

**PLANNING AND ZONING COMMISSION
OF THE CITY OF Hurst, Texas
HURST CITY HALL
1505 Precinct Line Road
Monday October 5, 2020
6:30 P.M. Worksession**

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 October 5, 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) and via public access in the City Hall Council Chamber. All in person attendees must wear a mask or facial covering and social protocols must be met. The agenda packet and meeting information are posted online at www.hursttx.gov/pzagendas. The public will be permitted to offer public comments telephonically or in person as provided by the agenda and as permitted by the presiding officer during the meeting. Instructions for callers are located on the bottom of this agenda.

I. Call to order

II. Discussion items

SP-20-04 Gala at Central Park, a Site Plan for Tract A Richardson Addition, being 3.77 acres located at 309 West Pipeline Road.

Consider an ordinance amending Chapter 27 of the Hurst Code of Ordinances uses section 27-13 General Business District (c) Planned Development uses by adding (8) packaged alcohol sales, section 27-14. Outdoor Commercial District (c) Planned Development uses by adding (7) packaged alcohol sales; section 27-15.1 TX 10 Multi Use district (c) Planned Development uses by adding packaged alcohol sales, and by amending section 27-15.2 Town Center District (c) Planned Development uses; by adding package stores, and by amending Chapter 12 of the Code of Ordinances to add requirements for package stores.

P-20-06 Gala at Central Park, a final plat of Tract A Richardson Addition to Lot 1, Block 1 Gala at Central Park Addition, being 3.77 acres located at 309 W. Pipeline Road.

P-20-04 Norwood North Addition, a replat of Tract A, Block 2 to Lots 1-4, Block 2 Norwood North Addition, being 19.88 acres located at 600 Grapevine Highway.

P-20-07 Continental Addition, a replat of Tract AR2, Block 2 and Tract 5B E S Carder Survey, A 308 to Lots A-R1 and B, Block 2 Continental Addition, being 3.00 acres located at 1040 and 1020 West Pipeline Road

Posted by: _____

This 1ST of October 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.

INSTRUCTIONS FOR CALLERS:

You can join a meeting using one of the methods below:

Web – Go to Zoom.us and click Join Meeting, Enter the Meeting ID and Password if requested. You can download the client and use that or Click Join via browser.

Zoom Client – Launch Zoom client on your PC / Phone or other Mobile device, enter the meeting ID and Password if requested. Dial one of the following numbers:

1-877-853-5247 (toll free)

1-888-788-0099 (toll free)

1-346-248-7799

When your call is answered you will hear “Welcome to Zoom, enter your Meeting ID followed by the pound key (#)” Once you have entered # you will be asked to enter your participant ID followed by pound. If you do not have a participant ID press pound. Once you have joined the call your microphone will be placed on mute and video will be turned off. If you wish to speak during the portions of the meeting open for public comment press *9 to raise your hand. Once the moderator acknowledges you, you will be asked to unmute using *6. Once you have completed the moderator will mute you again. To speak again please raise your hand using *9.

Meeting ID: 860-4974-4267

Passcode: 294657

**PLANNING AND ZONING COMMISSION
OF THE CITY OF Hurst, Texas
HURST CITY HALL
1505 Precinct Line Road
Monday October 5, 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 October 5, 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) and via public access in the City Hall Council Chamber. All in person attendees must wear a mask or facial covering and social protocols must be met. The agenda packet and meeting information are posted online at www.hursttx.gov/pzagendas. The public will be permitted to offer public comments telephonically or in person as provided by the agenda and as permitted by the presiding officer during the meeting. Instructions for callers are located on the bottom of this agenda.

CALL TO ORDER

I. Approval of Minutes –August 17, 2020

PUBLIC HEARING

II. SP-20-04 Gala at Central Park, a Site Plan for Tract A Richardson Addition, being 3.77 acres located at 309 West Pipeline Road
Applicant: John Palmer with Gardner Capital

III. Consider an ordinance amending Chapter 27 of the Hurst Code of Ordinances uses section 27-13 General Business District (c) Planned Development uses by adding (8) packaged alcohol sales, section 27-14. Outdoor Commercial District (c) Planned Development uses by adding (7) packaged alcohol sales; section 27-15.1 TX 10 Multi Use district (c) Planned Development uses by adding packaged alcohol sales, and by amending section 27-15.2 Town Center District (c) Planned Development uses; by adding package stores, and by amending Chapter 12 of the Code of Ordinances to add requirements for package stores.

Applicant: Michelle Lazo, with the City of Hurst

PLATS

IV. P-20-06 Gala at Central Park, a final plat of Tract A Richardson Addition to Lot 1, Block 1 Gala at Central Park Addition, being 3.77 acres located at 309 W. Pipeline Road.

Applicant: John Palmer with Gardner Capital

- V. P-20-04 Norwood North Addition, a replat of Tract A, Block 2 to Lots 1-4, Block 2 Norwood North Addition, being 19.88 acres located at 600 Grapevine Highway.

Applicant: Shay Geach with Kimley Horn

- VI. P-20-07 Continental Addition, a replat of Tract AR2, Block 2 and Tract 5B E S Carder Survey, A 308 to Lots A-R1 and B, Block 2 Continental Addition, being 3.00 acres located at 1040 and 1020 West Pipeline Road

Applicant: John Schrader, property owner

Posted by: _____

This 1st of October 2020; in accordance with Chapter 551, Texas Government Code

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Meeting ID: 860-4974-4267

Passcode: 294657

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

On the 17th day of August 2020, at 6:30 p.m., the Planning and Zoning Commission of the City of Hurst, Texas, convened in Regular Meeting at City Hall, 1505 Precinct Line Road, Hurst, Texas, by telephone conference to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus (COVID-19) with the following members present:

Charles Aman)
Andrea Taylor)
Mark Cyrier)
Weldon Martin)
Larry Wilson)
Howard Shotwell)
Bill Bryan)
Michelle Lazo) Executive Director of Planning
Erin Mills) Assistant, Planning and Development
Sunny Patel) Director of Information Technology

With the following Board members absent: none, constituting a quorum; none at which time the following business was transacted:

I. Call to Order

II. Discussion:

SP-20-03 Melbourne Place, a site plan revision for Lot 3, Block 1, Melbourne Place Addition, being .20 acre located at 1124 Blakey Court

P-20-05 Belco Addition, a replat of Lot 3R and 4 to Lot 3R-1, Block 1 Belco Addition, being 1.63 acres located at 916 Grapevine Highway

P-20-03 Cantrell Addition, a final plat of Tract 1B William T. Jones Survey Abstract 865 to Lot 1, Block 1 Cantrell Addition, being .73 acre located at 351 Grapevine Highway.

APPROVED this the _____ day of _____ 2020

ATTEST:

Planning & Zoning Commission

Recording Secretary

Charles Aman, Chairperson

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

On the 17th day of August 2020, at 7:00 p.m., the Planning and Zoning Commission of the City of Hurst, Texas, convened in Regular Meeting at City Hall, 1505 Precinct Line Road, Hurst, Texas, by telephone conference to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus (COVID-19) with the following members present:

Charles Aman)
Andrea Taylor)
Mark Cyrier)
Weldon Martin)
Larry Wilson)
Howard Shotwell)
Bill Bryan)
Michelle Lazo) Executive Director of Planning
Erin Mills) Assistant, Planning and Development
Sunny Patel) Director of Information Technology

With the following Board members absent: none, constituting a quorum; at which time the following business was transacted:

The meeting was called to order at 7:00 p.m.

1. Mr. Shotwell moved to approve the amended minutes for the April 20, 2020 meeting. Mr. Wilson seconded the motion. The motion prevailed by a vote of 7-0.
2. SP-20-03 Melbourne Place, a site plan revision for Lot 3, Block 1, Melbourne Place Addition, being .20 acre located at 1124 Blakey Court

Jared Goff with Sandlin Homes spoke about the plans for the development.

Charles Aman opened the Public Hearing for SP-20-03

There being no one to speak Mr. Bryan made a motion to close the public hearing. Mr. Shotwell seconded the motion. The motion prevailed by a vote of 7-0.

After additional discussion and questions from the commission, Mr. Cyrier made a motion to recommend approval of SP-20-03 Melbourne Place, a site plan revision for Lot 3, Block 1, Melbourne Place Addition, being .20 acre located at 1124 Blakey Court. Mr. Shotwell seconded the motion. The motion to prevailed by a vote of 7-0.

3. P-20-05 Belco Addition, a replat of Lot 3R and 4 to Lot 3R-1, Block 1 Belco Addition, being 1.63 acres located at 916 Grapevine Highway

Jim Shivers with Cascades Carwash spoke about the plans for the plat

After some additional discussion and questions from the commission, Mr. Bryan made a motion to recommend approval of P-20-05 Belco Addition, a replat of Lot 3R and 4 to Lot 3R-1, Block 1 Belco Addition, being 1.63 acres located at 916 Grapevine Highway. Ms. Taylor seconded the motion. The motion to prevailed by a vote of 7-0.

4. P-20-03 Cantrell Addition, a final plat of Tract 1B William T. Jones Survey Abstract 865 to Lot 1, Block 1 Cantrell Addition, being .73 acre located at 351 Grapevine Highway.

Michelle Lazo , City of Hurst Development Director, spoke about the plat

After additional discussion and questions from the commission, Mr. Martin made a motion to recommend approval of P-20-03 Cantrell Addition, a final plat of Tract 1B William T. Jones Survey Abstract 865 to Lot 1, Block 1 Cantrell Addition, being .73 acre located at 351 Grapevine Highway. Mr. Shotwell seconded the motion. The motion prevailed by a vote of 7-0.

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: SP-20-04 Gala at Central Park, a site plan for Tract A Richardson Addition, being 3.77 acres located at 309 West Pipeline Road.

Supporting Documents:

Area map
 Legal notice
 Ownership data
 Site plan
 Photometric plan
 Tree survey
 Landscape plan
 Building elevations
 Screening/Monument sign

Meeting Date: 10/5/2020
Department: Development
Reviewed by: Michelle Lazo
City Manager Review:

Background/Analysis:

An application has been made by Gardner Capital for a site plan approval on Tract A Richardson Addition, being 3.77 acres located at 309 West Pipeline Road. The property is zoned MU-PD (Mixed Use Planned Development). A replat for this property is also on this agenda.

The applicant is planning to develop a gated multi-family community with 94 units, a club house, and swimming pool. Residents must be at least 55 years of age.

Gardner Capital has an extensive resident screening application that requires a 10-year background check, as well as favorable credit and rental history. They are a build-and-hold development and investment company, and maintain ownership and operations for all of their properties in their national portfolio.

The site plan indicates two (2) gated drive entrances on Pipeline Rd. Once Phase 3 of Pipeline Rd. is completed the western driveway will have a controlled access median. The eastern driveway will have a full median opening that will align with Cavender Drive. The access gates to the property will be located on the east and west side of the building to ensure there is no traffic back-up on Pipeline Rd.

The applicant is proposing a three (3) story building that is 30 ft. in height. The development will offer 46 one-bedroom units with 700 sq. ft. of living space and 48 two-bedroom units with 900 sq. ft. of living space.

The applicant will be providing an eight (8) ft. board on board wood fence along the perimeter of the property. The development will also have wrought iron electric security gates.

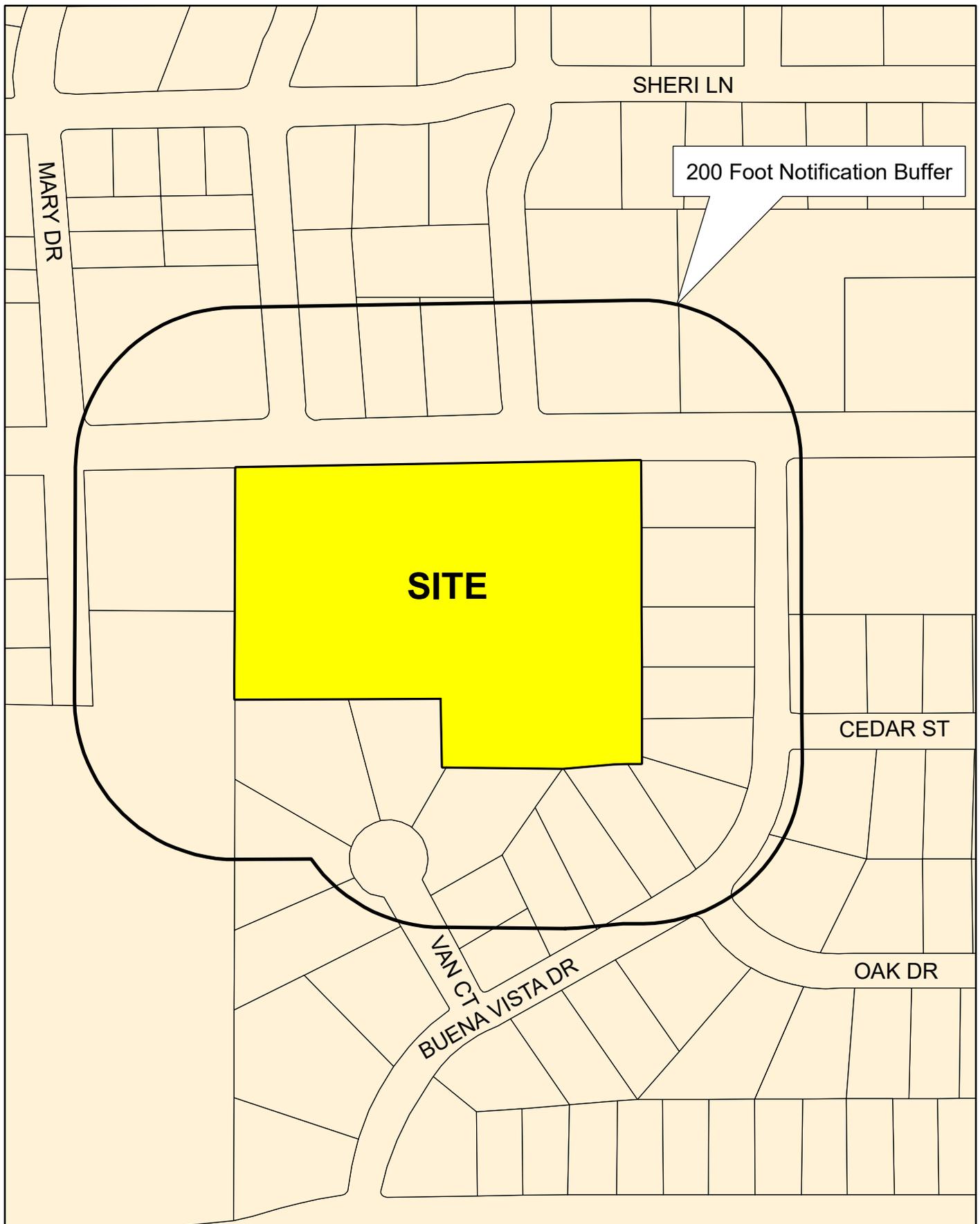
The photometric plan shows mounted LED wall packs around the building and 18 LED light poles that are 18 ft. in height. The photometric plan shows the maximum foot candle of 0.5 at the property line.

The applicant is providing landscaping in excess of the minimum requirements with, 21 Live Oaks, 14 Shumard Red Oaks, 12 Bur Oaks, four (4) Cedar Elm, nine (9) Chinese Pistache, a variety of shrubs and ornamental grasses, and Bermuda sod.

The applicant intends to preserve trees along the western property line, but with the steep grade changes most trees will be mitigated on-site or funds will be deposited into the tree replacement fund. The majority of new trees will be around the perimeter to enhance any bufferyard area.

The building elevations indicate a brown and gray brick veneer and fiber cement building with stone veneer accents, metal railing on the patios, and metal awnings around the breezeways.

The applicant is requesting a monument sign near the main entrance on W. Pipeline Rd. that is five (5) ft. tall with 40 sq. ft. of sign area per face.



<p>CASE NO: SP-20-04 GALA AT CENTRAL PARK</p>	<p>LEGAL DESCRIPTION: TRACT A RICHARDSON ADDITION</p>	<p>AGENDA DATE: 10/5/2020</p>
<p>REQUESTED ACTION: SITE PLAN</p>	<p>LOCATION: 309 W. PIPELINE RD.</p>	



SP-20-04

LEGAL NOTICE

THE CITY OF HURST PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING AT 7:00 P.M. ON MONDAY, OCTOBER 5, 2020 AT HURST CITY HALL 1505 PRECINCT LINE ROAD TO CONSIDER A SITE PLAN FOR TRACT A, RICHARDSON ADDITION, BEING 3.77 ACRES LOCATED AT 309 WEST PIPELINE ROAD.

THIS MEETING MAY BE HELD VIRTUALLY UTILIZING PROCEDURES AUTHORIZED BY THE STATE OF TEXAS AND VIA PUBLIC ACCESS IN THE CITY HALL COUNCIL CHAMBERS. THE AGENDA PACKET AND MEETING INFORMATION WILL BE POSTED ONLINE AT <https://www.hursttx.gov/pzagendas>

**GALA AT CENTRAL PARK
Tract A Richardson Addition
309 W. Pipeline Rd.**

The applicant is requesting the Site Plan in order to construct a 3-story senior apartment complex with 94 units

The public dial-in number to participate in the telephonic meeting is (877) 853-5247(Toll Free) or (888) 788-0099 (Toll Free) and enter the Meeting ID followed by # if prompted along with the password. To join the meeting via the web, please go to <https://zoom.us/> and click on Join A Meeting and enter the Meeting ID and Password if requested.

**Meeting ID: 860-4974-4267
Passcode: 294657**

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-20-04

**APPLICATION FOR SITE PLAN
OWNERSHIP DATA**

TO THE PLANNING and ZONING COMMISSION:

The following described real property is under application for approval of a site plan revision.

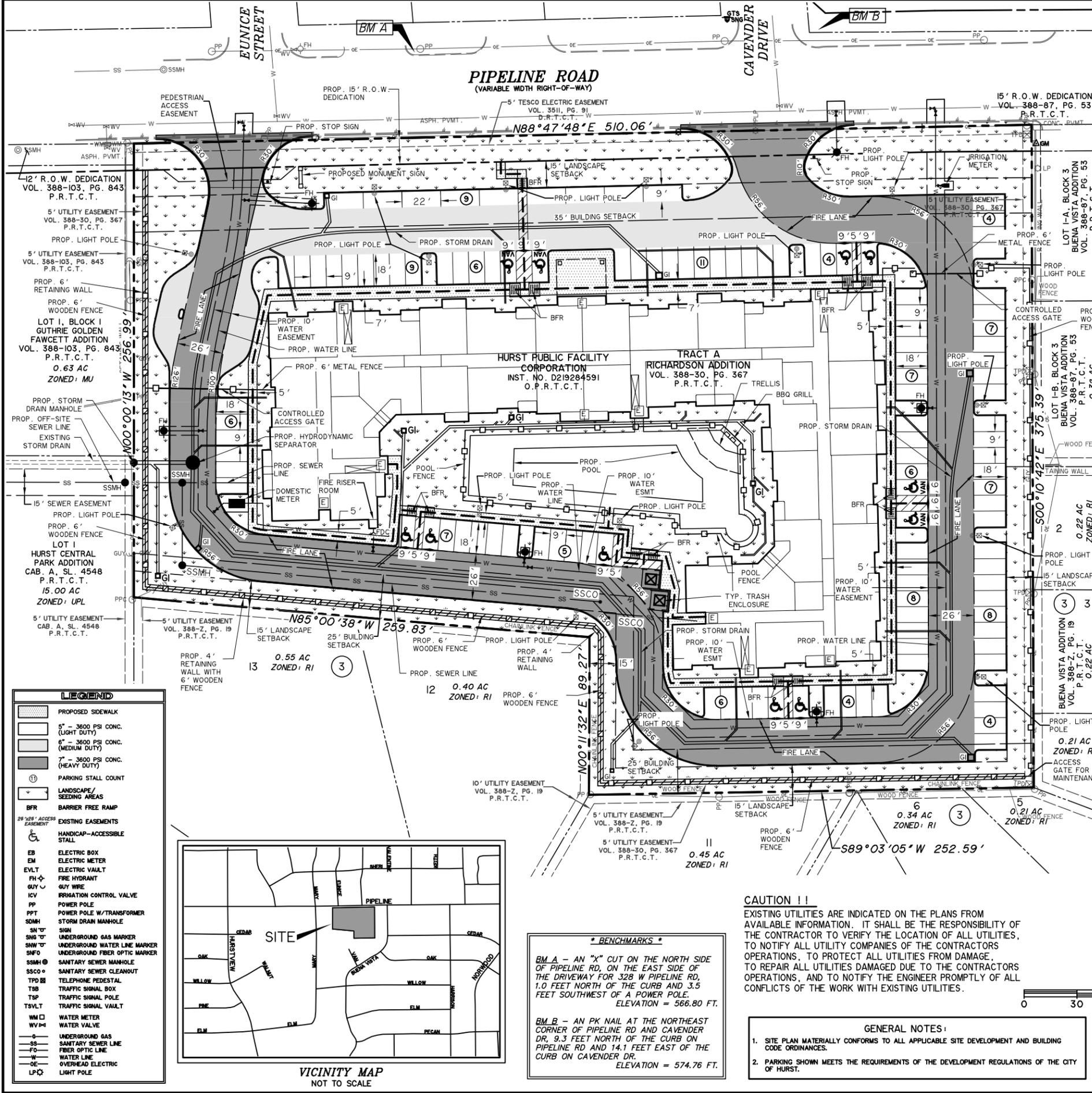
Gala at Central Park
Site Plan
Tract A Richardson Addition
309 W. Pipeline Rd.

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 site plan:

PROPERTY OWNER	LOT	BLK	ADDITION	ADDRESS
CROOM, TIMOTHY	8	BLK 1	BUENA VISTA	240 CEDAR ST HURST TX 76053
NAZZARO TEXAS PROPERTIES LLC	B	BLK 1	BUENA VISTA	233 W PIPELINE RD HURST TX 76053
BIFFLE, PAMELA JEANE TR	5	BLK 3	BUENA VISTA	1755 103 CR GEORGETOWN, TX 78626
HILTON, CLARA NELL	6	BLK 3	BUENA VISTA	729 BUENA VISTA DR HURST TX 76053
HURST, CITY OF	A		RICHARDSON	1505 PRECINCT LINE RD HURST TX 76053
SADEGHIAN, MASOUD	1A	BLK 3	BUENA VISTA	337 DOUBLETREE DR HIGHLAND VILLAGE, TX 75077
BAUGUS PROPERTIES INC	A	BLK 4	VALENTINE OAKS	401 BRIARCLIFF CT COLLEYVILLE, TX 76034
S E PACIFIC CORPORATION	B	BLK 4	VALENTINE OAKS	1008 ACORN CT ARLINGTON, TX 76012
WEICHT, KIRK	A1	BLK 5	VALENTINE OAKS	7214 BRIDGES AVE RICHLAND HILLS, TX 76118
TARRANT HOLDING CO LLC	AR	BLK 11	VALENTINE OAKS	PO BOX 210401 BEDFORD, TX 76095
BELUE, LARRY D	AR1	BLK 5	VALENTINE OAKS	10847 S FM 730 BOYD, TX 76023
BELUE, LARRY D	BR1	BLK 5	VALENTINE OAKS	10847 S FM 730 BOYD, TX 76023
HURST, CITY OF	3	BLK 1	HURST CENTRAL PARK	1505 PRECINCT LINE RD HURST TX 76054
GARLAND-S&R INVESTMENT CO LLC	1	BLK 1	BUENA VISTA	3517 LOCKE AVE FORT WORTH, TX 76107
BUNCH, JAY ROBERT	1B	BLK 3	BUENA VISTA	18 VAN CT HURST TX 76053

HARDIN, PHILLIP	11	BLK 3	BUENA VISTA	725 BUENA VISTA DR HURST TX 76053
SLOSSON, RACHEL	7	BLK 3	BUENA VISTA	30 VAN CT HURST TX 76053
GREGGS, DARLIA	14	BLK 3	BUENA VISTA	721 BUENA VISTA DR HURST TX 76053
GARCIA, J GUADALUPE	8	BLK 3	BUENA VISTA	244 OAK DR W HURST TX 76053
BAKER, TIMOTHY	15	BLK 2	BUENA VISTA	743 BUENA VISTA DR HURST TX 76053
PATCH, BRYAN BENARD	2	BLK 3	BUENA VISTA	739 BUENA VISTA DR HURST TX 76053
CLARKE, DANIEL	3	BLK 3	BUENA VISTA	22 VAN CT HURST TX 76053
WILCOX, RACHEL D	12	BLK 3	BUENA VISTA	26 VAN CT HURST TX 76053
COVINGTON, DEE LAINE	13	BLK 3	BUENA VISTA	735 BUENA VISTA DR HURST TX 76053
JUTRAS, KATHERINE ASHLEY	4	BLK 3	BUENA VISTA	13125 FIELDSTONE RD FORT WORTH, TX 76244
WOLF, DEREK A	14	BLK 2	BUENA VISTA	4457 FAIRWAY DR SOQUEL, CA 95073
PATTERSON, WILLIAM	10	BLK 3	BUENA VISTA	34 VAN CT HURST TX 76053
SHARMA, SOMESH K	15	BLK 3	BUENA VISTA	717 BUENA VISTA DR HURST TX 76053
OCCUPANT	B	BLK 1	BUENA VISTA	217 W PIPELINE HURST TX 76053
OCCUPANT	5	BLK 3	BUENA VISTA	731 BUENA VISTA DR HURST TX 76053
OCCUPANT	1A	BLK 3	BUENA VISTA	301 W PIPELINE RD HURST TX 76053
OCCUPANT	A	BLK 4	VALENTINE OAKS	320 W PIPELINE HURST TX 76053
OCCUPANT	B	BLK 4	VALENTINE OAKS	302 W PIPELINE HURST TX 76053
OCCUPANT	A1	BLK 5	VALENTINE OAKS	328 W PIPELINE HURST TX 76053
OCCUPANT	AR	BLK 11	VALENTINE OAKS	332 W PIPELINE HURST TX 76053
OCCUPANT	AR1	BLK 5	VALENTINE OAKS	324 W PIPELINE HURST TX 76053
OCCUPANT	BR1	BLK 5	VALENTINE OAKS	322 W PIPELINE HURST TX 76053
OCCUPANT	1B	BLK 3	BUENA VISTA	747 BUENA VISTA DR HURST TX 76053
OCCUPANT	14	BLK 2	BUENA VISTA	241 CEDAR ST HURST TX 76053
OCCUPANT	10	BLK 3	BUENA VISTA	14 VAN CT HURST TX 76053

PRINTED: 8/24/2020 STB FILE: WIER-PAVING-STB LAST SAVED: 8/24/2020 11:46 AM SAVED BY: RENEW FILE: HURST SITE PLAN-18123.DWG



FIELD NOTES:

BEING A TRACT OF LAND LOCATED IN THE SUSAN MCDANIEL SURVEY, ABSTRACT No. 1108, TARRANT COUNTY, TEXAS, BEING ALL OF TRACT A, RICHARDSON ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-30, PAGE 367, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF PIPELINE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF SAID TRACT A,

THENCE N 88°47'48" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PIPELINE ROAD AND THE NORTH LINE OF SAID TRACT A, 510.06 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE NORTHEAST CORNER OF SAID TRACT A,

THENCE S 00°10'42" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID PIPELINE ROAD, ALONG THE EAST LINE OF SAID TRACT A, THE WEST LINE OF LOTS I-A AND I-B, BLOCK 3, BUENA VISTA ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-87, PAGE 53, P.R.T.C.T., AND THE WEST LINE OF LOTS 2, 3, AND 4, BLOCK 3, BUENA VISTA ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-2, PAGE 19, P.R.T.C.T., AT 15.00 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT I-A, AT 193.63 FEET PASSING A 5/8" IRON ROD FOUND, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT I-B AND THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 3, AT 263.35 FEET PASSING A 5/8" IRON ROD FOUND (BENT), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 2, AND THE NORTHWEST CORNER OF SAID LOT 3, AND CONTINUING IN ALL A TOTAL DISTANCE OF 375.39 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHWEST CORNER OF SAID TRACT A, THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 3, AND THE MOST NORTHERLY NORTHEAST CORNER OF LOT 5, BLOCK 3 OF SAID BUENA VISTA ADDITION RECORDED IN VOLUME 388-2, PAGE 19, P.R.T.C.T.,

THENCE S 89°03'05" W, ALONG THE SOUTH LINE OF SAID TRACT A AND THE NORTH LINE OF LOTS 5, 6, 7, AND 11, BLOCK 3, OF SAID BUENA VISTA ADDITION, RECORDED IN VOLUME 388-2, PAGE 19, P.R.T.C.T., AT 40.59 FEET PASSING A 5/8" IRON ROD FOUND, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 5 AND THE NORTHEAST CORNER OF SAID LOT 6, AT 100.59 FEET PASSING 1/2" IRON ROD FOUND, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 6, THE NORTH CORNER OF SAID LOT 7, AND THE NORTHEAST CORNER OF SAID LOT 11, AND CONTINUING IN ALL A TOTAL DISTANCE OF 252.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT A, THE NORTHWEST CORNER OF SAID LOT 11 AND AN ANGLE POINT IN THE EAST LINE OF LOT 12, BLOCK 3 OF SAID BUENA VISTA ADDITION, RECORDED IN VOLUME 388-2, PAGE 19, P.R.T.C.T.,

THENCE N 00°11'32" E, ALONG THE MOST SOUTHERLY WEST LINE OF SAID TRACT A AND THE EAST LINE OF SAID LOT 12, A DISTANCE OF 89.27 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 12 AND AN ELL CORNER OF SAID TRACT A,

THENCE N 85°00'38" W, ALONG THE MOST WESTERLY SOUTH LINE OF SAID TRACT A AND THE NORTH LINE OF SAID LOT 12 AND LOT 13, BLOCK 3, OF SAID BUENA VISTA ADDITION RECORDED IN VOLUME 388-2, PAGE 19, P.R.T.C.T., A DISTANCE OF 259.83 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", SAID IRON ROD BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT A, THE NORTHWEST CORNER OF SAID LOT 13, AND BEING IN THE EAST LINE OF LOT 1, HURST CENTRAL PARK ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 4548, P.R.T.C.T.,

THENCE N 00°00'13" W, ALONG THE MOST WESTERLY WEST LINE OF SAID TRACT A, THE EAST LINE OF SAID LOT 1, HURST CENTRAL PARK ADDITION, AND THE EAST LINE OF LOT 1, BLOCK 1, GUTHRIE GOLDEN FAWCETT ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-103, PAGE 843, P.R.T.C.T., AT 80.04 FEET PASSING A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, HURST CENTRAL PARK ADDITION AND THE SOUTHEAST CORNER OF SAID LOT 1, GUTHRIE GOLDEN FAWCETT ADDITION, AT 241.80 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", AT 244.99 FEET PASSING A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, GUTHRIE GOLDEN FAWCETT ADDITION, AND CONTINUING IN ALL A TOTAL DISTANCE OF 256.99 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.776 ACRES (164,502 SQUARE FEET) OF LAND, MORE OR LESS.

BUILDING TABULATION

TYPE	No. OF BLDGS.	UNITS/BUILDING	UNIT TYPES	BUILDING S.F.	TOTAL S.F.
A	1	94	1BR-46, 2BR-48	75,400	75,400
TOTAL	1			75,400	75,400

UNIT TABULATION

UNIT TYPE	#UNITS	UNIT S.F.	TOTAL S.F.
ONE BEDROOM	46	700	32,200
TWO BEDROOM	48	900	43,200
TOTAL	94		75,400

BUILDING S.F. TOTALS

NET RENTABLE AREA	75,400 S.F.
COMMON AREA	9,992 S.F.
BREEZEWAY AND CORRIDORS	15,435 S.F.
PRIVATE COVERED PATIOS	6,406 S.F.
PRIVATE OUTSIDE STORAGE	1,556 S.F.
BUILDING FOOT PRINT	37,317 S.F.
BUILDING GROSS	108,891 S.F.
BUILDING HEIGHT (THREE STORY)	30'-6"

ACCESSIBLE UNITS

TOTAL UNITS	94
ADA UNITS (5%)	5
AI (2)	
BI (2)	
CI (1)	
H+V UNITS (2%)	2
AI (1)	
BI (1)	

SITE DATA	LOT 1
ZONING	MU
PROPOSED USE	MULTI-FAMILY
LOT AREA GROSS	3.776 AC (164,502 SF)
PARKING REQ'D.	118
HANDICAP PROVIDED	11
TOTAL PARKING PROVIDED (INCL. HC)	118
LANDSCAPING REQUIRED	15% = 18,044 SF
LANDSCAPE AREA PROVIDED	1,373 AC (59,827 SF)
IMPERVIOUS AREA	2,403 AC (104,675 SF)
PARKING AREA	9 X 9 'X22' = 1,782 SF 109 X 9 'X18' = 17,658 SF 19,440 SF

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

GENERAL NOTES:

- SITE PLAN MATERIALLY CONFORMS TO ALL APPLICABLE SITE DEVELOPMENT AND BUILDING CODE ORDINANCES.
- PARKING SHOWN MEETS THE REQUIREMENTS OF THE DEVELOPMENT REGULATIONS OF THE CITY OF HURST.

PREPARED BY:

WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817)467-7700
www.WierAssociates.com

REGISTRATION NO. F-2776

NO.	DATE	DESCRIPTION	BY

**GARDNER CAPITAL
GALA AT
CENTRAL PARK
HURST, TARRANT COUNTY, TEXAS**

**CITY OF HURST
SITE PLAN**

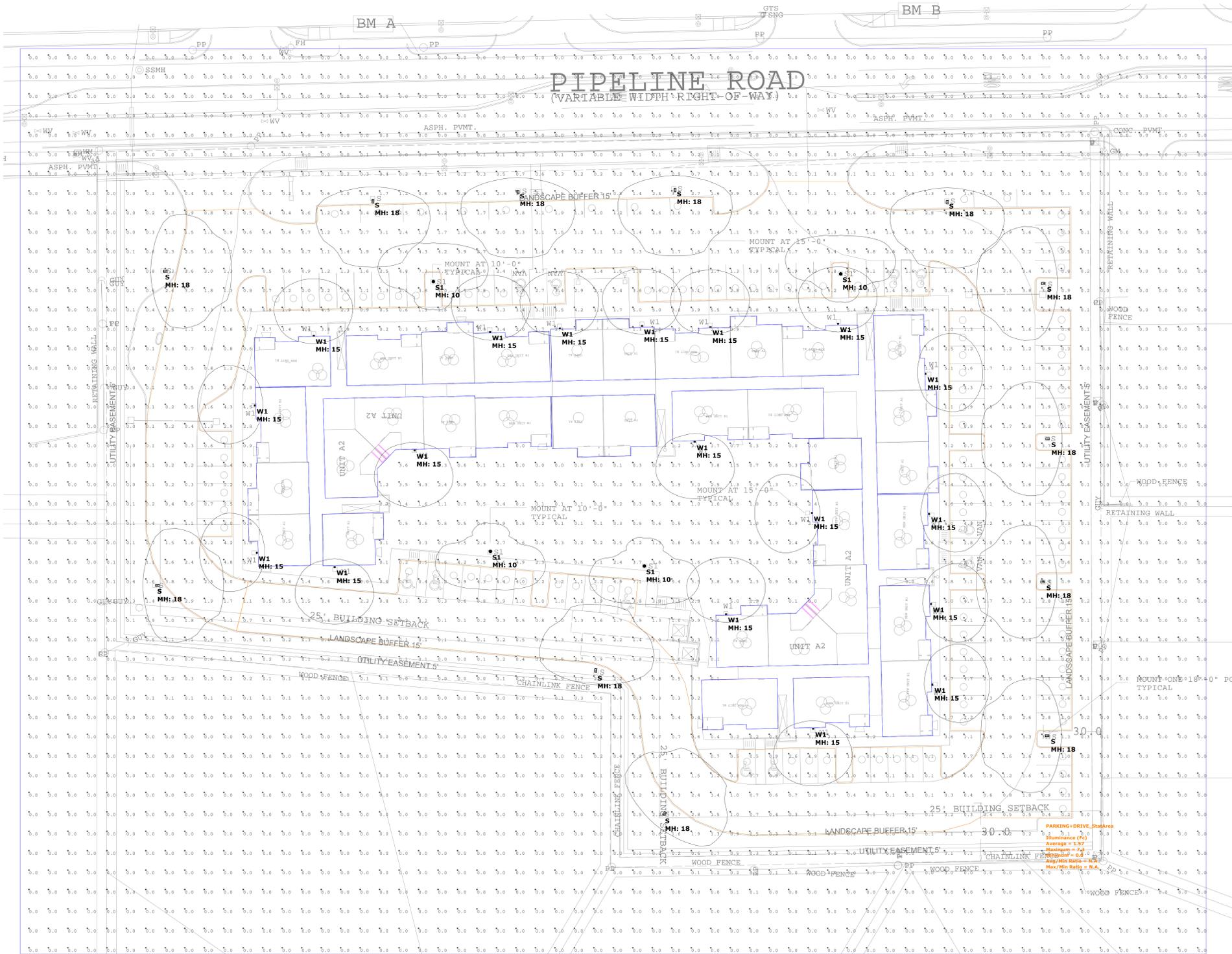
PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of
Randal Easley, PE
Texas Registration No. 104957 On Date Shown Below.

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LAST SHEET EDIT
DATE 8/24/2020
WA# 18123

SHEET NO. 05

Luminaire Schedule						
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Lost Factor
⊖	S	12	LITHONIA RSX1 LED P1 40K R3 EGS VOLTAGE MOUNTING OPTIONS	6115	51,3435	1,000
●	S1	4	LITHONIA MRP LED 42C 530 40K SR2 MVOLT MOUNTING OPTIONS FINISH	6603	75	1,000
□	W1	18	LITHONIA ARC2 LED P4 40K OPTIONS FINISH	4124	29,4252	1,000
						User Defined Factor
						1,000

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GRADE, Planar	0	Fc	0.64	7.3	0.0	N.A.
PARKING+DRIVE, StatArea		Fc	1.57	7.3	0.0	N.A.



Notes:
 1. Surface reflectance: Vertical/Horizontal - 50/20.
 2. Calculation values are as high as indicated in summary table.
 3. Mounting heights are designated on drawing with "MH".
 4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
 5. Dynamic lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
 6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
 7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

BASE POINT	CALIPER (IN)	CANOPY (FT)	TYPE	SAVE/INCHES	REMOVE/INCHES(MITIGATED)	BUILDING FOOTPRINT TREES(NOT MITIGATED)
404	25	40	OAK		25	
405	25	40	OAK		25	
406	20	40	OAK		20	
407	12	40	OAK		12	
408	12	40	OAK		12	
409	2X12-1X7	40	OAK		17	
410	3X12	40	OAK		36	
411	6	25	OAK		6	
412	2X9	35	OAK		18	
413	15	35	OAK		15	
111000	15	35	OAK		15	
111001	20	40	OAK		20	
111002	18	40	OAK		18	
111003	2X18	40	OAK		36	
111004	2X15	40	OAK			30
111005	20	40	OAK		20	
111006	30	40	OAK			30
111007	25	40	OAK			25
111008	18	40	OAK			18
111009	12	25	OAK			12
111010	25	40	OAK			25
111011	2X19	40	OAK		38	
111012	2X19	40	OAK		38	
111013	15	40	OAK		15	
111014	2X10	40	OAK		20	
111015	19	40	OAK		19	
111016	19	40	CEDAR ELM			19
111017	10	40	OAK		10	
111018	2X10	30	CEDAR ELM		20	
111019	2X10	30	OAK		20	
111020	8	25	OAK		8	
111021	15	25	CEDAR ELM		15	
111022	15	35	OAK		15	
111023	15	35	OAK		15	
111024	2X12	35	OAK		24	
111025	30	45	OAK		30	
111026	15	25	OAK		15	
111027	34	50	OAK			34
111028	30	50	HACKBERRY		30	
111029	30	50	PECAN			30
111030	30	50	ELM		30	
111031	30	50	CHINABERRY		30	
111032	25	50	CHINABERRY			25
111033	25	50	CHINABERRY			25
111034	15	50	OAK		15	
111035	28	50	OAK		28	
1120005	12	35	PECAN	12		
1120006	15	35	OAK	15		
1120007	12	35	OAK	12		
1120010	20	40	OAK	20		
1120012	18	35	OAK	18		
1120013	2X12	35	OAK	24		
1120014	12	35	OAK	12		
1120015	18	35	OAK	18		
1120020	15	35	OAK	15		
1120021	12	35	OAK	12		
1120022	6	35	OAK	6		
1120023	10	35	OAK	10		
1120024	6	35	HACKBERRY	6		
1120025	2X9	35	OAK	18		
1120026	15	35	OAK	15		
1120027	15	35	OAK		15	
1120028	30	50	OAK		30	
1120029	10	25	OAK		10	
1120030	10	25	OAK		10	
150347	20	40	OAK	20		
150349	6	15	PECAN	6		
150352	8	30	ELM	8		

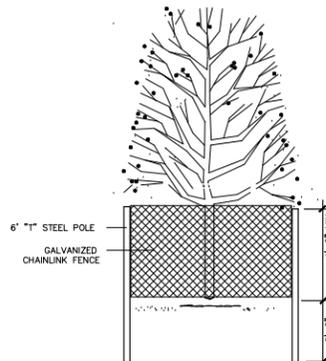
TOTAL INCHES	1307
INCHES SAVED	239
INCHES REMOVED	1068
MITIGATION INCHES	722
REPLACEMENT	240 3" trees or 180 4" trees

NOTES:

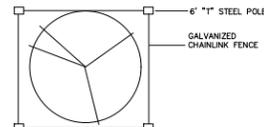
THE TOTAL OF 722" DIAMETER INCHES REMOVED SHALL BE REPLACED WITH (60) 4" OR 240" TOTAL DIAMETER TREES PLANTED.

REPLACEMENT: A TOTAL OF 565" MITIGATION TOTAL INCHES REMOVED AND SHALL BE REPLACED BY (60) 4" CALIPER TREES. SEE BELOW FOR EXCESS CALIPER INCHES.

PER CITY CODE, IF THERE IS NO ROOM TO PLANT ALL TREES, YOU CAN PAY INTO A CITY FUND AT \$60 PER INCH INTO A TREE AND LANDSCAPE REDEVELOPMENT FUND.
722" - 240" = 482" EXTRA INCHES NEEDING TO BE REPLACED OR PAYED FOR x \$60 DIAMETER INCH INITIALLY = \$28,920

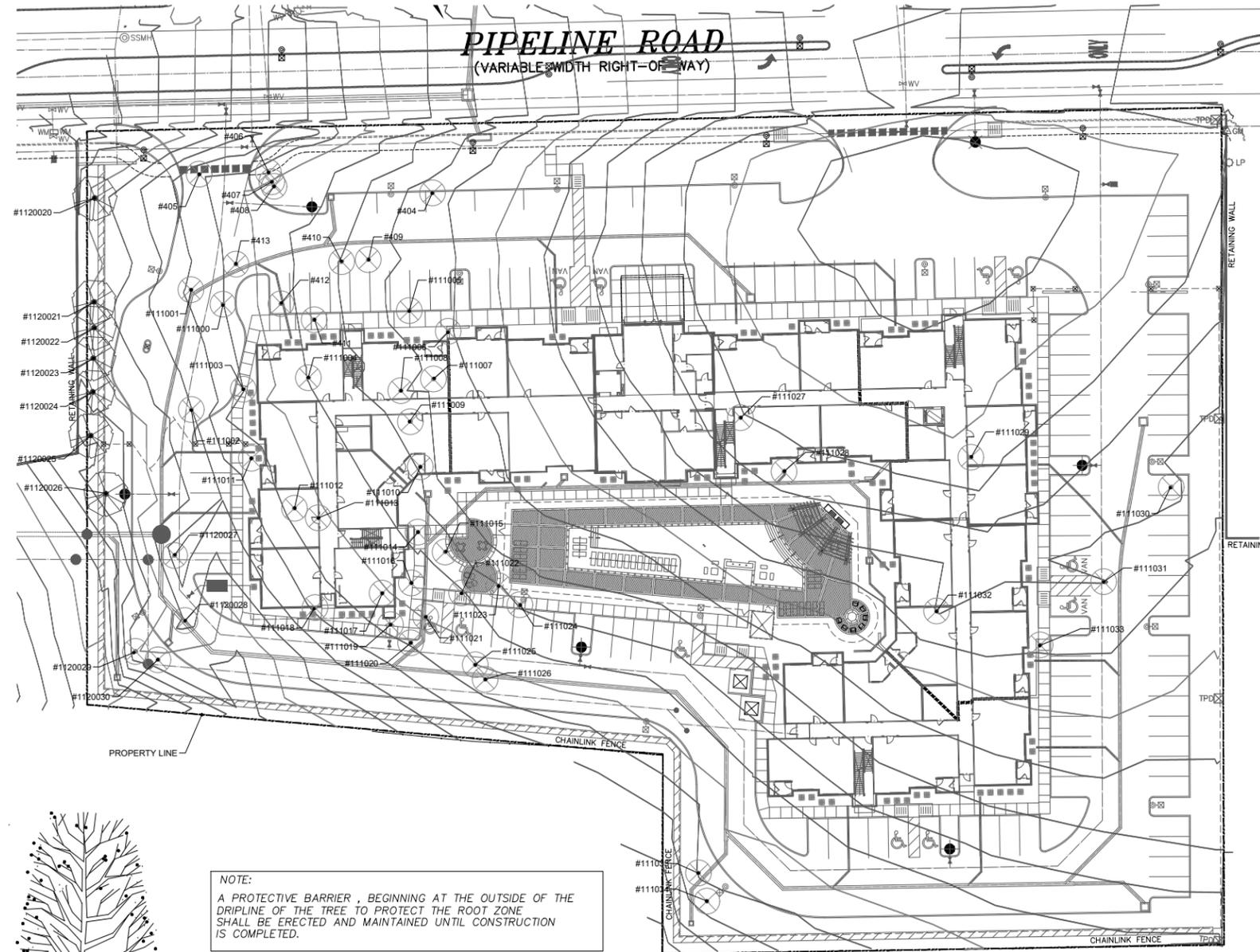
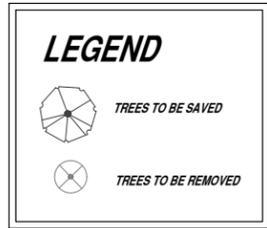


NOTE:
A PROTECTIVE BARRIER, BEGINNING AT THE OUTSIDE OF THE DRIPLINE OF THE TREE TO PROTECT THE ROOT ZONE SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.



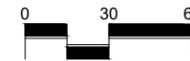
NOTES REQUIRED AS A PART OF ALL CONSTRUCTION PLANS:

- 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 site preparation work (clearing, grubbing, or grading).
- Fences shall completely surround the tree or clusters of trees. The fence shall be located at the outermost limits of the tree branches or dripline. The fence will be maintained throughout the construction project in order to prevent the following:
 - Soil compaction in the critical root zone resulting from vehicular traffic or storage of equipment and materials.
 - Critical root zone disturbances due to grade changes greater than two inches (2) 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 feet (4), the trunk must be protected with strapped-on planking to a height of eight feet (8) 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 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.



1 TREE MITIGATION PLAN

SCALE: 1"=30'-0"



09/03/2020



ISSUE FOR PERMIT



GALA AT CENTRAL PARK, SENIOR LIVING HURST, TEXAS

DATE: 08/25/2020

PROJECT NUMBER: 19021

CRO-2013

REVISIONS

NO	DATE
1	08.25.2020
2	09.03.2020

LP0.03

SHEET NUMBER

TREE MITIGATION PLAN

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SUBJECT: CONSIDER AN ORDINANCE AMENDING CHAPTER 27 OF THE HURST CODE OF ORDINANCES USES SECTION 27-13 GENERAL BUSINESS DISTRICT (c) PLANNED DEVELOPMENT USES BY ADDING (8) PACKAGED ALCOHOL SALES, SECTION 27-14. OUTDOOR COMMERCIAL DISTRICT (c) PLANNED DEVELOPMENT USES BY ADDING (7) PACKAGED ALCOHOL SALES; SECTION 27-15.1 TX 10 MULTI USE DISTRICT (c) PLANNED DEVELOPMENT USES BY ADDING PACKAGED ALCOHOL SALES, AND BY AMENDING SECTION 27-15.2 TOWN CENTER DISTRICT (c) PLANNED DEVELOPMENT USES; BY ADDING PACKAGE STORES, AND BY AMENDING CHAPTER 12 OF THE CODE OF ORDINANCES TO ADD REQUIREMENTS FOR PACKAGE STORES,.

Supporting Documents:

Ordinance

Meeting Date: 10/5/2020

Department: Development

Reviewed by: Michelle Lazo

City Manager Review:

Background/Analysis:

The City of Hurst received a petition on August 3, 2020 to allow the voters to consider voting for or against the following proposition: "the legal sale of all alcoholic beverages for off premise consumption only".

The City contracted with Tarrant County Elections Administration to validate the petition. The petition met the requirements of Chapter 501 of the Texas Election Code and Chapter 251 of the Texas Alcoholic Beverage Code. On August 11, 2020, City Council passed Resolution 1773 and ordered the election as prescribed by law.

In preparation for the November election, the City Attorney advised we have all Zoning and other Code of Ordinance amendments in place, should the ballot pass.

The City is proposing to require a Special Use Permit (SUP) for the sale of packaged alcohol sales. The SUP would require City Council approval similar to e-cigarettes and tattoo studios.

The proposed zoning districts allowing the sale of packaged alcohol sales are; General Business (GB), Outdoor Commercial (OC), TX-10 Multi-Use District (TX-10), and Town Center (TC).

Any business owner wishing to open a packaged alcohol store would be required to apply through the development department and then through the City Secretary's office for licensing.

Planning and Zoning Commission Staff Report

Funding and Sources:
Recommendation:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HURST, TEXAS AMENDING CHAPTER 27 OF THE HURST CODE OF ORDINANCES USES SECTION 27-13 GENERAL BUSINESS DISTRICT (c) PLANNED DEVELOPMENT USES BY ADDING (7) PACKAGE STORES, SECTION 27-14. OUTDOOR COMMERCIAL DISTRICT (c) PLANNED DEVELOPMENT USES BY ADDING (6) PACKAGE STORES; SECTION 27-15.1 TX 10 MULTI USE DISTRICT (c) PLANNED DEVELOPMENT USES BY ADDING PACKAGE STORES; SECTION 27-15.2 TOWN CENTER BY ADDING PACKAGE STORES; AND BY AMENDING CHAPTER 12 OF THE CODE OF ORDINANCES TO ADD REQUIREMENTS FOR PACKAGE STORES AND BY PROVIDING FOR A NEW ARTICLE XIV PACKAGE STORES; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Hurst is authorized to regulate the use of land in order to lessen congestion, secure public safety, and promote health and general welfare among other reasons; and

WHEREAS, the Code of Ordinances currently requires a specific use permit for storage, possession, sale or serving of alcoholic beverages in the City; and

WHEREAS, package stores present the same suitability, compatibility, traffic, and neighborhood impact issues as package stores and other similar high-intensity retail uses; and

WHEREAS, the City Council wishes to apply individualized consideration as to the location and site plans for package stores in order to minimize and control the detrimental impacts to the surrounding areas; and

WHEREAS, package stores represent a unique source of danger that merits specific safety and security requirements to protect both their owners and operators and their customers; and

WHEREAS, the City Council wishes to amend the Code of Ordinances to regulate package stores; and

WHEREAS, the City Council of the City of Hurst deems the passage of this ordinance as necessary to protect the public, health, safety, and welfare; and

WHEREAS, the City Council is authorized by law to adopt the provisions contained herein, and has complied with all the prerequisites necessary for the passage of this Ordinance, including but not limited to the Open Meetings Act; and

WHEREAS, all statutory and constitutional requirements for the passage of this ordinance have been adhered to, including but not limited to the Open Meetings Act and Chapter 211 of the Local Government Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HURST, TEXAS:

Section 1. That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That Chapter 12 of the Code of Ordinances is hereby amended to add the following new Article XIV:

“ARTICLE XIV- PACKAGE STORES”

Sec. 12-740. – Definition.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Package Store means a retail establishment that sells “liquor”, as defined by the Texas Alcoholic Beverage Commission, to the public for the purpose of off-premise consumption.

Sec. 12-741. -- Package Store required specific use permit.

- (a) A package store specific use permit issued under the process set out in this article shall be required for any proposed package store to be located within the city on public or private property.
- (b) No package store shall be constructed or operated except with approval of a specific use permit with conditions established at public hearings by the planning and zoning commission and the city council.

Sec. 12-742. – Package Store application and fees.

- (a) *In writing; applicant/operator authorized to act.* Every application for a package store specific use permit issued pursuant to this article shall be in

writing signed by the operator, or some person duly authorized to sign on his behalf, and filed with the planning and development department.

(b) The applicant for a specific use permit for a package store shall include as part of the specific use permit Application the following:

(1) A detailed site plan which identifies the location of all improvements, lighting, paving, signage, and traffic plans for the location.

(2) A detailed floor plan of the proposed business showing, at a minimum, aisle layouts, locations of coolers and freezers, locations of any specialty areas such as humidors, location descriptions for all product sales such as beer, wine and hard liquor, locations of check-out registers and all building ingress and egress points.

(3) A proposed security plan must also be submitted and shall include the number of any proposed cameras, alarm system details, locations of burglar bars (if any) and any planned on-site security personnel. The security plan must include, at a minimum, the following:

- a. Surveillance camera system to record audio and video of the interior and exterior of the premises;
- b. Video and audio recording and storage system with minimum thirty (30) day retention;
- c. Commercially monitored alarm system with appropriate permit;
- d. Drop safes anchored to the floor;
- e. Security signs;
- f. Height markers;
- g. Safety training programs;

(4) Details should be provided concerning any proposed features that adhere to any Crime Prevention Through Environmental Design (CPTED) site design tenets. CPTED is based upon the concept that the proper design and effective use of the built environment can lead to the reduction in the incidence and fear of crime, and an improvement in the quality of life. The goal of CPTED is to reduce opportunities for crimes to occur that are often inherent in the design of buildings and the layout of neighborhoods and streets.

(5) The detailed site plan must meet the following minimum requirements:

- a. The front building façade shall be a minimum of eighty percent (80%) non-tinted, clear glass
- b. No curtain, display, hanging, sign, storage, or other obstruction that prevents a clear view of the interior of a package store.
- c. The exterior premises must be lit to the maximum allowed under the Zoning Ordinance.”

Sec. 12-743. – Employee, manager, supervisor safety training.

- (a) All newly-hired employees, managers, and immediate supervisors of managers at any package store must complete a safety training program before reporting for duty and at least annually thereafter. Employees, managers and immediate supervisors of managers of package stores who are employed by a package store on the effective date of this ordinance must complete a safety training program not later than the ninetieth day following the effective date of this ordinance.
- (b) All persons who complete the required safety training program shall sign a statement indicating the date, time and place the safety training program was completed. The owner shall keep the statements or copies of the statements on file in the package store for at least two years and make them available to the police official or the health officer immediately upon request.

Sec 12-744- Trespass affidavit.

The owner of a package store shall execute a trespass affidavit as promulgated by the police department in order to enforce all applicable trespass laws on the owner's behalf at such property. A true and correct copy of the trespass affidavit shall be posted at the package store at all times in a conspicuous place accessible at all times to the public.

Sec. 12-745. – Security signs; height strips.

- (a) A package store shall have posted at all public exits and entrances 'No Loitering' and 'No Trespassing' signs in lettering two inches or larger, in English and in Spanish. Additionally, a package store shall post such signs on the front, sides, and rear of the package store.
- (b) A package store shall have height strips posted at all public exits.

Sec. 12-746. – Visibility.

A package store shall maintain an unobstructed line of sight allowing a clear view of and from the cash register and sales transaction area through all windows and public access doors. Such windows and doors must be clear of all items that would obstruct a clear view including, but not limited to, tinting, signage, advertisements, shelving, and merchandise. Such unobstructed line of sight must, at a minimum, extend from three feet above the ground to at least six feet above the ground.

Sec. 12-747. – Alarm system.

- (a) A package store shall have a silent panic or holdup alarm system for which a permit has been issued in accordance with Article VI of this Chapter. This system shall, at a minimum, include a panic button located within reach of the cash register and out of view of the customer. Such panic button will generate an alarm signal indicating a holdup or other life-threatening emergency requiring a police department response.
- (b) A package store shall have posted at all public exits and entrances signs or decals indicating that a security alarm system is in use

Sec. 12-748. – Drop safe.

- (a) A package store shall have a drop safe on the premises to keep the amount of cash available to employees to a minimum. A drop safe must be bolted to the floor. A drop safe may have a time-delay mechanism to allow small amounts of change to be removed.
- (b) A package store shall have a cash accountability policy mandating the maximum amounts of cash that can be kept in cash registers.
- (c) A package store shall have posted at all public exits and entrances signs or decals indicating that employees cannot open the safe and that employees have minimum cash on hand.

12-749. – Surveillance camera system.

- (a) A package store shall have a minimum of two 1080p color digital high-resolution surveillance cameras. One camera must have an overall view of the counter/register area and the other camera a view of the main entrance/exit area and both shall display the date and time of the recording.
- (b) The entrance/exit area camera shall be placed to provide a clear and identifiable full frame of the filmed individual's face.
- (c) The cameras shall be operated at all times, including hours when the store is not open for business.
- (d) The owner shall provide the police department with digital color images in connection with crime investigations upon request.

- (e) The video surveillance system must be equipped to record and store a continuous video recording of daily activity for at least 30 days. The owner shall maintain such a library of the recorded digital images for not less than 30 days.
- (f) A package store shall have posted at all public exits and entrances signs or decals indicating that surveillance cameras are in use.

Section 3. That Chapter 27-3 of the Code of Ordinances is hereby amended by adding subsection (86.1) which reads as follows:

Package Store means a retail establishment that sells “liquor”, as defined by the Texas Alcoholic Beverage Commission, to the public for the purpose of off-premise consumption.

Section 4. That Chapter 27-13(c) of the Code of Ordinances is hereby amended and replaced and shall read as follows:

(c) *Planned development uses:*

- (1) R-3 permitted uses;
- (2) OC permitted uses;
- (3) GB permitted uses;
- (4) Day nurseries, kindergartens and day care centers;
- (5) Tattoo studio;
- (6) Electronic cigarettes sales;
- (7) Package store.

Section 5. That Chapter 27-14(c) of the Code of Ordinances is hereby amended and replaced and shall read as follows:

(c) *O-C planned development uses:*

- (1) All O-C permitted uses;
- (2) All GB permitted uses;
- (3) Automobile sales on sites containing at least fifteen (15) acres with at least five hundred (500) feet of frontage on a freeway frontage road, and a building of at least fifty thousand (50,000) square feet;
- (4) Tattoo studio;
- (5) Electronic cigarettes sales;
- (6) Package store.

Section 6. That Chapter 27-15.1(c) of the Code of Ordinances is hereby amended and replaced and shall read as follows:

(c) *Planned development uses.* The following uses are permitted in the Highway 10 Multiuse District subject to the general conditions, regulations contained in this

section, other sections as may be applicable, and regulations or conditions as may be imposed by the planned development application and the accompanying site plan and ordinance adopting such site plan: Electronic-cigarette sales, tattoo studio, outdoor automotive and equipment sales, multifamily residences, lodges, civic clubs, fraternal organizations, day care, churches, veterinary clinics, contractor services, electrical power substations, theme parks, pawn shops, and package stores. Other planned development uses may be considered if they meet the general purpose of the Texas Highway 10 Multiuse District.

Section 7. That Chapter 27-15.2 (c) of the Code of Ordinances is hereby amended and replaced and shall read as follows:

(c) *Planned development uses.* Certain land uses other than those specifically cited in subsection (b) above, specifically including but not limited to package stores may be permitted in the Town Center District subject to their appropriateness in meeting the purpose and intent of the district, to the general conditions and regulations contained in this section and other sections of this chapter (as may be applicable), and to special regulations or conditions as may be imposed by the planned development application and/or the accompanying site plan and ordinance adopting such planned development. Uses other than those listed above may be considered only if they meet the general purpose and intent, as well as the overall "vision", of the Town Center District.

Section 8. That any person who fails to comply with any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 9. That if any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstances is held invalid or unconstitutional by a Court or competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 10. That the fact that the present ordinances and regulations of the City of Hurst, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Hurst, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HURST,
TEXAS on this the 20th of September 2020.

APPROVED:

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

ORD. NO. _____

Planning and Zoning Commission Staff Report

SUBJECT: P-20-06 Gala at Central Park, a final plat of Tract A Richardson Addition to Lot 1, Block 1 Gala at Central Park Addition, being 3.77 acres located at 309 W. Pipeline Road.

Supporting Documents:

Area map
Plat

Meeting Date: 10/5/2020
Department: Development
Reviewed by: Michelle Lazo
City Manager Review:

Background/Analysis:

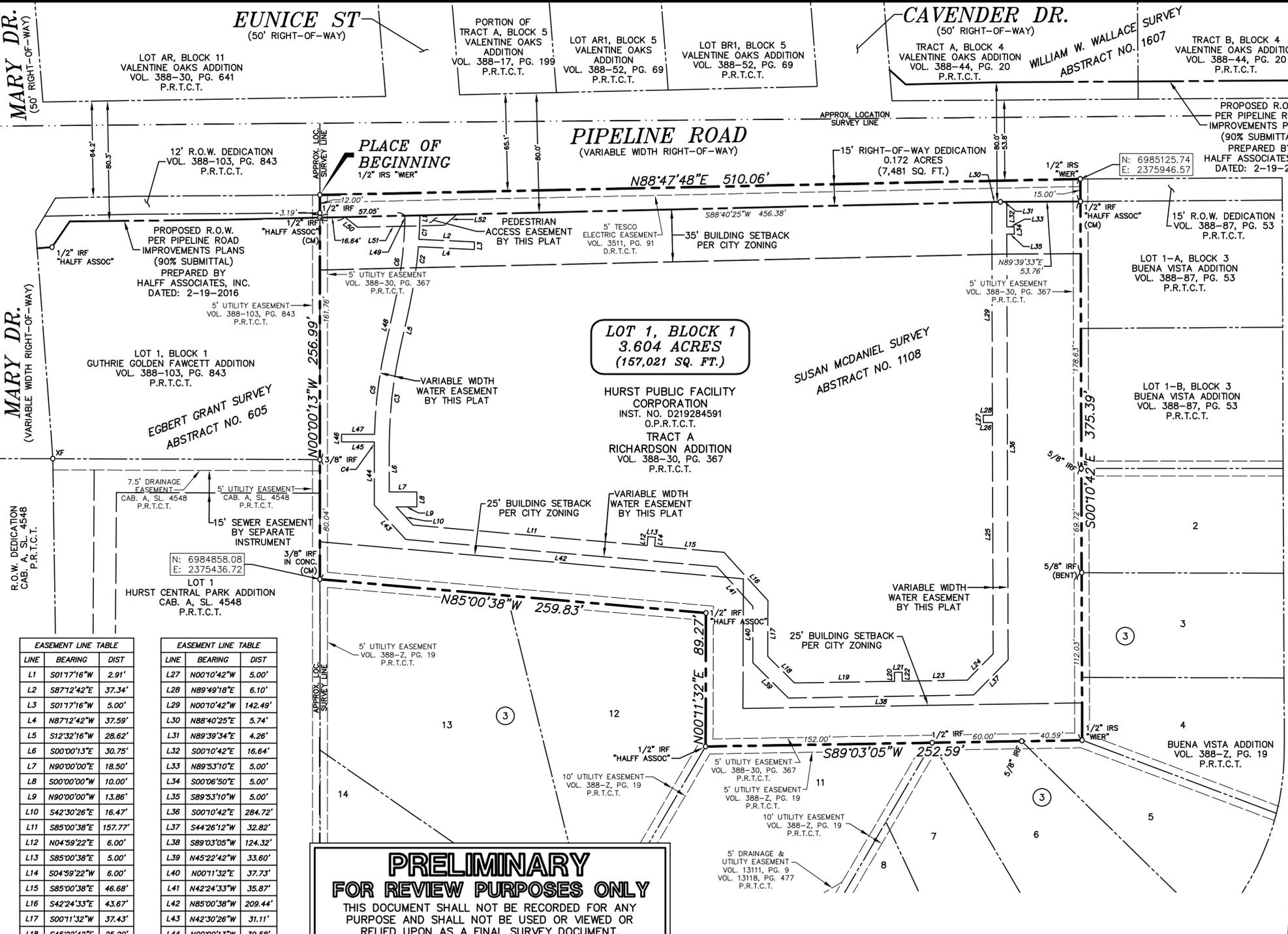
An application has been made by Gardner Capital of final plat of T Tract A Richardson Addition to Lot 1, Block 1 Gala at Central Park Addition, being 3.77 acres located at 309 W. Pipeline Road. The site plan is also on this agenda.

The developer is requesting the final plat to develop a 3-story apartment complex for senior citizens. Engineering plans have been reviewed and accepted.



<p>CASE NO: P-20-06 GALA AT CENTRAL PARK</p>	<p>LEGAL DESCRIPTION: Lot 1, Block 1 Gala at Central Park Addition</p>	<p>AGENDA DATE: 10/5/2020</p>
<p>REQUESTED ACTION: PLAT</p>	<p>LOCATION: 309 W. PIPELINE RD.</p>	

PRINTED: 8/24/2020 STB FILE: WIER-SURVEY.STB LAST SAVED: 8/24/2020 11:22 AM SAVED BY: RENEW FILE: REPLAT-18123.DWG

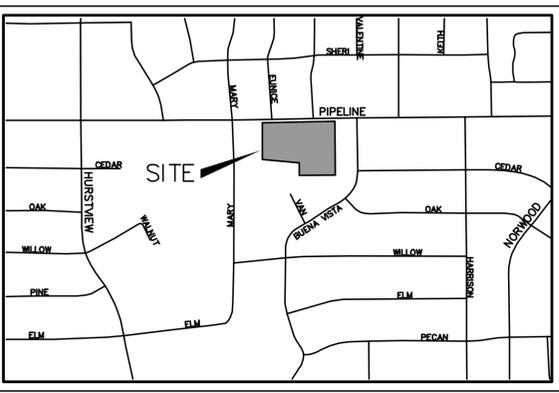


LINE	BEARING	DIST
L1	S01°17'16"W	2.91'
L2	S87°12'42"E	37.34'
L3	S01°17'16"W	5.00'
L4	N87°12'42"W	37.59'
L5	S12°32'16"W	28.62'
L6	S00°00'13"E	30.75'
L7	N90°00'00"E	18.50'
L8	S00°00'00"W	10.00'
L9	N90°00'00"W	13.86'
L10	S42°30'26"E	16.47'
L11	S85°00'38"E	157.77'
L12	N04°59'22"E	6.00'
L13	S85°00'38"E	5.00'
L14	S04°59'22"W	6.00'
L15	S85°00'38"E	46.68'
L16	S42°24'33"E	43.67'
L17	S00°11'32"W	37.43'
L18	S45°22'42"E	25.20'
L19	N89°03'05"E	67.18'
L20	N00°56'55"W	6.00'
L21	N89°03'05"E	5.00'
L22	S00°56'55"E	6.00'
L23	N89°03'05"E	43.83'
L24	N44°26'12"E	24.62'
L25	N00°10'42"W	154.63'
L26	S89°49'18"W	6.10'

LINE	BEARING	DIST
L27	N00°10'42"W	5.00'
L28	N89°49'18"E	6.10'
L29	N00°10'42"W	142.49'
L30	N88°40'25"E	5.74'
L31	N89°39'34"E	4.26'
L32	S00°10'42"E	16.64'
L33	N89°53'10"E	5.00'
L34	S00°06'50"E	5.00'
L35	S89°53'10"W	5.00'
L36	S00°10'42"E	284.72'
L37	S44°26'12"W	32.82'
L38	S89°03'05"W	124.32'
L39	N45°22'42"W	33.60'
L40	N00°11'32"E	37.73'
L41	N42°24'33"W	35.87'
L42	N85°00'38"W	209.44'
L43	N42°30'26"W	31.11'
L44	N00°00'13"W	39.58'
L45	S89°59'47"W	22.01'
L46	N00°00'13"W	5.00'
L47	N89°59'47"E	22.10'
L48	N12°32'16"E	28.62'
L49	N01°17'16"E	2.45'
L50	S51°58'36"E	11.04'
L51	S88°40'25"W	58.18'
L52	S49°35'17"W	11.10'

CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	13.13'	305.00'	2°27'57"	S02°31'14"W	13.12'
C2	41.76'	305.00'	7°50'41"	S08°36'55"W	41.73'
C3	64.57'	295.00'	12°32'29"	S06°16'01"W	64.44'
C4	2.76'	305.00'	0°31'05"	N00°15'19"E	2.76'
C5	59.00'	305.00'	11°05'02"	N06°59'45"E	58.91'
C6	57.92'	295.00'	11°15'00"	N06°54'46"E	57.83'

PRELIMINARY FOR REVIEW PURPOSES ONLY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



*** LEGEND ***
 CM CONTROLLING MONUMENT
 IRF IRON ROD FOUND
 XF "X" CUT FOUND
 P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

NOTES
 1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48439C0210K, MAP REVISED SEPTEMBER 25, 2009, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 2. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.

OWNER'S CERTIFICATE
 STATE OF TEXAS §
 COUNTY OF TARRANT §
 WHEREAS HURST PUBLIC FACILITY CORPORATION IS THE OWNER OF A TRACT OF LAND LOCATED IN THE SUSAN MCDANIEL SURVEY, ABSTRACT NO. 1108, TARRANT COUNTY, TEXAS, BEING ALL OF TRACT A, RICHARDSON ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-30, PAGE 367, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF PIPELINE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF SAID TRACT A;
 THENCE N 88°47'48" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PIPELINE ROAD AND THE NORTH LINE OF SAID TRACT A, 510.06 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE NORTHEAST CORNER OF SAID TRACT A;
 THENCE S 00°10'42" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID PIPELINE ROAD, ALONG THE EAST LINE OF SAID TRACT A, THE WEST LINE OF LOTS 1-A AND 1-B, BLOCK 3, BUENA VISTA ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-87, PAGE 53, P.R.T.C.T., AND THE WEST LINE OF LOTS 2, 3, AND 4, BLOCK 3, BUENA VISTA ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-2, PAGE 19, P.R.T.C.T., AT 15.00 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 1-A, AT 193.63 FEET PASSING A 5/8" IRON ROD FOUND, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1-B AND THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 3, AT 263.35 FEET PASSING A 5/8" IRON ROD FOUND (BENT), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 2, AND THE NORTHWEST CORNER OF SAID LOT 3, AND CONTINUING IN ALL A TOTAL DISTANCE OF 375.39 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHEAST CORNER OF SAID TRACT A, THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 3, AND THE MOST NORTHERLY NORTHEAST CORNER OF LOT 5, BLOCK 3 OF SAID BUENA VISTA ADDITION RECORDED IN VOLUME 388-2, PAGE 19, P.R.T.C.T.;
 THENCE S 89°03'05" W, ALONG THE SOUTH LINE OF SAID TRACT A AND THE NORTH LINE OF LOTS 5, 6, 7, AND 11, BLOCK 3, OF SAID BUENA VISTA ADDITION, RECORDED IN VOLUME 388-2, PAGE 19, P.R.T.C.T., AT 40.59 FEET PASSING A 5/8" IRON ROD FOUND, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 5 AND THE NORTHEAST CORNER OF SAID LOT 6, AT 100.59 FEET PASSING 1/2" IRON ROD FOUND, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 6, THE NORTH CORNER OF SAID LOT 7, AND THE NORTHEAST CORNER OF SAID LOT 11, AND CONTINUING IN ALL A TOTAL DISTANCE OF 252.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT A, THE NORTHWEST CORNER OF SAID LOT 11 AND AN ANGLE POINT IN THE EAST LINE OF LOT 12, BLOCK 3 OF SAID BUENA VISTA ADDITION, RECORDED IN VOLUME 388-2, PAGE 19, P.R.T.C.T.;
 THENCE N 00°11'32" E, ALONG THE MOST SOUTHERLY WEST LINE OF SAID TRACT A AND THE EAST LINE OF SAID LOT 12, A DISTANCE OF 89.27 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 12 AND AN ELL CORNER OF SAID TRACT A;
 THENCE N 85°00'38" W, ALONG THE MOST WESTERLY SOUTH LINE OF SAID TRACT A AND THE NORTH LINE OF SAID LOT 12 AND LOT 13, BLOCK 3, OF SAID BUENA VISTA ADDITION, RECORDED IN VOLUME 388-2, PAGE 19, P.R.T.C.T., A DISTANCE OF 259.83 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", SAID IRON ROD BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT A, THE NORTHWEST CORNER OF SAID LOT 13, AND BEING IN THE EAST LINE OF LOT 1, HURST CENTRAL PARK ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 4548, P.R.T.C.T.;
 THENCE N 00°00'13" W, ALONG THE MOST WESTERLY WEST LINE OF SAID TRACT A, THE EAST LINE OF SAID LOT 1, HURST CENTRAL PARK ADDITION, AND THE EAST LINE OF LOT 1, GUTHRIE GOLDEN FAWCETT ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-103, PAGE 843, P.R.T.C.T., AT 80.04 FEET PASSING A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, HURST CENTRAL PARK ADDITION AND THE SOUTHEAST CORNER OF SAID LOT 1, GUTHRIE GOLDEN FAWCETT ADDITION, AT 241.80 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", AT 244.99 FEET PASSING A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, GUTHRIE GOLDEN FAWCETT ADDITION, AND CONTINUING IN ALL A TOTAL DISTANCE OF 256.99 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.776 ACRES (164,502 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT HURST PUBLIC FACILITY CORPORATION, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED PROPERTY, TO BE KNOWN AS **LOT 1, BLOCK 1, GALA AT CENTRAL PARK**, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, AND DOES HEREBY CONVEY AND DEDICATE TO THE PUBLIC'S USE THE EASEMENTS, STREETS, ALLEYS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS SHOWN ON THE PLAT.
 BY: _____
 TITLE: _____
 STATE OF TEXAS §
 COUNTY OF TARRANT §
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESS, AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

SURVEYOR'S STATEMENT
 THAT I, AARON L. STRINGFELLOW, 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 PLATING RULES AND REGULATIONS OF THE CITY OF HURST, TEXAS.
 SURVEYED ON THE GROUND JANUARY 16TH, 2019
 "THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, R.P.L.S. NO. 6373 ON August 24, 2020. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."
 AARON L. STRINGFELLOW, R.P.L.S.
 STATE OF TEXAS No. 6373
 E-MAIL: AaronL@WierAssociates.com

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF HURST, TEXAS VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 20____, TO APPROVE THIS FINAL PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION
 ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

WHEREAS THE CITY COUNCIL OF THE CITY OF HURST, TEXAS VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 20____, TO APPROVE THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF HURST
 ATTEST: CITY SECRETARY

DEVELOPER
 GALA AT CENTRAL PARK, LP
 2501 N. HARWOOD ST, STE 1501
 DALLAS, TEXAS 75201
 CONTACT: RYAN COMBS
 PH: (512) 983-0422
 EMAIL: RCOMBS@GARDNERCAPITAL.COM

OWNER
 HURST PUBLIC FACILITY CORPORATION
 1505 PRECINCT LINE RD
 HURST, TEXAS 76054

ENGINEER / SURVEYOR
 WIER & ASSOCIATES, INC.
 2201 E. LAMAR BLVD., SUITE 200E
 ARLINGTON, TEXAS 76006
 CONTACT: RANDY EARDLEY, P.E.
 PH: (817) 983-0422
 FAX: (817) 467-7713

FINAL PLAT
LOT 1, BLOCK 1,
GALA AT CENTRAL PARK
 BEING A REPLAT OF TRACT A, RICHARDSON ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, RECORDED IN VOLUME 388-30, PAGE 367, PLAT RECORDS, TARRANT COUNTY, TEXAS
 BEING 3.776 ACRES OF LAND LOCATED IN THE SUSAN MCDANIEL SURVEY, ABSTRACT NO. 1108, TARRANT COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
 Texas Firm Registration No. F-2776 www.WierAssociates.com
 Texas Board of Professional Land Surveying Registration No. 10033900

Planning and Zoning Commission Staff Report

SUBJECT: P-20-04 Norwood North Addition, a replat of Tract A, Block 2 to Lots 1-4, Block 2 Norwood North Addition, being 19.88 acres located at 600 Grapevine Highway.

Supporting Documents:

Area map
Plat

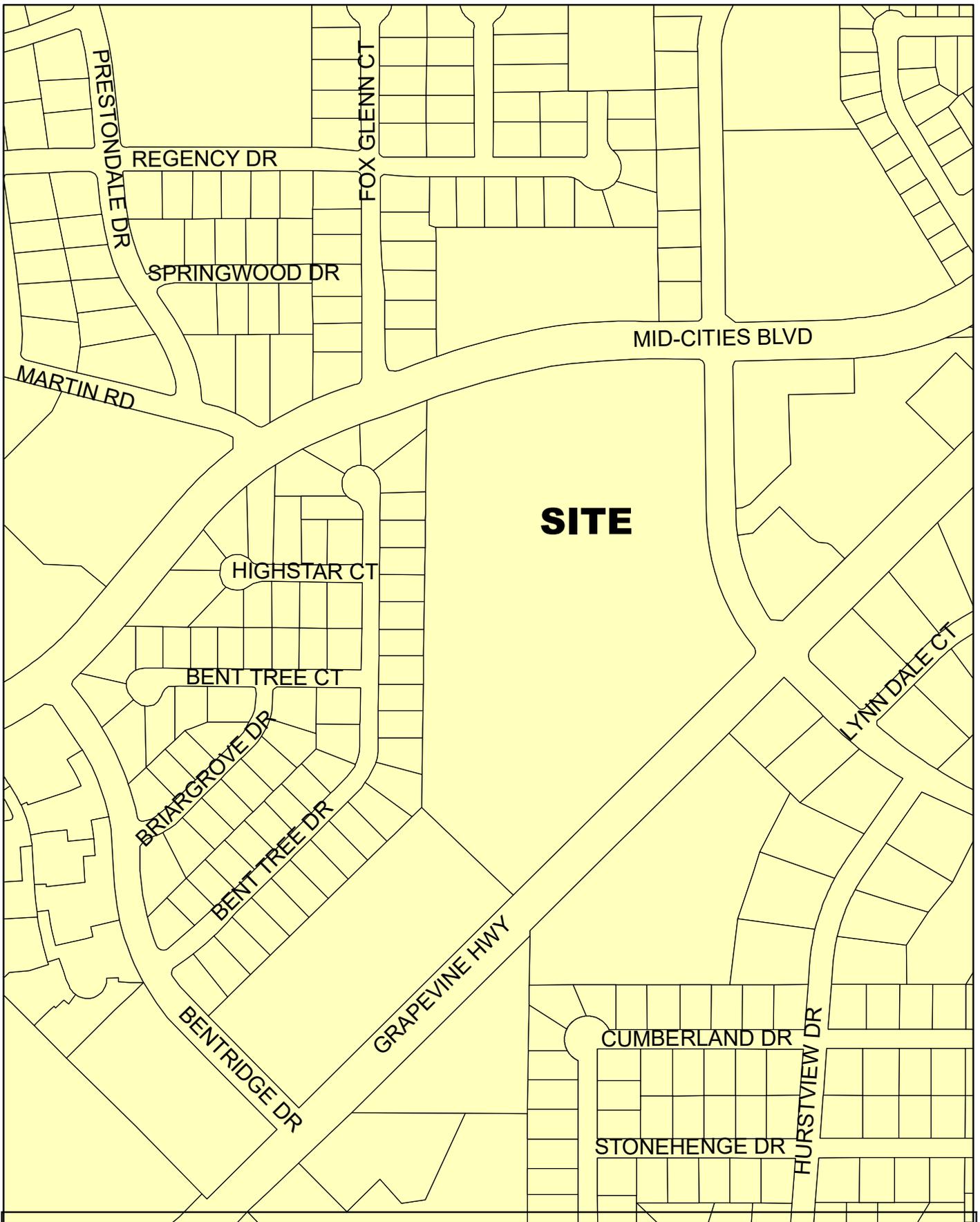
Meeting Date: 10/5/2020
Department: Development
Reviewed by: Michelle Lazo
City Manager Review:

Background/Analysis:

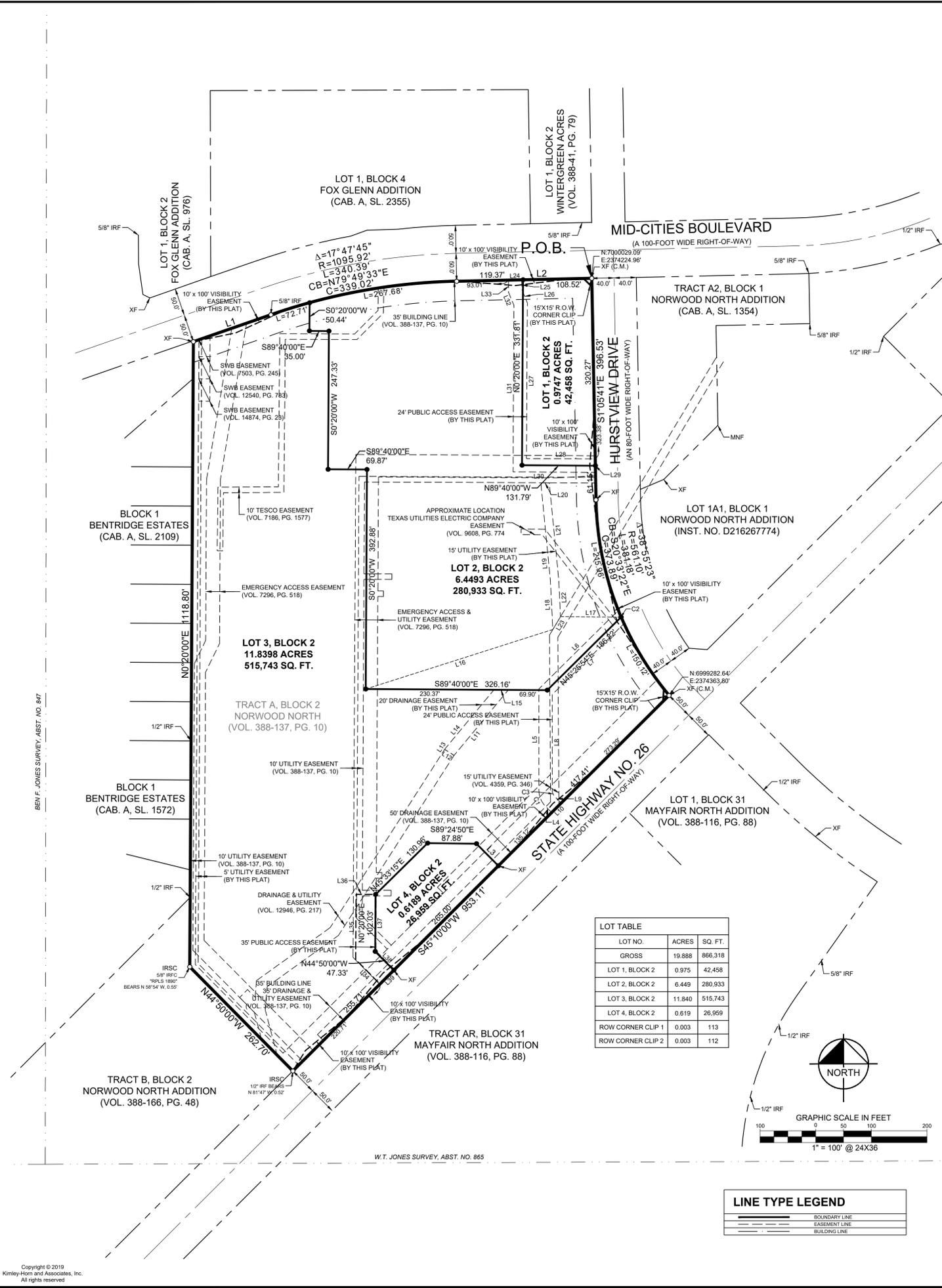
An application has been made by Mayfair Station LLC. For a replat of Tract A, Block 2 to Lots 1-4, Block 2 Norwood North Addition, being 19.88 acres located at 600 Grapevine Highway. There are no proposed changes to the site plan.

The developer is requesting the final plat to subdivide the Tom Thumb entities (the Tom Thumb itself and the gas station) into their own lots. All lots will share access to Grapevine Hwy., Hurstview Drive, and Mid-Cities Boulevard. Utility easements have been added throughout the property.

Engineering plans have been reviewed and accepted.



<p>CASE NO: P-20-04 Norwood North Addition</p>	<p>LEGAL DESCRIPTION: Lot A, Block 2 Norwood North Addition</p>	<p>AGENDA DATE: 8/17/2020</p>
<p>REQUESTED ACTION: Replat</p>	<p>LOCATION: 600 Grapevine Highway</p>	



OWNER'S DEDICATION

WHEREAS, Mayfair Station, LLC is the owner of a 19.888 acre tract of land situated in the W.T. Jones Survey, Abstract No. 865, City of Hurst, Tarrant County, Texas; said tract being all of Tract A, Block 2, Norwood North, an addition to the City of Hurst according to the plat recorded in Volume 388-137, Page 10 of the Plat Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a "+" cut in concrete found for corner at the intersection of the south right-of-way line of Mid-Cities Boulevard (a 100-foot wide right-of-way) and the west right-of-way line of Hurstview Drive (an 80-foot wide right-of-way);

THENCE South 1°05'41" East, along the said west line of Hurstview Drive, a distance of 396.53 feet to a "+" cut in concrete found for corner at the beginning of a tangent curve to the left having a central angle of 38°55'23", a radius of 561.10 feet, a chord bearing and distance of South 20°33'22" East, 373.89 feet;

THENCE in a southeasterly direction, with said curve to the left, an arc distance of 381.18 feet to a "+" cut in concrete found for corner at the intersection of the said west line of Hurstview Drive and the north right-of-way line of State Highway No. 26 (a 100-foot wide right-of-way);

THENCE South 45°10'00" West, a distance of 953.11 feet to a 5/8-inch iron rod with "KHA" cap set for corner; from said point a 1/2-inch iron rod found bears North 81°47' West, a distance of 0.52 feet; said point being the south corner of said Tract A;

THENCE North 44°50'00" West, along the southwest line of said Tract A, a distance of 262.70 feet to a 5/8-inch iron rod with "KHA" cap set for corner; from said point a 5/8-inch iron rod with "RPLS 1890" cap found bears North 58°54' West, a distance of 0.55 feet;

THENCE North 0°20'00" East, along the west line of said Tract A, a distance of 1118.80 feet to a "+" cut in concrete found for corner in the said south line of Mid-Cities Boulevard;

THENCE along the said south line of Mid-Cities Boulevard, the following three (3) calls:

North 70°55'40" East, a distance of 147.37 feet to a 5/8-inch iron rod found for corner at the beginning of a tangent curve to the right having a central angle of 17°47'45", a radius of 1095.92 feet, a chord bearing and distance of North 79°49'33" East, 339.02 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 340.39 feet to a point for corner;

North 88°43'25" East, a distance of 242.85 feet to the **POINT OF BEGINNING** and containing 19.8879 acres or 866,318 square feet of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Mayfair Station, LLC, the Owner, does hereby adopt this plat designating the herein before described property as **Lots 1-4, Block 2, Norwood North**, an addition to the City of Hurst, and do hereby dedicate in fee simple to the public use forever any streets, rights-of-way and alleys shown hereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all 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 anyway endanger 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 and upon the said easement for the purposes of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Hurst, Texas.

Witness our hands this _____ day of _____, 2020.

Mayfair Station, LLC _____ Name - Printed Title

STATE OF MARYLAND

BEFORE ME, the undersigned, a Notary Public in and for the 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 consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public in and for the State of Maryland

My Commission expires: _____

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, 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 Platting Rules and Regulations of the City Plan Commission of the City of Hurst, Texas.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

**STATE OF TEXAS
COUNTY OF TARRANT**

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Cleo Billingsley, 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 consideration therein expressed, and in the capacity therein.

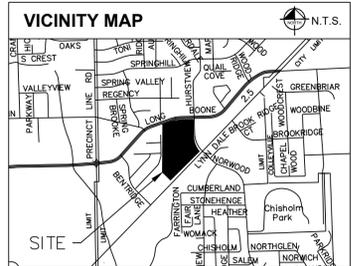
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission expires: _____

NOTES:

- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with an applied combined scale factor of 1.00012.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
- According to Map No. 48439C0210K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, this property is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



LINE NO.	BEARING	LENGTH	LINE NO.	BEARING	LENGTH
L1	N70°55'40"E	147.37'	L21	S05°36'50"E	172.61'
L2	N88°43'25"E	242.85'	L22	S02°52'37"E	67.99'
L3	S44°50'00"W	55.79'	L23	S31°06'07"W	26.84'
L4	N44°50'00"W	15.41'	L24	N88°43'25"E	24.00'
L5	N00°00'00"E	180.67'	L25	S01°16'35"E	17.75'
L6	N45°25'54"E	200.35'	L26	S22°28'37"E	25.44'
L7	S45°25'54"W	180.89'	L27	S00°20'00"W	278.55'
L8	S00°00'00"E	170.62'	L28	S89°40'00"E	123.49'
L9	S44°50'00"W	15.41'	L29	S01°05'41"E	24.01'
L10	S45°10'00"W	24.00'	L30	N89°40'00"W	148.09'
L11	S39°45'02"W	152.52'	L31	N00°20'00"E	297.70'
L12	N57°11'18"W	20.00'	L32	N22°28'37"W	25.09'
L13	N32°48'42"E	1.21'	L33	N01°16'35"W	22.25'
L14	N39°45'02"E	137.29'	L34	N44°49'51"W	61.88'
L15	S89°40'00"E	25.89'	L35	N00°20'00"E	116.59'
L16	S72°24'55"W	352.67'	L36	S89°40'00"E	35.00'
L17	S89°36'26"E	108.77'	L37	S00°20'00"W	102.03'
L18	N02°52'37"W	89.88'	L38	S44°49'51"E	47.33'
L19	N05°36'50"W	173.79'	L39	S45°10'29"W	35.00'
L20	S89°46'49"E	15.08'			

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 _____, 2020, to approve this Plat.

BY: _____
Chairman

ATTEST: _____
Secretary

Certificate of Adoption by Council

The City Council of Hurst, Texas on this _____ day of _____, 2020, voted affirmatively to adopt this plat and approve it for filing of record

BY: _____
Mayor

ATTEST: _____
City Secretary

**REPLAT
NORWOOD NORTH
LOTS 1-4, BLOCK 2
BEING A REPLAT OF TRACT A, BLOCK 2
NORWOOD NORTH
W.T. JONES SURVEY, ABSTRACT NO. 865
CITY OF HURST, TARRANT COUNTY, TEXAS**

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MCB	JDW	6/2/2020	063430006	1 OF 1

Planning and Zoning Commission Staff Report

SUBJECT: P-20-07 Continental Addition, a replat of Tract AR2, Block 2 and Tract 5B E S Carder Survey, A 308 to Lots A-R1 and B, Block 2 Continental Addition, being 3.00 acres located at 1040 and 1020 West Pipeline Road.

Supporting Documents:

Area map
Plat

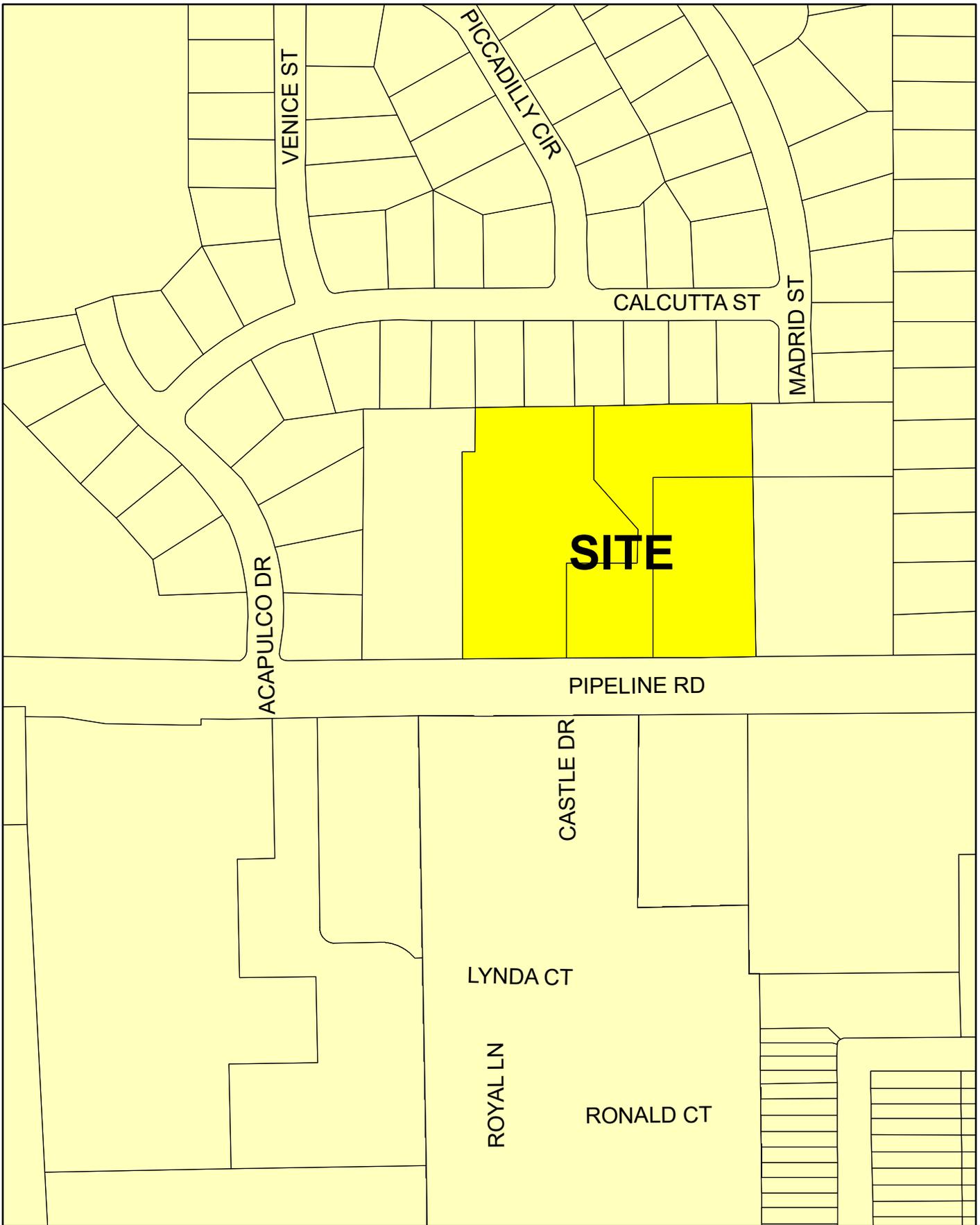
Meeting Date: 10/5/2020
Department: Development
Reviewed by: Michelle Lazo
City Manager Review:

Background/Analysis:

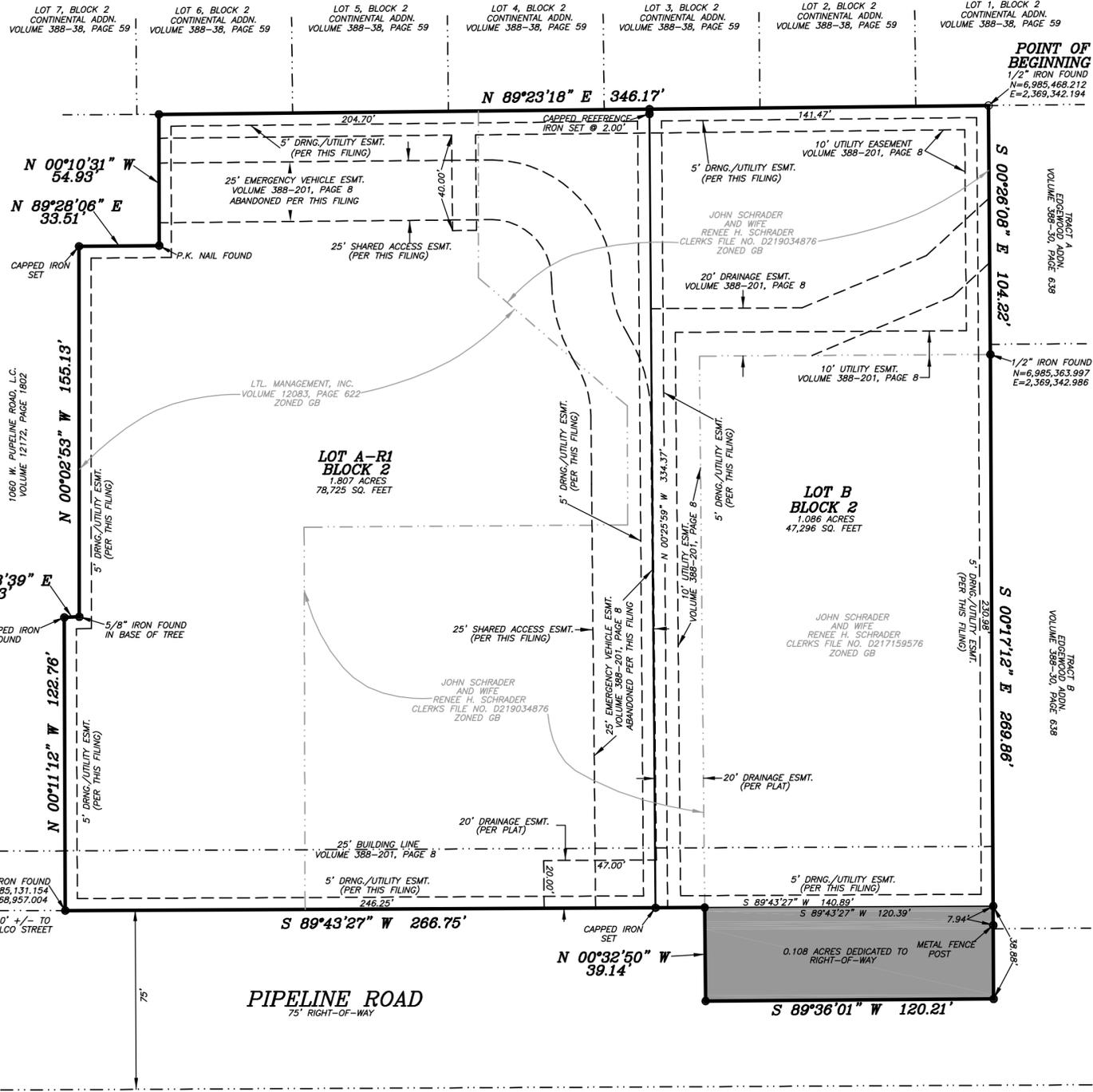
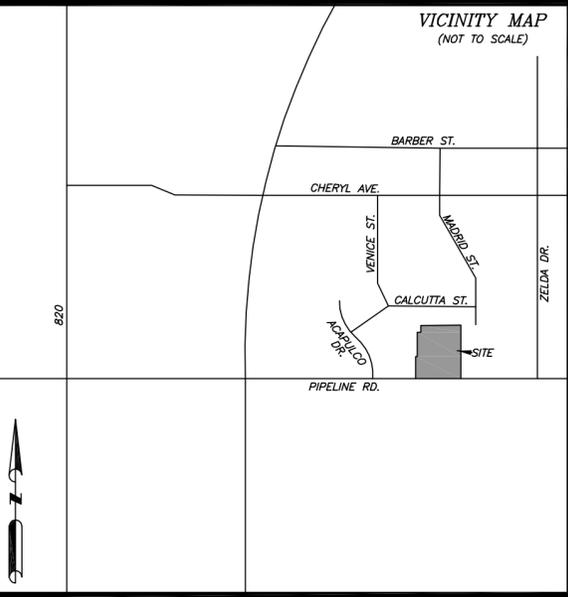
An application has been made by LTL Management and John Schrader for a replat of Lot AR2, Block 2 and Tract 5B ES Carder Survey, A 308 to Lots A-R1 and B, Block 2 Continental Addition, being 3.00 acres located at 1040 and 1020 W. Pipeline Rd.

The property owners are purchasing the property from each other and a requesting the replat in order to convey the property.

There are no engineering plans required for this plat.



<p>CASE NO: P-20-07 Continental Addition</p>	<p>LEGAL DESCRIPTION: Tract A-R, Block 2 Continental Addition and Tract 5B ES Carder Survey, A 308</p>	<p>AGENDA DATE: 10/5/2020</p>
<p>REQUESTED ACTION: Replat</p>	<p>LOCATION: 1040 and 1020 W. Pipeline Rd.</p>	



STATE OF TEXAS } OWNER'S ACKNOWLEDGMENT AND DEDICATION
 COUNTY OF TARRANT }

We, John Schrader and Renee Schrader and LTL Management, Inc., the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

Description for those portions of Tract A-R, Block 2, recorded in Volume 12083, Page 622, Deed Records, Tarrant County, Texas and Clerks File No. D219034876, Deed Records, Tarrant County, Texas, and being all of that certain tract of land situated in the E.S. CARDER SURVEY, Abstract No. 308, and recorded in Clerks File No. D217159576, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Northeast corner of said Tract A-R, Block 2, same being the Northeast corner of said Clerks File No. D219034876 and being in the South line of Lot 1, Block 2, Continental Addition, recorded in Volume 388-38, Page 59, Plat Records, Tarrant County, Texas, and being for the Northwest corner of Tract A, Edgewood Addition, recorded in Volume 388-30, Page 638, Plat Records, Tarrant County, Texas;

THENCE S 00°26'08" E, with the most Northerly East line of said Tract A-R, Block 2 and said Clerks File No. D219034876, and with the West line of said Edgewood Addition, 104.22 feet to a 1/2" iron found at the most Easterly Southeast corner of said Tract A-R, Block 2 and Clerks File No. D219034876 and being for the Northeast corner of said Clerks File No. D217159576;

THENCE S 00°17'12" E, with the common line of said Clerks File No. D217159576 and said Edgewood Addition, 269.86 feet to a point in Pipeline Road and being for the Southeast corner of said Clerks File No. D217159576;

THENCE S 89°36'01" W, with said Pipeline Road, 120.21 feet to the Southwest corner of said Clerks File No. D217159576;

THENCE N 00°32'50" W, 39.14 feet to the Southeast corner of said Clerks File No. D219034876 and being in the North line of said Pipeline Road;

THENCE S 89°43'27" W, with the North line of said Pipeline Road, and with the South line of said Clerks File No. D219034876, passing the Southwest corner of said Clerks File No. D219034876 and the Southeast corner of said Volume 12083, Page 622, Deed Records, Tarrant County, Texas and continuing in all, 266.75 feet to a 1/2" iron found at the Southwest corner of said Volume 12083, Page 622 and being for the Southeast corner of that certain tract of land described in deed to 1060 W. Pipeline Road, L.C., recorded in Volume 12172, Page 1802, Deed Records, Tarrant County, Texas;

THENCE with the common line of said Volume 12083, Page 622 and said Volume 12172, Page 1802, the following calls:

N 00°11'12" W, 122.76 feet to a capped iron found;

N 87°53'39" E, 6.23 feet to a 5/8" iron found in the base of a tree;

N 00°02'53" W, 155.13 feet to a capped iron set;

N 89°28'06" E, 33.51 feet to a p.k. nail found;

N 00°10'31" W, 54.93 feet to a point at the Northwest corner of said Volume 12083, Page 622 and the Northeast corner of said Volume 12172, Page 1802, and being in the South line of Lot 6, Block 2 of said Continental Addition, recorded in Volume 388-38, Page 59;

THENCE N 89°23'18" E, with the common line of said Continental Addition, recorded in Volume 388-38, Page 59 and said Volume 12083, Page 622, passing the Northeast corner of said Volume 12083, Page 622 and the Northwest corner of said Clerks File No. D219034876, and continuing with the common line of said Clerks File No. D219034876 and said Continental Addition, recorded in Volume 388-38, Page 59, in all, 346.17 feet to the POINT OF BEGINNING and containing 3.001 acres of land.

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF HURST, TARRANT COUNTY, TEXAS VOTED AFFIRMATIVELY ON THIS THE _____ OF _____, 2020, TO APPROVE THIS FINAL PLAT.

 CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST, SECRETARY, PLANNING AND ZONING COMMISSION

 SECRETARY, PLANNING AND ZONING COMMISSION

WHEREAS THE CITY COUNCIL OF THE CITY OF HURST, TARRANT COUNTY, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2020, TO APPROVE THIS PLAT FOR FILING OF RECORD.

 MAYOR, CITY OF HURST

ATTEST, CITY SECRETARY

LIENHOLDER
 FIRST NATIONAL BANK OF GRANBURY

 RON HAMPTON

This the _____ day of _____, 2020.

 Notary Public, State of Texas

John Schrader _____ Date _____

Renee Schrader _____ Date _____

Don Williams (President) LTL Management, Inc. _____ Date _____

STATE OF TEXAS } CERTIFICATE OF SURVEYOR
 COUNTY OF TARRANT }

I, the undersigned, a (Professional Land Surveyor) in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

STATE OF TEXAS }
 COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared John Schrader, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2020.

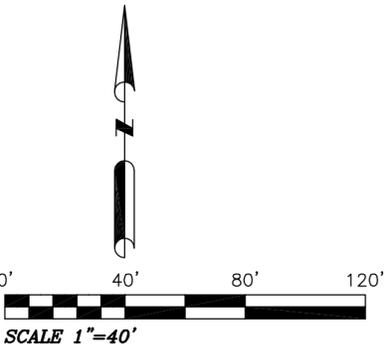
HORIZON LAND SURVEYING
 582 Balboa Trail
 Azle, Texas 76020
 817-584-9027
 horizonlandtx@gmail.com
 FIRM NO. 10194616

Professional Land Surveyor
 Date _____

BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48439C0210K, DATED SEPTEMBER 25, 2009, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.



OWNER/DEVELOPER
 JOHN SCHRADER & RENEE SCHRADER
 108 BRIAR DRIVE
 BEDFORD, TEXAS 76022

OWNER/DEVELOPER
 LTL MANAGEMENT, INC.
 6531 WATAUGA RD. NO. 120B
 WATAUGA, TEXAS 76148

Re-Plat
Lot A-R1 & Lot B, Block 2
CONTINENTAL ADDITION
 City of Hurst, Tarrant County, Texas,
 and being those portions of Lot A-R, Block 2, recorded in Volume 12083, Page 622, Deed Records, Tarrant County, Texas and Clerks File No. D219034876, Deed Records, Tarrant County, Texas, and being all of that certain tract of land situated in the E.S. CARDER SURVEY, Abstract No. 308, and recorded in Clerks File No. D217159576, Deed Records, Tarrant County, Texas.

Notary Public
 _____ County, Texas.

STATE OF TEXAS }
 COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Renee Schrader, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2020.

Notary Public
 _____ County, Texas.

STATE OF TEXAS }
 COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Don Williams, (President) LTL Management, Inc., known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2020.

Notary Public
 _____ County, Texas.