

Office of Neighborhood Services

City of Richland Hills, Texas

Memorandum

To: Honorable Mayor Bill Agan and members of the Richland Hills City Council
From: Scott Mitchell, Director of Neighborhood Services
Date: September 2, 2014
Subject: Approve Amended Plat for 6604 Blvd. 26 - Walmart

Council Action Requested:

Approve amended plat application for Lots 1A, 2A-1 and 3A, Block 1, of the Barclay Addition. The property zoned PUD is located at the corner of Rufe Snow and Blvd. 26.

The Richland Hills Planning and Zoning Commission recommended approval of the amended plat by a 4-0 vote at the August 11, 2014 meeting.

Background Information:

The requested plat amendment addresses the request from the Texas Department of Transportation (TxDOT) for the addition of two deceleration/turn lanes for traffic turning from Blvd. 26 as well as Rufe Snow onto the property currently owned by Walmart.

After review, staff recommended approval of the amendment. The Richland Hills Planning and Zoning Commission recommended approval of the plat amendment at the regularly scheduled meeting on August 11, 2014 by a 4 – 0 vote.

Board/Citizen Input: N/A

Financial Impact: N/A

Staff Contacts:

Scott Mitchell
Director of Neighborhood Services

smitchell@richlandhills.com

Attachments:

Plat Application and Supporting Documentation



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	<input checked="" type="checkbox"/> Amended Plat	Replat	Vacated Plat		
Property Owner Information						
Name	WAL-MART REAL ESTATE BUSINESS TRUST					
Address	2001 SE 10th STREET; BENTONVILLE, AR 72716-0550					
Contact Number	479-273-4000					
Contact E-Mail						
<p>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, <u>LOTS 1-A, 2-A-1, AND 3-A, BLOCK 1 OF BARCLAY ADDITION TO THE CITY OF RICHLAND HILLS, TARRANT COUNTY, TEXAS</u> (Provide legal description of property on line above)</p>						
Signature					Date	7/15/14
Size/Dimension of Property						
Area (square feet or acres)	Width (feet)		Length (feet)			
6.781 ACRES	VARIES - 349.23' FRONTING HWY 26		VARIES - 387.75' // HOVENCAMP			
Applicant Information						
Name	KIMLEY-HORN AND ASSOCIATES, INC.					
Address	12750 MERIT DRIVE, SUITE 1000; DALLAS, TX 75251					
Contact Number	651-643-0470					
Contact E-Mail	TRISH.ROTHER@KIMLEY-HORN.COM					
Subject Site (Address)	NORTHEAST CORNER OF GRAPEVINE HIGHWAY (SH 26) AND HOVENCAMP DRIVE					

For Official Use. Do not write below this line

Case Number	712-14	Date Received	7-24-2014
Accepted by	Karla Wright	Ret # 108065	7-29-14
Comments	\$100.00		

2013 TAX STATEMENT

DATE: 07/22/2014

ACCOUNT: 00040459993

LEGAL: BARCLAY ADDITION BLK
1 LOT 2
40459993

OWNER: WAL-MART REAL ESTATE BUS TRUST
PARCEL ADDRESS: 0000000 GRAPEVINE HWY

PIDN: 1609 1 2
ACRES: 4.0718

EXEMPTIONS:

LAND VALUE 1,496,986	APPRAISED VAL 1,496,986					
TAXING ENTITIES	APPRAISED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	TAXES DUE CURRENTLY
RICHLAND HILLS	1,496,986	0	1,496,986	0.528094	7905.49	0.00
TARRANT COUNTY	1,496,986	0	1,496,986	0.264000	3952.04	0.00
T C HOSPITAL	1,496,986	0	1,496,986	0.227897	3411.59	0.00
T C COLLEGE	1,496,986	0	1,496,986	0.149500	2237.99	0.00
BIRDVILLE ISD	1,496,986	0	1,496,986	1.435000	21481.75	0.00
Total Taxes						0.00

PRIOR YEARS 0.00
TOTAL AMOUNT DUE 0.00
INCLUDES PAYMENTS RECEIVED

WAL-MART REAL ESTATE BUS TRUST

TOTAL AMOUNT DUE \$0.00

^^ AMOUNT DUE ON RECEIPT ^^

00040459993 2013

WAL-MART REAL ESTATE BUS TRUST
2001 SE 10TH ST
BENTONVILLE, AR 72716-0001

Make checks payable to:
RON WRIGHT, TAX-ASSESSOR-COLLECTOR

PO BOX 961018
FORT WORTH TX 76161-0018

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2013 TAX STATEMENT

DATE: 07/22/2014

ACCOUNT: 00040459985

LEGAL: BARCLAY ADDITION BLK
1 LOT 1
40459985

OWNER: WAL-MART REAL ESTATE BUS TRUST
PARCEL ADDRESS: 0000000 GRAPEVINE HWY

PIDN: 1609 1 1
ACRES: 1.1056

EXEMPTIONS:

LAND VALUE 120,000	APPRAISED VAL 120,000					
TAXING ENTITIES	APPRAISED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	TAXES DUE CURRENTLY
RICHLAND HILLS	120,000	0	120,000	0.528094	633.71	0.00
TARRANT COUNTY	120,000	0	120,000	0.264000	316.80	0.00
T C HOSPITAL	120,000	0	120,000	0.227897	273.48	0.00
T C COLLEGE	120,000	0	120,000	0.149500	179.40	0.00
BIRDVILLE ISD	120,000	0	120,000	1.435000	1722.00	0.00
Total Taxes						0.00

PRIOR YEARS 0.00
TOTAL AMOUNT DUE 0.00
INCLUDES PAYMENTS RECEIVED

WAL-MART REAL ESTATE BUS TRUST

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

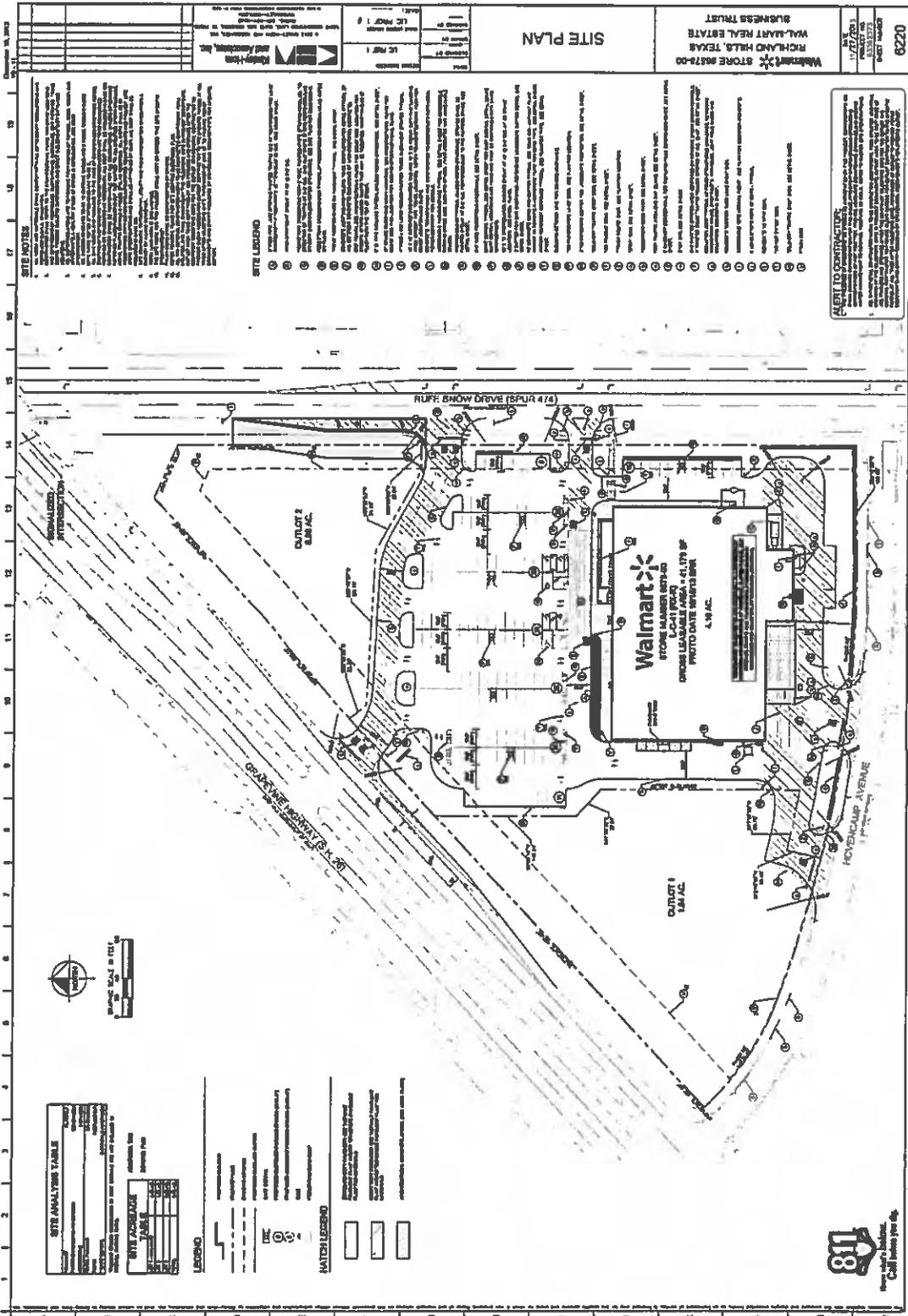
00040459985 2013

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SITE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WORTH DEVELOPMENT CODE AND THE TEXAS CONSTRUCTION CODE.

2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT WORTH AND THE TEXAS DEPARTMENT OF TRANSPORTATION.

3. THE SITE IS LOCATED IN AN UNINCORPORATED AREA OF TARRANT COUNTY, TEXAS.

4. THE SITE IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

- 1.00' WIDE EASEMENT FOR UTILITY LINES ALONG THE WEST AND SOUTH BOUNDARIES.
- 10.00' WIDE EASEMENT FOR UTILITY LINES ALONG THE EAST BOUNDARY.
- 10.00' WIDE EASEMENT FOR UTILITY LINES ALONG THE NORTH BOUNDARY.

5. THE SITE IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

- NO CONSTRUCTION SHALL BE PERMITTED WITHIN THE EASEMENT AREAS.
- NO CONSTRUCTION SHALL BE PERMITTED WITHIN 10 FEET OF THE BOUNDARIES.

6. THE SITE IS SUBJECT TO THE FOLLOWING CONDITIONS:

- ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 180 DAYS OF THE DATE OF THIS PERMIT.
- ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 180 DAYS OF THE DATE OF THIS PERMIT.

SITE LEGEND

1. EXISTING SITE BOUNDARIES

2. EXISTING DRIVEWAYS

3. EXISTING DRIVEWAYS TO BE RECONSTRUCTED

4. EXISTING DRIVEWAYS TO BE REMOVED

5. EXISTING DRIVEWAYS TO BE ADDED

6. EXISTING DRIVEWAYS TO BE WIDENED

7. EXISTING DRIVEWAYS TO BE NARROWED

8. EXISTING DRIVEWAYS TO BE RELOCATED

9. EXISTING DRIVEWAYS TO BE ABANDONED

10. EXISTING DRIVEWAYS TO BE PRESERVED

11. EXISTING DRIVEWAYS TO BE IMPROVED

12. EXISTING DRIVEWAYS TO BE MAINTAINED

13. EXISTING DRIVEWAYS TO BE RESTORED

14. EXISTING DRIVEWAYS TO BE REPAIRED

15. EXISTING DRIVEWAYS TO BE REPLACED

16. EXISTING DRIVEWAYS TO BE RECONSTRUCTED

17. EXISTING DRIVEWAYS TO BE REMOVED

18. EXISTING DRIVEWAYS TO BE ADDED

19. EXISTING DRIVEWAYS TO BE WIDENED

20. EXISTING DRIVEWAYS TO BE NARROWED

21. EXISTING DRIVEWAYS TO BE RELOCATED

22. EXISTING DRIVEWAYS TO BE ABANDONED

23. EXISTING DRIVEWAYS TO BE PRESERVED

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25. EXISTING DRIVEWAYS TO BE MAINTAINED

26. EXISTING DRIVEWAYS TO BE RESTORED

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35. EXISTING DRIVEWAYS TO BE ABANDONED

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37. EXISTING DRIVEWAYS TO BE IMPROVED

38. EXISTING DRIVEWAYS TO BE MAINTAINED

39. EXISTING DRIVEWAYS TO BE RESTORED

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41. EXISTING DRIVEWAYS TO BE REPLACED

42. EXISTING DRIVEWAYS TO BE RECONSTRUCTED

43. EXISTING DRIVEWAYS TO BE REMOVED

44. EXISTING DRIVEWAYS TO BE ADDED

45. EXISTING DRIVEWAYS TO BE WIDENED

46. EXISTING DRIVEWAYS TO BE NARROWED

47. EXISTING DRIVEWAYS TO BE RELOCATED

48. EXISTING DRIVEWAYS TO BE ABANDONED

49. EXISTING DRIVEWAYS TO BE PRESERVED

50. EXISTING DRIVEWAYS TO BE IMPROVED

WALMART STORE 9872-00

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