

CANCELED



CITY OF NORTH RICHLAND HILLS
PLANNING AND ZONING COMMISSION AGENDA
4301 CITY POINT DRIVE
NORTH RICHLAND HILLS, TX 76180
THURSDAY, FEBRUARY 18, 2021

In compliance with the Texas Open Meetings Act and in accordance with Section 418.016 of the Texas Government Code and such action issued by the Governor of Texas on March 16, 2020, the North Richland Hills Planning and Zoning Commission will conduct its regular meeting via video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). There will be no public access to the City Hall location described above, unless otherwise noted.

Video conference link: <https://bit.ly/36YqOtO>

Password: 02182021PZ

The public may participate during Public Comments and Public Hearings. The public shall provide written comments on specific agenda items by emailing comments planning@nrhtx.com. Public meeting appearance cards will be accepted until 6:00 p.m. the day of the meeting. You will have the option to submit a comment or request to speak. You will be required to provide your name, address, telephone number and the nature of your request. At the appropriate time during the video conference, you will be placed on speaker phone and will have three minutes to address the Commission.

The live streaming video of the meeting is available at the City’s website (nrhtx.legistar.com or nrhtx.com/video) and cable channels – Charter Cable Channel 190 and AT&T U-Verse Channel 99.

**PUBLIC MEETING APPEARANCE CARD CAN BE FOUND ONLINE AT
www.nrhtx.com/256/Planning-Zoning.**

REGULAR MEETING: 7:00 PM

CALL TO ORDER

A.1 PLEDGE

A.2 PUBLIC COMMENTS

An opportunity for citizens to address the Planning and Zoning Commission on matters which are scheduled on this agenda for consideration by the Commission, but not scheduled as a public hearing. In order to address the Planning and Zoning Commission during public comments, a Public Meeting Appearance Card must be completed and presented to the recording secretary prior to the start of the Planning and Zoning Commission meeting.

B. MINUTES

- B.1 [Approve Minutes of the January 21, 2021, Planning and Zoning Commission meeting.](#)

C. PLANNING AND DEVELOPMENT

- C.1 [RP 2020-11 Consideration of a request from Bohler Engineering for a replat plat of Lots 1R, 3R, and 4R, Block 1, Gibson Addition, being 3.31 acres located at 8616 and 8624 Davis Boulevard and 8612 Precinct Line Road.](#)

- C.2. [2019-2020 Development Activity Report](#)

D. PUBLIC HEARINGS

- D.1 [SUP 2020-08 Public hearing and consideration of a request from Henry Quigg for a special use permit for a quick service restaurant at 5600 Rufe Snow Drive, being 1.98 acres described as Lot 1, Block 35, Holiday West Addition.](#)

EXECUTIVE SESSION

The Planning and Zoning Commission may enter into closed Executive Session as authorized by Chapter 551, Texas Government Code. Executive Session may be held at the end of the Regular Session or at any time during the meeting that a need arises for the Planning and Zoning Commission to seek advice from the city attorney (551.071) as to the posted subject matter of this Planning and Zoning Commission meeting.

The Planning and Zoning Commission may confer privately with its attorney to seek legal advice on any matter listed on the agenda or on any matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code.

E. ADJOURNMENT

CERTIFICATION

I do hereby certify that the above notice of meeting of the North Richland Hills Planning and Zoning Commission was posted at City Hall, City of North Richland Hills, Texas in compliance with Chapter 551, Texas Government Code on Friday, February 12, 2021, by 5:00 PM.

Clayton Husband AICP
Principal Planner

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 817-427-6060 for further information.



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** February 18, 2021
SUBJECT: Approve Minutes of the January 21, 2021, Planning and Zoning Commission meeting.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

The minutes are approved by majority vote of the Commission at the Planning and Zoning Commission meetings.

GENERAL DESCRIPTION:

The Planning and Zoning Office prepares action minutes for each Planning and Zoning Commission meeting. The minutes from each meeting are placed on a later agenda for review and approval by the Commission. Upon approval of the minutes, an electronic copy is uploaded to the City's website.

RECOMMENDATION:

Approve Minutes of the January 21, 2021, Planning and Zoning Commission meeting.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL, 4301 CITY POINT DRIVE
JANUARY 21, 2021**

Via Webex Video Conference

REGULAR MEETING

A. CALL TO ORDER

Chair Welborn stated in accordance with the Texas Governor's March 16, 2020, Disaster Declaration and subsequent suspension of certain Texas Open Meetings Act provisions, this January 21, 2021, meeting of the North Richland Hills Planning and Zoning Commission is hereby called to order at 7:00 p.m.

Chair Welborn conducted a roll call of Planning and Zoning Commission members to confirm the presence of a quorum.

Present at City Hall:

None

Absent: None

Staff present at City Hall:

Clayton Comstock, Planning Director
Clayton Husband, Principal Planner
Chad VanSteenberg, Planner

Present via conference call:

Justin Welborn, Chair, Place 1
Jerry Tyner, Vice Chair, Place 2
Don Bowen, Place 3
Patrick Faram, Place 4
Kathy Luppy, Secretary, Place 5
Wendy Werner, Place 7
Gregory Hoffa, Ex-Officio

Staff present via conference call:

Joe Pack, Senior Park Planner

A.1 PLEDGE

Ex-Officio Hoffa led the Pledge of Allegiance to the United States and Texas flags.

January 21, 2021

Planning and Zoning Commission Meeting Minutes

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A.2 PUBLIC COMMENTS

There were no requests to speak from the public.

B. MINUTES

B.1 APPROVE MINUTES OF THE DECEMBER 3, 2020, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY VICE CHAIR TYNER TO APPROVE MINUTES OF THE DECEMBER 3, 2020, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 6-0.

C. PLANNING AND DEVELOPMENT

C.1 AP 2021-01 CONSIDERATION OF A REQUEST FROM 7625 GLENVIEW DRIVE TX LLC FOR AN AMENDED PLAT OF LOTS 7R1 AND 7R2, BLOCK A, CALLOWAY FARM ADDITION, BEING 3.517 ACRES LOCATED AT 7625 GLENVIEW DRIVE.

APPROVED

Chair Welborn introduced the item and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Maxwell Hollingshead, Blew & Associates, 3825 N Shiloh Drive, Fayetteville AR 72703 presented the request.

Chair Welborn called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

Chair Welborn and Mr. Comstock discussed the original purpose of the plat and the closing of the property.

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER WERNER TO APPROVE AP 2021-01.

MOTION TO APPROVE CARRIED 6-0.

D. PUBLIC HEARINGS

D.1 TR 2021-01 PUBLIC HEARING TO CONSIDER AMENDMENTS TO CHAPTER 118, ARTICLE VII (PARKING AND LOADING REGULATIONS) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES REGARDING PARKING SURFACES ON PUBLIC PROPERTY WITHIN A FLOODPLAIN.

APPROVED

Chair Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Joe Pack, Senior Park Planner, presented the request.

Commissioner Werner and Mr. Pack discussed the topography of the mountain bike trails and the availability of restrooms in the park area.

Commissioner Bowen and Mr. Pack discussed traffic safety concerns in the proposed parking areas.

Mr. Pack discussed the Parks, Recreation, and Open Space Master Plan.

Commissioner Bowen and Mr. Pack discussed the property to the south of this area.

Commissioner Faram, Commissioner Bowen, and Mr. Pack discussed the durability of the proposed parking lot material for vehicle use and drainage.

Mr. Comstock discussed the specifics of the proposed text revision.

Chair Welborn and Mr. Comstock discussed the various types of permeable pavement types that may be used in the city.

Chair Welborn called for anyone wishing to speak for or against the request to be connected to the meeting. There being no one wishing to speak, Chair Welborn

January 21, 2021

Planning and Zoning Commission Meeting Minutes

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closed the public hearing.

A MOTION WAS MADE BY COMMISSIONER WERNER, SECONDED BY COMMISSIONER BOWEN TO APPROVE TR 2021-01.

MOTION TO APPROVE CARRIED 6-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 7:56 p.m.

Justin Welborn, Chair

Attest:

Kathy Luppy, Secretary



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** February 18, 2021
SUBJECT: RP 2020-11 Consideration of a request from Bohler Engineering for a replat plat of Lots 1R, 3R, and 4R, Block 1, Gibson Addition, being 3.31 acres located at 8616 and 8624 Davis Boulevard and 8612 Precinct Line Road.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of VRE Davis LLC, Park/Wall Limited Partnership, and Avatar Ventures LLC, Bohler Engineering is requesting approval of a replat of Lots 1R, 3R, and 4R, Block 1, Gibson Addition. This 3.31-acre property is located at 8616 and 8624 Davis Boulevard and 8612 Precinct Line Road.

GENERAL DESCRIPTION:

The property is located at the northeast corner of Precinct Line Road and Davis Boulevard. The property includes three existing lots. Proposed Lots 1R and 4R are intended for development of a car wash and auto repair shop, respectively. Proposed Lot 3R is currently developed as a salon. The existing lots were platted in 2000 and 2007.

The replat would make the following revisions to the previous plat.

1. The internal lot lines would be revised to accommodate the proposed development on the site in accordance with the planned development zoning standards approved in August 2020.
2. A new 24-foot fire lane, access, and utility easement would be dedicated to provide all lots access to an existing driveway on Davis Boulevard and a proposed driveway on Precinct Line Road. The existing 15-foot mutual public access easement would be abandoned and replaced by the new easement.
3. New easements would be added to accommodate water and drainage improvements associated with the development.

The plat does not alter or remove any recorded covenants or restrictions, if any, on the property.

As required by Section 212.015(f) of the Texas Local Government Code, written notice of this replat will be mailed to each owner of the lots in the Gibson Addition that are within 200 feet of the lots being replatted no later than 15 days after City Council approval.



LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This category provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections. Commercial uses should be prioritized at key intersections where retail is most likely to thrive.

CURRENT ZONING: The property is currently zoned NR-PD (Nonresidential Planned Development). This NR-PD district was approved by City Council on August 24, 2020, (Ordinance 3662) to authorize the development of the property for a car wash and auto repair shop uses and address specific site development standards.

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication is not required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
North Tarrant Parkway	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width
Precinct Line Road	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 (Commercial)	Retail Commercial	Tire shop (Discount Tire)
WEST	PD (Planned Development) C-1 (Commercial)	Retail Commercial High Density Residential	Independent senior living apartments (under construction) Vacant commercial lots
SOUTH	C-1 (Commercial)	Retail Commercial	Bank / Auto repair shop (NTB)
EAST	City of Colleyville	Commercial (<i>per Colleyville land use map</i>)	Single-family residences

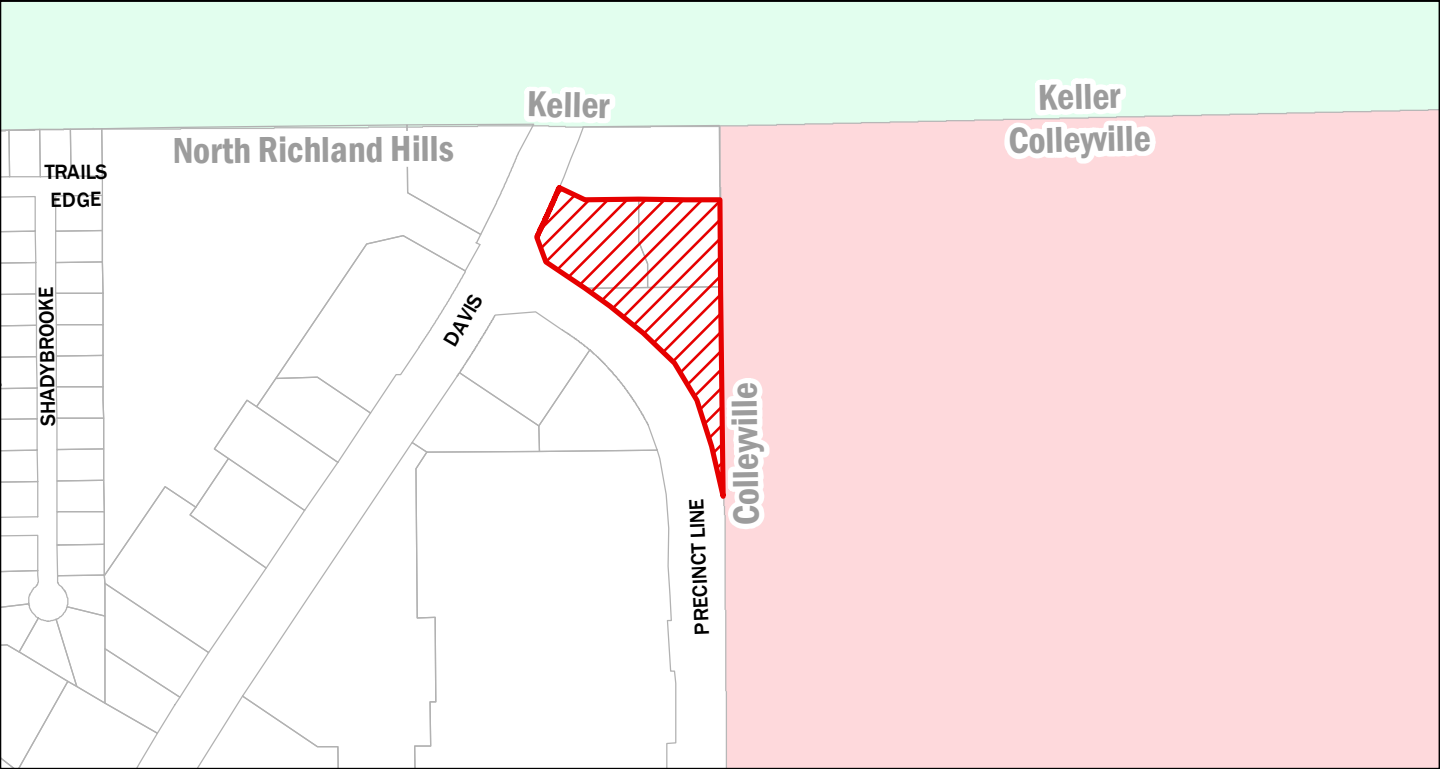
CURRENT PLATTED LOTS: Lots 1 and 4, Block 1, Gibson Addition.

CITY COUNCIL: The City Council will consider this request at the March 8, 2021, meeting following action by the Planning and Zoning Commission.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing.

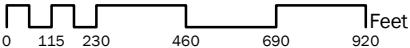
RECOMMENDATION:

Approve RP 2020-11 with the conditions outlined in the Development Review Committee comments.



Prepared by Planning 10/29/2020

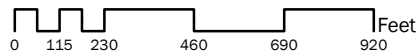
DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





Prepared by Planning 10/29/2020

DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, VRE DAVIS, LLC, PARK/WALL LIMITED PARTNERSHIP AND AVATAR VENTURES, LLC are the owners of a tract of land situated in the City of North Richland Hills, Tarrant County, Texas, being a part of the Thomas Peck Survey, Abstract No. 1210, being all of Lot 1, Block 1, Gibson Addition, an addition to the City of North Richland Hills, as recorded in Cabinet A, Page 5908, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), being all of Lot 3, Block 1, Gibson Addition, an addition to the City of North Richland Hills, as recorded in Cabinet A, Page 11805, O.P.R.T.C.T., being all of Lot 4, Block 1, Gibson Addition, an addition to the City of North Richland Hills, as recorded in Cabinet A, Page 12253, O.P.R.T.C.T., being all of a tract of land described as Tract 1 in a Special Warranty Deed to VRE Davis, LLC, as recorded in Instrument No. D213325655, O.P.R.T.C.T., being all of a tract of land described as Tract 1 in a Special Warranty Deed with Vendor's Lien to Avatar Ventures, LLC, as recorded in Instrument No. D207209062, O.P.R.T.C.T., and being all of a called 1.120 acre tract of land described in a Special Warranty Deed to Park/Wall Limited Partnership, as recorded in Instrument No. D205380269, O.P.R.T.C.T. and being more particularly described as follows:

BEGINNING at a brass monument found at an angle point of said Lot 1 and the beginning of a non-tangent curve to the left, said monument being at the northwest end of a corner clip between F.M. Highway 1938-Davis Boulevard (a 120' width right-of-way) and F.M. Highway 3029-Precinct Line Road (a 120' width right-of-way);

THENCE in a northeasterly direction, a distance of 140.30 feet, having a central angle of 02 degrees 44 minutes 55 seconds, a radius of 2,924.80 feet, a tangent length of 70.17 feet and whose chord bears North 24 degrees 24 minutes 19 seconds East a distance of 140.29 feet to a chiseled "X" cut in concrete found at the northwest corner of said Lot 1 and the southwest corner of Lot 2, Block 1, Lot 3, Block 1, Gibson Addition, an addition to the City of North Richland Hills, as recorded in Cabinet A, Page 8471, O.P.R.T.C.T.;

THENCE South 64 degrees 43 minutes 37 seconds East, a distance of 73.38 feet to a chiseled "X" cut in concrete found at an angle point of said Lot 1 and Lot 2;

THENCE North 89 degrees 27 minutes 14 seconds East, a distance of 136.37 feet to a chiseled "X" set for the northeast corner of said Lot 1 and the northwest corner of said Lot 3;

THENCE South 89 degrees 32 minutes 09 seconds East, a distance of 193.05 feet to a one-half inch iron rod found at the northeast corner of said Lot 3 and the southeast corner of said Lot 2, said iron rod being in the west line of boundary line agreement recorded in Instrument No. D208266176, O.P.R.T.C.T.;

THENCE South 00 degrees 27 minutes 51 seconds West, a distance 222.89 feet of to a one-half inch iron rod with yellow plastic cap found at the southeast corner of said Lot 3 and the northeast corner of said Lot 4;

THENCE South 00 degrees 41 minutes 09 seconds West, a distance of 253.71 feet to a one-half inch iron rod with yellow plastic cap stamped "Bohler Eng." set for an angle point of said Lot 4;

THENCE South 00 degrees 05 minutes 57 seconds West, a distance of 154.12 feet to a brass monument found at the south corner of said Lot 4; said monument being in the northeast line of said Precinct Line Road;

THENCE along the northeast line of said Precinct Line Road, the following courses and distances:

North 17 degrees 54 minutes 07 seconds West, a distance of 123.86 feet to a one-half inch iron rod with yellow plastic cap stamped "Bohler Eng." set for corner;

North 31 degrees 13 minutes 17 seconds West, a distance of 111.22 feet to a point for corner, from which a brass monument bears South 51 degrees 46 minutes 55 seconds West a distance of 0.26 feet;

North 46 degrees 26 minutes 29 seconds West, a distance of 111.12 feet to a brass monument found for corner;

North 50 degrees 52 minutes 12 seconds West, a distance of 109.04 feet to a brass monument found for corner;

North 54 degrees 06 minutes 13 seconds West, a distance of 79.06 feet to the northwest corner of said Lot 4 and the southwest corner of said Lot 1, from which a brass monument bears North 53 degrees 50 minutes 21 seconds West a distance of 0.33 feet;

North 56 degrees 24 minutes 17 seconds West, a distance of 119.72 feet to a brass monument found for corner at the southeast end of said corner clip;

North 20 degrees 41 minutes 46 seconds West, a distance of 67.96 feet along said corner clip to the POINT OF BEGINNING and 144,148 square feet or 3.31 acres tract of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, We, VRE DAVIS, LLC, PARK/WALL LIMITED PARTNERSHIP AND AVATAR VENTURES, LLC do hereby certify that I am the legal owner of the above described tract of land and do hereby convey to the public for public use, the streets, alleys, rights-of-way, and any other public areas shown on this plat.

WITNESS my hand this the ____ day of _____, 2020.

NAME: _____

TITLE: _____

VRE DAVIS, LLC

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

Notary Public in and for The State of Texas

My Commission Expires: _____

WITNESS my hand this the ____ day of _____, 2020.

NAME: _____

TITLE: _____

PARK/WALL LIMITED PARTNERSHIP

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

Notary Public in and for The State of Texas

My Commission Expires: _____

WITNESS my hand this the ____ day of _____, 2020.

NAME: _____

TITLE: _____

AVATAR VENTURES, LLC

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

Notary Public in and for The State of Texas

My Commission Expires: _____

LEGEND

PPC POINT FOR CORNER
IRF IRON ROD FOUND
CRS/CRF CAPPED IRON ROD SET/FOUND
BMON BRASS MONUMENT
XS/XF CHISELED "X" CUT SET/FOUND
(CM) CONTROLLING MONUMENT
INST. NO. INSTRUMENT NUMBER
CAB. CABINET
VOL. PG. VOLUME PAGE
B.L. BUILDING LINE
SQ. FT. SQUARE FEET
O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
EWSI. EASEMENT
FAUE FIRELANE, ACCESS AND UTILITY EASEMENT

Whereas the planning and zoning commission of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of _____, 20____, to recommend approval of this plat by the city council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

Whereas the city council of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of _____, 20____, to approve of this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

KNOW ALL MEN THESE PRESENTS:

That I, Billy M. Logsdon, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of North Richland Hills.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Billy M. Logsdon, Jr.
Registered Professional Land Surveyor No. 6487
_____, 2020

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BILLY M. LOGSDON, JR., Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____day of _____, 20____.

Notary Public in and for The State of Texas

BOUNDARY CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	140.30'	002°44'55"	2924.80'	70.17'	N24°24'19"E 140.29'

BOUNDARY LINE TABLE		
NO.	BEARING	LENGTH
L1	S64°43'37"E	73.38'
L2	N89°27'14"E	136.37'
L3	N17°54'07"W	123.86'
L4	N31°3'17"W	111.22'
L5	N46°26'29"W	111.12'
L6	N50°52'12"W	109.04'
L7	N54°06'13"W	79.06'
L8	N56°24'17"W	119.72'
L9	N20°41'46"W	67.96'

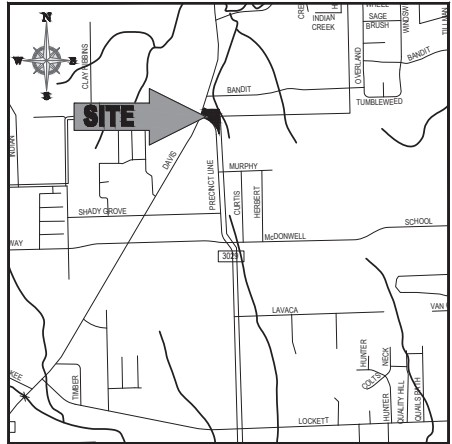
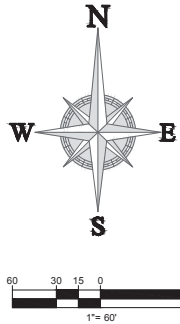
NEW LOT LINE TABLE		
NO.	BEARING	LENGTH
L10	S00°32'46"E	108.51'
L11	S20°45'46"E	61.50'
L12	S00°33'09"E	60.02'
L13	S42°06'28"W	98.05'

DRAINAGE EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
L17	N89°28'41"E	114.72'
L18	N44°28'52"E	30.96'
L19	N89°29'07"E	31.26'
L20	S44°28'52"W	30.96'
L21	S89°28'41"W	108.50'

WATER EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
L14	N39°07'48"E	23.00'
L15	N50°52'12"W	20.00'
L16	S39°07'48"W	23.00'

FAUE CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C2	8.18'	004°41'06"	100.00'	4.09'	N02°52'15"W 8.17'
C3	59.34'	045°57'11"	73.99'	31.37'	S23°26'37"E 57.77'
C4	26.57'	015°13'25"	100.00'	13.36'	N38°48'20"W 26.49'
C5	29.55'	067°43'37"	25.00'	16.78'	N02°40'11"E 27.86'
C6	71.45'	083°06'56"	49.26'	43.67'	N06°00'17"E 65.35'
C7	32.95'	015°13'25"	124.00'	16.57'	N38°48'20"W 32.85'
C8	40.10'	045°57'11"	50.00'	21.20'	S23°26'27"E 39.04'
C9	10.14'	004°41'06"	124.00'	5.07'	N02°52'15"W 10.14'

FAUE LINE TABLE		
NO.	BEARING	LENGTH
L22	S00°32'46"E	20.07'
L23	S05°12'49"E	154.16'
L24	S00°28'53"E	71.83'
L25	S46°25'02"E	99.58'
L26	S31°11'37"E	43.66'
L27	S31°11'37"E	43.66'
L28	S46°25'02"E	99.58'
L29	S00°28'53"E	71.85'
L30	S05°12'49"E	153.18'
L31	S00°32'46"E	43.95'



LOCATION MAP
SCALE: N.T.S.

GENERAL NOTES:

- The basis of bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.
- According to Community Panel No. 48439C0090L, dated March 21, 2019 and Community Panel No. 48439C0095K, dated September 25, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- The zoning of the subject tract is Commercial (C-1), according to City of North Richland Hills Zoning Map. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.

CITY PROJECT NO. RP ____-____
REPLAT

GIBSON ADDITION LOTS 1R, 3R AND 4R, BLOCK 1

BEING ALL OF LOT 1, BLOCK 1
GIBSON ADDITION
CAB A, PG 5908,
BEING ALL OF LOT 3, BLOCK 1
GIBSON ADDITION
CAB A, PG 11805, AND
BEING ALL OF LOT 4, BLOCK 1
GIBSON ADDITION
CAB A, PG 12253

3.31 ACRES OUT OF THE
THOMAS PECK SURVEY, ABSTRACT NO. 1210;

CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS



1880 SOUTH PARK DRIVE
BIRMINGHAM, AL 35244
205-943-5770



115 EAST MAIN STREET, SUITE 200
THOMASTON, GA 30286
817-732-4000

FILE NO.		DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD190073		10/07/20	ASA	BL	BL	1" = 60'	1 OF 1



Development Review Committee Comments | 2/2/2021
Replat Case RP 2020-11
Gibson Addition

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on January 20, 2021. The Development Review Committee reviewed this plat on February 2, 2021. The following represents the written statement of the conditions for conditional approval of the plat.

1. Increase the scale of the drawing to make the graphic larger. This will help make the drawing more legible, as the dimensions and text are difficult to read at the scale shown. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – scale)*
2. Increase the line weight of the internal lot lines so that they are differentiated from the other lines on the drawing. It is difficult to distinguish the property lines from easements. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision boundary)*
3. On the lots, increase the font size or weight of the text for the new lot numbers and associated acreage and square footage. Lighten or gray out the text for the old lot numbers, recording information, and owner information. *NRH Subdivision Regulations §110-331 (Requirements for plat drawings – lot and block numbering)*
4. Add the following County Clerk recording block near the bottom right of the drawing: this plat filed as instrument no. _____, dated _____. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – county certification)*
5. Davis Boulevard and Precinct Line Road are classified as P6D Major Arterial streets on the Transportation Plan. A P6D roadway requires an ultimate right-of-way of 130 feet. Verify the existing right-of-way with established corner monuments on the west side of the street. Right-of-way dedication may be required depending on the width of the existing right-of-way. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
6. Add the following note to the plat: This plat does not remove any existing covenants or restrictions, if any, on the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
7. Delete note 3. It is not necessary to reference the zoning designation on the plat as the zoning could change in the future. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
8. Add the following note to the plat: The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
9. Add and label the sight visibility easement at the driveway intersections on Davis Boulevard and Precinct Line Road. The easement (triangle) is measured 15 feet perpendicular from the intersection of the street right-of-way with the edge of the driveway and 50 feet parallel to the directions of the approaching traffic. The easement may be based on the proposed driveway locations shown on the civil plans. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*
10. Label all new easements as by this plat rather than proposed, i.e., 15' DRAINAGE ESMT (BY THIS PLAT). *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
11. Shade or crosshatch all easements that are proposed for abandonment. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*

12. Show and label the approximate city limit line between North Richland Hills and Colleyville. The line is located approximately on the east boundary line of the property being replatted. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – city limit lines)*
13. Add the following note to the drawing: The city limit boundary does not represent an on-the-ground survey and represents only the approximate relative location of the city limit boundary using various official and unofficial sources. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – city limit lines)*

DESIGN PRINCIPLES

The following comments represent suggested modifications to the plat drawing based on general NRH design principles and standard practices in city planning. While conformance to these principles is not required by the subdivision regulations, the applicant is encouraged to include these modifications as part of the revised plat.

1. Add the City case number near the bottom right corner of the drawings (Case RP 2020-11).
2. Informational comments.
 - a. Lot 1R will be addressed as 8616 Davis Boulevard.
 - b. Lot 3R will be addressed as 8624 Davis Boulevard.
 - c. Lot 4R will be addressed as 8612 Precinct Line Road.



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** February 18, 2021

SUBJECT: 2019-2020 Development Activity Report

PRESENTER: Clayton Comstock, Planning Director

GENERAL DESCRIPTION:

Staff will present a development activity report covering the years 2019 and 2020. The discussion will include an analysis of residential and commercial development, housing construction, and anticipated trends.



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** February 18, 2021
SUBJECT: SUP 2020-08 Public hearing and consideration of a request from Henry Quigg for a special use permit for a quick service restaurant at 5600 Rufe Snow Drive, being 1.98 acres described as Lot 1, Block 35, Holiday West Addition.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Rufe Snow Plaza II LTD, Henry Quigg is requesting a special use permit for a quick service restaurant on 1.98 acres located at 5600 Rufe Snow Drive.

GENERAL DESCRIPTION:

The site is located at the northeast corner of Rufe Snow Drive and Buenos Aires Drive. The property is currently developed as a multi-use shopping center. The applicant proposes to renovate and remodel a portion of a former restaurant space on the southern endcap of the building for a new tenant, [Smoothie King](#).

A site plan for the proposed development is attached. Planned improvements to the site include the remodel and finish out of the interior space; construction of a drive through lane with menu boards and canopy; and the installation of landscaping, a sidewalk, and building signage.

The proposed conditions of approval for this special use permit are attached. The zoning ordinance provides that special use permits may establish reasonable conditions of approval on the operation and location of the use to reduce its effect on adjacent or surrounding properties. These conditions are based on the applicant's proposed development of the property and Development Review Committee recommendations, and include the items described in detail below.

These conditions may be modified by the Planning and Zoning Commission. Any other conditions recommended by the Commission will be included in the proposed ordinance considered by City Council.

Land use

In 2015, the zoning ordinance was amended to create new land use types for restaurants. One of the land use types is "quick service restaurant," commonly referred to as a fast food restaurant. This land use requires approval of a special use permit in the C-1 (Commercial) zoning district.

Drive-through standards and requirements

The zoning ordinance includes design standards for restaurants that provide drive-through service. The proposed construction complies with all drive-through standards except as noted below. The applicant is requesting approval of the following modified standards as part of the planned development district.

- Drive through lanes and pickup windows are not permitted to be located between the building and a public street. The proposed site layout shows these features located between the building and Buenos Aires Drive. These features are already located in this area as they were constructed as part of a previous restaurant that occupied the space.
- The traffic flow in the drive-through lane is counter to normal traffic flow directions. In order to enhance safety in the area on the south side of the building, the drive aisle would be converted to a one-way eastbound traffic flow. The site plan indicates the overall width of the drive aisle would be reduced to 20 feet, providing a 10-foot wide drive-through lane and 10-foot wide bypass/travel lane. Pavement markings would be added to direct traffic flow.

Landscaping

In order to soften the appearance of the drive-through lane from the street, a landscaped area would be provided adjacent to Buenos Aires Drive. The proposed improvements are shown on the site plan exhibit and include the following elements:

1. Pavement would be removed to establish a landscape planting area and sidewalk adjacent to Buenos Aires Drive.
2. Shrubs would be installed in the planting area to create a buffer between the drive-through lane and the street. The shrubs include 17 Texas sage and 15 Chinese holly.
3. A four-foot wide sidewalk would be constructed between the shrub row and the property line. Since the sidewalk would be located on private property, a sidewalk easement would need to be dedicated to correspond to the location of the sidewalk.

Refuse container

The existing refuse container enclosures behind the building do not comply with the standards contained in Section 118-874 of the zoning ordinance. The Development Review Committee recommends that at least one enclosure be reconstructed to comply with these standards. Preferably, the reconstructed enclosure would be the one that the proposed tenant would use on a regular basis.

Outdoor lighting

The Development Review Committee recommends that the existing lighting fixtures on the building be replaced with conforming fixtures that comply with Section 118-728 of the zoning ordinance. This revision is reflected in the attached SUP development standards.



LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This designation provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections.

CURRENT ZONING: The property is currently zoned C-1 Commercial. This district is intended to provide for development of retail service and office uses principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and be confined to intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.

SURROUNDING ZONING | LAND USE:

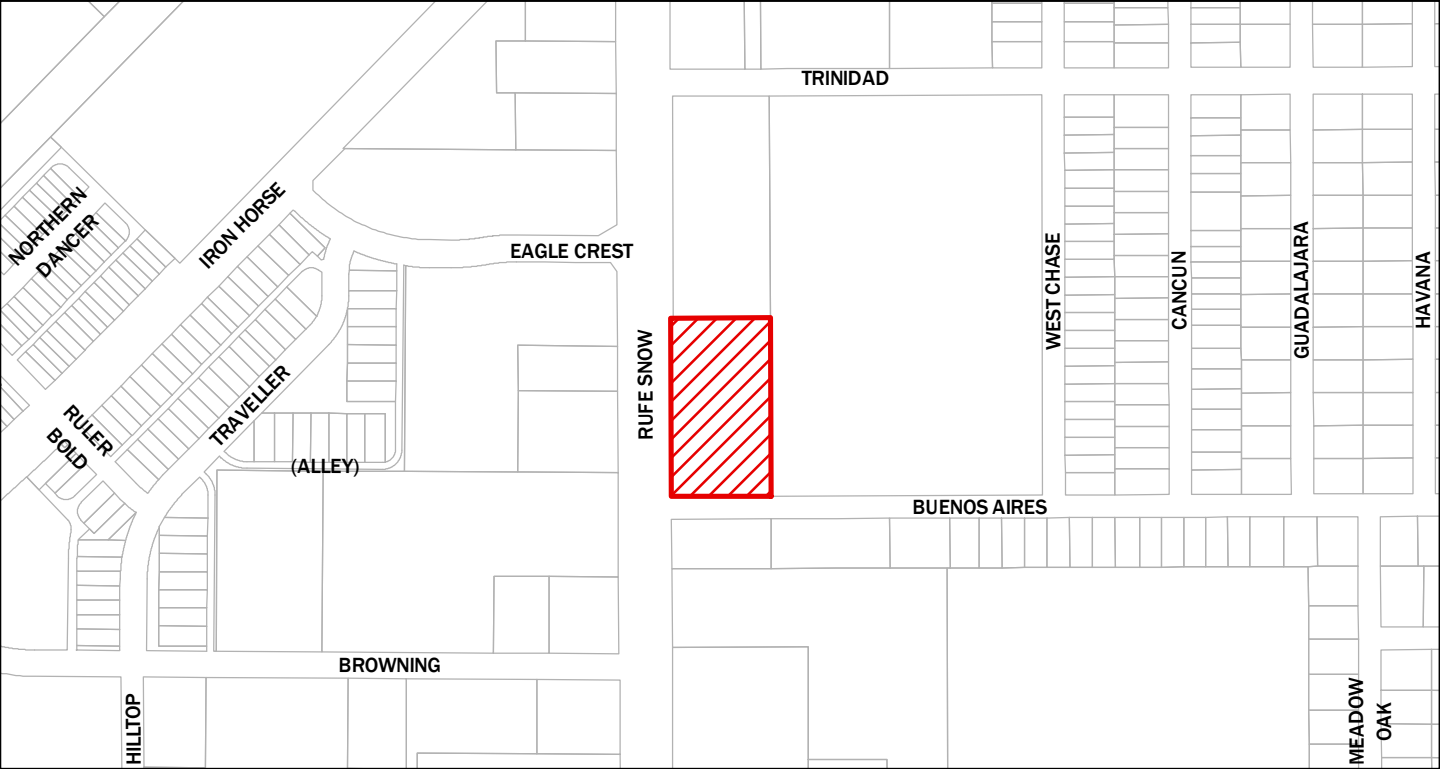
DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 (Commercial)	Retail Commercial	Vacant
WEST	C-1 (Commercial)	Retail Commercial	Retail and automotive service uses
SOUTH	C-1 (Commercial)	Retail Commercial	Quick service restaurant
EAST	R-7-MF (Multifamily)	High Density Residential	Apartment complex (Shadow Creek)

PLAT STATUS: The property is platted as Lot 1, Block 35, Holiday West Addition.

CITY COUNCIL: The City Council will consider this request at the March 8, 2021, meeting following a recommendation by the Planning and Zoning Commission.

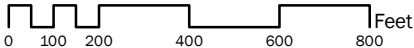
RECOMMENDATION:

Approve SUP 2020-08.



Prepared by Planning 01/13/2021

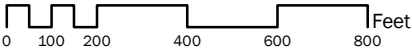
DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





Prepared by Planning 01/13/2021

DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





PUBLIC HEARING NOTICE

CASE: SUP 2020-08

«OWNER»
«MAILING_ADDRESS»
«CITY_STATE» «ZIP»

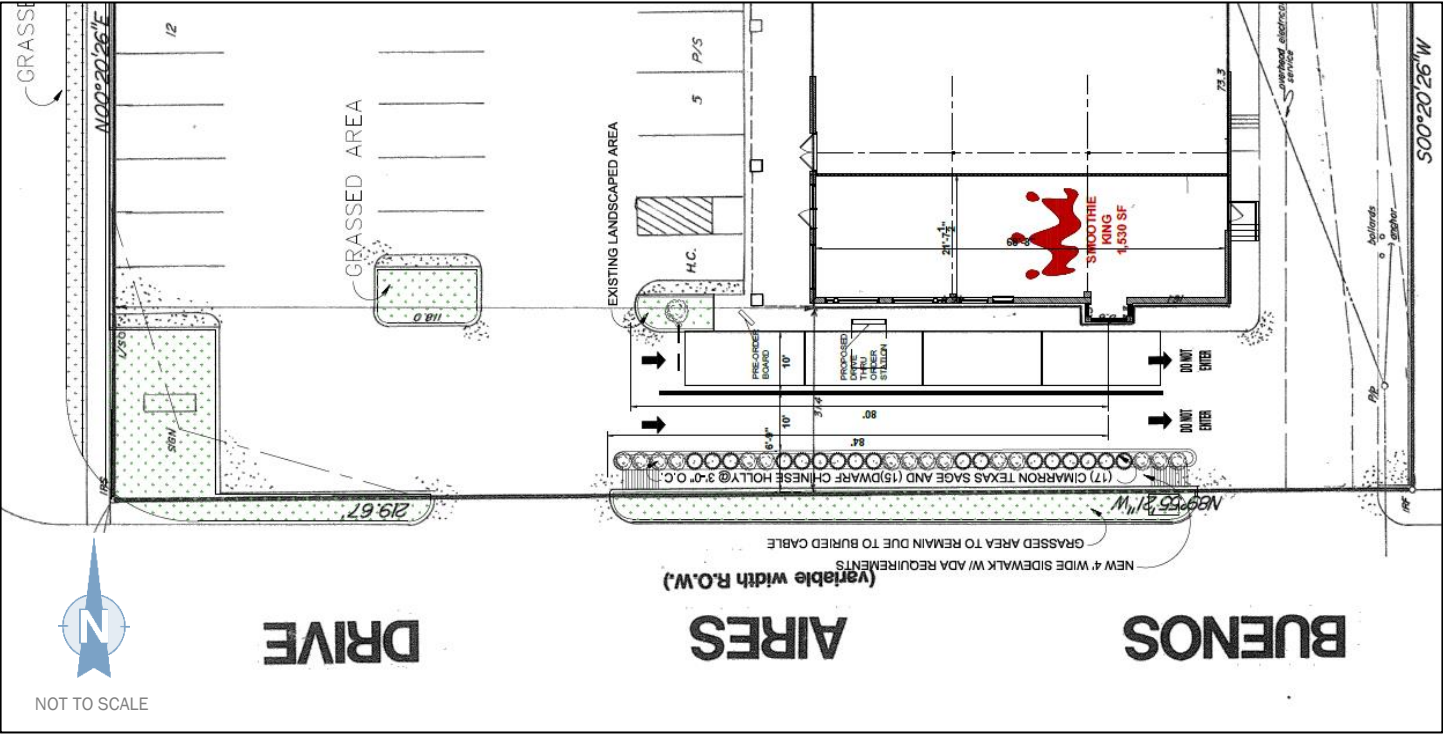
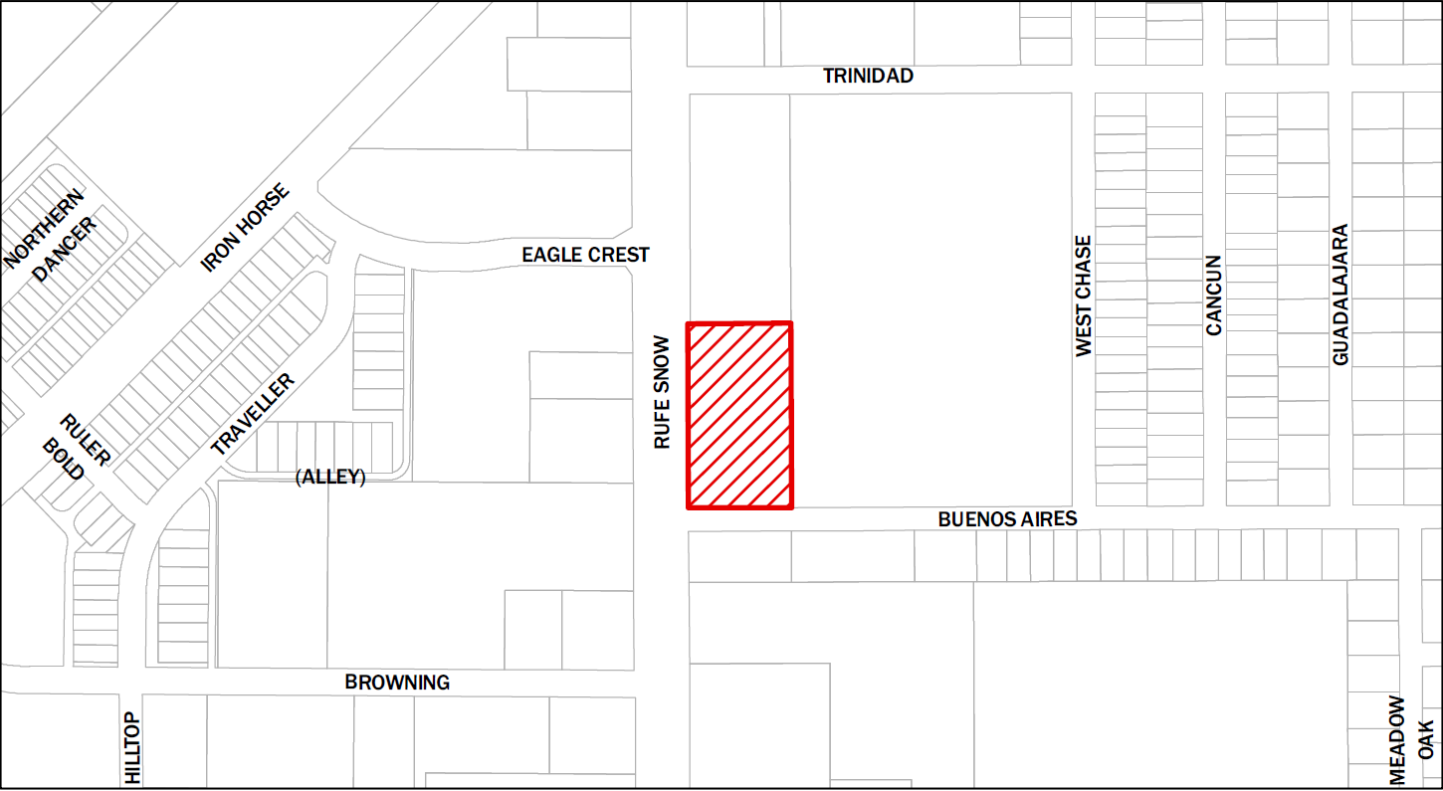
You are receiving this notice because you are a property owner of record within 200 feet of the property requesting a **special use permit** as shown on the attached map.

APPLICANT	Henry Quigg
LOCATION	5600 Rufe Snow Drive
REQUEST	Public hearing and consideration of a request from Henry Quigg for a special use permit for a quick service restaurant at 5600 Rufe Snow Drive, being 1.98 acres described as Lot 1, Block 35, Holiday West Addition.
DESCRIPTION	Proposed remodel to add a Smoothie King quick service restaurant with drive-through service to the existing building
PUBLIC HEARING DATES	Planning and Zoning Commission 7:00 PM Thursday, February 18, 2021 City Council 7:00 PM Monday, March 8, 2021
MEETING LOCATION	In compliance with the Texas Open Meetings Act and in accordance with Section 418.016 of the Texas Government Code and such action issued by the Governor of Texas on March 16, 2020, the North Richland Hills City Council and Planning and Zoning Commission will conduct their regular meetings in the Council Chambers, 4301 City Point Drive, North Richland Hills, Texas, or via video conference.

CORONAVIRUS INFORMATION

Enhanced sanitation protocols, social distancing, and wearing of face coverings are in effect for all public meetings.

People interested in submitting letters of support or opposition are encouraged to contact the Planning & Zoning Department for additional information. Letters must be received by the close of the City Council public hearing. Because changes are made to requests during the public hearing process, you are encouraged to follow the request through to final action by City Council.



NOTIFIED PROPERTY OWNERS**SUP 2020-08**

OWNER	MAILING ADDRESS	CITY STATE	ZIP
ABERFELDY PROPERTIES INC	PO BOX 1287	NORTHBROOK IL	60065
AHSU LLC	7219 BROOK DR	COLLEYVILLE TX	76034
BIGDOG LLC	6395 LOWELL RD	GIBBON NE	68840
HAMMONDS, MARK	6700 BUENOS AIRES DR	NORTH RICHLAND HILLS TX	76180
INDEPENDENT BUILDERS INC	PO BOX 323	GRAPEVINE TX	76099
LUI, IVY K	PO BOX 4369	HOUSTON TX	77210
MOUNTAINPRIZE INC	PO BOX 2437	SMYRNA GA	30081
PS TEXAS HOLDINGS LTD	PO BOX 25025	GLENDALE CA	91221
RFI SHADOW CREEK LLC	5221 N O'CONNOR BLVD STE 600	IRVING TX	75039
RUFE SNOW PLAZA II LTC	5930 LBJ FWY STE 400	DALLAS TX	75240



October 22, 2020

Planning & Zoning
4301 City Point Drive
North Richland Hills, Texas
76180

RE: Smoothie King
5600 Rufe Snow Drive #100
Lot 1 Blk 35 Holiday West Addition

Mr. Husband:

Please accept this letter, on behalf of owners, for a SUP for a drive-thru. This permit is for a Smoothie King to reopen an existing drive-thru service that existed prior at this location.

This request does not modify the existing building other than to update the drive thru windows in the existing openings. The drive-thru will allow for a four car stack with an order board at the third car back from the window. This amount of stacking four cars is their standard design.

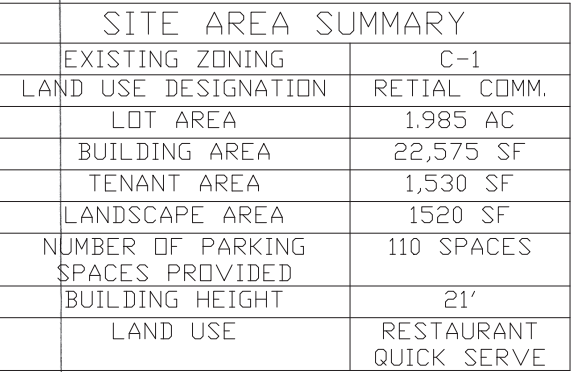
Please feel free to contact me if there are any questions or comments regarding this submittal.

Best Regards,

Henry S. Quigg

HSQ/swq

cc: File 2873



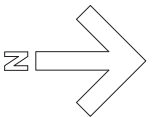
**APPLICANT:
RICHMOND GROUP
12200 STEMMONS FWY #317
DALLAS, TEXAS 75234
PHONE 972.484.5977
EMAIL HQ@RG-ARCH.COM
HENRY QUIGG**

SCHEME SP-1

PROJECT #	PLOT SCALE	DWG. FILE	DATE
2923	1'-0"=FULL		01.08.21

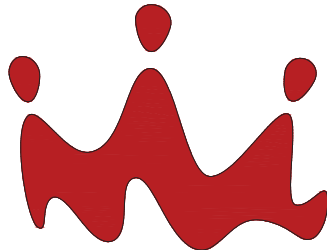
0 8' 16' 3'

SCALE: 1/16" = 1'-0"



12200 STEMMONS FREEWAY, STE. 317, DALLAS, TEXAS 75234
PHONE: 972.484.5977 - FAX: 972.484.8641 - RG@RG-ARCH.COM

SMOOTHIE KING - 5600 RUFÉ SNOW DRIVE #100





NEW STOREFRONT ENTRY AND WINDOW TO MATCH EXISTING

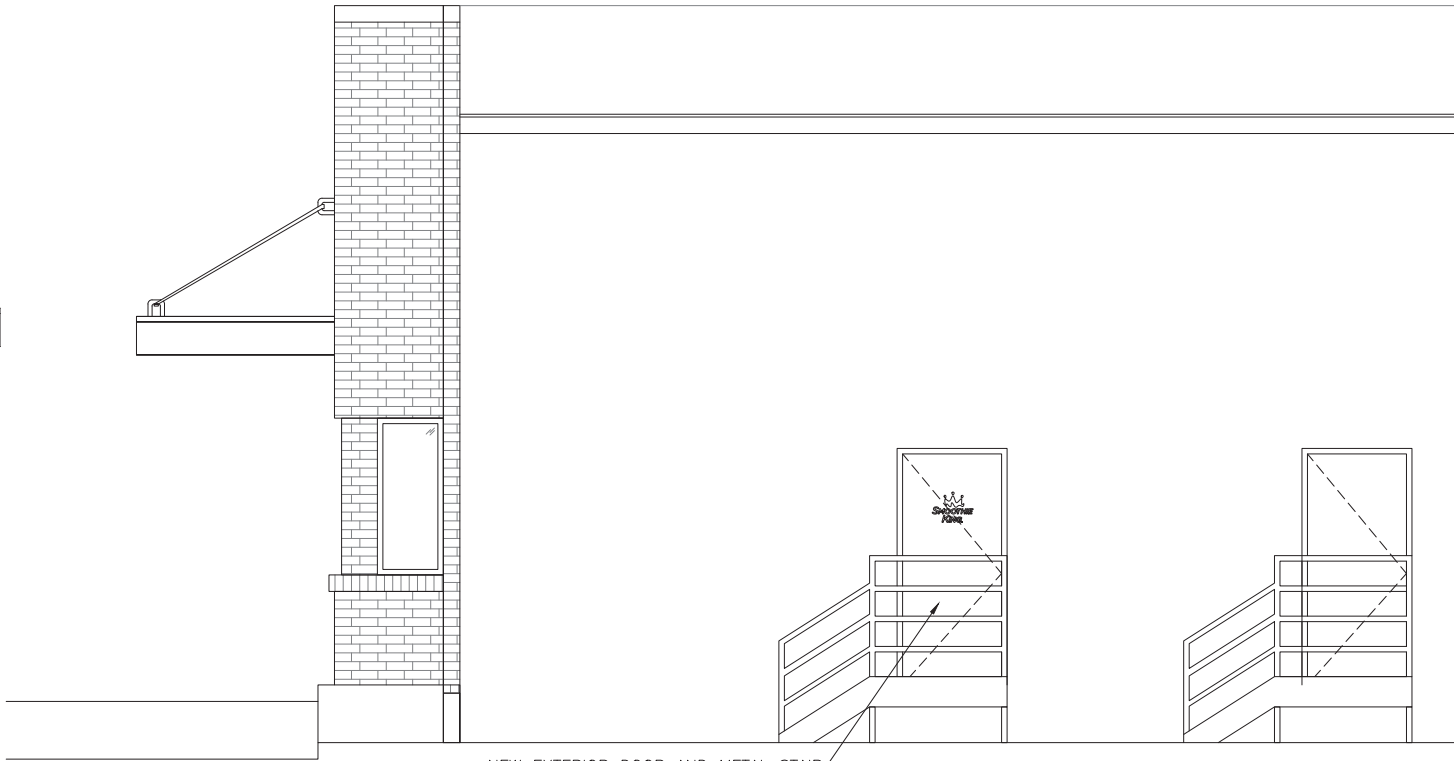
SIGNAGE CALCULATIONS: APPROXIMATE SIGNAGE AREA: 30 SF

TOTAL HABITABLE WALL SPACE:
10'-0" (HEIGHT) X 20'-4" (LENGTH) = 203.3 SF

ALLOWABLE SIGNAGE AREA:
(MAX. 15% OF TOTAL HABITABLE WALL SPACE) 30.5 SF

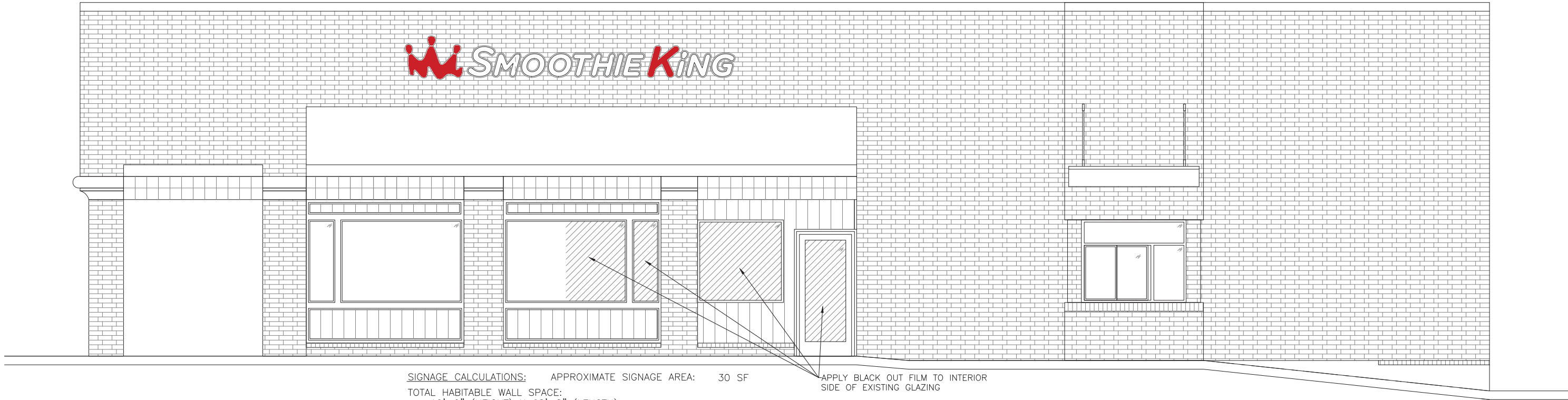
WEST ELEVATION

SCALE: 3/8" = 1'-0"



EAST ELEVATION

SCALE: 3/8" = 1'-0"



SIGNAGE CALCULATIONS: APPROXIMATE SIGNAGE AREA: 30 SF

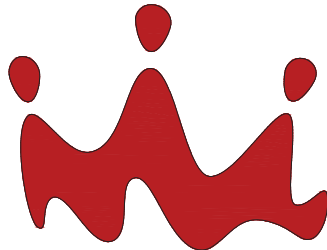
TOTAL HABITABLE WALL SPACE:
10'-0" (HEIGHT) X 68'-8" (LENGTH) = 686.6 SF

ALLOWABLE SIGNAGE AREA:
(MAX. 15% OF TOTAL HABITABLE WALL SPACE) 103 SF

APPLY BLACK OUT FILM TO INTERIOR
SIDE OF EXISTING GLAZING

SOUTH ELEVATION

SCALE: 3/8" = 1'-0"



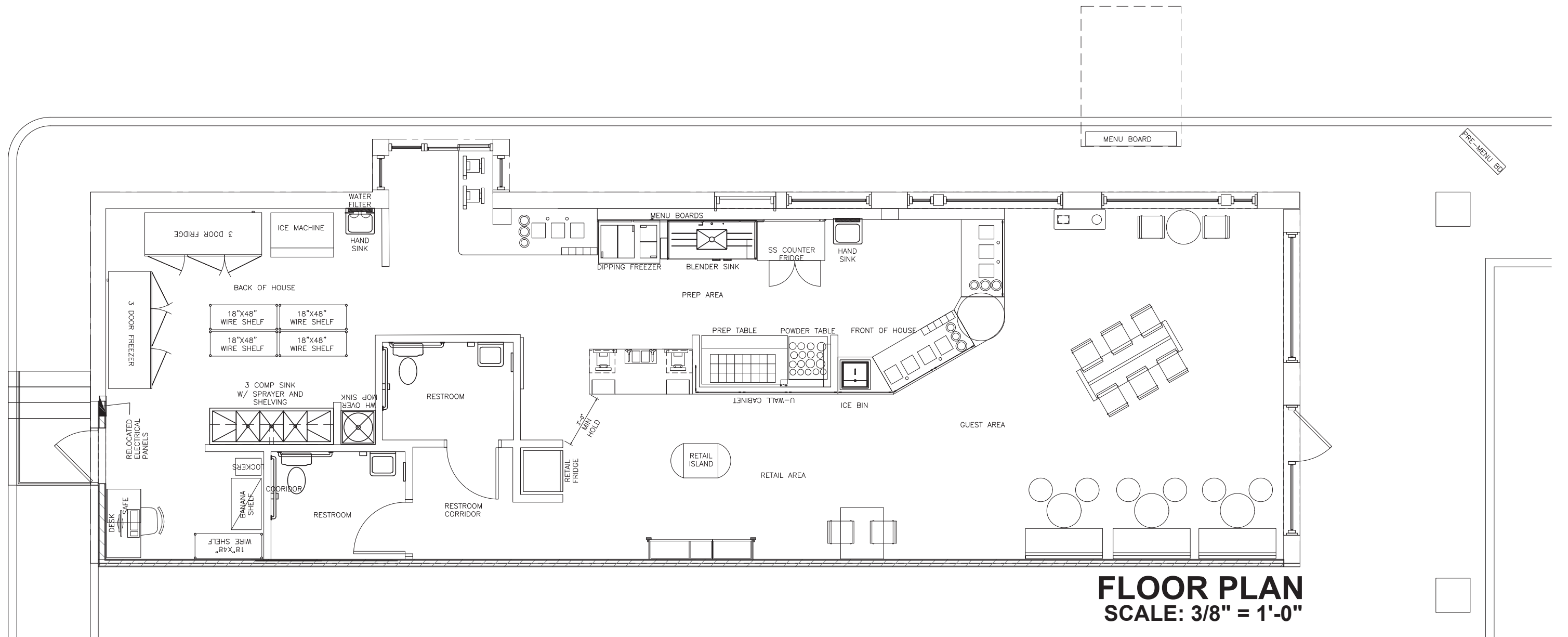
SMOOTHIE KING - 5600 RUFÉ SNOW DRIVE #100

RICHMOND GROUP
architecture & planning

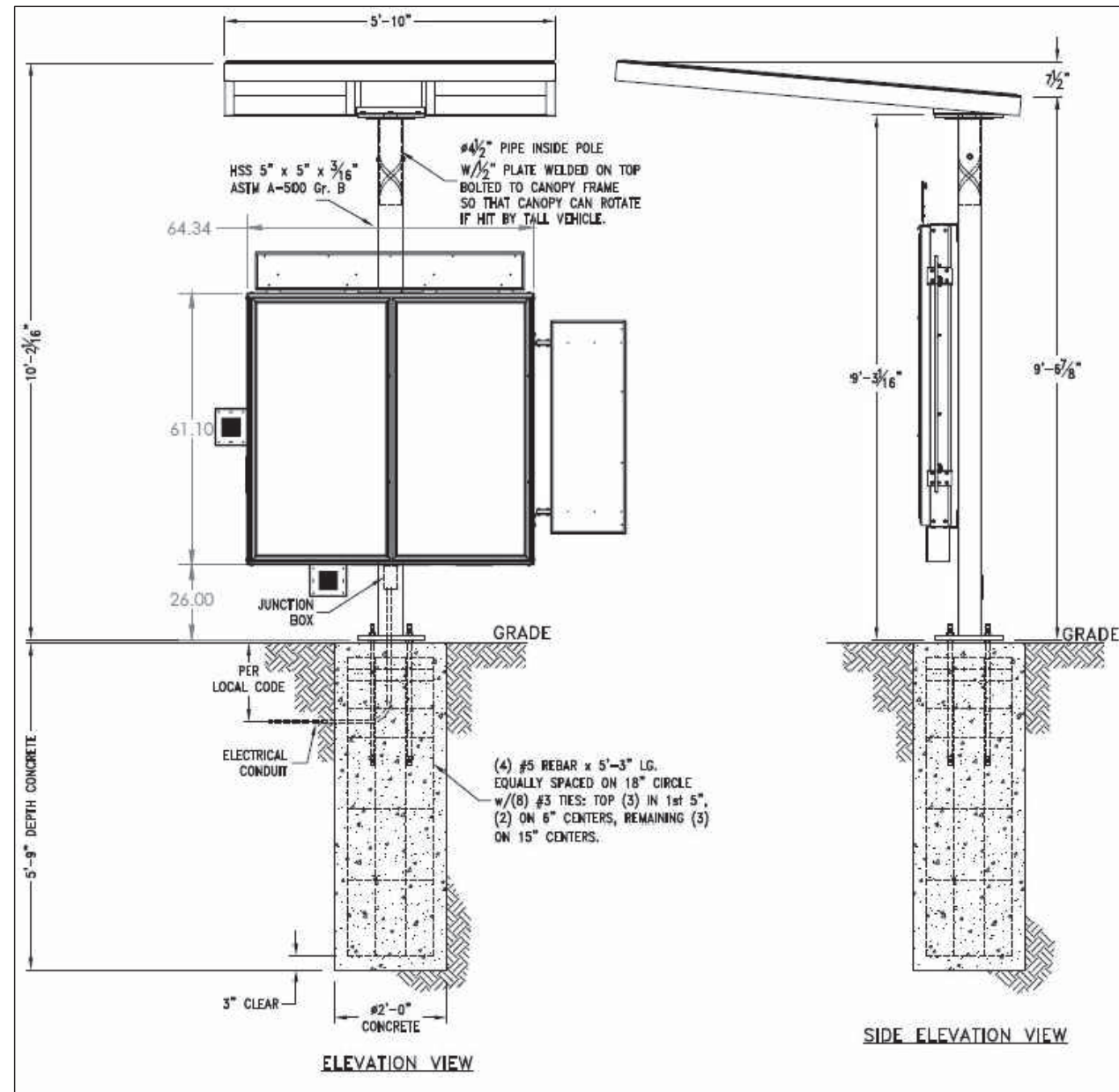
12200 STEMMONS FREEWAY, STE. 317, DALLAS, TEXAS 75234
PHONE: 972.484.5977 - FAX: 972.484.8641 - RG@RG-ARCH.COM

SUP 2020-08
SCHEME
EL-1

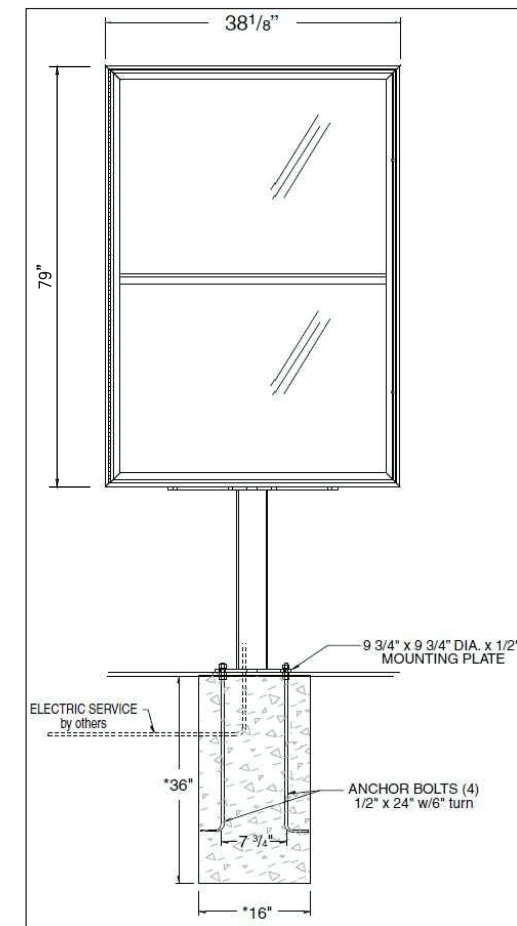
PROJECT #	PLOT SCALE	DWG. FILE	DATE
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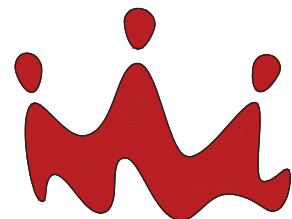
SMOOTHIE KING - 5600 RUFÉ SNOW DRIVE #100



MENU BOARD ELEVATION
TOTAL MENU AREA = APPROX. 27.5 SF



PRE-MENU BD ELEVATION
TOTAL MENU AREA = APPROX. 21.25 SF



SMOOTHIE KING - 5600 RUFÉ SNOW DRIVE #100

Exhibit B – Land Use and Development Regulations – Ordinance No. xxxx – Page 1 of 2

Special Use Permit Case SUP 2020-08
Lot 1, Block 35, Holiday West Addition
5600 Rufe Snow Drive, North Richland Hills, Texas

This Special Use Permit (SUP) must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and the base zoning district of C-1 (Commercial). The following regulations shall be specific to this Special Use Permit. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction shall prevail.

- A. *Permitted land uses.* A special use permit is authorized for a quick service restaurant on the property.
- B. *Site development standards.* Development of the property shall comply with the development standards of the C-1 (Commercial) zoning district and the standards described below.
 - 1. The site improvements must be constructed as shown on the site plan attached as Exhibit “C.”
 - 2. Landscaping must be installed as shown on the site plan attached as Exhibit “C” and the standards described below.
 - a. All landscaped areas must be watered by an automatic underground irrigation system equipped with rain and freeze sensors. All large and ornamental trees must be on bubbler/drip irrigation on separate zones from turf grass.
 - b. The landscaping must be installed prior to the issuance of a certificate of occupancy.
 - 3. The drive-through components on the site must comply with Section 118-633(26) of the zoning ordinance and the standard described below.
 - a. The drive-through lane improvements must be constructed as shown on the site plan attached as Exhibit “C,” including lane widths, pavement markings, and menu board locations.
 - b. The drive-through stacking lane and pickup window may be located on the south side of the building between the building and Buenos Aires Drive.
 - 4. A four-foot wide sidewalk must be constructed adjacent to Buenos Aires Drive. The sidewalk may be located at the inside edge of the right-of-way, provided a sidewalk easement is dedicated that corresponds to the location of the sidewalk.
 - 5. An enclosure for at least one (1) refuse container must be constructed. The enclosure must comply with the standards contained in Section 118-874 of the zoning ordinance.
- C. *Building design standards.* Building design and appearance must comply with the building elevations attached as Exhibit “C” and the standards described below.
 - 1. The existing lighting fixtures on the building must be replaced with conforming fixtures that comply with Section 118-728 of the zoning ordinance.
 - 2. Signs on the site must comply with Chapter 106 (Signs) of the Code of Ordinances.

Exhibit B – Land Use and Development Regulations – Ordinance No. xxxx – Page 2 of 2

Special Use Permit Case SUP 2020-08
Lot 1, Block 35, Holiday West Addition
5600 Rufe Snow Drive, North Richland Hills, Texas

- D. *Amendments to Approved Special Use Permits.* An amendment or revision to the special use permit will be processed in the same manner as the original approval. The application for an amendment or revision must include all land described in the original ordinance that approved the special use permit.
- E. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the quick service restaurant is still in operation at the time of expiration, the business shall be considered a legal non-conforming use and may continue operation subject to the standards described in Section 118-153 of the zoning ordinance.
- F. *Administrative Approval of Site Plans.* The development is subject to final approval of a site plan package. Site plans that comply with all development-related ordinances, and this Ordinance may be administratively approved by the Development Review Committee.

The city manager or designee may approve minor amendments or revisions to the standards provided the amendment or revisions does not significantly:

1. Alter the basic relationship of the proposed uses to adjacent uses;
2. Change the uses approved;
3. Increase approved densities, height, site coverage, or floor areas;
4. Decrease on-site parking requirements;
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.