

PROPERTY DESCRIPTION (LOT 1):

ALL that certain tract 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.):

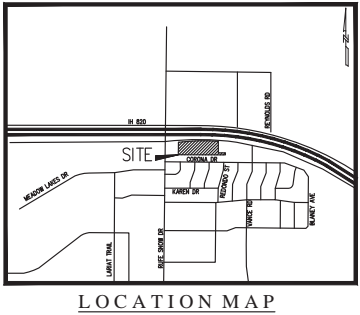
THENCE South 89 degrees 38 minutes 30 seconds East, 100.05 feet to a
pk nail set;

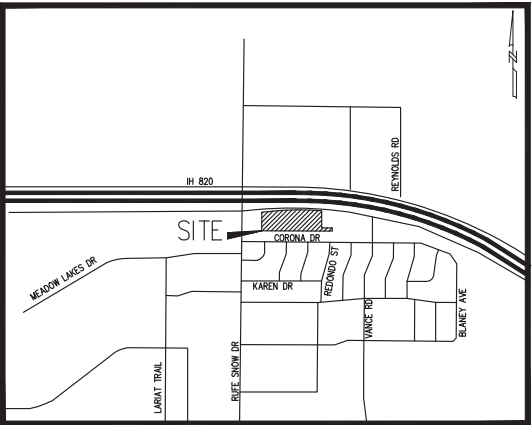
Thence South 00 degrees 21 minutes 30 seconds West, 78.00 feet to the PLACE OF BEGINNING and containing 1.923 acres of land, more or less.

BENCHMARKS










BM#1 ELEVATION
SITE BENCHMARK:

CASE ZC 2016-13



[illegible]

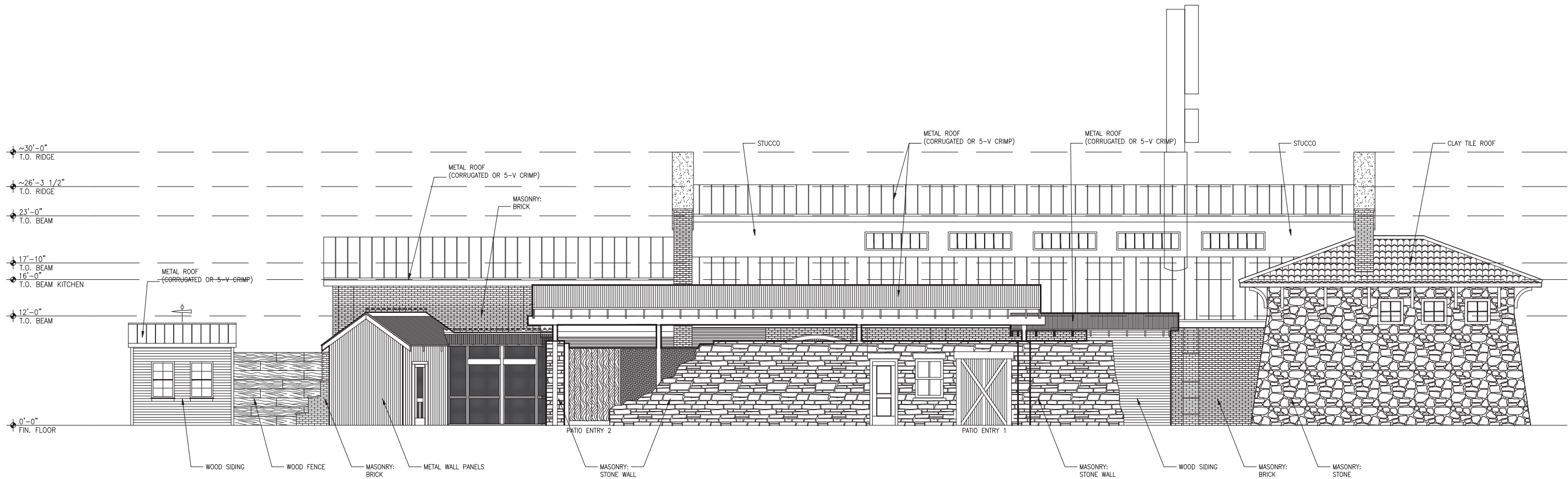


SITE DATA	LOT 1 - BABE'S CHICKEN DINNER HOUSE	LOT 2 - SWEETIE PIE'S RIBEYES
CURRENT ZONING	PD-64 / C-1	C-1
PROPOSED ZONING	PD	PD
CURRENT USE	VACANT CITY BUILDING	VACANT CITY BUILDING
PROPOSED USE	RETAIL / RESTAURANT	RETAIL / RESTAURANT
LOT AREA	3,643 AC	1,923 AC
IMPERVIOUS COVERAGE	121,142 SF	66,239 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 REQ'D	(6,505 SF / 100) = 66 SPACES REQ'D
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

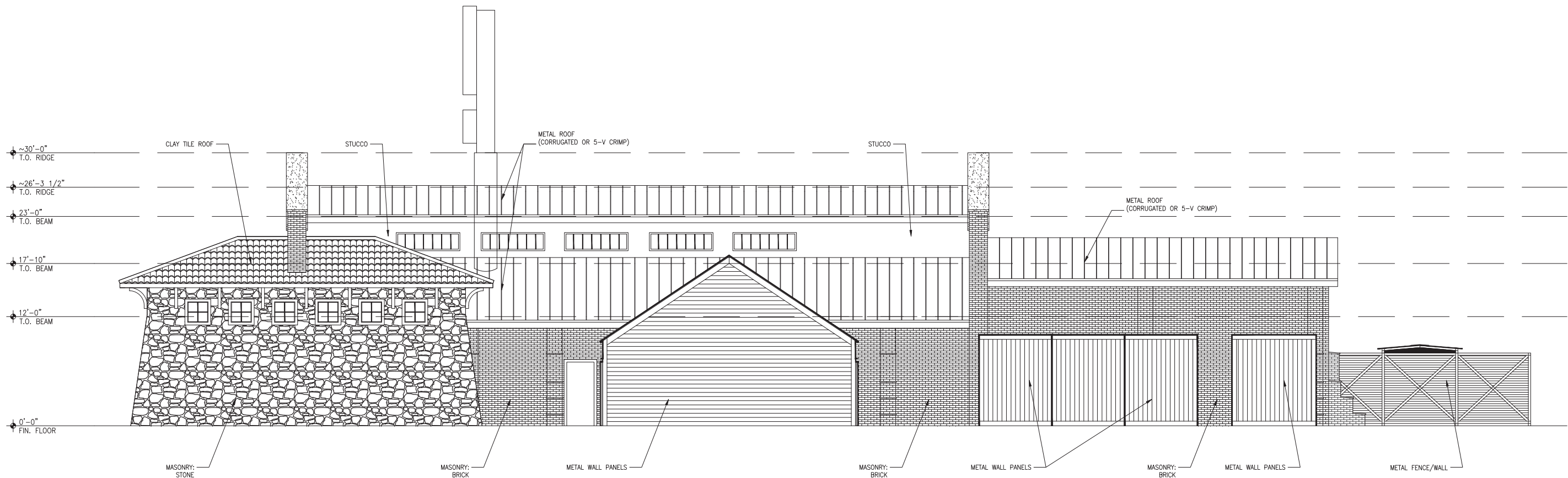
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|---|--|
|  | PROPERTY LINE |
|  | EXISTING CURB & GUTTER |
|  | UTILITY EASEMENT |
|  | UTILITY EASEMENT (TO BE ABANDONED BY REPLAT) |
|  | LIMESTONE WALL |
|  | FIRE LANE |
|  | EX FIRE HYDRANT |
| | PARKING COUNT |
| B.F.R. | BARRIER FREE RAMP |
| | GREASE TRAP |
|  | WHEELSTOP |
|  | BOLLARD (REFERENCE ARCHITECTURE PLANS) |
| | BENCHMARKS |
| | BM#1 ELEVATION |
| | SITE BENCHMARK: |

CASE ZC 2016-13

CP	Sheet No:		CONCEPT PLAN		 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		 NORTH RICHLAND HILLS 4301 City Point Drive North Richland Hills, TX 76180																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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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
79620
off: 812.858.1291
cell: 214.642.7349
email: fkaarchitek@yahoo.com

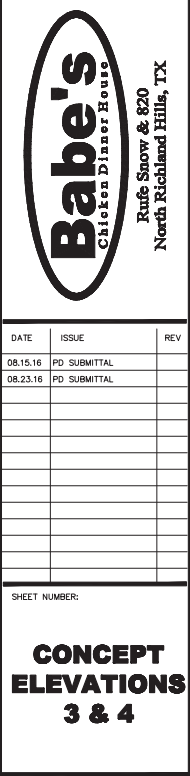
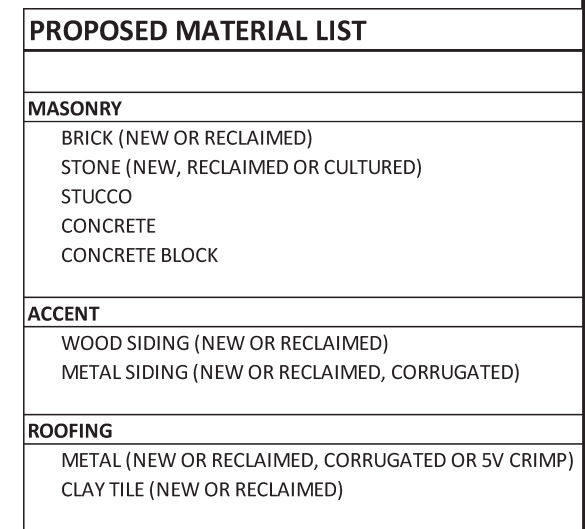
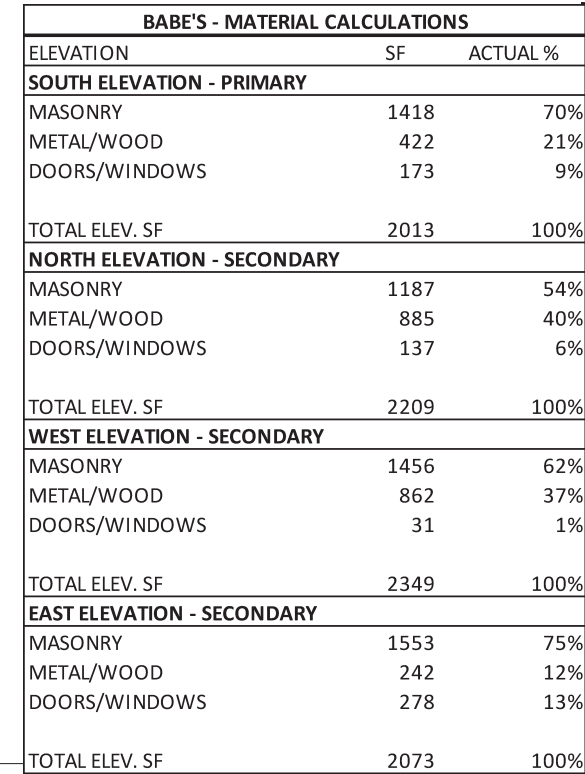


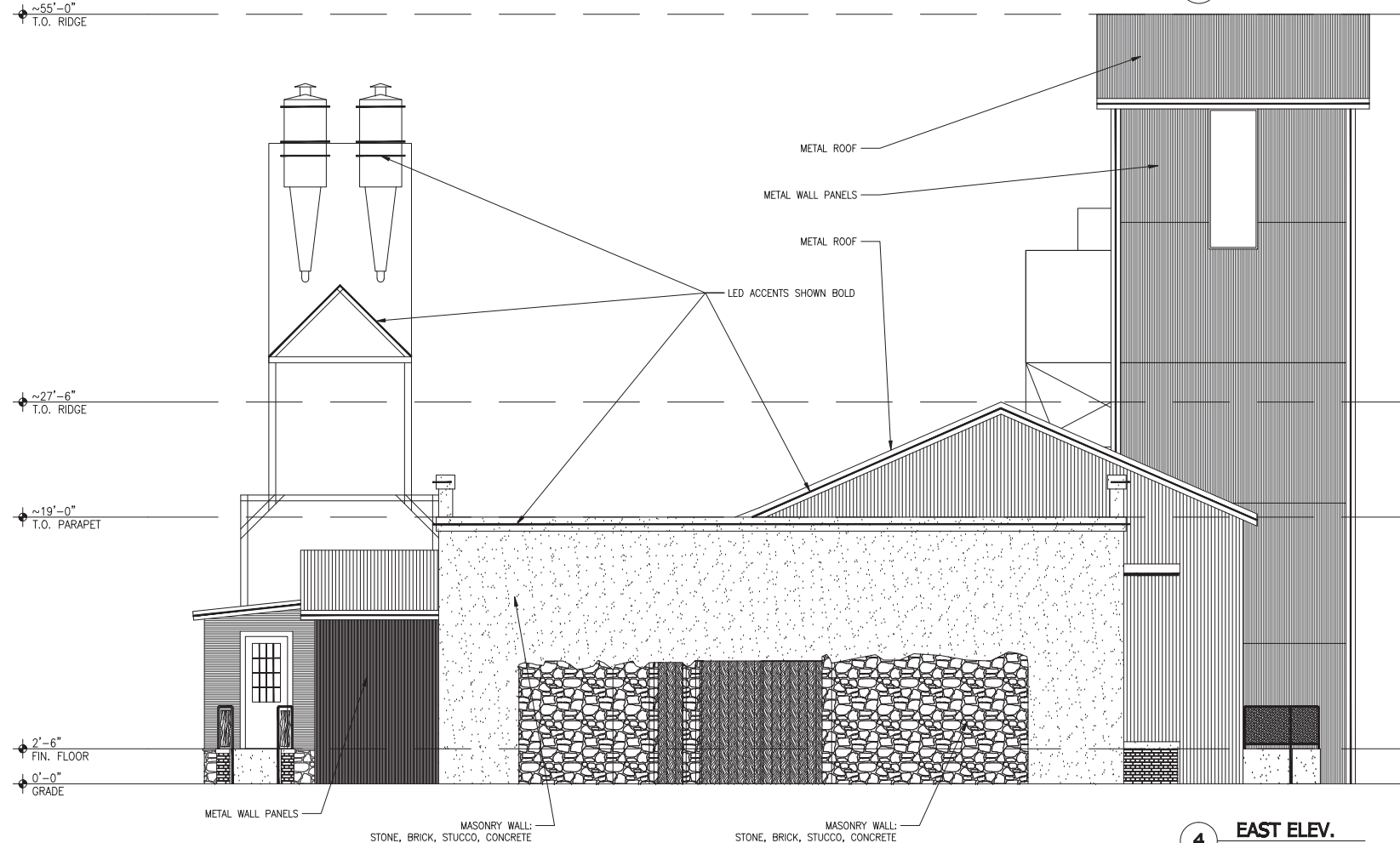
Babe's
Chicken Dinner House
Rufe Snow & 820
North Richland Hills, TX

DATE	ISSUE	REV
08.15.16	PD SUBMITTAL	
08.23.16	PD SUBMITTAL	

SHEET NUMBER:

**CONCEPT
ELEVATIONS
1 & 2**





SWEETIE PIE'S - MATERIAL CALCULATIONS		
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)



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
Rufe Snow & 820
North Richland Hills, TX

[illegible]

SHEET NUMBER:

CONCEPT ELEVATIONS 3 & 4