



CITY OF
SOUTHLAKE

Department of Planning & Development Services

STAFF REPORT

June 11, 2014

CASE NO: ZA14-065

PROJECT: Plat Vacation for the Hanna Addition

**EXECUTIVE
SUMMARY:**

G&A Consultants, LLC is requesting approval of a Plat Vacation for the Hanna Addition on approximately 2.9 acres located at 1000 and 1030 N. Kimball Avenue. **SPIN Neighborhood # 4**

DETAILS:

G&A Consultants, LLC is requesting approval of a Plat Vacation for the Hanna Addition that includes both Lots 1 and 2. A portion of this subdivision plat lies within the boundary of the Gateway Lakes subdivision. The filing of a plat vacation is the typical practice in a situation where the lot lines, easements, rights-of-way and/or deed restrictions of an existing subdivision interfere with the new subdivision. Filing of this instrument will abandon all dedications associated with the existing subdivision. The Gateway Lakes development, a thirty-nine (39) residential lot and one (1) commercial lot subdivision, was approved by the City Council on December 3, 2014.

The plat included right of way dedication for N. Kimball Avenue, shown as Kimball Road on the plat. Approval of the plat vacation shall "save and except" the Right of Way dedicated for N. Kimball Avenue.

This request is also being processed in concurrently with a plat revision for Gateway Lakes under *Planning Case ZA14-042*.

ACTION NEEDED: Consider Plat Vacation Approval Request

ATTACHMENTS: (A) Background Information
(B) Vicinity Map
(C) Plans and Support Information – [Link to PowerPoint Presentation](#)

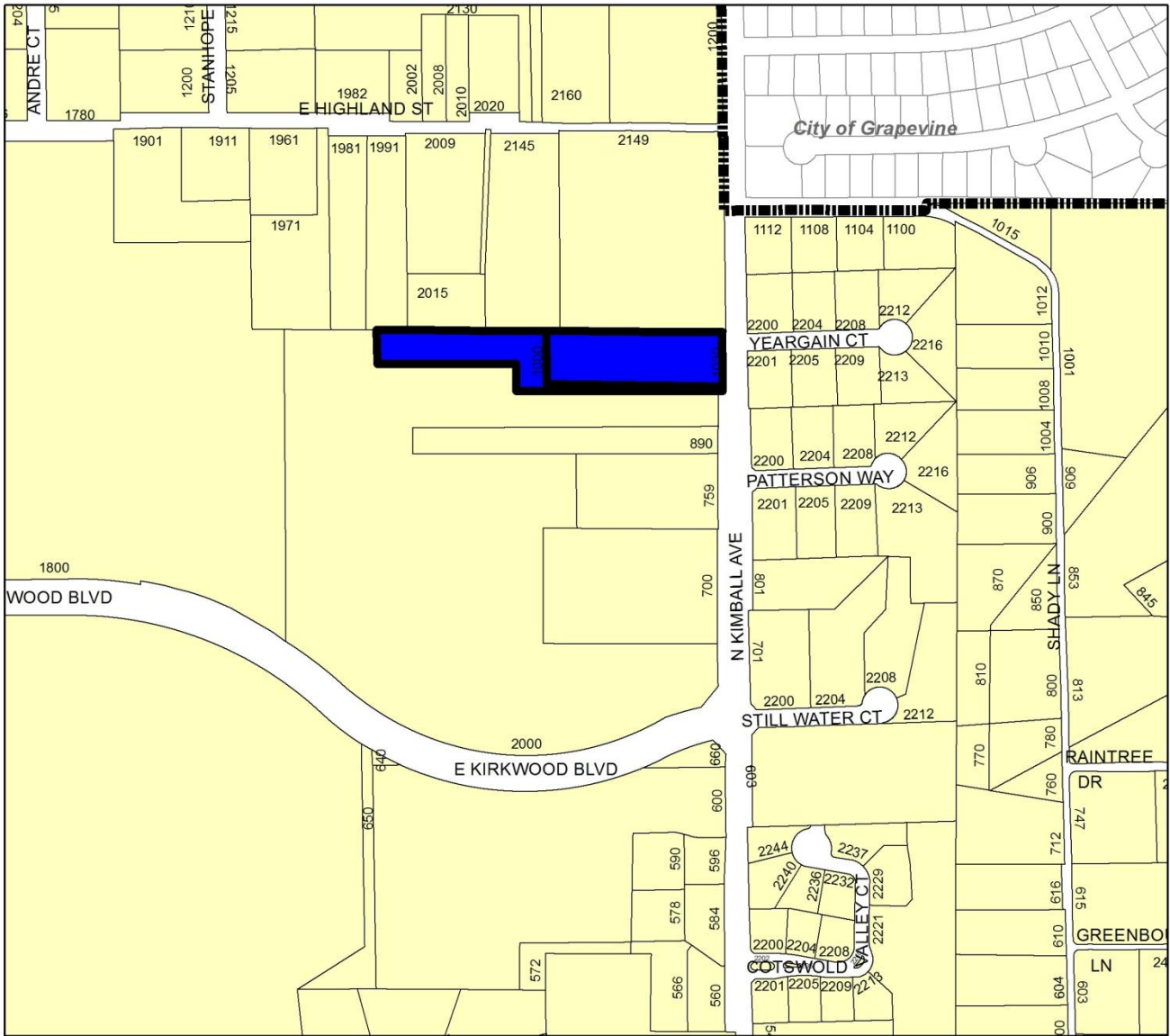
STAFF CONTACT: Daniel Cortez (817) 748-8070

BACKGROUND INFORMATION

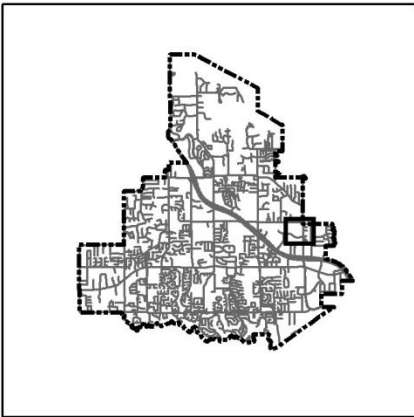
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|--|--|
| OWNER: | Burton & Virginia Patterson |
| APPLICANT: | G&A Consultants |
| PROPERTY SITUATION: | 1000 & 1030 N. Kimball Ave |
| LEGAL DESCRIPTION: | Lots 1 and 2, Hanna Addition |
| FUTURE LAND USE: | Mixed Use |
| CURRENT ZONING: | “AG” Agricultural District & “TZD” Transition Zoning District |
| HISTORY: | <ul style="list-style-type: none">- On April 15, 1986 the City Council approved a Plat Showing for the Hanna Addition under <i>Planning Case ZA12-064</i>.- On December 3, 2013 the City Council approved a Zoning Change and Development Plan for Gateway Lakes (Ordinance No. 480-648) under <i>Planning Case ZA13-084</i>.- On December 3, 2013 the City Council approved a Land Use Plan Amendment (Ordinance No. 1077) for the Hanna Addition from Low Density & Medium Density Residential to Mixed Use under <i>Planning Case CP13-005</i>.- On December 3, 2013 the City Council approved a Preliminary Plat for Gateway Lakes under <i>Planning Case ZA13-088</i>. |
| PLANNING & ZONING COMMISSION: | June 5, 2014; Approved (5-0) subject to the staff report dated May 30, 2014. |
| STAFF COMMENTS: | Franchise utilities must sign the approval for the utility easement abandonments on the plat vacation. Any easements which have improvements in them must be dedicated by separate instrument prior to the recording of the plat vacation instrument. Approval of the plat vacation shall “save and except” the Right of Way dedicated for N. Kimball Avenue. |

N:\Community Development\MEMO\2014 Cases\065 - PV - Hanna Addition (Gateway Lakes)\Staff Report

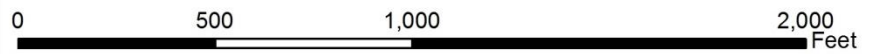
Vicinity Map Hanna Addition



City of Grapevine



**ZA14-065
Plat Vacation**



Plans and Support Information

BURTON and GINGER PATTERSON

5600 Montclair Dr., Colleyville, Texas 76034-5029

burton@burton-ginger.com ginger@burton-ginger.com

(817) house 481-7447 burton's line 283-1808

September 25, 2013

Mr. DENNIS KILLOUGH
Assistant Director of Planning and Zoning
CITY OF SOUTHLAKE
1400 Main Street
Southlake, Texas 76092

Re: Plat Vacation Application, Hanna Addition

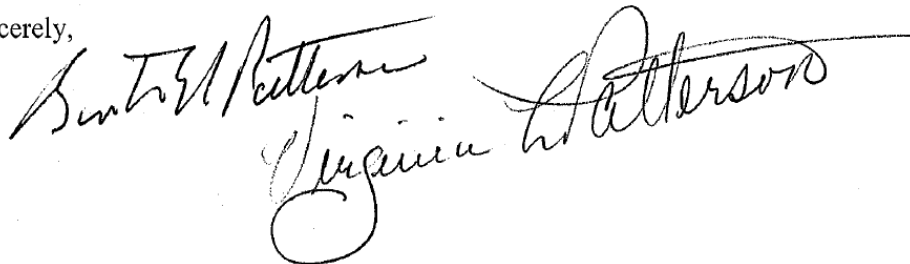
Dear Mr. Killough:

Transmitted with this letter is the fully executed Plat Vacation Application for our two lots currently platted as Lots 1 and 2, Hanna Addition to the City of Southlake ("Hanna Addition Plat"). Please accept this letter as additional documentation of our request for the vacation of the Hanna Addition Plat which is currently attached to our property at 1000 and 1030 N. Kimball Avenue. Mr. Tom Matthews will process the Plat Vacation Application on our behalf, subject to the conditions stated in the Plat Vacation Application.

The purpose of this Plat Vacation is to allow the property in the Hanna Addition Plat to be re-platted as part of the Gateway Lakes project for which Mr. Matthews and his team have made application. As stated in the Plat Vacation Application, our request for vacation of the Hanna Addition Plat is subject to and conditioned upon the final approval of the preliminary plat and zoning for the Gateway Lakes project.

Please hold the vacation of the Hanna Addition Plat and the filing thereof until the Gateway Lakes project zoning and preliminary plat has been approved by final action of the City Council of the City of Southlake and the Gateway Lakes plat documents are also filed.

Sincerely,

Handwritten signatures of Burton and Ginger Patterson. The signature of Burton Patterson is on the left, and the signature of Ginger Patterson is on the right, overlapping the first one.

388-202
71 AT MAP

THE STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENT, whereas, JACK E. HANNA and wife, BREN HANNA, being the owners of the following described property:

BEING a portion of the THOMAS MAHAR SURVEY, Abstract No. 1049, in Tarrant County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a point, the Northeast corner of the C. R. RODGERS 16.86-acre tract, (tract No. 2), a stake in the West line of a Road;

THENCE West, 968.0 feet to an iron pin for corner;

THENCE South 90.0 feet to an iron pin for corner;

THENCE East, 387.0 feet to an iron pin for corner;

THENCE South 75.0 feet to an iron pin for corner;

THENCE East, 581.0 feet to a point for corner in the West line of Kimball Road, 165.0 feet to the POINT OF BEGINNING and containing 3.00 acres of land.

Does hereby dedicate the same to be known as:

Lots 1 and 2, HANNA ADDITION an Addition to the City of Southlake, Tarrant County, Texas, and being a portion of the Thomas Mahan Survey, Abstract No. 1049 in Tarrant County, Texas, and does hereby dedicate to the public use forever, all streets, roads, assessments and public ways as shown on the plat attached hereto.

EXECUTED THIS 15 DAY OF April, 1986.

Ruth Hanna
Ruth Hanna

THE STATE OF TEXAS
COUNTY OF TARRANT

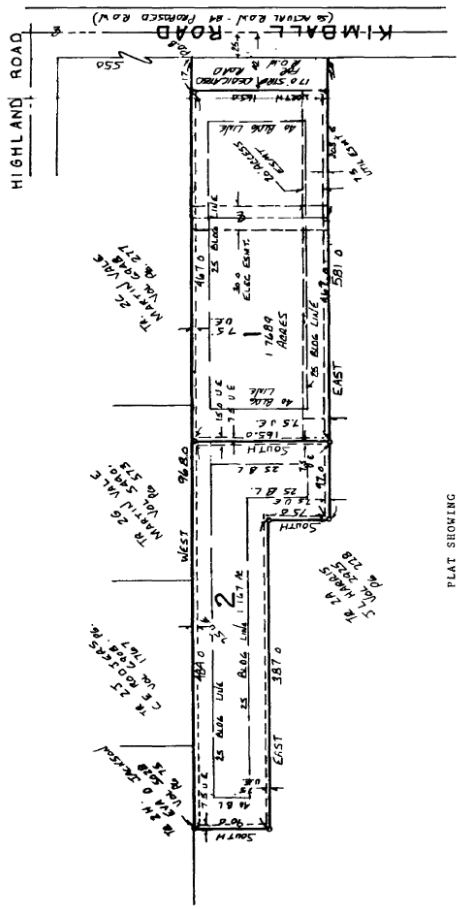
Before me, the undersigned authority, personally appeared RUTH HANNA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 day of April, 1986.

Notary Public
Notary Public, State of Texas.

16 SEP 12 P2:31
MADRONVILLE
COUNTY OF TN

388-202
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PLAT SHOWING

LOTS 1 and 2, HANNA ADDITION, an addition to the city of Southlake, Tarrant County, Texas, and being a portion of the Thomas Mahan Survey, Abstract No. 1049, in Tarrant County, Texas.

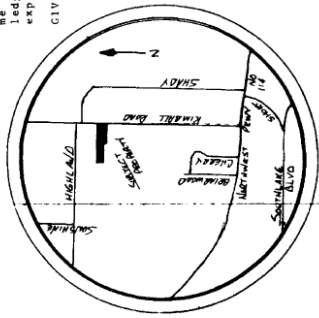
This is to certify that this plat represents a survey made on the ground under my supervision. Iron pins were set at all property corners and there are no encroachments or protrusions except as shown.

W E N D E L L H A N C O C K S U R V E Y O R S
Registered Public Surveyor No. 1326
1721 Halton Road
Fort Worth, Texas 76117
817-634-6243



Approved 4-15-86
City Council, City of Southlake, Texas
Wayne H. ...
City Secretary

Approved 4-15-86
Planning and Zoning Commission, City of Southlake, Texas
Wayne H. ...
Secretary



VICINITY MAP
DATE: 1-24-86
GRAPHIC SCALE
1" = 100'