

Memorandum

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

From: Scott Mitchell

Date: September 24, 2013

Subject: Replat 11-13 2625 Handley Ederville Rd. (Burns Street Project)

Council Action Requested:

Hold public hearing and consider request for a replat of lots 23,24, a portion of lots 25, 26, 27, 28, 29, 30, 31 and 43, a portion of 20.5 RR ROW and a portion of the Burns Street Right-of-Way of the Richland Industrial Park to create two commercial lots being 25R and 29R. The 8.209-acre property, zoned Light Industrial District (I-1), is located at 2625 Handley Ederville Road and Burns Street.

Background Information:

The City has received a request for a replat of several lots into two new lots, known as Lot 25R and Lot 29R. The lots are currently being used for parking at the TRE Station, and the realigned Burns Street has already been constructed. The realignment of Burns Street is the driving force behind the need to replat these lots.

Board/Citizen Input:

September 9, 2013 Planning-Zoning Commission: Motion carried by a vote 4-0

Staff has received no calls from the public on this issue and there were no citizen's comments during the public hearing on the item.

Financial Impact: N/A

Staff Contacts:

Scott Mitchell - Director of Neighborhood Services

smitchell@richlandhills.com

Karla Wright – Planning/Community Development Tech.

kwright@richlandhills.com

Attachments: Planning-Zoning Packet September 9, 2013

CITY OF RICHLAND HILLS, TEXAS

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT



ACTION AGENDA

PLANNING & ZONING COMMISSION
MEETING AGENDA
CITY HALL, 3200 DIANA DRIVE
SEPTEMBER 9, 2013
6:30 P.M.

1. CALL TO ORDER
2. ROLL CALL AND DETERMINATION OF A QUORUM
3. APPROVAL OF THE JUNE 10, 2013 MEETING MINUTES

Approved 4-0

4. PUBLIC HEARINGS

- a. RP 11-13: 2625 Handley Ederville Rd. - Public hearing to discuss and consider making a recommendation to the City Council for a replat of lots 23, 24, a portion of lots 25, 26, 27, 28, 29, 30, 31 and 43, a portion of 20.5 RR ROW and a portion of the Burns Street Right-of-Way of the Richland Industrial Park to create two commercial lots being 25R and 29R. The 8.209-acre property, zoned Light Industrial District (I-1), is located at 2625 Handley Ederville Road and Burns Street.

Approved 4-0 This item will be forward to City Council for consideration at the October 1, 2013, regular meeting.

5. **PUBLIC COMMENTS:** In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the city staff and City Council members are prevented from discussion of the subject and may respond only with statements of factual information or existing city policy. Public comment will not be taken on items that the Commission has previously considered in a public hearing.)

No public comments

6. **EXECUTIVE SESSION:** Pursuant to section 551.071 of the Texas Government Code (a/k/a the Texas Open Meetings Act), the commissioners may meet in executive session at any time to receive advice from the City Attorney on any posted agenda item or on the commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of the Texas Open Meetings Act.

No Executive Session

7. SET THE DATE AND TIME OF THE NEXT COMMISSION MEETING
8. ADJOURN

Posted this _____ day of _____, 2013 at _____ p.m.

Signed _____
(City Secretary)

This facility is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, 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.



CITY OF RICHLAND HILLS, TEXAS

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

Plat Application

Indicate application type									
<input checked="" type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Final Plat	<input type="checkbox"/>	Amended Plat	<input type="checkbox"/>	Replat	<input type="checkbox"/>	Vacated Plat
Property Owner Information									
Name		Fort Worth Transportation Authority Bo Cung, VP							
Address		1600 E Lancaster Ave, Fort Worth, Tx 76102							
Contact Number		817-215-8782							
Contact E-Mail		bcung@the-t.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, <u>Lots 23 - 31 of Richland Industrial Park</u>									
(Provide legal description of property on line above)									
Signature <i>Bo Cung</i>							Date <i>8/27/13</i>		
Size/Dimension of Property									
Area (square feet or acres)			Width (feet)			Length (feet)			
8.209 ac (357,603 sqft)			790			793			
Applicant Information									
Name		Gorrondona & Assoc., Inc. Richard Kennedy, RPLS							
Address		7524 Jack Newell Blvd South, Fort Worth, Tx 76118							
Contact Number		817-496-1424							
Contact E-Mail		rkennedy@ga-inc.net							
Subject Site (Address)		2625 Handley-Ederville Rd, Richland Hills, Tx							

For Official Use. Do not write below this line

Case Number	<i>RP 11-13</i>	Date Received	<i>8-27-2013</i>
Accepted by	<i>Karla Bright</i>		
Comments	<i>September 9th P. 2 17th CC</i>		



Gorrondona & Associates, Inc

Land Surveying • Real Estate • Civil Engineering • Professional Surveying

Notice of Intention

Proposed Plat of Lots 25R and 29R and Burns Street Right-of-Way Richland Industrial Park

Intent:

A Replat of Lots 23 and 24, a portion of Lots 25, 26, 27, 28, 29, 30, 31, and 43, a portion of a 20.5' RR ROW and a portion of the Burns Street Right-of-Way of Richland Industrial Park

Zoning:

The current zoning of the subject property is "Industrial - Light (I1)".

Development Acreage:

The gross site area = 8.209 acres or 357,603 square feet.

Proposed Lot 25R = 6.132 acres or 267,128 square feet.

Proposed Lot 29R = 1.141 acres or 49,700 square feet.

Burns Street Right-of-Way Dedication = 0.936 acres or 40,775 square feet.

Conceptual Plan:

None

Special Considerations:

Conveyance of property between The Fort Worth Transportation Authority, E. L. Baker, Jr., Limited and the The City of Richland Hills has not been completed at this time.



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004736575
AD NUMBER: 34140 30A1
CERTIFICATE NO : 59593962

DATE : 8/8/2013
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

RICHLAND IND PARK
BLK LOT 30A1

0002621 HANDLEY EDERVILLE RD
0.2501 ACRES

REQUESTED BY

GORRONDONA & ASSOC, INC

PROPERTY OWNER

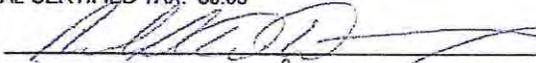
E L BAKER JR LTD ETAL
CHRIS BAKER
505 PECAN ST STE 101
FORT WORTH TX 761024072

7524 JACK NEWELL BLVD S
FORT WORTH TX 76118

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2012	BIRDVILLE ISD	0.00
2012	CITY OF RICHLAND HILLS	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO : GORRONDONA & ASSOC, INC
ACCOUNT NUMBER: 00004736575
TOTAL CERTIFIED TAX: \$0.00

BY :  TARRANT COUNTY TAX OFFICE

BY :  TARRANT COUNTY TAX OFFICE



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004736567
AD NUMBER: 34140 29A1
CERTIFICATE NO : 59593961

DATE : 8/8/2013
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

RICHLAND IND PARK
BLK LOT 29A1

0002625 HANDLEY EDERVILLE RD
0.5381 ACRES

REQUESTED BY

GORRONDONA & ASSOC, INC

PROPERTY OWNER

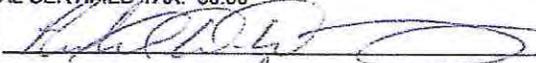
E L BAKER JR LTD ETAL
CHRIS BAKER
505 PECAN ST STE 101
FORT WORTH TX 761024072

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FORT WORTH TX 76118

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2012	BIRDVILLE ISD	0.00
2012	CITY OF RICHLAND HILLS	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO : GORRONDONA & ASSOC, INC
ACCOUNT NUMBER: 00004736567
TOTAL CERTIFIED TAX: \$0.00

BY:  TARRANT COUNTY TAX OFFICE

BY:  TARRANT COUNTY TAX OFFICE



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00007985045
AD NUMBER: 34140 26A2
CERTIFICATE NO : 59593957

DATE : 8/8/2013
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

RICHLAND IND PARK
BLK LOT 26A2

0000000 HANDLEY EDERVILLE RD
0.4331 ACRES

REQUESTED BY

GORRONDONA & ASSOC, INC

PROPERTY OWNER

FORT WORTH TRANSPORTATION AUTH
ATTN SYLVIA M HARTLESS
1600 E LANCASTER AVE
FORT WORTH TX 761026720

7524 JACK NEWELL BLVD S
FORT WORTH TX 76118

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YEAR	TAX UNIT	AMOUNT DUE
2012	BIRDVILLE ISD	0.00
2012	CITY OF RICHLAND HILLS	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO : GORRONDONA & ASSOC, INC
ACCOUNT NUMBER: 00007985045
TOTAL CERTIFIED TAX: \$0.00

BY:  TARRANT COUNTY TAX OFFICE

BY:  TARRANT COUNTY TAX OFFICE



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004570421
AD NUMBER: 34140 25
CERTIFICATE NO : 59593956

DATE : 8/8/2013
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

RICHLAND IND PARK
BLK LOT 25

0000000 HANDLEY EDERVILLE RD
0.7221 ACRES

REQUESTED BY

GORRONDONA & ASSOC, INC

PROPERTY OWNER

FORT WORTH TRANSPORTATION AUTH
ATTN SYLVIA M HARTLESS
1600 E LANCASTER AVE
FORT WORTH TX 761026720

7524 JACK NEWELL BLVD S
FORT WORTH TX 76118

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2012	BIRDVILLE ISD	0.00
2012	CITY OF RICHLAND HILLS	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO : GORRONDONA & ASSOC, INC
ACCOUNT NUMBER: 00004570421
TOTAL CERTIFIED TAX: \$0.00

BY:  TARRANT COUNTY TAX OFFICE

BY:  TARRANT COUNTY TAX OFFICE



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taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00007985088
AD NUMBER: A1241 3DO1
CERTIFICATE NO : 59593954

DATE : 8/8/2013
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

POPPLEWELL, S SURVEY
A1241 TR 3DO1

0000000 HANDLEY EDERVILLE RD
0.2835 ACRES

REQUESTED BY

GORRONDONA & ASSOC, INC

PROPERTY OWNER

FORT WORTH TRANSPORTATION AUTH
ATTN SYLVIA M HARTLESS
1600 E LANCASTER AVE
FORT WORTH TX 761026720

7524 JACK NEWELL BLVD S
FORT WORTH TX 76118

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2012	BIRDVILLE ISD	0.00
2012	CITY OF RICHLAND HILLS	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO : GORRONDONA & ASSOC. INC
ACCOUNT NUMBER: 00007985088
TOTAL CERTIFIED TAX: \$0.00

BY:  TARRANT COUNTY TAX OFFICE

BY:  TARRANT COUNTY TAX OFFICE



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00002359278
AD NUMBER: 34140 23 20
CERTIFICATE NO : 59593953

DATE : 8/8/2013
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

RICHLAND IND PARK
BLK LOT 23
LOTS 23 & 24

0000000 BURNS ST
1.2972 ACRES

REQUESTED BY

GORRONDONA & ASSOC, INC

7524 JACK NEWELL BLVD S
FORT WORTH TX 76118

PROPERTY OWNER

FORT WORTH TRANSPORTATION AUTH
ATTN SYLVIA M HARTLESS
1600 E LANCASTER AVE
FORT WORTH TX 761026720

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YEAR	TAX UNIT	AMOUNT DUE
2012	BIRDVILLE ISD	0.00
2012	CITY OF RICHLAND HILLS	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO : GORRONDONA & ASSOC, INC
ACCOUNT NUMBER: 00002359278
TOTAL CERTIFIED TAX: \$0.00

BY:  TARRANT COUNTY TAX OFFICE

BY:  TARRANT COUNTY TAX OFFICE



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00041594584
AD NUMBER: 34140 28A2B
CERTIFICATE NO : 59593952

DATE : 8/8/2013
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

RICHLAND IND PARK
BLK LOT 28A2B

REQUESTED BY

GORRONDONA & ASSOC, INC

7524 JACK NEWELL BLVD S
FORT WORTH TX 76118

0000000 BURNS ST
0.0048 ACRES

PROPERTY OWNER

BAKER, E L JR LTD
ATTN: CHRIS BAKER
505 PECAN ST STE 101
FORT WORTH TX 761024072

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2012	BIRDVILLE ISD	0.00
2012	CITY OF RICHLAND HILLS	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO : GORRONDONA & ASSOC, INC
ACCOUNT NUMBER: 00041594584
TOTAL CERTIFIED TAX: \$0.00

BY:  TARRANT COUNTY TAX OFFICE

BY:  TARRANT COUNTY TAX OFFICE



TARRANT COUNTY TAX OFFICE
100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00007985053
AD NUMBER: 34140 27A2
CERTIFICATE NO : 59593951

DATE : 8/8/2013
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

RICHLAND IND PARK
BLK LOT 27A2

0000000 HANDLEY EDERVILLE RD
0.1699 ACRES

REQUESTED BY

GORRONDONA & ASSOC, INC

7524 JACK NEWELL BLVD S
FORT WORTH TX 76118

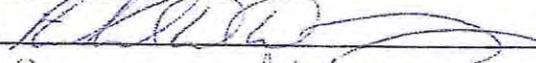
PROPERTY OWNER

FORT WORTH TRANSPORTATION AUTH
ATTN SYLVIA M HARTLESS
1600 E LANCASTER AVE
FORT WORTH TX 761026720

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YEAR	TAX UNIT	AMOUNT DUE
2012	BIRDVILLE ISD	0.00
2012	CITY OF RICHLAND HILLS	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO : GORRONDONA & ASSOC, INC
ACCOUNT NUMBER: 00007985053
TOTAL CERTIFIED TAX: \$0.00

BY:  TARRANT COUNTY TAX OFFICE

BY:  TARRANT COUNTY TAX OFFICE



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00041568974
AD NUMBER: A1241 3A02 60
CERTIFICATE NO : 59593949

DATE : 8/8/2013
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

POPPLEWELL, S SURVEY
A1241 TR 3A02
ROW - PARCEL 3

0000000 BURNS ST
0.3579 ACRES

REQUESTED BY

GORRONDONA & ASSOC, INC

7524 JACK NEWELL BLVD S
FORT WORTH TX 76118

PROPERTY OWNER

FORT WORTH TRANSPORTATION AUTH
ATTN SYLVIA M HARTLESS
1600 E LANCASTER AVE
FORT WORTH TX 761026720

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2012	CITY OF RICHLAND HILLS	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO : GORRONDONA & ASSOC, INC

ACCOUNT NUMBER: 00041568974

TOTAL CERTIFIED TAX: \$0.00

BY:  TARRANT COUNTY TAX OFFICE

BY:  TARRANT COUNTY TAX OFFICE



TARRANT COUNTY TAX OFFICE

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taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00007282192
AD NUMBER: A1241 3A01
CERTIFICATE NO : 59593948

DATE : 8/8/2013
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

POPPLEWELL, S SURVEY
A1241 TR 3A01

0000000 BURNS ST
1.5836 ACRES

REQUESTED BY

GORRONDONA & ASSOC, INC

PROPERTY OWNER

FORT WORTH TRANSPORTATION AUTH
ATTN SYLVIA M HARTLESS
1600 E LANCASTER AVE
FORT WORTH TX 761026720

7524 JACK NEWELL BLVD S
FORT WORTH TX 76118

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2012	BIRDVILLE ISD	0.00
2012	CITY OF RICHLAND HILLS	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO : GORRONDONA & ASSOC, INC
ACCOUNT NUMBER: 00007282192
TOTAL CERTIFIED TAX: \$0.00

BY:  TARRANT COUNTY TAX OFFICE

BY:  TARRANT COUNTY TAX OFFICE



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004736532
AD NUMBER: 34140 26A1
CERTIFICATE NO : 59593947

DATE : 8/8/2013
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

RICHLAND IND PARK
LOT 26A1

REQUESTED BY

GORRONDONA & ASSOC, INC

7524 JACK NEWELL BLVD S
FORT WORTH TX 76118

0000000 HANDLEY EDERVILLE RD
0.1761 ACRES

PROPERTY OWNER

FORT WORTH TRANSPORTATION AUTH
ATTN SYLVIA M HARTLESS
1600 E LANCASTER AVE
FORT WORTH TX 761026720

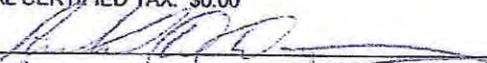
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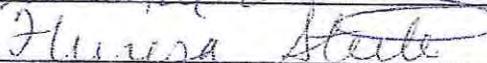
YEAR	TAX UNIT	AMOUNT DUE
2012	BIRDVILLE ISD	0.00
2012	CITY OF RICHLAND HILLS	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO : GORRONDONA & ASSOC, INC

ACCOUNT NUMBER: 00004736532

TOTAL CERTIFIED TAX: \$0.00

BY:  TARRANT COUNTY TAX OFFICE

BY:  TARRANT COUNTY TAX OFFICE



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004736540
AD NUMBER: 34140 27A1
CERTIFICATE NO : 59593946

DATE : 8/8/2013
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

RICHLAND IND PARK
LOT 27A1

REQUESTED BY

GORRONDONA & ASSOC, INC

0000000 HANDLEY EDERVILLE RD
0.4365 ACRES

PROPERTY OWNER

FORT WORTH TRANSPORTATION AUTH
ATTN SYLVIA M HARTLESS
1600 E LANCASTER AVE
FORT WORTH TX 761026720

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YEAR	TAX UNIT	AMOUNT DUE
2012	BIRDVILLE ISD	0.00
2012	CITY OF RICHLAND HILLS	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO : GORRONDONA & ASSOC, INC
ACCOUNT NUMBER: 00004736540
TOTAL CERTIFIED TAX: \$0.00

BY: [Signature] TARRANT COUNTY TAX OFFICE

BY: [Signature] TARRANT COUNTY TAX OFFICE



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004736559
AD NUMBER: 34140 28A1
CERTIFICATE NO : 59593945

DATE : 8/8/2013
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

RICHLAND IND PARK
LOT 28A1

REQUESTED BY

GORRONDONA & ASSOC, INC

7524 JACK NEWELL BLVD S
FORT WORTH TX 76118

0000000 HANDLEY EDERVILLE RD
0.4213 ACRES

PROPERTY OWNER

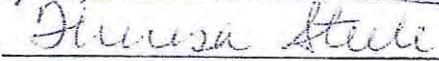
FORT WORTH TRANSPORTATION AUTH
ATTN SYLVIA M HARTLESS
1600 E LANCASTER AVE
FORT WORTH TX 761026720

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YEAR	TAX UNIT	AMOUNT DUE
2012	BIRDVILLE ISD	0.00
2012	CITY OF RICHLAND HILLS	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO : GORRONDONA & ASSOC, INC
ACCOUNT NUMBER: 00004736559
TOTAL CERTIFIED TAX: \$0.00

BY:  TARRANT COUNTY TAX OFFICE

BY:  TARRANT COUNTY TAX OFFICE



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00007985061
AD NUMBER: 34140 28A2
CERTIFICATE NO : 59593944

DATE : 8/8/2013
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

RICHLAND IND PARK
BLK LOT 28A2A

0000000 HANDLEY EDERVILLE RD
0.1751 ACRES

REQUESTED BY

GORRONDONA & ASSOC, INC

PROPERTY OWNER

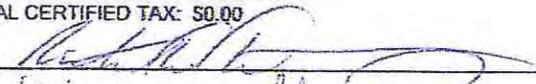
FORT WORTH TRANSPORTATION AUTH
ATTN SYLVIA M HARTLESS
1600 E LANCASTER AVE
FORT WORTH TX 761026720

7524 JACK NEWELL BLVD S
FORT WORTH TX 76118

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YEAR	TAX UNIT	AMOUNT DUE
2012	BIRDVILLE ISD	0.00
2012	CITY OF RICHLAND HILLS	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO : GORRONDONA & ASSOC, INC
ACCOUNT NUMBER: 00007985061
TOTAL CERTIFIED TAX: 50.00

BY:  TARRANT COUNTY TAX OFFICE

BY:  TARRANT COUNTY TAX OFFICE



CITY OF RICHLAND HILLS, TEXAS

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

August 28, 2013

RE: Public Hearing Notification for a Replat – 2625 Handley Ederville Rd.

Property Owner,

You are receiving this letter to let you know that the City of Richland Hills has received a request for a replat for the property located at 2625 Handley Ederville Rd. The legal description of the site is lots 23, 24, a portion of lots 25, 26, 27, 28, 29, 30, 31 and 43, a portion of 20.5 RR ROW and a portion of the Burns Street Right-of-Way of the Richland Industrial Park to create two commercial lots being 25R and 29R. The property is currently zoned Light Industrial District (I – 1).

The Planning and Zoning Commission will hold a public hearing on this and make a recommendation to the City Council on Monday, September 9, 2013 at 6:30 p.m. A second public hearing will be held before the Richland Hills City Council on Tuesday, September 17, 2013 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.

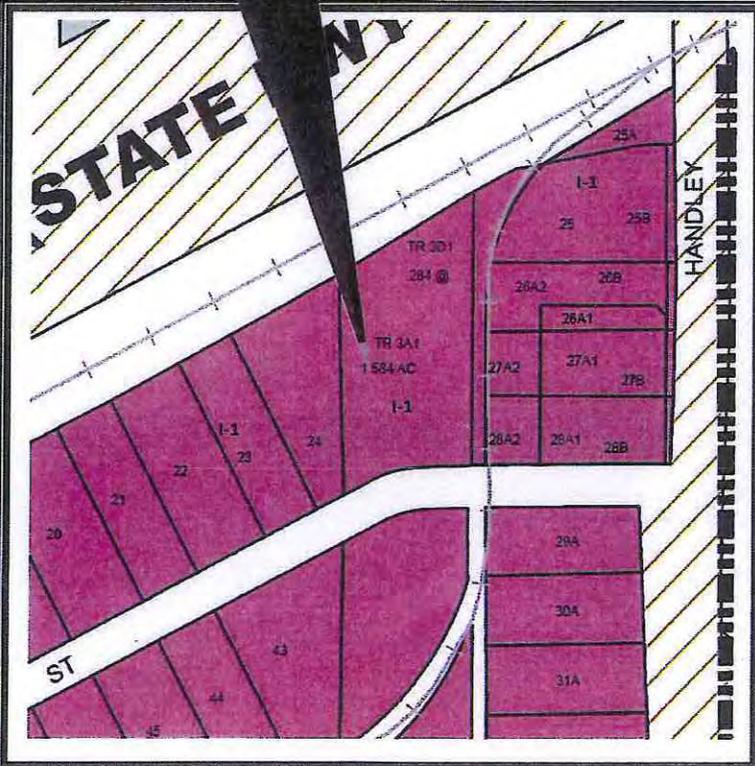
Included with this notice please find a copy of a vicinity map depicting the general location of the subject property. If you have any additional questions or comments please feel free to contact the Community Development Department at (817) 616-3770.

Regards,

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

VICINITY MAP

Subject Site:
Handley Ederville Rd.
Burns Street



Subject Site	Handley Ederville Rd/Burns Street
Use	Commercial
Zoning	Light Industrial (I - 1)
Zoning (North)	Light Industrial (I - 1)
Zoning (South)	Light Industrial (I - 1)
Zoning (East)	Light Industrial (I - 1)
Zoning (West)	Light Industrial (I - 1)
Meeting	September 9, 2013
Time	6:30 p.m.
Location	City Council Chambers 3200 Diana Drive Richland Hills, TX 76118

Lots 23,24 a portion of Lots
25,26,27,28,29,30,31 and 43, a portion of a
20.5' RR ROW and a portion of the Burns Street

↑ 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

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Outstanding service

1701 N Market St., #500, LB51 • Dallas, Texas 75202 • 214-217-2200 • fax 214-217-2201

www.freese.com**City of Richland Hills****Date:** September 4, 2013**Application:** Replat application at Burns Street**Recommended Action:** Recommend approval of the replat

The applicant has requested a replat of several lots into two new lots, known as Lot 25R and Lot 29R. The lots are currently being used for parking at the TRE Station, and the realigned Burns Street has already been constructed.

We recommend approval of the replat; however, we would like to note one item for the City's consideration. This replat will leave one small triangular lot south of the new Burns Street that is not a buildable lot (i.e., a building could not be constructed on this site due to its small dimensions). This small lot should be replatted with the Remainder of Lot 31. According to the Tarrant County Appraisal District, these lots are under the same ownership. It is our preference that the replats be processed simultaneously to avoid leaving an unbuildable lot; however, this is left to the City's discretion.

Please contact me if you have any questions.

Thank you,

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