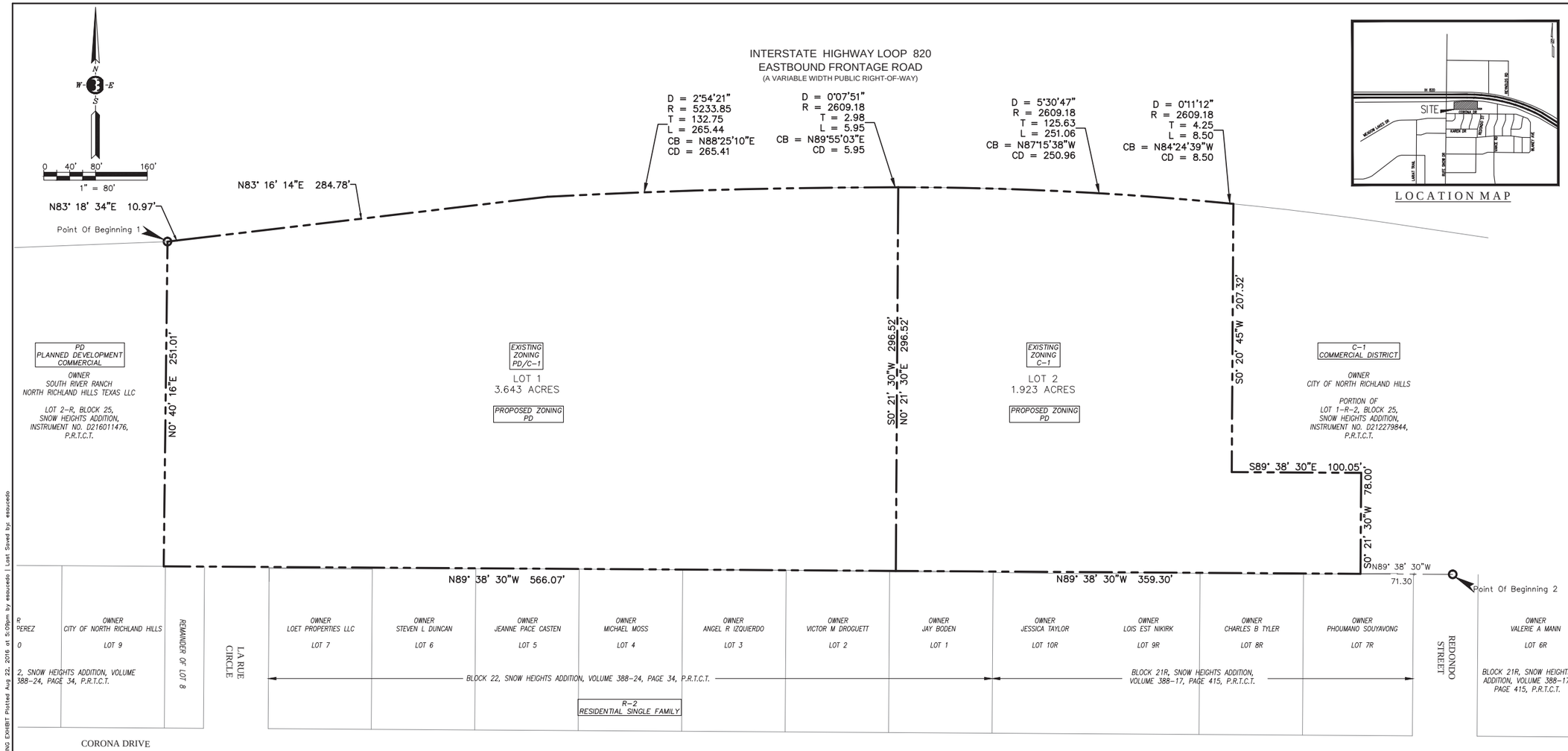


PROPERTY DESCRIPTION (LOT 1):

ALL that certain tract or parcel of land situated in the W.W. WALLACE SURVEY, ABSTRACT NO. 1606, Tarrant County, Texas and being a portion of Lot 1-R-2, Block 25, SNOW HEIGHTS ADDITION, an Addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Instrument No. D212279844, Plat Records, Tarrant County, Texas and also being all of Lots 1R1R1 and 1R1R2, Block 25, SNOW HEIGHTS ADDITION, an Addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Instrument No. D214018827 of said Plat Records and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found for the northeast corner of Lot 2-R, Block 25, SNOW HEIGHTS ADDITION, an Addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Instrument No. D212279844 of said Plat Records being the northwest corner of said Lot 1R1R1, also being in the southerly right-of-way line of Interstate Highway Loop 820 (a variable width right-of-way)

THENCE North 83 degrees 18 minutes 34 seconds East with said southerly right-of-way line, 10.97
feet to an "X" cut in concrete found;

THENCE North 83 degrees 16 minutes 14 seconds East continuing with said right-of-way line, 284.78 feet to a 4 inch brass disc stamped "TXDOT" found for the beginning of a curve to the right, from which the center bears South 03 degrees 02 minutes 00 seconds East, at 5233.85 feet;

THENCE northeasterly continuing with said right-of-way line and with said curve to the right, having an arc length of 265.44 feet, a central angle of 02 degrees 54 minutes 21 seconds and chord bearing of North 88 degrees 25 minutes 10 seconds East, at 265.41 feet to a 4 inch brass disc stamped "TXDOT" found for the beginning of a curve to the right, from which the center bears South 00 degrees 08 minutes 52 seconds East, at 2609.18 feet;

PROPERTY DESCRIPTION (LOT 1 CONT.):

THENCE northeasterly continuing with said right-of-way line and with said curve to the right, having an arc length of 5.95 feet, a central angle of 00 degrees 07 minutes 50 seconds and chord bearing of North 89 degrees 55 minutes 04 seconds East, at 5.95 feet to a pk nail set;

Thence South 00 degrees 21 minutes 30 seconds West departing said right-of-way line, 296.52 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set in the southerly boundary line of said Block 25;

THENCE North 89 degrees 38 minutes 30 seconds West with said southerly boundary line of said Block 25, 566.07 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" found for the southwest corner of said Lot 1R1R1, also being the southeast corner of said Lot 2-R;

Thence North 00 degrees 40 minutes 16 seconds East departing said southerly boundary line of said
Block 25 and with the common boundary line between said Lot 1R1R1 and Lot 2-R, 251.01 feet to the
PLACE OF BEGINNING and containing 3.643 acres of land, more or less as surveyed by Moak Surveyors,
Inc. during the month of October, 2015.

PROPERTY DESCRIPTION (LOT 2):

ALL that certain tract or parcel of land situated in the W. W. WALLACE SURVEY, ABSTRACT NO. 1606, Tarrant County, Texas and being a portion of Lot 1-R-2, Block 25, SNOW HEIGHTS ADDITION, an Addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Instrument No. D212279844, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a mag nail found in the southerly boundary line of said Block 25, from which a 1/2 inch steel rod found (CM) in the easterly right-of-way line of Vance Road bears South 89 degrees 38 minutes 30 seconds East, at 71.30 feet to the POINT OF BEGINNING of the herein described tract;

THENCE North 89 degrees 38 minutes 30 seconds West with said southerly boundary line of said Block 25, 359.30 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" found (CM) for the southwest corner of the herein described tract;

THENCE North 00 degrees 21 minutes 30 seconds East departing said southerly boundary line, 296.52 feet to a pk nail found in the southerly right-of-way line of Interstate Highway Loop 820 for the beginning of a curve to the right, from which the center bears South 00 degrees 01 minutes 01 seconds East, at 2609.18 feet;

THENCE southeasterly with said right-of-way line and with said curve to the right, having an arc length of 251.06 feet, a central angle of 05 degrees 30 minutes 47 seconds and chord bearing of South 87 degrees 15 minutes 38 seconds East, at 250.96 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set;

THENCE South 00 degrees 20 minutes 45 seconds West departing said right-of-way line, 207.32 feet to a mag nail set;

PROPERTY DESCRIPTION (LOT 2 CONT.):

THENCE South 89 degrees 38 minutes 30 seconds East, 100.05 feet to a pk nail set;

Thence South 00 degrees 21 minutes 30 seconds West, 78.00 feet to the PLACE OF BEGINNING and containing 1.923 acres of land, more or less.

BENCHMARKS

BM#1 ELEVATION
SITE BENCHMARK:

CASE ZC 2016-13

Rev	Description	Date
1	Xxxxxx	xx.xx.xx

NORTH RICHLAND HILLS
4301 City Point Drive
North Richland Hills, TX 76180

NRH

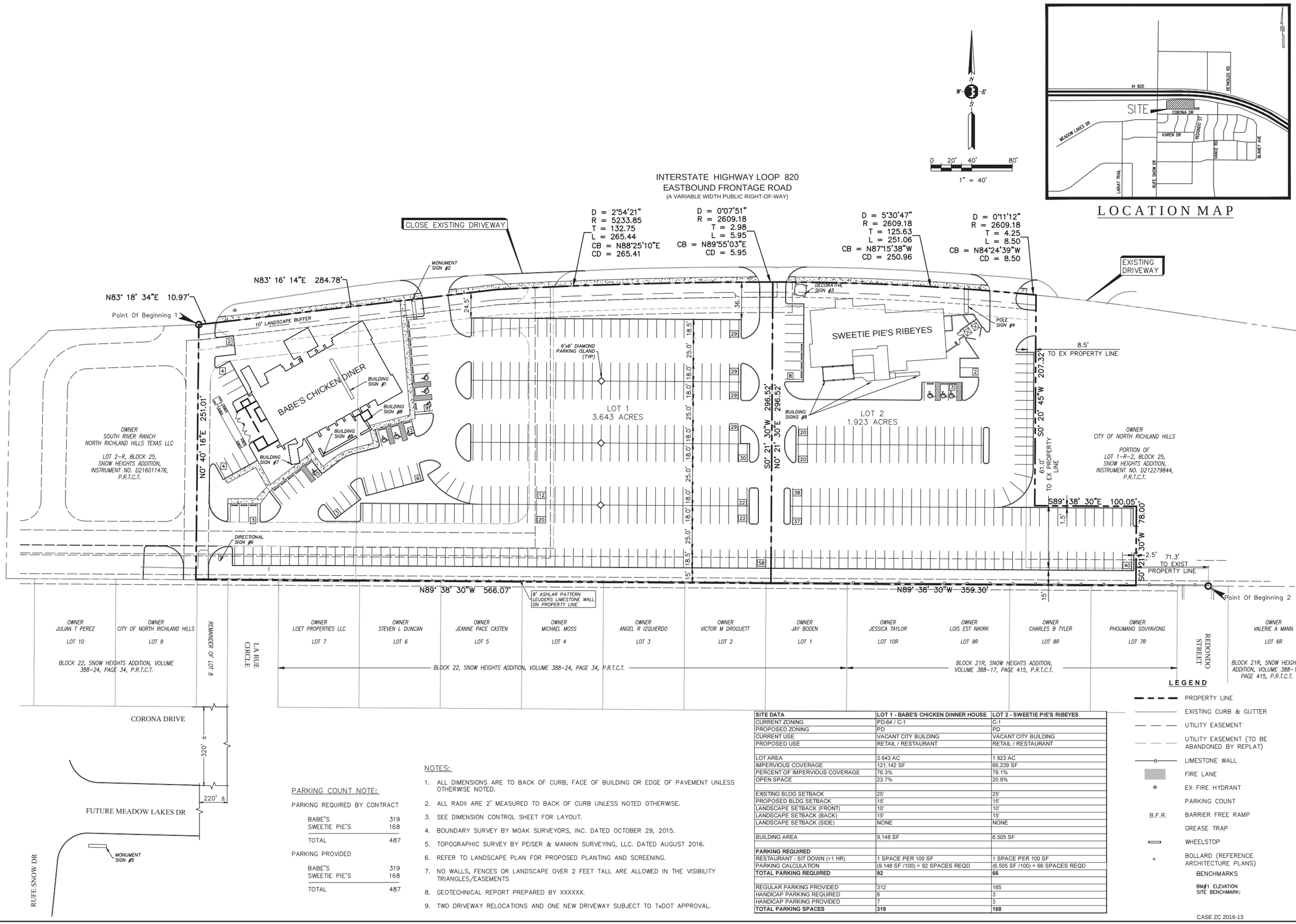
Binkley & Barfield, Inc.
consulting engineers
Texas Registration Number F-257
801 Gateway Blvd, Suite 101 Richardson, Texas 75080 Phone (972) 644-2800
www.binkleybarfield.com

ZONING EXHIBIT
BABE'S CHICKEN DINNER HOUSE &
SWEETIE PIE'S RIBEYES
LOCATED IN ROBERT DIXON SURVEY
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

Scale: 1" = 40' | Date: AUGUST 2016 | Job No: BB16048

Sheet No. ZE

N:\BB16048 (Rovin Inc) Babe's Chicken & Sweetie Pie's - NRH\05 CAD Files\BB16048-Zoning Exhibit.dwg-ZONING EXHIBIT Plotted Aug 22, 2016 at 5:09pm by esaucedo | Last Saved by: esaucedo



LOCATION MAP

PARKING COUNT NOTE:

PARKING REQUIRED BY CONTRACT

BABE'S	319
SWEETIE PIE'S	168
TOTAL	487

PARKING PROVIDED

BABE'S	319
SWEETIE PIE'S	168
TOTAL	487

NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 2' MEASURED TO BACK OF CURB UNLESS NOTED OTHERWISE.
3. SEE DIMENSION CONTROL SHEET FOR LAYOUT.
4. BOUNDARY SURVEY BY MOAK SURVEYORS, INC. DATED OCTOBER 29, 2015.
5. TOPOGRAPHIC SURVEY BY PEISER & MANKIN SURVEYING, LLC. DATED AUGUST 2016.
6. REFER TO LANDSCAPE PLAN FOR PROPOSED PLANTING AND SCREENING.
7. NO WALLS, FENCES OR LANDSCAPE OVER 2 FEET TALL ARE ALLOWED IN THE VISIBILITY TRIANGLES/EASEMENTS
8. GEOTECHNICAL REPORT PREPARED BY XXXXXX.
9. TWO DRIVEWAY RELOCATIONS AND ONE NEW DRIVEWAY SUBJECT TO TxDOT APPROVAL.

SITE DATA	LOT 1 - BABE'S CHICKEN DINNER HOUSE	LOT 2 - SWEETIE PIE'S RIBEYES
CURRENT ZONING	PD-64 / C-1	C-1
PROPOSED ZONING	PD	PD
CURRENT USE	VACANT CITY BUILDING	VACANT CITY BUILDING
PROPOSED USE	RETAIL / RESTAURANT	RETAIL / RESTAURANT
LOT AREA	3.643 AC	1.923 AC
IMPERVIOUS COVERAGE	121,142 SF	66,239 SF
PERCENT OF IMPERVIOUS COVERAGE	76.3%	79.1%
OPEN SPACE	23.7%	20.9%
EXISTING BLDG SETBACK	25'	25'
PROPOSED BLDG SETBACK	15'	15'
LANDSCAPE SETBACK (FRONT)	10'	10'
LANDSCAPE SETBACK (BACK)	15'	15'
LANDSCAPE SETBACK (SIDE)	NONE	NONE
BUILDING AREA	9,148 SF	6,505 SF
PARKING REQUIRED		
RESTAURANT - SIT DOWN (>1 HR)	1 SPACE PER 100 SF	1 SPACE PER 100 SF
PARKING CALCULATION	(9,148 SF /100) = 92 SPACES REQD	(6,505 SF /100) = 66 SPACES REQD
TOTAL PARKING REQUIRED	**92**	**66**
REGULAR PARKING PROVIDED	312	165
HANDICAP PARKING REQUIRED	6	3
HANDICAP PARKING PROVIDED	7	3
TOTAL PARKING SPACES	**319**	**168**

LEGEND

- PROPERTY LINE
- EXISTING CURB & GUTTER
- UTILITY EASEMENT
- UTILITY EASEMENT (TO BE ABANDONED BY REPLAT)
- LIMESTONE WALL
- FIRE LANE
- EX FIRE HYDRANT
- PARKING COUNT
- B.F.R. BARRIER FREE RAMP
- GREASE TRAP
- WHEELSTOP
- BOLLARD (REFERENCE ARCHITECTURE PLANS)
- BENCHMARKS

BM#1 ELEVATION
SITE BENCHMARK:

CASE ZC 2016-13

Rev	Date	Description	App.

NORTH RICHLAND HILLS
4301 City Point Drive
North Richland Hills, TX 76180

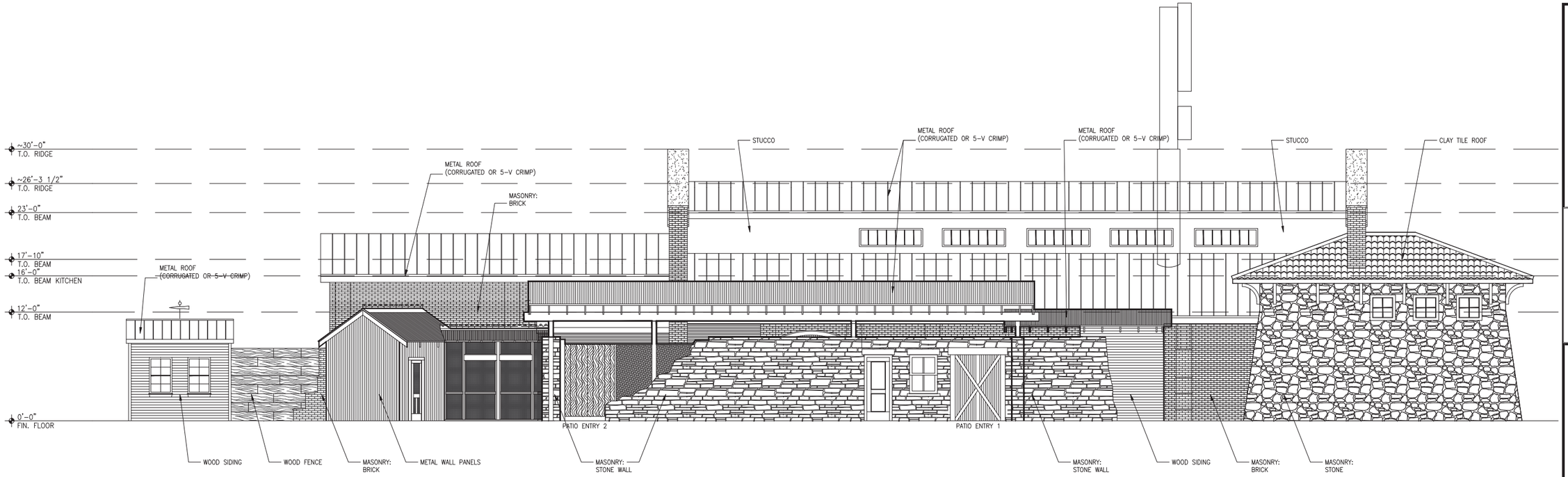
Binkley & Barfield, Inc.
consulting engineers
Texas Registration Number F-257
1801 Gateway Blvd. Suite 101 Richardson, Texas 75080 Phone (972) 644-2800
www.binkleybarfield.com

CONCEPT PLAN
BABE'S CHICKEN DINNER HOUSE &
SWEETIE PIE'S RIBEYES
NEC OF MEADOW LAKES DR & RUFE SNOW DR
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

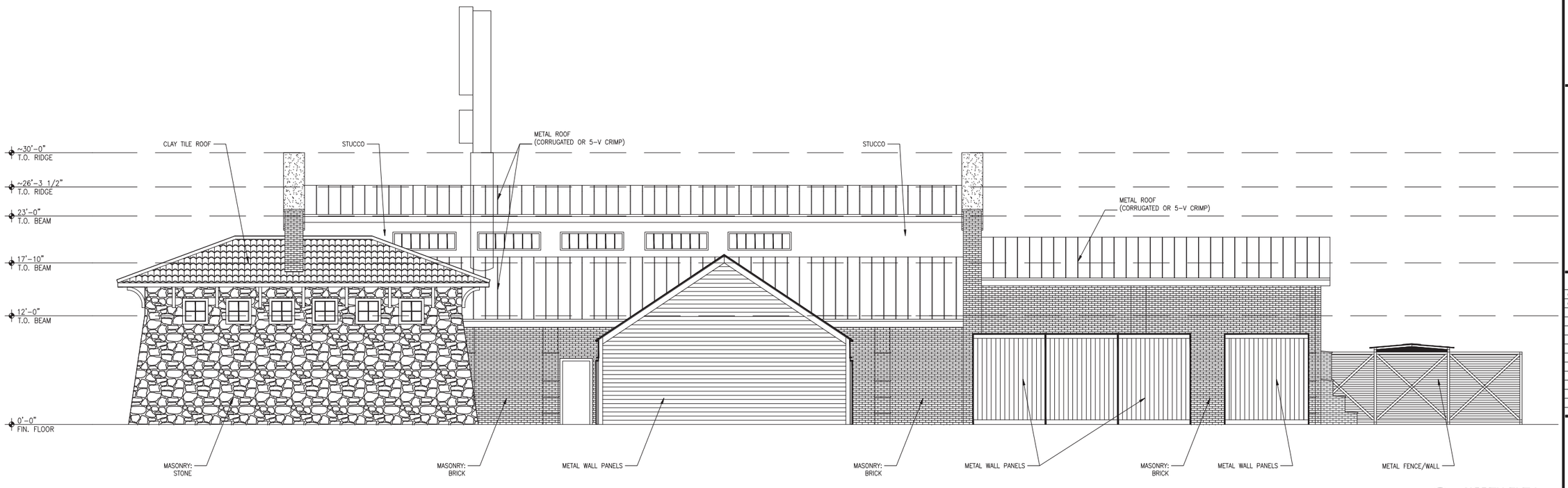
Scale: 1" = 40'
Date: AUGUST 2016
Job No.: BB16048

Sheet No:
CP

N:\BB16048 (Rovin Inc) Babe's Chicken & Sweetie Pie's – NRH\05 CAD Files\BB16048-SP.dwg-SP2 SITE PLAN – LOT 2 Plotted Aug 23, 2016 at 10:50am by esaucedo | Last Saved by: esaucedo



1 **SOUTH ELEV.**
Scale: 3/16" = 1'-0"



2 **NORTH ELEV.**
Scale: 3/16" = 1'-0"

FKA
architecture
interior design

Frank King Architect

257 rabbit run
dripping springs, texas
78620
off: 512.858.1291
cell: 214.642.7349
email:fkarchitek@yahoo.com

REGISTERED ARCHITECT FRANK KING DRIPPING SPRINGS TEXAS

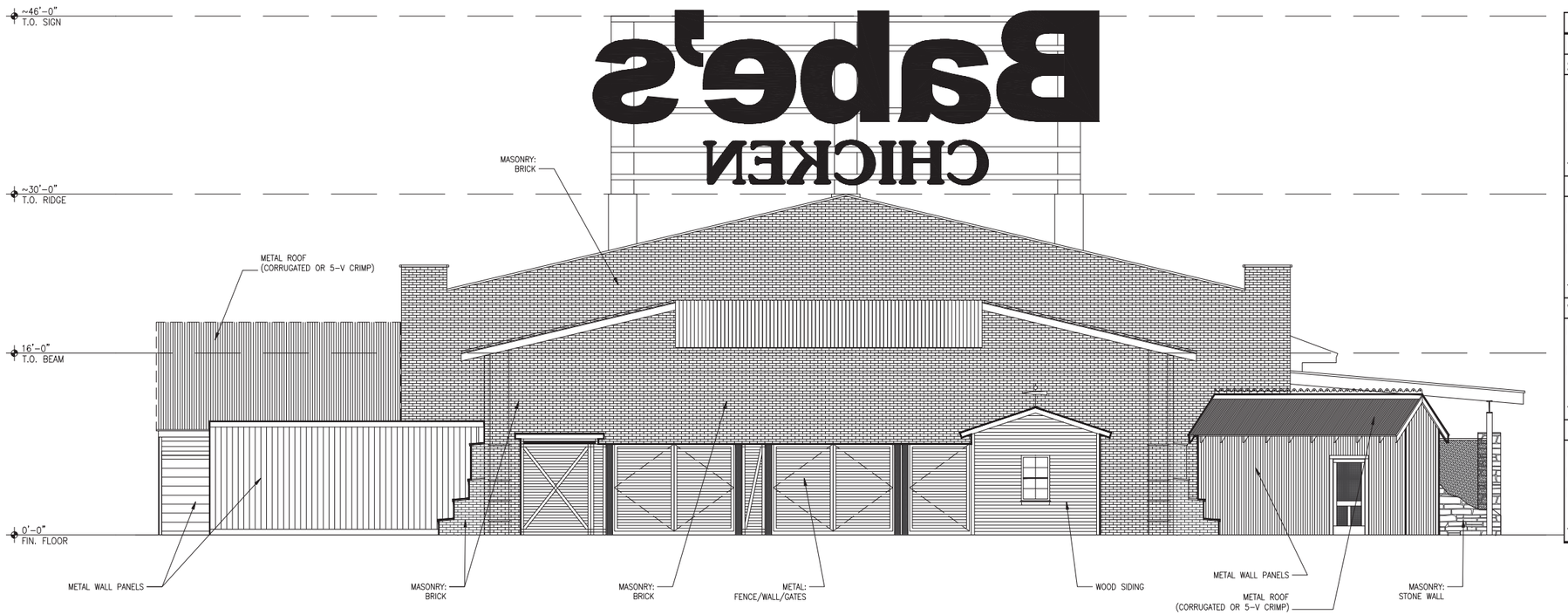
Babe's Chicken Dinner House
Rufe Snow & 820
North Richland Hills, TX

DATE	ISSUE	REV
08.15.16	PD SUBMITTAL	
08.23.16	PD SUBMITTAL	

SHEET NUMBER:

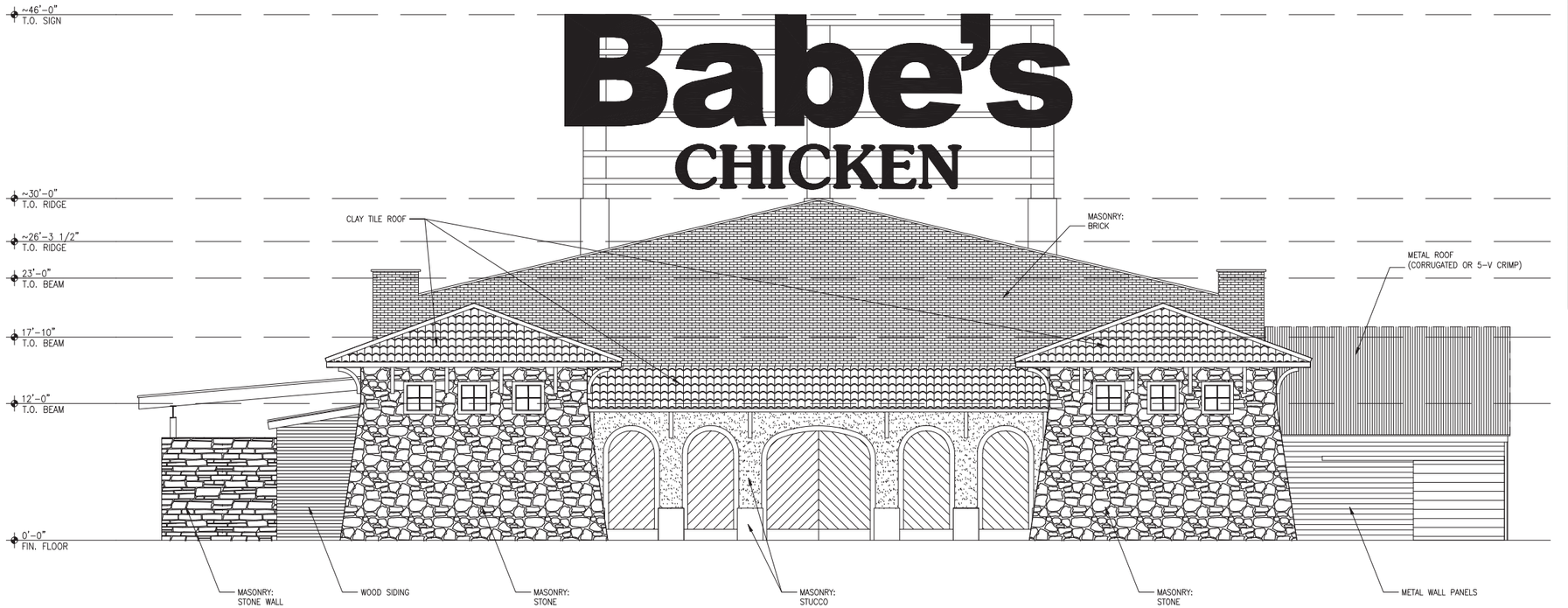
CONCEPT ELEVATIONS 1 & 2

Case ZC 2016-13



3 **WEST ELEV.**
Scale: 3/16" = 1'-0"

BABE'S - MATERIAL CALCULATIONS		
ELEVATION	SF	ACTUAL %
SOUTH ELEVATION - PRIMARY		
MASONRY	1418	70%
METAL/WOOD	422	21%
DOORS/WINDOWS	173	9%
TOTAL ELEV. SF	2013	100%
NORTH ELEVATION - SECONDARY		
MASONRY	1187	54%
METAL/WOOD	885	40%
DOORS/WINDOWS	137	6%
TOTAL ELEV. SF	2209	100%
WEST ELEVATION - SECONDARY		
MASONRY	1456	62%
METAL/WOOD	862	37%
DOORS/WINDOWS	31	1%
TOTAL ELEV. SF	2349	100%
EAST ELEVATION - SECONDARY		
MASONRY	1553	75%
METAL/WOOD	242	12%
DOORS/WINDOWS	278	13%
TOTAL ELEV. SF	2073	100%



4 **EAST ELEV.**
Scale: 3/16" = 1'-0"

PROPOSED MATERIAL LIST

MASONRY
- BRICK (NEW OR RECLAIMED)
- STONE (NEW, RECLAIMED OR CULTURED)
- STUCCO
- CONCRETE
- CONCRETE BLOCK

ACCENT
- WOOD SIDING (NEW OR RECLAIMED)
- METAL SIDING (NEW OR RECLAIMED, CORRUGATED)

ROOFING
- METAL (NEW OR RECLAIMED, CORRUGATED OR 5V CRIMP)
- CLAY TILE (NEW OR RECLAIMED)

FKA
architecture
interior design
Frank King Architect
257 rabbit run
dripping springs, texas
78620
off: 512.858.1291
cell: 214.642.7349
email:fkarchitek@yahoo.com

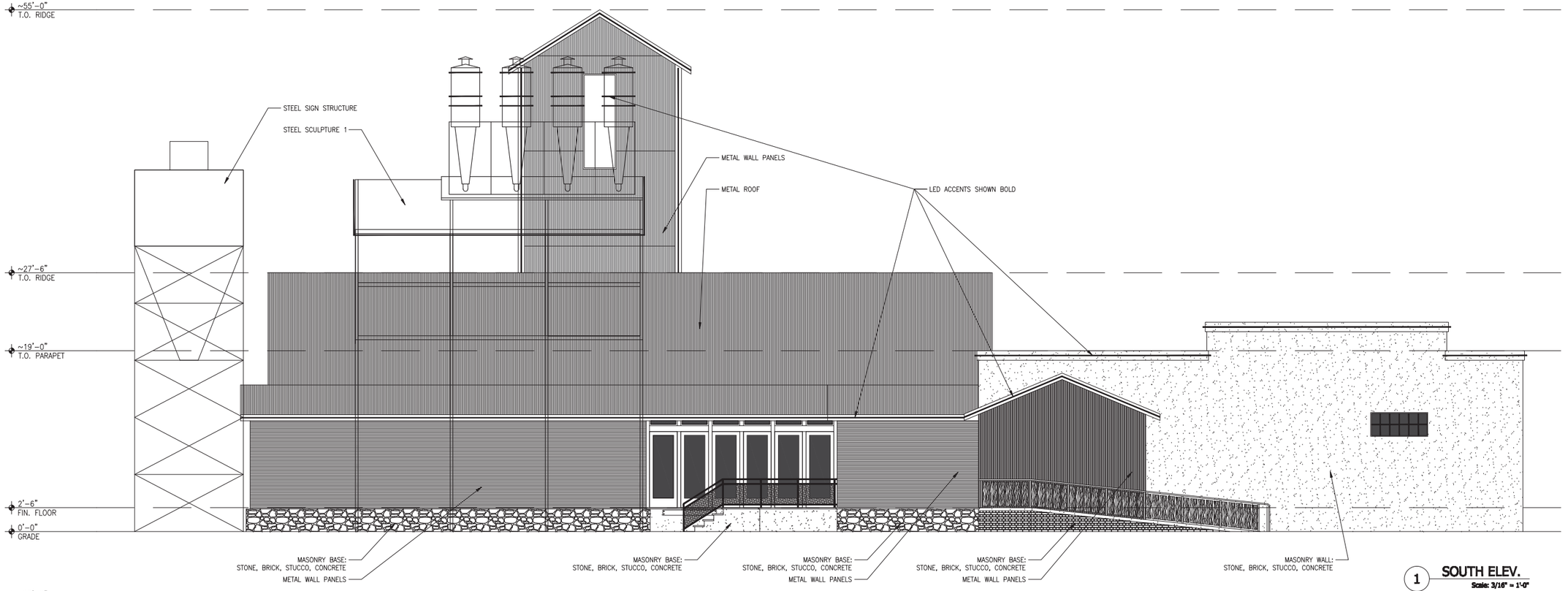
Babe's Chicken Dinner House
Ruff, Snow & 820
North Richland Hills, TX

DATE	ISSUE	REV
08.15.16	PD SUBMITTAL	
08.23.16	PD SUBMITTAL	

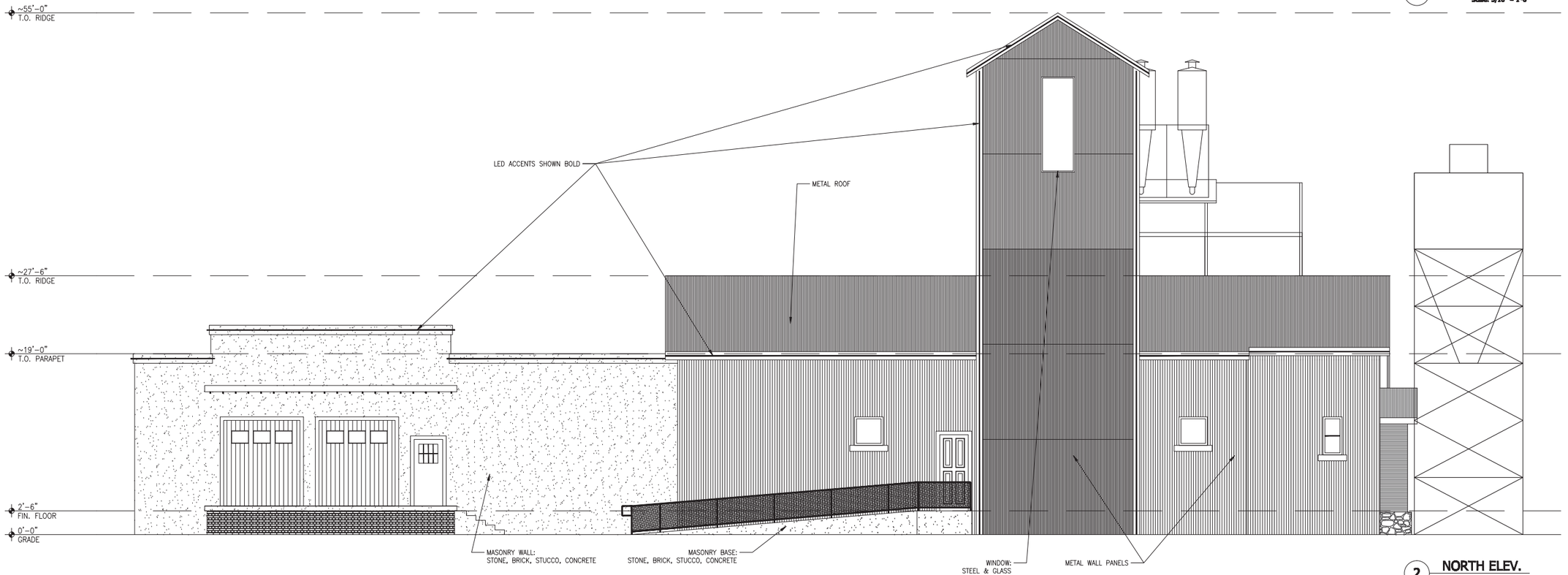
SHEET NUMBER:

CONCEPT ELEVATIONS 3 & 4

Case ZC 2016-13



1 SOUTH ELEV.
Scale: 3/16" = 1'-0"



2 NORTH ELEV.
Scale: 3/16" = 1'-0"

FKA
architecture
interior design

Frank King Architect

257 rabbit run
dripping springs, texas
78620
off: 512.858.1291
cell: 214.642.7349
email:fkarchitek@yahoo.com

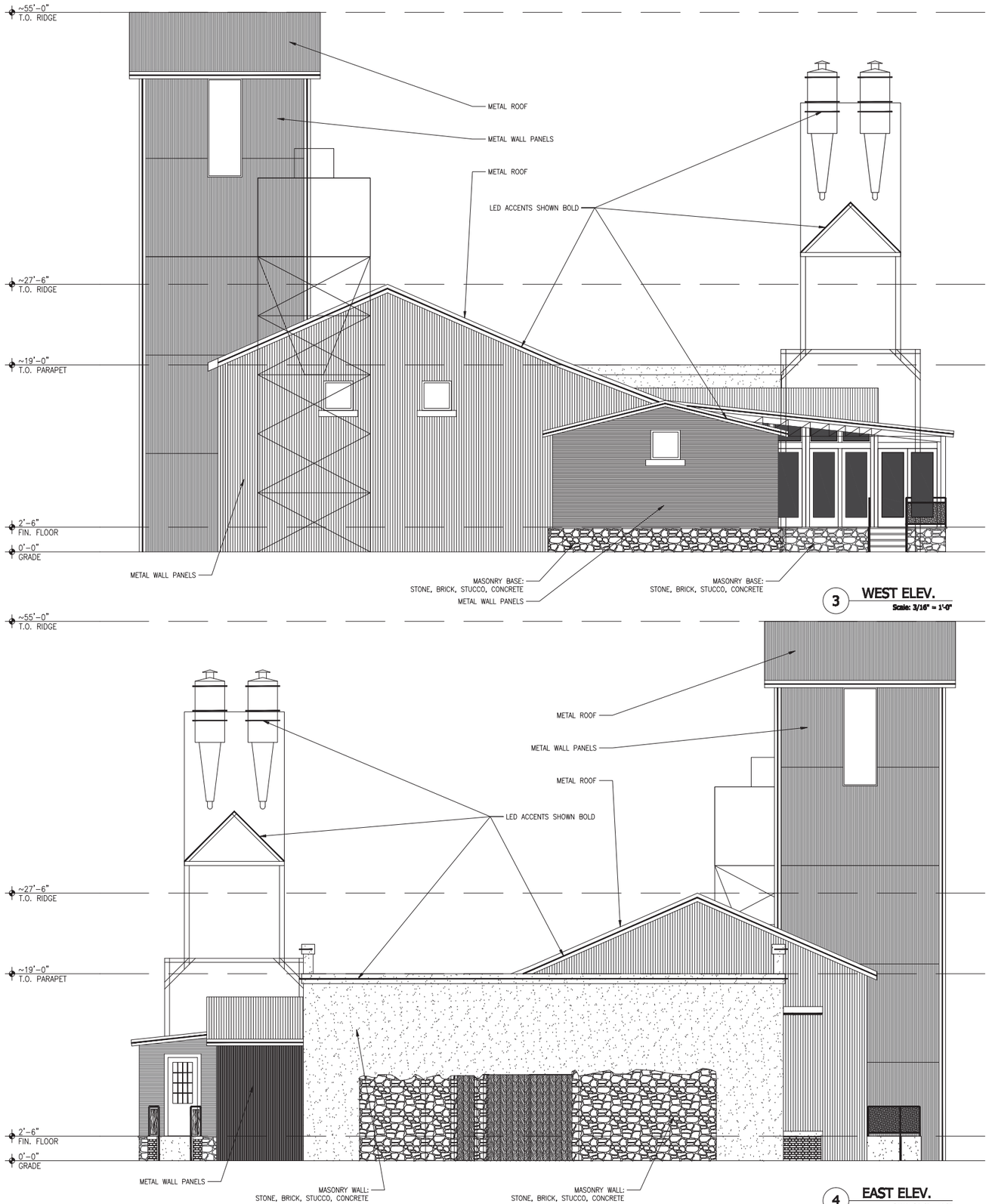
Sweetie Pie's
RIBEYES & PIES
Ruth Snow & 820
North Richland Hills, TX

DATE	ISSUE	REV
08.15.16	PD SUBMITTAL	
08.23.16	PD SUBMITTAL	

SHEET NUMBER:

CONCEPT ELEVATIONS 1 & 2

Case ZC 2016-13



3 **WEST ELEV.**
Scale: 3/16" = 1'-0"

4 **EAST ELEV.**
Scale: 3/16" = 1'-0"

SWEETIE PIE'S - MATERIAL CALULATIONS		
ELEVATION	SF	ACTUAL %
SOUTH ELEVATION - PRIMARY		
MASONRY	1123	45%
METAL	1113	45%
DOORS/WINDOWS	233	9%
TOTAL ELEV. SF	2470	100%
NORTH ELEVATION - SECONDARY		
MASONRY	1026	33%
METAL	1813	58%
DOORS/WINDOWS	284	9%
TOTAL ELEV. SF	3123	100%
WEST ELEVATION - SECONDARY		
MASONRY	96	5%
METAL	1637	83%
DOORS/WINDOWS	236	12%
TOTAL ELEV. SF	1969	100%
EAST ELEVATION - SECONDARY		
MASONRY	959	47%
METAL	1026	50%
DOORS/WINDOWS	66	3%
TOTAL ELEV. SF	2051	100%

PROPOSED MATERIAL LIST

MASONRY
- BRICK (NEW OR RECLAIMED)
- STONE (NEW, RECLAIMED OR CULTURED)
- STUCCO
- CONCRETE
- CONCRETE BLOCK

ACCENT
- WOOD SIDING (NEW OR RECLAIMED)
- METAL SIDING (NEW OR RECLAIMED, CORRUGATED)

ROOFING
- METAL (NEW OR RECLAIMED, CORRUGATED)

FKA
architecture
interior design
Frank King Architect
257 rabbit run
dripping springs, texas
78620
off: 512.858.1291
cell: 214.642.7349
email:fkarchitect@yahoo.com

Sweetie Pie's
RIBEYES & PIES
Rufe Snow & 820
North Richland Hills, TX

DATE	ISSUE	REV
08.15.16	PD SUBMITTAL	
08.23.16	PD SUBMITTAL	

SHEET NUMBER:

CONCEPT ELEVATIONS 3 & 4

Case ZC 2016-13