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: 6908 Boulevard 26 Replat

City Council Action Requested:

Consider replat request of 6908 Boulevard 26.

Background Information:

The property owner of 6908 Boulevard 26 has submitted application to replat two lots into one lot. The Planning and Zoning Commission heard the case at their meeting on May 16 and voted 5-0 to recommend approving the replat 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

Plat Application

Indicate application type

Preliminary Plat	Final Plat	Amended Plat	Replat	Vacated Plat

Property Owner Information

Name	Fidel Villasana.
Address	6908 Bulevard 26
Contact Number	817,9910244
Contact E-Mail	Metcar Investments @ hotmail.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 plat request as indicated above. The property is legally described as, Lots 4 and 5, Block 1, Richland Hills

(Provide legal description of property on line above)

Signature	Date
A	

Size/Dimension of Property

Area (square feet or acres)	Width (feet)	Length (feet)
0.8815 Acres	160'	240'

Applicant Information

Name	Fidel Villasana
Address	7269 Glenview Dr. Richland Hills, Tx 76180
Contact Number	817 9910244
Contact E-Mail	metcarinvestments @ hotmail.com
Subject Site (Address)	6908 Blvd. 26 Richland Hills, Tx 76180

For Official Use. Do not write below this line

Case Number	RP 10-2013	Date Received	1-22-2013
Accepted by	Karla Knight		
Comments	$100.00		

44414

May 21, 2013
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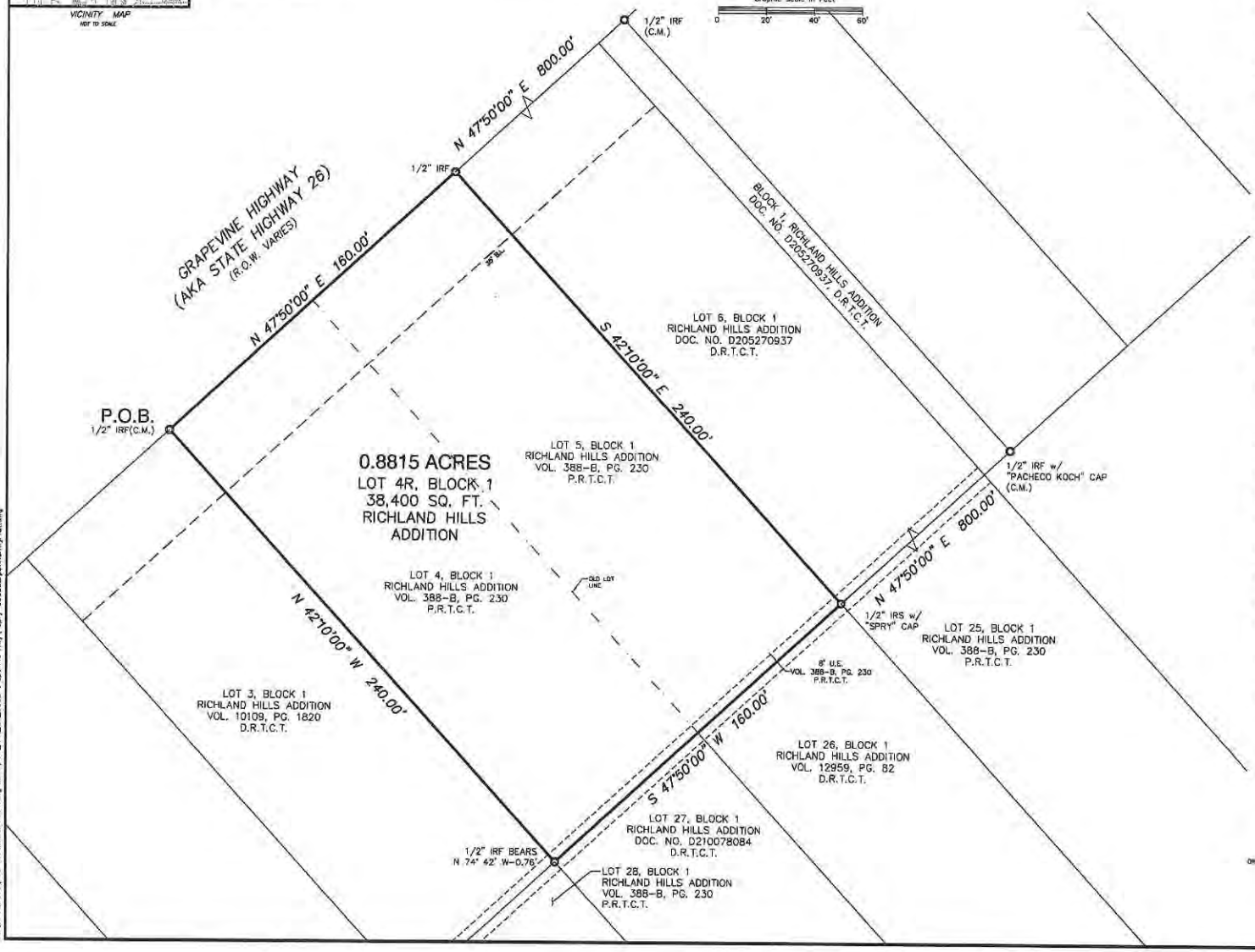
VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE

NOTES

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof.
2. All building lines and easements shown hereon are according to the Plat of Richland Hills Addition recorded under Volume 388-B, Page 230, in the Plat Records of Tarrant County, Texas, unless otherwise noted.
3. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
4. According to the Flood Insurance Rate Map No. 48439C0208 K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.



OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

I (we), the undersigned, owner(s) of all that certain 0.8815 acres of land, which is Lot 4 and 5, Block 1, Richland Hills Addition, described in the plat recorded in Cabinet 388-B, Page 230 in the Plat Records of Tarrant County, Texas(P.R.T.C.T.), in the A.G. Walker Survey, A-1830, in the City of Richland Hills, Tarrant County, Texas and more particularly described by metes and bounds as follows: (all bearings shown hereon are based on the southeast right-of-way line of Grapevine Highway(Right-of-Way Varies, a.k.a. State Highway 26) as shown on said Richland Hills Addition plat);

BEGINNING at a 1/2" iron rod found for the west corner of said Lot 4, Block 1, Richland Hills Addition, common to the north corner of Lot 3, Block 1, of said Richland Hills Addition, in the south right-of-way line of said Grapevine Highway;

THENCE North 47° 50' 00" East -160.00' along the southeast right-of-way line of said Grapevine Highway to a 1/2" iron rod found for the north corner said Lot 5, Block 1, Richland Hills Addition, common to the west corner of Lot 6, Block 1, of said Richland Hills Addition, and from which a 1/2" iron rod found for the north corner of Lot 12R, Block 1, Wells Fargo Addition, described in the plat recorded in Cabinet A, Page 6430, in the P.R.T.C.T., common to the south corner of the intersection of said southeast right-of-way line of Grapevine Highway and the southwest right-of-way line of Vance Street (right-of-way varies), bears North 47° 50' 00" East -800.00';

THENCE South 42° 10' 00" East - 240.00' to a 1/2" iron rod with a cap stamped "SPRY" set for the east corner of the herein described tract, common to the south corner of said Lot 5 and the west corner of Lot 25, of said Block 1, Richland Hills Addition, from which a 1/2" iron rod with a cap stamped "PACHECO KOCH" found for the east corner of said Lot 12R, Block 1, Wells Fargo Addition, in the southwest right-of-way line of said Vance Street, bears North 47° 50' 00" - 800.00';

THENCE South 47° 50' 00" West - 160.00' to the south corner of the herein described tract, common to the west corner of Lot 27 and the north corner of Lot 28, and the east corner of Lot 3, of said Block 1, Richland Hills Addition;

THENCE North 42° 10' 00" West - 240.00' to the POINT OF BEGINNING and containing 0.8815 acres of land.

and designated herein as the subdivision to the city, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Fidel Villasana, Owner — Date

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Fidel Villasana, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office, this _____ day of _____, 2013.

Notary Signature — Notary Stamp

SURVEYOR CERTIFICATE

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647
Date: ____, 2013

David C. Lewis R.P.L.S. NO. 5647

STATE OF TEXAS — REGISTERED — DAVID CARLTON LEWIS — 5647 — PROFESSIONAL LAND SURVEYOR

Certificate of Approval of the Planning and Zoning Commission

This plat has been submitted to and considered by the PLANNING AND ZONING COMMISSION of the City of Richland Hills, and is hereby approved by such Commission.

This _____ day of _____ 2013, to approve this Plat.

BY: _____ Chairman

Attest: _____ Secretary

Statements of Adoption by Council

The City Council of Richland Hills, Texas on this _____ day of _____, 2013, voted affirmatively to adopt this plat and approve it for filing of record.

BY: _____ Mayor

Attest: _____ City Secretary

A FINAL PLAT OF
LOT 4R, BLOCK 1
RICHLAND HILLS ADDITION
AN ADDITION TO THE CITY OF RICHLAND HILLS, BEING A REPLAT OF LOTS 4 AND 5, BLOCK 1, RICHLAND HILLS ADDITION, RECORDED IN VOLUME 388-B, PAGE 230, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 0.8815 ACRES IN THE A.G. WALKER SURVEY, A - 1830 CITY OF RICHLAND HILLS, TARRANT COUNTY, TEXAS

OWNER: Fidel Villasana, 4133 Westminster Way, N. Richland Hills, TX 76180, Ph: 817-991-0244

ENGINEER: Hamilton Duffy, P.C. D.B.A. C.M., Inc., 8241 Mid-Cities Blvd., Ste.100, North Richland Hills, TX 76182, Phone: 817-268-0408, Fax: 817-284-8408

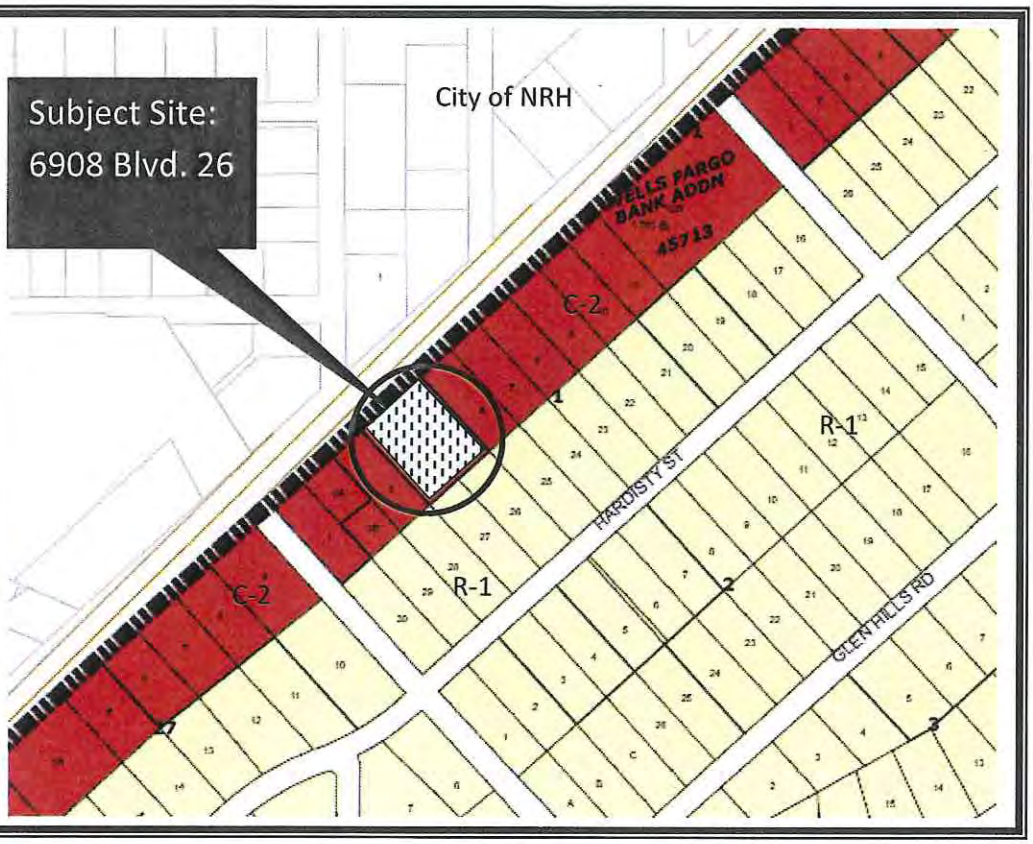
SURVEYOR: Spry Surveyors, 8241 Mid-Cities Blvd., Ste.100, North Richland Hills, TX 76182, Phone: 817-898-8150

SPRY PROJECT NO. 034-039-20
DATE: MAY 2013

THIS PLAT WAS FILED IN DOCUMENT NO. _____ ON DATE _____

Mar 11, 2013 - 1:37pm
S:\Job Folders\Site_Commercial Platting Misc\018_014_20_6808 Grapevine Hwy\ spry-6808GrapevineHwyPlat.dwg

VICINITY MAP



Subject Site	6908 Blvd. 26
Use	Auto Sales
Zoning	General Commercial (C-2)
Zoning (North)	City of North Richland Hills
Zoning (South)	Single Family Residential (R-1)
Zoning (East)	General Commercial (C-2)
Zoning (West)	General Commercial (C-2)
Meeting	**May 16, 2013**
Time	**6:00 p.m.**
Location	**City Council Chambers 3200 Diana Drive Richland Hills, TX 76118**

North Map not to scale

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

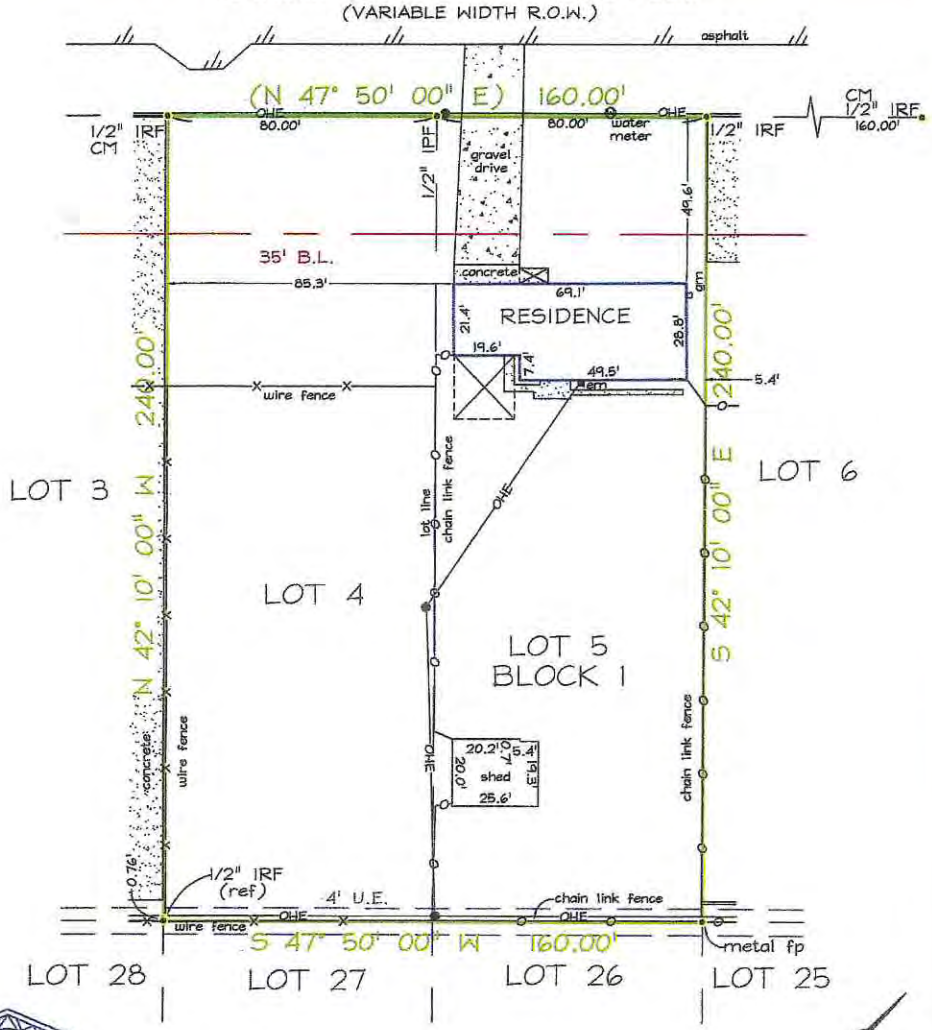
Karla Wright
Planning and Community Development
City of Richland Hills
(817) 616-3770
kwright@richlandhills.com

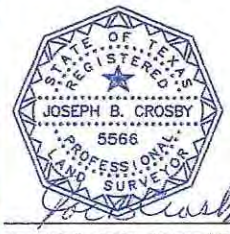
LEGEND OF ABBREVIATIONS AND SYMBOLS

B.L.	= Building Line	I.P.F.	= Iron Pipe Found	P.A.E.	= Public Access Easement	S.E.	= Sewer Easement
C.M.	= Control Monument	I.R.F.	= Iron Rod Found	P.O.S.E.	= Public Open Space Easement	U.E.	= Utility Easement
D.E.	= Drainage Easement	I.R.S.	= Iron Rod Set			X.T.R.W.	= Railroad Tie Retaining Wall
D.U.E.	= Drainage & Utility Easement	M.E.	= Maintenance Easement	R.O.W.	= Right of Way		
ET	= Electric Transformer	( )	= Record Data	R.W.	= Retaining Wall	O.H.E.	= Overhead Electric
F.P.	= Fence Post	( )	= Bearing Basis				

GRAPEVINE HIGHWAY

(VARIABLE WIDTH R.O.W.)





Address: 6908 GRAPEVINE HIGHWAY

G.F. No.: FT2KL-911212001214

Date: 10/09/12

I, Joseph B. Crosby, Registered Professional Land Surveyor No. 5566, do hereby certify that the map shown hereon is true and correct to the best of my knowledge and belief as determined by an on-the-ground survey made under my direct supervision and correctly shows the boundary lines and dimensions of the property, as found on the date of the survey, indicated hereon. There are no visible conflicts, or protrusions, except as shown and said property has access to a public roadway. All easements and right-of-ways that the surveyor has knowledge of or has been advised of and those shown on the referenced plat of record are shown or noted hereon. This survey is for the exclusive use of title company, the mortgage company and the hereon named purchaser.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48439C0205 K, dated September 25, 2009, this property does not lie within a 100-Year Flood Hazard Area.

LEGAL DESCRIPTION

Lots 4 and 5, Block 1, RICHLAND HILLS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-B, Page 230, Plat Records, Tarrant County, Texas.

DATE:
ACCEPTED BY:

Purchaser

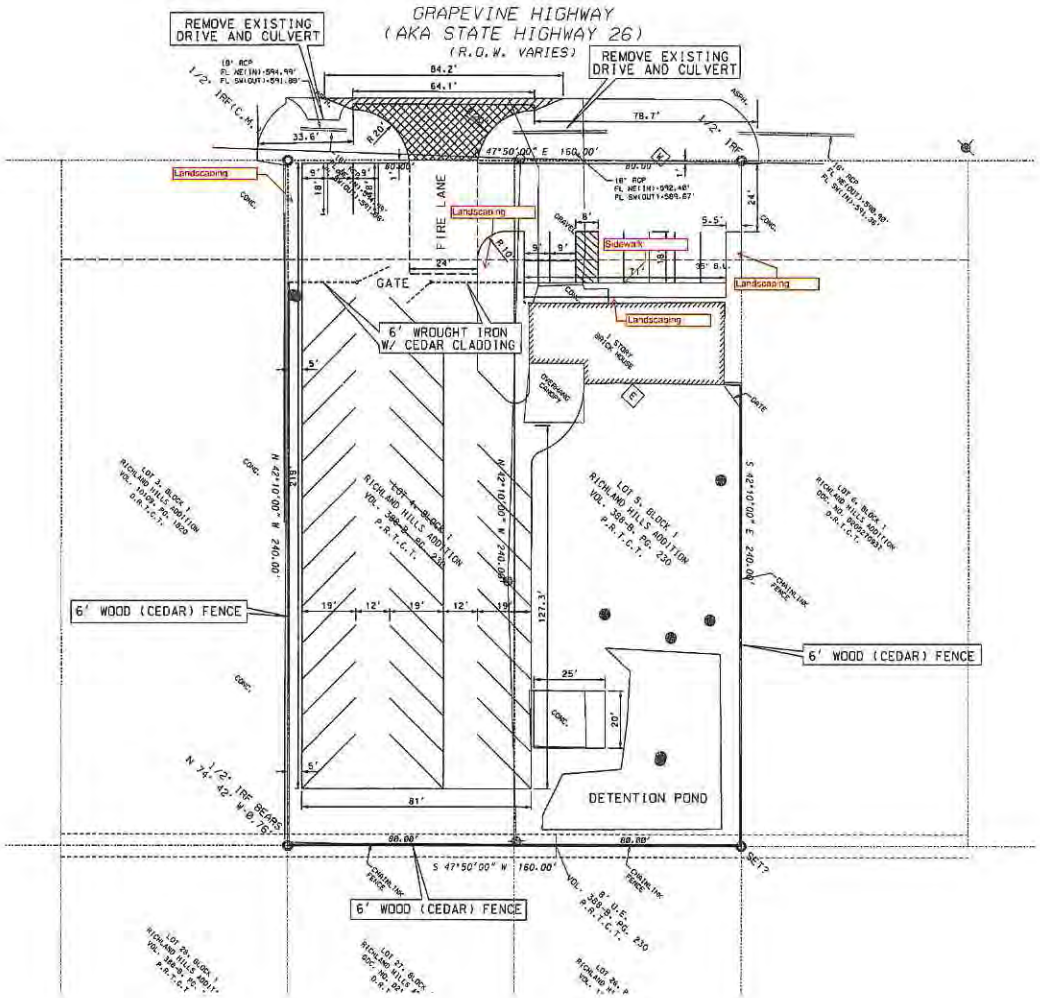
Purchaser

Scale: 1"= 40'
Tech: NB
Field: MG
Job No: 1210MK01

A.L.S. LAND SURVEYING
Professional Land Surveying Services

Copyright ©
Any reproduction of this plat without surveyors written consent is a violation of Federal copyright law.

4304 TATE SPRINGS ROAD # 100, ARLINGTON, TX. 76016 - PH# (817)478-6802, FAX# (817)478-6862, TOLL FREE# (866)622-6807



SITE DATA SUMMARY CHART	
PROPERTY ADDRESS	6/908 GRAPEVINE HIGHWAY
LEGAL DESCRIPTION	LOTS 4 AND 5, BLOCK 1 RICHLAND HILLS ADDITION
CURRENT LAND USE	VACANT (LOT 4) + RESIDENTIAL (LOT 5)
PROPOSED LAND USE	CAR LOT AND SALES OFFICE
CURRENT ZONING	GENERAL COMMERCIAL (C2)
AREA OF SITE	38,398 SF (NET) (10.888 ACRES NET)
BUILDING USABLE SF / LESS PORCHES	1,750 SF
SETBACKS	25' FRONT, REAR + NONE, SIDE + NONE
REQUIRED PARKING SPACES OFFICE ____	200 SF/ CAR + 1750/200 = 9 SPACES
PARKING SPACES PROVIDED	10 SPACES PROVIDED
OTHER COMMENTS	
NOTE 1 ALL SF NOTATIONS ARE APPROXIMATE	

HAMILTON DUFFY, PC
CONSULTING
CIVIL ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD., SUITE 200 - NORTH RICHLAND HILLS, TEXAS 76180-4759
PHONE (817) 284-6408 FAX (817) 284-6402

SITE CONSTRUCTION PLANS

RICHLAND HILLS AUTO LOT
LOTS 4 & 5, BLOCK 1, RICHLAND HILLS ADDITION
CITY OF RICHLAND HILLS, TARRANT COUNTY, TEXAS

SITE PLAN

STATE OF TEXAS
NEITH N. HAMILTON
87384
LICENSED
PROFESSIONAL ENGINEER

4-4-13

NO.	REVISION	BY	DATE

JOB 999-133
DATE 4/4/2013
DESIGNED K.M.H.
DRAWN M.J.C.
CHECKED K.M.H.
TEXAS REGISTERED ENGINEERING FIRM NUMBER F-5240

SHEET
C1.01

999-133 SITE PLAN.dwg 4/1/2013 3:49:12 PM

May 21, 2013
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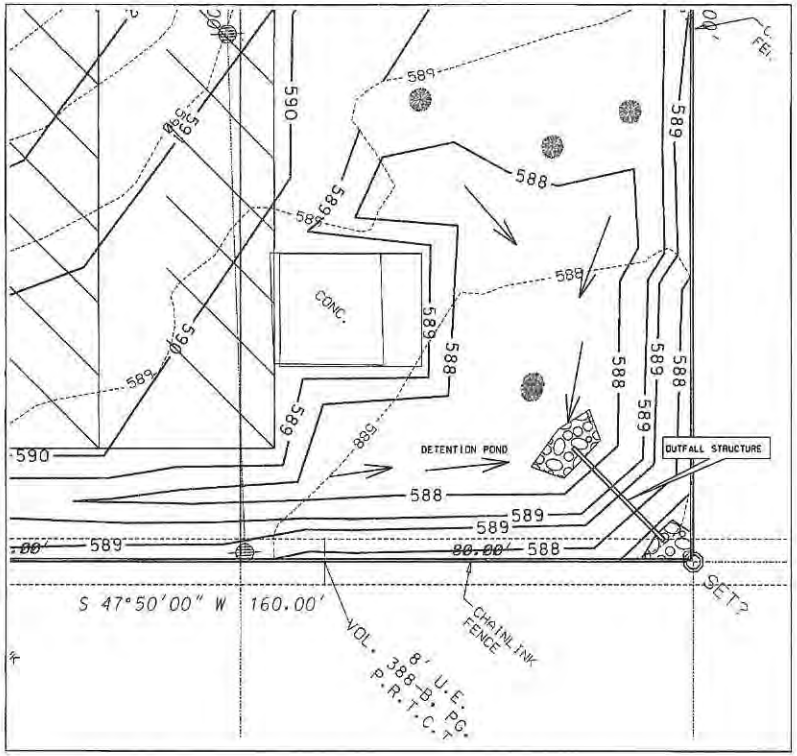


DETENTION SHALL BE PROVIDED FOR DEVELOPED FLOWS TO SOUTHEAST SUCH THAT PRE-DEVELOPED CONDITIONS ARE MAINTAINED

DETENTION POND

5 YEAR EVENT

Q5(PRE)= [A1 = 1.8 CFS] = Q5 ALLOWABLE

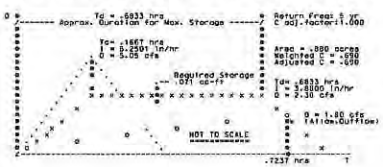
FLOW TO POND:

AREA = A1 = 0.88 ACRES
C = 0.69
TC = 10 MIN

MODIFIED RATIONAL METHOD
---- Graphical Summary for Maximum Required Storage ----
Method 1

Q = CIA * Units Conversion Where Conversion = 43560 / (12 * 3600)

* RETURN FREQUENCY: 5 yr	* Allowable Outflow: 1.80 cfs *
* "C" Adjustment: 1.000	* Required Storage: .077 ac-ft *
* Peak Inflow: 2.38 cfs *	
* HYG Files: 5 yr *	



LEVEL POOL ROUTING SUMMARY

HYG Dir = C:\Program Files\Haestad\PPKW\Samples\
Inflow HYG file = work pad.hyg - POND 10 IN 5 yr
Outflow HYG file = work pad.hyg - POND 10 OUT 5 yr

Pond Node Data = POND 10
Pond Volume Data = POND 10
Pond Outlet Data = Outlet 1

No Infiltration

INITIAL CONDITIONS

Starting WS Elev	=	587.00 ft
Starting Volume	=	.000 ac-ft
Starting Outflow	=	.00 cfs
Starting Infilt.	=	.00 cfs
Starting Total Qout	=	.00 cfs
Time Increment	=	.0500 hrs

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow	=	2.33 cfs	at	.2000 hrs
Peak Outflow	=	1.64 cfs	at	.7500 hrs
Peak Elevation	=	588.30 ft		
Peak Storage	=	.055 ac-ft		

DETENTION POND

100 YEAR EVENT

Q100(PRE)= [A1 = 2.9 CFS] = Q100 ALLOWABLE

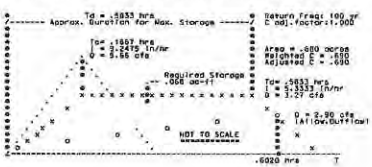
FLOW TO POND:

AREA = A1 = 0.88 ACRES
C = 0.69
TC = 10 MIN

MODIFIED RATIONAL METHOD
---- Graphical Summary for Maximum Required Storage ----
Method 1

Q = CIA * Units Conversion Where Conversion = 43560 / (12 * 3600)

* RETURN FREQUENCY: 100 yr	* Allowable Outflow: 2.90 cfs *
* "C" Adjustment: 1.000	* Required Storage: .068 ac-ft *
* Peak Inflow: 3.27 cfs *	
* HYG Files: 100 yr *	



LEVEL POOL ROUTING SUMMARY

HYG Dir = C:\Program Files\Haestad\PPKW\Samples\
Inflow HYG file = work pad.hyg - POND 10 IN 100 yr
Outflow HYG file = work pad.hyg - POND 10 OUT 100 yr

Pond Node Data = POND 10
Pond Volume Data = POND 10
Pond Outlet Data = Outlet 1

No Infiltration

INITIAL CONDITIONS

Starting WS Elev	=	587.00 ft
Starting Volume	=	.000 ac-ft
Starting Outflow	=	.00 cfs
Starting Infilt.	=	.00 cfs
Starting Total Qout	=	.00 cfs
Time Increment	=	.0500 hrs

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow	=	3.26 cfs	at	.2000 hrs
Peak Outflow	=	1.95 cfs	at	.5500 hrs
Peak Elevation	=	588.56 ft		
Peak Storage	=	.089 ac-ft		

SCALE 1" = 10'

SITE GRADING LEGEND

FF = FINISHED FLOOR
TP = TOP PAVEMENT
TI = TOP INLET
TG = TOP GRATE INLET
TC = TOP CURB
GT = GUTTER
FG = FINISHED GRADE
TW = TOP WALL
BW = BOTTOM WALL
FL = FLOW LINE
→ FLOW DIRECTION

— 589 — EXISTING ELEVATION CONTOUR
-660- PROPOSED ELEVATION CONTOUR

DETENTION POND NOTES:

1. PRE-DEVELOPED FLOW-RATES TO SOUTHEAST HAVE BEEN MAINTAINED BY IMPLEMENTATION OF DETENTION POND. Q100(PRE) = 2.9 CFS Q100(POST) = 1.9 CFS Q100(POST) Q100(PRE)
2. CITY ENGINEER WILL APPROVE FINAL CONSTRUCTION OF POND.

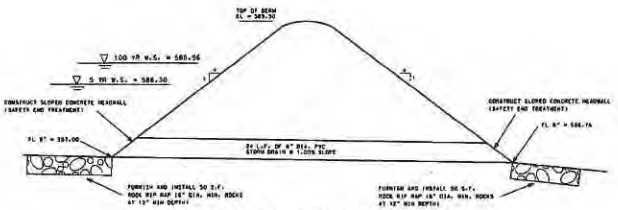
BENCHMARK:

PRIMARY BENCHMARK: CITY OF RICHLAND HILLS SURVEY MONUMENT 3 LOCATED AT THE SOUTHEAST CORNER OF VANCE AND GOVER NEAR A CONCRETE DRAINAGE INLET. ELEVATION = 596.02

CONSTRUCTION MATERIALS AMD METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF RICHLAND HILLS STANDARD DETAILS.

!!!IMPORTANT!!!
CONTOURS REPRESENT FINISHED GRADES. ALL PAVING SHALL BE EXCAVATED TO SUBGRADE PER TYPICAL PAVING SECTIONS (SEE DETAILS).

!!! CRITICAL !!!
LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.



OUTFALL STRUCTURE DETAIL FOR DETENTION POND

N.T.S.

HAMILTON DUFFY, PC
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8441 MID-CITIES BLVD. NORTH RICHLAND HILLS, TEXAS 76180-7059
PHONE (817) 284-6448 FAX (817) 284-6406

SITE CONSTRUCTION PLANS
RICHLAND HILLS AUTO LOT
LOTS 4 & 5, BLOCK 1, RICHLAND HILLS ADDITION
CITY OF RICHLAND HILLS, TARRANT COUNTY, TEXAS

DETENTION POND PLAN

STATE OF TEXAS — 87384 — REGISTERED PROFESSIONAL ENGINEER — 4/9/13

NO.	REVISION	BY	DATE

JOB 2012-133
DATE 4/9/2013
DESIGNED K.M.H.
DRAWN M.J.C.
CHECKED K.M.H.
TEXAS REGISTERED ENGINEERING FIRM F-2924

SHEET
C1.02A

May 21, 2013
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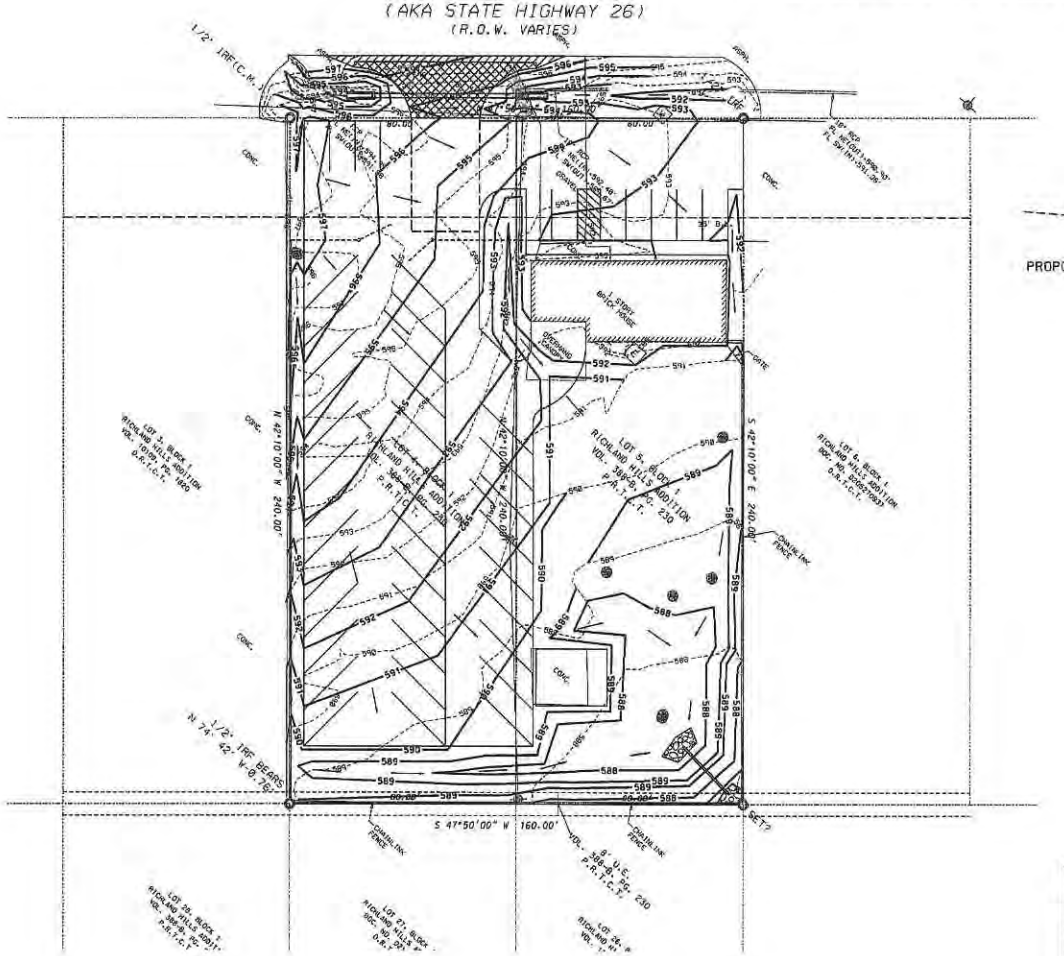
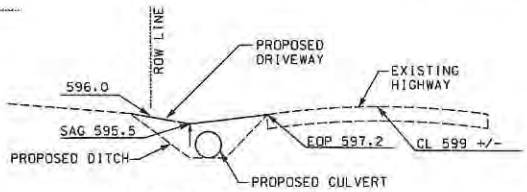
CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF RICHLAND HILLS STANDARD DETAILS.





CENTERLINE SECTION OF DRIVEWAY CONNECTION AT HIGHWAY
NTS

!!IMPORTANT!!
CONTOURS REPRESENT FINISHED GRADES. ALL PAVING SHALL BE EXCAVATED TO SUBGRADE PER TYPICAL PAVING SECTIONS (SEE DETAILS).

!! CRITICAL !!
LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

! CONTRACTOR NOTICE !
ALL SIDEWALKS, AND PAVED AREAS, REQUIRING ADA ACCESS SHALL BE CONSTRUCTED WITH 5% (MAX.) SLOPE AND 2.0% (MAX.) CROSS SLOPE IN ORDER TO ENSURE A.D.A. ACCESS TO ALL ENTRANCES. IF ANY GRADES AND/OR CONTOURS SHOWN ON THIS PLAN CONFLICT WITH THESE PARAMETERS, THE CONTRACTOR SHALL REPORT SUCH DISCREPANCIES (IN WRITING) FOR RECONCILIATION BEFORE CONSTRUCTION COMMENCES.

BENCHMARK:
PRIMARY BENCHMARK: CITY OF RICHLAND HILLS SURVEY MONUMENT 3 LOCATED AT THE SOUTHEAST CORNER OF VANCE AND DOVER NEAR A CONCRETE DRAINAGE INLET.
ELEVATION = 556.82

SITE GRADING LEGEND

FF = FINISHED FLOOR
TP = TOP PAVEMENT
TI = TOP INLET
TG = TOP GRATE INLET
TC = TOP CURB
GT = GUTTER
FG = FINISHED GRADE
TW = TOP WALL
BW = BOTTOM WALL
FL = FLOW LINE
➡ FLOW DIRECTION
— 591 — EXISTING ELEVATION CONTOUR
-660- PROPOSED ELEVATION CONTOUR

!! FINAL GRADING NOTE !!
FINISHED GRADES SHOWN HEREON REPRESENT TOP OF PAVING, TOP OF SOD AND/OR LANDSCAPING, UNLESS NOTED OTHERWISE.

UNDER NO CIRCUMSTANCES SHALL SOD OR LANDSCAPING BE PLACED ABOVE THE BRICK LEDGE. FINAL GRADE SHALL ENSURE POSITIVE FLOW AWAY FROM THE BUILDING AND OTHER STRUCTURES.

CONSTRUCTION NOTES:

1. AREAS DISTURBED BY CONSTRUCTION WILL BE FULLY SODDED WITH NATIVE BERMUDA GRASS OR HYDROMULCHED AS DIRECTED BY ENGINEER.
2. ALL CONCRETE INTERFACES AND CHANGES IN CONCRETE THICKNESS WILL HAVE AN EXPANSION JOINT FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
3. ALL SIDEWALKS SHALL CONFORM TO A.D.A./TAS REQUIREMENTS.
4. ALL SIDEWALKS SHALL BE BACKFILLED TO FINISHED GRADE SO AS NOT TO IMPEDE DRAINAGE.
5. ALL EXISTING/NEW CONCRETE INTERFACES SHALL BE PROVIDED WITH DOWELED EXPANSION JOINT CONSISTING OF PREMOLDED EXPANSION JOINT MATERIAL AND SEALANT.
6. MATCH ALL WATER METERS, SANITARY SEWER CLEANOUTS, ETC. WITH FINISHED GRADE.

GENERAL NOTES

1. THE TOP FOUR (4") INCHES OF TOP SOIL SHALL BE REMOVED FROM SITE AND AND STOCKPILED FOR LANDSCAPE USE.
2. ALL FILL AND STABILIZATION PROCEDURES SHALL BE PER GEOTECHNICAL REPORT. AT MINIMUM, SELECT FILL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. FIELD DENSITY TESTS SHALL BE PERFORMED BY GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE. ALL COSTS FOR TESTING SHALL BE BORNE BY THE CONTRACTOR.
3. DRAINAGE SHALL NOT BE DIRECTED TOWARD THE BUILDING PAD. PROVIDE A MINIMUM OF 1% SLOPE AROUND BUILDING PAD.
4. CONTRACTOR SHALL FURNISH ALL CONSTRUCTION STAKING.
5. ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED PER CITY STANDARDS.

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CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
3141 HOUSTON AVE, SUITE 100 - FORT WORTH, TEXAS 76107 (817) 332-0928
FIRM NO. F-2609 (817) 336-4168

SITE CONSTRUCTION PLANS
RICHLAND HILLS AUTO LOT
LOTS 4 & 5, BLOCK 1, RICHLAND HILLS ADDITION
CITY OF RICHLAND HILLS, TARRANT COUNTY, TEXAS

GRADING PLAN

STATE OF TEXAS
KEITH M. HAMILTON
87384
REGISTERED PROFESSIONAL ENGINEER
5/4/13

NO.	REVISION	BY	DATE

JOB 999-133
DATE 4/4/2013
DESIGNED K.M.H.
DRAWN W.J.C.
CHECKED K.M.H.
TEXAS REGISTERED ENGINEERING FIRM NUMBER F-2609

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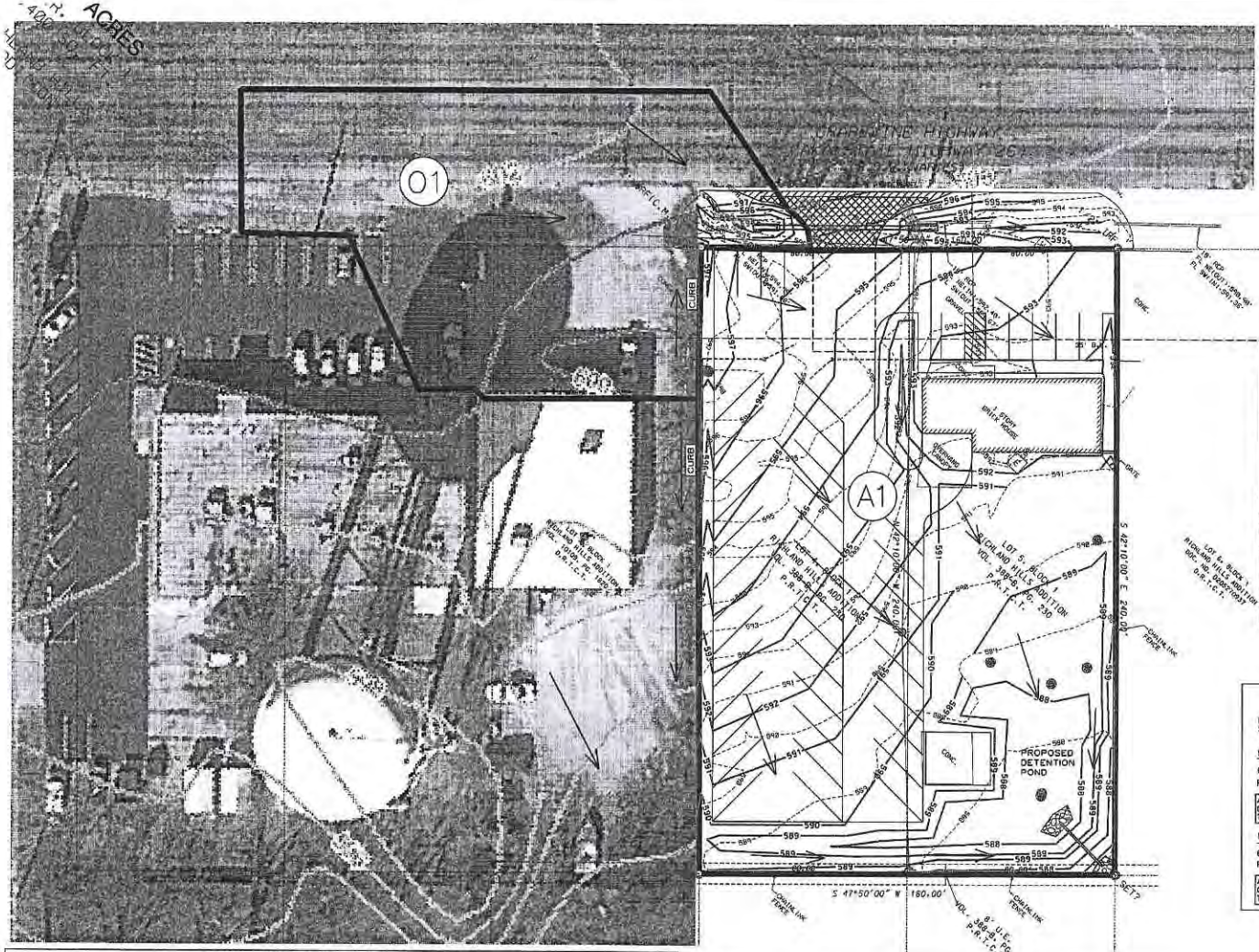


LEGEND

- 690 — EXISTING ELEVATION CONTOUR
- 690 — PROPOSED ELEVATION CONTOUR
- FLOW DIRECTION
- DRAINAGE DIVIDE

DRAINAGE AREA COMPUTATIONS

BASIS:

- Q = CIA (Rational Method)
- Q = Storm discharge (cubic feet per second)
- C = runoff coefficient, based on land use
- I = average rainfall intensity for time of concentration (inches per hour) (per ISWM)
- A = area contributing runoff (acres)

RUNOFF COEFFICIENT:

- C = 0.35 Parks and Undeveloped Areas
- C = 0.50 Single-family Residential
- C = 0.50 Gravel Areas
- C = 0.85 Commercial
- C = 0.90 Paved Areas

STORM FREQUENCY:

25 Years - Storm Sewer for Residential, Commercial and Manufacturing
100 Years - Culverts, Bridges, Channels and Creeks

TIME OF CONCENTRATION:

Combination of inlet time and time of flow in the drain being the time for water to flow over the surface of the ground to the storm drain inlet (onsite + offsite, if applicable)

MINIMUM INLET TIME OF CONCENTRATION:

Undeveloped, Park Areas	20 minutes
Residential, Single Family	15 minutes
Commercial, Business	10 minutes

DETENTION POND

DETENTION HAS BEEN PROVIDED FOR DEVELOPED FLOWS TO SOUTHEAST SUCH THAT PRE-DEVELOPED CONDITIONS ARE MAINTAINED

5 YEAR EVENT

Q5(PRE)= A1 = 1.8 CFS = Q5 ALLOWABLE

FLOW TO POND:

AREA = A1 = 0.88 ACRES
C = 0.69
TC = 10 MIN

100 YEAR EVENT

Q100(PRE)= A1 = 2.9 CFS = Q100 ALLOWABLE

FLOW TO POND:

AREA = A1 = 0.88 ACRES
C = 0.69
TC = 10 MIN

POST-DEVELOPED SITE DRAINAGE DATA

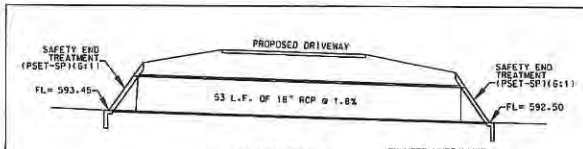
MARK	AREA (AC)	C	Tc (MIN.)	I_5 (IN/HR)	I_{25} (IN/HR)	I_{100} (IN/HR)	Q_5 (CFS)	Q_{25} (CFS)	Q_{100} (CFS)	COMMENTS
A1	0.88	0.41*	15	4.86	5.46	7.98	1.8	2.3	2.9	TO SOUTHEAST

*WEIGHTED RUNOFF COEFFICIENT: [0.09(0.9) + 0.79(0.35)]/0.88 = 0.41

POST-DEVELOPED SITE DRAINAGE DATA

MARK	AREA (AC)	C	Tc (MIN.)	I_5 (IN/HR)	I_{25} (IN/HR)	I_{100} (IN/HR)	Q_5 (CFS)	Q_{25} (CFS)	Q_{100} (CFS)	COMMENTS
O1	0.43	0.85	10	5.74	7.55	9.24	2.1	2.8	3.4	TO PROPOSED 18" CULVERT
A1	0.88	0.69*	10	5.74	7.55	9.24	3.5	4.6	5.6	TO DETENTION POND

DRAINAGE CRITERIA:
RAINFALL INTENSITIES FROM ISWM
ALL DRAINAGE DESIGNED IN ACCORDANCE W/ CITY OF RICHLAND HILLS DESIGN STANDARDS
*WEIGHTED RUNOFF COEFFICIENT: [0.54(0.9) + 0.34(0.35)]/0.88 = 0.69



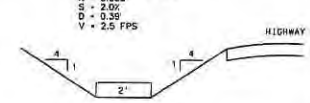
CULVERT PROFILE
N.T.S.

CULVERT HYDRAULICS

Q100 = 3.4 CFS
MAX HW = 596.0
HW = 594.56
V = 6.6 FPS
K = 0.50
TW = 592.89

CHANNEL HYDRAULICS
WEST AND EAST OF CULVERT

Q100 = Q1 = 3.4 CFS
N = 0.035
S = 2.0%
D = 0.39'
V = 2.5 FPS



TYPICAL TXDOT DITCH SECTION
(N.T.S.)

HAMILTON DUFFY, PC
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD., SUITE 100 - NORTH RICHLAND HILLS, TEXAS 76180-4799
PHONE (817) 268-0400 FAX (817) 284-8408

SITE CONSTRUCTION PLANS

RICHLAND HILLS AUTO LOT
LOTS 4 & 5, BLOCK 1, RICHLAND HILLS ADDITION
CITY OF RICHLAND HILLS, TARRANT COUNTY, TEXAS

DRAINAGE AREA MAP

STATE OF TEXAS
KEITH M. HAMILTON
87384
REGISTERED PROFESSIONAL ENGINEER
4-4-13

NO.	REVISION	BY	DATE

JOB	999-133
DATE	4/4/2013
DESIGNED	K.M.H.
DRAWN	W.J.C.
CHECKED	K.M.H.
TEXAS REGISTERED ENGINEERING FIRM NUMBER F-2580	

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City of Richland Hills Staff Report

Date: November 26, 2012

SUP Application: Metcar Investments located at 6908 Boulevard 26

Recommended Action: Conditionally approve subject to applicant providing additional information.

The applicant has submitted an application requesting a Specific Use Permit for the property located at 6908 Boulevard 26. The use is classified as *Auto Sales, New and Used*, which requires an SUP in the C-2 zoning district. As stated in the ordinance, the Planning & Zoning Commission and City Council "may provide for certain restrictions and standards for operation" for SUP applications.

Outstanding Items Required for SUP Consideration
We have reviewed the site plan submitted Wednesday, November 21 and recommend the following actions prior to SUP approval:

1. Replat to consolidate the two lots.
2. Receive approval from the City Engineer on site drainage.

Recommended Conditions for the SUP Application for 6908 Boulevard 26
Once the applicant has submitted the above requested outstanding items, we recommend that approval of the SUP be subject to the following conditions:

1. Statement of Business Operations: Metcar Investments will advertise new and used cards for sale via the Internet. Prospective customers contact Metcar to schedule an appointment to inspect the vehicle. If the prospective customer agrees to purchase, the paperwork is completed and the vehicle is handed over.
2. Hours of Operation: Monday through Saturday 10:00am to 7:00pm by appointment only.
3. All businesses, servicing, or processing shall be conducted within completely enclosed buildings, except for temporary off-street loading, while using the business or service.
4. The Special Use Permit (SUP) shall continue for a term of the duration of the Metcar Investments business operation interest in the property. It shall not be transferrable to any other entity without approval of a Special Use Permit (SUP) in the name of said entity.
5. A vehicle inventory list shall be maintained on the property, and shall be made available to the City and/or the Police Department upon request.
6. Any security measures required by the Richland Hills Police Department and the inventory shall, at reasonable times, be open to inspection by any member of the Richland Hills Police Department. Failure to grant access shall be considered a violation of the conditions of approval of the SUP.
7. The site will include nine (9) visitor parking spaces and no more than thirty-nine (39) inventory parking spaces. Cars shall only be parked in these marked spaces. Cars in excess of the maximum number will be considered a violation of the conditions of approval of the SUP.

8. All vehicles being sold must be parked behind the front building line in accordance with the site plan and on an approved surface. Inventory cars shall not be stored in the visitor parking spaces.
9. Gate to access the inventory parking area must be of solid screening.
10. Rear yard must be enclosed with a solid screening at least six (6) feet in height.
11. Landscaping must be maintained at fifteen (15) percent of the front yard and twenty (20) percent of the total yard.
12. The business owner or their designee shall, at reasonable times, make available the leasehold for inspection by any member of the Planning and Community Development Department to ensure the conditions of approval of the SUP are met. Failure to grant access shall be considered a violation of the conditions of approval of the SUP.
13. Excessive notices of violations or excessive citations shall be grounds for reconsideration of the Special Use Permit. If excessive notices of violations or excessive citations are issued, the SUP shall be a matter placed on the next available City Council meeting for discussion.
14. If a certificate of occupancy is not approved within thirty (30) calendar days of approval of the SUP, then the SUP shall be considered null and void.
15. Storage of wrecked vehicles is prohibited.
16. Storage of vehicles for repair shall be screened from all public rights-of-way.
17. No signage or advertisement is permitted on the site.
18. No additional structures aside from the existing main building are permitted, excluding the 20' x 25' shed shown in the rear yard.
19. Security personnel providing security overnight, on weekends or holidays, or around-the-clock continuously, and basic housing for such personnel shall be located within the main business structure on the property.
20. Any exterior lighting shall be directed away from residential properties.

We recommend conditional approval of this application, subject to the applicant providing the above requested outstanding items of information and specified conditions.

Please contact me if you have any questions.

Thank you,

Erica Craycraft
egc@freese.com
(214) 217-2377

CITY OF RICHLAND HILLS ORDINANCE NO. 1242-12

AN ORDINANCE AMENDING CHAPTER 90 OF THE CITY CODE, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHLAND HILLS, BY GRANTING A SPECIAL USE PERMIT TO THE OPERATOR OF AN INTERNET BASED NEW AND/OR USED AUTO SALES BUSINESS FOR CERTAIN PROPERTY LOCATED AT 6908 BLVD. 26; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Richland Hills is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance, codified as Chapter 90 of the City Code, and a comprehensive zoning map, regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and providing for a method to amend said ordinance and map for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City on the 12th day of November, 2012, and by the City Council of the City on the 4th day of December, 2012, with respect to the uses described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with the comprehensive zoning ordinance and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City does hereby deem it advisable and in the public interest to amend Chapter 90 of the City Code, as amended, as described herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHLAND HILLS, TEXAS:

SECTION 1.
SPECIAL USE PERMIT GRANTED

Chapter 90 of the City Code, as amended, is hereby amended so that the zoning of the hereinafter described areas shall be altered, changed and amended as shown and described below:

Owner:	Metcar Investments 7269 Glenview Drive, Richland Hills, TX 76180
Property Address:	6908 Grapevine Hwy/ Blvd. 26 Richland Hills, TX 76180
Legal Description:	Block 1, Lots 4 & 5 Richland Hills Addition City of Richland Hills, Tarrant County, Texas
Zoning Change:	The property is located in a General Commercial District (C-2) and a Special Use Permit for an internet based new and/or used auto sales business use is hereby granted as provided herein.
Term of SUP:	The Special Use Permit shall continue for a term of the duration of the use by Metcar Investments as described above, after which time it shall expire, and be of no further effect.

SECTION 2.
ACCORDANCE WITH COMPREHENSIVE PLAN AND PURPOSES OF ZONING

The zoning districts, boundaries and uses as herein established herein have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community. They have been designed to lessen congestion in the streets, to secure safety from fire, panic, flood and other dangers, to provide adequate light and air, to prevent overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provisions of transportation, water, sewerage, parks and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

SECTION 3.
DIRECTION TO AMEND OFFICIAL ZONING MAP

The official map of the City is amended and the City Secretary is hereby directed to reference such change on the official zoning map to reflect the changes approved herein.

SECTION 4.
ZONING ORDINANCE AND SPECIAL TERMS AND CONDITIONS APPLICABLE

The use of the property described herein shall be subject to all the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City, for the zoning district into which they have been assigned. In addition, use of the property described above shall be subject to the restrictions, terms and conditions as set out below:

SECTION 5.
ORDINANCE CUMULATIVE

This Ordinance shall be cumulative of all other Ordinances of the City of Richland Hills affecting zoning and land use, as amended, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 6.
PENALTY

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance may be subjected to such civil penalties as authorized by law.

SECTION 7.
RESERVATION OF RIGHTS AND REMEDIES FOR ACCRUED VIOLATIONS

All rights or remedies of the City are expressly saved as to any and all violations of Chapter 90, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 8.
SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 9.
PUBLICATION

The City Secretary is hereby directed to publish in the official newspaper of the City the caption, penalty clause, publication clause, and effective date clause of this ordinance as required by law.

SECTION 10.
EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS _____ DAY OF _____, 2012.

_____
THE HONORABLE BILL AGAN, MAYOR

ATTEST:

_____
LINDA CANTU, TRMC, CITY SECRETARY

EFFECTIVE:_____

APPROVED AS TO FORM AND LEGALITY:

_____
BETSY ELAM, CITY ATTORNEY