



Zoning Staff Report

Date: November 14, 2023

Case Number: SP-23-010

Council District: 10

Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Hunter Crossroads LP / Jack Zanger

Site Location: 2101 Avondale Haslet Rd

Acreage: 0.93

Request

Proposed Use: Retail paint store

Companion Case: ZC-19-004/Planned Development for all uses in “E” Neighborhood Commercial plus auto parts sales, excluding the following: pool halls and liquor stores. Head-in parking facing north at ninety degrees to Avondale Haslet Road shall be prohibited. Outside storage is not allowed within 200 feet of the perimeter of the northern property line; site plan required.

Request: To: Add site plan for a 4,500 square foot building in PD 827 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial, excluding the following: pool halls and liquor stores, with development standards on file with the Development Services Department

Recommendation

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The subject property is located on Avondale Haslet Rd east of US Hwy 287. The current zoning for the property is PD/E" (Tract 2) Planned Development for all uses in "E" Neighborhood Commercial, excluding the following: pool halls and liquor stores. Head-in parking facing north at ninety degrees to Avondale-Haslet Road shall be prohibited. Outside storage is not allowed within 200 feet of the perimeter, site plan required. The applicant would like to add a commercial paint store to the development. The site plan as presented complies with standards.

Surrounding Zoning and Land Uses

North City of Haslet / school/ residential

East "PD/F" (Tract 4) Planned Development for all uses in "F" General Commercial, excluding the following: night clubs, pool halls, liquor stores, bars, taverns, and hotels in excess of two stories. Outside storage is not allowed within 200 feet of the perimeter of the northern and eastern property line. Site plan waiver requested. / undeveloped

South "PD/I" (Tract 5) Planned Development for all uses in "I" Light Industrial, excluding the following: correctional facilities, night clubs, pool halls, hotels in excess of two stories, outdoor kennels, liquor stores, bars, taverns, and sexually oriented businesses. Outside storage is not allowed / undeveloped

West Planned Development for all uses in "E" Neighborhood Commercial plus auto parts sales, excluding the following: pool halls and liquor stores. Head-in parking facing north at ninety degrees to Avondale Haslet Road shall be prohibited. Outside storage is not allowed within 200 feet of the perimeter of the northern property line; site plan approved / O'Reilly Auto Parts

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on September 29, 2023.

The following organizations were notified: (emailed September 29, 2023)

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
NWISD	

**Not located within this Neighborhood Organization*

Development Impact Analysis

Site Plan Comments

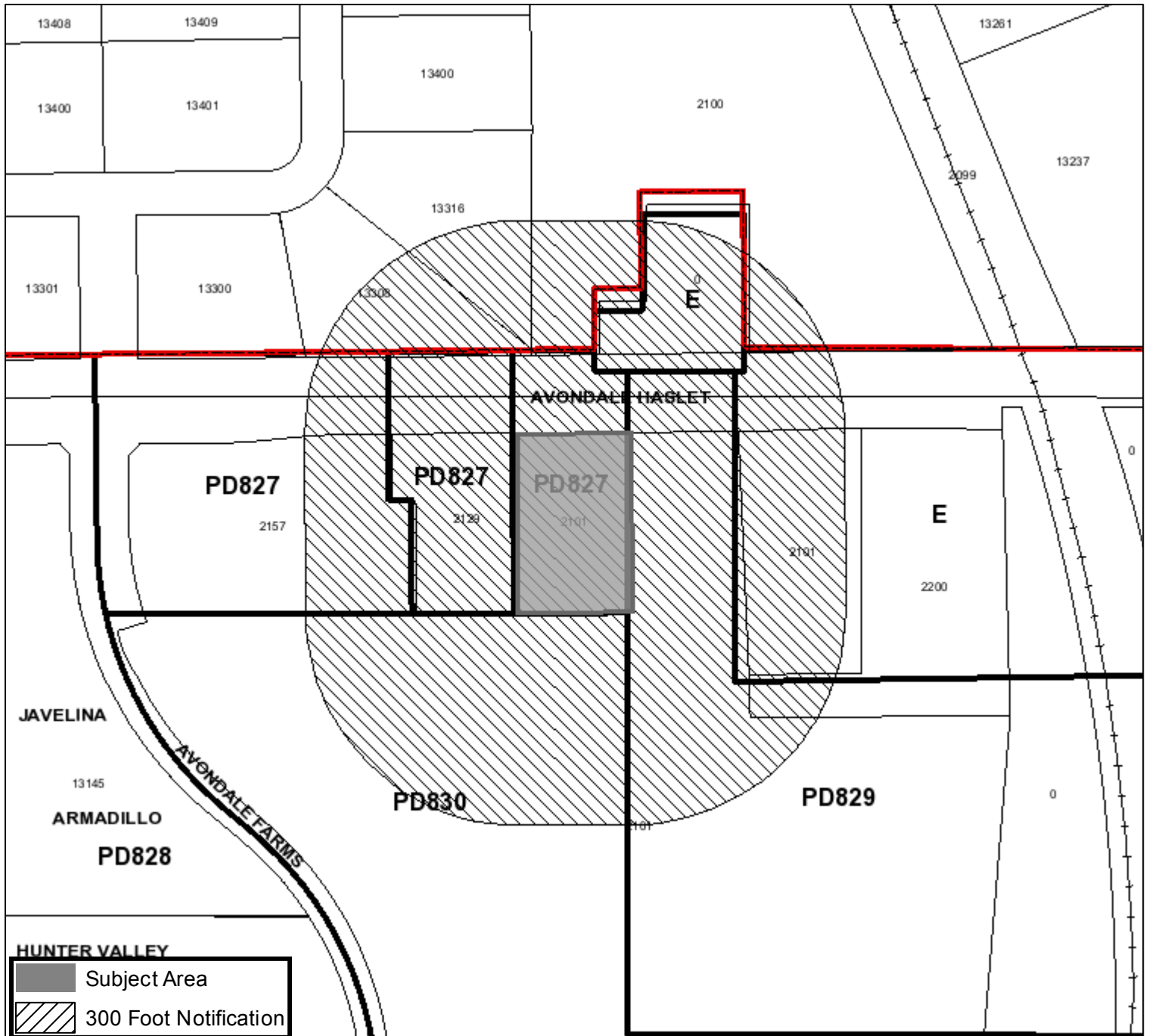
The site plan as submitted is consistent with Zoning requirements.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



Area Zoning Map

Applicant: Hunter Crossroads LP/ Jack Zanger
 Address: 2101 Avondale Haslet Road
 Zoning From: null
 Zoning To: Add required Site Plan
 Acres: 0.93
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 10/11/2023
 Contact: null



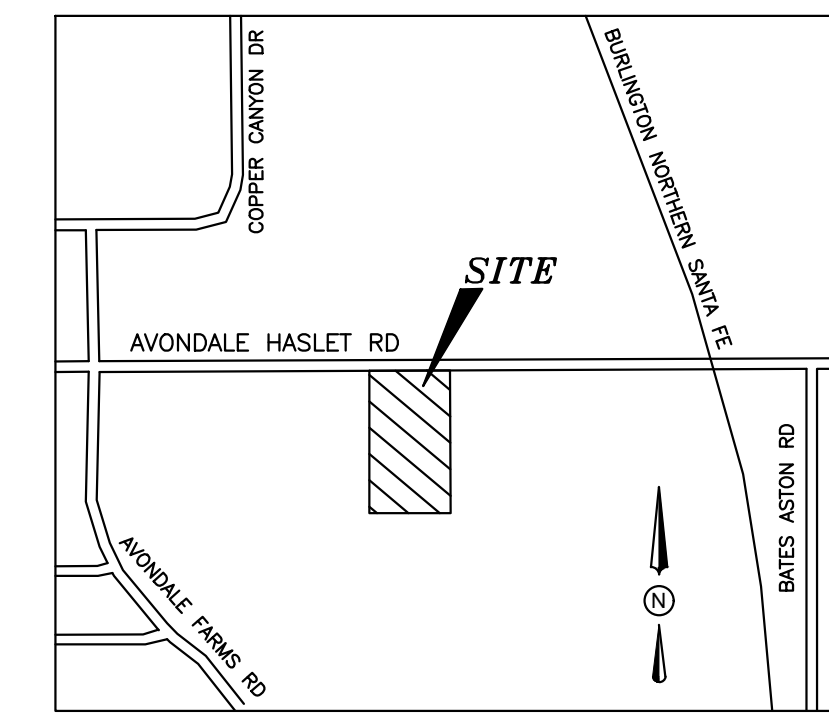
0 100 200 400 Feet



TX PE FIRM #11525
TRIANGLE ENGINEERING LLC
 T: 469-331-8566 | F: 469-213-7145 | E: info@triangle-eng.com
 W: triangle-eng.com | O: 1782 W. McDermott Drive, Allen, TX 75013
 Planning | Civil Engineering | Construction Management



0 20 40 Feet

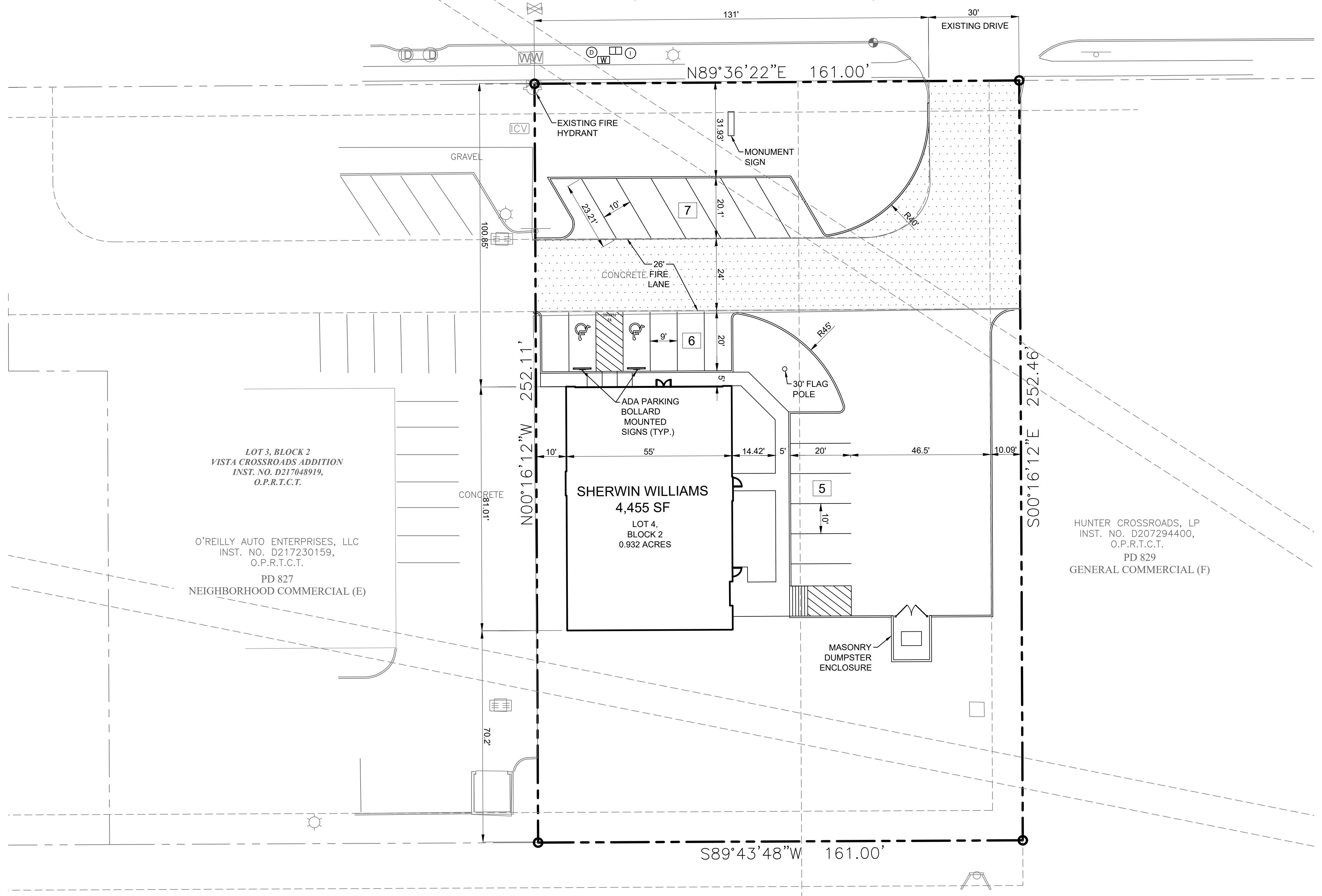


VICINITY MAP
N.T.S.

NOTES
 THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

AVONDALE HASLET ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)



SITE GENERAL NOTES

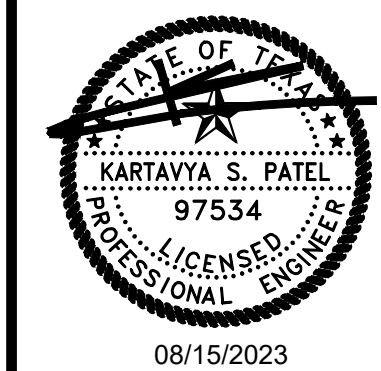
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
- FIRE LANE SHALL BE CONSTRUCTED OF CONCRETE OR ASPHALT ABLE TO WITHSTAND AN IMPOSED LOAD OF 75,000 LBS.
- THERE SHALL BE NO OVERHEAD OBSTRUCTIONS OF LESS THAN 13'6" OVER THE FIRE LANE.
- FIRE LANE SHALL BE MARKED "FIRE LANE - TOW-AWAY ZONE."

COMMERCIAL SITE DATA SUMMARY TABLE	
GROSS SITE ACREAGE:	0.932 ACRES OR 40,598 S.F.
EXISTING ZONING:	PD 827 NEIGHBORHOOD COMMERCIAL (E)
PROPOSED ZONING:	PD 827 NEIGHBORHOOD COMMERCIAL (E)
PROPOSED USE:	RETAIL
BUILDING AREA:	4,455 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	26'
FACADE:	STUCCO
PARKING REQUIRED:	18 PARKING SPACES
4 PER 1000 FT. SF	
REGULAR PARKING PROVIDED:	16 PARKING SPACES
HANDICAP PARKING REQUIRED:	1 SPACE (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACE (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	18 PARKING SPACES
IMPERVIOUS COVERAGE:	20,120 S.F. OR 49.55%
PERVIOUS/LANDSCAPE AREA:	20,478 S.F. OR 50.45%
ZONING REQUIREMENTS GC	REQUIRED PROVIDED
FRONT YARD SETBACK	10' 10'
SIDE YARD SETBACK	0' 0'
REAR YARD SETBACK	10' 10'
MAXIMUM IMPERVIOUS COVER	85% 49%

APPROVED BY
 DIRECTOR OF DEVELOPMENT SERVICES DATE

SITE PLAN
ZONING CASE#
SHERWIN WILLIAMS
2101 AVONDALE HASLET ROAD
VISTA CROSSROADS ADDITION BLOCK 2, LOT 4
0.932 ACRES (40,618 S.F.)
B.R. LACY SURVEY, ABSTRACT NO. 990
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
DATE PREPARED: 08/14/23

NO.	DATE	DESCRIPTION	BY
1	08-15-23	1ST SUBMITTAL	KP



SITE PLAN
 SHERWIN WILLIAMS
 2101 AVONDALE HASLET ROAD
 VISTA CROSSROADS ADDITION BLOCK 2, LOT 4
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

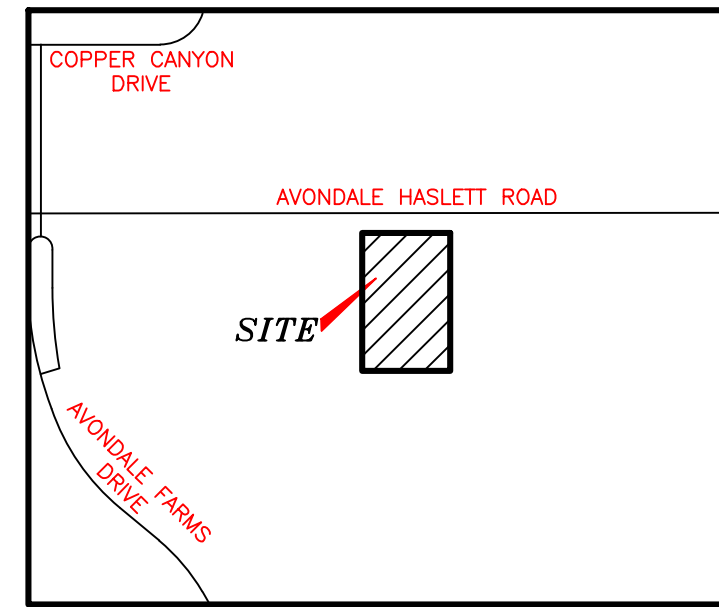
DATE	PROJECT
08/15/23	049-23
P.E.	DESIGN
KP	JZ
SHEET #	

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: JACK ZANGER TEL: 469-331-8566	OWNER/DEVELOPER FORT WORTH DEVELOPMENT GROUP, LLC 120 MARKET SQ., FLOOR 2, PINEHURST, NC 28374 CONTACT: GAVIN MELIA TEL: 910 724 6720
SURVEYOR TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TX 75224 CONTACT: GRAYSON CEBALLOS TEL: 469-426-7339	

WATER METER & SANITARY SEWER SCHEDULE				
ID	TYPE	SIZE	NO.	SAN. SEW.
(D)	DOM.	3/4"	1	4"
(I)	IRR.	3/4"	1	N/A

EASEMENT/SETBACK LEGEND	
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
WATER EASEMENT	W.E.
UTILITY EASEMENT	U.E.

EXISTING LEGEND			
---	BOUNDARY LINE	⊠	TRANSFORMER
- - -	ADJOINER BOUNDARY LINE	⊠	ELECTRIC VAULT
- - -	EASEMENT LINE (AS NOTED)	⊠	ELECTRIC METER
- - -	WATER LINE	⊠	ELECTRIC BOX
- - -	SANITARY SEWER LINE	⊠	CABLE VAULT
- - -	STORM DRAIN LINE (AS NOTED)	⊠	TELEPHONE JUNCTION BOX
- - -	OVERHEAD ELECTRIC LINE	⊠	TRAFFIC SIGNAL LIGHT
- - -	WOOD FENCE	⊠	TRAFFIC SIGN
- - -	CHAIN LINK FENCE	⊠	STORM MAN HOLE
⊠	WATER METER	⊠	STORM MAN HOLE
⊠	FIRE HYDRANT	⊠	LIGHT POLE
⊠	WATER VALVE	⊠	POWER POLE
⊠	IRRIGATION CONTROL VALVE	⊠	GAS METER
⊠	SANITARY SEWER MAN HOLE	⊠	AIR CONDITIONER UNIT
⊠	SEWER CLEAN OUT	⊠	BENCH MARK
⊠	VAULT	⊠	CONTROL MONUMENT



VICINITY MAP
NOT TO SCALE

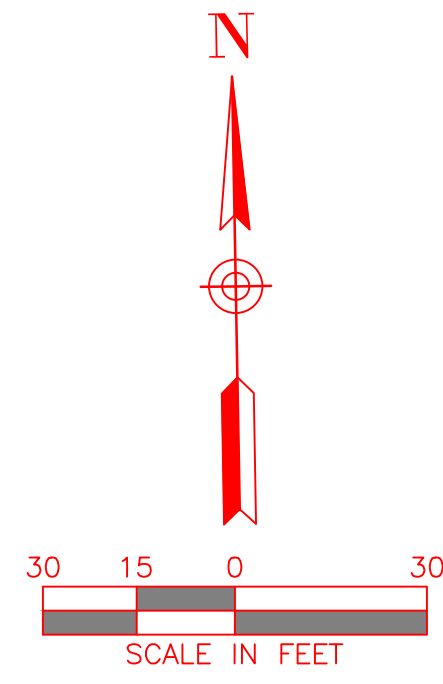


TABLE A ITEMS

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. (As shown on survey)
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. (As shown on survey)
- Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only. (As shown on survey)
- Gross land area (and other areas if specified by the client). (As shown on survey)
- Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate. (As shown on survey)
- (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter. (Not provided)
- (b) If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not require an interpretation by the surveyor, graphically depict those requirements on the plat or map and identify the date and source of the report or letter. (As shown on survey)
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). (As shown on survey)
- Number and type (e.g., disabled, motorcycle, regular, and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. (No parking spaces observed at the time of the survey.)
- Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:
 - plans and/or reports provided by client (with reference as to the sources of information) (All underground utilities shown hereon were taken from existing plans, none of the underground utilities shown hereon have been field verified by the surveyor.)
 - markings coordinated by the surveyor pursuant to a private utility locate request.
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." (As shown on survey)
- As specified by the client, distance to the nearest intersecting street. (As shown on survey)
- Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. (No observed street intersection changes noticeable at time of the survey.)
- Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor. (As shown on survey)

TITLE NOTES

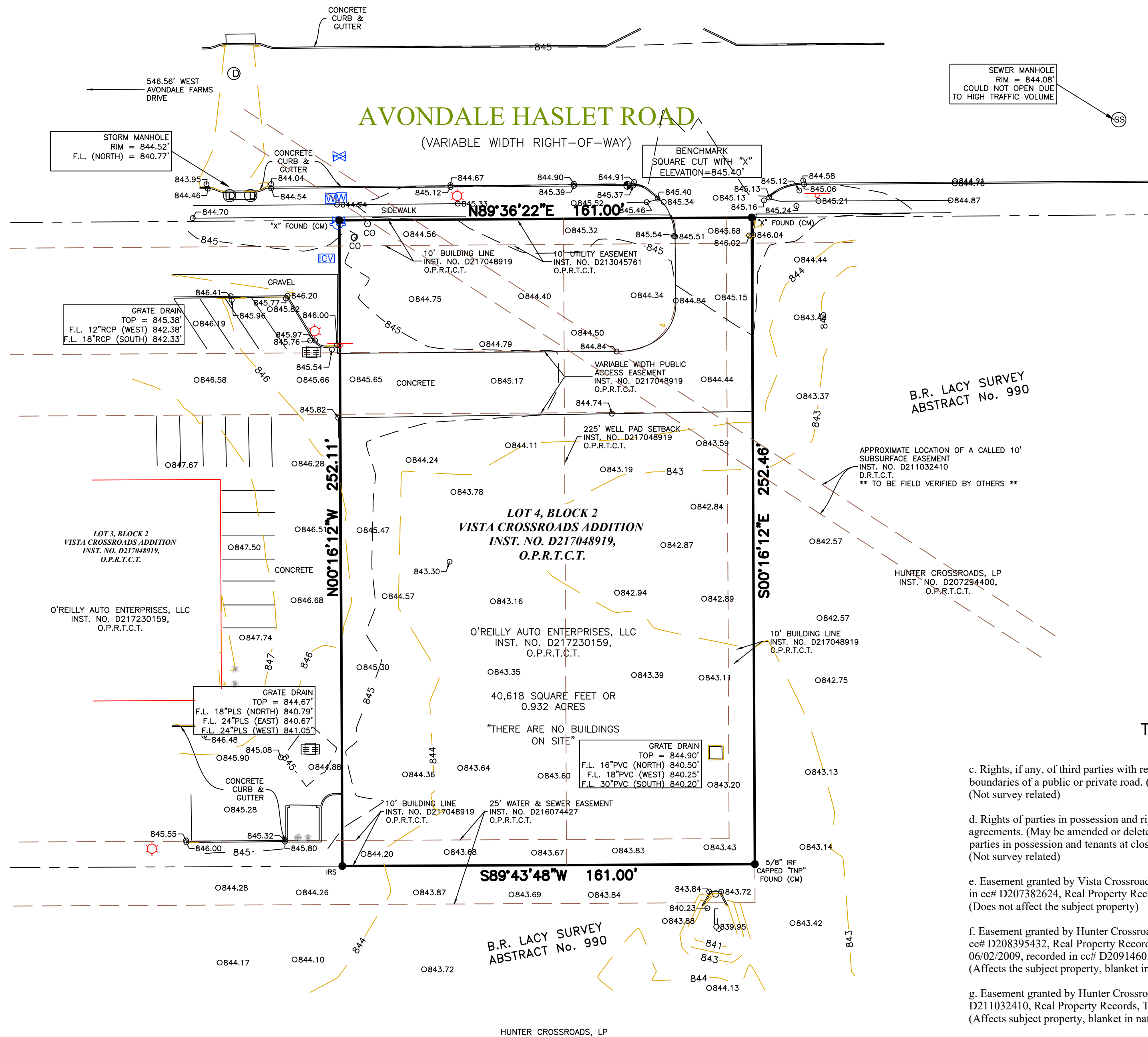
SCHEDULE B
EXCEPTIONS FROM COVERAGE

Commitment No. and G.F. No.: 1002-384297-RTT

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

- The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

- Restrictive covenants described in instrument filed 10/03/2017, recorded in ce# D217230160, Real Property Records, Tarrant County, Texas. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), is deleted.
- Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements. (Not survey related)
- Homestead or community property or survivorship rights, if any, of any spouse of any insured. (Applies to the Owner's Policy only.) (Not survey related)
- Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - tidalands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - filled-in lands, or artificial islands, or
 - statutory water rights, including riparian rights, or
- to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area. (Applies to the Owner's Policy only.) (Not survey related)
- Standby fees, taxes and assessments by any taxing authority for the year 2023, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2023 and subsequent years.") (Not survey related)



TITLE NOTES

- Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.) (Not survey related)
- Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.) (Not survey related)
- The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only). Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Not survey related)
- The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception).
 - All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. (Not survey related)
 - All encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land, including, without limitation, all visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use. (May be amended or deleted upon approval of survey.) (Not survey related)

GENERAL NOTES

- All underground utilities shown hereon were taken from existing plans, none of the underground utilities shown hereon have been field verified by the surveyor.
- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Alterra RTK Network and adjusted to surface using a surface scale factor of 1.00012.

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48439C0035L, dated March 21, 2019. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

TITLE NOTES

- Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private road. (May be amended or deleted upon approval of survey.) (Not survey related)
- Rights of parties in possession and rights of tenants under any unrecorded leases or rental agreements. (May be amended or deleted upon execution of satisfactory affidavit with respect to parties in possession and tenants at closing.) (Not survey related)
- Easement granted by Vista Crossroads I, Ltd., to the City of Fort Worth, filed 10/25/2007, recorded in ce# D207382624, Real Property Records, Tarrant County, Texas. (Does not affect the subject property)
- Easement granted by Hunter Crossroad, LP, to Hollis R. Sullivan, Inc., filed 10/16/2008, recorded in ce# D208395432, Real Property Records, Tarrant County, Texas. Affected by Assignment filed 06/02/2009, recorded in ce# D209146058, Real Property Records, Tarrant County, Texas. (Affects the subject property, blanket in nature)
- Easement granted by Hunter Crossroads, LP, to XTO Energy Inc., filed 02/09/2011, recorded in ce# D211032410, Real Property Records, Tarrant County, Texas. (Affects subject property, blanket in nature)
- Easement granted by Hunter Crossroad, LP, to the City of Fort Worth, filed 09/06/2012, recorded in ce# D212218792, Real Property Records, Tarrant County, Texas. (Does not affect the subject property)
- Terms, provisions, conditions, and easements contained in Public Utility Easement, filed 02/22/2013, recorded in ce# D213045761, Real Property Records, Tarrant County, Texas. (Affects the subject property, as shown on survey)
- Terms, provisions, conditions, and easements contained in Development and Easement Agreement, filed 07/02/2015, recorded in ce# D215144097, Real Property Records, Tarrant County, Texas. (Does not affect the subject property)
- Easement granted by Hunter Crossroads, LP, to the City of Fort Worth, filed 04/12/2016, recorded in ce# D216074427, Real Property Records, Tarrant County, Texas. (Affects subject property, as shown on survey)
- The following easements and/or building lines, as shown on plat recorded in filed 03/03/2017, recorded in ce# D217048919, Plat Records, Tarrant County, Texas:
 - 10' building line;
 - Variable width public access easement. (Affects subject property, as shown on survey)
- Title to all coal, lignite, oil, gas and other minerals in, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, all of such interest, to the extent not previously reserved or conveyed being described in instrument filed 04/11/2001, recorded in Volume 14821, Page 416, Real Property Records, Tarrant County, Texas, as corrected and refilled 05/21/2001, recorded in Volume 14896, Page 470, Real Property Records, Tarrant County, Texas. Company makes no representation as to the present ownership of any such interests. (Not survey related)
- Mineral lease together with all rights, privileges and immunities incident thereto, to Calto Oil Company, from Lois Price Witschorke, et al, described in instrument filed 10/03/2001, recorded in Volume 15171, Page 318, Real Property Records, Tarrant County, Texas. Company makes no representation as to the present ownership of any such interests. (Not survey related)

NO.	DATE	DESCRIPTION	BY

LAND DESCRIPTION

Tract 1:

Being Lot 4, Block 2, of Vista Crossroads Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D217048919, Official Public Records, Tarrant County, Texas.

SURVEYOR'S CERTIFICATION

To: Fort Worth Development Group, LLC, a North Carolina limited liability company, HUNTER CROSSROADS, LP, a Texas limited partnership, and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. ALTA Items: 1-5, 6(a), 6(b), 8, 9, 11(a), 13, 14, 17, and 18. The fieldwork was completed on June 27, 2023.

Date of Plat or Map: June 28, 2023

Title Commitment provided by: First American Title Insurance Company
G.F. No. 1002-384297-RTT
Date:

David F. McCullah
Registered Public Land Surveyor
Texas Registration No. 4023

LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE (AS NOTED)
	OVERHEAD ELECTRIC LINE
	WOOD FENCE
	CHAIN LINK FENCE
	5/8" IRON ROD SET WITH A YELLOW CAP STAMPED "TRAVERSE LS"
	FOUND IRON ROD (AS NOTED)
	"X" CUT FOUND
	"X" CUT SET
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	IRRIGATION CONTROL VALVE
	SANITARY SEWER MAN HOLE
	SEWER CLEAN OUT
	VAULT
	TRANSFORMER
	ELECTRIC VAULT
	ELECTRIC METER
	ELECTRIC BOX
	CABLE VAULT
	TELEPHONE JUNCTION BOX
	TRAFFIC SIGNAL LIGHT
	TRAFFIC SIGN
	STORM MAN HOLE
	STORM MAN HOLE
	LIGHT POLE
	POWER POLE
	GAS METER
	AIR CONDITIONER UNIT
	BENCH MARK
	CONTROL MONUMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS

ALTA/NSPS LAND TITLE SURVEY
LOT 4, BLOCK 2,
VISTA CROSSROADS ADDITION
B.R. LACY SURVEY, ABSTRACT NO. 990
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75224 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

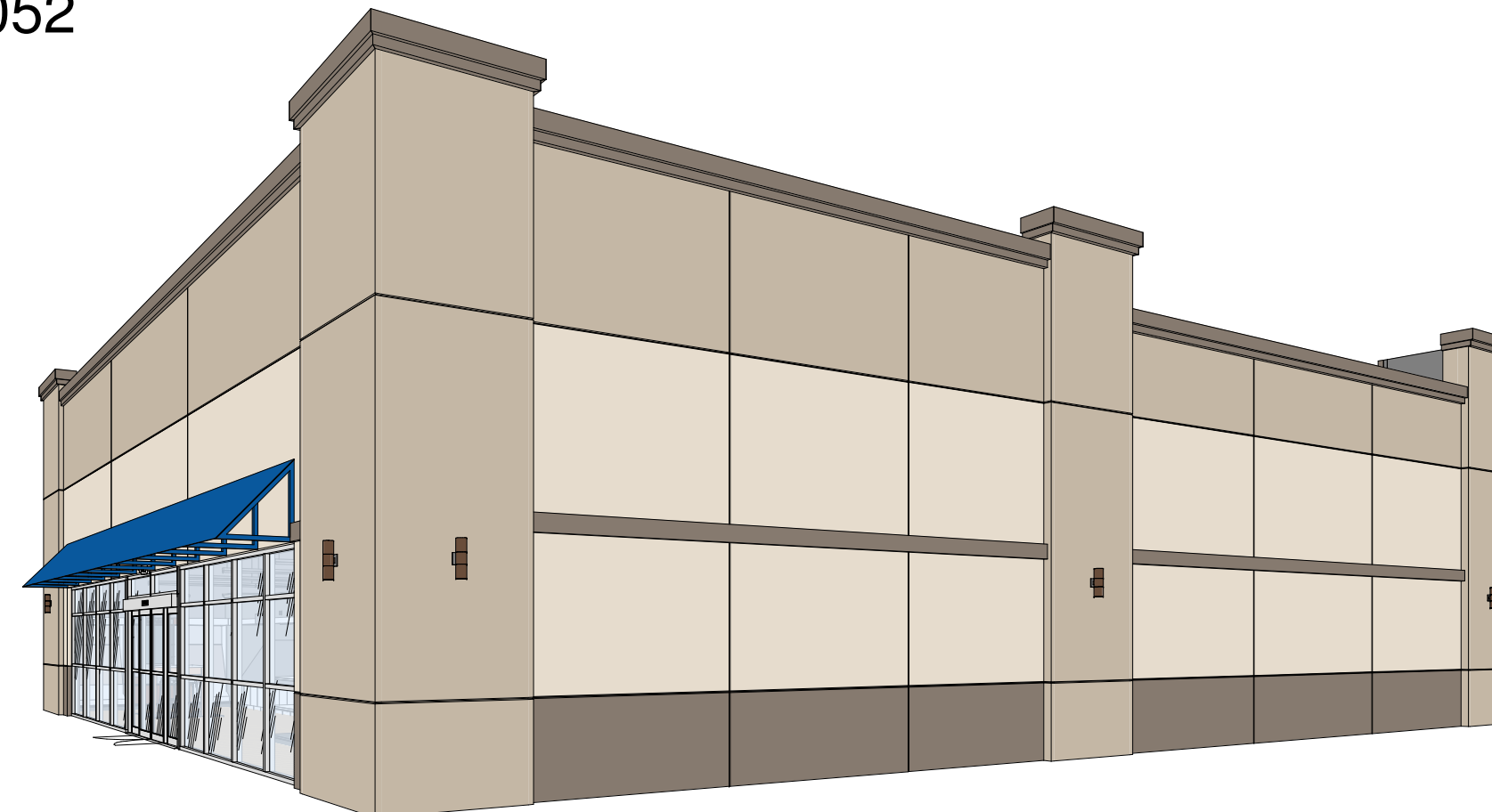
DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
TD	DM	06/28/2023	1" = 30'	TR-59-23	1

SHERWIN-WILLIAMS

2101 AVONDALE-HASLET RD.
HASLET, TX 76052



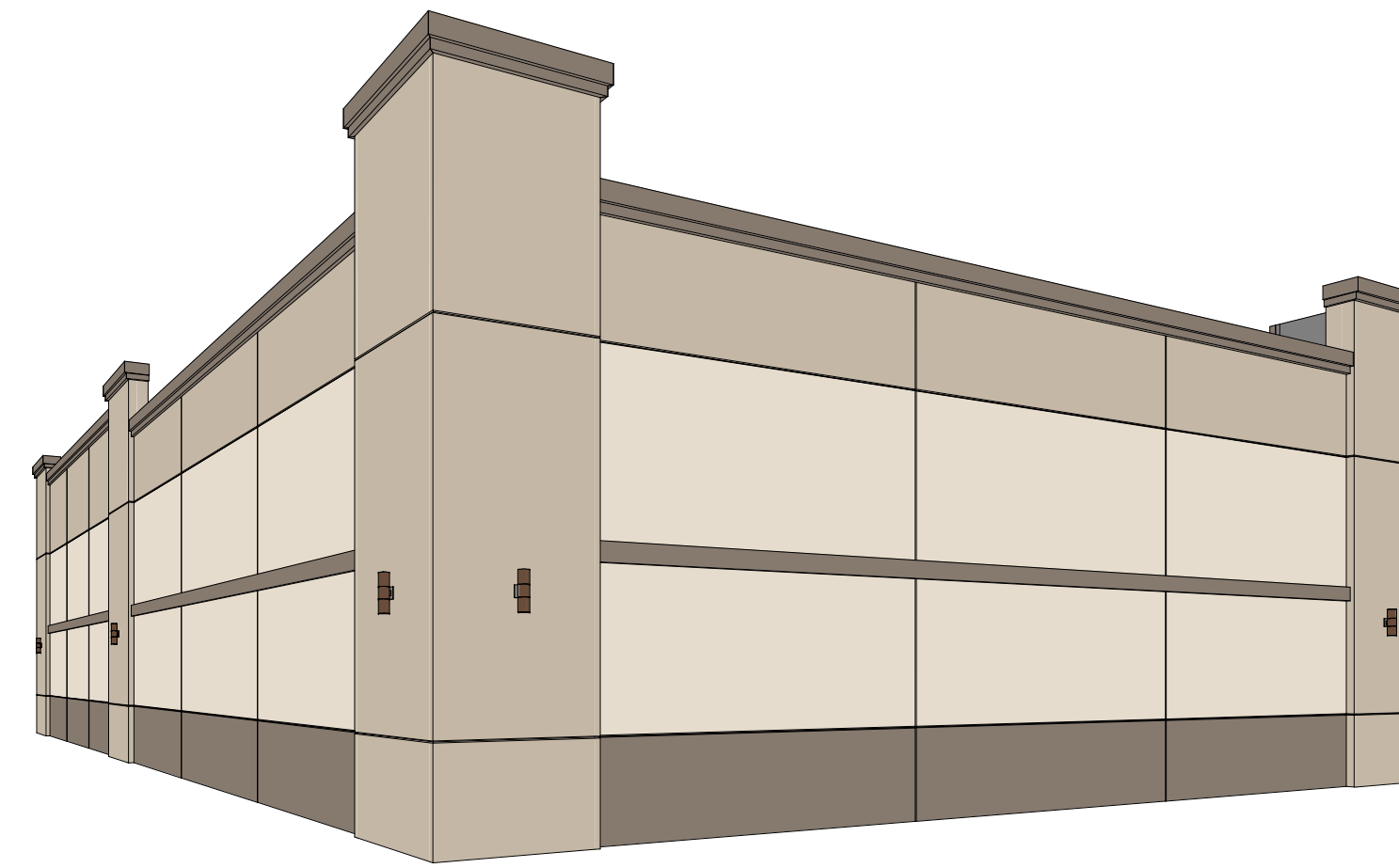
8 NORTHEAST VIEW



9 NORTHWEST VIEW



6 SOUTHEAST VIEW



7 SOUTHWEST VIEW

EXTERIOR FINISH SCHEDULE			
MARK	DESCRIPTION	MANUFACTURER & SPEC	SAMPLE
E-1	EIFS - FIELD	SHERWIN-WILLIAMS COLOR: SW 7506 LOGGIA (SCORE LINES PER ELEVATIONS)	
P-1	PAINT		
E-2	EIFS - BAY	SHERWIN-WILLIAMS COLOR: SW 6105 DIVINE WHITE (PARAPET FLASHING TO MATCH)	
P-2	PAINT		
E-3	EIFS - FIELD	SHERWIN-WILLIAMS COLOR: SW 7025 BACKDROP (SCORE LINES PER ELEVATIONS)	
P-3	PAINT		
M-1	ANODIZED ALUMINUM	COLOR: CLEAR (STOREFRONT)	
F-1	FABRIC COVER METAL FRAME AWNING	COLOR: SHERWIN WILLIAMS BLUE (AWNINGS)	

EXTERIOR LIGHTING SCHEDULE		
MARK	DESCRIPTION	MANUFACTURER & SPEC
L-1	EXTERIOR LIGHTING	LANTERRA 9004 LED WALL MOUNTED CYLINDER DISTRIBUTION: UP/DOWN COLOR: BRONZE
L-2	EXTERIOR LIGHTING	LSI-EPM MR-16 THERMOPLASTIC EMERGENCY UNIT LED WALL MOUNTED DISTRIBUTION: DOWN COLOR: STANDARD
L-3	EXTERIOR LIGHTING	LN33 LITEPAK LED WALL MOUNTED DISTRIBUTION: DOWN COLOR: BRONZE
L-4	SITE LIGHTING	LITHONIA LIGHTING KAD LED AREA LUMINAIRE 60C 1000 40K R3 MVOLT SPD 06 FINISH: DDBXD (DARK BRONZE)

LINGLEDISIGNGROUP, INC
158 WEST MAIN STREET
LENA, IL 61048
815.369.9155
1764 BLAKE ST
DENVER, CO 80202
303.974.5875
WWW.LINGLEDISIGN.COM

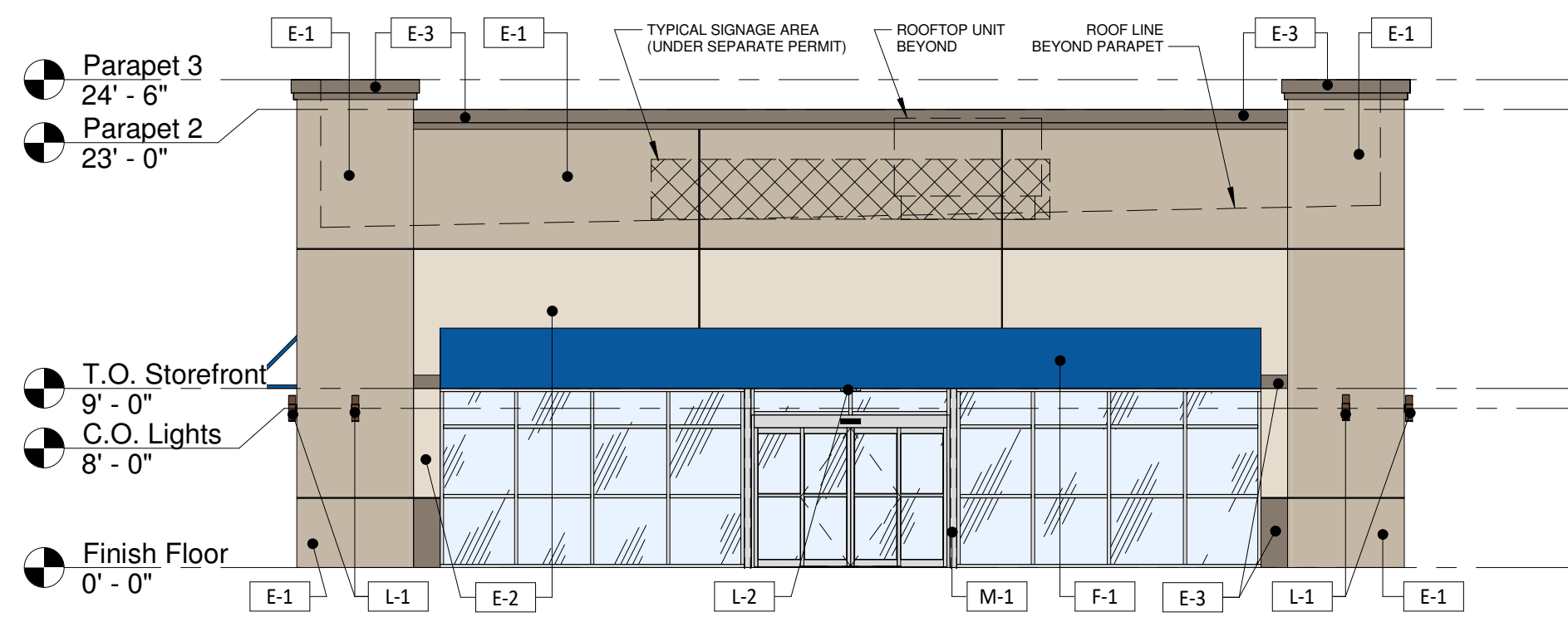
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8/22/2023

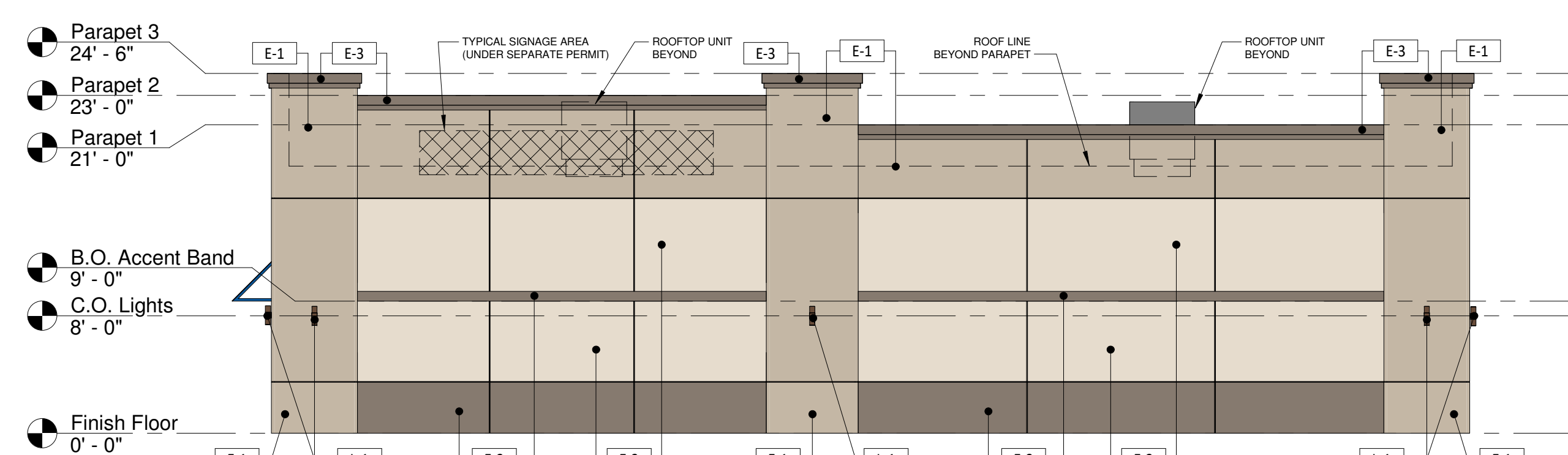
PROJECT #:
TBD
DRAWN BY: BA CHECKED BY: MP

SCHEMATIC ELEVATIONS - 8/22/23

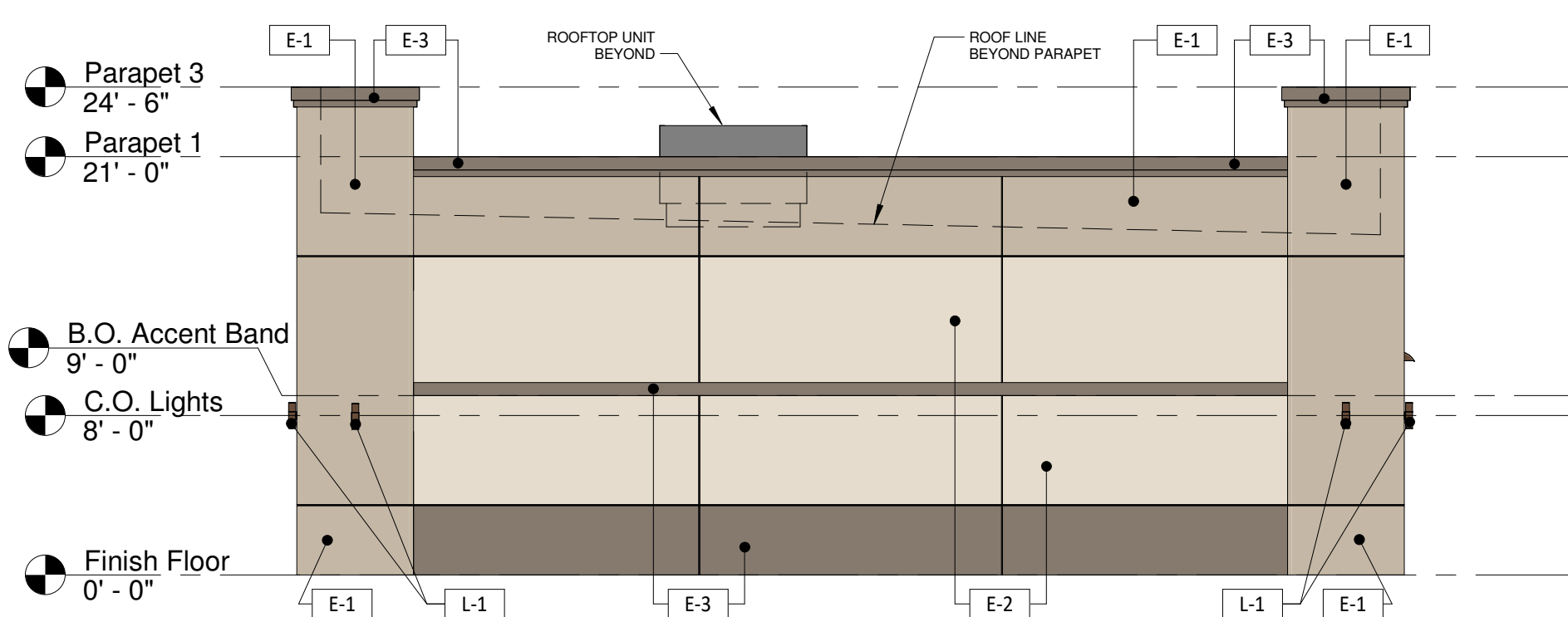
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- △ -
- △ -



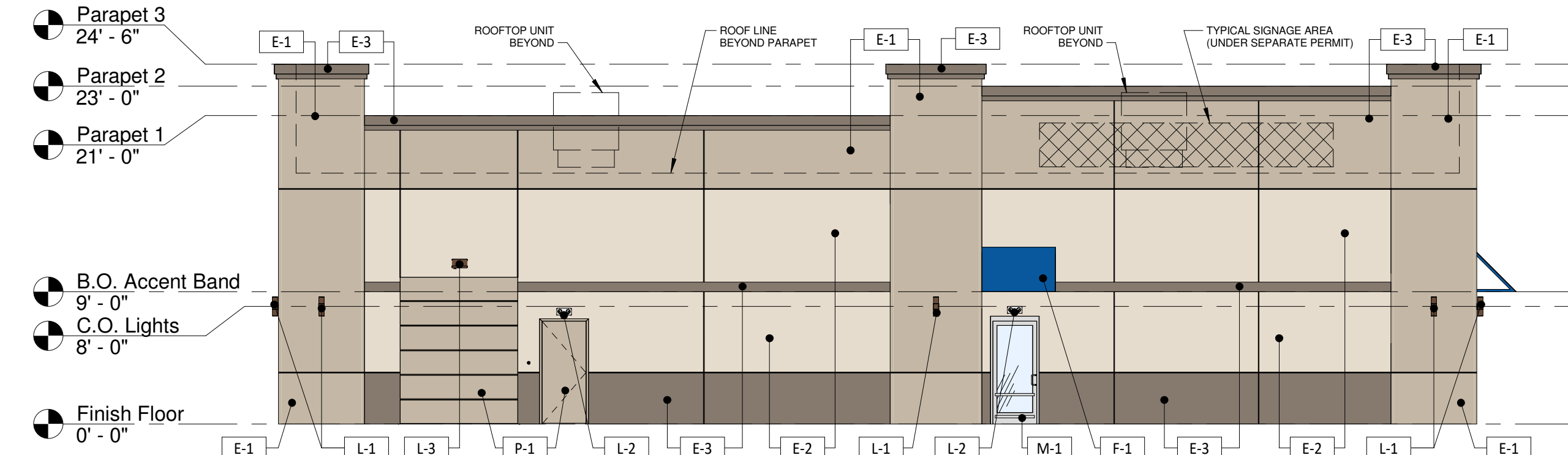
4 NORTH ELEVATION
1/8" = 1'-0"



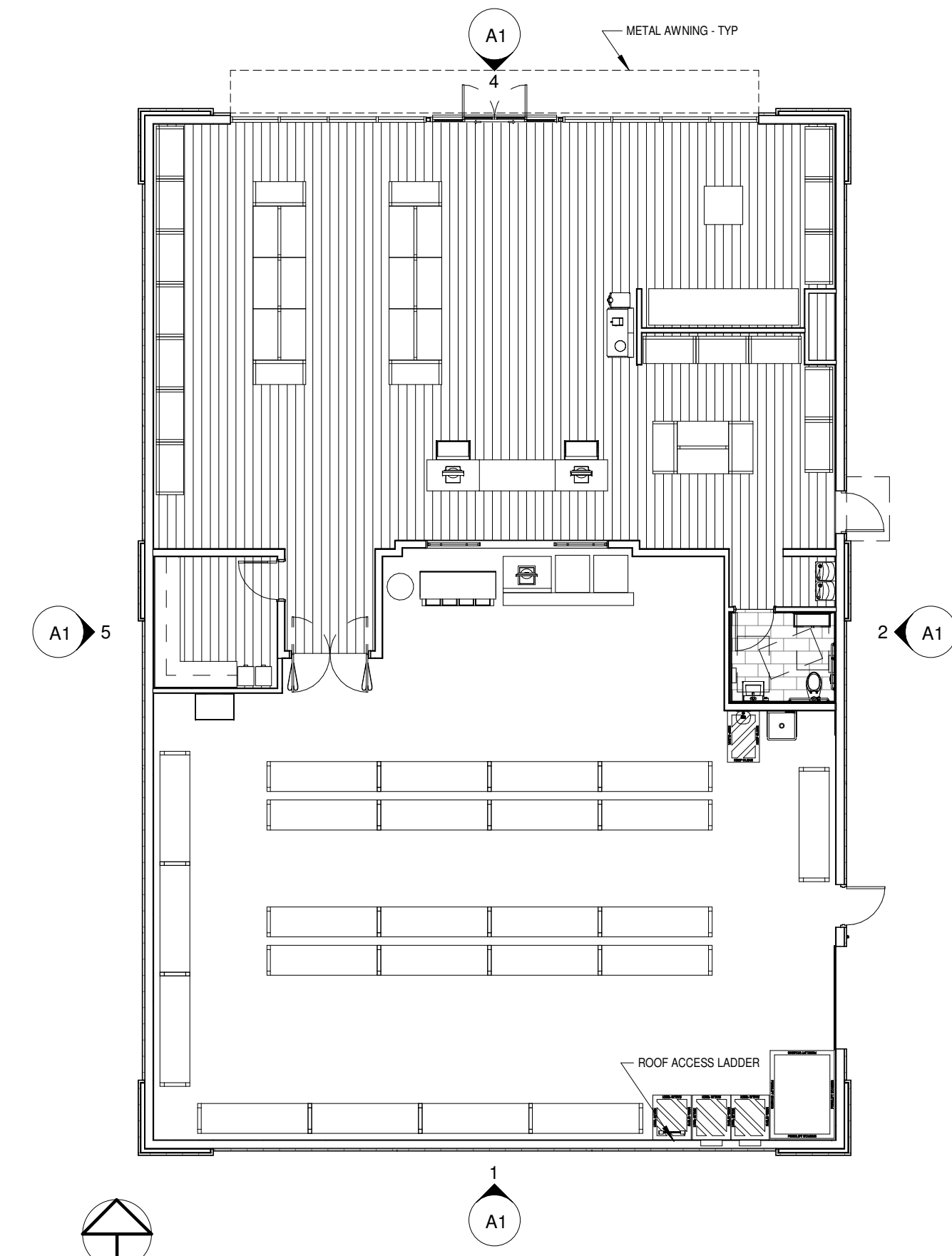
5 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 FLOOR PLAN
3/32" = 1'-0"

SHERWIN WILLIAMS

STORE #:
XXXX

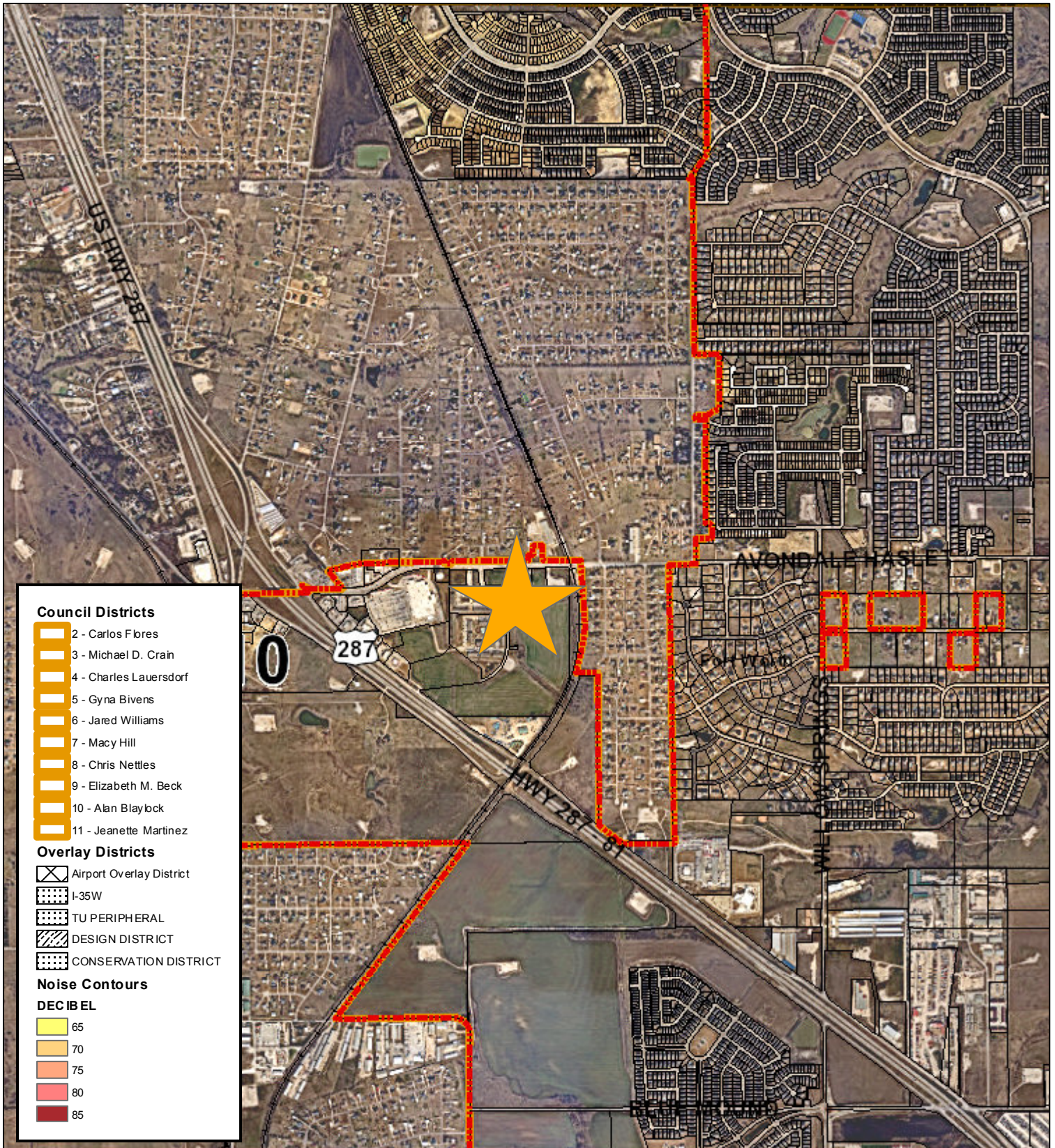
ADDRESS:
2101 AVONDALE-HASLET
RD, HASLET, TX 76052

SHEET TITLE:
SCHEMATIC FLOOR
PLAN &
ELEVATIONS

SHEET NUMBER:

A1

Area Map



Council Districts

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

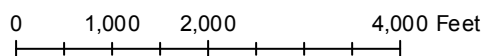
Overlay Districts

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

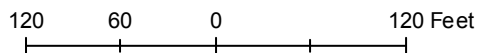
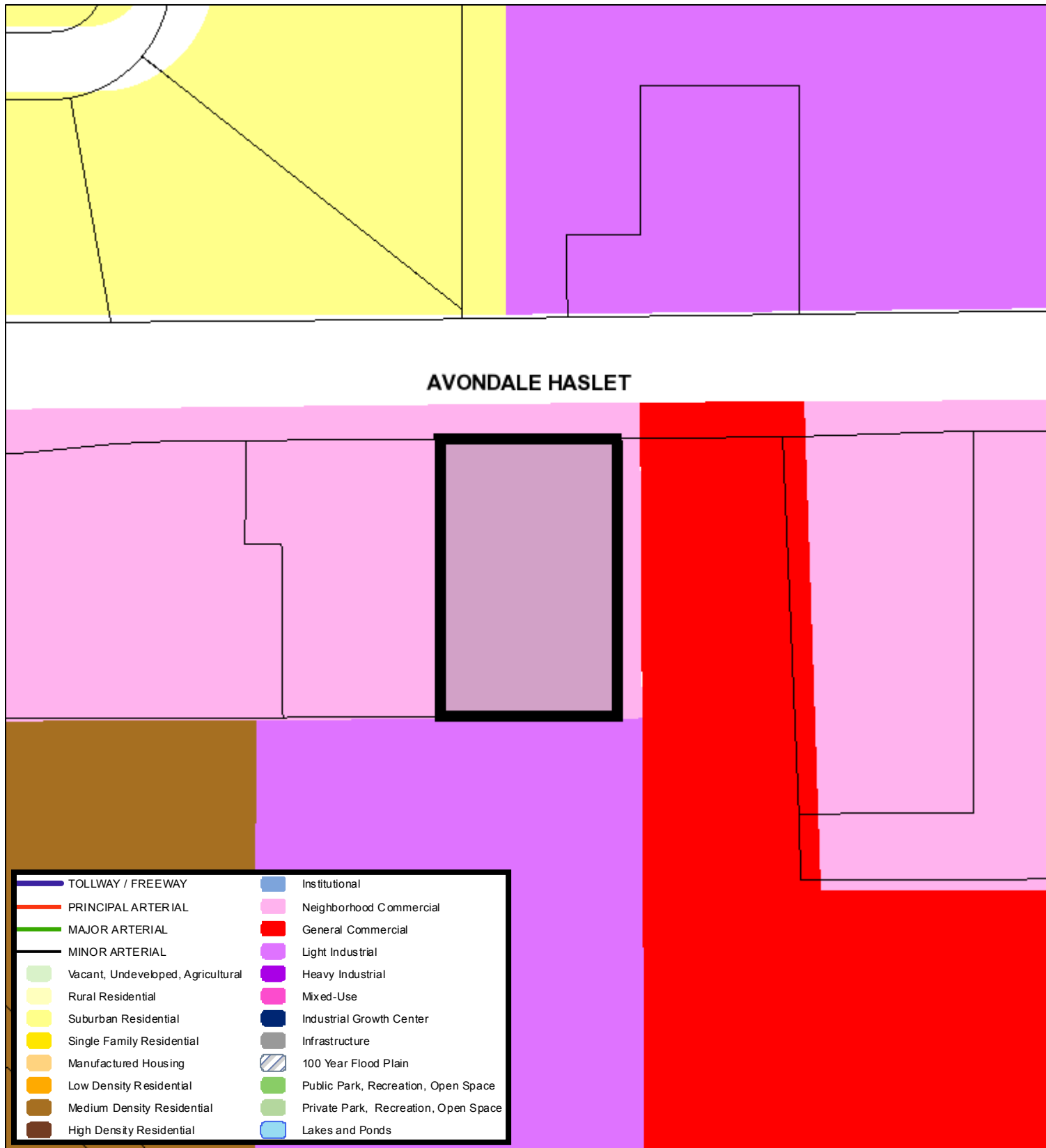
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



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



Aerial Photo Map



0 75 150 300 Feet

