TRACT OF LAND DESCRIBED IN THE DEED TO 110 CENTRAL PARK, LLC, RECORDED IN DOCUMENT NUMBER D219024581, IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 5.058 ACRES IN THE H. BENNETT SURVEY, A - 138 CITY OF HURST, TARRANT COUNTY, TEXAS

SPRY PROJECT NO. 034-251-30
DATE: NOVEMBER 2019

Mar 11, 2020 - 8:07am
S:\04-Hamilton\034-251-110-CentralParkDr-110-CentralParkDr.dwg

Planning and Zoning Commission Staff Report

SUBJECT: P-20-02 Stem Place Addition, a final plat of Tract 24B1 William Wallace Survey Abstract 1607 to Lot 2 Block 1 Stem Place Addition, being .37 acre located at 808 Reed Street.

Supporting Documents:

Area map
Plat

Meeting Date: 4/20/2020

Department: Development

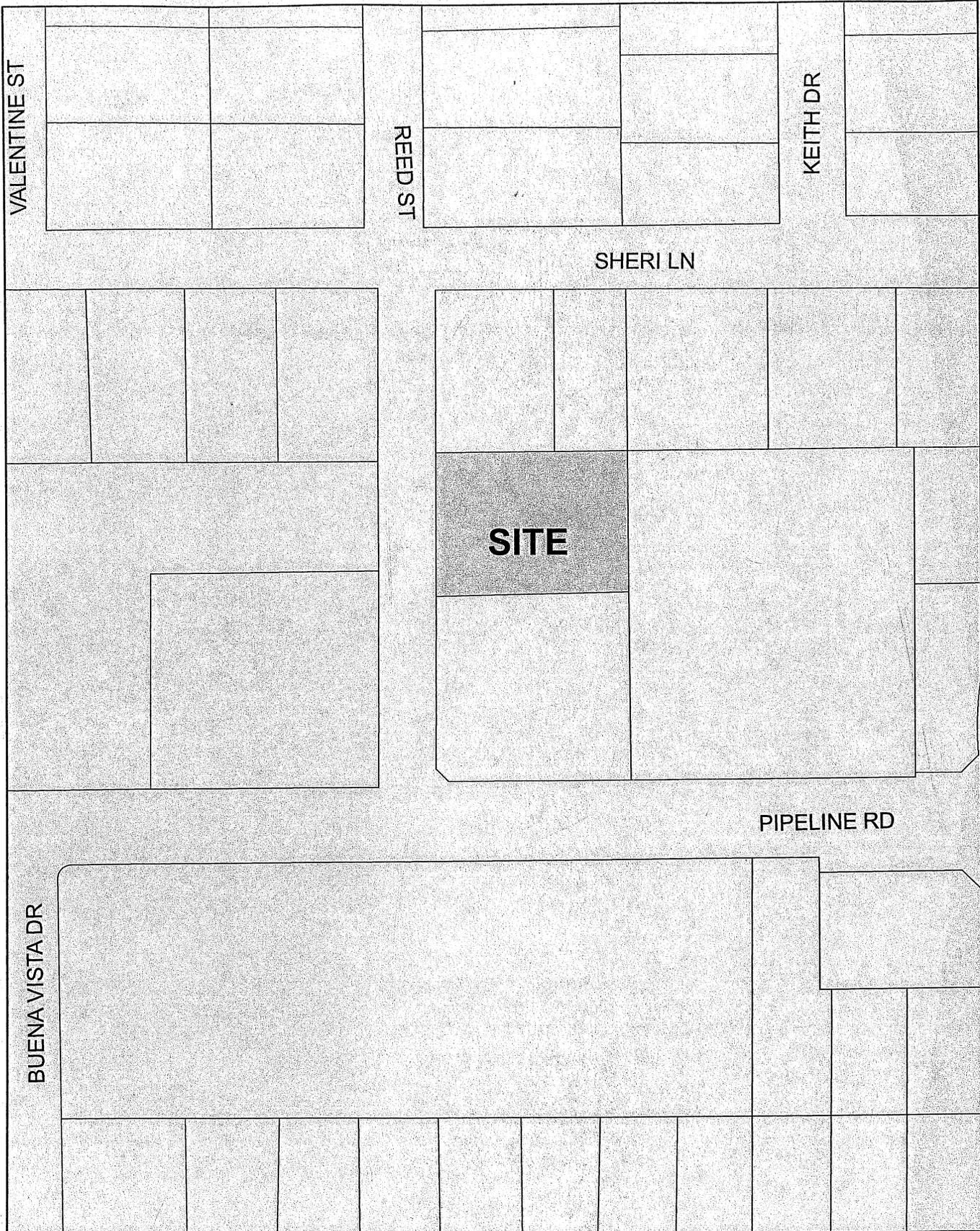
Reviewed by: Michelle Lazo

City Manager Review:

Background/Analysis:

An application has been made by Fuente de Vida IP for a final plat of Tract 24B1 William Wallace Survey Abstract 1607 to Lot 2 Block 1 Stem Place Addition, being .37 acre located at 808 Reed Street.

The pastor of the church is requesting the final plat in order to add a rear patio area for his congregation. There are no engineering plans required for this plat.



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| CASE NO: P-20-02 | LEGAL DESCRIPTION: LOT 2 BLOCK 1 STEM PLACE ADDITION | AGENDA DATE: 04/20/2020 |
| REQUESTED ACTION: PLAT | | LOCATION: 808 REED STREET |

