

**PLANNING AND ZONING COMMISSION
MEETING AGENDA
CITY HALL, 3200 DIANA DRIVE
February 22, 2022 at 6:00 PM**

1. CALL TO ORDER

2. EXECUTIVE SESSION

A. Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Section 551.071. **Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the Planning and Zoning Commission to seek advice from the City Attorney as to the posted subject matter of this Planning and Zoning Commission meeting.**

B. Reconvene: Action necessary on items discussed in Executive Session

3. PUBLIC COMMENTS

This is the public's opportunity to address the Planning & Zoning Commission about non-agenda items. In compliance with the Texas Open Meetings Act, Commission members and city staff are prevented from discussing non-agenda items and may only respond with statements of factual information or existing city policy.

REGULAR AGENDA

4. Approve minutes from the November 30, 2021 Planning and Zoning Commission meeting

5. Consider a Specific Use Permit for a Guest House for the property described as Lot 16, Block 5, Richland Hills Addition, Richland Hills, Texas, otherwise known as 3524 Kingsbury Avenue, Richland Hills, Texas 76118 **PUBLIC HEARING**

6. Consider a Preliminary Plat for the property described as Popplewell, S Survey Abstract 1241 Tract 1E, Tarrant County, Texas otherwise known as 7100 Baker Boulevard, Richland Hills, Texas 76118 and Greenfield Subdivision-RchInd Lots 4, 5, 6 and 7, Tarrant County, Texas, otherwise known as 3209 Ash Park Drive, Richland Hills, Texas 76118 **PUBLIC HEARING**

7. ADJOURNMENT

A quorum of the City Council or other Boards may be present at this meeting

CERTIFICATE

I hereby certify that the above agenda was posted on this the 17th day of February 2022 by 5:30 p.m. on the official bulletin board at the Richland Hills City Hall, 3200 Diana Drive, Richland Hills, Texas, pursuant to the Texas Government Code, Chapter 551.

Lindsay Wells

Lindsay Wells
City Secretary



ACCESSIBILITY STATEMENT

The Facility is wheelchair accessible. If you plan to attend this public meeting and have a disability that requires special arrangements, please notify the City Secretary 48 hours in advance at (817) 616-3810 and reasonable accommodations will be made to assist you.

Memorandum

To: Richland Hills Planning and Zoning Commission

From: Lindsay Wells, City Secretary

Date: February 22, 2022

Subject: Minutes from the November 30, 2021 Regular Planning and Zoning Commission Meeting

Agenda Item:

Approve minutes from the November 30, 2021 Planning and Zoning Commission meeting.

Background Information:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

November 30, 2021 Draft Minutes

Suggested Motion:

Motion to approve the minutes from the November 30, 2021 Planning and Zoning Commission meeting

**RICHLAND HILLS PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL, 3200 DIANA DRIVE
NOVEMBER 30, 2021
MINUTES**

Members Present

Michael Wilson, Chair
Kenneth Keating, Place 1

Mary Witt, Place 4
Kelle Jones, Place 5

Alternate Members Present

Theresa Bledsoe, Alternate 2

Staff Present

Logan Thatcher, Assistant to the City Manager
Cathy Bourg, City Secretary
Alecia Kreh, City Attorney

Members Absent

Jackson Durham, Place 3

Mary Sullivan, Alternate 1

1. CALL TO ORDER

Commission Chair Wilson called to order at 6:00 p.m.

2. EXECUTIVE SESSION

- A. Executive Session:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Section 551.071. Refer to posted list attached hereto and incorporated herein. **Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the Planning and Zoning Commission to seek advice from the City Attorney as to the posted subject matter of this Planning and Zoning Commission meeting.**

Chair Wilson convened into executive session. Time: 6:00 p.m.

- B. Reconvene:** Action necessary on items discussed in Executive Session

Chair Wilson reconvened into open session. Time: 6:12 p.m.

3. PUBLIC COMMENTS

None

REGULAR AGENDA

4. Approve minutes from the October 26, 2021 Planning and Zoning Commission meeting.

Motion: Motion was made by Commission Member Jones and seconded by Commission Member Witt to approve the minutes from the October 26, 2021 Planning and Zoning Commission meeting.

Motion carried by a vote of 5-0.

5. Consider a zoning change request from MF-1 Two-Family (Duplex) Residential to Planned Development for the properties described as lot 5, Block 3, McCoy Addition to Richland Hills, Tarrant County, Texas otherwise known as 3800 Cagle Drive, Richland Hills, Texas 76118 and 3802 Cagle Drive, Richland Hills, Texas 76118. PUBLIC HEARING

Logan Thatcher, Assistant to the City Manager presented a zoning change request from MF-1 Two-Family (Duplex) Residential to Planned Development for the properties described as lot 5, Block 3, McCoy Addition to Richland Hills, Tarrant County, Texas otherwise known as 3800 Cagle Drive, Richland Hills, Texas 76118 and 3802 Cagle Drive, Richland Hills, Texas 76118.

The applicants for this zoning change are Louisa Magee and Gemma Parrish. Louisa Magee owns 3802 Cagle Drive while Gemma Parrish owns 3800 Cagle Drive. They are requesting a zoning change from MF-1 Two-Family (Duplex) Residential through a planned development to retain MF-1 Two-Family (Duplex) residential use. Louisa Magee would like to sell her property; however, the duplex is currently platted as one lot attached to Gemma Parrish's property. In order to sell the property, she does need to separate her side of the property that she owns.

Louisa Magee spoke regarding her request and answered questions from the commission.

Chair Wilson opened the public hearing for item 5 and item 6 – Time 6:23 p.m.

None

Chair Wilson closed the public hearing for item 5 and item 6 – Time 6:23 p.m.

Motion: Motion was made by Commission Member Bledsoe and seconded by Commission Member Keating to approve a zoning change request from

MF-1 Two-Family (Duplex) Residential to Planned Development for the properties described as lot 5, Block 3, McCoy Addition to Richland Hills, Tarrant County, Texas otherwise known as 3800 Cagle Drive, Richland Hills, Texas 76118 and 3802 Cagle Drive, Richland Hills, Texas 76118.

Motion carried by a vote of 5-0.

6. Consider a Replat for the property described as Lot 5, Block 3, McCoy Addition to Richland Hills, Tarrant County, Texas otherwise known as 3800 Cagle Drive, Richland Hills, Texas 76118 and 3802 Cagle Drive, Richland Hills, Texas 76118. PUBLIC HEARING

Logan Thatcher, Assistant to the City Manager presented a Replat for the property described as Lot 5, Block 3, McCoy Addition to Richland Hills, Tarrant County, Texas otherwise known as 3800 Cagle Drive, Richland Hills, Texas 76118 and 3802 Cagle Drive, Richland Hills, Texas 76118.

Chair Wilson opened the public hearing for item 5 and item 6 – Time 6:23 p.m.

None

Chair Wilson closed the public hearing for item 5 and item 6 – Time 6:23 p.m.

Motion: Motion was made by Commission Member Jones and seconded by Commission Member Witt to recommend approval of a final plat of Lot 5, Block 3, McCoy Addition to Richland Hills, Tarrant County, Texas otherwise known as 3800 Cagle Drive, Richland Hills, Texas 76118 and 3802 Cagle Drive, Richland Hills, Texas 76118.

Motion carried by a vote of 5-0.

7. ADJOURNMENT

There being no further business to come before the Commission, Chair Wilson declared the meeting adjourned at 6:25 p.m.

ATTEST:

APPROVED:

Lindsay Wells, City Secretary

Michael Wilson, Chairman

Memorandum

To: Richland Hills Planning and Zoning Commission

From: Logan Thatcher, Assistant to the City Manager

Date: February 22, 2022

Subject: 3524 Kingsbury SUP Request

Agenda Item:

Consider a Specific Use Permit for a Guest House for the property described as Lot 16, Block 5, Richland Hills Addition, Richland Hills, Texas otherwise known as 3524 Kingsbury Avenue, Richland Hills, Texas 76118. **PUBLIC HEARING**

Background Information:

The property at 3524 Kingsbury is a 20,000 square foot lot owned by Alejandro Penaloza. The lot is currently zoned SF-10 Single-Family Residential.

The applicant for this case is Alejandro Penaloza. The applicant is seeking a Specific Use Permit (SUP) for construction of a Guest House. The structure was originally a garage, however on April 15, 2021 there was a permit pulled for a remodel of the garage to add windows, shower, and toilet for the use of pool house amenities. The applicant is now wanting to convert the structure and make some additions to make it in line with a guest house. A Specific Use Permit (SUP) is required to have a guest house in SF-10 Zoning district. City staff will confirm that all guest house requirements are being met before approving plans and issuing permits for the guest house structure.

Financial Considerations:

Approval of the Specific Use Permit will not require additional funding from the city

Legal Review:

The City Attorney has reviewed the draft ordinance

Board/Citizen Input:

Planning and Zoning Commission consideration February 22, 2022

City Council consideration February 28, 2022

Attachments:

Specific Use Permit Application
Location Map
Property Photo
Proposed Plans
Guest House Requirements
Draft Ordinance

Suggested Motion:

Motion to (approve/deny) a Specific Use Permit for a Guest House for the property described as Lot 16, Block 5, Richland Hills Addition, Richland Hills, Texas otherwise known as 3524 Kingsbury Avenue, Richland Hills, Texas 76118.



City of Richland Hills Zoning Application

Application Type

- ☒ Specific Use Permit
- ☐ Planned Development
- ☐ Zoning Text Amendment
- ☐ Zoning Map Amendment

Applicant Information

Applicant's Name: ALEJANDRO PENALOZA

Business Name: _____

Phone: (657) 347-2998 Email: penaloza1992alex@gmail.com

Property Information

Property Address: 3524 KINGSBURY AVE Square Feet: 75 x 21

Building Owner: ALEJANDRO PENALOZA Deed Date: 11-2020

Company: _____ Phone: _____

Owner Address: 00120 FIRE WATER DR FORT WORTH TX 76179

Owner's Phone #: (657) 347-2998 Owner's Email: _____

Previous Occupant: _____

Current Zoning: SF 10

Zoning Request

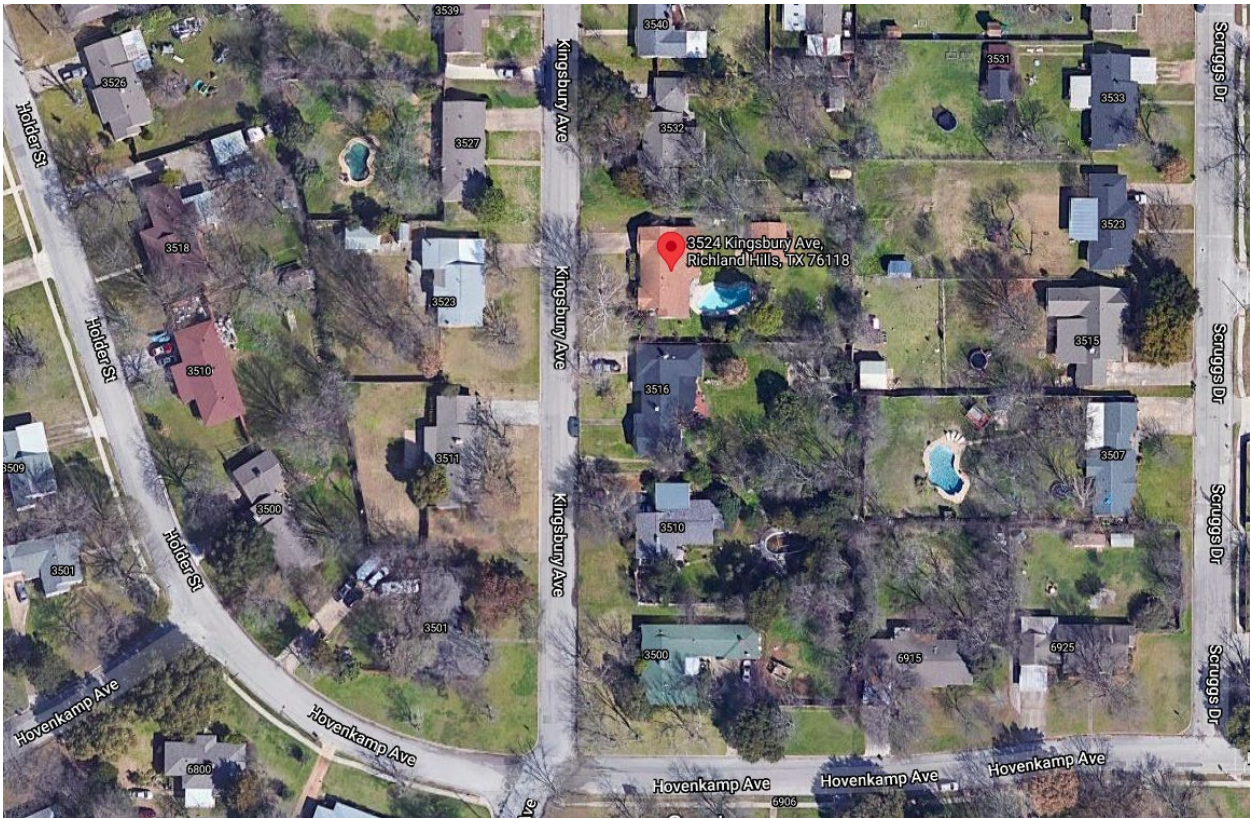
Please describe the nature of your request

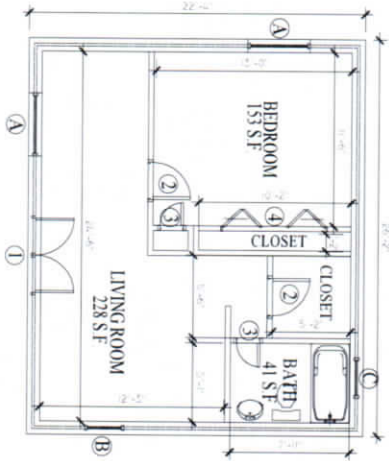
POOL HOUSE TO GUEST HOUSE.

Signature

I certify that my answers are true and complete to the best of my knowledge and I understand that false or misleading information in my application may result in zoning violations.

Signature: [Signature] Date: 11-17-2021

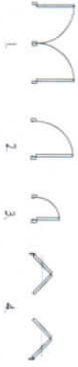




37



01-18-2022



DOOR SCHEDULE	
1	(2) 2668 EXT DOUBLE ENTRY
2	2668 INT WOOD HOLLOW
3	2068 INT WOOD HOLLOW
4	2068 INT BIFOLD HOLLOW
5	
6	
7	

WINDOW SCHEDULE			
A	40.0	5/4	DOUBLE PANE, LOW E
B	20.50	5/4	DOUBLE PANE, LOW E
C	20.0	5/4	HORIZONTAL WINDOW
D			
E			
F			
G			

DOOR SCHEDULE

WINDOW SCHEDULE

ELITE ARCHITECTS & DESIGN
255-796-8166
ELITEARCHDESIGN.COM
ELITEARCHDESIGN.COM

RESIDENTIAL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ENVIRONMENTAL SERVICES, HVAC AND MECHANICAL, INTERIOR DESIGN, CONSTRUCTION OF ANY KIND, STATE AND FEDERAL, CITIES AND BEST TO TAKE FIRST SEVERAL OVER ANY FACTOR THUS ITAINS

THIRD IT IS AIDE ESTABLISHED TO PROTECT THE BASIC CONSTITUTIONAL RIGHTS OF INDIVIDUALS AND ORGANIZATIONS TO SUE WITHOUT A WRIT OF HABEAS CORPUS. THERE ARE PLANS AND BE VESTED AND CHECKED BY THE JUDICIAL BRANCH. AND ALL CONSTITUTIONS OF THIS AND OTHER COUNTRIES HAVE AND TRADITIONAL HUMAN RIGHTS CONSIDERED CONSTITUTIONAL OF AN KIND NOTE ALL PERSONAL, STATE AND LOCAL COUNCILS AND INSTITUTIONS TAKE PERSONS OVER ANY FACT OF THEIR PLANS

ADDRESS:

**3524 KINGSBURY AVENUE
RICHLAND HILLS, TX 76118**

GREEN/ENERGY CODE COMPLIANCE OUTLINE 2018 IECC

1. WATER EFFICIENCY:
 - 1.1. ALL LAV. FIXTURES TO HAVE AN AVERAGE FLOW OF 2.0 GAL./MIN. OR LOWER
 - 1.2. ALL SHOWER HEADS TO HAVE AN AVERAGE FLOW OF 2.0 GAL./MIN. OR LOWER
 - 1.3. ALL TOILETS TO BE 1.3 GAL. PER FLUSH OR DUAL FLUSH OR WATER SENSE
 2. STORM WATER:
 - 2.1. 70% OF NON-ROOF AREA MUST BE LANDSCAPED, HAVE PERMEABLE PAVING AND SLOPED FOR RUNOFF TO FILTRATION FEATURE
3. POLY SEAL:
 - 3.1. WINDOWS AND DOORS MUST BE SEALED WITH FOAM OR CAULK
 - 3.2. SILL PLATE MUST BE SEALED ON THE INSIDE WITH FOAM OR CAULK
 - 3.3. ALL PENETRATIONS OF TOP PLATE/CELING INTO ATTIC, MUST BE SEALED WITH FOAM OR CAULK
 - 3.4. ALL WALL PENETRATIONS TO THE EXTERIOR MUST BE SEALED WITH FOAM OR CAULK
- 3.5. BLOWER DOOR TESTING IS MANDATORY. NOT TO EXCEED 4 AIR CHANGES PER HOUR AT 50 PASCALS
- 3.6. DUCT TIGHTNESS TESTING IS MANDATORY. TESTED AT 25 PASCALS, TOTAL LEAKAGE, LESS THAN OR EQUAL TO 4 FT³/MIN PER 100 SQUARE FOOT OF CONDITIONED FLOOR AREA
- 3.6.1. EXCEPT, WHEN THE DUCTS AND AIR HANDLERS ARE ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE
4. INSULATION:
 - 4.1. 2:12 OR GREATER SLOPED ROOFS MUST BE ENERGY STAR QUALIFIED OR MAY USE A RADIANT BARRIER OR USE SPRAY FOAM INSULATION AT THE ROOF DECK OR BE A VEGETATED ROOF
 - 4.2. ALL PIER AND BEAM/ RAISED FLOORS MUST BE INSULATED WITH R - 19 INSULATION OR HIGHER
 - 4.2.1. EXCEPT, UNVENTED CRAWL SPACE WALLS MUST BE INSULATED R - 5 CONTINUOUS OR R - 13 CAVITY INSULATION, WITH VAPOR BARRIER OVER EXPOSED EARTH
 - 4.3. ALL EXTERIOR WALLS MUST BE INSULATED WITH R - 20 CAVITY OR R - 13 CAVITY WITH R - 5 CONTINUOUS INSULATION OR HIGHER
 - 4.4. CEILINGS MUST BE INSULATED WITH R - 49 IF THERE IS ATTIC SPACE AND R - 30 IF NO ATTIC SPACE (CATHEDRAL) AND THAT IS LIMITED TO 500 SQ. FT. TOTAL OR 20% OF CEILING WHICHEVER IS LESS
 - 4.5. ATTIC ACCESS LADDERS AND OR HATCHES, MUST BE INSULATED THE SAME AS THE ATTIC AND HAVE A WEATHER SEAL
5. HVAC/SERVICE WATER:
 - 5.1. ALL DUCTS IN UNCONDITIONED SPACE/ATTICS MUST USE R - 8 DUCTING
 - 5.2. MECHANICAL SYSTEM PIPING CARRYING FLUID OVER 104° OR BELOW 55° MUST BE INSULATED WITH R - 13 INSULATION
6. WINDOWS AND DOORS:
 - 6.1. MUST HAVE A U-FACTOR OF .32 OR LESS
 - 6.2. MUST HAVE A SHGC OF .25 OR LESS
7. LIGHTING:
 - 7.1. ALL CAN LIGHTS MUST BE AIR-TIGHT TYPE
 - 7.2. MINIMUM OF 75% OF LIGHTING MUST BE HIGH EFFICIENCY (ANYTHING BUT INCANDESCENT)

PROJECT TITLE: PROP. FLOOR

SCALE: 1/8" = 1'0"

DATE: 01/14/2022

PAGE: **4**

R

Guest House Requirements

(19) Guest house. In addition to any requirements or regulations outlined within the specific use permit, guest houses shall be subject to the following development standards:

(a) Only one guest house shall be allowed on a single parcel of record.

(b) The guest house, along with the main dwelling, may not exceed the allowable site coverage for the zoning district.

(c) The guest house shall:

1. Not exceed 40 percent of the livable floor area of the main structure.

2. Not contain more than one bathroom facility.

3. Not contain a kitchen, including a range, stove or cooktop.

4. Be designed to ensure visual harmony, consistency, and compatibility with the main dwelling on the site and with other residential structures in the area, and meet all applicable masonry requirements.

5. Meet the setback requirements for accessory structures as stated in section 4.02.01 Residential Accessory Structures.

6. Not be separately rented or leased from the main dwelling, whether compensation is direct or indirect.

7. Not be sold separately from sale of the entire property, including the main structure, and the property shall not be replatted in a manner that would allow the accessory structure to become a main structure.

8. Register and receive annual inspections as outlined:

- a. Each guest house shall be registered annually. If there is any change in occupancy of the structure longer than three weeks, registration shall be updated at that time.

- b. Inspections shall be required annually. It shall be the responsibility of the property owner to request and schedule an inspection at the time of annual registration.

- c. The fees for registration and required annual inspection for each guest house are as shown in the city's fee schedule.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 90 OF RICHLAND HILLS CODE, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE, BY GRANTING A SPECIFIC USE PERMIT PERMITTING A GUEST HOUSE ON CERTAIN PROPERTY LOCATED AT 3524 KINGSBURY AVE., RICHLAND HILLS, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Richland Hills is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance, codified as Chapter 90 of Richland Hills Code (the “City Code”), and a comprehensive zoning map, regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and providing for a method to amend said ordinance and map for the purpose of promoting the public health, safety, morals, and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, in accordance with the Comprehensive Zoning Ordinance, the owner of the property referenced below has filed an application for a Specific Use Permit for an Outside Storage and Display in the “HC Heavy Commercial” (HC) Zoning District; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City on February 22, 2022, and by the City Council of the City on February 28, 2022 with respect to the use changes described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication, and all procedural requirements have been complied with in accordance with the comprehensive zoning ordinance and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City does hereby deem it advisable and in the public interest to grant such permit on the terms and conditions described herein.

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

**SECTION 1
SPECIAL USE PERMIT GRANTED**

Chapter 90 of the City Code, as amended, is hereby amended so that a specific use permit is granted as shown and described below:

Applicant: Alejandro Penaloza

Property Address: 3524 Kingsbury Ave., Richland Hills, Texas

Legal Description: Lot 16, Block 5, Richland Hills Addition, an Addition to the City of Fort Worth, now to the City of Richland Hills, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-C, Page 24, Plat Records of Tarrant County, Texas.

Zoning Change: The property shall remain located in the SF-10 Single-Family Residential, and a Guest House Specific Use Permit permitting a Guest House on the property is hereby granted subject to the terms and conditions provided herein.

**SECTION 2
ACCORDANCE WITH COMPREHENSIVE PLAN AND PURPOSES OF ZONING**

The zoning districts, boundaries, and uses as established herein have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the community. They have been designed to lessen congestion in the streets; to secure safety from fire, panic, flood, and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provisions of transportation, water, sewerage, parks, and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

**SECTION 3
ZONING ORDINANCE AND SPECIAL TERMS AND CONDITIONS APPLICABLE**

The use of the property described herein shall be subject to all the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City for the zoning district into which they have been assigned.

SECTION 4 ORDINANCE CUMULATIVE

This Ordinance shall be cumulative of all other ordinances of the City of Richland Hills affecting zoning and land use, as amended, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

SECTION 5 PENALTY

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance may be subjected to such civil penalties as authorized by law.

SECTION 6 RESERVATION OF RIGHTS AND REMEDIES FOR ACCRUED VIOLATIONS

All rights or remedies of the City are expressly saved as to any and all violations of Chapter 90, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 7 SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 8 PUBLICATION

The City Secretary of the City of Richland Hills is hereby directed to publish this ordinance to the extent required by law.

SECTION 9

EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS 28TH DAY OF FEBRUARY, 2022.

EDWARD LOPEZ, THE HONORABLE MAYOR

ATTEST:

LINDSEY WELLS, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

JAMES DONOVAN, CITY ATTORNEY

Memorandum

To: Richland Hills Planning and Zoning Commission

From: Logan Thatcher, Assistant to the City Manager

Date: February 22, 2022

Subject: Preliminary Plat 2022-0046 Baker Landing

Agenda Item:

Consider a Preliminary Plat for the property described as Popplewell, S Survey Abstract 1241 Tract 1E, Tarrant County, Texas otherwise known as 7100 Baker Boulevard, Richland Hills, Texas 76118 and Greenfield Subdivision-RchInd Lots 4, 5, 6 and 7, Tarrant County, Texas, otherwise known as 3209 Ash Park Drive, Richland Hills, Texas 76118 **PUBLIC HEARING**

Background Information:

The applicant for this Preliminary Plat is the Skorburg Company. They are requesting approval of a preliminary plat. They are building 69 multi-family townhomes on the property known as 7100 Baker Boulevard and 3209 Ash Park Drive Lots 4,5,6 and 7. This applicant has come forward with a townhome development known as "Baker Landing". It was approved by Planning and Zoning, as well as City Council. This is the next step in the process for new development, approval of a preliminary plat.

Staff has reviewed the preliminary plat on and recommend approval.

Financial Considerations:

There are not any financial considerations for the preliminary plat.

Board/Citizen Input:

Planning and Zoning Commission consideration: February 22, 2022

City Council consideration: February 28, 2022

Attachments:

Plat Application
Location Map
Property Photo
Preliminary Plat

Suggested Motion:

Motion to (approve/deny) a Preliminary Plat for the property described as Popplewell, S Survey Abstract 1241 Tract 1E, Tarrant County, Texas otherwise known as 7100 Baker Boulevard, Richland Hills, Texas 76118 and Greenfield Subdivision-Rchlnlnd Lots 4, 5, 6 and 7, Tarrant County, Texas, otherwise known as 3209 Ash Park Drive, Richland Hills, Texas 76118

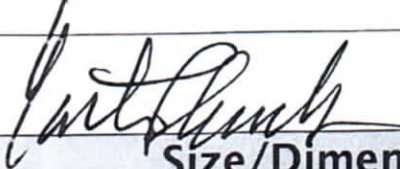


CITY OF RICHLAND HILLS, TEXAS

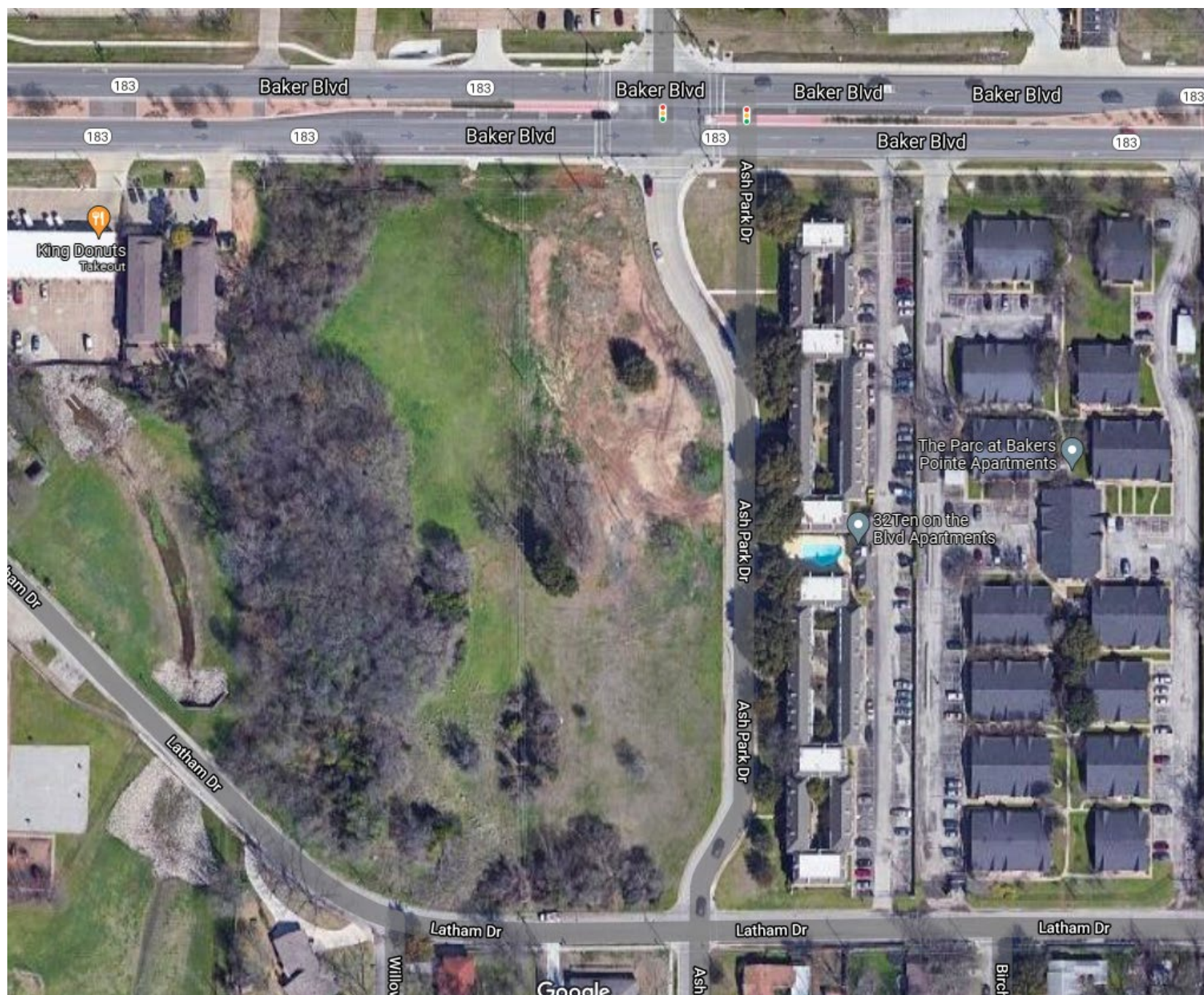
February 22, 2022
6-4

3200 DIANA DRIVE • RICHLAND HILLS, TEXAS 76118 •
PHONE (817) 616-3770 • FAX (817) 616-3752
NEIGHBORHOOD SERVICES

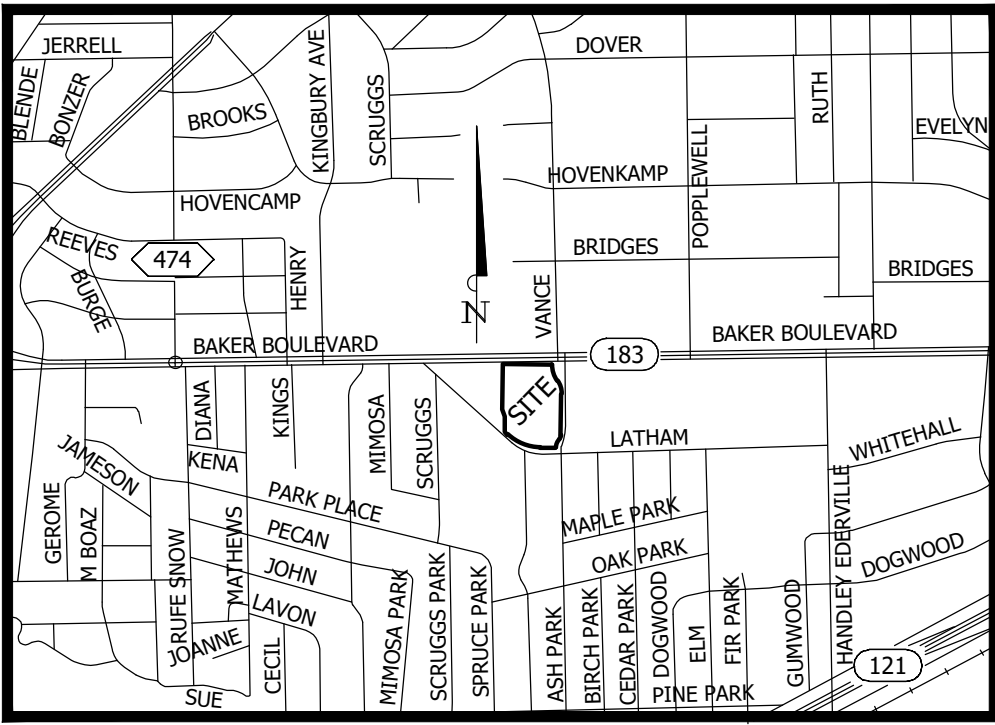
Plat Application

Indicate application type				
☒ Preliminary Plat	☐ Final Plat	☐ Amended Plat	☐ Replat	☐ Vacated Plat
Property Owner Information				
Name	Carter Llewellyn			
Address	3535 W. 7th St, Fort Worth, TX 76107			
Contact Number	(817) 737-3103			
Contact E-Mail	JCL@LRETX.com			
I, the undersigned owner or authorized agent of the following described real property, located in the City of Richland Hills, Texas, hereby make application for a plat request as indicated above. The property is legally described as, <u>S. Popplewell Survey, Abstract 1241; Tract 1E, Lots 1 through 7 Greenfield Subdivision, City of Richland Hills, Tarrant County, Texas</u>				
(Provide legal description of property on line above)				
Signature				Date <u>1-26-2022</u>
Size/Dimension of Property				
Area (square feet or acres)	Width (feet)	Length (feet)		
7.044 acres	Approx. 480 feet	Approx. 690 feet		
Applicant Information				
Name	Skorburg Company			
Address	8214 Westchester Dr. Ste. 900			
Contact Number	214-888-8845			
Contact E-Mail	ashiffer@skorburgcompany.com			
Subject Site (Address)	3209 Ash Park Drive and 7100 Baker Blvd. Richland Hills, TX			
For Official Use. Do not write below this line				
Case Number	<u>20220046</u>		Date Received	
Accepted by	<u>Vrangel</u>			
Comments				

Receipt # 338484 check
Date: 01/24/2022







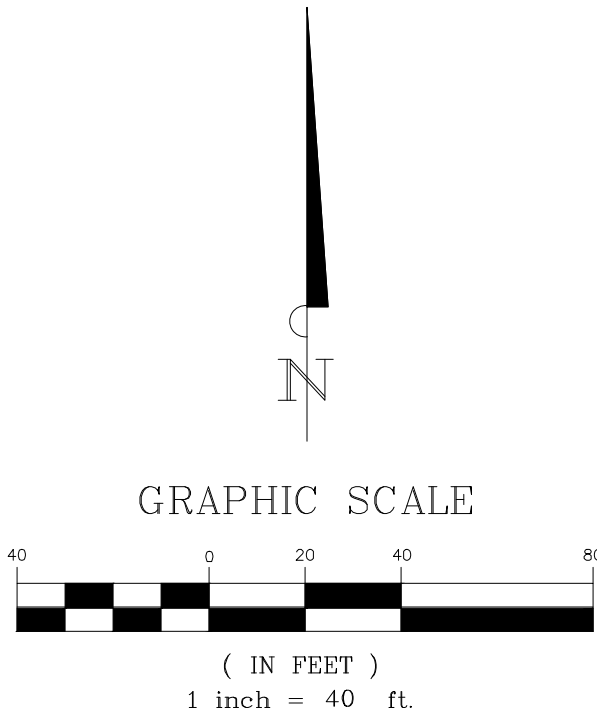
VICINITY MAP
NOT TO SCALE
RICHLAND HILLS, TEXAS

LEGEND

O.P.R.T.C.T.
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

D.R.T.C.T.
DEED RECORDS
TARRANT COUNTY, TEXAS

P.R.T.C.T.
PLAT RECORDS
TARRANT COUNTY, TEXAS



General Notes:

- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). Based on City of Mansfield GPS Monument Number 11-07. All distances shown herein are surface distances.
- Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0215K, dated September 25, 2009. The property appears to lie within Zone "X" defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "AE", defined as "Base Flood Elevations determined" zone and within Zone "AE" (Floodway), defined as "The floodway ius the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

- All lot corners (Original Monumentation) shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	69.87'	150.00'	26°41'18"	N76° 25' 54"E	69.24'
C1	13.99'	150.00'	5°20'37"	S2° 28' 08"W	13.98'

THE PLANNING AND ZONING COMMISSION OF RICHLAND HILLS, ON
2022 VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS
PRELIMINARY PLAT, SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF THIS
DATE.

BY:
CHAIRMAN

BY:
SECRETARY

THE CITY COUNCIL OF RICHLAND HILLS ON _____, 2022 VOTED
AFFIRMATIVELY TO APPROVE THIS PRELIMINARY PLAT SUBJECT TO CONDITIONS
ENUMERATED IN MINUTES OF THIS DATE.

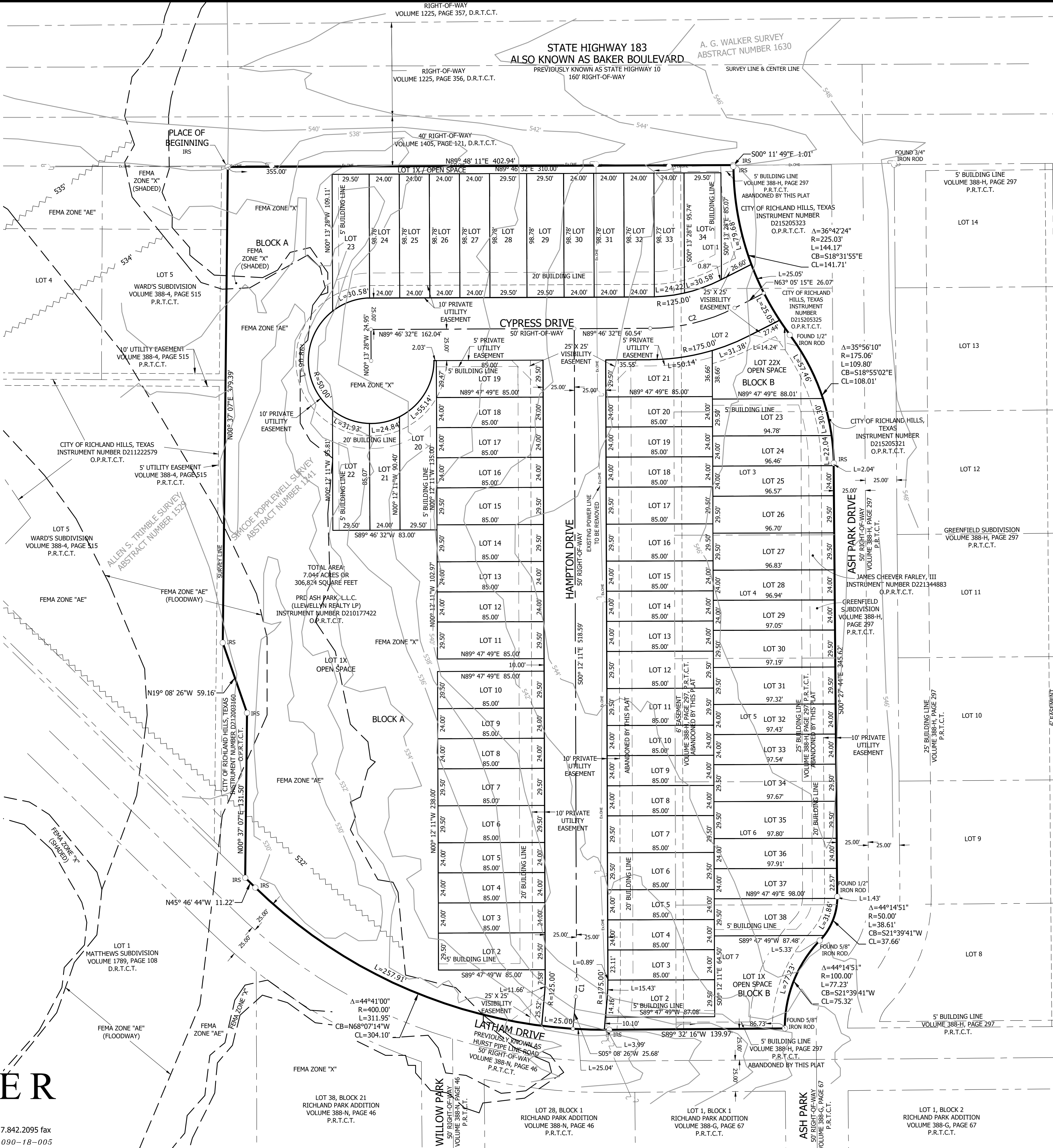
BY:
MAYOR

BY:
SECRETARY

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

BANNISTER
ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 090-18-005



State of Texas §
County of Tarrant §

WHEREAS, **LLEWELLYN REALTY LP** and **JAMES CHEEVER FARLEY, III** are the owners of that certain 7.044 acres (306,824 square feet) of land in the Simcoe Popplewell Survey, Abstract Number 1241, City of Richland Hills, Tarrant County, Texas; said 7.044 acres (306,824 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to PRD ASH PARK, L.L.C. (hereinafter referred to as PRD ASH PARK tract), as recorded in Instrument Number D210177422, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 7.044 acres (306,824 square feet) of land being all of that certain tract of land described in an Executor's Deed to JAMES CHEEVER FARLEY, III (hereinafter referred to as FARLEY tract), as recorded in Instrument Number D221344883, O.P.R.T.C.T., same also being the remainder of Lots 1 - 3, and being all of Lots 4 - 7, Greenfield Subdivision (hereinafter referred to as Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6 and/or Lot 7), as recorded in Volume 388-H, Page 297, Plat Records, Tarrant County, Texas (P.R.T.C.T.); said 7.044 acres (306,824 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northwest corner of said PRD ASH PARK tract, same being the Northeast corner of that certain tract of land described as Lot 5, Ward's Subdivision, as recorded in Volume 388-4, Page 515, P.R.T.C.T., same also being the existing South right-of-way line of State Highway 183, also known as Baker Boulevard, previously known as State Highway 10 (160' right-of-way), as recorded in Volume 1405, Page 121, Deed Records, Tarrant County, Texas (D.R.T.C.T.);

THENCE North 89 degrees 48 minutes 11 seconds East with the common line between said PRD ASH PARK tract and the existing South right-of-way line of said Baker Boulevard, pass at a distance of 355.00 feet, the Northeast corner of said PRD ASH PARK tract, same being the Northwest corner of said Lot 1, continue with said course, with the common line between said Lot 1 and the existing South right-of-way line of said Baker Boulevard for a total distance of 402.94 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the intersection of the existing South right-of-way line of said Baker Boulevard, with the existing West right-of-way line of Ash Park (variable width right-of-way), as recorded in Instrument Number D215205323, O.P.R.T.C.T.;

THENCE South 00 degrees 11 minutes 49 seconds East with the common line between said FARLEY tract and the existing West right-of-way line of said Ash Park, a distance of 1.01 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 18 degrees 31 minutes 55 seconds East, a distance of 141.71 feet;

THENCE Southerly, continue with the common line between said FARLEY tract and the existing West right-of-way line of said Ash Park, with said curve to the left, having a radius of 225.03 feet, through a central angle of 36 degrees 42 minutes 24 seconds, for an arc distance of 144.17 feet to a one-half inch iron rod found for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears South 18 degrees 55 minutes 02 seconds East, a distance of 108.01 feet;

THENCE Southerly, continue with the common line between said FARLEY tract and the existing West right-of-way line of said Ash Park, with said non-tangent curve to the right, having a radius of 175.06 feet, through a central angle of 35 degrees 56 minutes 10 seconds, for an arc distance of 109.80 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 00 degrees 27 minutes 44 seconds East, continue with the common line between said FARLEY tract and the existing West right-of-way line of said Ash Park, a distance of 345.62 feet to a one-half inch iron rod found for corner, same being the beginning of a curve to the right, whose long chord bears South 21 degrees 39 minutes 41 seconds West, a distance of 37.66 feet;

THENCE Southerly, continue with the common line between said FARLEY tract and the existing West right-of-way line of said Ash Park, with said curve to the right, having a radius of 50.00 feet, through a central angle of 44 degrees 14 minutes 51 seconds, for an arc distance of 38.61 feet to a five-eighths inch iron rod found for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 21 degrees 39 minutes 41 seconds West, a distance of 75.32 feet;

THENCE Southerly, continue with the common line between said FARLEY tract and the existing West right-of-way line of said Ash Park, with said non-tangent curve to the left, having a radius of 100.00 feet, through a central angle of 44 degrees 14 minutes 51 seconds, for an arc distance of 77.23 feet to a five-eighths inch iron rod found for corner, same being the intersection of the existing West right-of-way line of said Ash Park, with the existing North right-of-way line of Latham Drive, previously known as Hurst Pipe Line Road (50' right-of-way), as recorded in Volume 388-N, Page 46, P.R.T.C.T.;

THENCE South 89 degrees 32 minutes 16 seconds West with the common line between said FARLEY tract and the existing North right-of-way line of said Latham Drive, pass at a distance of 86.73 feet, the Southwest corner of said FARLEY tract, same being the Southeast corner of said PRD ASH PARK tract, continue with said course, with the common line between said PRD ASH PARK tract and the existing North right-of-way line of said Latham Drive for a total distance of 139.97 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears North 68 degrees 07 minutes 14 seconds West, a distance of 304.10 feet;

THENCE Westerly with the common line between said PRD ASH PARK tract and the existing North right-of-way line of said Latham Drive, with said curve to the right, having a radius of 400.00 feet, through a central angle of 44 degrees 41 minutes 00 seconds, for an arc distance of 311.95 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 45 degrees 46 minutes 44 seconds West, continue with the common line between said PRD ASH PARK tract and the existing North right-of-way line of said Latham Drive, a distance of 11.22 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the Southwest corner of said PRD ASH PARK tract, same being the Southeast corner of that certain tract of land described in a General Warranty Deed to City of Richland Hills, Texas (hereinafter referred to as Richland Hills tract), as recorded in Instrument Number D212003160, O.P.R.T.C.T.;

THENCE North 00 degrees 37 minutes 07 seconds East, departing the existing North right-of-way line of said Latham Drive, with the common line between said PRD ASH PARK tract and said Richland Hills tract, a distance of 131.50 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 19 degrees 08 minutes 26 seconds West, continue with the common line between said PRD ASH PARK tract and said Richland Hills tract, a distance of 59.16 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 00 degrees 37 minutes 07 seconds East, continue with the common line between said PRD ASH PARK tract and said Richland Hills tract, a distance of 379.39 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 7.044 acres (306,824 square feet) of land.

PRELIMINARY PLAT
BAKER LANDING
Being a Portion of Lots 1-3 and all of Lots 4-7,
Greenfield Subdivision, as recorded in Volume 388-H,
Page 297, Plat Records, Tarrant County, Texas,
also Being 7.044 acres out of the
Simcoe Popplewell Survey, Abstract Number 1241
City of Richland Hills, Tarrant County, Texas
ZONING: MIXED-USE (MX)
69 Residential Lots
Preparation Date: January 2022
Revision Date: February 2022
SHEET 1 OF 1

DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TEXAS 75225
CONTACT: JOHN ARNOLD
PHONE: 214-888-8859
E-MAIL: jarnold@skorburgcompany.com

OWNERS:
JAMES CHEEVER FARLEY, III
1204 W. 7TH STREET, SUITE 200
FORT WORTH, TEXAS 76102
AND
LLEWELLYN REALTY LP
3535 W. 7TH STREET
FORT WORTH, TEXAS 76107