Office of the City Manager

City of Richland Hills, Texas

Memorandum

To: Honorable Mayor Bill Agan and members of the Richland Hills City Council

From: Eric Strong, Assistant City Manager

Date: May 21, 2013

Subject: 7500 Baker Boulevard Rezoning Request

City Council Action Requested:

Consider rezoning request of 7500 Baker Boulevard.

Background Information:

The property owner of 7500 Baker Boulevard has submitted application for rezoning of the property to a Planned Development. The Planning and Zoning Commission heard the case at their meeting on May 16 and voted 5-0 to recommend approving the change to the City Council.

Board/Citizen Input:

Planning & Zoning unanimously recommended approval.

Financial Impact:

N/A

Staff Contacts:

Eric Strong, Assistant City Manager
817-616-2745
estrong@richlandhills.com

Attachments:

Planning and Zoning Information packet and information attached.

CITY OF RICHLAND HILLS, TEXAS

3200 DIANA DRIVE · RICHLAND HILLS, TX 76118
PLANNING AND COMMUNITY DEVELOPMENT

May 2, 2013

RE: Public Hearing Notification for a Rezoning Request – 7500 Baker Boulevard

Property Owner,

You are receiving this letter to let you know that that the City of Richland Hills has received a request to rezone property located at 7500 Baker Boulevard. The legal description of the site is Block 7, of the Midway Place Addition. The property is currently zoned General Commercial Multi-Story (C – 3). The property owner has requested to rezone the property to a Planned Unit Development District (PUD) to allow for the operation of building material sales for the sale and distribution of building products and to establish all pertinent regulations for such Planned Development District, including but not limited to permitted uses, fencing, landscaping, setbacks.

The Planning and Zoning Commission will hold a public hearing on this and make a recommendation to the City Council on Thursday, May 16, 2013 at 6:00 p.m. A second public hearing will be held before the Richland Hills City Council on Tuesday, May 21, 2012 at 7:00 p.m. at which time, final action will be taken. Both public hearings will take place at Richland Hills City Hall in the City Council Chambers at 3200 Diana Drive, Richland Hills, TX 76118.

As an adjacent property owner, you are invited to make your views known by attending these public hearing. If you cannot attend the hearing, please use the contact information below to express your views by mail, phone, or e-mail. City Hall is wheelchair accessible. If you plan to attend this public meeting and have a disability that requires special arrangements, please notify the City 48 hours in advance of the meeting so that reasonable accommodations can be made. For sign interpretive services, please call 72 hours in advance.

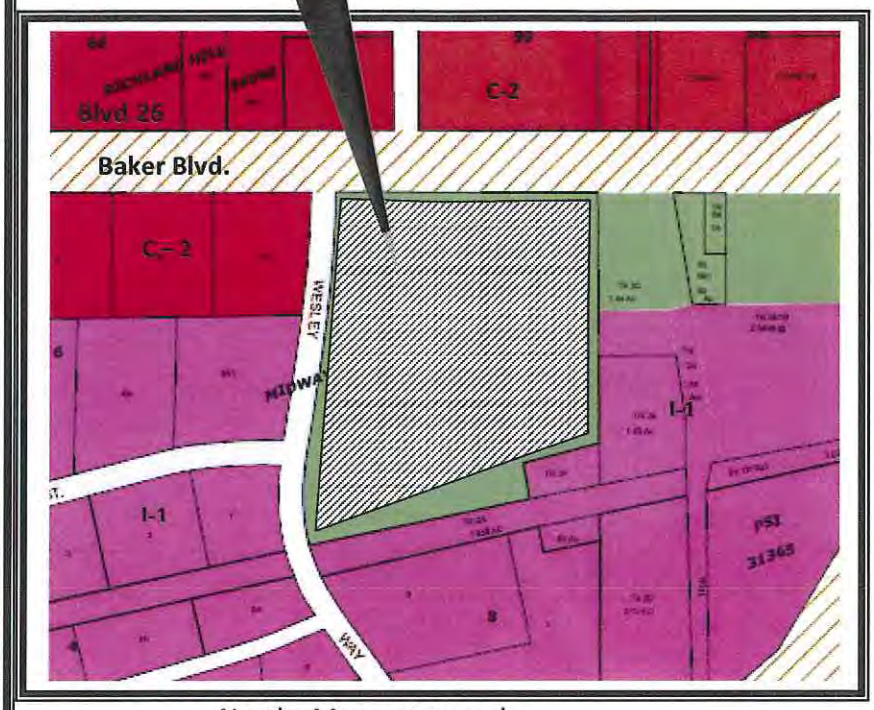
Included with this notice please find a copy of a vicinity map depicting the general location of the subject property. If you have any additional questions or comments please feel free to contact the Community Development Department at (817) 616-3770.

Regards,

Karla Wright
Planning and Community Development
3201-B Diana Drive
Richland Hills, Texas 76118
kwright@richlandhills.com
(817) 616-3770

Subject Site:
7500 Baker Blvd.

VICINITY MAP



North Map not to scale

Subject Site	7500 Baker Blvd.
Use	Commercial District Multi-Story
Zoning	Commercial District Multi-Story C-3
Zoning North	General Commercial District C-2
Zoning South	Light Industrial District I-1
Zoning East	Commercial District Multi-Story C-3
	Light Industrial District I-1
Zoning West	General Commercial District C-2
	Light Industrial District I-1
Meeting	May 16, 2013
Time	6:00 p.m.
Location	City Council Chambers 3200 Diana Drive Richland Hills, TX 76118

If you have any questions or comments regarding this request please contact:

Karla Wright
Planning and Community Development
City of Richland Hills
(817) 616-3770
kwright@richlandhills.com

CITY OF RICHLAND HILLS, TEXAS

3200 DIANA DRIVE · RICHLAND HILLS, TX 76118

PLANNING AND COMMUNITY DEVELOPMENT

Zoning Amendment Application

☒ Zoning – Use Change ☐ PUD Amendment ☐ Zoning - Text Change

Property Owner Information

Name Dune SC Sub I LLC

Address 623 Fifth Avenue, 30th Floor, New York, NY 10022

Contact Number 440-933-4320 Tony Fragapane Contact E-mail af@farragutinvestments.com

I, the undersigned owner or authorized agent of the following described real property, located in the City of Richland Hills, Texas, hereby make application for a request for a zoning amendment.

Signature _____ Date 4/29/13

DAVID OLINER
EXECUTIVE VICE PRESIDENT

Applicant/Tenant Information

Name American Builders & Contractors Supply Co., Inc. DBA: ABC Supply Co., Inc.

Address 1 ABC Parkway, Beloit, WI 53511

Number (608) 368-2414 Skip Rath E-mail skip.rath@abcsupply.com

Legal Description

Tract(s) Lot (s) All of , Survey(s) Block(s) Block 7

of Midway Place (as recorded in Volume 388-101, Page 3 of the Deed Records) Addition to the City of Richland Hills.

Street Address

7500 Baker Boulevard, Richland Hills, TX 76118

(Street Address) (Zip Code)

Prior to acceptance and placement on an agenda all supporting documentation and the $100.00 non-refundable application fee must be received. Filing the application and paying the fee does not guarantee Planning and Zoning Commission or City Council approval.

CITY OF RICHLAND HILLS, TEXAS

3200 DIANA DRIVE · RICHLAND HILLS, TX 76118
PLANNING AND COMMUNITY DEVELOPMENT

Property Information

Area (Acres / Square Feet)	Front Yard Width (Feet)	Rear Yard Width (Feet)	Side Yard Widths (Feet)
12.124 Acres	638.84'	733.24'	734.06'(E) 885.86(W)

Zoning

Existing Zoning District	Proposed Zoning District
C-3 Multi-Story General Commercial	Planned Unit Development

Proposed Use/Amendment

Provide a detailed explanation of the proposed amendment. If you need additional space you may submit a separate document on company letterhead signed by the owner or agent.

See attached PUD zoning district permitted uses for a full description of permitted uses.

ABC Supply will use the property for building product sale, distribution and warehousing with an office for display, sales and administration. The yard area will be used primarily for the storage of shingles and the stageing of customer orders for pick-up. Shingles will be stored inside the fenced -in yard area. Customer orders staged in front of the building will be picked up during business hours.

CITY OF RICHLAND HILLS, TEXAS

3200 DIANA DRIVE · RICHLAND HILLS, TX 76118
PLANNING AND COMMUNITY DEVELOPMENT

Land Planner/Engineer's Information	
Name	
Company Name	
Title	
Company Address	
Company Phone	
Company Fax Number	
E-mail Address	

Land Planner/Engineer's Information	
Name	
Company Name	
Title	
Company Address	
Company Phone	
Company Fax Number	
E-mail Address	

CITY OF RICHLAND HILLS, TEXAS

3200 DIANA DRIVE · RICHLAND HILLS, TX 76118
PLANNING AND COMMUNITY DEVELOPMENT

Submittal Checklist	
	Completed Application – Signed by the property owner and the applicant.
	Application Fee
	Statement of Operation – *A detailed statement on company letterhead signed by the responsible party that fully describes and explains the operation of the business. The statement should provide clear understanding of how the business operates.*
	Legal Description – *Surveyed metes and bounds description of the property.*
	Site/Concept Plan – *professionally produced document that depicts the property boundaries of the parcel, all easements and right-of-ways, all improvements to be located on the site (e.g.: buildings, parking lots, etc.) to scale.*
	Floor Plan – *professionally produced document that depicts the layout of the building with the proposed uses of each space identified.*
	Site Data Table – *table that calls out the street address, zoning, proposed use, required parking, parking provided, setbacks (e.g.: front, rear, side), building area, and site area.*
Additional items may be requested as part of the staff review process.	

~ Do not write below this line ~

Received	
Receipt Number	
Received by	Karla Wright

ZOT-12

Applicant seeks to amend the C-3 Multi Story General Commercial zoning district on the subject tract to PUD planned unit development zoning district. Within the PUD zoning district, the applicant proposes to establish a combination of commercial and light industrial uses consistent with the listed uses in the Richland Hills Land Use Table, Section 90-201 of the City of Richland Hills Comprehensive Zoning Ordinance. From the northern zoning district boundary adjacent to Baker Boulevard, commencing in the northwest corner and proceeding east approximately one hundred-seventy feet (170') and then proceeding south approximately two-hundred-sixty feet (260'), applicant proposes to limit the permitted uses of the PUD zoning district to those listed as Nonresidential C-2 in the Richland Hills Land Use Table, Section 90-201 of the City of Richland Hills Comprehensive Zoning Ordinance, with the addition of the following use listed as Nonresidential C-3 in the Richland Hills Land Use Table, Section 90-201 of the City of Richland Hills Comprehensive Zoning Ordinance:

A. Restaurant, Drive-in/Drive-thru
B. Hotel/Motel

The permitted uses within the remaining portion of the PUD zoning district are proposed to be those listed as Nonresidential C-2 in the Richland Hills Land Use Table, Section 90-201 of the City of Richland Hills Comprehensive Zoning Ordinance, with the addition of the following permitted uses listed as Nonresidential C-3 and I-1 in the Richland Hills Land Use Table, Section 90-201 of the City of Richland Hills Comprehensive Zoning Ordinance:

1. Amusement Arcade (also Video Arcade)
2. Veterinarian Hospital (without outside pens)
3. Auto Car Wash – Self Service
4. Auto Paint and Body Shop (with special use permit)
5. Department Store/Auto Repair
6. Farm Machinery and Implement Sales and Service
7. Auction House
8. Boat Sales and Repair
9. Building Material Sales
10. Cabinet and Upholstery Shop
11. Catering Establishment
12. Ceramic Products with kiln
13. Contractor, outside storage permitted
14. Farmers' Market
15. Furniture Refinishing
16. Hotel
17. Motel
18. Rental Yard, Commercial and Heavy Equipment (without special use permit)
19. Rental yard, Domestic Goods
20. Restaurant, Drive-in/Drive-thru
21. Assembly Plant
22. Electrical Equipment Assembly
23. Manufacturing Facility (Light)
24. Mini-warehouse Facility
25. Scientific and Precision Instruments Manufacturing
26. Stone Monuments (Excluding Cutting of Slabs)

27. Storage and Warehousing Establishment
28. Warehousing and Freight Office and Storage
29. Accessory Building

With respect to items 9, 27 and 28 above, the applicant seeks the ability to have 8' high outside storage permitted.

Applicant further seeks to include the following permitted uses listed as Nonresidential I-2 in the Richland Hills Land Use Table, Section 90-201 of the City of Richland Hills Comprehensive Zoning Ordinance, but listed as light industrial permitted uses in neighboring municipalities as follows:

50. Auto Parts and Accessory Sales (permitted light industrial use in North Richland Hills, Haltom City and Fort Worth)

51. Electronics Manufacturing (permitted light industrial use in Haltom City and Fort Worth, not a referenced use in North Richland Hills)

Applicant also seeks to preserve the ability for a church/religious institution to operate as a permitted use in the PUD zoning district.

LEGAL DESCRIPTION

BEING ALL OF BLOCK 7, MIDWAY PLACE, AN ADDITION TO THE CITY OF RICHLAND HILLS, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-101, PAGE 03, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2-INCH PIPE FOUND IN THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 183, FOR THE NORTHEAST CORNER OF SAID BLOCK 7;

THENCE SOUTH 00° 21' 00 WEST ALONG THE EAST LINE OF SAID BLOCK 7, A DISTANCE OF 624.06 FEET (PLATTED 624.2 FEET) TO A 2-INCH PIPE FOUND AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID BLOCK 7;

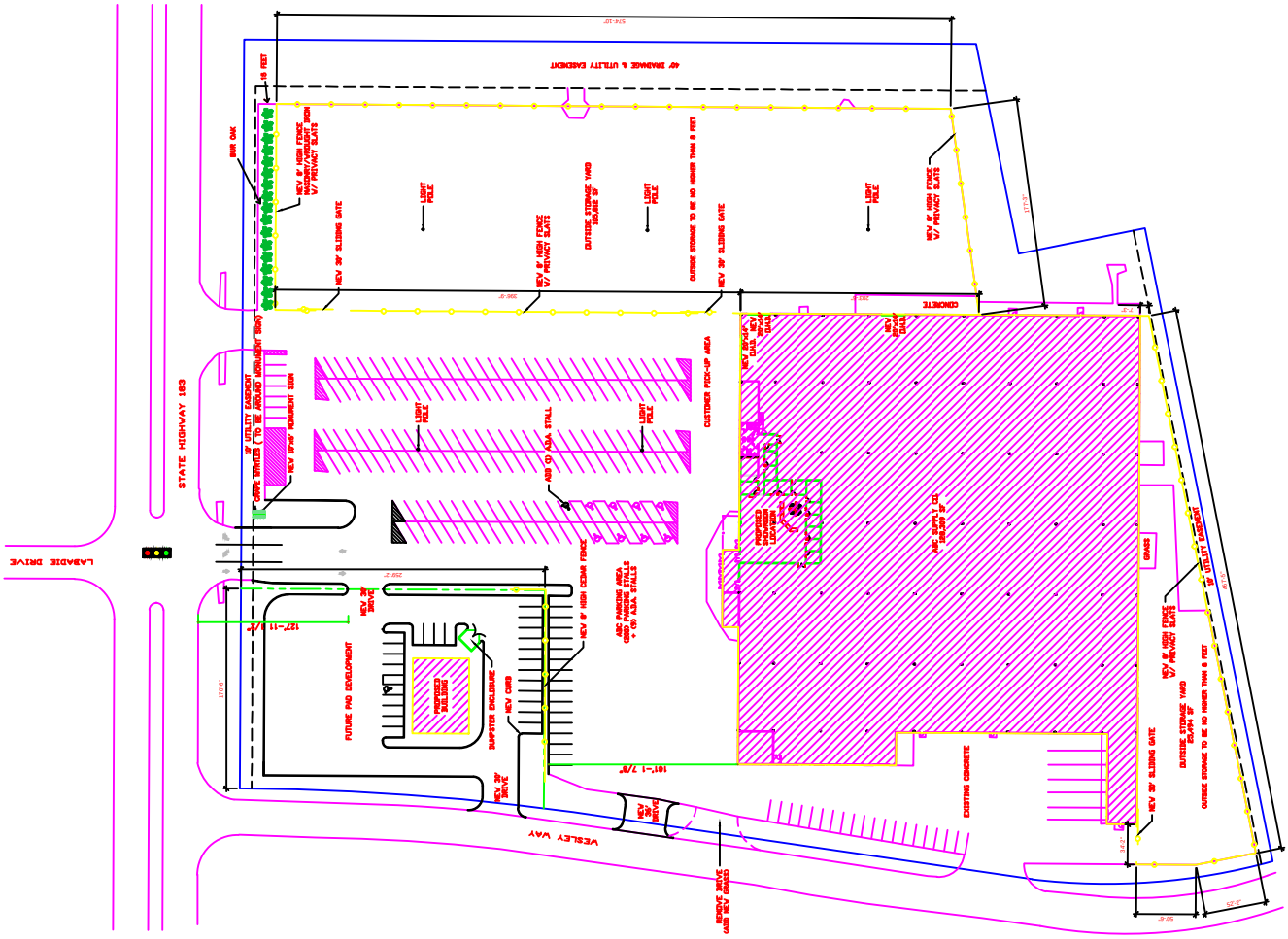
THENCE SOUTH 78° 31' 48" WEST 182.54 FEET (PLATTED SOUTH 78° 39' 30" WEST 182.8 FEET) TO A ½-INCH IRON PIN FOUND FOR CORNER;

THENCE SOUTH 11° 23' 11" EAST 110.0 FEET (PLATTED SOUTH 11° 20' 30" EAST 110.0 FEET) TO A ½-INCH IRON PIN FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID BLOCK 7;

THENCE ALONG THE SOUTH LINE OF SAID BLOCK 7, SOUTH 78° 36' 49" WEST 550.70 FEET (PLATTED SOUTH 78° 39' 30" WEST 550.7 FEET) TO A 2-INCH PIPE FOUND IN THE EAST RIGHT OF WAY LINE OF WESLEY WAY, FOR THE SOUTHWEST CORNER OF SAID BLOCK 7;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID BLOCK 7 AND THE EAST RIGHT OF WAY LINE OF SAID WESLEY WAY, AS FOLLOWS: ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 531.38 FEET AN ARC LENGTH OF 206.75 FEET (PLATTED 207.1 FEET) (LONG CHORD NORTH 04° 17' 11" WEST 205.45 FEET) TO A ½-INCH IRON PIN SET FOR THE END OF SAID CURVE, THEN NORTH 08° 19' 00" EAST 376.97 FEET (PLATTED NORTH 08° 21' 00" EAST 376.9 FEET) TO A ½-INCH IRON PIN FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2174.40 FEET AND THEN ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 303.69 FEET (LONG CHORD NORTH 04° 19' 06" EAST 303.44 FEET) (PLATTED 303.6 FEET) TO A ½-INCH IRON PIN FOUND IN THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY FOR THE NORTHWEST CORNER OF SAID BLOCK 7;

THENCE ALONG THE SAID SOUTH RIGHT OF WAY LINE, SOUTH 89° 40' 51" EAST 638.84 FEET (PLATTED SOUTH 89° 39' EAST 638.8 FEET) TO THE POINT OF BEGINNING AND CONTAINING 12.124 ACRES OF LAND, MORE OR LESS.



7500 BAKER BLVD

CONTI WAREHOUSES