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: 6400 Baker Boulevard Rezoning Request

City Council Action Requested:

Consider rezoning request of 6400 Baker Boulevard.

Background Information:

The property owner of 6400 Baker Boulevard has submitted application for rezoning of the property to change it from C-1 to C-2. 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

Zoning Amendment Application

☑ **Zoning – Use Change** ☐ **PUD Amendment** ☐ **Zoning – Text Change**

Property Owner Information

Name TERRY LATHAM

Address 3409 MEADOW OAKS DR HASLET TX 76117

Contact Number 817-253-1837 Contact E-mail TERRYLATHAM@ROCKETMAIL.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 4-11-13

Applicant/Tenant Information

Name SAME

Address _____

Number _____ E-mail _____

Legal Description

Tract(s) Lot (s) BLOK 7 LOT B , Survey(s) Block(s) _____

of RICHLAND HILLS SOUTH ADDITION Addition to the City of Richland Hills.

Street Address

6400 BAKER BLVD , Richland Hills, TX _____

(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)
22,500			
0.5165			

Zoning

Existing Zoning District	Proposed Zoning District
C1	C2

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.

CHANGING TO HAVE A BROADER TENANT BASE

MAKING BUILDING EASYER TO RENT

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

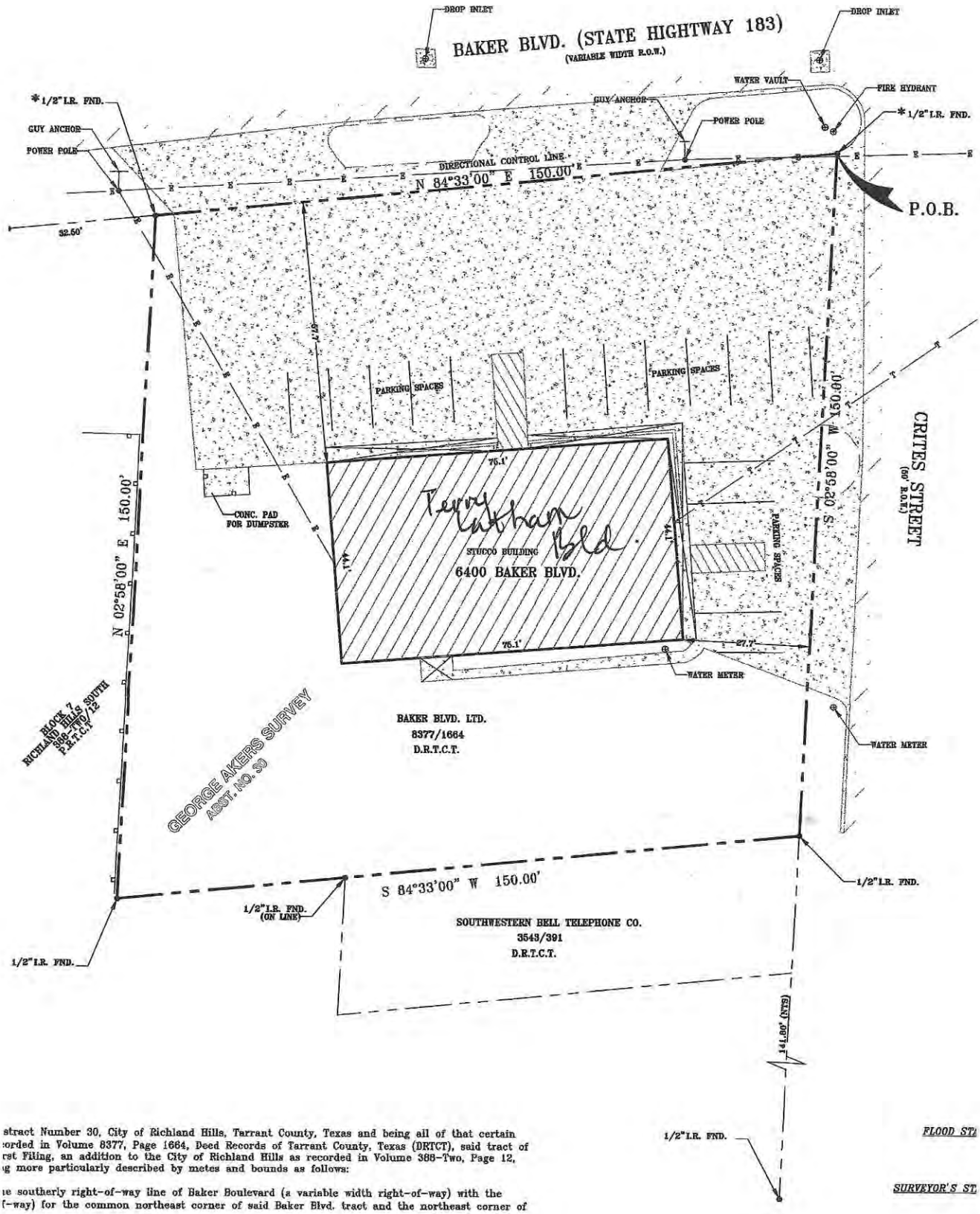
	Submittal Checklist
✓	**Completed Application – Signed by the property owner and the applicant.**
✓	**Application Fee**
✓	**Statement of Operation** – *A detailed statement on company letterhead signed by the responsible party that fully describes and explains the operation of the business. The statement 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	4/19/2013
Receipt Number	53115 4/19/13
Received by	4/19/2013

CASE # Z06-13

C-1
to
C-2



stract Number 30, City of Richland Hills, Tarrant County, Texas and being all of that certain
orded in Volume 8377, Page 1664, Deed Records of Tarrant County, Texas (DRTCT), said tract of
rst Filing, an addition to the City of Richland Hills as recorded in Volume 388-Two, Page 12,
g more particularly described by metes and bounds as follows:

ie southerly right-of-way line of Baker Boulevard (a variable width right-of-way) with the
f-way) for the common northeast corner of said Baker Blvd. tract and the northeast corner of

of said Baker Blvd. tract, the easterly line of said Block 7 and said westerly right-of-way line
rod found for the common southeast corner of said Baker Blvd. tract and the northeast
1 Bell Telephone Company by instrument recorded in Volume 3543, Page 391, DRTCT;

ie of said Baker Blvd. tract, the northerly line of said Southwestern Bell tract and joining a
Apartment Association of Tarrant County by instrument recorded in Volume 7899, Page 1585,
d for the common southwest corner of said Baker Blvd. tract and an inner ell corner of said

of said Baker Blvd. tract and an easterly line of said Apartment Association tract, a distance
tioned southerly right-of-way line of Baker Boulevard for the common northwest corner of
of said Apartment Association tract;

e of said Baker Blvd. tract and said southerly right-of-way line of Baker Boulevard, a distance
,258 square feet or 0.511 of an acre of land area, more or less.

FLOOD ST

SURVEYOR'S ST

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 – 6400 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 6400 Baker Boulevard. The legal description of the site is Blk 7, Lot B of the Richland Hills South Addition. The property is currently zoned Restricted Commercial District (C – 1). The property owner, Terry Latham has requested to rezone the property General Commercial District (C-2) to allow for retailing and wholesaling markets.

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. ,

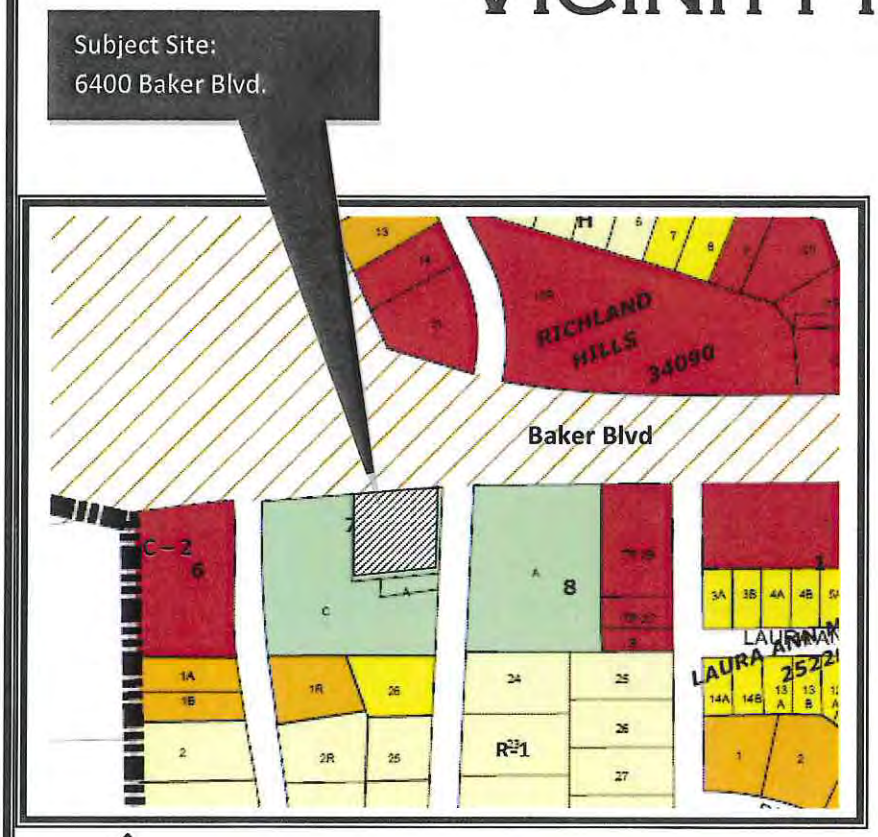
As an adjacent property owner, you are invited to make your views known by attending these public hearing. If you cannot attend the hearing, please use the contact information below to express your views by mail, phone, or e-mail. City Hall is wheelchair accessible. If you plan to attend this public 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

VICINITY MAP



North Map not to scale

Subject Site	6400 Baker Blvd.
Use	Restricted Commercial District
Zoning	Restricted Commercial District (C-1)
Zoning (North)	General Commercial District (C-2)
Zoning (South)	Single Family Residential Duplex (R - 2)
Zoning (East)	Restricted Commercial District (C-1)
Zoning (West)	General Commercial District (C-2)
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

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May 1, 2013

City of Richland Hills
Rezoning Application for 6400 Baker Boulevard

The applicant is requesting a rezoning of the property located at 6400 Baker Boulevard. Note that there is an existing building on the property.

The property is currently zoned C-1 (Commercial Restricted), and the applicant has requested a change to C-2 (Commercial General). The applicant has not proposed a use for the property; however, the reason provided for the rezoning request is "to have a broader tenant base making [the] building easier to rent".

Without a proposed use for the property, it must be assumed any of the uses permitted in C-2 could be located on the property. The following is a sample of the uses permitted by-right in the C-2 district that are not permitted in C-1:

- Floor covering shop
- Fuel sales/restaurant
- Furniture or appliance store
- Laundry, dry cleaning
- New machinery sales and repair (heavy)
- Retail tire store
- Second-hand retail store

Karla Wright

From: Amy Akanni [awakanni@yahoo.com]
Sent: Thursday, May 16, 2013 3:58 PM
To: Karla Wright
Cc: Amy Akanni
Subject: Zone request Change for 6400 Baker Boulevard

To Whom it May Concern,

I am the property owner at 3225 Crites Street and 3224 Dreeben Drive. I have owned both properties for over 8 years and take pride in both the appearance of my investments and my neighborhood. I understand there will be a public hearing is to discuss the Rezoning request of the property located at 6400 Baker Boulevard. Additionally, after speaking with a representative in the Planning and Community Development Department, I understand that the change will allow for more retail businesses to occupy that space. The examples I was given were a barbershop, a dental or health clinic, or a small supply store. I was also told that businesses like a used car dealership would be prohibited in that space. If this information is correct, I feel the change will fall in line with the other business that can be seen currently on Baker Boulevard. Even though I would like to see the building(s) occupied, I am confident that the wrong type business will continue to affect my property value and the overall look of the city.

SUP

Please contact me with any additional information pertaining to the rezoning request.

Thank you,

Amy W Akanni
(817)705-5754

Karla Wright

From: katy Welch [katyw41@yahoo.com]
Sent: Thursday, May 16, 2013 2:25 PM
To: Karla Wright
Subject: Zone request change for 6400 Baker Bvld.

To whom it may concern:

As a resident of over of 42 years and the decrease of the home values, according to the most recent information from Tarrant County District data, we do not agree for this request to be changed.

It needs to remain the same for developments that are assests in value as the 6900, 7100 and 7200 blocks on the NORTH side of Baker Blvd.

The Faith Creek Center and Plaza areas are the zones as the request of mentioned property. The change requested would allow developments that are with that new zone. We have viewed all the areas of the new zone and this development would lower all home values near but in all of the homes in Richland Hills.

Unless the Tax Office data is incorrect, the city of Richland Hills growth numbers and values in Tarrant according to the data released to the public,if f not the lowest it is near to the lowest already.

With the zone change approval, our main street through our city would become less valuable and appear more as Belknap and Jacksboro.

Please present our protest to the zone change request for Blk 7, Lot B of the Richland Hills south Addition at 6400 Baker Blvd. Leaving the zone as is should not deter the sale or valuable development on this property. This property is the main entrance to our city from the west and the main entrance to our neighborhood as a whole. Not only the closest property owners will have decrease value but all of the homes in Richland Hills, especially between Glenview Drive and Baker Blvd.
Due to surgery today we are unable to attend the meeting tonight. We do not feel this will be the only protest against the zone change request.

We wish to have the same zone applied as the 6900, 7100 and 7200 blocks on the North side of Baker Blvd. The Faith Creek Plaza and Faith Creek Center are 100% plus areas for our city with the same zone as on the 6400 Baker Blvd. property currently.

Unless the Tarrant County District Tax Appraisal Office is incorrect in the most recent information publised, our city had the lowest increase in values, both growth and

property values, in all the county. In fact, it appears we decreased in values over the last few years.

If additional information is needed after you review this email protest, please contact us by either phone or email, in order to assure this protest will be presented tonight. Again, we do not feel this is the only protest in this matter you will receive.

Respectfully,
James and Marlene Welch
3217 Crites Street/South
Richland Hills, TX 76118
817 595 1042