

**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA
CITY HALL, 3200 DIANA DRIVE
SEPTEMBER 2, 2025, at 6:00 PM**

1. CALL TO ORDER

2. EXECUTIVE SESSION

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 Zoning Board of Adjustment to seek advice from the City Attorney as to the posted subject matter of this Zoning Board of Adjustment meeting.**

Reconvene into open session for possible action resulting from any items posted and legally discussed in Executive Session.

3. PUBLIC COMMENTS

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

REGULAR AGENDA

4. Approve minutes from the July 1, 2025 Zoning Board of Adjustment meeting.

5. Consider **ZBA 2025-0810**, a special exception to allow for the installation of a communication tower at the property described as Richland Park Addition, Block 52, City of Richland Hills, Tarrant County, Texas otherwise known as 2701 Rosebud Lane, Richland Hills, Texas 76118. **PUBLIC HEARING**

6. ADJOURNMENT

CERTIFICATE

I hereby certify that the above agenda was posted on this the 25th day of August 2025, by 5:30 p.m., on the official bulletin board at the Richland Hills City Hall, 3200 Diana Drive, Richland Hills, Texas.

Lindsay Rawlinson

Lindsay Rawlinson
City Secretary



ACCESSIBILITY STATEMENT

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

Memorandum

To: Richland Hills Zoning Board of Adjustment

From: Lindsay Rawlinson, City Secretary

Date: September 2, 2025

Subject: Minutes from the July 1, 2025 Zoning Board of Adjustment Meeting

Agenda Item:

Approval of July 1, 2025 Zoning Board of Adjustment Meeting Minutes

Background Information:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

July 1, 2025 Draft Minutes

Suggested Motion:

Motion to approve the minutes from the July 1, 2025 Zoning Board of Adjustment meeting

**ZONING BOARD OF ADJUSTMENT
JULY 1, 2025
MINUTES**

Roll Call:

Members present

Donald Acker, Chair
Jorge Cisneros, Place 1
Edward Lopez, Place 2
Doug Knowlton, Place 5
Melissa Scheuttig, Alternate 2
Rachel Konopka, Alternate 4

Members absent

Ashly Schilling, Place 3
Joyce Fiaccone, Alternate 1

Staff present

JP Ducay, Director of Planning and Development Services
Lindsay Rawlinson, City Secretary
Annabelle Ackling, City Attorney

1. CALL TO ORDER

Chair Acker called the meeting to order at 6:00 p.m.

2. OATH OF OFFICE

City Secretary Lindsay Rawlinson administered the Oath of Office to Doug Knowlton, Place 5.

3. 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 Zoning Board of Adjustment to seek advice from the City Attorney as to the posted subject matter of this Zoning Board of Adjustment meeting.

Motion: Motion was made by Member Knowlton and seconded by Member Cisneros to convene into Executive Session. Time: 6:02 p.m.

Motion carried by a vote of 5-0.

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

Chair Acker reconvened into open session. Time 6:40 p.m.

4. PUBLIC COMMENTS

None.

REGULAR AGENDA

5. Approved minutes from the May 6, 2025 Zoning Board of Adjustment meeting.

Motion: Motion was made by Member Lopez and seconded by Member Cisneros to approve the May 6, 2025 Zoning Board of Adjustment meeting minutes.

Motion carried by a vote of 5-0.

6. Denied ZBA 2025-0611, a request for a variance to increase the height requirements of a proposed accessory structure on the property described as Lot 7, Block 10, Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7148 Dover Lane, Richland Hills, Texas 76118. PUBLIC HEARING

Director of Planning and Development Services JP Ducay presented ZBA 2025-0611, a request for a variance to increase the height requirements of a proposed accessory structure on the property described as Lot 7, Block 10, Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7148 Dover Lane, Richland Hills, Texas 76118. The property is a 2.6-acre lot with a 3,888 square-foot single-family residence located in the SF-E zoning district. Permits were recently submitted proposing a 2,100 square foot addition to the primary structure as well as a 2,700 square foot detached accessory building (garage). The applicant for this property is Jonathan Mercer.

In May 2025, the applicant submitted building permits proposing to construct a 2,100 square foot addition to the primary structure and a 2,700 square foot accessory garage. With the proposed addition, the primary structure would be roughly 5,988 square feet. The proposed accessory garage would not exceed 50 percent of the floor area of the principal building. However, during the review, it was noticed that the proposed accessory garage was 29.1 feet tall. According to the Accessory Structure Standards, an accessory structure shall not exceed a height of 15 feet. Accessory structure height regulations are typically established to ensure structural integrity, neighborhood character, and limited visual impact. The applicant was informed that a variance would need to be granted to allow for the structure to exceed 15 feet in height.

The following variance is being requested:

1. Increase the accessory structure height limit of 15 feet to 29 feet 1 inch.

Chair Acker opened the Public Hearing at 6:49 p.m. and asked to hear from any proponents followed by opponents of the case.

Jonathan Mercer, 7148 Dover Lane, Richland Hills, expressed his appreciation to the Board for their consideration on the item and explained that he is seeking to build a space for his aging parents to allow them to be cared for by family. Additionally, he is seeking to build a space for vehicles and an RV.

The Board asked about the amount of proposed space above the height of the RV.

Mr. Mercer advised that he is trying to match the pitch and style of the current home and is wanting to make it aesthetically pleasing.

Additional discussion ensued regarding a potential lower roof height, the overall height allowed in the SF-E zoning district, and the neighbors who submitted their signatures in support of Mr. Mercer's application for a variance.

Mr. Mercer confirmed that he would be willing to lower the height of the roof if his engineer agreed that it would be possible.

Mr. Ducay advised that the overall height of buildings in the SF-E zoning district is 35 feet.

Cecil Lanter, 7133 Hovenkamp, Richland Hills, expressed his support for Mr. Mercer and his application for a variance. He advised that Mr. Mercer has a very large lot and the proposed addition would be 875 feet from his back door.

Chair Acker closed the Public Hearing at 6:59 p.m.

Further discussion ensued regarding the maximum height allowed in the zoning district and different options available.

Mr. Mercer advised that he had previously been approved for a Specific Use Permit for a guesthouse and has chosen not to forward with that option as he is concerned about future issues with two houses on the same property. Additionally, his dream is to build a barndomineum and would prefer to do it correctly.

City Attorney Annabelle Ackling explained the purpose of the city's ordinances and state law in relation to this case.

Motion: Motion was made by Member Scheuttig and seconded by Member Lopez to approve ZBA 2025-0611, a request for a variance to increase the height requirements of a proposed accessory structure on the property described as Lot 7, Block 10, Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7148 Dover Lane, Richland Hills, Texas 76118.

The vote was as follows:

For: Chair Acker, Members Cisneros and Scheuttig

Against: Members Knowlton and Lopez

Motion failed by a vote of 3-2.

7. ADJOURNMENT

Motion: Motion was made by Member Knowlton and seconded by Member Lopez to adjourn.

Motion carried by a vote of 5-0.

There being no further business to come before the Zoning Board of Adjustment, Chair Acker declared the meeting adjourned at 7:26 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Donald Acker, Chair

Memorandum

To: Richland Hills Zoning Board of Adjustment

From: JP Ducay, Director of Planning & Development Services

Date: September 2, 2025

Subject: Specials Exception Request for Rosebud Park

Agenda Item:

Consider ZBA 2025-0810, a special exception to allow for the installation of a communication tower at the property described as Richland Park Addition, Block 52, City of Richland Hills, Tarrant County, Texas otherwise known as 2701 Rosebud Lane, Richland Hills, Texas 76118. **PUBLIC HEARING**

Background Information:

The property at 2701 Rosebud Lane is Rosebud Park, a 6.7-acre city owned and maintained park. In 2024, city wide park Improvements were approved by City Council as individual capital projects. Improvements to Rosebud Park prioritized the construction of restrooms and a pavilion. Plans are currently being prepared and will be reviewed once submitted.

The city is also working towards installing cameras and bringing public Wi-Fi to Rosebud Park in concurrence with the other improvements. This was spurred by Richland Hills receiving \$1,972,588.93 in fiscal recovery funds as provided in the American Rescue Plan Act (ARPA). City Council adopted Resolution 574-23 which outlined that a portion of these funds were to be used to expand the city's broadband infrastructure. In an effort to accomplish this objective, a communications tower is being proposed at Rosebud Park. According to consultants, the tower will be used to house camera and Wi-Fi equipment and will not have any commercial (private profit driven) purposes. However, the city's communication tower ordinance breaks down communication/antenna facilities into four different regulatory categories. The subsection "Commercial antennas in residential districts" was considered the most applicable section to regulate this proposal.

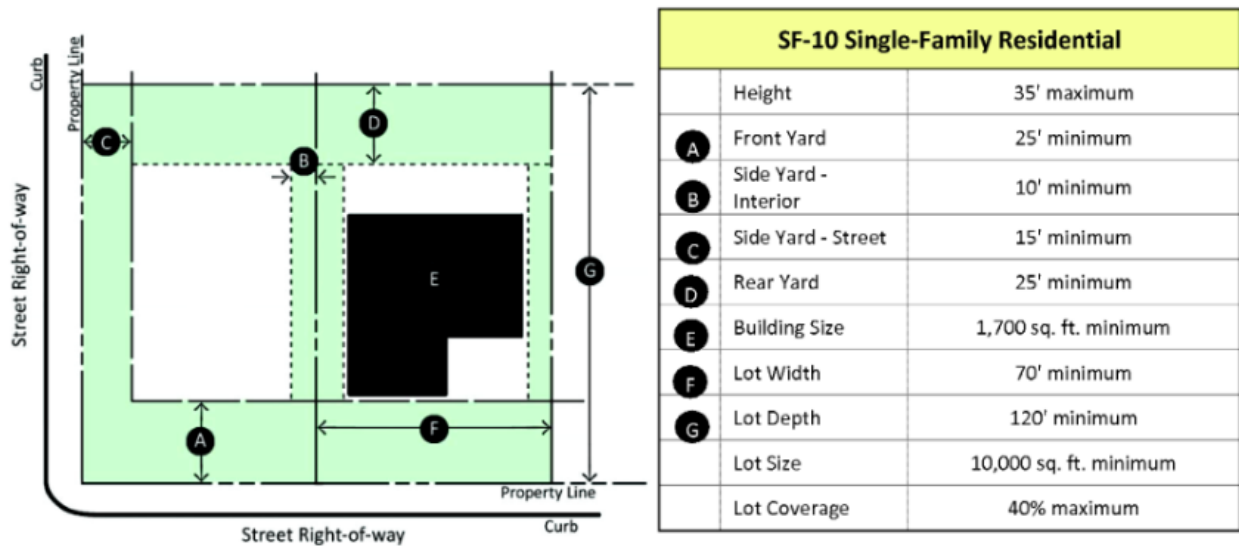
According to **Article VII Communication Towers and Television Receivers Ordinance, Section 91-700(d): Commercial antennas in residential districts**

- (1) A waiver must be obtained from the zoning board of adjustment for any antenna or antenna facility in a residential district.

- (10) A building permit must be obtained prior to the construction and/or installation of a tower, antenna, or mast. Towers must be installed as per the manufacturer's recommendations or under the seal of a registered professional engineer of the state.

According to the communication tower ordinance, waivers from the zoning board of adjustment shall be processed in the same manner as a special exception from the zoning ordinance.

Zoning Map:



Attachments:

- Application and Historical Docs
- Rosebud Tower Plans
- Rosebud Preliminary Park Improvements
- Section 91-700 Communication Towers and Television Receivers
- Section 6.13 – Special Exception

Motion:

Motion to *(approve/deny)* ZBA 2025-0810, a special exception to allow for the installation of a communication tower at the property described as Richland Park Addition, Block 52, City of Richland Hills, Tarrant County, Texas otherwise known as 2701 Rosebud Lane, Richland Hills, Texas 76118.



Richland Hills Development Services

3200 Diana Drive | Richland Hills, TX, 76118

817-616-3800 | richlandhills.com

Zoning Board of Adjustment Application

Application Type

- Special Exception – Zoning
 Special Exception – Sign
 Variance

Property Owner Information

Name: _____

Address: _____

Phone: _____ Email Address: _____

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 request for a special exception/variance from Section _____ of the Richland Hills Code of Ordinances.

Signature: JP Ducay _____ Date: _____

Applicant/Tenant Information

Name: _____

Address: _____

Phone: _____ Email Address: _____

Detailed description of request: _____

Acknowledgement

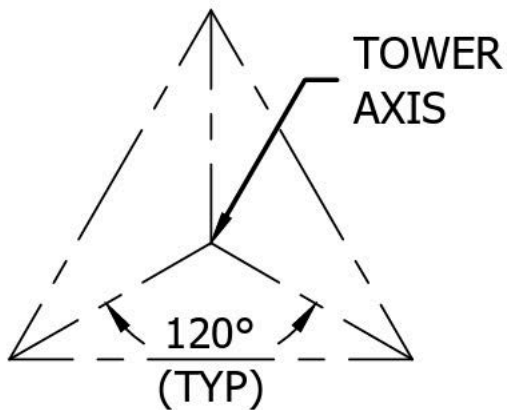
I have read this application form and understand that filing the application does not guarantee an affirmative action by the Zoning Board of Adjustment. I further understand that at least four (4) affirmative votes must be cast in order to receive a special exception or variance.

Signature: JP Ducay _____ Date: _____

For Office Use Only		
Received by: _____	Fee Paid: _____	Case Number: _____
Approved by: _____	Date: _____	
Comments: _____		

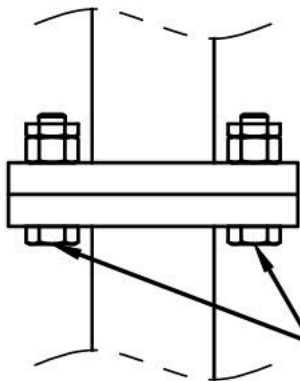
Rosebud Tower

1. Dig a hole 5' deep x 24" square at site of Tower base
2. Lower 5' of tower into hole, tie 1/2" rebar surrounding base
3. Install 1/2" metal conduit pipe to curve up into tower base above ground level for POE Cat 6 to run into switch from source
4. Level base and pour 3000+ psi concrete into hole & finish out top smooth
5. Let concrete cure for at least two{2} days
6. With a "Nifty 50" boom basket lift slowly build tower 10' sections at a time until a height of 55' has been reached
7. Install radio on tower top mast focused towards water tower
8. Run Cat 6 in metal conduit pipe to radio and tie down using metal clamps.
9. Install 10' long "no climb" metal panels to all three sides starting 8' up from ground to defeat climbing of tower



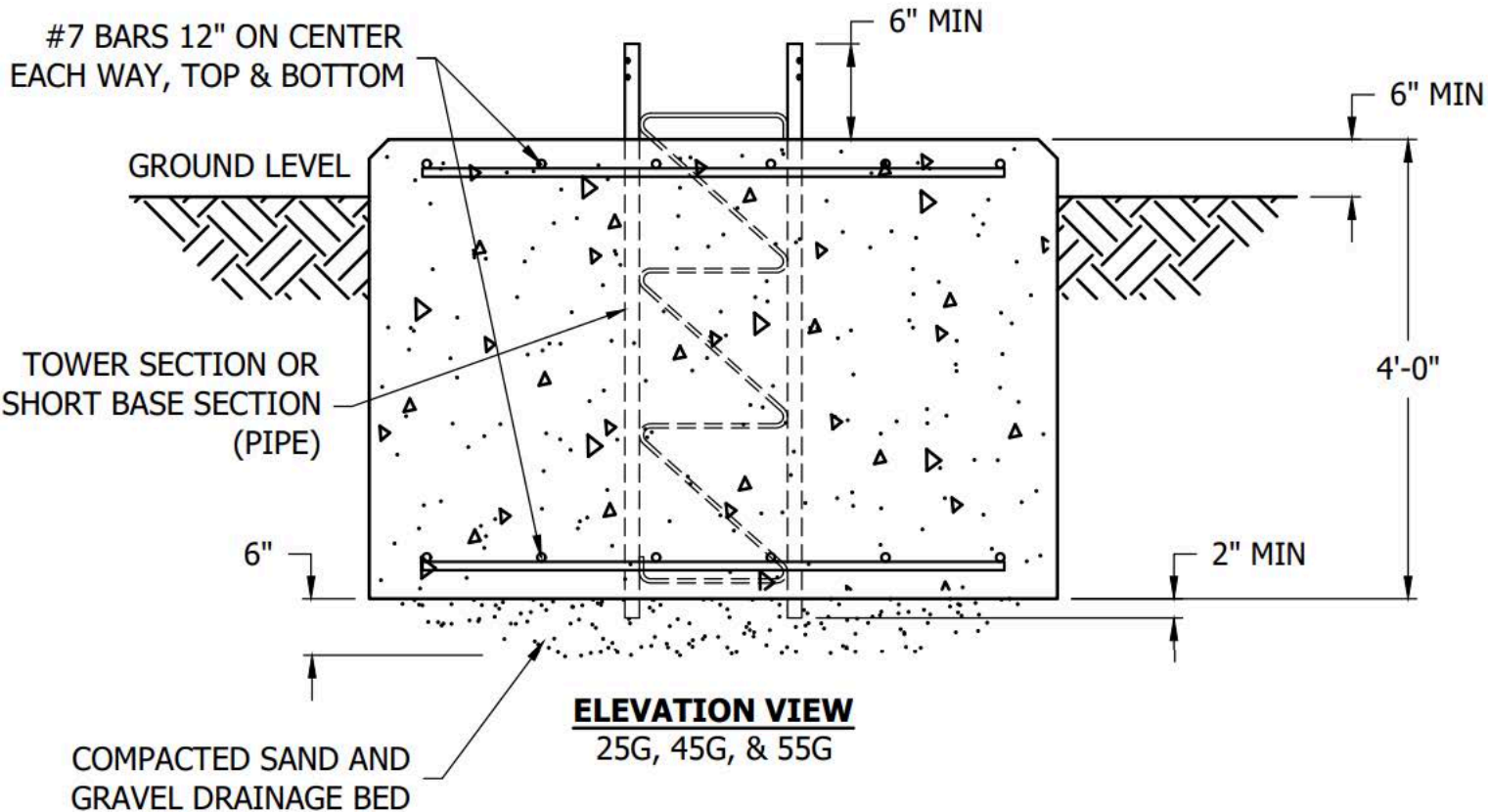
TOWER CONFIGURATION

N.T.S.



(4) 1/2" x 1 3/4"
BOLT ASSEMBLY

TYPICAL FLANGE
CONNECTION DETAIL

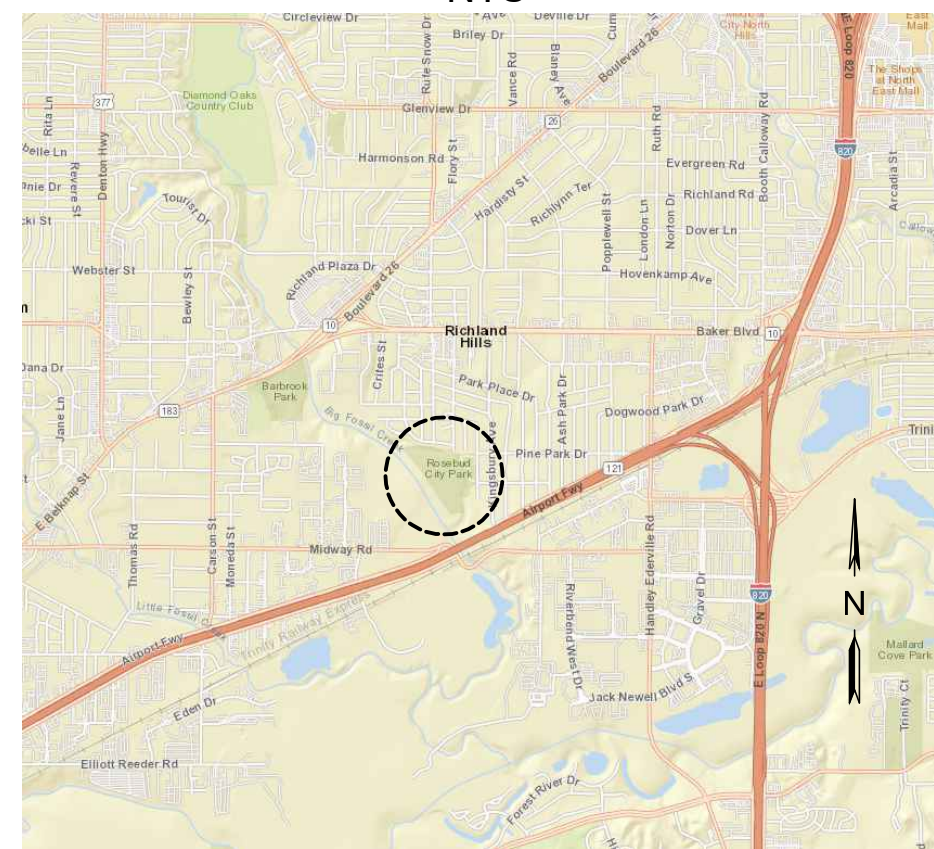


ROSEBUD PARK ADDITIONS

CITY OF RICHLAND HILLS

LOCATION MAP

NTS



PROJECT LOCATION: 2600 Rosebud Ln, Richland Hills, TX 76118

RICHLAND HILLS CITY COUNCIL

CURTIS BERGTHOLD - Mayor

DOUGLAS KNOWLTON - Mayor Pro Tem

TRAVIS MALONE

THERESA BLEDSOE

JOHN SKIER

G.W. ESTEP

ROLAND GOVEAS

CANDICE EDMONDSON - City Manager

ERIC PEREZ - Director of Parks & Recreation

KIP DERNOVICH - Director of Public Works & Capital Projects



SHEET	DESCRIPTION
	COVER SHEET
CE100	EROSION CONTROL PLAN
CE500	EROSION CONTROL DETAILS
CX100	EXISTING CONDITIONS & REMOVAL PLAN
CX500	TREE PROTECTION DETAILS
CL100	CONSTRUCTION LAYOUT
CG100	GRADING PLAN
CH100	PAVING & JOINTING PLAN
CD500	SITE DETAILS
CD501	SITE DETAILS
CD502	RESTROOM BUILDING DETAILS
CU100	UTILITY PLAN
CU500	UTILITY DETAILS
LP100	PLANTING PLAN
LP500	PLANTING DETAILS
E-100	SITE PLAN AND ONE-LINE DIAGRAM - ELECTRICAL
E-200	DETAILS - ELECTRICAL

ISSUE FOR BID

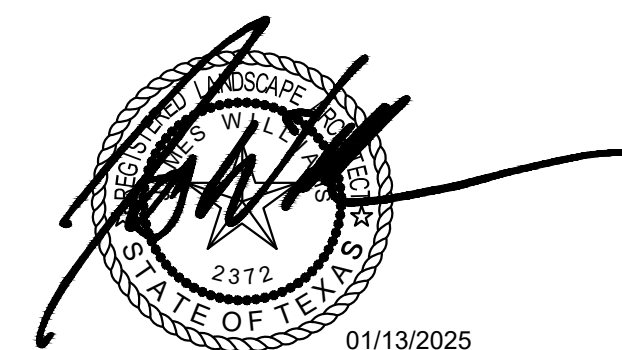
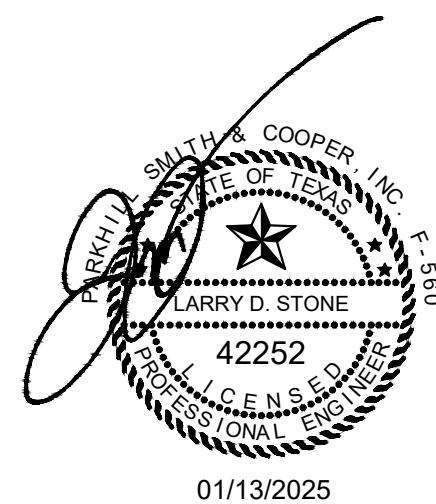
JANUARY 13, 2025

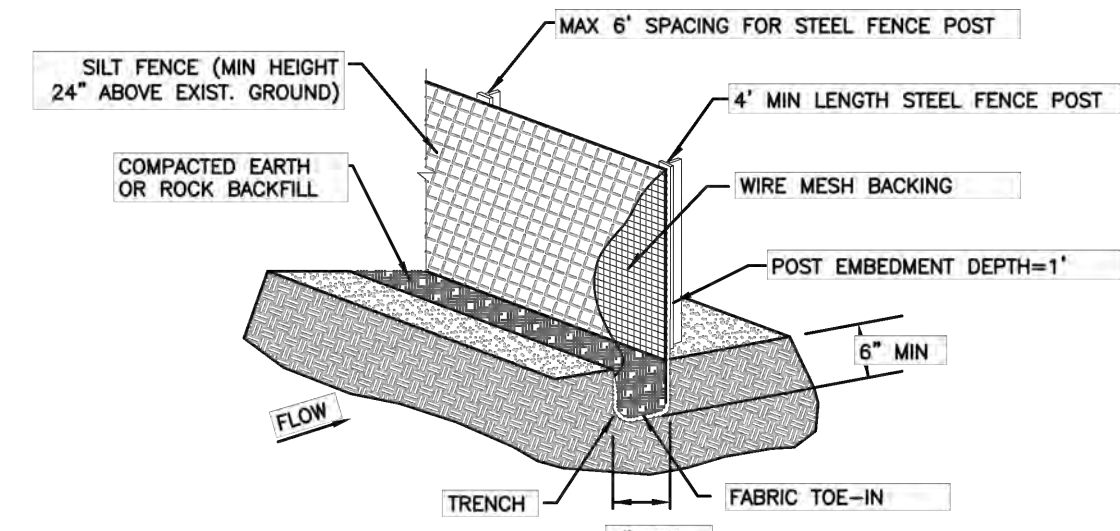
Parkhill Job No. 42230.23

Parkhill

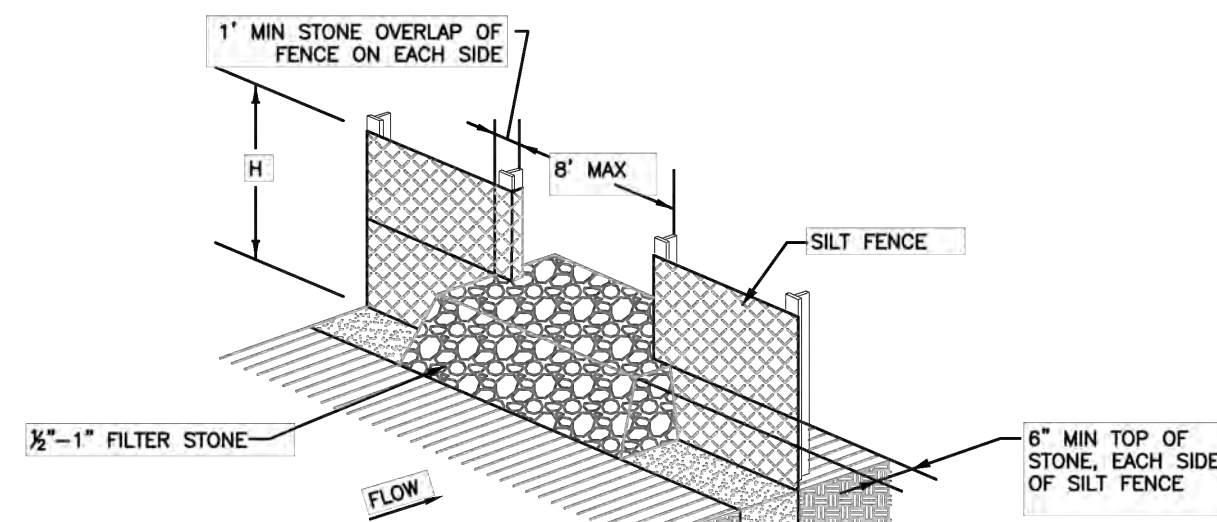
255 N Center Street
Suite 200
Arlington, Texas 76011

Phone: 817.649.3216
Metro: 817.640.8212
Fax: 817.649.7645





SILT FENCE EXAMPLE
N.T.S.



STONE OVERFLOW STRUCTURE
N.T.S.

- NOTES:
- DESIGN SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE OVERFLOW STRUCTURES SHALL BE INSTALLED. OVERFLOW STRUCTURES ARE REQUIRED AT ALL POINTS AND AT A SPACING OF APPROXIMATELY 300 FT WHERE NO LOW POINT IS APPARENT.
 - DESIGNER SHALL ON THE DRAWINGS THE LOCATIONS WHERE SILT FENCE IS TO BE TURNED UPSLOPE. UPSLOPE LENGTHS SHALL BE A MINIMUM OF 10 FEET.
 - STEEL FENCE POSTS ADJACENT TO ROW AND PEDESTRIAN AREAS SHALL BE CAPPED.

SHEET 1 OF 2

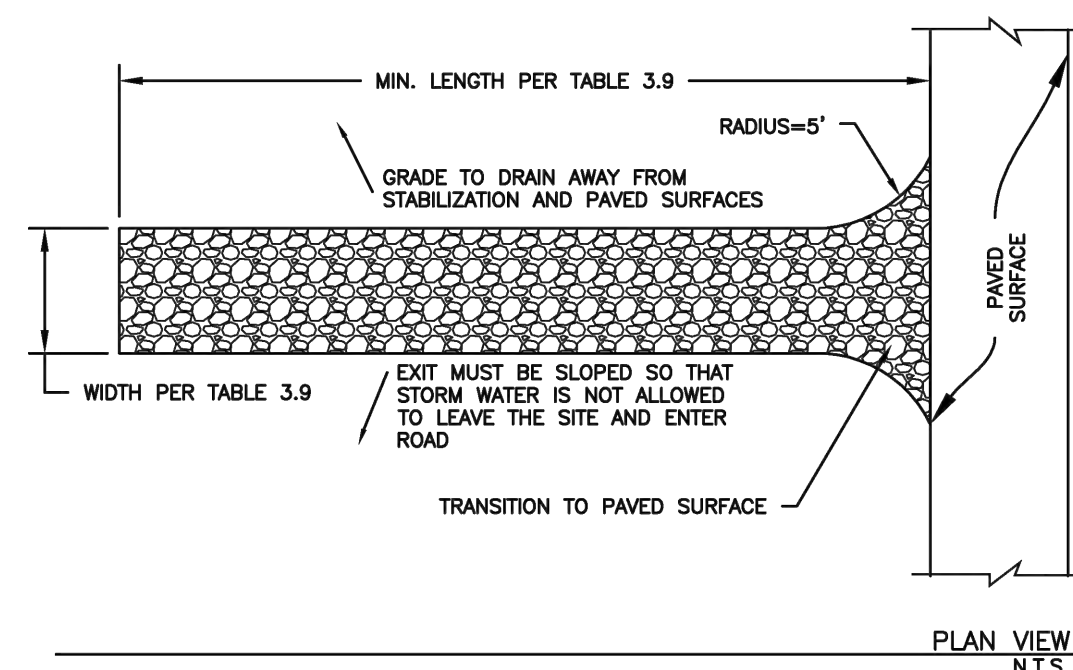
SILT FENCE

SILT FENCE GENERAL NOTES:

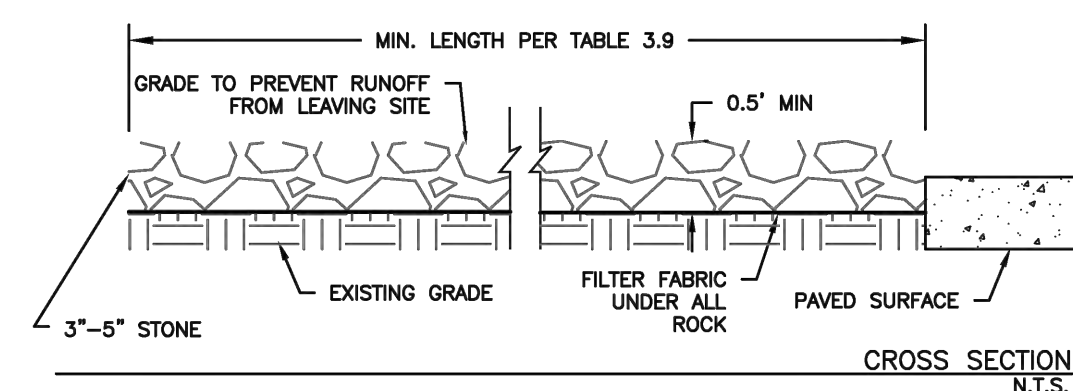
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
- THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EVERY RAIN EVENT. REPAIR OR REPLACEMENT SHALL BE MADE WITHIN 24 HOURS AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SHEET 2 OF 2

SILT FENCE NOTES



PLAN VIEW
N.T.S.



CROSS SECTION
N.T.S.

NOTES:
INSTALL SILT FENCE, CONSTRUCTION SAFETY FENCING, OR SIMILAR BARRIER ALONG THE CONSTRUCTION ACCESS.

TABLE 3.9 MINIMUM EXIT DIMENSIONS

DISTURBED AREA	MIN. WIDTH OF EXIT	MIN. LENGTH OF EXIT
<1 ACRE	15 FEET	20 FEET
>1 ACRE BUT <5 ACRES	25 FEET	50 FEET
>5 ACRES	30 FEET	50 FEET

SHEET 1 OF 2

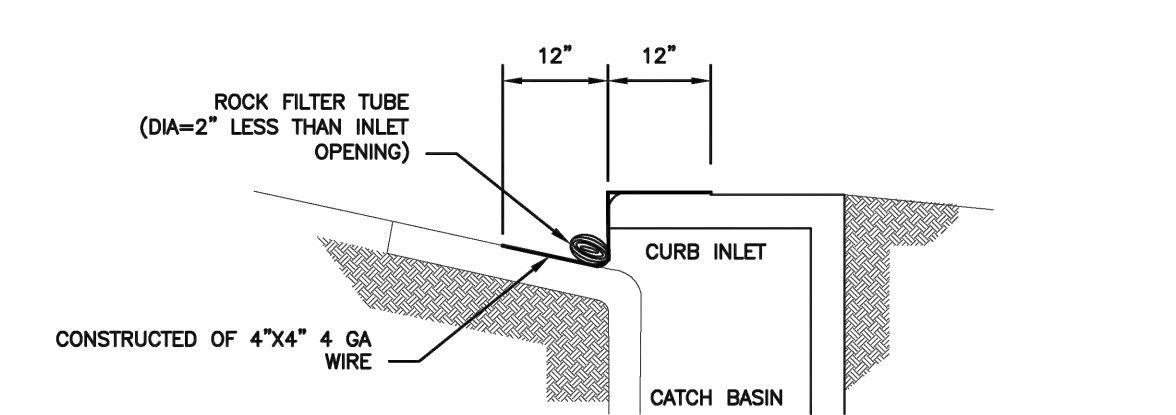
STABILIZED CONSTRUCTION ACCESS

STABILIZED CONSTRUCTION EXIT GENERAL NOTES:

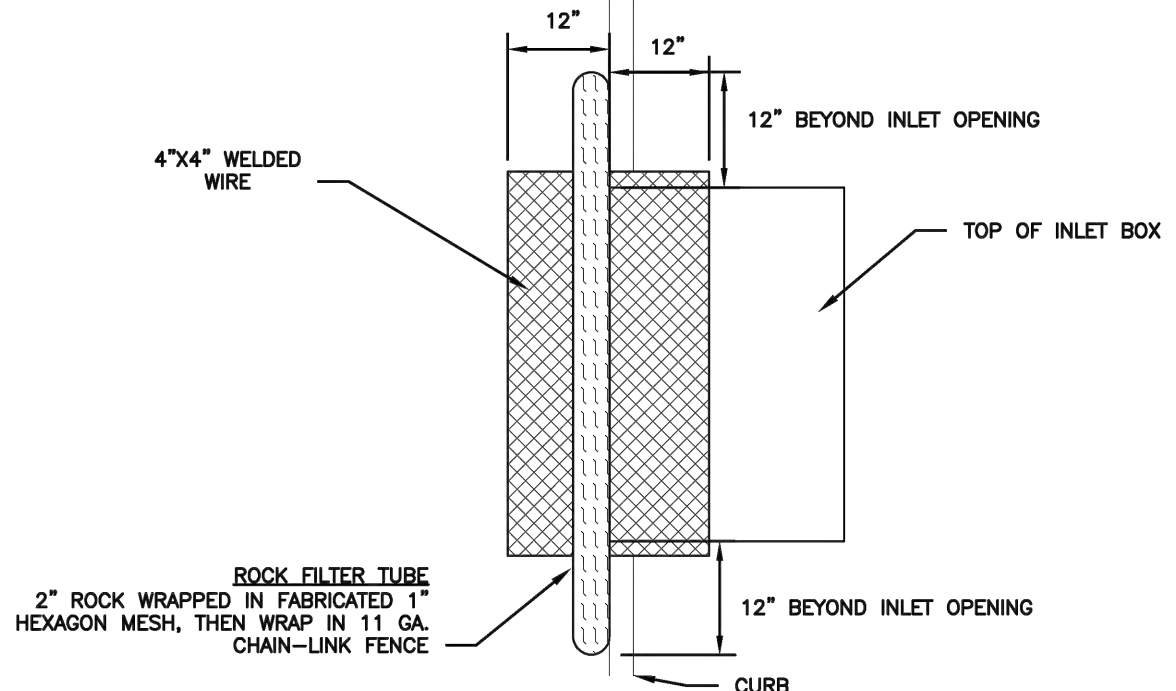
- STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK.
- IF RECYCLED CONCRETE IS USED, IT SHALL BE CLEAN GRADED CRUSHED CONCRETE FREE OF REINFORCING STEEL AND OTHER OBJECTIONABLE MATERIAL AND HAVE AT MOST 1.5% DELETERIOUS MATERIAL CONFORMING TO TXDOT'S RECYCLED MATERIAL SPECIFICATIONS.
- THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
- THE ACCESS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
- THE ACCESS MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

SHEET 2 OF 2

STABILIZED CONSTRUCTION ACCESS NOTES



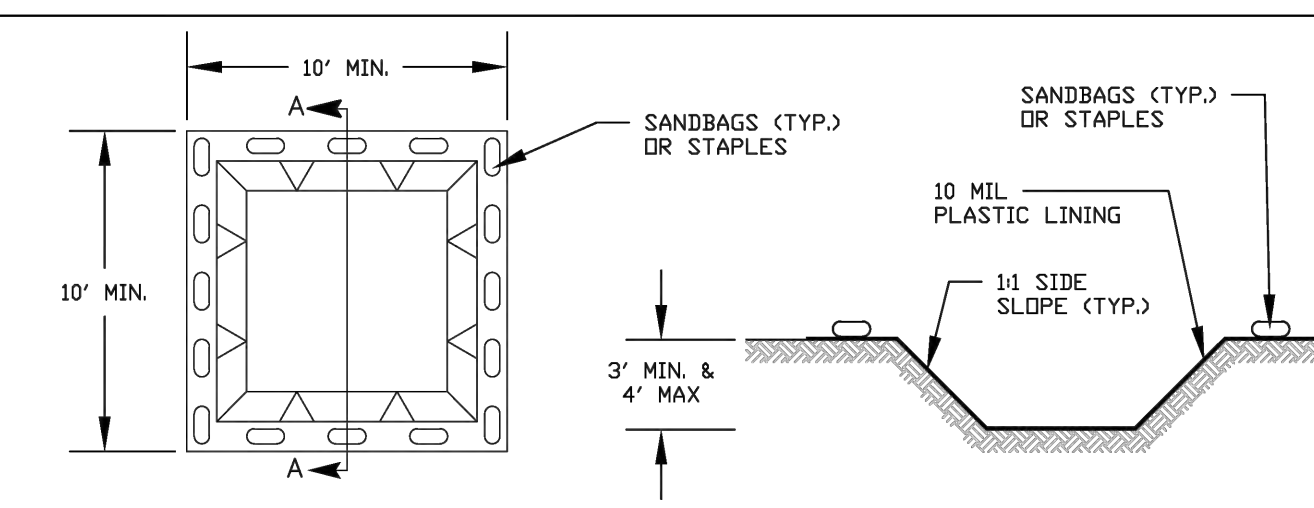
ROCK FILTER TUBE CURB INLET PROTECTION CROSS SECTION
N.T.S.



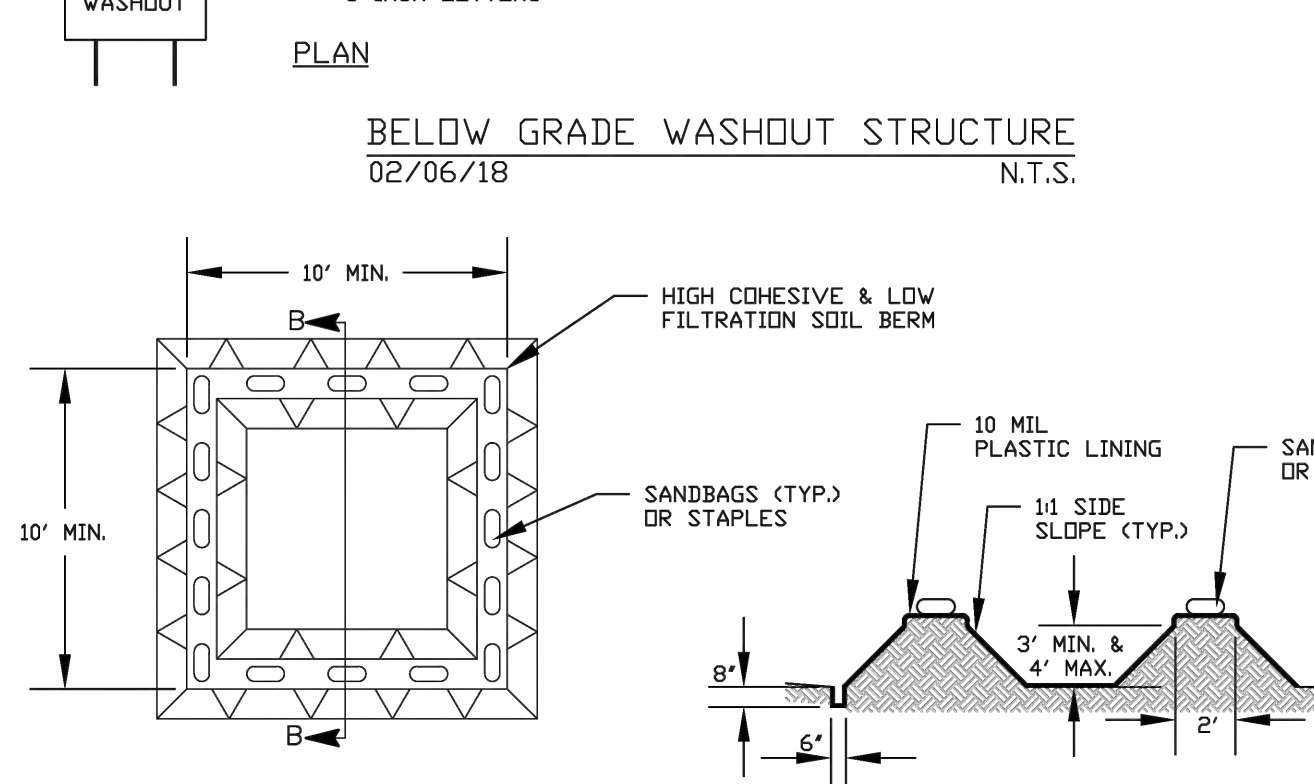
ROCK FILTER TUBE CURB INLET PROTECTION PLAN VIEW
N.T.S.

- NOTES:
- THIS CONTROL WILL DECREASE THE CAPACITY OF THE INLET. IT SHALL ONLY BE USED WHEN THE ENGINEER HAS DETERMINED THERE IS ADEQUATE STORAGE OR POSITIVE OVERFLOW.
 - ALLOWED FOR NON-ACCEPTED ROADWAY.
 - FOR ACTIVE ROADWAY, SEDIMENT FROM ADJACENT STREET SHALL BE RETAINED ON SITE OR USE AN INLET COVER.
 - OVERLAP ROCK FILTER TUBES A MINIMUM OF 1-FOOT.

CURB INLET PROTECTION
ROCK FILTER TUBE



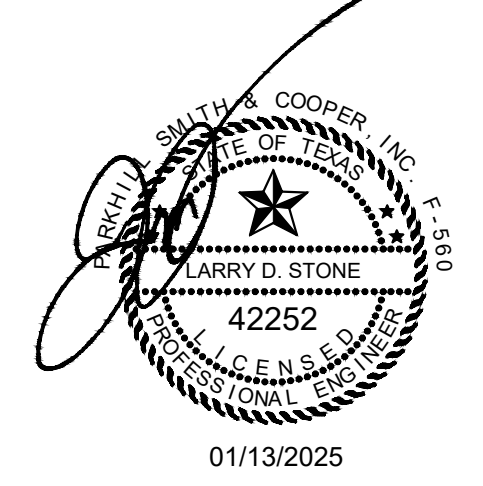
SECTION A-A
N.T.S.

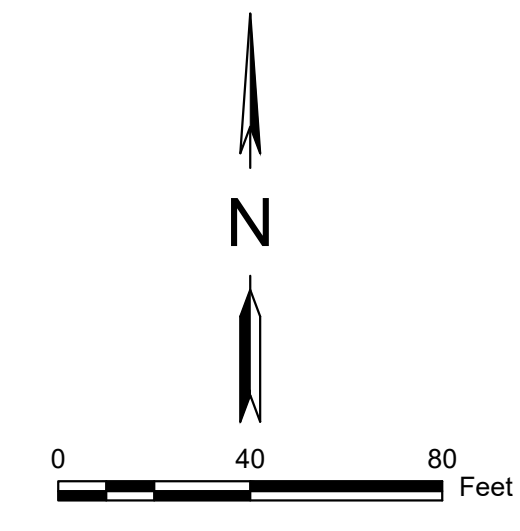
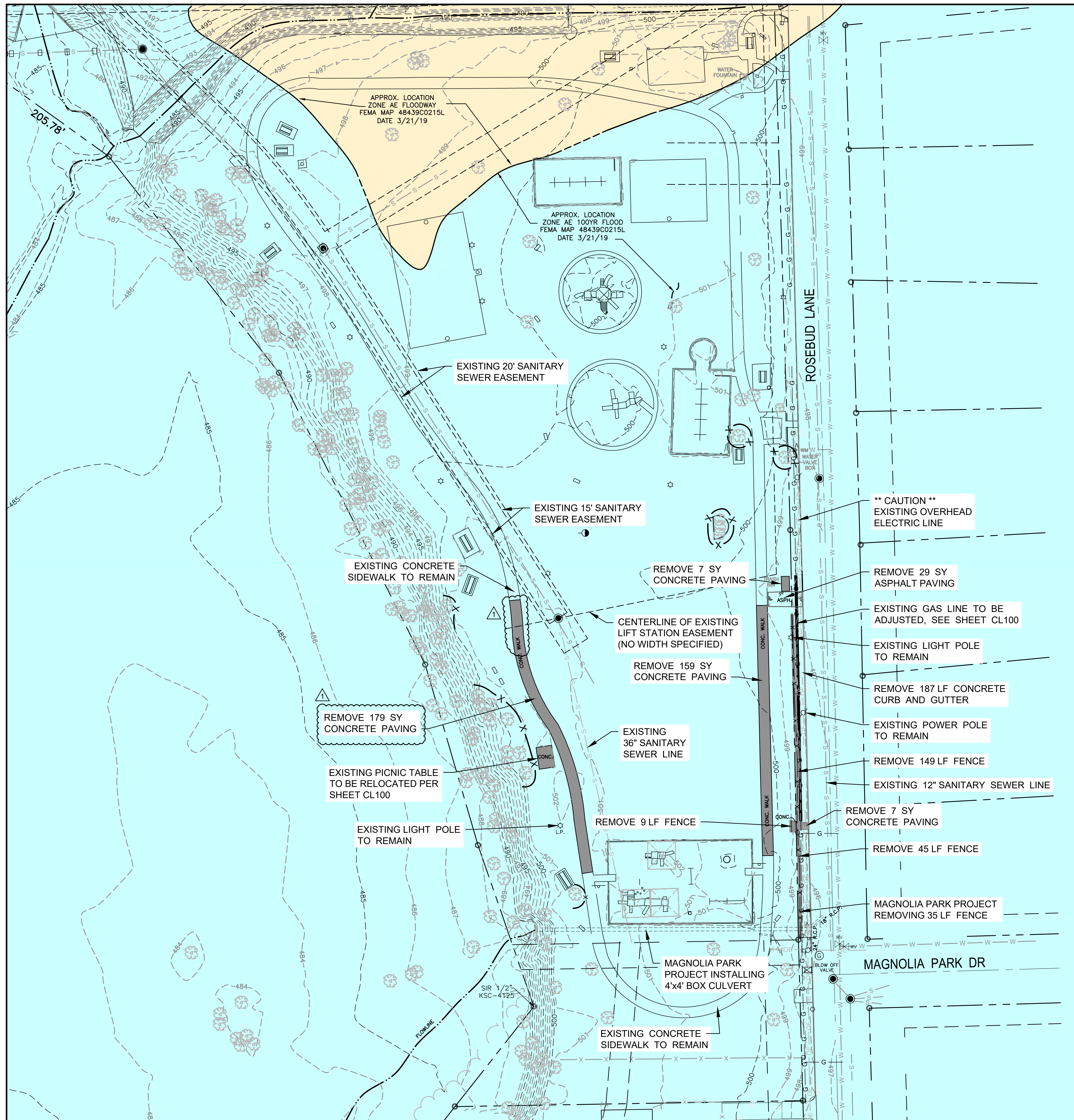


SECTION B-B
N.T.S.

GENERAL NOTES FOR BOTH DETAILS:

- LOCATION SHALL BE INDICATED ON THE PLANS.
- THE CONCRETE WASHOUT STRUCTURES SHALL BE CLEANED OUT WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURE'S CAPACITY.
- CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARLY MARKED WITH A SIGNAGE NOTING DEVICE.
- ANY PREFABRICATED CONCRETE WASHOUT BINS MUST BE APPROVED BY THE CITY PRIOR TO USE.





EXISTING UTILITIES
 CONTRACTOR MUST VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CITY OFFICIALS AND UTILITY COMPANIES IN LOCATING UTILITIES. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LOSSES DUE TO DAMAGE TO UTILITIES. LOCATION FOR ALL UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL TEXAS 811, 1-800-344-8377.

CONTROL POINT #1 CoRH Benchmark 429	CONTROL POINT #2 PT#3891 SIRC 1/2"	CONTROL POINT #3 PT#3886 SIRC 1/2"
N - 6983540.2279 E - 2357565.2968 ELEV. - 593.31	N - 6975955.9971 E - 2357168.7681 ELEV. - 500.36	N - 6976675.9999 E - 2357198.7696 ELEV. - 499.97



GENERAL DEMOLITION NOTES

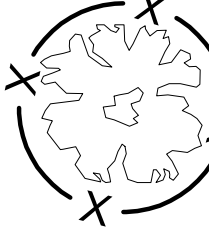


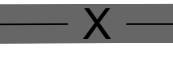

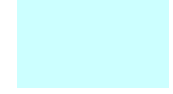
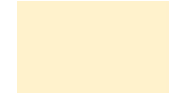
EXAMINATION OF SITE OF WORK
 BEFORE SUBMITTING A BID, EACH BIDDER SHALL CAREFULLY EXAMINE THE SITE OF WORK. EACH BIDDER SHALL INFORM HIMSELF/HERSELF PRIOR TO BIDDING AS TO THE EXISTING CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND SHALL INCLUDE IN HIS/HER BID A SUM TO COVER ALL COSTS OF ALL ITEMS NECESSARY TO PERFORM THE WORK AS SET FORTH IN THE CONTRACT DOCUMENTS. NO ALLOWANCE WILL BE MADE TO ANY BIDDER BECAUSE OF LACK OF SUCH EXAMINATION OR KNOWLEDGE. THE SUBMISSION OF A BID SHALL BE CONSTRUED AS CONCLUSIVE EVIDENCE THAT THE BIDDER IS SUFFICIENTLY FAMILIAR WITH ALL RELEVANT CONDITIONS.

DEMOLITION
 1. THE CONTRACTOR SHALL NOT ASSUME THAT UTILITIES ARE PRECISELY LOCATED. UTILITIES ARE SHOWN TO HELP MAKE THE CONTRACTOR AWARE OF THEIR EXISTENCE. THIS MEASURE IS TAKEN TO HELP PROTECT THE INVESTMENTS AND SERVICES OF THE OWNERS, OF THE UTILITIES AND THEIR CUSTOMERS. THE CONTRACTOR SHALL CALL TEXAS 811 FOR HELP IN LOCATING UTILITIES.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. THE

CONTRACTOR SHALL ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OR FACILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT ON THE SITE OF THE WORK.
 3. PRIOR TO PROCEEDING WITH CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER OR A/E IF CONFLICTS OR POTENTIAL CONFLICTS OCCUR BETWEEN EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION.
 4. PRIOR TO PROCEEDING WITH CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY OWNER OR CITY OF GRAND PRAIRIE PRIOR TO DEMOLITION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PRESERVE AND PROTECT ALL UTILITIES. THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE UTILITY OWNER AND MAKE RESTITUTION FOR ANY UTILITY THAT IS DAMAGED BY THE CONTRACTOR DURING THE COURSE OF THE WORK.
 5. THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE OWNER AND MAKE RESTITUTION FOR ANY DAMAGE TO THE EXISTING FACILITIES BY THE CONTRACTOR DURING THE COURSE OF THE WORK.
 6. COORDINATE DEMOLITION PHASING WITH CIVIL, LANDSCAPE, STRUCTURAL AND ELECTRICAL DISCIPLINES.
 7. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MISCELLANEOUS REPAIRS DUE TO DEMOLITION ACTIVITIES.

NOTE:
 DISPOSAL OF ALL EXCESS/WASTE MATERIALS IS TO BE MADE AT A REGISTERED LANDFILL

LEGEND

-  EXISTING TREE TO BE PROTECTED
-  CONCRETE PAVING TO BE REMOVED (REMOVE TO NEAREST CONTROL OR ISOLATION JOINT)
-  ASPHALT PAVING TO BE REMOVED
-  CHAIN LINK FENCE TO BE REMOVED
-  GAS LINE TO BE ADJUSTED (SEE SHEET CL100)
-  100 YEAR FLOOD PLAIN
-  FLOODWAY

Parkhill

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**Rosebud Park Additions
 Richland Hills**

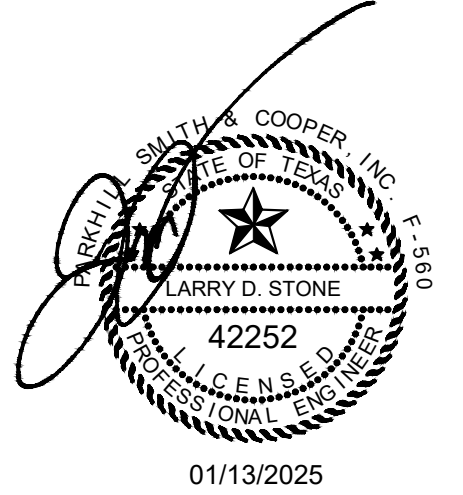


CLIENT
 City of Richland Hills
 2600 Rosebud Ln
 Richland Hills, TX 76118

PROJECT NO.
 42230.23
KEY PLAN

#	DATE	DESCRIPTION
01	01/23/2025	Addendum 001
-	01/13/2025	Issue for Bid

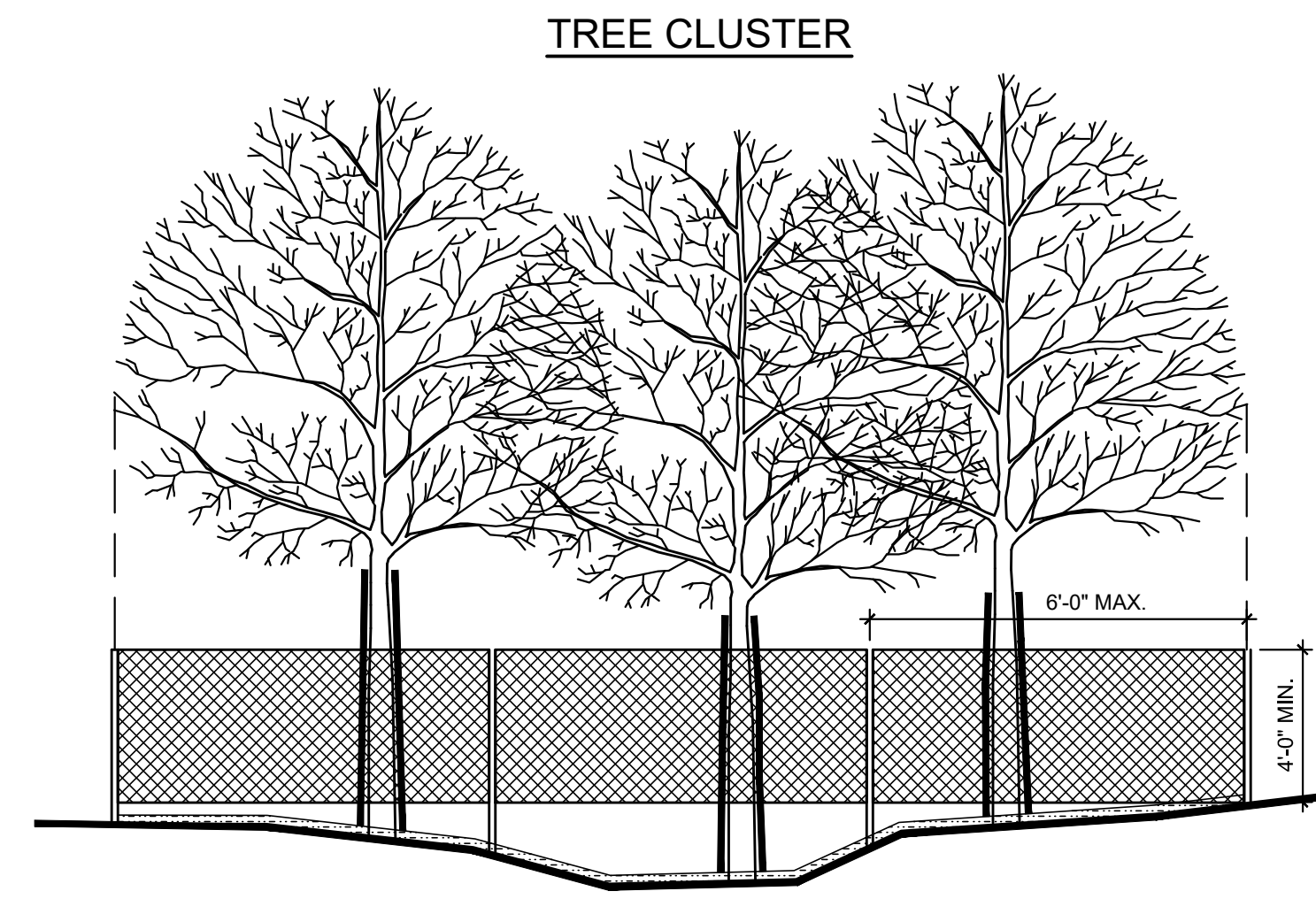
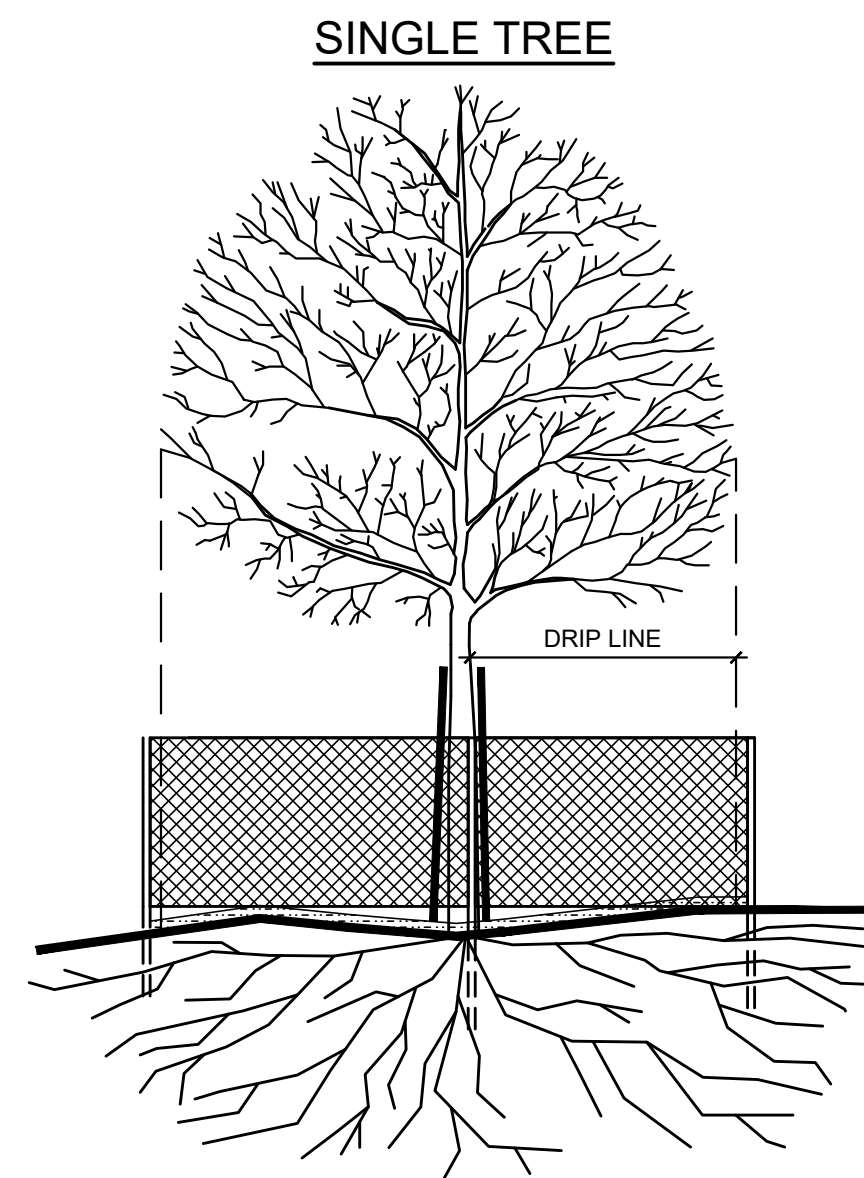
**Existing
 Conditions &
 Removal Plan
 CX100**



CLIENT
City of Richland Hills
2600 Rosebud Ln
Richland Hills, TX 76118

PROJECT NO.
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KEY PLAN

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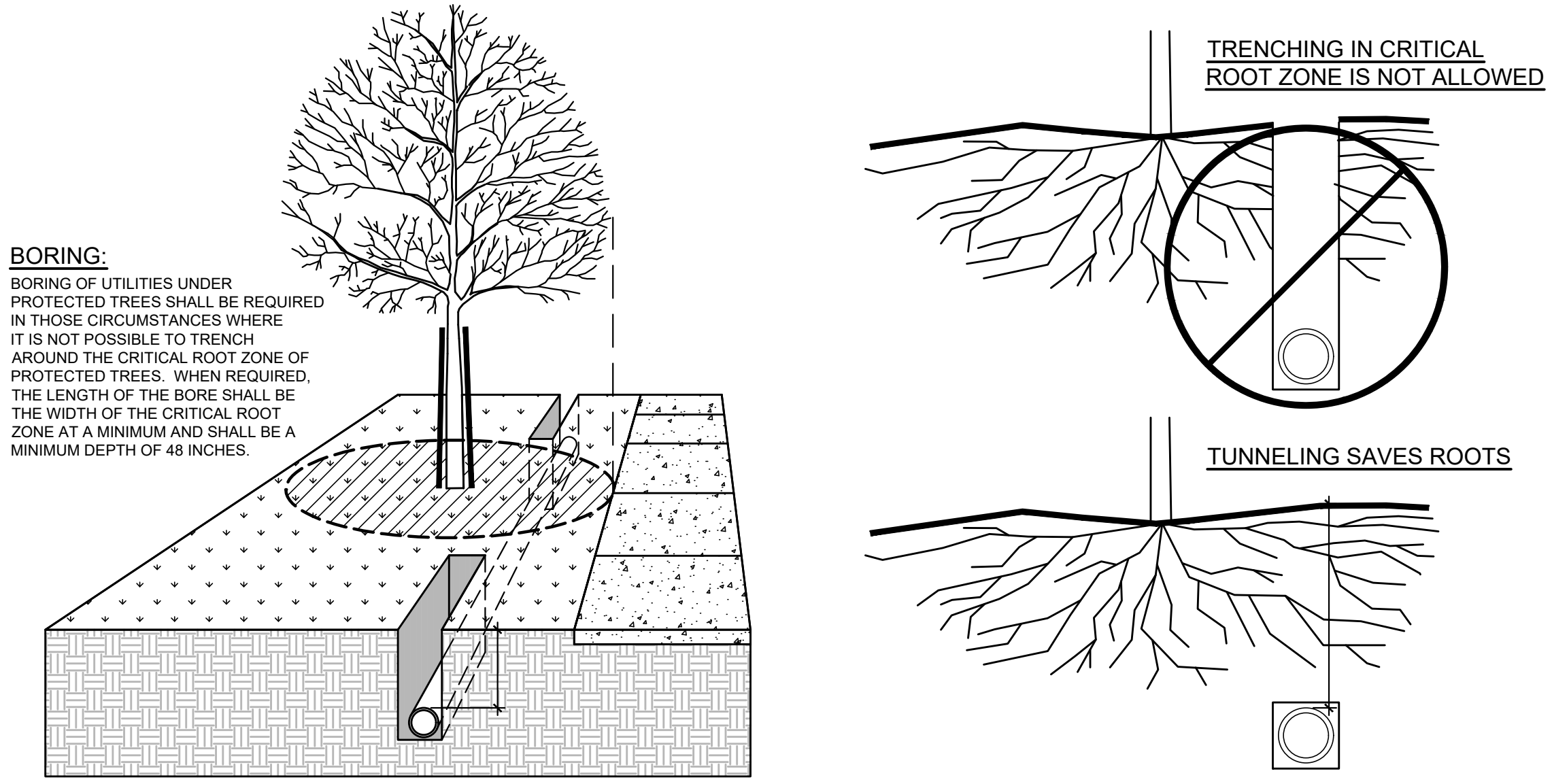
TREE PROTECTION NOTES

- A. ***CRITICAL ROOT ZONE:**
THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A CONCENTRIC CIRCLE WITH A RADIUS TO THE DISTANCE FROM THE TREE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.
- B. **DRIP LINE:**
A VERTICAL LINE RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF TREE AND EXTENDING TO THE GROUND.
- C. **PROTECTIVE FENCING:**
ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING, SNOW FENCING, OR OTHER SIMILAR FENCING AS SPECIFIED AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF SIX FOOT (6') INTERVALS BY APPROVED METHOD SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE. THIS FENCING SHALL BE OF A HIGHLY VISIBLE MATERIAL.
- A. THE CONTRACTOR SHALL PROTECT THE TREE AND PLANT PROTECTION ZONE AT ALL TIMES FROM COMPACTION OF THE SOIL, DAMAGE OF ANY KIND TO TRUNKS, BARK, BRANCHES, LEAVES AND ROOTS OF ALL PLANTS, AND CONTAMINATION OF THE SOIL, BARK OR LEAVES WITH CONSTRUCTION MATERIALS, DEBRIS, SILT, FUELS, OILS, AND ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SPILLS, COMPACTION OR DAMAGE AND TAKE CORRECTIVE ACTION IMMEDIATELY USING METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.
- B. TREE BRANCHES THAT INTERFERE WITH THE CONSTRUCTION MAY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE POINT NECESSARY TO COMPLETE THE WORK. OTHER BRANCHES SHALL ONLY BE REMOVED WHEN SPECIFICALLY INDICATED BY THE OWNER'S REPRESENTATIVE. TYING BACK OR TRIMMING OF ALL BRANCHES AND THE CUTTING OF ROOTS SHALL BE IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES (ANSI A300, PART 8) AND BE PERFORMED UNDER SUPERVISION OF AN ARBORIST.
- C. TRUNK PROTECTION ONLY WHERE FENCE IS NOT CONSTRUCTIBLE: PROTECT THE TRUNK OF EACH TREE TO REMAIN BY COVERING IT WITH A RING OF 8 FOOT LONG 2 INCH X 6 - INCH PLANKS LOOSELY BANDED ONTO THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO THE PLANKS AS NECESSARY TO HOLD THEM SECURELY IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD. REMOVE TRUNK PROTECTION UPON SUBSTANTIAL COMPLETION.

***PROHIBITED ACTIVITIES WITHIN CRITICAL ROOT ZONE**

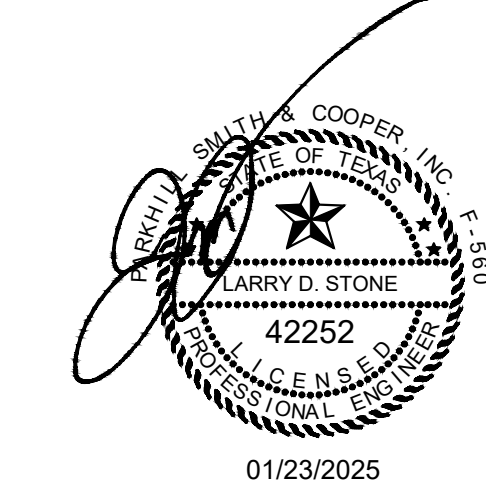
1. **MATERIAL STORAGE:** NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW INTO THE CRITICAL ROOT ZONE OF A PROTECTED TREE.
2. **TREE ATTACHMENTS:** NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
3. **VEHICULAR TRAFFIC:** NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.
4. **GRADE CHANGES:** PAVING WITHIN THE DRIP LINE SHALL BE APPROVED PRIOR TO CONSTRUCTION BY THE OWNER'S REPRESENTATIVE.
5. **IMPERVIOUS PAVING:** NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
6. **ROOT PRUNING:** ALL ROOTS ONE INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

TREE TRENCHING AND TUNNELING



TREE TRENCHING AND TUNNELING NOTES

- A. IN THE EVENT THAT CONSTRUCTION ACTIVITY IS UNAVOIDABLE WITHIN THE TREE AND PLANT PROTECTION AREA, NOTIFY THE OWNER'S REPRESENTATIVE AND SUBMIT A DETAILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE PLAN SHALL INCLUDE: A STATEMENT DETAILING THE REASON FOR THE ACTIVITY INCLUDING WHY OTHER AREAS ARE NOT SUITED; A DESCRIPTION OF THE PROPOSED ACTIVITY; THE TIME PERIOD FOR THE ACTIVITY, AND A LIST OF REMEDIAL ACTIONS THAT WILL REDUCE THE IMPACT ON THE TREE AND PLANT PROTECTION AREA FROM THE ACTIVITY. REMEDIAL ACTIONS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING: IN GENERAL, DEMOLITION AND EXCAVATION WITHIN THE DRIP LINE OF TREES AND SHRUBS SHALL PROCEED WITH EXTREME CARE EITHER BY THE USE OF HAND TOOLS, DIRECTIONAL BORING AND OR AIR KNIFE EXCAVATION WHERE INDICATED OR WITH OTHER LOW IMPACT EQUIPMENT THAT WILL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL.
- B. WHEN ENCOUNTERED, EXPOSED ROOTS, 1 INCHES AND LARGER IN DIAMETER SHALL BE WORKED AROUND IN A MANNER THAT DOES NOT BREAK THE OUTER LAYER OF THE ROOT SURFACE (BARK). THESE ROOTS SHALL BE COVERED IN WOOD CHIPS AND SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER IN DIAMETER SHALL NOT BE CUT WITH OUT THE APPROVAL OF THE OWNERS REPRESENTATIVE. EXCAVATION SHALL BE TUNNELED UNDER THESE ROOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE ROOTS ARE ENCOUNTERED, WORK SHALL BE PERFORMED AND SCHEDULED TO CLOSE EXCAVATIONS AS QUICKLY AS POSSIBLE OVER EXPOSED ROOTS.



01/23/2025

**Rosebud Park Additions
Richland Hills**



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PROJECT NO.
42230.23

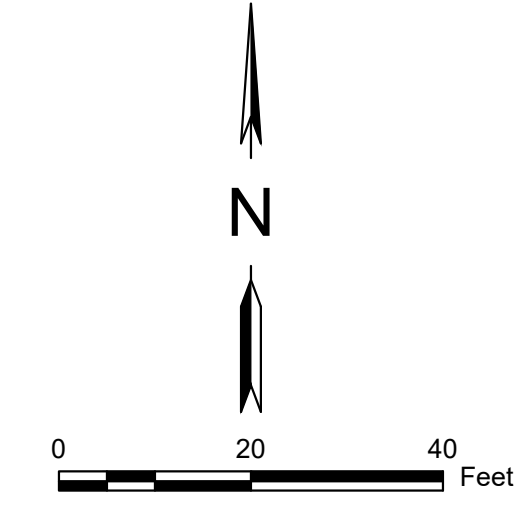
KEY PLAN

**Construction
Layout**

CL100

EXISTING UTILITIES
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CONTROL POINT #1 CoRH Benchmark 429	CONTROL POINT #2 PT#3891 SIRC 1/2"	CONTROL POINT #3 PT#3886 SIRC 1/2"
N - 6983540.2279 E - 2357565.2968 ELEV. - 593.31	N - 6975955.9971 E - 2357168.7681 ELEV. - 500.36	N - 6976675.9999 E - 2357198.7696 ELEV. - 499.97



CONSTRUCTION NOTES

EXAMINATION OF SITE WORK
BEFORE SUBMITTING A BID, EACH BIDDER SHALL CAREFULLY EXAMINE THE SITE OF WORK. EACH BIDDER SHALL INFORM HIMSELF PRIOR TO BIDDING AS TO THE EXISTING CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND SHALL INCLUDE IN HIS/HER BID A SUM TO COVER ALL COSTS OF ALL ITEMS NECESSARY TO PERFORM THE WORK AS SET FORTH IN THE CONTRACT DOCUMENTS. NO ALLOWANCE WILL BE MADE TO ANY BIDDER BECAUSE OF LACK OF SUCH EXAMINATION OR KNOWLEDGE. THE SUBMISSION OF A BID SHALL BE CONSTRUED AS CONCLUSIVE EVIDENCE THAT THE BIDDER IS SUFFICIENTLY FAMILIAR WITH ALL RELEVANT CONDITIONS.

CONCRETE FORMWORK AND REINFORCEMENT
THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF 48 HOURS PRIOR TO THE PLANNED PLACEMENT OF CONCRETE. THE OWNER'S REPRESENTATIVE MUST HAVE OBSERVED AND APPROVED THE FORMWORK AND REINFORCEMENT PRIOR TO ANY PLACEMENT OF CONCRETE.

CONCRETE FINISH AND SAW JOINTS
THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ON THE SITE SAMPLE PANELS OF PAVEMENT 4' X 4' IN SIZE FOR EACH FINISH OF CONCRETE PAVEMENT. THE SURFACE FINISHES SHALL BE AS APPROVED BY THE OWNER'S REPRESENTATIVE. ANY CONCRETE PLACED WITH AN IMPROPER FINISH SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SAW JOINTS SHALL BE SAWN WITHIN 24 HOURS OF CONCRETE PLACEMENT. ANY CONCRETE SAWN LATER THAN THIS WHICH, IN THE OPINION OF THE OWNER'S REPRESENTATIVE, HAS EXCESSIVE SHRINKAGE CRACKS DUE TO NOT HAVING BEEN SAWN SOON ENOUGH, SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

ALIGNMENT AND TANGENCY OF PAVEMENTS
THE EDGES OF ALL FINISHED PAVING SHALL BE STRAIGHT OR SMOOTH CURVES (AS DELINEATED ON THE PLANS) WITH NO INTERRUPTIONS SUCH AS CHORDS, WAVES, JOGS, OR MISSED TANGENTS. PAVEMENT WITH SUCH INTERRUPTION SHALL BE REMOVED.

CITY STANDARDS
ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

DIMENSIONS
DIMENSIONS ARE TO BACKS OF CURBS, TO CENTERLINES OF FENCES, OR TO EDGES OF PAVEMENTS, UNLESS OTHERWISE INDICATED. WRITTEN AND NUMBERED DIMENSIONS HOLD PRECEDENCE OVER SCALED DIMENSIONS.

ADJUSTMENTS
IF THE CONTRACTOR BELIEVES IT IS NECESSARY TO MAKE AN ADJUSTMENT IN THE LAYOUT OR GRADE OF PROPOSED IMPROVEMENTS, SUCH AN ADJUSTMENT SHALL BE PROPOSED TO THE OWNER'S REPRESENTATIVE. NO ADJUSTMENT WILL BE PERMITTED UNTIL IT HAS FIRST BEEN APPROVED BY THE OWNER'S REPRESENTATIVE.

KEY NOTES

AS INDICATED BY: (10)

① 24"x24" DETECTABLE WARNING PLATE BY EJIW, OR APPROVED EQUAL. MATERIAL TO BE UNDIPPED, CAST IRON. PRODUCT TO BE PRE-WEATHERED FOR A MINIMUM OF 30 DAYS PRIOR TO INSTALLATION.

LEGEND

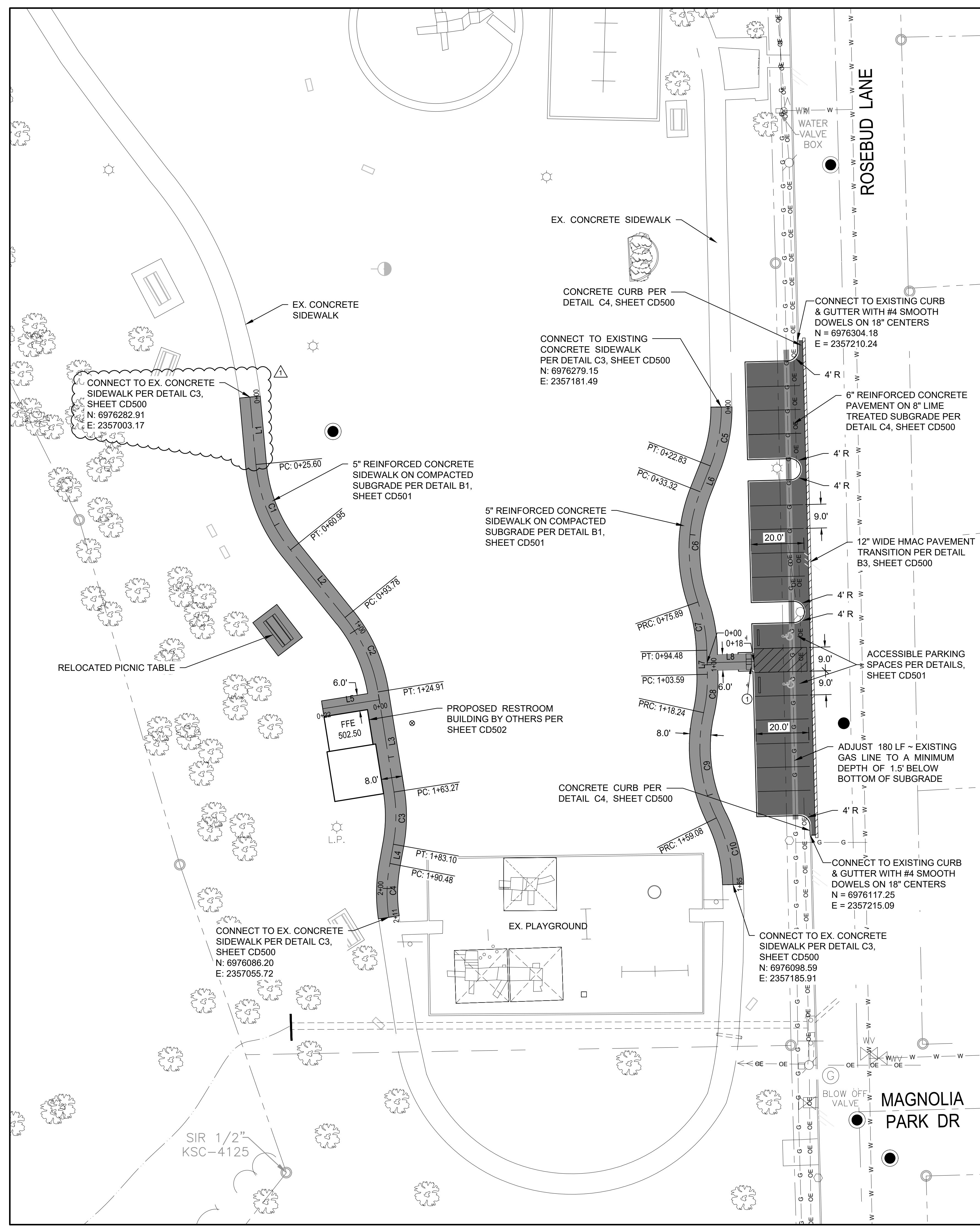
- SAWN CONTROL JOINT
- D/J DOWELED ISO JOINT
- 6" CONCRETE PAVING ON 8" LIME TREATED SUBGRADE
- 5" CONCRETE SIDEWALK
- HMAC PAVING TRANSITION

Line Table: Alignments

Line #	Length	Direction	Start Point	End Point
L1	25.60	S05° 07' 54.74"E	(2357003.17,6976282.91)	(2357005.46,6976257.41)
L2	32.84	S38° 54' 03.43"E	(2357018.52,6976225.11)	(2357039.14,6976199.56)
L3	38.36	S09° 04' 50.51"E	(2357051.63,6976171.43)	(2357057.69,6976133.55)
L4	7.38	S10° 11' 44.01"W	(2357057.44,6976113.81)	(2357056.13,6976106.55)
L5	21.67	S80° 55' 06.73"W	(2357052.11,6976168.46)	(2357030.71,6976165.04)
L6	10.49	S21° 38' 00.25"W	(2357177.38,6976256.83)	(2357173.51,6976247.08)
L7	9.12	S01° 25' 54.09"E	(2357175.99,6976187.19)	(2357176.22,6976178.08)
L8	17.77	N88° 34' 05.91"E	(2357176.11,6976182.45)	(2357193.88,6976182.89)

CURVE TABLE

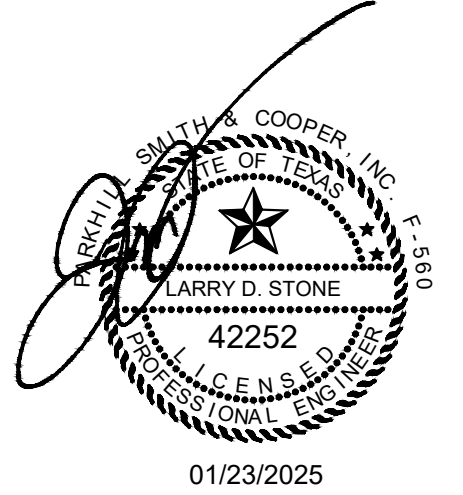
Curve #	PC STA.	PT STA.	PC NORTHING	PC EASTING	PT NORTHING	PT EASTING	DELTA	LENGTH	RADIUS	TANGENT	CHORD
C1	0+25.60	0+60.95	6976257.41	2357005.46	6976225.11	2357018.52	33.738°	35.34	60.02	18.20	34.83
C2	0+93.78	1+24.91	6976199.56	2357039.14	6976171.43	2357051.63	29.725°	31.13	60.00	15.92	30.78
C3	1+63.27	1+83.10	6976133.55	2357057.69	6976113.81	2357057.44	18.938°	19.83	60.00	10.01	19.74
C4	1+90.48	2+10.94	6976106.55	2357056.13	6976086.20	2357055.72	19.531°	20.45	60.00	10.33	20.35
C5	0+00.00	0+22.83	6976279.15	2357181.49	6976256.83	2357177.38	21.798°	22.83	60.00	11.55	22.69
C6	0+33.32	0+75.89	6976247.08	2357173.51	6976205.41	2357172.68	40.649°	42.57	60.00	22.22	41.68
C7	0+75.89	0+94.48	6976205.41	2357172.68	6976187.19	2357175.99	17.749°	18.59	60.00	9.37	18.51
C8	1+03.59	1+18.24	6976178.08	2357176.22	6976163.54	2357174.80	13.987°	14.65	60.00	7.36	14.61
C9	1+18.24	1+59.08	6976163.54	2357174.80	6976123.77	2357179.65	39.001°	40.84	60.00	21.25	40.06
C10	1+59.08	1+85.24	6976123.77	2357179.65	6976098.59	2357185.91	24.979°	26.16	60.00	13.29	25.95



BLOW OFF VALVE

MAGNOLIA PARK DR

SIR 1/2" KSC-4125



CLIENT
City of Richland Hills
2600 Rosebud Ln
Richland Hills, TX 76118

PROJECT NO.
42230.23
KEY PLAN

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01	01/23/2025	Addendum 001
-	01/13/2025	Issue for Bid

**Grading
Plan**

CG100

EXISTING UTILITIES
CONTRACTOR MUST VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CITY OFFICIALS AND UTILITY COMPANIES IN LOCATING UTILITIES. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LOSSES DUE TO DAMAGE TO UTILITIES. LOCATION FOR ALL UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL TEXAS 811, 1-800-344-8377.

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GRADING LEGEND

- 567 --- EXISTING 1' CONTOUR
- 560 --- EXISTING 5' CONTOUR
- 568 --- PROPOSED 1' CONTOUR
- 570 --- PROPOSED 5' CONTOUR
- 562.52 --- PROPOSED SPOT GRADE
- MEG MATCH EXISTING GRADE
- FFE FINISHED FLOOR ELEVATION
- TP TOP OF PAVEMENT
- TG TOP OF GROUND
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TR TOP OF RAMP
- BR BOTTOM OF RAMP

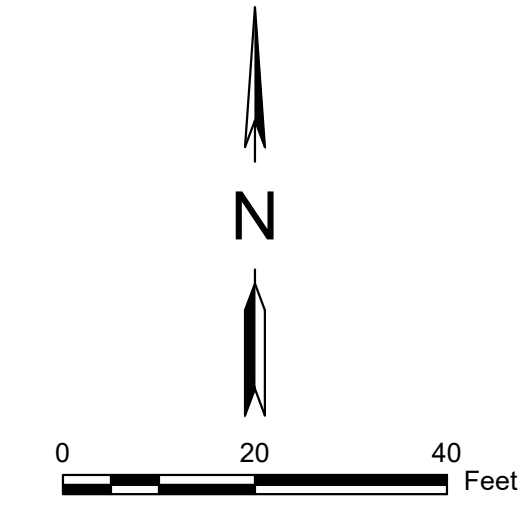
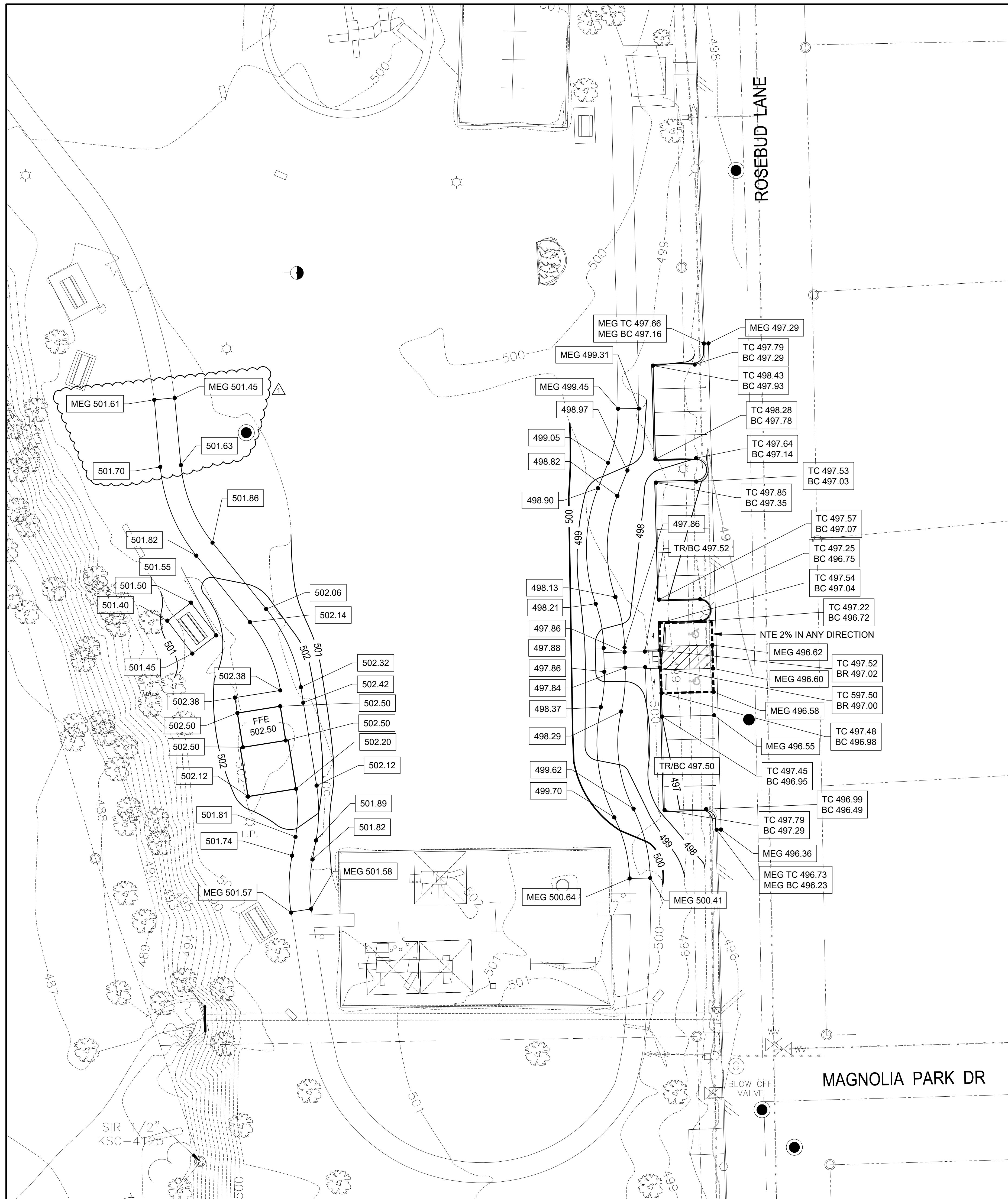
NOTES

- ALL SPOT GRADES ARE TOP OF PAVING GRADES UNLESS OTHERWISE NOTED.
- CROSS SLOPES OF SIDEWALKS ARE NOT TO EXCEED 2.0%.
- LONGITUDINAL SLOPES OF SIDEWALKS ARE NOT TO EXCEED 5.0%.
- TURFGRASS SLOPES ARE NOT TO EXCEED 25%.
- SLOPES ON ACCESSIBLE ROUTE SHALL NOT EXCEED 4.5% LONGITUDINAL SLOPE AND 1.5% CROSS SLOPE.

GRADING NOTES

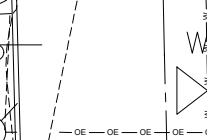
THE EARTHWORK FOR THIS PROJECT IS A NECESSARY AND INCIDENTAL PART OF THE WORK. IN THE CASE THAT THE EARTHWORK DOES NOT BALANCE, THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL COSTS ASSOCIATED WITH HAUL OFF OR IMPORT. THE TOTAL COST SHALL BE INCLUDED IN THE BID PROPOSAL AS A LUMP SUM. PAYMENT WILL NOT BE MADE ON A UNIT PRICE BASIS OR BY ANY OTHER SEPARATE MEASURED PAYMENT METHOD.

1. BASE BID SHALL INCLUDE ALL EARTHWORK NECESSARY TO ESTABLISH THE FINISHED GRADES AS SHOWN ON THIS PLAN. NO SEPARATE PAYMENT WILL BE MADE.
2. REFER TO SPECIFICATIONS FOR DISPOSAL OF EXCESS MATERIAL.
3. CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD A MINIMUM OF 6" OF TOPSOIL IN ALL DISTURBED AREAS. IN AREAS OF CUT, THE GRADE SHALL BE EXCAVATED TO 6" BELOW FINISH GRADE, THEN TOPSOIL SHALL BE RE-SPREAD ABOVE THE SUB GRADE ELEVATION.
4. ALL EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT.
5. THE TOPOGRAPHIC SURVEY FOR THIS PROJECT SHALL BE DONE BY AN INDEPENDENT REGISTERED, LICENSED SURVEYOR APPROVED BY THE OWNER. THE SURVEYS SHALL BE SIGNED AND SEALED BY THE APPROVED SURVEYOR.
6. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND GRADES. NEW OR EXISTING PRIOR TO CONSTRUCTION, NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH EXISTING OR NEW CONDITIONS. THE CONTRACTOR SHALL EMPLOY A LICENSED PUBLIC SURVEYOR TO SET ALL GRADES, SPOT ELEVATIONS, FLOW LINES, ETC.



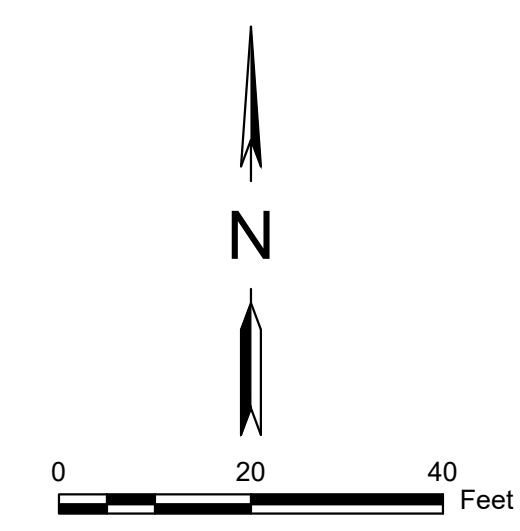
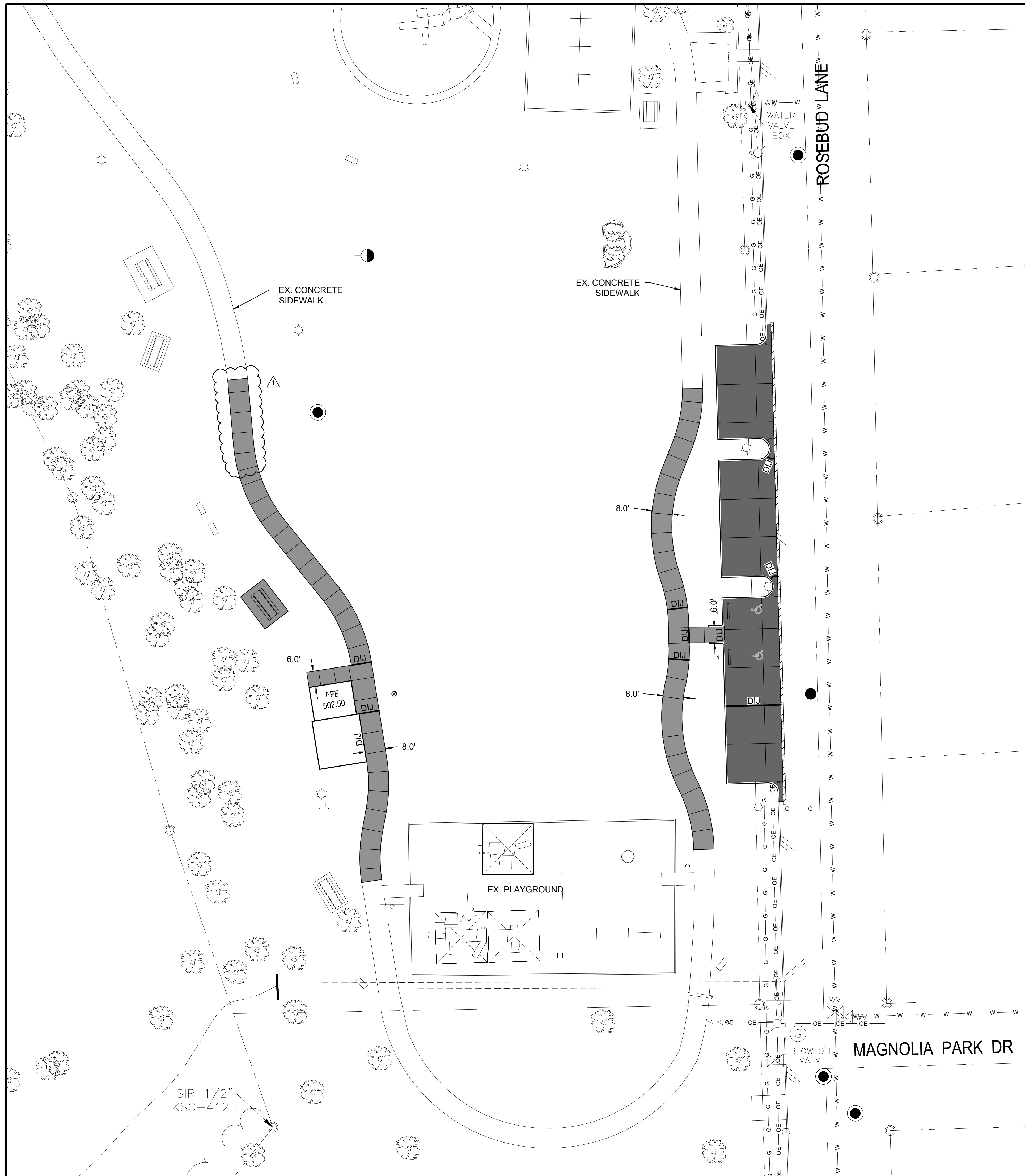
MAGNOLIA PARK DR

ROSEBUD LANE



BLOW OFF VALVE

SIRC 1/2"
KSC-4125



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LEGEND

	SAWN CONTROL JOINT
	DOWELED ISO JOINT
	6" CONCRETE PAVING ON 8" LIME TREATED SUBGRADE
	5" CONCRETE SIDEWALK
	HMAC PAVING TRANSITION



Parkhill.com

**Rosebud Park Additions
 Richland Hills**



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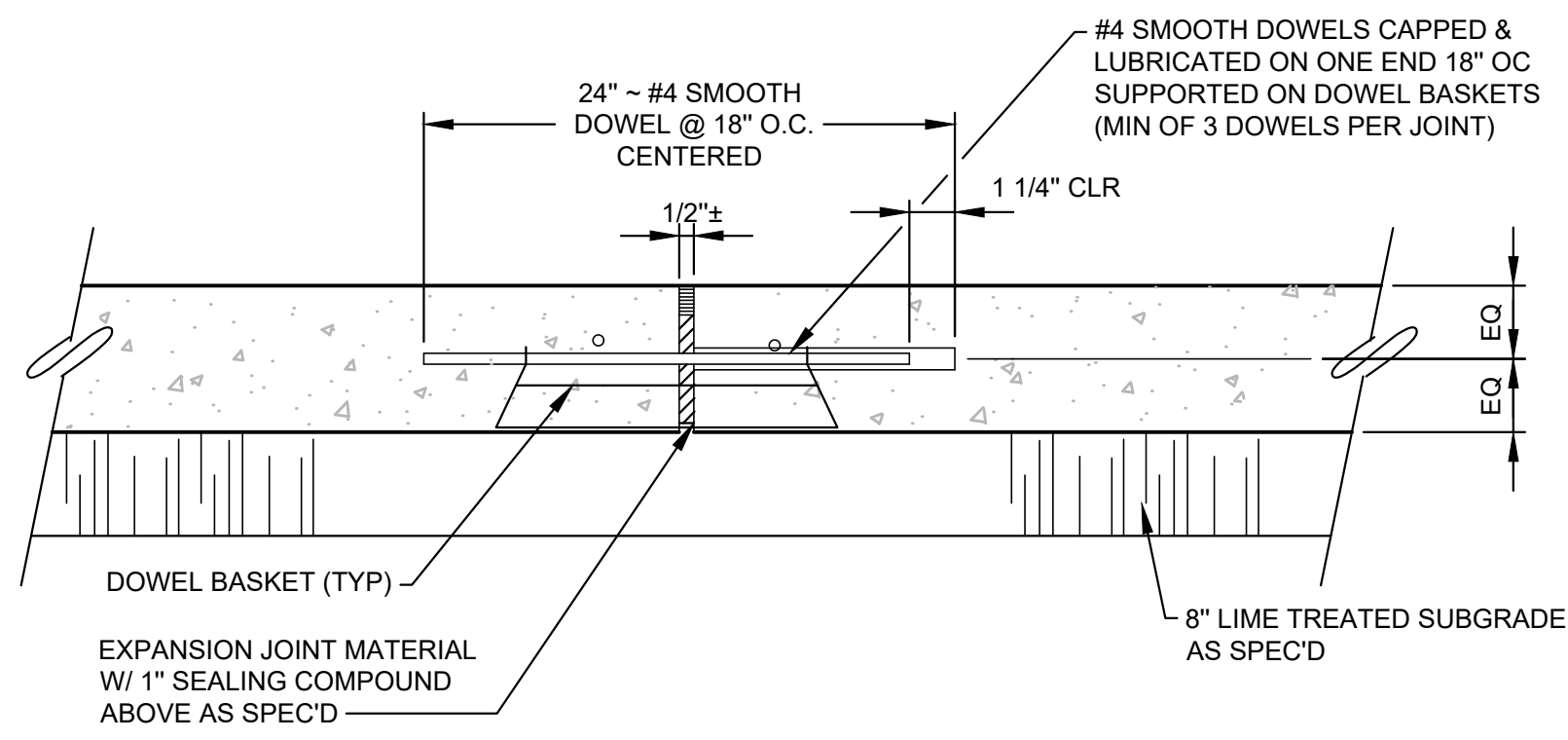
PROJECT NO.
 42230.23

KEY PLAN

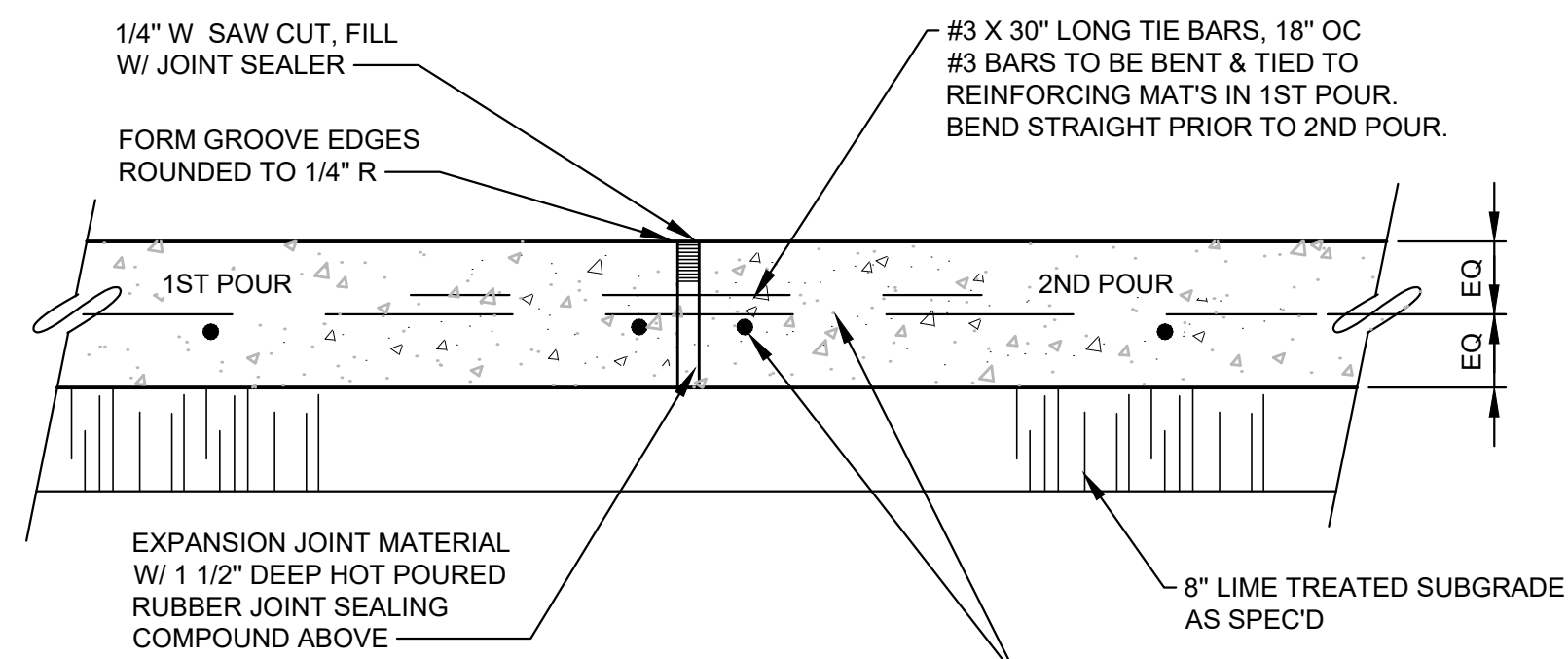
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01	01/23/2025	Addendum 001
-	01/13/2025	Issue for Bid

**Paving &
 Jointing Plan**

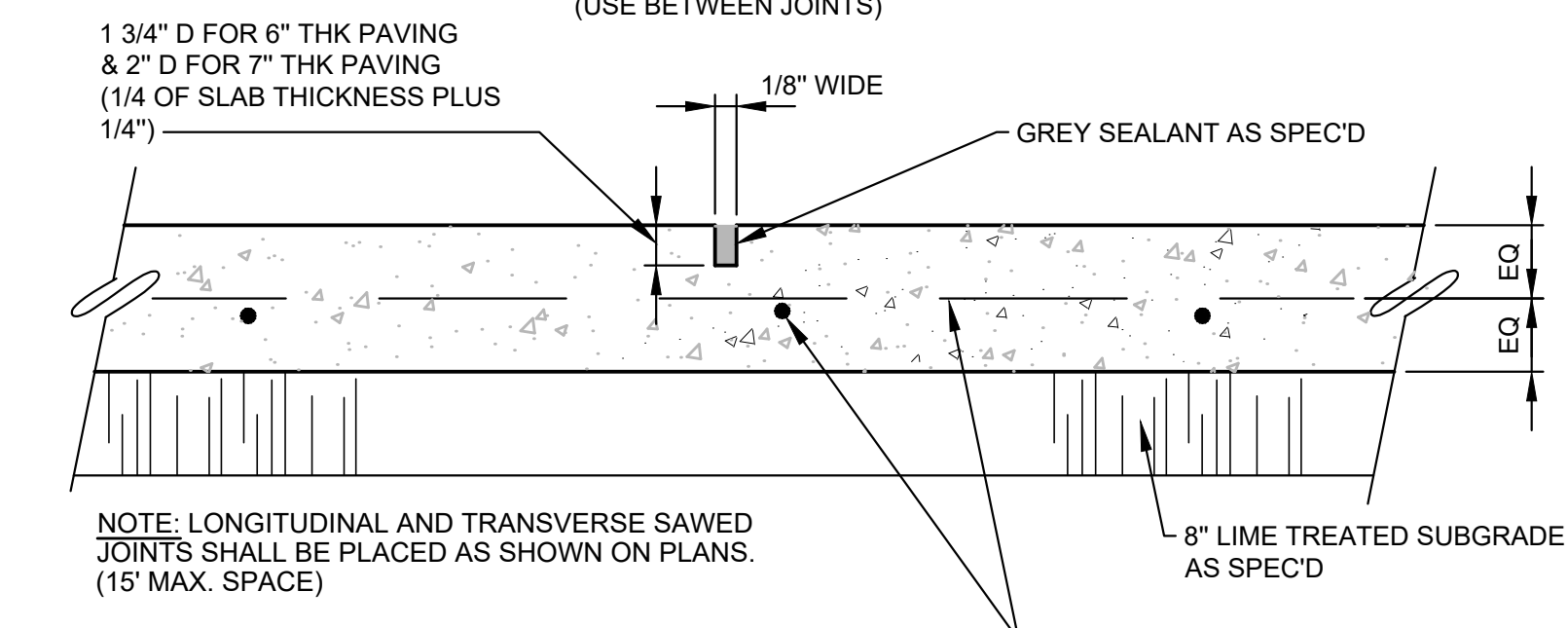
CH100



DOWELED TRANSVERSE EXPANSION JOINT

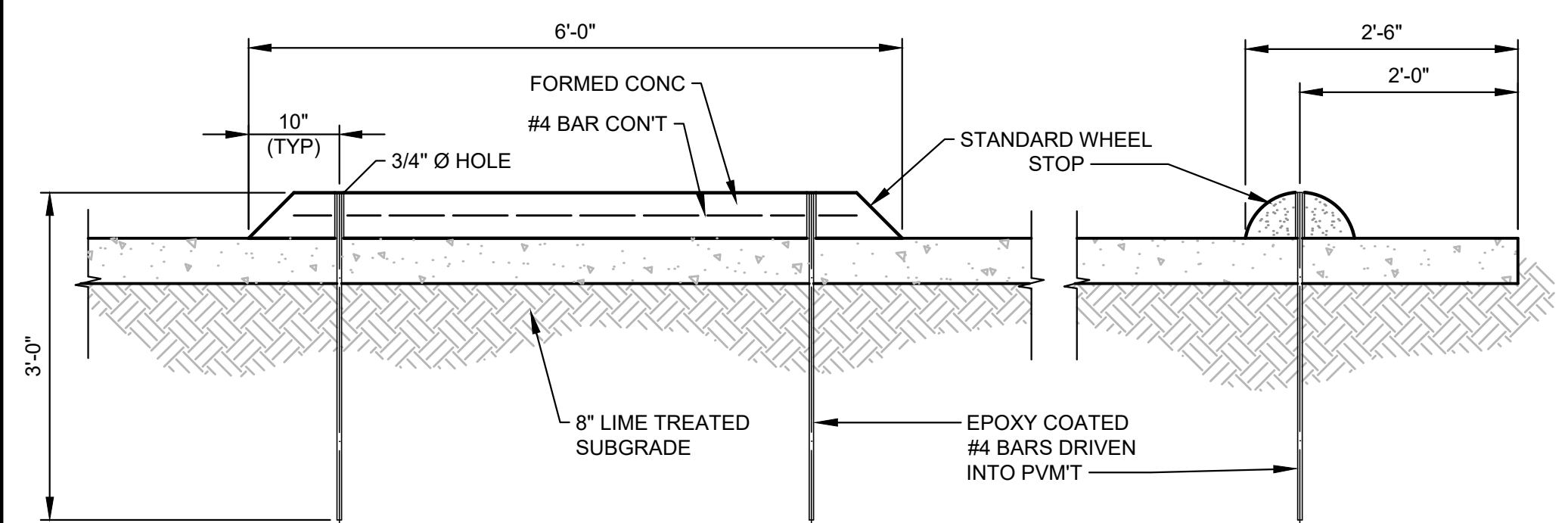


CONSTRUCTION JOINT
(USE BETWEEN JOINTS)

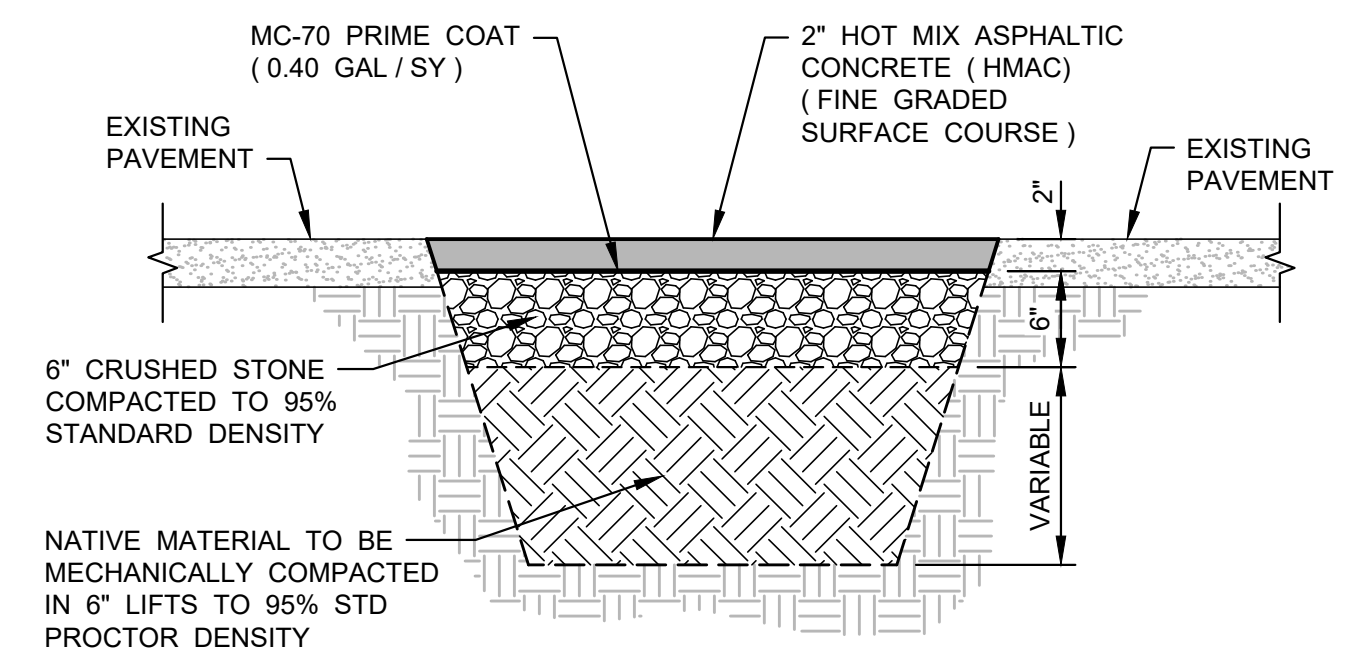


SAWN CONTROL JOINT

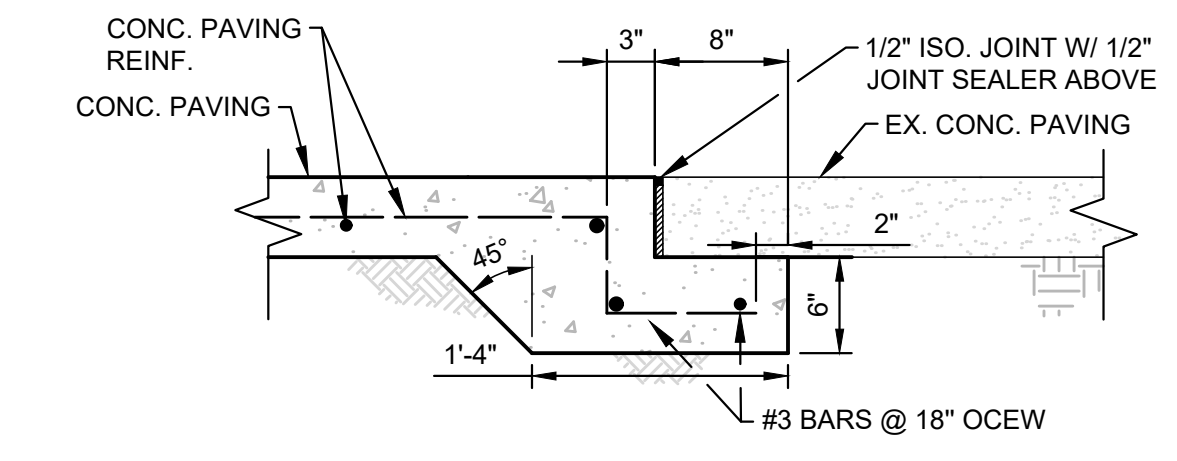
B1 VEHICULAR PAVEMENT JOINT DETAILS
1"=1'-0" PVMT_PARK_JNT_DET1



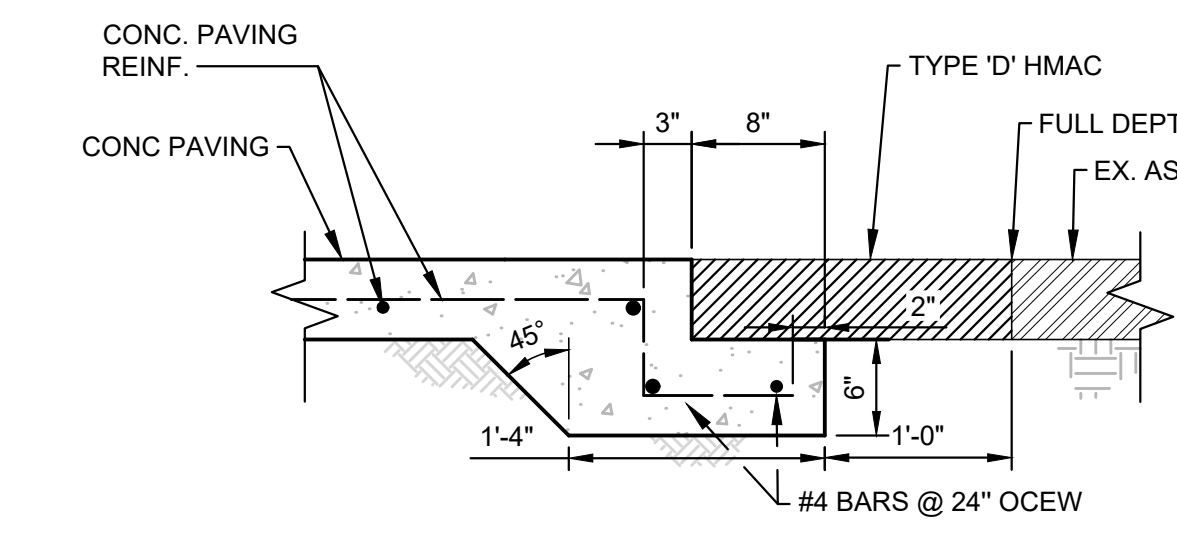
A1 CONCRETE WHEEL STOP
3/4"=1'-0" PVMT_WHEEL_STOP



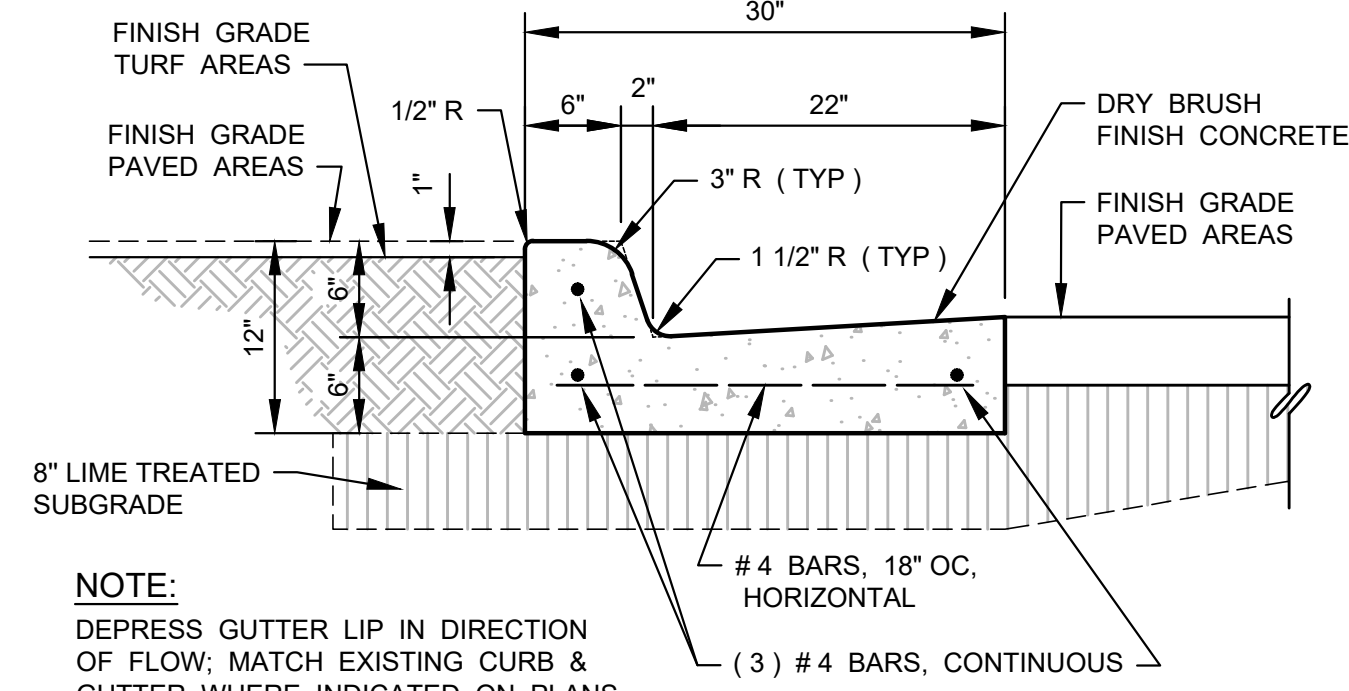
D3 HMAC PAVEMENT REPAIR
SCALE: 1"=1'-0" PVMT_HMAC_REPR.dwg



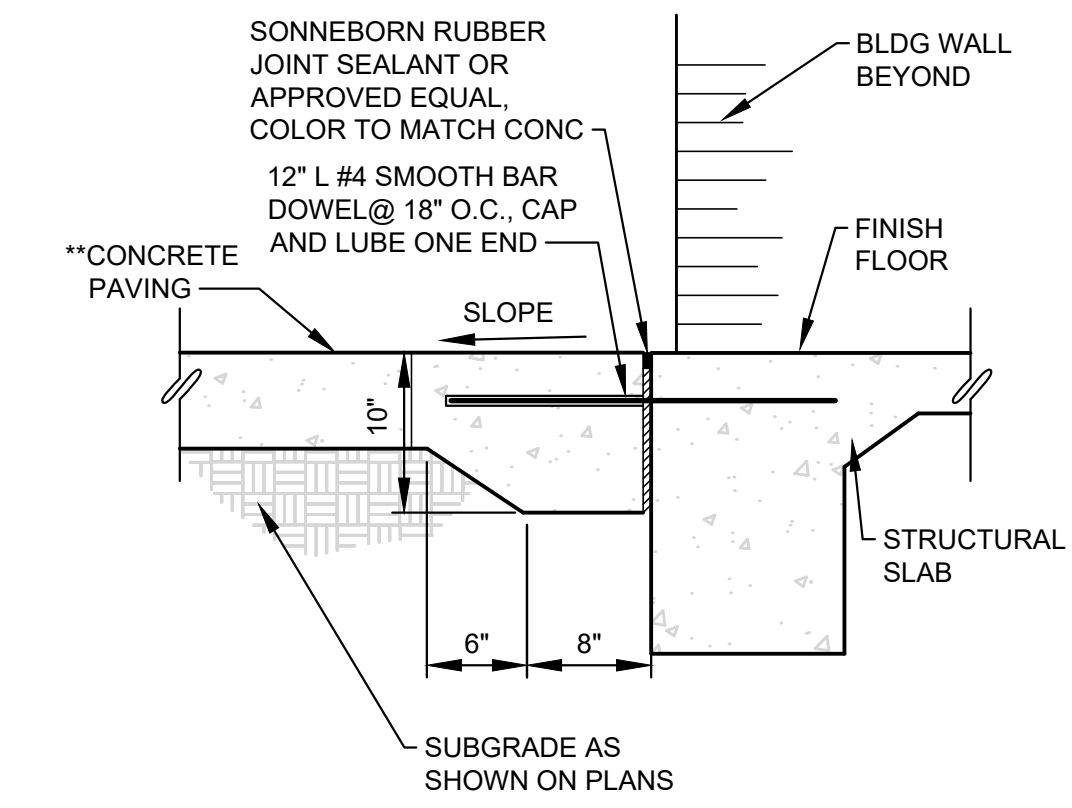
C3 CONNECTION TO EXISTING CONC.
1"=1'-0" PVMT_CONC_SDWALK_CONN



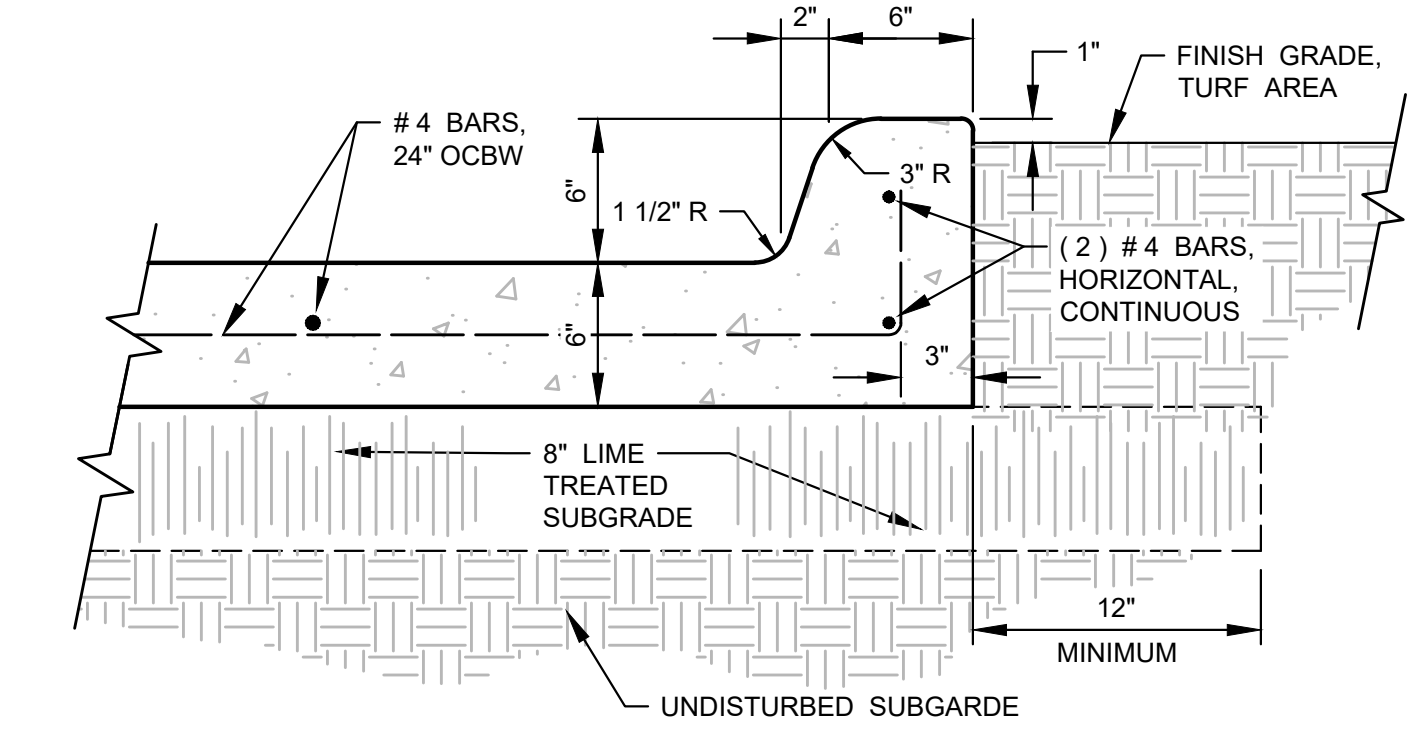
B3 STREET HEADER CONNECTION TO EX. ASPHALT
1"=1'-0" PVMT_CONC_SDWALK_CONN



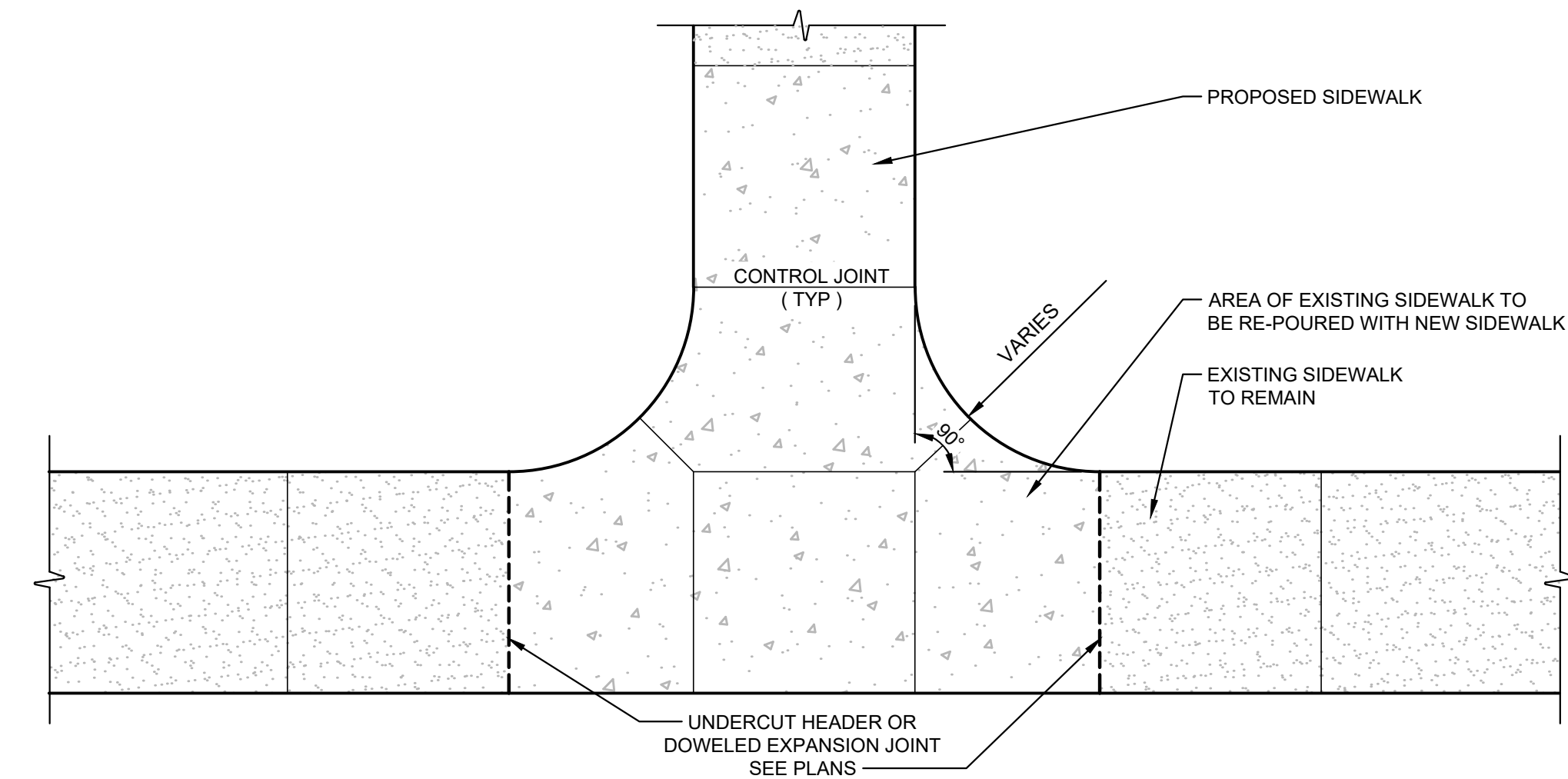
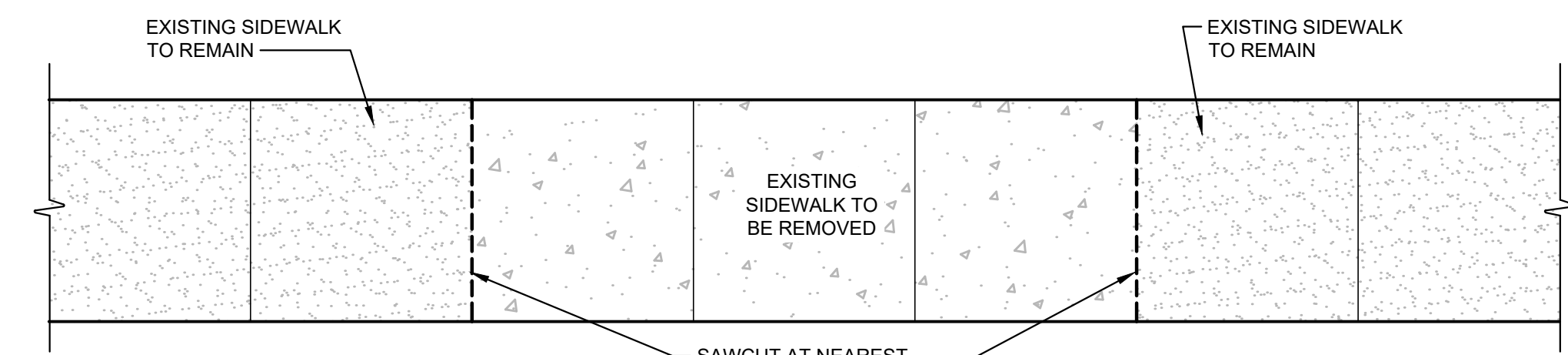
A2 30" CONCRETE CURB & GUTTER
SCALE: 1"=1'-0" 30 IN_CONC_CURB_&_GUTR.dwg



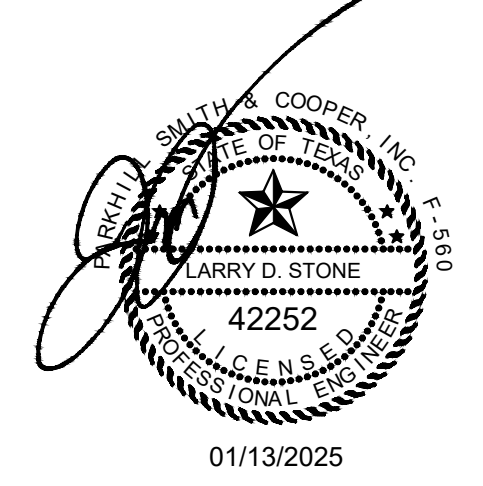
D4 PAVING @ BUILDING SLAB
1"=1'-0" PVMT_@_BLDG_SLAB



C4 6" CONCRETE PAVING w/ 6" MONOLITHIC CURB
SCALE: 1 1/2"=1'-0" PVMT_CONC_6_IN_WITH_6_MONO_CURB.dwg



A4 SIDEWALK CONNECTION AT EXISTING SIDEWALK
1/4"=1'-0" PVMT_SDWK_CONN_EX_SDWK



#	DATE	DESCRIPTION
01/13/2025	Issue for Bid	



CLIENT
City of Richland Hills
2600 Rosebud Ln
Richland Hills, TX 76118

PROJECT NO.
42230.23

KEY PLAN

#	DATE	DESCRIPTION
01/13/2025	Issue for Bid	

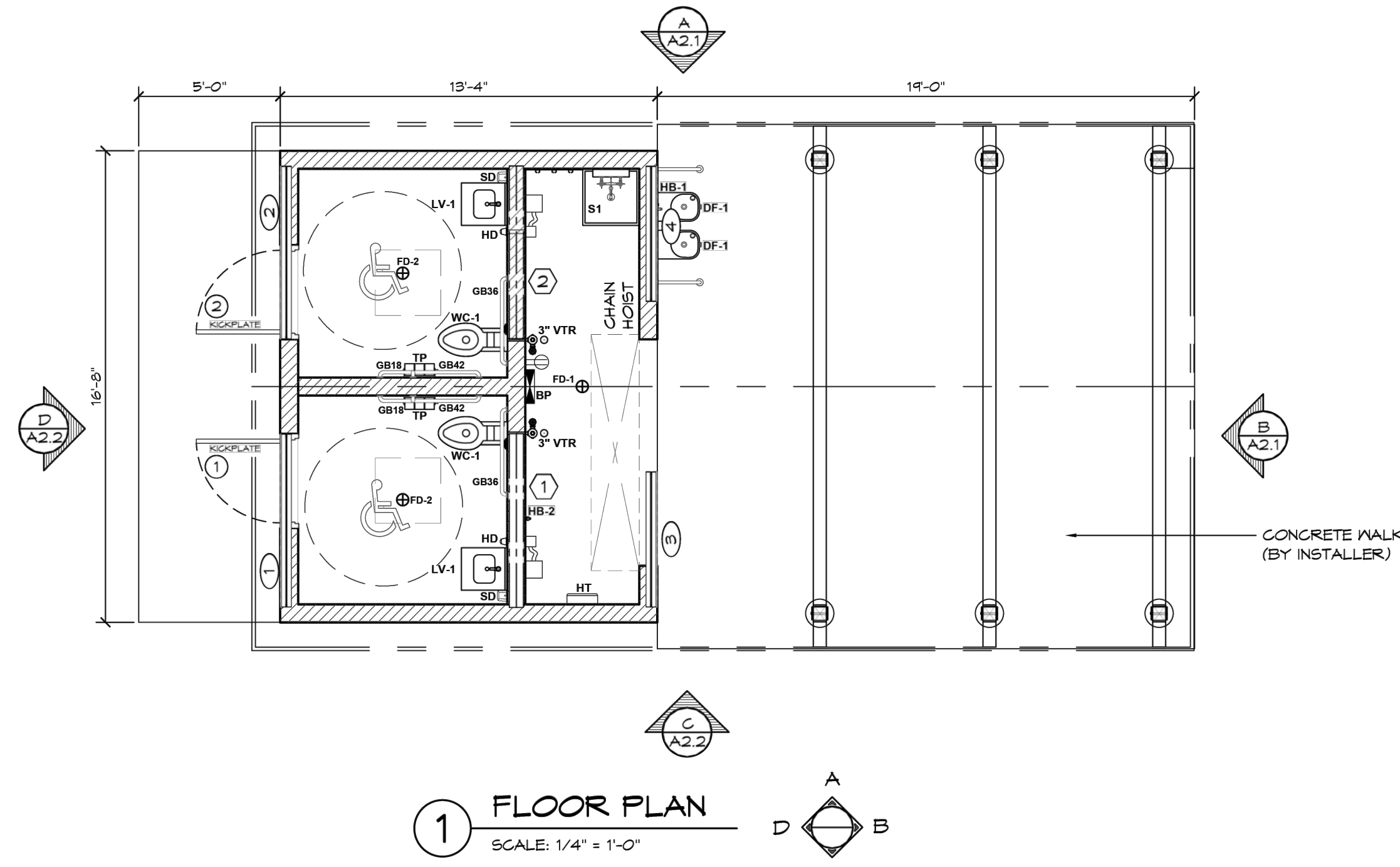
**Restroom
Building Details**

CD502

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	EXTERIOR WALL LIGHTS	3
	INTERIOR CEILING LIGHTS	3

WALL TYPE SCHEDULE	
	8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.

NOT FOR CONSTRUCTION



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. **A1.1**

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PROJECT: THE CREEK TRAIL RESTROOM, RICHLAND HILLS, TEXAS

DATE: 05/10/2022

REVISIONS:

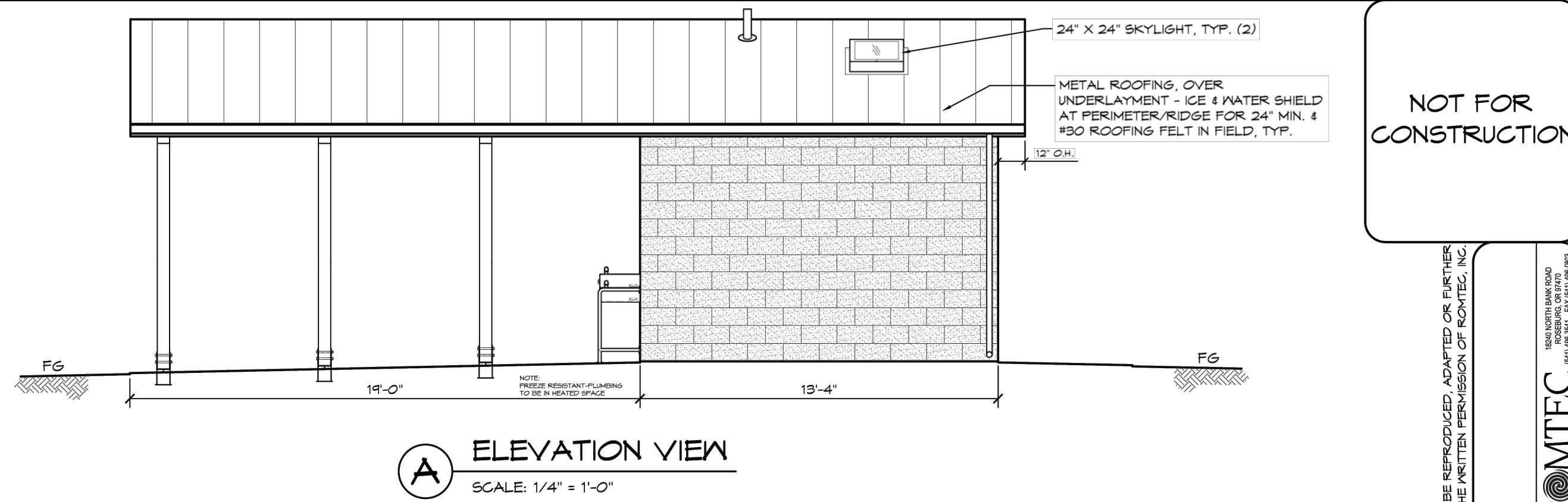
NO.	DATE	BY	REVISIONS
1		CR	

ROMTEC

NOTES:

DETAILS ARE FOR REFERENCE ONLY, NOT FOR CONSTRUCTION.

REFERENCE GEOTECHNICAL REPORT PREPARED BY LANDTEC ENGINEERS FOR MOISTURE CONDITIONING REQUIREMENTS UNDER PROPOSED RESTROOM/SHADE STRUCTURE



A ELEVATION VIEW
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

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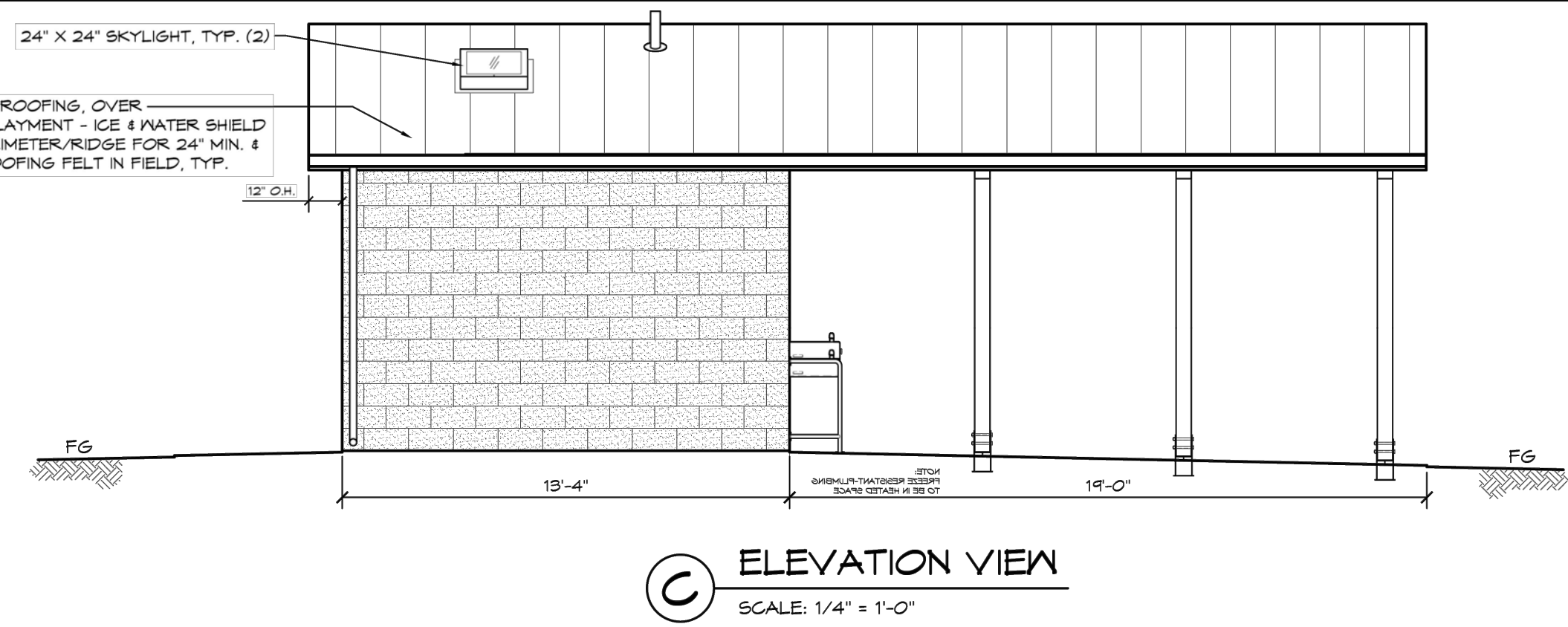
PROJECT: THE CREEK TRAIL RESTROOM, RICHLAND HILLS, TEXAS

DATE: 05/10/2022

REVISIONS:

NO.	DATE	BY	REVISIONS
1		CR	

ROMTEC



C ELEVATION VIEW
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

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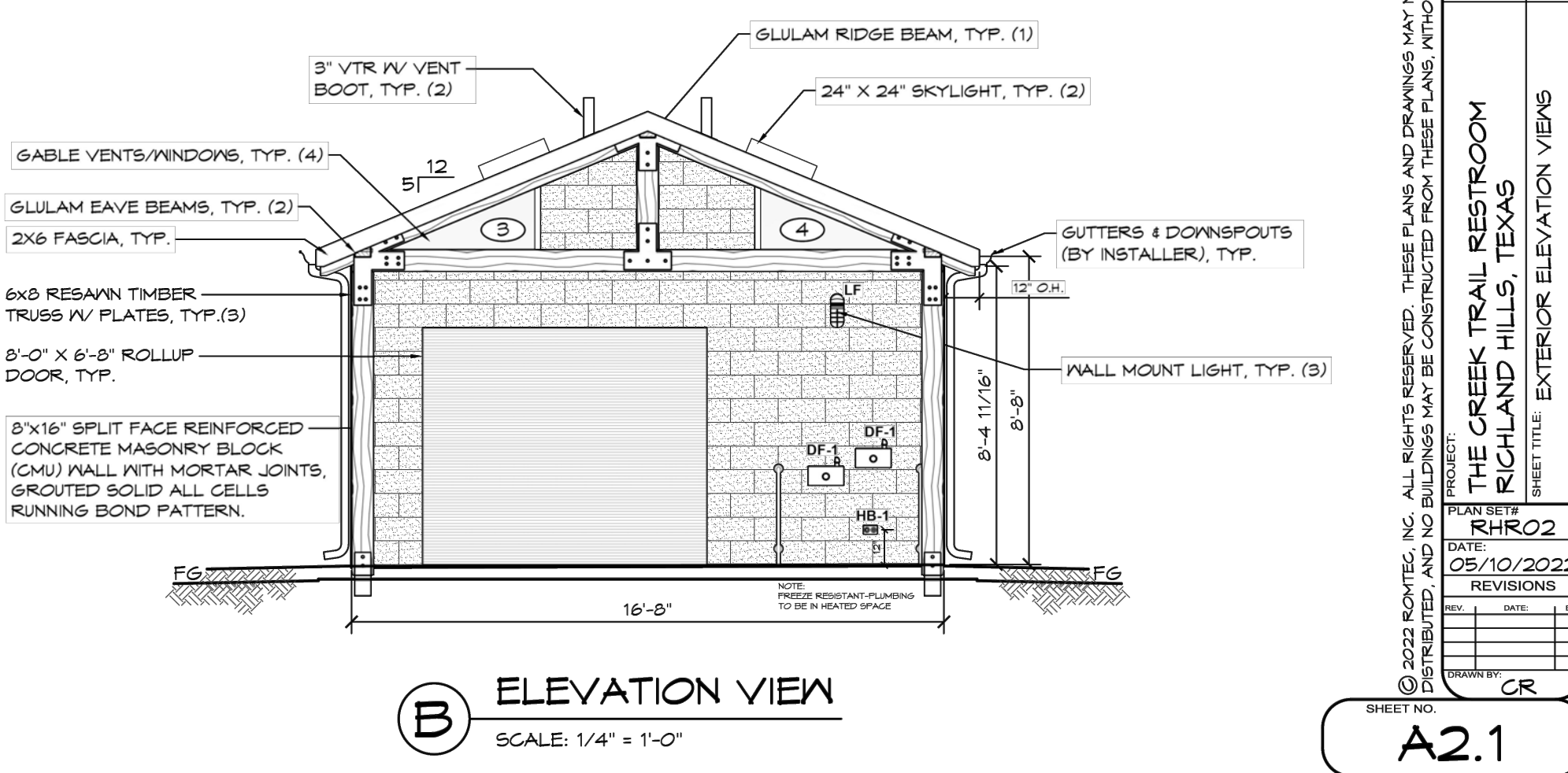
PROJECT: THE CREEK TRAIL RESTROOM, RICHLAND HILLS, TEXAS

DATE: 05/10/2022

REVISIONS:

NO.	DATE	BY	REVISIONS
1		CR	

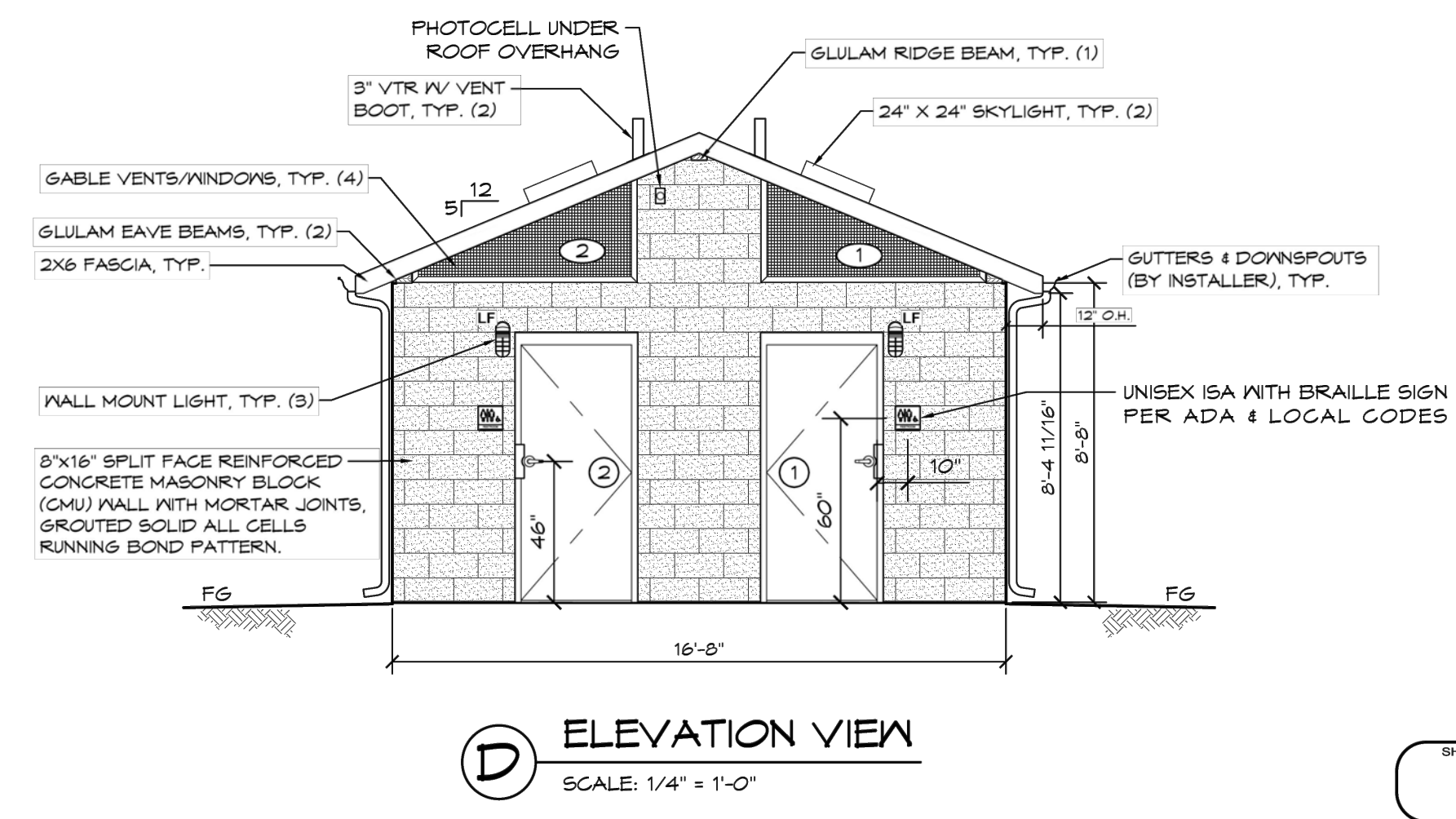
ROMTEC



B ELEVATION VIEW
SCALE: 1/4" = 1'-0"

SHEET NO. **A2.1**

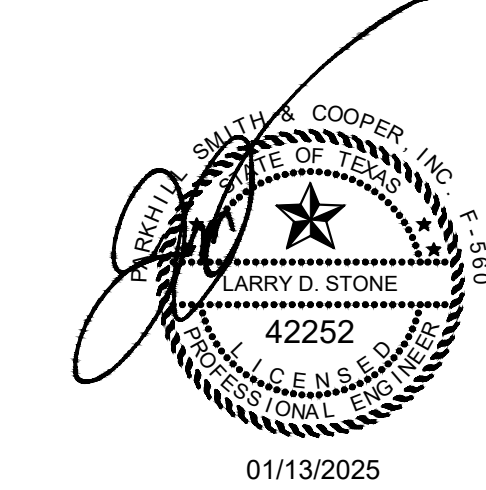
Job CREATED: 5/11/2022 - LAST SAVED BY: Gupron ON 5/11/2022 - LAST PRINTED: 5/11/2022 - LOCATION: D:\Engineering\K\Plan Sets\RH0202-The Creek Trail Restroom\TX\RH0202-The Creek Trail Restroom\TX 2022-202511.dwg



D ELEVATION VIEW
SCALE: 1/4" = 1'-0"

SHEET NO. **A2.2**

Job CREATED: 5/11/2022 - LAST SAVED BY: Gupron ON 5/11/2022 - LAST PRINTED: 5/11/2022 - LOCATION: D:\Engineering\K\Plan Sets\RH0202-The Creek Trail Restroom\TX\RH0202-The Creek Trail Restroom\TX 2022-202511.dwg



**Rosebud Park Additions
Richland Hills**



CLIENT
City of Richland Hills

2600 Rosebud Ln
Richland Hills, TX 76118

PROJECT NO.
42230.23

KEY PLAN

01/13/2025 Issue for Bid

DATE DESCRIPTION

**Utility
Plan**

CU100

EXISTING UTILITIES
CONTRACTOR MUST VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CITY OFFICIALS AND UTILITY COMPANIES IN LOCATING UTILITIES. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LOSSES DUE TO DAMAGE TO UTILITIES. LOCATION FOR ALL UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL TEXAS 811, 1-800-344-8377.

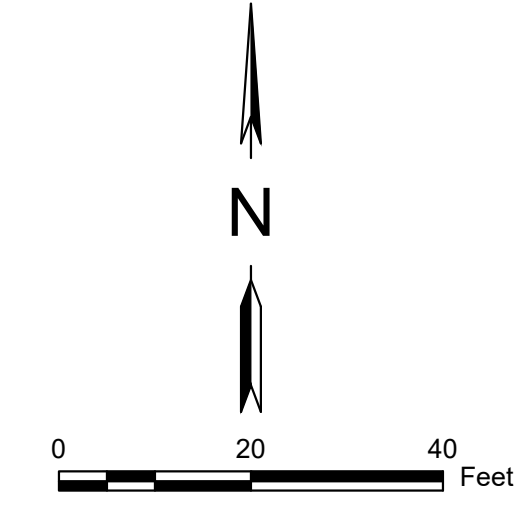
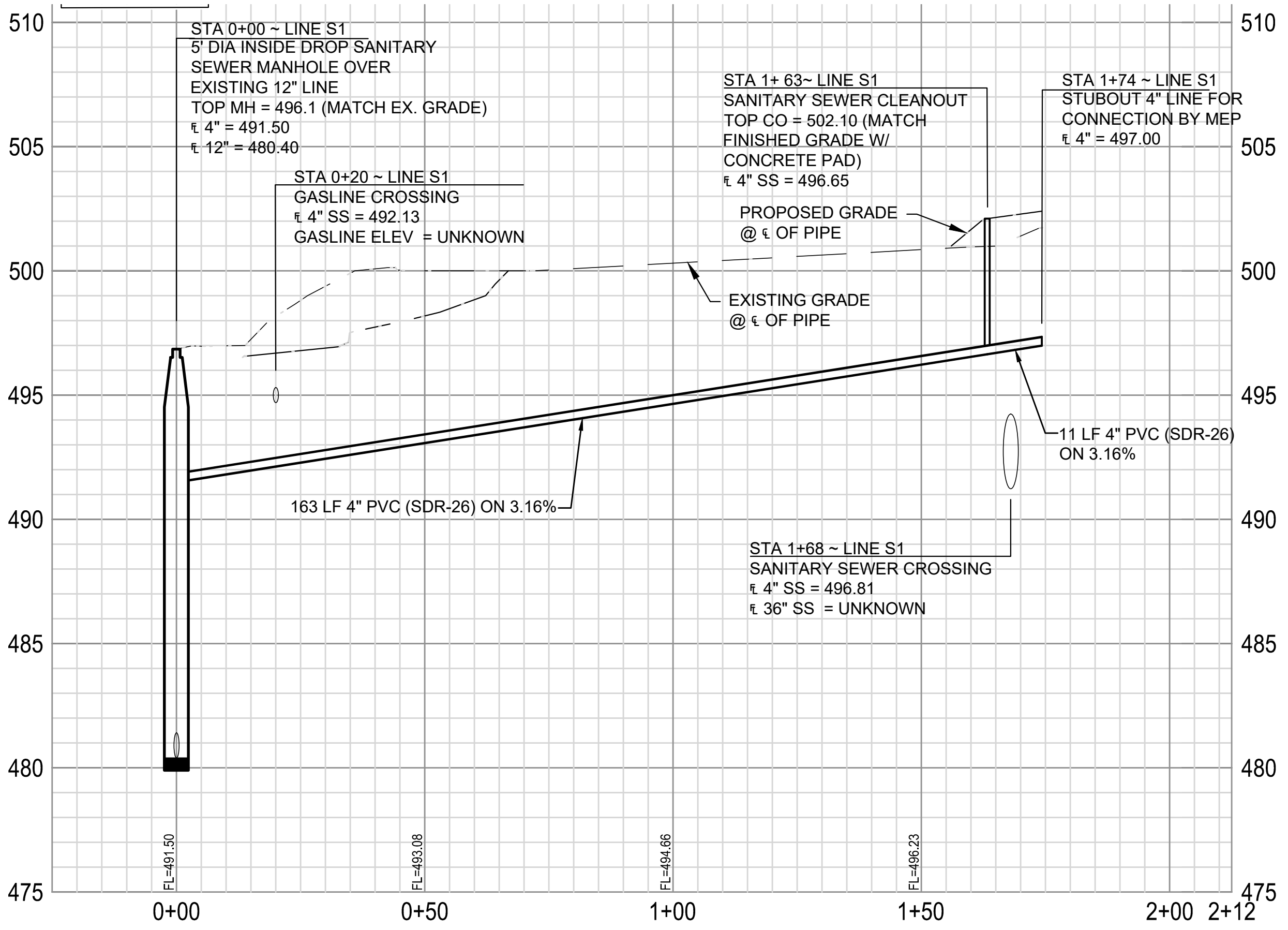
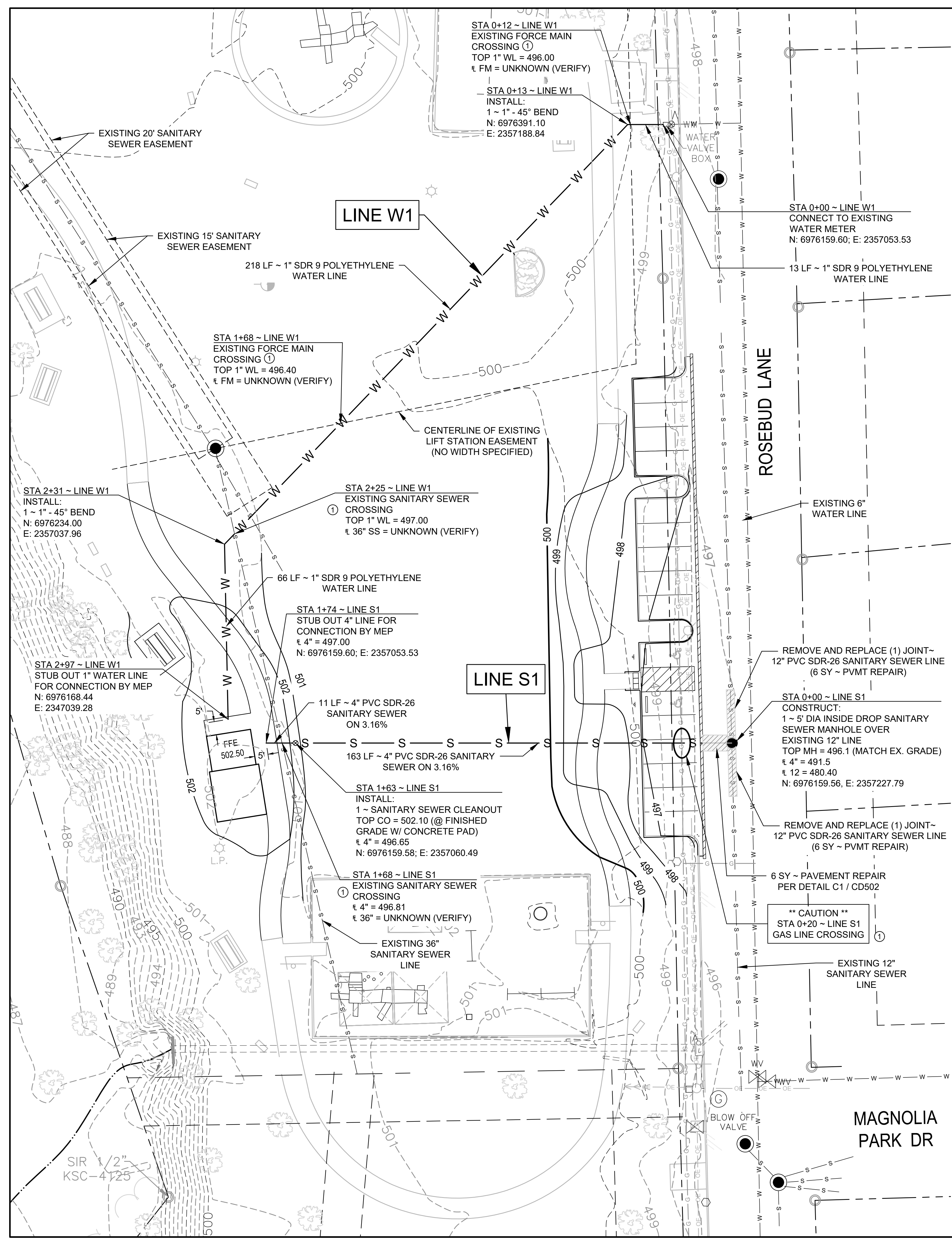
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N - 6983540.2279 E - 2357565.2968 ELEV. - 593.31	N - 6975955.9971 E - 2357168.7681 ELEV. - 500.36	N - 6976675.9999 E - 2357198.7696 ELEV. - 499.97

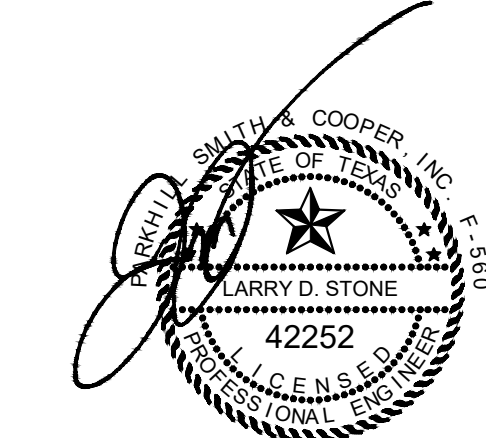
LEGEND

- - - 567 - - - EXISTING 1' CONTOUR
- - - 560 - - - EXISTING 5' CONTOUR
- - - 568 - - - PROPOSED 1' CONTOUR
- - - 570 - - - PROPOSED 5' CONTOUR
- S - - - EXISTING SANITARY SEWER
- W - - - EXISTING WATER LINE
- S - - - PROPOSED SANITARY SEWER
- W - - - PROPOSED WATER LINE
- - - - EXISTING SANITARY SEWER MANHOLE
- - - - PROPOSED SANITARY SEWER MANHOLE

KEY NOTES

- AS INDICATED BY: (M)
- PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF GAS LINE, FORCE MAIN, AND 36" SANITARY SEWER NOTED, AND CONTACT THE ENGINEER IF THERE IS A CONFLICT WITH THE PROPOSED ELEVATION.





01/13/2025

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Rosebud Park Additions
Richland Hills



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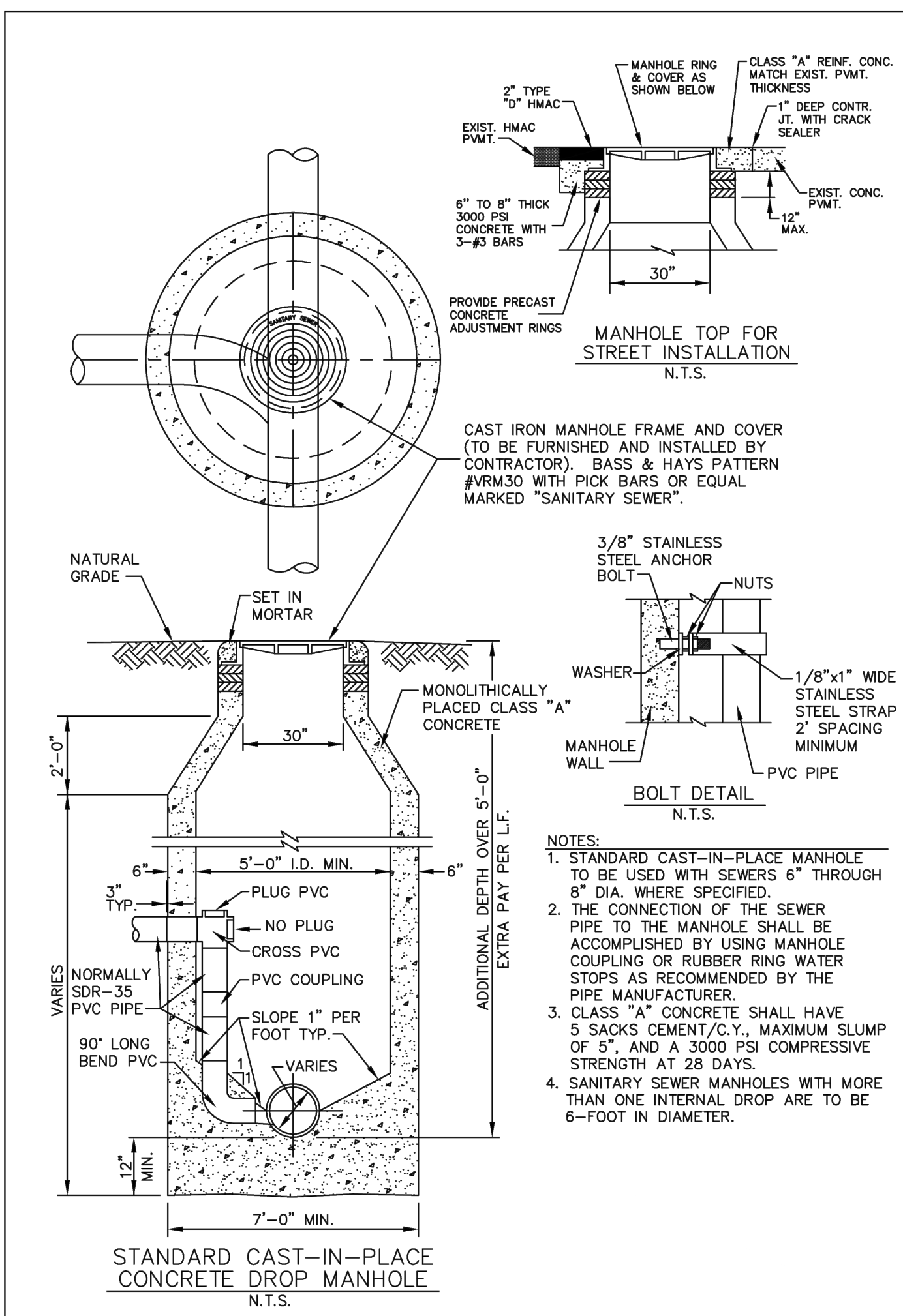
PROJECT NO.
42230.23

KEY PLAN

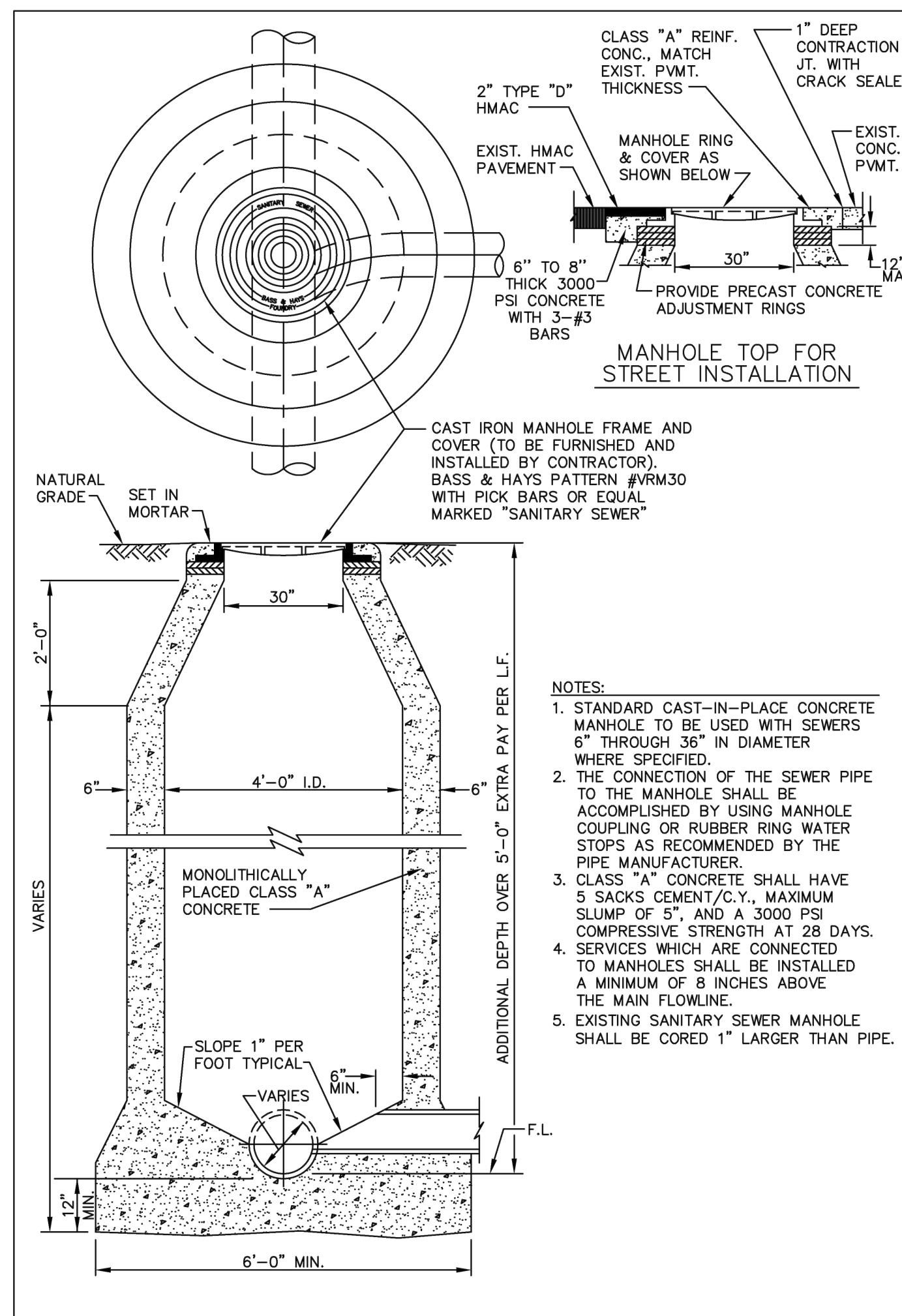
01/13/2025 Issue for Bid
DATE DESCRIPTION

Utility
Details

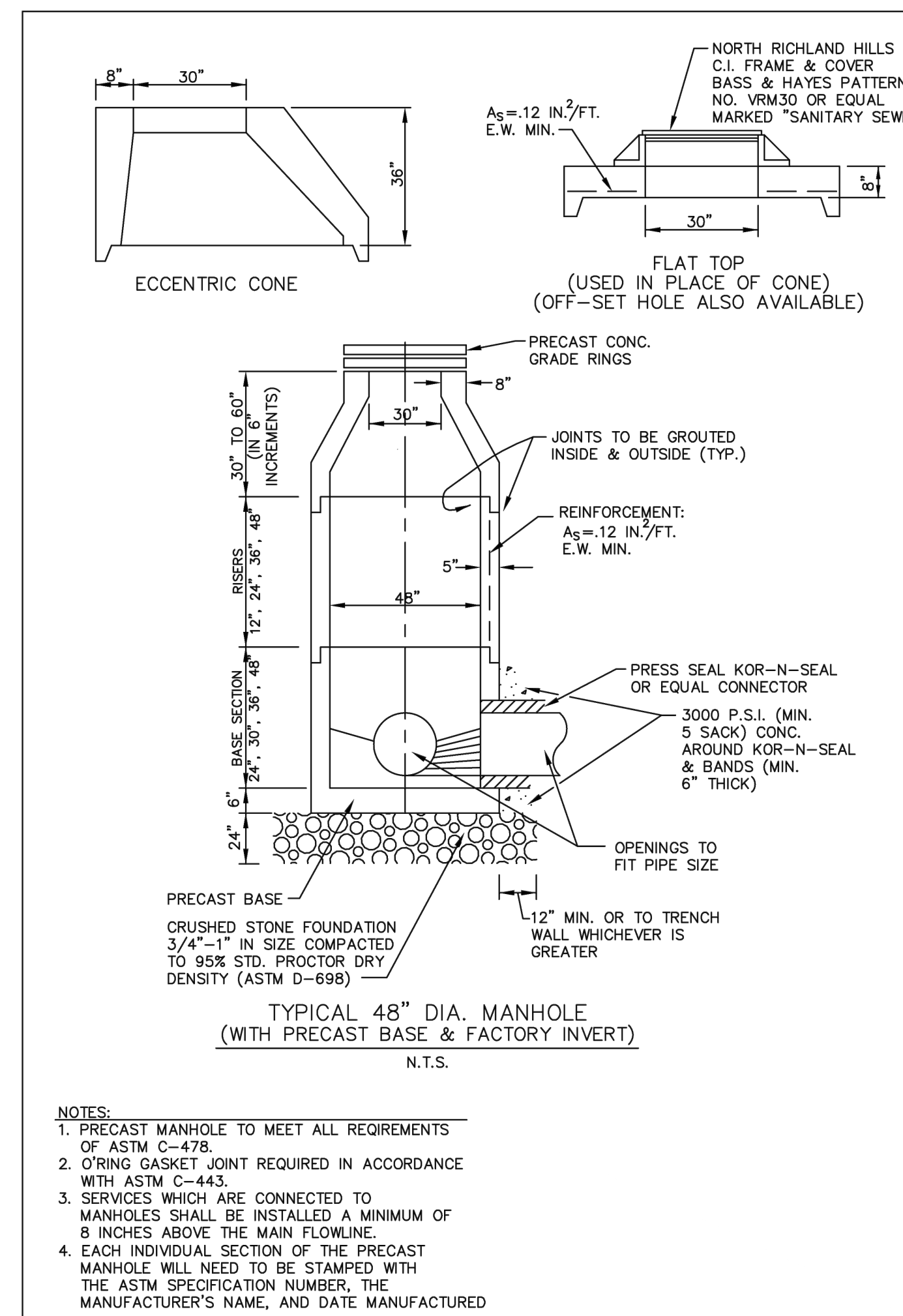
CU500



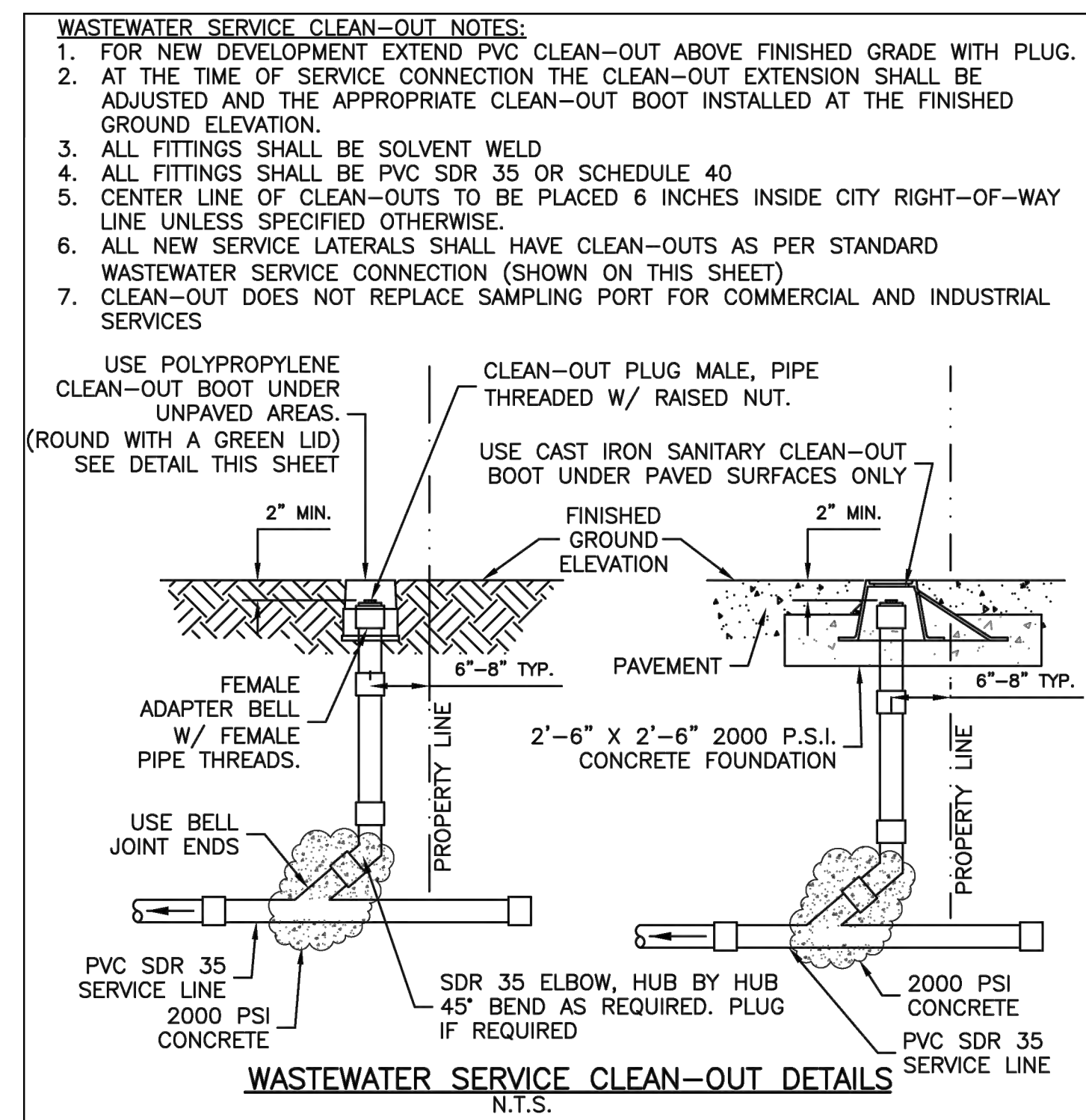
C1 STANDARD DROP MANHOLE
NOT TO SCALE



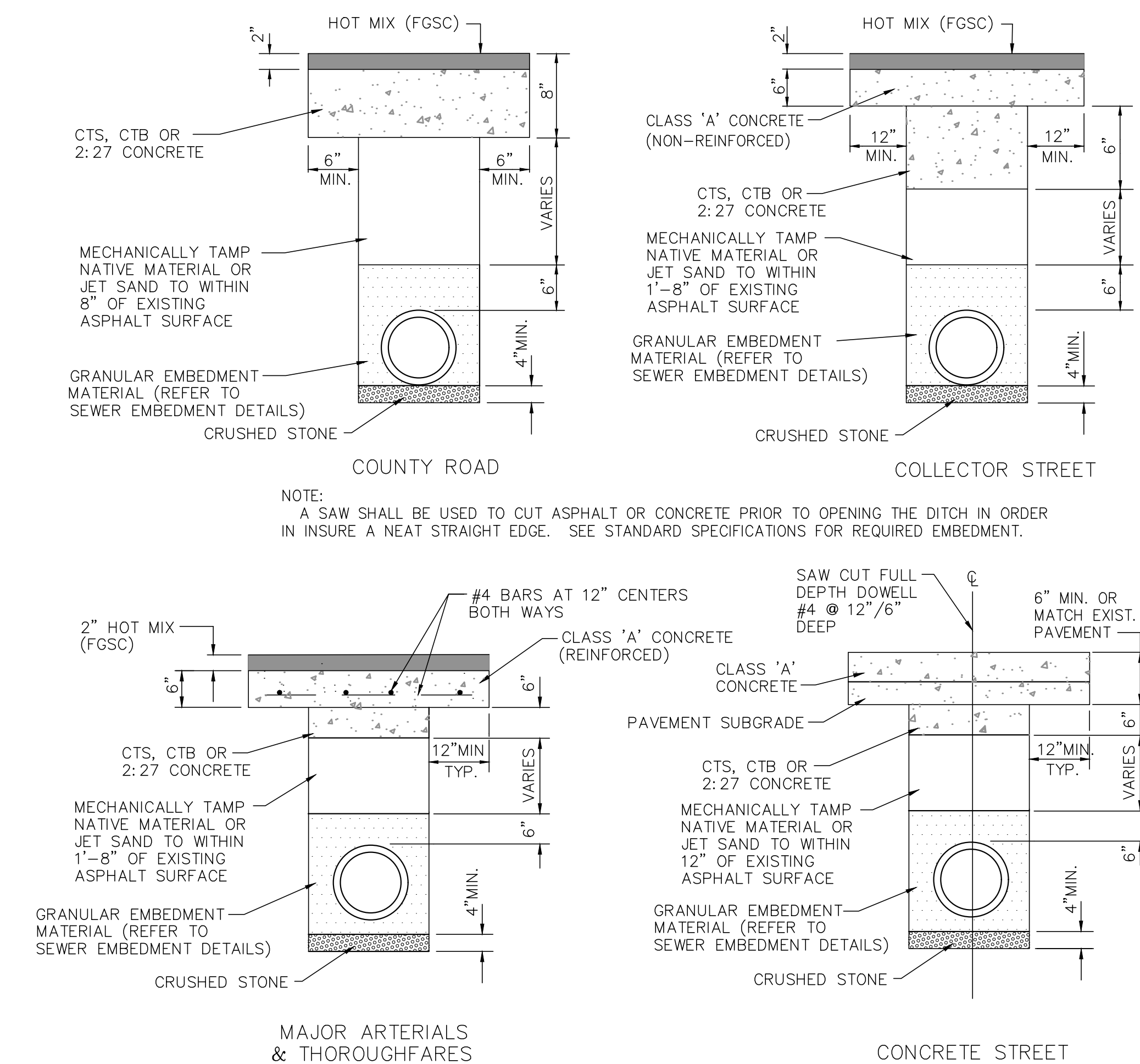
C2 CAST-IN-PLACE MANHOLE
NOT TO SCALE



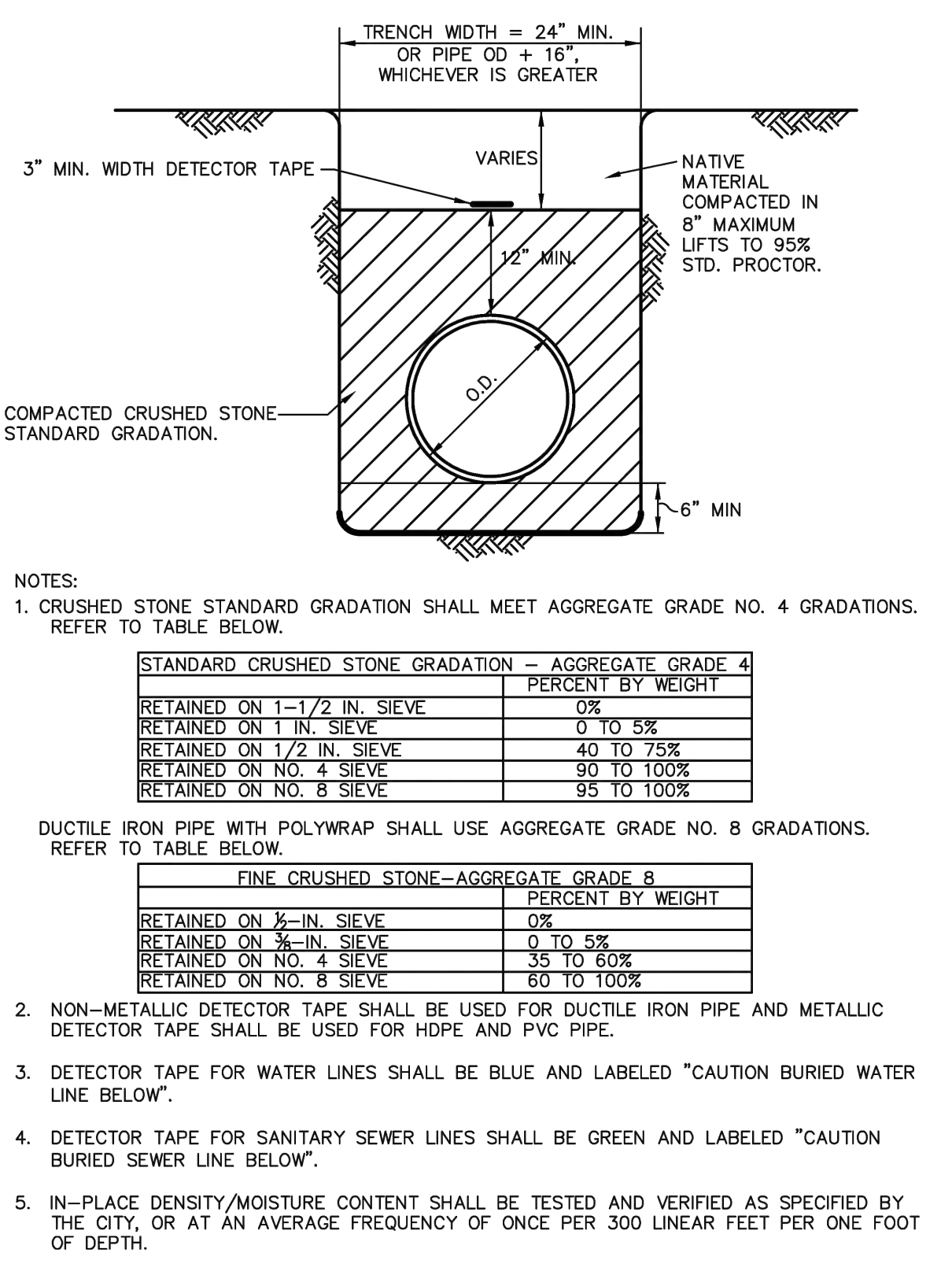
C3 PRECAST MANHOLE
NOT TO SCALE



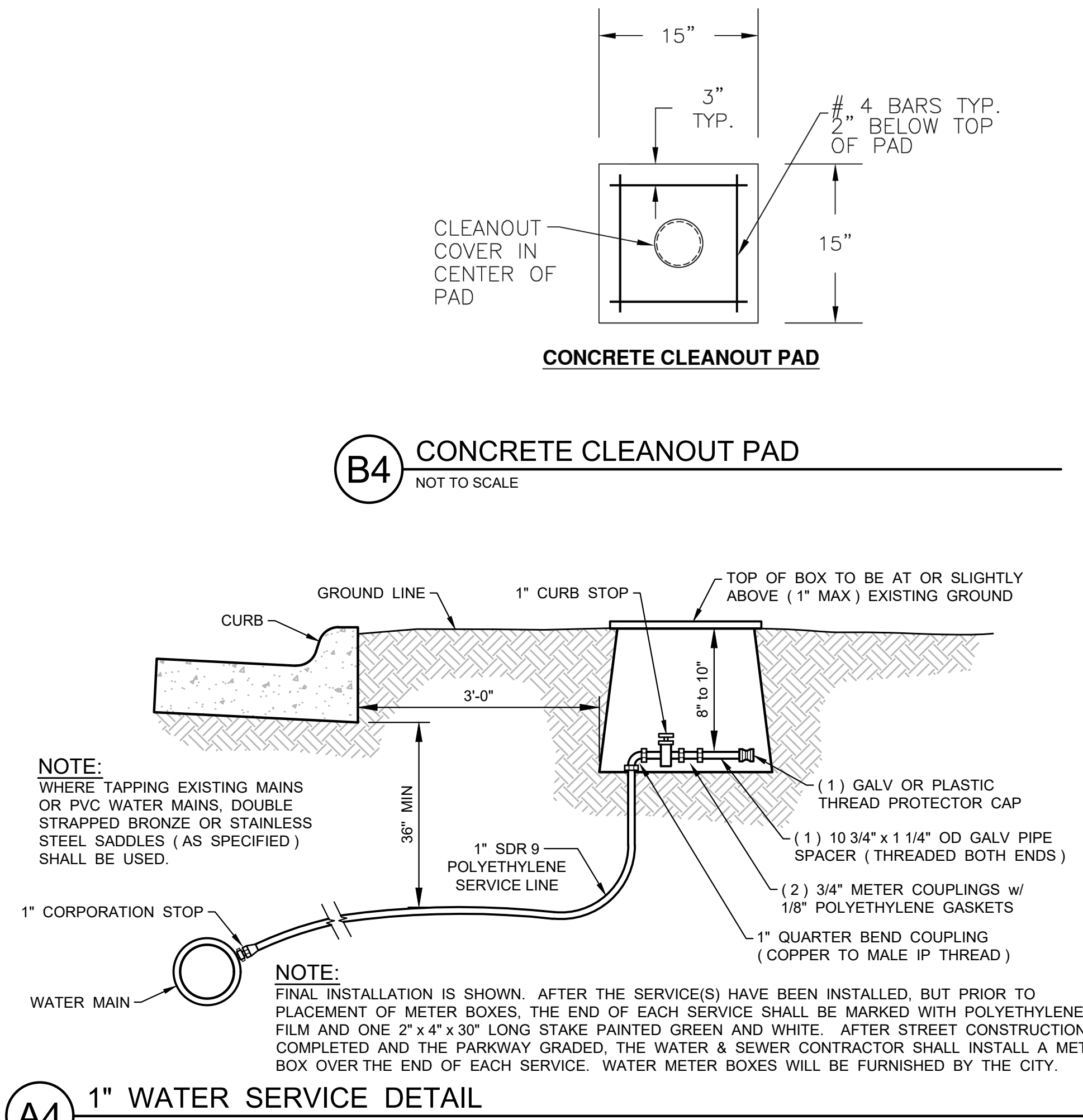
C4 WASTEWATER LATERAL CLEANOUT FRAME AND COVER
NOT TO SCALE



A1 EXISTING STREET BACKFILL AND REPAIR
SCALE: 1/4" = 1'-0"



A3 MODIFIED CLASS H EMBEDMENT 4", 6", 8", & 12" DUCTILE IRON HDPE & PVC PIPE
NOT TO SCALE



A4 1" WATER SERVICE DETAIL

WA_1in_SRVC.DTL



Rosebud Park Additions Richland Hills



CLIENT
City of Richland Hills

2600 Rosebud Ln
Richland Hills, TX 76118

PROJECT NO.
42230.23

KEY PLAN

PLANTING GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF RICHLAND HILLS STANDARDS.
- THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT AND SPECIFICATIONS FOR REQUIREMENTS NOT LISTED HEREIN.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN SHOWN ON ALL DRAWINGS. PLANT COUNTS AND SQUARE FOOTAGES ARE PROVIDED AS A COURTESY ONLY.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.
- IN THE CASE OF A DISCREPANCY BETWEEN THE CONTAINER SIZE CALLED OUT IN PLANT LIST AND THE CALIPER AND HEIGHT OF PLANT MATERIAL, THE SPECIFIED TREE MUST MEET THE CALIPER AND HEIGHT REQUIREMENTS SPECIFIED, EVEN IF THE LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANTS TO BE GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE PLANT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- LANDSCAPE CONTRACTOR SHALL LOCATE THE SOURCE OF AND SELECT ALL PLANTS FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT.
- ALL PLANTS TAGGED AS APPROVED AT NURSERY OR SUPPLIER SHALL BEAR THE SAME TAG WHEN DELIVERED ON SITE.
- THE RIGHT TO REJECT PLANT MATERIALS DELIVERED TO THE SITE THAT DO NOT BEAR APPROVAL TAGS IS RESERVED BY THE PROJECT LANDSCAPE ARCHITECT.
- IN AREAS WHERE PAVING SUBGRADES AND BUILDING PADS EXTEND INTO PLANT BED AREAS, 6 INCH HOLES SHALL BE DRILLED EVERY 3 FEET AND FILLED WITH 1 INCH DIAMETER GRAVEL TO PROVIDE PERCOLATION AND DRAINAGE FOR THE PLANTING BED. HOLES SHALL BE DRILLED THROUGH IMPROVED SUBGRADES INTO EXISTING SITE SOILS BUT NO DEEPER THAN FOUR FEET.
- ALL PLANTING BEDS TO BE PREPARED PER DETAILS AND SPECIFICATIONS.
- ALL FINAL PLANTING BED GRADES IN AREAS WHERE ORGANIC AND/OR INORGANIC MULCH IS BEING APPLIED SHOULD BE 3 INCHES BELOW ADJACENT HARD SURFACES.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING IS COMPLETE AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING OR AS ESTABLISHED IN CONTAINER.
- ALL PLANTS SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN AS NEEDED DURING THE FIRST GROWING SEASON.
- ALL PLANTING BEDS TO RECEIVE ORGANIC AND/OR INORGANIC MULCH MATERIALS AS NOTED ON PLANS.
- THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL PRUNE ALL BRANCHES 6 FEET ABOVE FINISH GRADE ON ALL DECIDUOUS TREES 12 FEET OR TALLER, AS DIRECTED BY LANDSCAPE ARCHITECT OR CITY ARBORIST.
- AREAS TO BE FILLED WITH INORGANIC MULCHES WITH A DIAMETER LESS THAN 1/4 INCH IN SIZE SHALL BE COMPACTED TO 85% PROCTOR DENSITY BEFORE MULCH IS PLACED.
- THE SITE SHALL BE FINE GRADED PRIOR TO ANY PLANT INSTALLATION. ANY AREAS DISTURBED BY PLANTING SHALL BE REGRADED AND SMOOTHED PRIOR TO GRASS PLANTING.
- SOD SHALL BE USED AROUND DRAIN INLETS (5' BUFFER) AND IN AREAS WHERE THE SLOPE EXCEEDS 20% (1:5) UNLESS THE AREA IS A PLANTING BED.
- CONTRACTOR SHALL ESTABLISH TURFGRASS ON ALL AREAS DISTURBED BY CONSTRUCTION AS SPECIFIED.

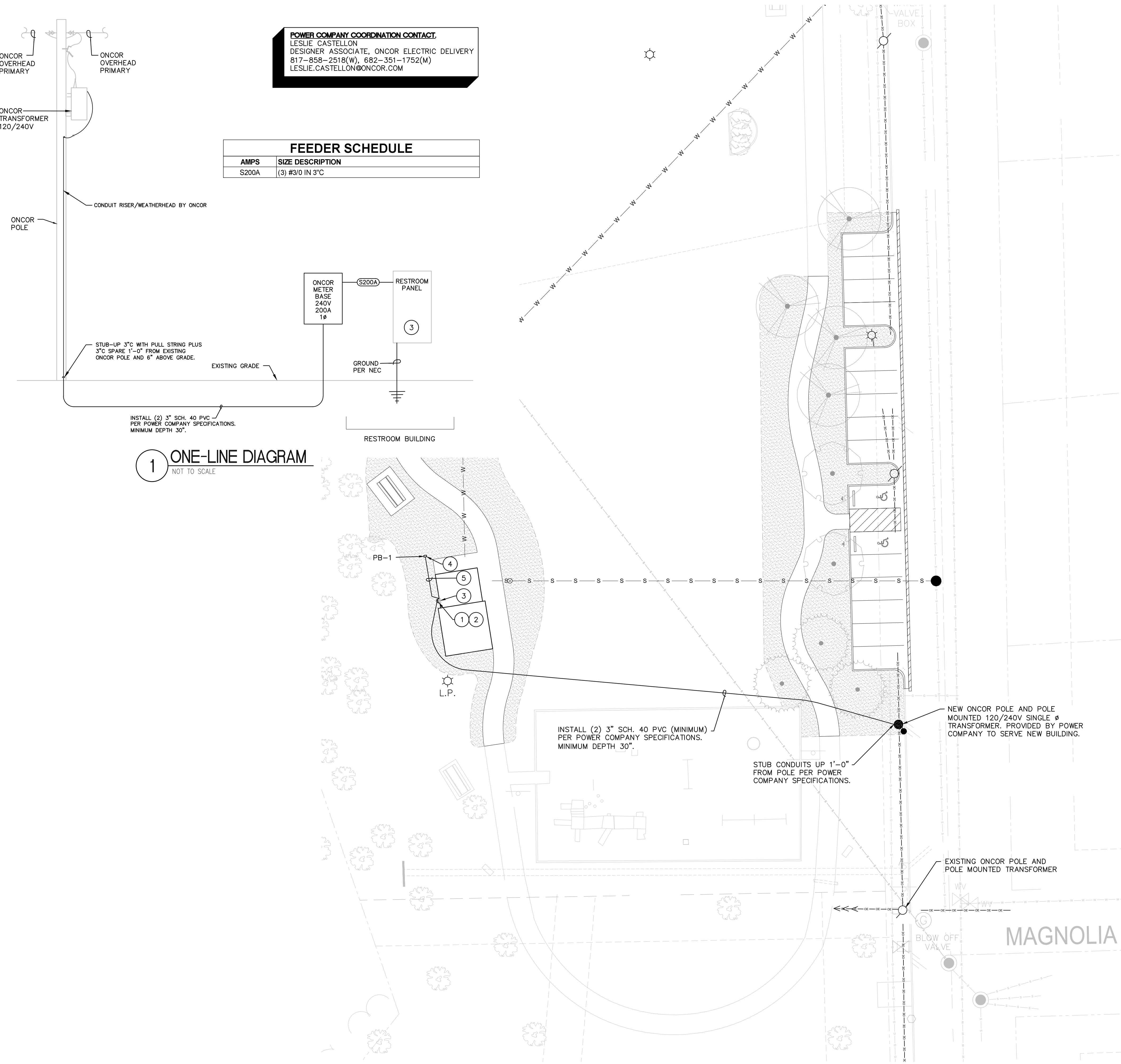
PLANT SCHEDULE						
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	SPREAD	CALIPER
SHADE TREES						
	2	ACER TRUNCATUM SHANTUNG MAPLE	B & B	12-14 FT	4-6 FT	4"
	3	TAXODIUM DISTICHUM BALD CYPRESS	B & B	12-14 FT	4-6 FT	4"
	4	ULMUS CRASSIFOLIA CEDAR ELM	B & B	12-14 FT	4-6 FT	4"
SYMBOL		BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	SPREAD	CALIPER
TURF						
		CYNODON DACTYLON 'CELEBRATION' BERMUDA GRASS	SOD	-N/A-	-N/A-	-N/A-



EXISTING UTILITIES
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CONTROL POINT #1 CoRH Benchmark 429	CONTROL POINT #2 PT#3891 SIRC 1/2"	CONTROL POINT #3 PT#3886 SIRC 1/2"
N - 6983540.2279 E - 2357565.2968 ELEV. - 593.31	N - 6975955.9971 E - 2357168.7681 ELEV. - 500.36	N - 6976675.9999 E - 2357198.7696 ELEV. - 499.97





POWER COMPANY COORDINATION CONTACT:
 LESLIE CASTELLON
 DESIGNER ASSOCIATE, ONCOR ELECTRIC DELIVERY
 817-858-2518(W), 682-351-1752(M)
 LESLIE.CASTELLON@ONCOR.COM

FEEDER SCHEDULE	
AMPS	SIZE DESCRIPTION
S200A	(3) #3/0 IN 3" C

1 ONE-LINE DIAGRAM
 NOT TO SCALE

2 SITE PLAN - ELECTRICAL
 SCALE: 1"=20'-0"

GENERAL NOTES

1. STAKE LOCATIONS OF POLE, PULL BOX AND CONDUITS FOR OWNER/ENGINEER APPROVAL BEFORE EXCAVATION OR INSTALLATION.
2. ALL CONDUITS SHALL BE MINIMUM OF 30" BELOW GRADE UNLESS OTHERWISE NOTED. DEPTHS SHALL BE INCREASED AS NECESSARY TO COORDINATE WITH OTHER WORK AND AS REQUIRED BY UTILITY COMPANIES TO MAINTAIN SEPARATION AND COVER.
3. VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES, IRRIGATION PIPING, IRRIGATION WIRING, TELEPHONE, GAS, NETWORK FIBER, CONDUITS, ETC. CALL "811" PRIOR TO EXCAVATION. ALL EXISTING UTILITIES ARE NOT SHOWN. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION AND TO DETERMINE AND VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. ITEMS DAMAGED BY CONTRACTOR SHALL BE REPLACED OR REPAIRED AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO OWNER.
4. ALL TRENCHES SHALL BE FILLED, LEVELED AND COMPACTED TO 95%.
5. SUBMIT SHOP DRAWING FOR ROUTING OF ALL CONDUITS FOR ENGINEER APPROVAL PRIOR TO TRENCHING.
6. PROVIDE PULL BOXES AS REQUIRED.
7. CONDUIT ROUTING SHOWN IS DIAGRAMMATIC. CONTRACTOR SHALL ADJUST ROUTING AS REQUIRED TO RESOLVE ANY CONFLICTS WITH EXISTING UTILITIES AND NEW WORK. SUBMIT CONDUIT ROUTING SHOP DRAWINGS FOR APPROVAL. HOME RUN CONDUITS TO POLES SHALL BE AS SHORT AS POSSIBLE TO MINIMIZE VOLTAGE DROP.

LEGEND

- ◇ IN-GRADE NPULL BOX (PB-X)
- ⊠ METER BASE AND ONCOR METER

NOTES BY SYMBOL

1. INSTALL 200A, 1φ METER BASE ON BUILDING EXTERIOR WALL DIRECTLY OPPOSITE INTERIOR ELECTRICAL PANEL PER POWER COMPANY SPECIFICATIONS.
2. INSTALL (2) 3" PVC CONDUITS FROM POWER COMPANY TRANSFORMER POLE TO METER BASE. TRANSITION PVC CONDUITS TO GALVANIZED RIGID CONDUIT ABOVE GRADE TO METER BASE PER POWER COMPANY SPECIFICATIONS. VERIFY CONDUIT SIZE WITH POWER COMPANY.
3. RESTROOM PANEL (PROVIDED WITH PREFABRICATED BUILDING).
4. INSTALL IN-GRADE PULL BOX (PB-1).
5. INSTALL (2) 1-1/4" C FROM RESTROOM PANEL TO PULL BOX (PB-1) FOR FUTURE USE.



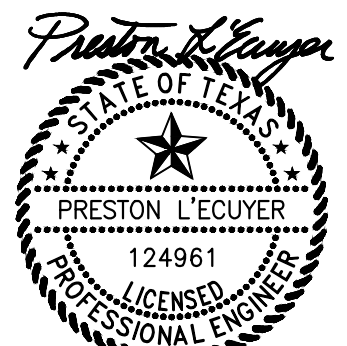
CLIENT
 City of Richland Hills

2600 Rosebud Ln
 Richland Hills, TX 76118

PROJECT NO.
 42230.23

KEY PLAN

#	DATE	DESCRIPTION
-	01/13/2025	Issue for Bid



01-13-2025

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Rosebud Park Additions Richland Hills

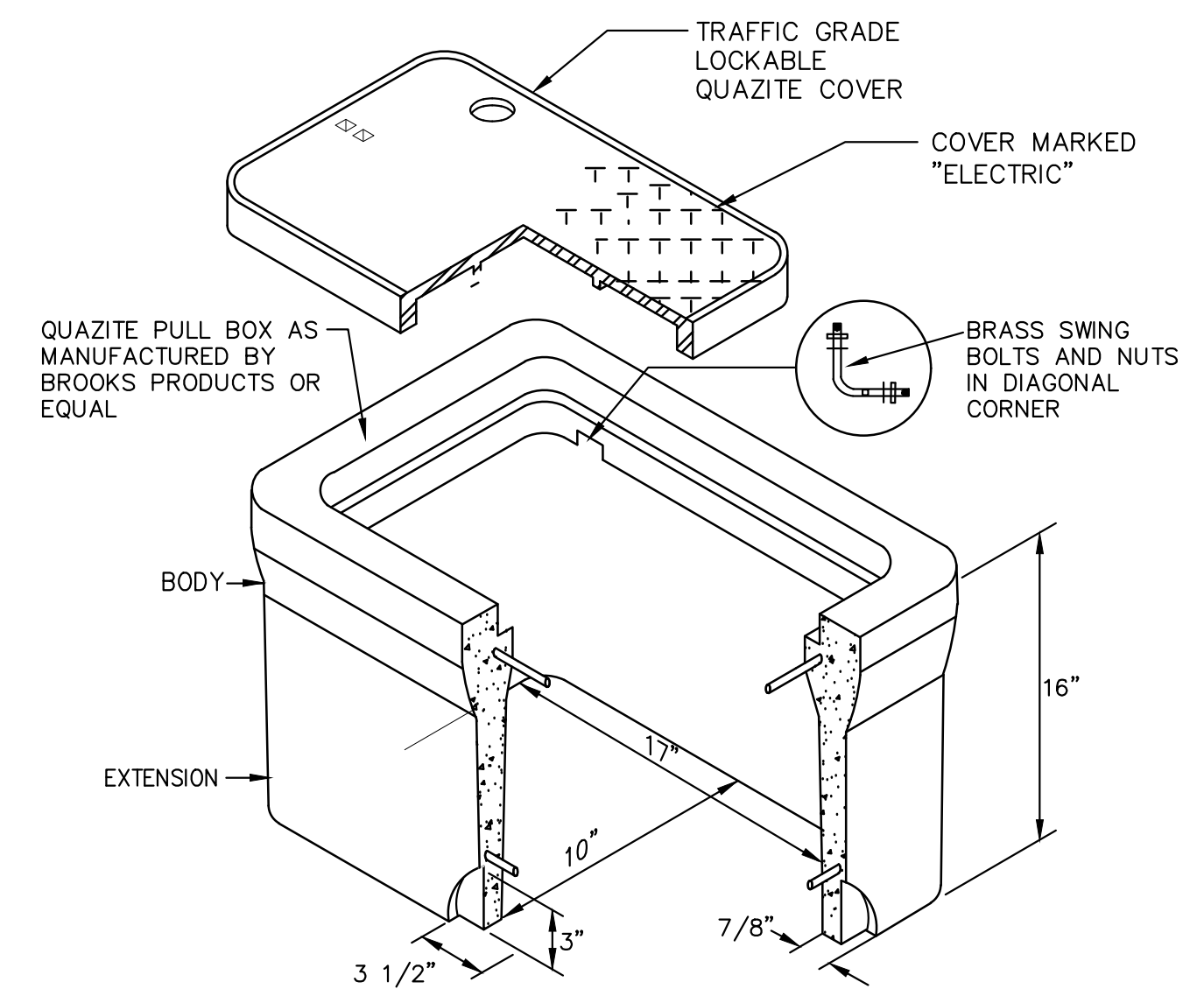
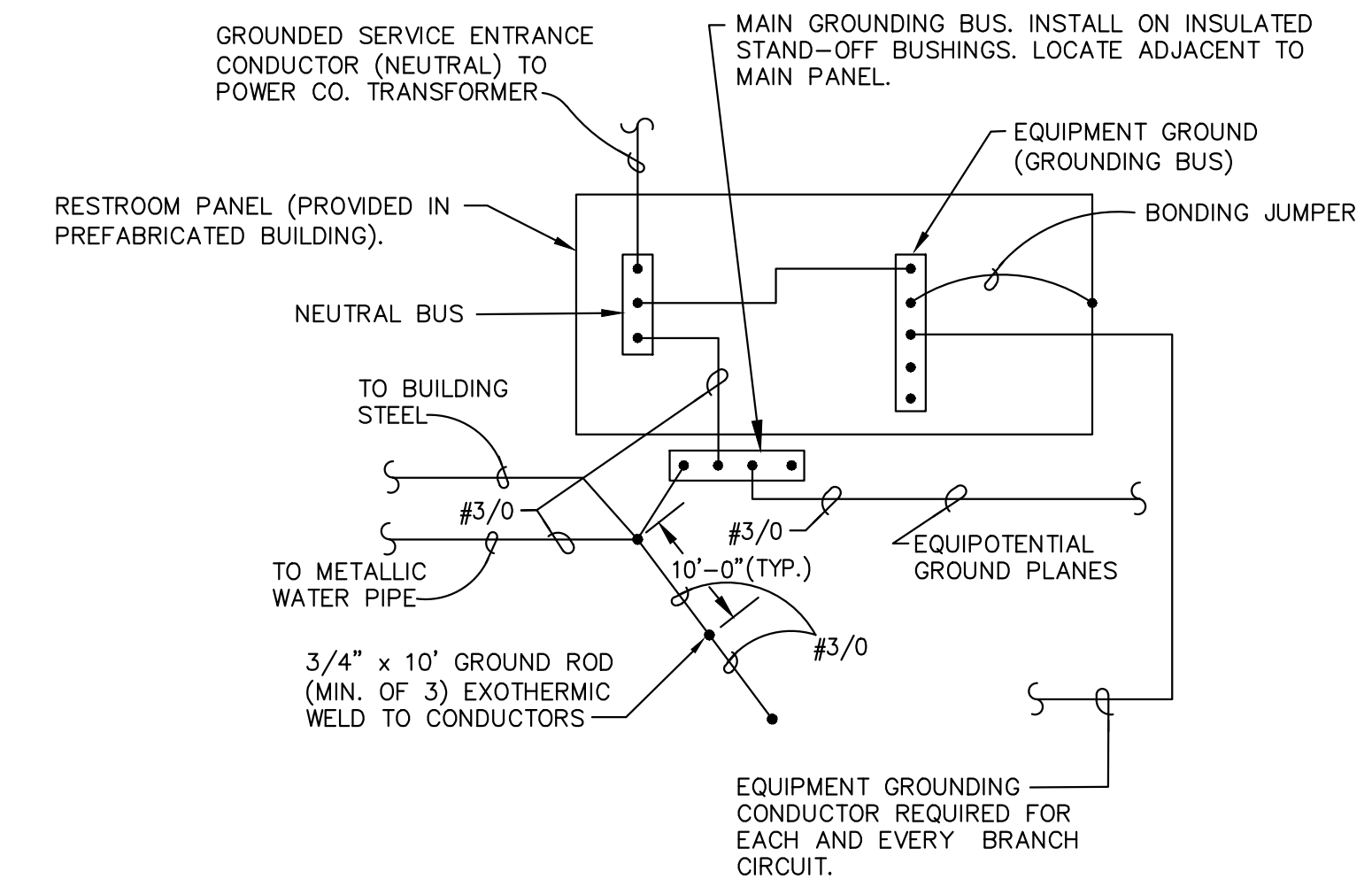


CLIENT
City of Richland Hills

2600 Rosebud Ln
Richland Hills, TX 76118

PROJECT NO.
42230.23

KEY PLAN



§ 91-700. Communication towers and television receivers.

- (a) Purpose. Certain radio equipment used in transmitting and receiving signal energy are essential and are deemed to promote the health, safety and general welfare of the citizens of the city. The placement of such equipment shall be located so that the health, safety, welfare and aesthetic quality of the community shall not be compromised; therefore, the regulations governing the location of such equipment shall consider the aesthetic quality of the community equal to the health, safety and general welfare of the community. The antennas, masts and towers enumerated in this article shall not be deemed violations of this chapter when made under the conditions provided in this article.
- (b) Definitions. The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Antenna means a device used in communications which transmits or receives radio signals.

Antenna, building attached, means an antenna attached to existing structures in one of the following forms:

- (1) Roof-mounted, in which antennas are placed on the roofs of buildings; or
- (2) Building-mounted, in which antennas are mounted to the sides of buildings.

Such antennas can also be mounted on structures such as water tanks, billboards, church steeples, electrical transmission towers, etc.

Antenna facility means a structure, monopole, tower or lattice tower used to support antennas, which is more than 35 feet tall.

Antenna, microwave, also known as dish antenna, means a dish-shaped antenna used to link communication sites together by wireless transmission of voice or data, utilizing electromagnetic radiation frequencies from three GHz to 300 GHz; and using relatively low transmitter power levels when compared to other forms of transmission.

Antenna, panel, also known as directional antenna, means an antenna, or array of antennas, designed to concentrate a radio signal in a particular area. Panel antennae are typically flat, rectangular devices, approximately six square feet in size.

Antenna, whip, also known as omnidirectional antenna, means a cylindrically shaped antenna which has a diameter between two and six inches, and measures between one and 18 feet in height. Such antennas are used to emit signals in a 360-degree horizontal plane and a compressed vertical plane.

Collocation means the act of locating wireless communications equipment from more than one provider on a single antenna facility.

Equipment storage means a small unmanned, single story equipment building, less than 500 square feet in size, used to house radio transmitters and related equipment.

Lattice tower means a tower having three or four support legs, and holds a variety of antennas. Such towers range from 60 to 200 feet in height, and can accommodate a variety

of users.

Monopole means an antenna facility composed of a single spire, more than 35 feet tall, used to support communications equipment or other visible items. No guy wires are used or permitted on such antenna facility.

Satellite receive-only antenna means an antenna that enables the receipt of television signals transmitted directly from satellites to be viewed on a television monitor. Such antennas are commonly known as a satellite dish, television receive-only antenna, dish antenna, parabolic antenna or satellite earth station antenna.

Tower means a columnar, guyed structure, more than 35 feet tall, used to support antennas or other visible items.

- (c) Amateur radio equipment and TV antennas in residential districts. Amateur radio equipment, including ham radio and CB equipment, and personal use TV antennas shall be allowed in the SF-E Single-Family Residential Estate, SF-10 Single-Family Residential, SF-7 Single-Family Residential, MF-1 Two-Family (Duplex) Residential, MF-2 Multiple-Family Residential Medium Density, MF-3 Multiple-Family Residential High Density, and MH Manufactured Home (HUD Code) Zoning Districts within the city if it complies with the following regulations:

- (1) The antenna facility may be building attached, monopoles, towers or lattice towers;
- (2) Only one antenna facility exceeding 35 feet per premises shall be allowed;
- (3) An antenna facility, exclusive of the height of an antenna or mast, shall not exceed 65 feet in height; provided, however, that an antenna facility shall be permitted additional height at the ratio of one added foot in height for each additional foot of setback beyond the minimum setback required of an accessory building in this chapter; however, the maximum height for a tower permitted without a waiver in any residential district shall be 80 feet;
- (4) The height of an antenna, including the height of an antenna facility to which such antennas may be fastened or attached, shall not exceed 80 feet in height without a waiver;
- (5) An antenna not fastened to an antenna facility shall not exceed 50 feet in overall height without a waiver, except for an antenna which does not extend more than eight feet above the building on which it is mounted;
- (6) An antenna facility shall be limited to having the number and size of antennas attached to it that are allowed by the antenna facility manufacturer's designs and specifications for maximum wind load requirements;
- (7) Setbacks:
 - a. Antennas and antenna facilities shall not be permitted in front or side yards;
 - b. Guy wires are not permitted in front yards;
 - c. Guy wires are permitted in required side and rear yards;

- d. Setback for antenna facilities shall be the same as is required for accessory buildings in residential districts as set forth in this chapter.
- (8) There shall be no minimum or maximum separation requirements for antenna facilities from other structures on the same lot of record;
 - (9) Antenna facilities shall not be permitted in any easement;
 - (10) No auxiliary or outdoor lighting above 20 feet shall be allowed on antenna facilities located on residentially zoned property within the city, and no lights so located shall be directed off one's property, except such lights or lighting as may be required by the Federal Aviation Administration or the Federal Communications Commission;
 - (11) A building permit shall be obtained prior to the construction and/or installation of an antenna facility. Antenna facilities must be installed as per the manufacturer's recommendations or under the seal of a registered professional engineer of the state;
 - (12) Antennas and/or antenna facilities obviously not in use or in need of maintenance, as determined by the building official, shall be removed or brought into compliance within 30 days following notice given by the building official. This shall not preclude immediate action by the building official to safeguard life, limb, health, property and public welfare;
 - (13) No part of an antenna, antenna facility or an attachment thereto may extend beyond the property lines of the owner of such antenna or antenna facility without written permission from affected property owners;
 - (14) No permit shall be issued for the installation of an antenna or antenna facility on a multifamily structure or property unless a notarized statement of permission from the owner is presented to the building department;
 - (15) All antennas and antenna facilities shall be subject to an inspection every five years by a qualified expert. Such inspection is to be conducted and charged for by the city in accordance with provisions in the building code adopted in chapter 14 of the City's Code of Ordinances;
 - (16) A waiver must be obtained from the zoning board of adjustment for an antenna facility which does not comply with the regulations set forth in this subsection (c) (see subsection (h) Waivers for Antennas); and
 - (17) The zoning board of adjustment shall approve a requested application for a waiver upon documentation that such waiver is necessary and critical to the communications operation of the facility.
- (d) Commercial antennas in residential districts. Only building attached antennas shall be allowed in residentially zoned districts under the following conditions:
- (1) A waiver must be obtained from the zoning board of adjustment (see subsection (h) Waivers for Antennas);
 - (2) The proposed antenna must be attached to or enclosed in an existing structure currently

- or last occupied by a nonresidential use as set forth in this chapter, or attached to a power or telephone pole, water storage tower or other utility structure;
- (3) The antenna must not extend over eight feet above the structure to which it is attached;
 - (4) A minimum of 1,500 feet of separation shall be required between antenna facilities;
 - (5) If attached to the exterior of a structure or a power or telephone pole, water storage tower or other utility structure, the antenna must be at least 75 feet above grade and painted to match the structure to which it is attached;
 - (6) The antenna may be placed lower than 75 feet above grade if completely enclosed within existing architectural elements of a building so as not to be visible;
 - (7) Any associated equipment storage building shall be screened from public view by a decorative wall composed of masonry or engineered decorative concrete panels, such wall to be not less than six feet in height, with landscaping for aesthetic purposes;
 - (8) All driveways accessing an antenna facility site or equipment storage site shall be constructed of an all-weather hard surface as approved by the building official;
 - (9) No auxiliary or outdoor lighting shall be allowed on antennas located on residentially zoned property, except such lights or lighting as may be required by the Federal Aviation Administration or the Federal Communications Commission;
 - (10) A building permit must be obtained prior to the construction and/or installation of a tower, antenna or mast. Towers must be installed as per the manufacturer's recommendations or under the seal of a registered professional engineer of the state;
 - (11) Antennas obviously not in use or in need of maintenance, as determined by the building official, shall be removed or brought into compliance within 30 days following notice given by the building official. This shall not preclude immediate action by the building official to safeguard life, limb, health, property and public welfare;
 - (12) No part of an antenna, antenna facility or any attachment thereto may extend beyond the property lines of the owner of such antenna;
 - (13) No permit shall be issued for the installation of an antenna facility on a structure or property, unless a notarized statement of permission from the owner is presented to the building department; and
 - (14) All antennas or antenna facilities shall be subject to an inspection every five years by a qualified expert. Such inspection may be conducted and charged for by the city in accordance with provisions in the building code adopted in chapter 14 of the City's Code of Ordinances.
- (e) Commercial and industrial districts. Radio, television, microwave broadcast relay, receiving towers and transmission and retransmission facilities, satellite receiving only earth stations (home dish antenna) and any electronic emission equipment of a commercial nature shall be allowed in the P Professional Office, R Retail, LC Light Commercial, HC Heavy Commercial, I Industrial, and MX Mixed Use Zoning Districts if it complies with the

following regulations:

- (1) Only one antenna facility shall be allowed per premises;
- (2) Antenna facilities shall be limited to building attached and monopoles only;
- (3) An antenna facility, exclusive of the height of any attached antenna, shall not exceed 35 feet in height; provided, however, that an antenna facility shall be permitted additional height at the ratio of one added foot in height for each additional foot of setback beyond the minimum setback required of an accessory building as set forth in this chapter; however, the maximum height for an antenna facility permitted without a waiver in a P Professional Office, R Retail, LC Light Commercial, HC Heavy Commercial, I Industrial, or MX Mixed Use District shall be 65 feet;
- (4) The height of an antenna, including the height of an antenna facility to which such antenna may be fastened or attached, shall not exceed 65 feet in height without a waiver;
- (5) An antenna not fastened to an antenna facility shall not exceed 50 feet, except for an antenna which does not extend more than eight feet above the building on which it is attached;
- (6) An antenna facility shall be limited to having the number and size of antennas attached to it that are allowed by the antenna facility manufacturer's designs and specifications for maximum wind load requirements;
- (7) Setbacks:
 - a. Antennas and antenna facilities shall not be permitted in front or side yards;
 - b. Antennas and antenna facilities shall be setback from residential districts a minimum distance equal to two times the height of the tower, but in no instance shall the setback be less than 200 feet from any residentially zoned district.
- (8) There shall be no minimum or maximum separation requirements for antenna facilities from other structures on the same lot of record, with the exception of structure mounted antennas which shall have a separation of 1,500 feet from the antenna facilities;
- (9) Antenna facilities shall not be permitted in any easement;
- (10) No auxiliary or outdoor lighting shall be allowed on antennas located on residentially zoned property within the city, except such lights or lighting as may be required by the Federal Aviation Administration or the Federal Communications Commission;
- (11) A building permit shall be obtained prior to the construction and/or installation of a tower, antenna or mast. Antenna facilities must be installed as per the manufacturer's recommendations or under the seal of a registered professional engineer of the state;
- (12) Antenna facilities and antennas obviously not in use or in need of maintenance, as determined by the building official, shall be removed or brought into compliance within 30 days following notice given by the building official. This shall not preclude immediate action by the building official to safeguard life, limb, health, property and

public welfare;

- (13) No part of an antenna, antenna facility or an attachment thereto may extend beyond the property lines of the owner of such antenna or antenna facility;
 - (14) No permit shall be issued for the installation of an antenna or antenna facility on a multifamily structure or property unless a notarized statement of permission from the owner is presented to the building department;
 - (15) All antennas and antenna facilities shall be subject to an inspection every five years by a qualified expert. Such inspection may be conducted and charged for by the city in accordance with provisions in the building code adopted in chapter 14 of the City's Code of Ordinances;
 - (16) A waiver must be obtained from the zoning board of adjustment for an antenna or tower which does not comply with the regulations set forth in this subsection (e) (see subsection (h) Waivers for Antennas).
- (f) Written report upon denial of request. The city shall document in writing any denial of a request to place, construct or modify personal wireless service facilities. Such documentation shall be supported by substantial evidence within the written record.
- (g) Satellite receive-only antennas.
- (1) Satellite receive-only antennas assist individuals in the receipt of satellite transmitted television signals. Satellite receive-only antennas shall not be deemed to be a violation of this chapter when such antennas conform to the conditions set forth in this subsection, and such conditions are found to be reasonable and clearly define health, safety and aesthetic objectives. A satellite receive-only antenna shall be allowed within the city if it complies with the following:
 - a. Such antenna is two meters or less in diameter and is located or proposed to be located in an area where commercial or industrial uses are generally permitted by nonfederal land use regulations; or
 - b. The antenna is less than one meter in diameter in any zoning district.
 - (2) Satellite receive-only antennas shall be allowed in Residential Districts if such antennas are greater than one meter in diameter, and shall be allowed in Commercial or Industrial Districts if such antennas are greater than two meters in diameter. Such antennas shall be allowed in any zoning district if it complies with the following additional regulations:
 - a. Only one satellite receive-only antenna per lot of record shall be allowed;
 - b. Satellite receive-only antennas shall not exceed ten feet in height;
 - c. Setbacks for satellite receive-only antennas shall be as follows:
 1. Front and side. Such antennas shall not be permitted in front or side yards;
 2. Rear. Such antennas shall be permitted in rear yards, provided they meet the minimum setback as is required for accessory buildings in Residential

Districts and for all buildings in Nonresidential Districts as set forth in this chapter.

- d. There shall be no minimum or maximum separation requirements for satellite receive-only antennas from other structures on the same lot of record;
 - e. Satellite receive-only antennas shall not be permitted in easements;
 - f. No auxiliary or outdoor lighting shall be allowed on satellite receive-only antennas, except such lights or lighting as may be required by the Federal Aviation Administration or the Federal Communications Commission;
 - g. A building permit must be obtained prior to the construction and/or installation of a satellite receive-only antenna. Such antennas must be installed as per the manufacturer's recommendations or under the seal of a registered professional engineer of the state;
 - h. Satellite receive-only antennas obviously not in use or which are obviously in need of maintenance as determined by the building official, shall be removed or brought into compliance within 30 days following notice given by the building official. This shall not preclude immediate action by the building official to safeguard life, limb, health, property and public welfare;
 - i. No part of a satellite receive-only antenna or any attachment thereto may extend beyond the property lines of the owner of such antenna;
 - j. No permit shall be issued for the installation of a satellite receive-only antenna on a multifamily structure or property unless a notarized statement of permission from the owner is presented to the building department; and
 - k. All satellite receive-only antennas shall be screened from view from adjoining properties by solid fencing or evergreen plants. A satellite receive-only antenna located within a fence surrounding the yard in which the antenna is located shall be considered to be screened.
- (h) Waivers for antennas. Waivers from the zoning board of adjustment as mentioned above shall be processed in the same manner as a special exception from the zoning ordinance. [Ord. No. 1274-14, § 7(Exh. G), 5-6-2014]

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§ 1.0 Nonconforming uses, structures and lots.

90-1.0.01 Intent of Provisions.

(A) Existence of nonconformities.

- (1) The purpose of this section is to establish provisions for the allowance and potential alteration of uses, lots, and/or structures that do not conform to currently applicable standards or regulations, but that were in conformance with standards in place at the time of their inception, and have been rendered nonconforming due to a change in the applicable standards and regulations.
 - (a) Nonconformities occur in three general categories, or combinations thereof:
 1. Nonconforming lots as described in subsection 1.06.02.(A)(1) below. For example, a nonconforming lot can be nonconforming as to lot area or dimension requirement.
 2. Nonconforming structures as described in subsection 1.06.02.(A)(1) below. For example, a nonconforming structure can be nonconforming as to a dimension requirement, masonry requirement, or landscaping requirement.
 3. Nonconforming uses are uses as described in subsection 1.06.02.(A)(1) below. For example, a nonconforming use can be the actual use, or the parking requirement associated with that particular use.
- (2) It is the declared intent of this section that nonconforming uses and structures eventually be eliminated and be required to comply with the regulations of the Zoning Ordinance, having due regard for the property rights of the person affected, the public welfare, and the character of the surrounding area.

90-1.0.0 Establishment of Legal Nonconforming Status.

- (A) Existence.** For purposes of interpretation of this subsection, any uses, structures, or lots that in whole or part are not in conformance with current zoning standards shall be considered as follows:
- (1) **Legal nonconforming.** Those uses, structures, or lots that in whole or part are not in conformance with current zoning standards, but were legally established at a prior date at which time they were in conformance with applicable standards. Such uses, structures or lots may be maintained or potentially altered subject to the provisions of this subsection.
 - (2) **Illegal status.** Those uses, structures, or lots that in whole or part are not in conformance with current zoning standards and were not in conformance with applicable standards at the time of their inception shall not be considered legal nonconforming, but shall be considered illegal uses, structures, or lots and shall not be approved for any alteration or expansion, and shall undertake necessary remedial measures to reach conformance with current standards, or be discontinued.
- (B) Time of adoption.** Any use, platted lot, or structure that is a lawful use at the time of the adoption of any amendment to this Ordinance but by such amendment is placed in a district wherein such use, platted lot, or structure is not otherwise permitted shall be deemed legal nonconforming.

90-1.0.0 Burden of Demonstration. The burden of establishing that any nonconformity is a legal nonconformity as defined in this subsection shall be borne by the owner or proponent of such nonconformity.

90-1.0□0□ Continuing Lawful Use of Property and Existence of Structures.

(A) Discontinuance of nonconforming use.

- (1) If a nonconforming use shall cease operations for a period of more than six months, then such nonconforming use shall be deemed to be permanently discontinued. Unless the board of adjustment reinstates the nonconforming rights pursuant to section 6.10 Reinstatement of Nonconforming Rights of this Ordinance, such a use shall not be instituted on that parcel or other parcel in any district that does not permit the discontinued use.
- (2) For the purpose of this paragraph, to "cease operations" shall mean to intentionally terminate operations of the nonconforming use. Any nonconforming use that does not involve a permanent type of structure or operation and that is moved from the premises shall be considered to have been discontinued, regardless of intent.

(B) Reinstatement of nonconforming use rights. An owner and/or operator of a nonconforming use that has been deemed permanently abandoned pursuant to subsection (A) above, may request that the nonconforming rights to the use be reinstated pursuant to section 6.10 Reinstatement of Nonconforming Rights of this Ordinance.

(C) Prohibited expansion or reoccupation. A nonconforming use or structure shall not be expanded, reoccupied with another nonconforming use, or increased as of the effective date of this Ordinance except as provided in section 1.06.06. below.

(D) Existing platted lots are conforming lots. Any existing lot platted prior to May 6, 2014, which was legally conforming, shall be deemed a conforming lot.

90-1.0□0□ Changing Uses and Nonconforming Rights.

- (A) Nonconforming use to conforming use. Any nonconforming use may be changed to a conforming use, and once such change is made, the use shall not be changed back to a nonconforming use.
- (B) Nonconforming use to another nonconforming use. A nonconforming use may not be changed to another nonconforming use.
- (C) Conforming use in a nonconforming structure. Where a conforming use is located in a nonconforming structure, the use may be changed to another conforming use by the process outlined in section 1.06.06. below.

90-1.0□0□ Expansion of Nonconforming Uses and Structures. An expansion of a nonconforming use or structure is allowed in accordance with the following:

(A) Nonconforming use expansion in existing building.

- (1) A nonconforming use located within a building may be extended throughout the existing building, provided:
 - (a) No structural alteration may be made on or in the building except those required by law to preserve such building in a structurally sound condition; and
 - (b) The number of dwelling units or rooms in a nonconforming residential use shall not be increased so as to exceed the number of dwelling units or rooms existing at the time said use became a nonconforming use.
- (2) Nonconforming use within a building shall not be extended to occupy any land outside the

building.

- (B) Off-street loading, parking, and landscaping requirements. Requirements for parking and landscaping for a nonconforming structure shall be as stated in the supplementary ordinances.
- (C) Residential lot exemption. The minimum residential lot areas for the various zoning districts shall be in accordance with their respective districts, except that a lot having less area than herein required that was an official "lot of record" prior to May 6, 2014 may be used for a single-family dwelling.
- (D) Nonconforming building expansion with conforming uses. Buildings or structures **that in whole or part are not in conformance with current zoning standards, but were legally established at a prior date at which they were in conformance with applicable standards may expand the structure in conformance with current area regulations or development standards in this ordinance by right. If the expansion request furthers the nonconformity, a special exception shall be requested in accordance with section 6.13.01.** ~~not increase the gross floor area greater than ten percent from the date when the building became nonconforming. The expansion must be conforming.~~
- (E) Reuse of abandoned or vacant buildings by conforming uses allowed. Buildings or structures that have been vacant or abandoned for more than six months and do not meet the current area regulations or development standards shall be allowed to be reoccupied only by a conforming use.

90-1.0□07 Restoration of Nonconforming Structures.

- (A) Total destruction. If a nonconforming structure is destroyed by fire, the elements, or other cause, it may not be rebuilt except to conform to the provisions of this Ordinance.
- (B) Partial destruction. In the case of partial destruction of a nonconforming structure up to 51 percent of its total appraised value as determined by the Appraisal District, reconstruction will be permitted, but the existing square footage or function of the nonconforming structure cannot be expanded.

90-1.0□0□ Movement of Nonconforming Structures.

- (A) Relocation of a nonconforming structure within a platted lot. Nonconforming structures may be relocated within the same platted lot.
- (B) Compliance. Nonconforming structures shall comply with all setback and screening requirements once relocated.

90-1.0□09 Completion of Structures. Nothing herein contained shall require any change in the plans, construction, or designated use of the following:

- (A) Approved building. A building or structure for which a building permit has been issued or a site plan approved prior to May 6, 2014.
- (B) Building in the approval process. A building or structure for which a complete application for a building permit was accepted by the building official on or before the effective date of these regulations, provided however, that such building permit shall comply with all applicable ordinances in effect on the date such application was filed.

[Ord. No. 1273-14, § 1(Exh. A), 5-6-2014]

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§ 101-101 Special Exception.

90-101 Purpose and Applicability.

- (A) Purpose. The board of adjustment is authorized to hear and decide a special exception to the Zoning Ordinance that are not permitted by right in a particular district because of potential adverse effect, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted by the board of adjustment, where specifically authorized by subsection (D) below, and in accordance with the substantive and procedural standards of the Zoning Ordinance.
- (B) Zoning special exception defined. A special exception is an allowed variation from the Zoning Ordinance, but is differentiated from a variance as the term is used in this Zoning Ordinance by the following:
 - (1) No hardship required. A special exception does not require a finding of an undue hardship.
 - (2) Specifically allowed and pre-determined by the Zoning Ordinance. Approval of a special exception by the board of adjustment is specifically provided for and defined in this Zoning Ordinance.
- (C) Requests for a zoning special exception.
 - (1) The board of adjustment may grant a special exception in accordance to the provisions of subsection (D) below upon written request of the property owner.
 - (2) The zoning administrator shall process and review a special exception.
- (D) Zoning special exception authorized. When in the board of adjustment judgment, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially injured, the board of adjustment may, in specific cases, after public notice and public hearing and subject to appropriate conditions and safeguards, authorize the following special exceptions to the regulations herein established:
 - (1) Parking.
 - (a) A reduction in the number of on-site parking spaces may be granted in the nonresidential districts and for all nonresidential uses located in residential districts. Documentation justifying the reduction must be presented.
 - (b) Parking spaces may be located off-site and counted toward the parking requirements if the following requirements are met:
 - 1. Parking spaces are within 300 feet, measured by a straight line from the nearest point of the land on which the use served is located to the nearest point of the separated off-site parking space;
 - 2. A safe and accessible pedestrian connection from the parking area to the use is available; and
 - 3. A written agreement shall be drawn to the satisfaction of the city attorney and executed by all parties concerned assuring the continued availability of the off-site parking facilities for the use they are intended to serve.
 - (2) The board may issue a special exception to grant nonconforming status for a structure that did not

conform to this Ordinance when it was constructed or established, if the board finds:

- (a) The nonconformity was clearly and specifically shown in plans and specifications duly submitted to obtain a city permit;
- (b) Before the work was done, neither the owner, the designer, the surveyor, the contractor nor any other person assisting with the work knew about the nonconformity;
- (c) The nonconformity was clearly covered by the city permit (the same permit for which the plans and specifications were submitted), and the permit was otherwise regularly issued;
- (d) After learning of the nonconformity, the owner promptly conferred with the administrative official and voluntarily halted any further nonconforming work;
- (e) The item will cause no health or safety hazard and no significant impact upon another person or property; and
- (f) The item can be brought into conformity with this Ordinance within the time period specified in the special exception, at a modest or reasonable cost.

1. Exception: Bringing the item into conformity need not be required if the board finds that the impact of the item on other persons or properties is either nil or extremely small.

(3) The board may issue a special exception to buildings or structures that in whole or part are not in conformance with the current zoning standards, but were legally established at a prior date at which they were in conformance with applicable standards that are now requesting to further the nonconformity by way of expansion.

1. Furthering the nonconformity may include but is not limited to encroaching into any existing setbacks or exceeding or further exceeding the minimum lot coverage requirement in attempt to expand a nonconforming structure.
2. At no time may the Board grant this special exception where the requested encroachment into existing setback exceeds the encroachment present at the time the nonconformity was established. Any setback not encroached upon may not be encroached by way of this special exception.
3. At no time may the Board grant this special exception where the requested building height exceeds the building height present at the time the nonconformity was established. A building height in conformance with current zoning standards may not be increased by way of this special exception.
4. A special exception may be issued for a building expansion where the current building size is below the required square footage and the requested expansion will not bring the building size into conformance.

- (E) The board of adjustment may impose conditions. In granting special exceptions under this section, the board of adjustment may impose such conditions as are necessary to protect adjacent property owners and to ensure the public health, safety and general welfare, including but not limited to conditions specifying the period during which the nonconforming use may continue to operate or exist before being brought into conformance with the provisions of this Ordinance.
- (F) Concurring vote of 75 percent required. Pursuant to V.T.C.A., Local Government Code § 211.009(c), the concurring vote of 75 percent of the members of the board of adjustment is necessary to grant a special exception.

[Ord. No. 1273-14, § 1(Exh. A), 5-6-2014; Ord. No. 1296-15, § 2(Exh. A), 8-18-2015]