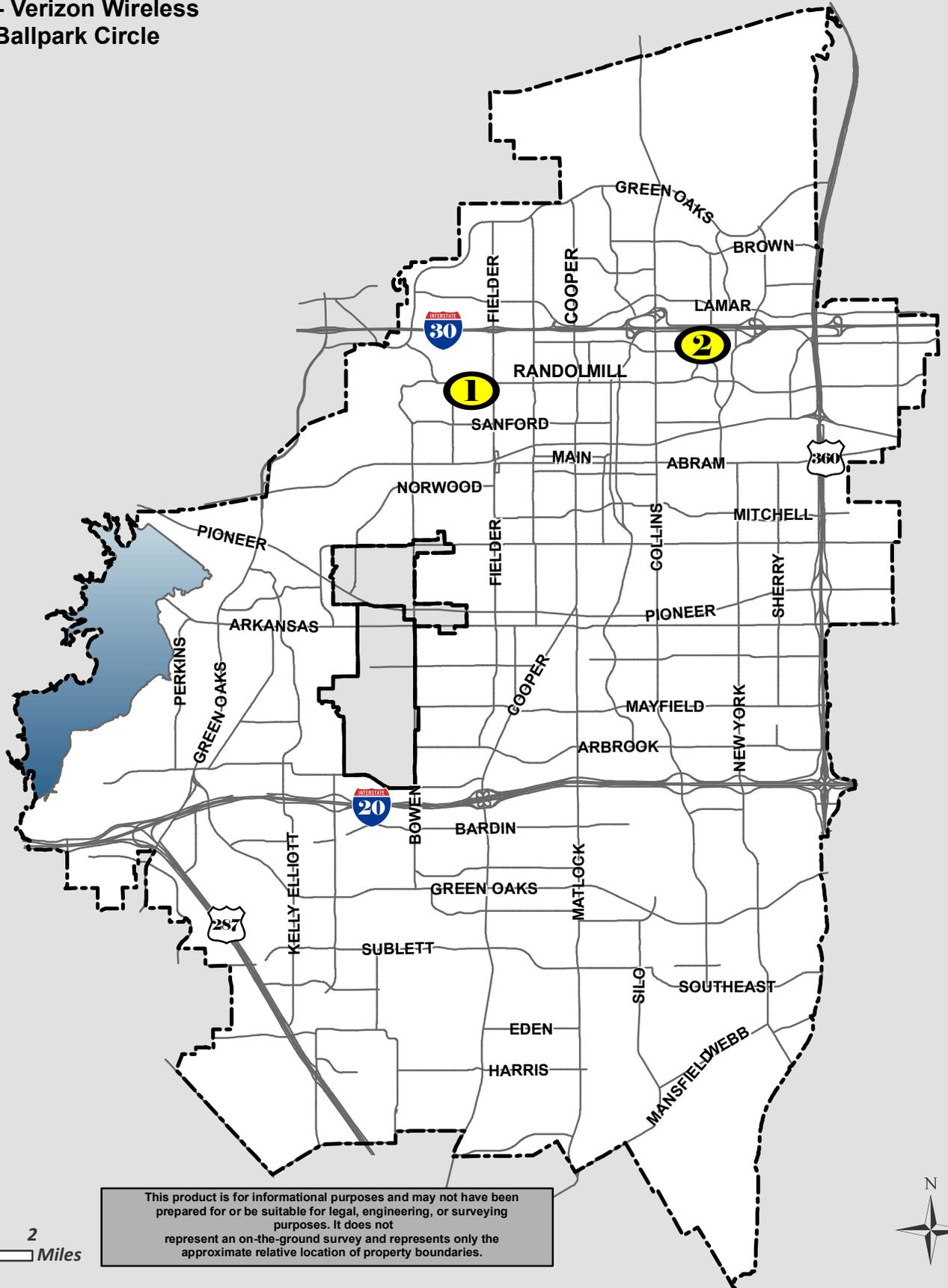


PLANNING & ZONING

August 6, 2014



1. PD09-3R - Verizon Wireless
2. PD14-7 - Ballpark Circle



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

0 1 2 Miles





AGENDA

**Planning and Zoning Commission
Work Session**

**Council Chamber
101 West Abram Street**

**August 6, 2014
4:30 P.M.**

I. CALL TO ORDER

II. DISCUSSION OF REGULAR SESSION AGENDA ITEMS

III. DISCUSSION OF FUTURE MEETING DATES AND TIMES

- (a) Planning and Zoning Commission Meeting on August 20, 2014

IV. ADJOURN

NOTE: City Hall is wheelchair accessible. For other accommodations or sign interpretive services, please call the Strategic Planning Division at 817-459-6652 not later than 24 hours in advance.



AGENDA

**Planning and Zoning Commission
Regular Session**

**Council Chamber
101 West Abram Street**

**August 6, 2014
5:30 P.M.**

Meeting order is subject to change per the Commission's Discretion

I. CALL TO ORDER

II. PLEDGE

III. APPROVAL OF MINUTES

- A. Minutes of July 16, 2014 P&Z Meeting

IV. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case PD09-3R (Advertised previously as PD14-4)
(Verizon Wireless - 1730 West Randol Mill Road)

Application to change the zoning on approximately 0.003 acres from Planned Development (PD) for Community Commercial (CC) uses limited to a 75 foot-tall wireless telecommunication facility within the required height setback to Planned Development (PD) for Community Commercial (CC) uses limited to an 85 foot-tall wireless telecommunication facility within the required height setback, with a Concept Brief; generally located south of West Randol Mill Road and west of North Fielder Road.

- B. Zoning Case PD14-7
(Ballpark Circle - 1501 Nolan Ryan Expressway)

Application to change the zoning on approximately 3.939 acres from Entertainment District Overlay - Community Commercial (EDO-CC) to Planned Development (PD) for Entertainment District Overlay-Community Commercial (EDO-CC) uses, plus a Light Manufacturing use, with a Concept Brief; generally located north of Nolan Ryan expressway and west of AT&T Way.

NOTE: City Hall is wheelchair accessible. For other accommodations or sign interpretive services, please call the Strategic Planning Division at 817-459-6652 not later than 24 hours in advance.

V. MISCELLANEOUS

- A. Reports from Boards/Commissions Liaisons
- B. Reports from Staff and Announcements
- C. Discussion of Future Meeting Dates and Times

VI. ADJOURN

Staff Report



Zoning Case PD09-3R (advertised previously as PD14-4) (Verizon Wireless)

Planning and Zoning Meeting Date: 8-6-14

Document Being Considered:
Ordinance

RECOMMENDATION

Following the public hearing, consider Planned Development PD09-3R (advertised previously as PD14-4), with a Concept Brief.

PRIOR BOARD OR COUNCIL ACTION

On August 5, 2009, the Planning and Zoning Commission recommended approval of PD09-3, a Planned Development (PD) for Community Service (CS) uses limited to a 75 foot-tall wireless telecommunication facility within the required height setback, by a vote of 8-0-0.

On September 1, 2009, the City Council approved by first and emergency reading of Zoning Case PD09-3, by a vote of 9-0-0.

ANALYSIS

Request

The applicant requests a PD amendment on approximately 0.003 acres addressed at 1730 West Randol Mill Road, and generally located north of West Randol Mill Road and east of Oakwood Lane.

Current zoning: Planned Development (PD) for Community Commercial (CC) uses limited to a 75 foot-tall wireless telecommunication facility within the required height setback.

Requested zoning: Planned Development (PD) for Community Commercial (CC) uses limited to an 85 foot-tall wireless telecommunication facility within the required height setback, with a Concept Brief

The Park Center shopping center, located on the subject site, was built in 1984 and consists of retail and restaurant uses, and a wireless tower. The tower was initially installed in 1998, at an overall height of 63 feet, in the southwestern portion of the site. After the installation of the pole, the Zoning Ordinance was amended to require a 1:1 height setback ratio for cell towers when adjacent to a multi-family zoned district, rendering the pole non-conforming. In 2009, after the zoning was approved for the site, the height of the tower was increased to 75-feet.

The applicant is now requesting another increase in height of 10 feet in order to expand the Verizon Wireless coverage in the area. The two additional carriers on the tower are Sprint Communications and T-Mobile. Per Section 3.2.4.c. Telecommunication Tower Standards, in the Unified Development Code (UDC), cell towers are still required to maintain a 1:1 height setback ratio from a multi-family zoning district. The proposed 85-foot pole will result in the following encroachments:

- Approximately 55 feet into the required height setback to the west
- Approximately 38 feet into the required height setback to the south

Adjacent Land Uses

The properties to the south and east of the subject site are developed with commercial uses and single family uses. The property to the west is developed with office uses. There are

apartment complexes to the north and west, in addition to Arlington Fire Station No. 4 that are all zoned Residential Multi-Family 22 (RMF-22).

Concept Brief

The applicant has indicated that the use of existing structures for expansion of service minimizes the proliferation of individual towers in a given area.

There are no buildings on the adjacent multi-family property that are located within 35 feet of the tower. The closest apartment building to the tower is approximately 63 feet.

All of the proposed mechanical equipment associated with the proposed 10-foot height expansion will be located inside of a portion of the adjoining structure and will not be visible from the exterior. The tower is being modified to meet the structural standards for the minimum load and wind standards. The cables serving Verizon Wireless will be on the inside of the tower.

While the subject site is across the street from residential development, the wireless telecommunications tower is currently constructed in the southwest corner of the subject site, furthest away from the residential area. The additional height, based on this location, is unlikely to have a negative effect on the residential uses in the area.

Sector Plan Conformity

The Central Sector Plan designates this area as "High-Density Residential", which provides areas for attached multi-family residential units generally with a density over 22 units per acre. The high-density residential designation does not directly address wireless telecommunication facilities and whether they are an appropriate use in this designation. The Hike and Bike System Master Plan shows no planned bicycle facilities at this site.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Concept Brief (6 pages)
- vi. Photo simulation
- vii. Verizon wireless coverage maps
- viii. Plans (3 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

September 2, 2014

STAFF CONTACTS

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Principal Planner
Community Development and Planning
817-459-6138
Jennifer.Pruitt@arlingtontx.gov



Case Information

Applicant: Zone Systems, Inc. represented by Peter Kavanagh

Property Owner: Randol Mill/Fielder LLC represented by Deanne Hammond

Sector Plan: East

Council District: 4

Allowable Uses: All uses as itemized in attachment ii, with the approval of this rezoning request

Development History: The subject area is a 0.003 acre tract of land, being a portion of Lot 3-R-1, Block 1, of the James H. Knapp Subdivision.

Previous zoning cases in the general vicinity in the past five years include:

None

Transportation: The proposed development has three points of access. All three points of access are from West Randol Mill Road.

Thoroughfare	Existing	Proposed
West Randol Mill Road	100-foot, 4 lane undivided, major arterial	100-foot, 4 lane undivided, major arterial

Traffic Impact: The proposed PD amendment to Community Commercial (CC) uses limited to an 85 foot-tall wireless telecommunication facility within the required height setback, with a Concept Brief, will generate similar traffic patterns and will not significantly impact the adjacent roadway system.

Water & Sewer: Water and sanitary sewer services are available to the subject site.

Drainage: The site is located in the Lower Village Creek drainage basin. No portion of the site is within FEMA 100-year floodplain. No significant drainage impacts are expected to result from development of this site as long as the site complies with relevant city ordinances.

Fire: Fire Station No. 4 located at 1733 West Randol Mill Road provides protection to this site. The estimated fire response time is less than one minute, which is in keeping with recommended standards.



Case Information

School District: AISD Independent School District.

The proposed zoning request is located in the Arlington Independent School District and has no impact on the schools serving this site.

Notices Sent:

Neighborhood
Associations:

ACTION North
Arlington Alliance for Responsible Government
Arlington Chamber of Commerce
Arlington Neighborhood Council
Double Y Wooded Estate Addition
East Arlington Renewal
East Arlington Review
Far South Arlington Neighborhood Association
Forest Hills Home Owners Association
Millbrook Home Owners Association
Neighbors of Randol Mill Park
Northern Arlington Ambience
Northwest Arlington Newsletter
Oak Hill Neighborhood
Randol Mill Park West
Sherwood Knoll Addition
West Citizen Action Network (WeCan)
Windemere Home Owners Association

Property Owners: 20
Letters of Support: 0
Letter of Opposition: 0

Itemized Allowable Uses



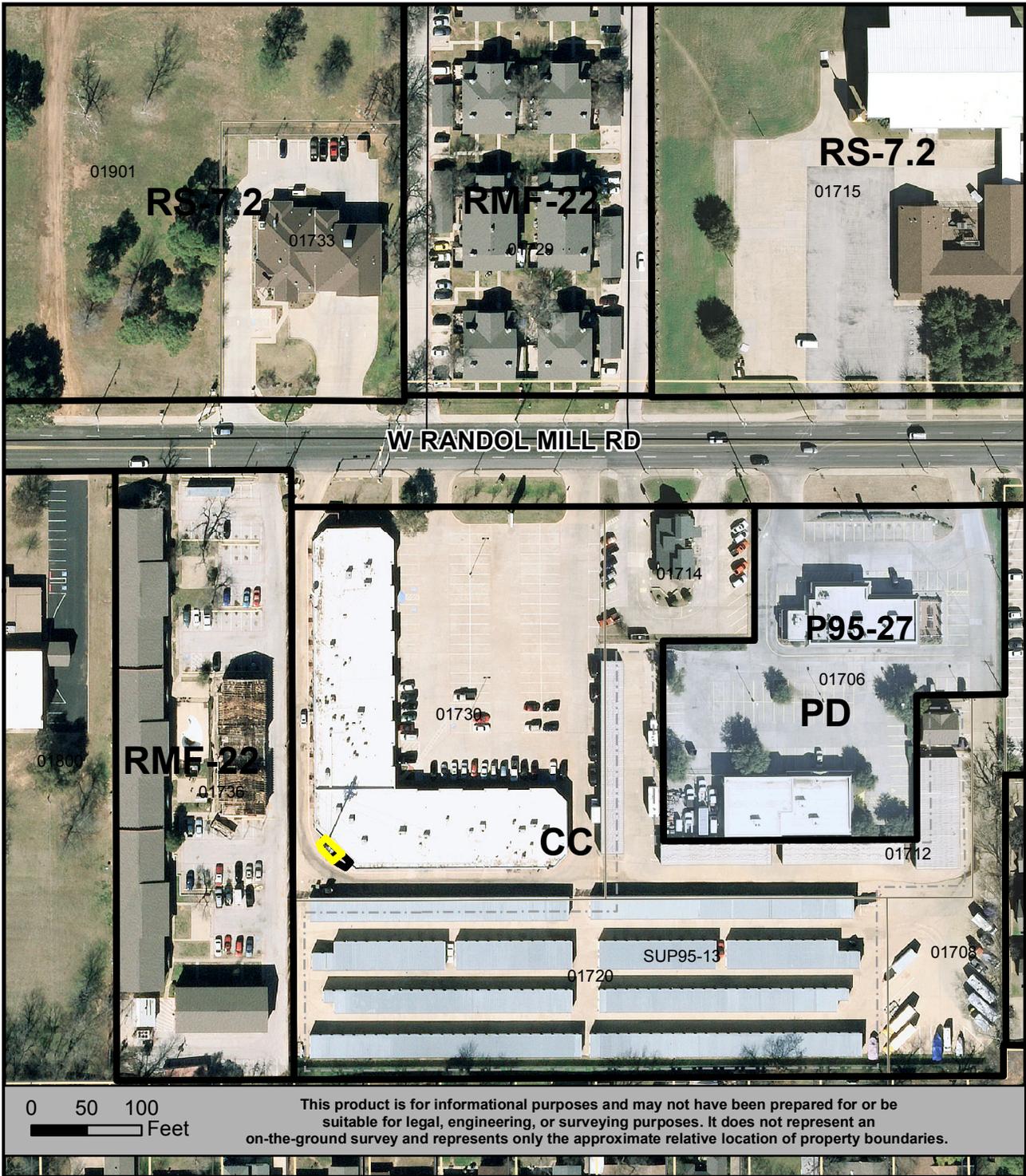
Allowable Uses:

Planned Development (PD) for Community Commercial (CC) uses limited to an 85 foot-tall wireless telecommunication facility within the required height setback, with a Concept Brief

Permitted – Nursing home, Art gallery or museum, Domestic violence shelter, Government administration and civic buildings, Philanthropic institution (other than listed), Religious assembly, Business school, Public or private school, University/college/seminary, Hospital, Medical or dental office or clinic, Cemetery, Community garden, Public park or playground, Crop production, Gasoline sales, Catering service, Restaurant, Restaurant, take-out and delivery only, Office, business or professional, Telemarketing call center, Day care center, General personal services (other than listed), Massage therapy clinic, Private club/lodge/fraternal organization, Recreation, indoor (other than listed), Skating rink, Teen club, Theatre, indoor, Wedding chapel, Country club, Golf course, Major tourist attraction, General retail store (other than listed), Firearm sales, Pawn shop, Second-hand goods store, Swimming pool, spa and accessory sales and service, Medical or scientific research laboratory, Electric utility substation, Radio or TV station or studio, Utility lines, towers or metering station, 85 foot-tall Wireless Telecommunications facility

Specific Use Permit – Halfway house, Hospital, psychiatric, Hotel, limited service, Residence hotel, Bail bond service, Tattoo parlor or piercing studio, Banquet hall, Bingo parlor, Billiard parlor, Bowling alley, Gun range (indoor), Nightclub, Recreation, general outdoor (other than listed), Marina, Nursery, garden shop or plant sales, Specialty paraphernalia sales, Wrecker service, Gas well, Transit passenger terminal, Utility installation other than listed, Telecommunication Facilities Towers >75 ft., Stealth towers >100 ft., Self-storage facility

Conditions – Kennel, commercial, Veterinary clinic, Motor vehicle rental, Financial services, Restaurant with drive-through, Sidewalk café, Hotel, full service, Building and landscaping materials and lumber sales, Food processing, Custom and craft work, Telecommunication Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75 ft., Stealth towers ≤100 ft., Wholesale supply business



LOCATION MAP

PD09-3R (formerly known as PD14-4)

 PD for CC uses, limited to a 85 foot-tall wireless telecommunication facility within the height setback, with a Concept Brief

0.003 ACRES





PD09-3R (advertised previously as PD14-4)
South of West Randol Mill Road and west of North Fielder Road.



View southwest.



View from W. Randol Mill Rd. View southwest.



View of screened base.



View from Randol Mill Rd. View west.



CONCEPT BRIEF

101 West Abram Street
Arlington, Texas 76010
817-459-6502
www.arlingontx.gov/planning

Case Number: _____

Form must be filled out completely. Please type or legibly print all information.

Address: 1730 W Randol Mill

Legal Description: Lot(s) 3-R-1 Block(s) 1 Addition James H. Knapp

Tract(s) _____ Survey(s) _____ Abstract(s) _____

Current Zoning: Planned Development Current Use(s): Mobile phone antenna

Proposed Zoning: Amend PD to add height Proposed Use(s): wireless telecommunicatio
facility

How many structures, if any, are currently on site and the square footage of each? List which structures will remain and which will be demolished. Increase height of 75' antenna monopole to 85 feet.

Gross Design Standards

The land uses and zoning that are adjacent to the subject site are (if a site is adjacent to a street, include the street name *and* the use across the street):

Direction	Current Land Use	Current Zoning
North	Shopping Center	CS
East	Shopping Center	CS
South	Mini-warehouse	CS
West	Apartments	MF-22

Residential adjacency exists if a building site abuts a residential zoning district at any point or is directly across a public street or alley from a residential zoning district.

The gross design standards below without an explanation for exceptions cannot be varied through the "PD" process.

I. Points of Access

The exception to this standard can only be considered for non-residential sites with residential adjacency.

Points of access will comply with City of Arlington ordinance requirements.

Describe points of access: Access is a driveway from Randol Mill.
No new access.

Points of access shall comply with City of Arlington ordinance requirements with the exception that this site will have access to local streets. (The Public Works Dept. must also approve this alternative.) This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe):

II. Building(s) Orientation

Describe orientation of building(s): No change in building orientation.
Only change is height change from 75 feet to 85 feet.

Maximum number and type of structures (specify which structures are proposed, currently exist, and square footage of each):

Number of structures to remain. Ground equipment associated
with new carrier will be inside shopping center building.

III. Building Materials

The exception to this standard can only be considered for sites with residential adjacency.

- Building materials shall comply with City of Arlington ordinance requirements for residential adjacency. Describe color and type of building materials and minimum percentage of masonry on each exterior wall for all structures on site:

- Building materials shall comply with City of Arlington ordinance requirements with the following exception(s):

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe):

IV. Building Line Setbacks

In instances where a transitional buffer is required due to residential adjacency, the building line setback shall correspond to that of a transitional buffer.

- Building line setbacks shall comply with City of Arlington ordinance requirements.
- Building line setbacks shall comply with City of Arlington ordinance requirements with the following exception(s):

The tower will not meet the minimum setback from the multiple
family development immediately west of the site, and single
family immediately south of the site.

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe): The benefit of the extension is that no new tower
must be constructed.

V. Fences and Screens

Fences and screens shall comply with the visibility requirements for the City of Arlington.

- Fencing and screening requirements shall comply with the City of Arlington ordinance requirements. Describe the location, type and height of fencing and screening:

- Fencing and screening of loading docks and outside storage shall comply with City of Arlington ordinance requirements. Describe the location, type and height of fencing and screening of loading docks and outside storage on site:

- Screening required for residential adjacency and mechanical equipment shall comply with City of Arlington ordinance requirements.

- Screening required for residential adjacency and mechanical equipment shall comply with City of Arlington ordinance requirements with the following exception(s):

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe): _____

VI. Interior Landscape, Landscape Setbacks along street frontages, and Transitional Landscape Buffers

All landscaping shall comply with the visibility requirements of the City of Arlington. Building line setbacks will correspond to or exceed the transitional landscape buffers and landscape setbacks.

- Interior Landscape shall comply with all City of Arlington ordinance requirements. If compliance with the Landscape Ordinance cannot be obtained, a Substitute Landscape Plan shall be submitted for this site.
- Landscape Setbacks along **street frontages** shall comply with all City of Arlington ordinance requirements. If compliance with the Landscape Ordinance cannot be obtained, a Substitute Landscape Plan shall be submitted for this site.
- Transitional Landscape Buffers shall comply with all City of Arlington ordinance requirements. If compliance with the Landscape Ordinance cannot be obtained, a Substitute Landscape Plan shall be submitted for this site.
- This site is not required to provide Transitional Landscape Buffers.
- Interior Landscape, Transitional Landscape Buffers, and Landscape Setbacks will **exceed** City of Arlington ordinance requirements (describe for each):

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe):

- Any other exceptions to the Sign Ordinance require approval from the Zoning Board of Adjustments (ZBA). The applicant shall receive the variance or special exception prior to final reading of this zoning case. Upon receipt of the variance or special exception from ZBA, describe the item granted and the case number.

X. Lighting

The exceptions to this standard can only be considered for sites with residential adjacency.

- On-site lighting shall comply with City of Arlington ordinance requirements.
- On-site lighting shall comply with City of Arlington ordinance requirements with the exception that lighting will not be shielded away from residential uses.

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe): _____

- On-site lighting shall comply with City of Arlington ordinance requirements with the exception that low mounted lights in parking areas within 100 feet of a residential use or district will exceed 20 feet in height. This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe): _____

XI. Utilities

- Utilities shall comply with City of Arlington location and ordinance requirements. Describe the location of utilities, both above and below ground: _____

XII. Off-Street Parking

- Parking shall comply with City of Arlington location and ordinance requirements (describe): _____

- Landscape Parking shall comply with all City of Arlington Landscape ordinance requirements. If compliance with the Landscape Ordinance cannot be obtained, a Substitute Landscape Plan shall be submitted for this site.

- Any exceptions to the Parking Ordinance require approval from the Zoning Board of Adjustments (ZBA). The applicant shall receive the variance or special exception prior to final reading of this zoning case. Upon receipt of the variance or special exception from ZBA, describe the item granted and the case number.

VII. Trash Refuse Containers (dumpsters)

- The location and screening of refuse containers shall comply with City of Arlington ordinance requirements. Describe the screening of the refuse container(s): _____

VIII. Height of Building(s)

Residential proximity exists if a site falls under the required height setback envelope as projected from the residential property of origination. This is not limited to properties adjacent to the residential site. If this property is within 1,000 feet of a residential district, then this site is subject to the height setback envelope requirements.

- Structure height shall comply with City of Arlington ordinance requirements. Describe maximum height of structure(s):
The height of the monopole will not meet the requirements of
Section 12-800D, which requires a 1:1 setback from the residential
zoned property to the west, and 3:1 setback to the south.
- Structure height shall comply with City of Arlington requirements with the following exception(s):
Structure height will be 85 feet.

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe): _____

IX. Sign(s)

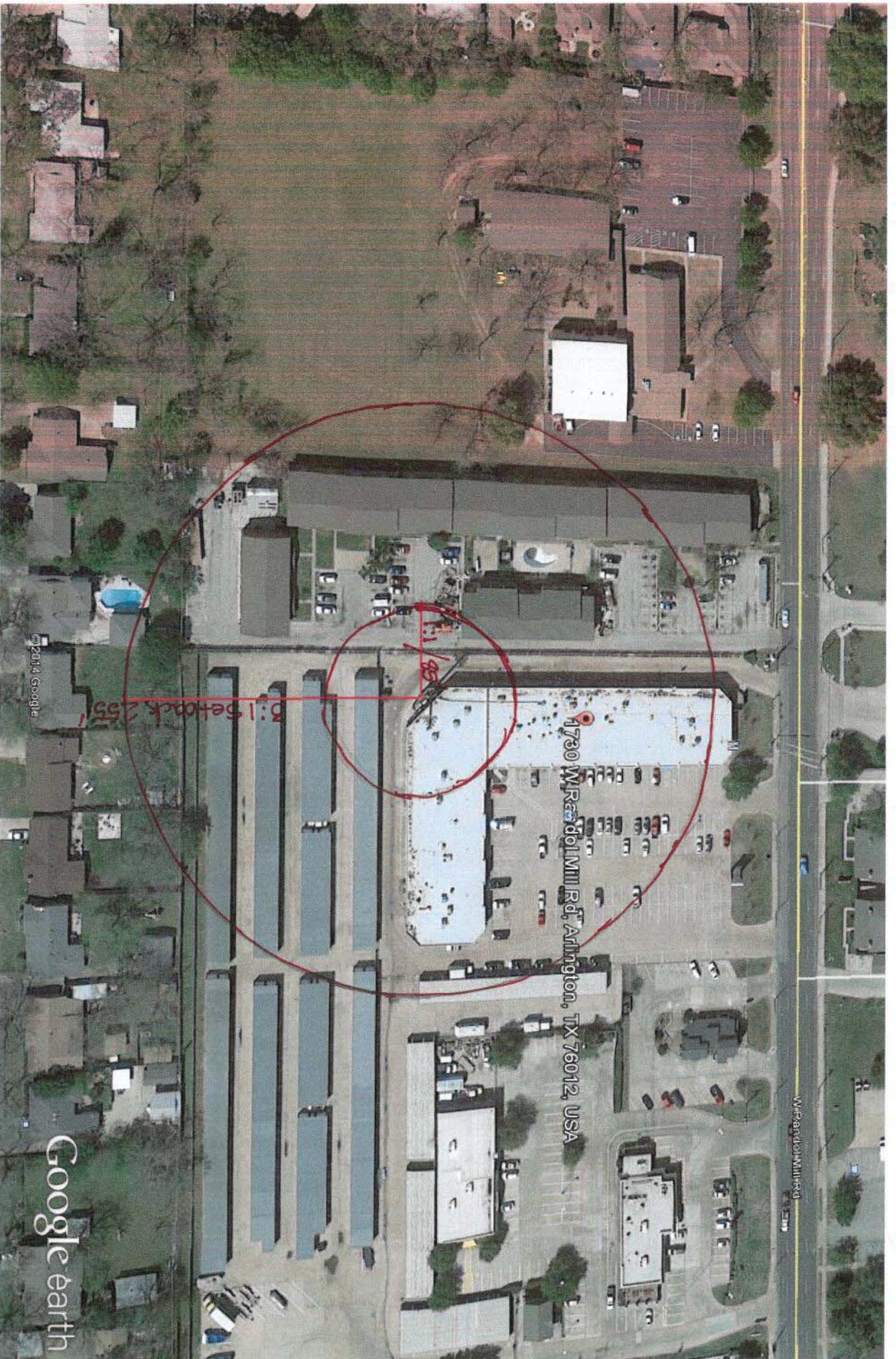
All sign height, location, orientation and size shall comply with the visibility requirements of the City of Arlington. The exceptions to this standard can only be considered for sites with residential adjacency

- Sign height, location, orientation and size shall comply with City of Arlington ordinance requirements. Describe the height, location and orientation of sign(s): _____

- Sign height, location, orientation and size shall comply with City of Arlington ordinance requirements with the exception that the sign will be located on the side or rear of the commercial structure when such sign abuts or is across a local or minor collector street from a residential use or district.

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe): _____

- Sign height, location, orientation and size shall comply with City of Arlington ordinance requirements with the exception that any permitted freestanding or wall sign located on a local or minor collector street will be internally illuminated with transparent or translucent faces when abutting a residential use or district.



Google earth

feet
meters

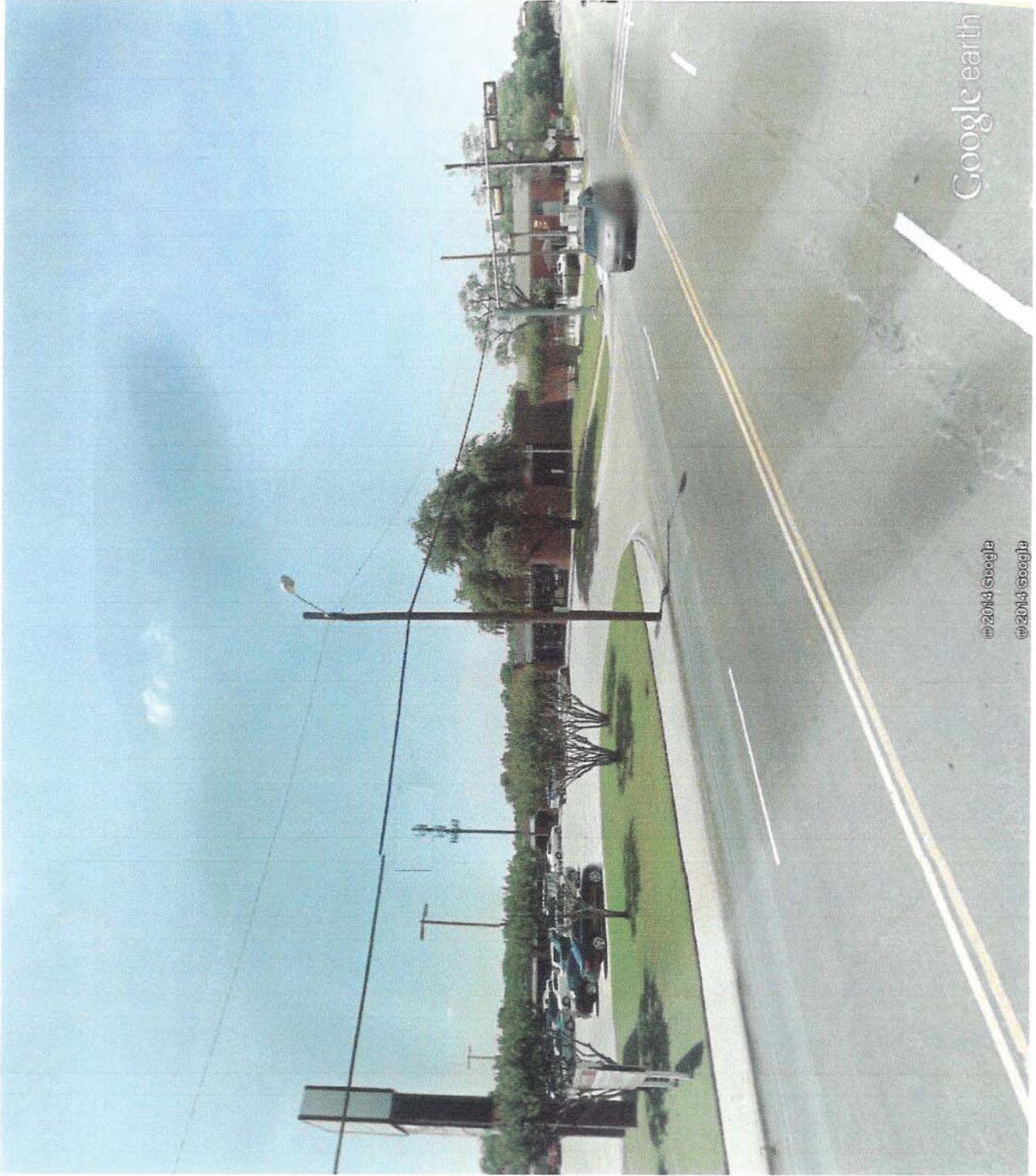


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Google earth



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Google earth

Google earth

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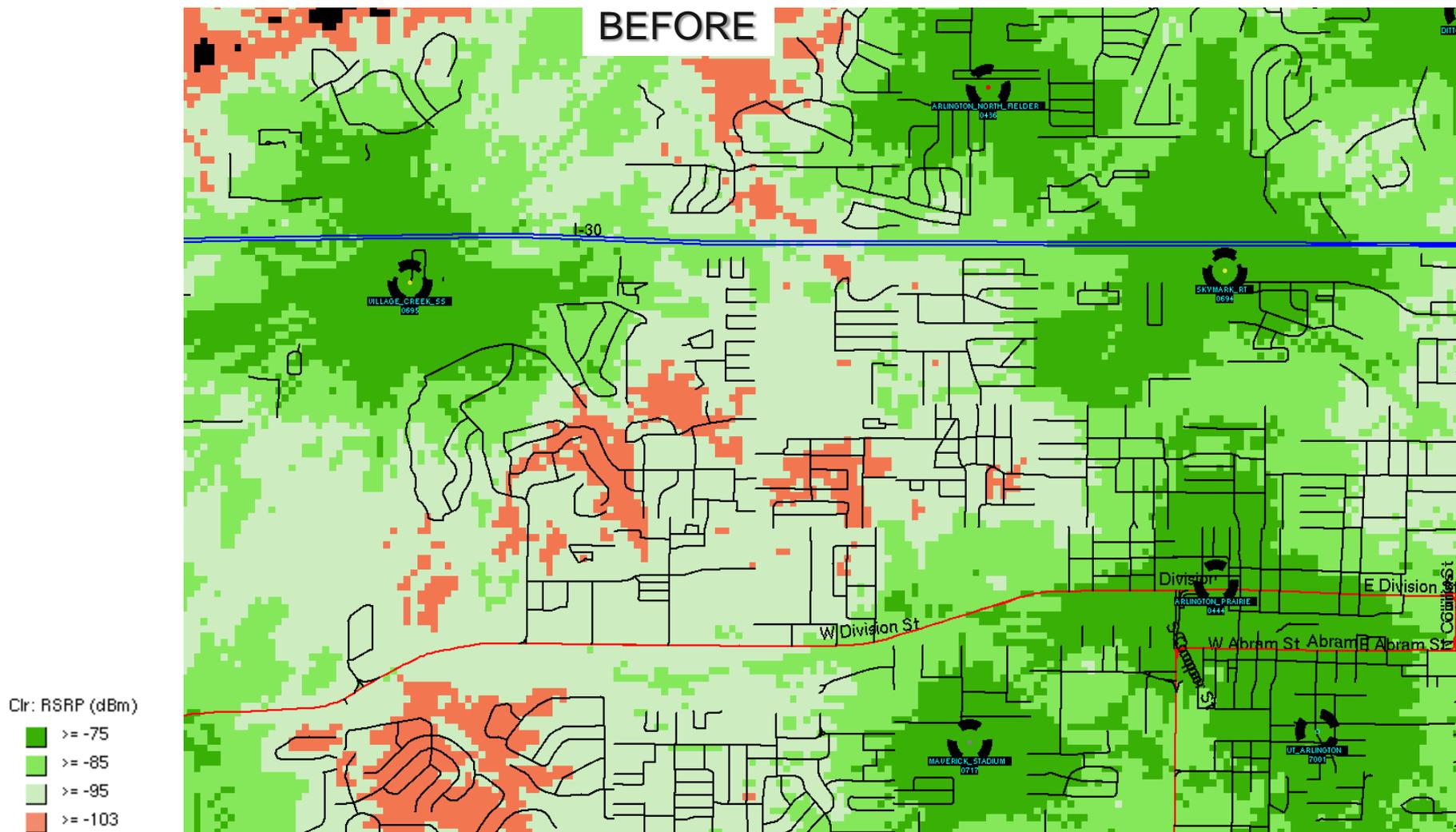
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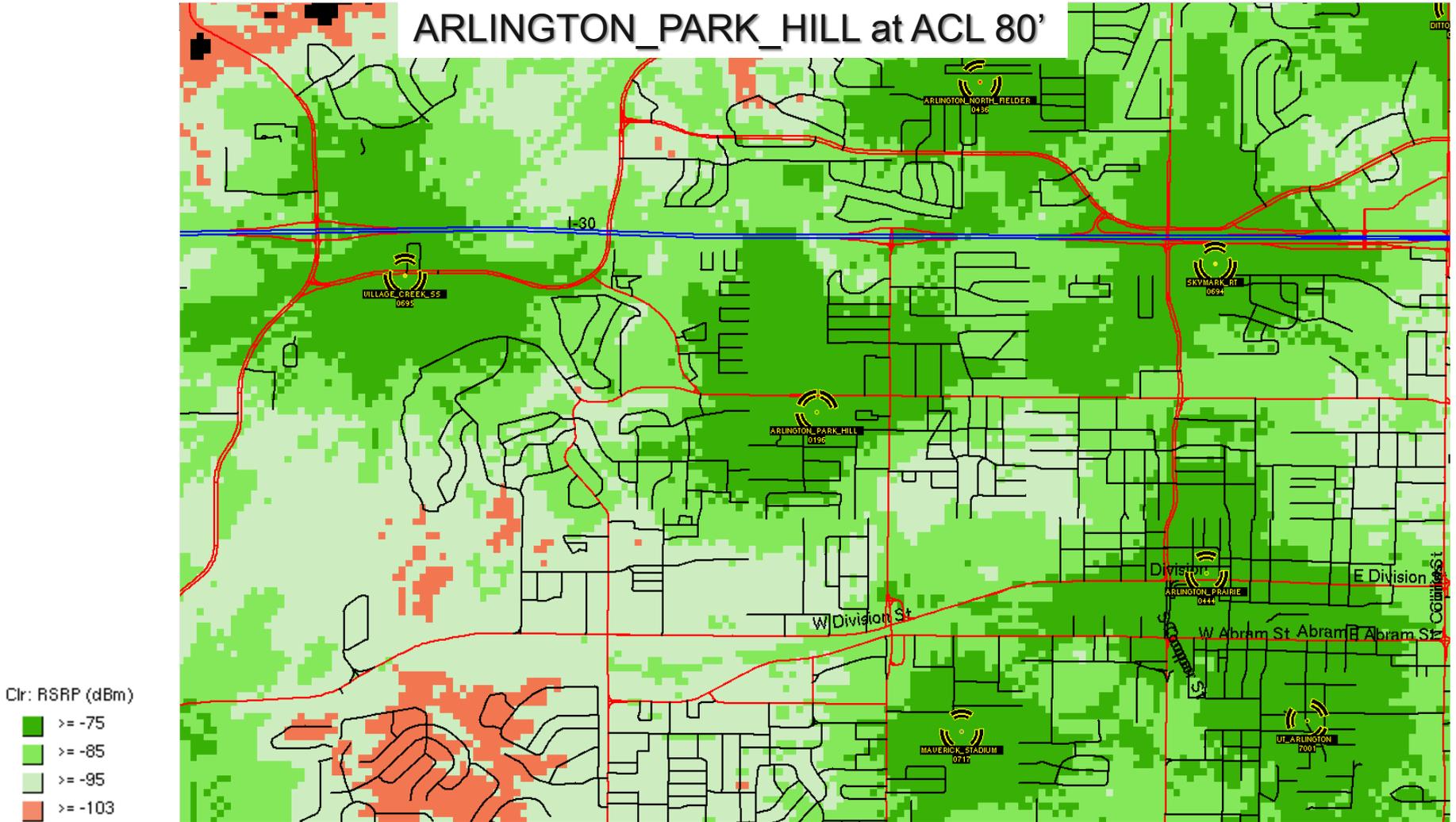
ARLINGTON_PARK_HILL



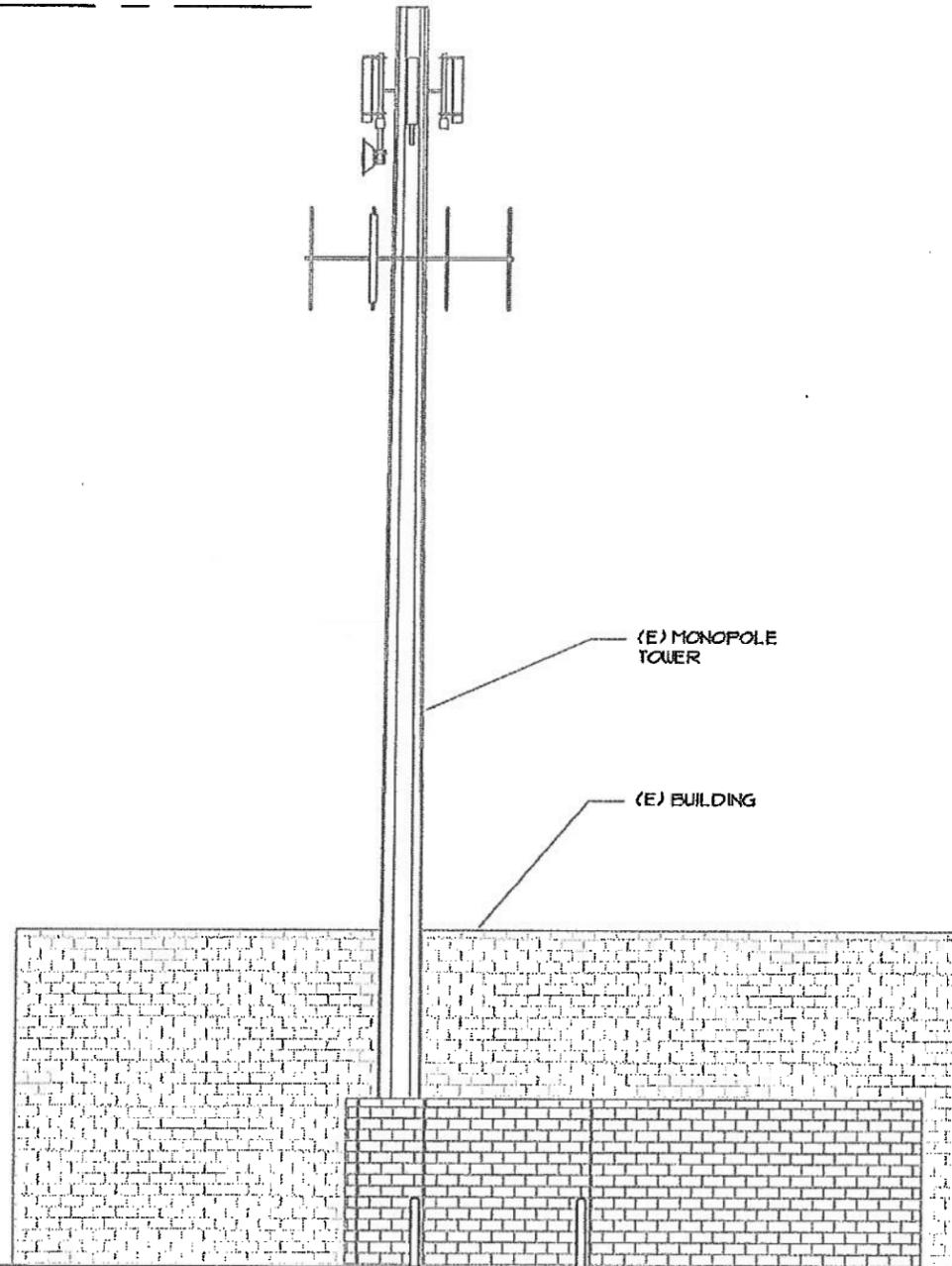


ARLINGTON_PARK_HILL

ARLINGTON_PARK_HILL at ACL 80'



TOP OF TOWER
ELEV. 15'-0" AGL



GRADE
0'-0" AGL

2 TOWER ELEVATION - BEFORE

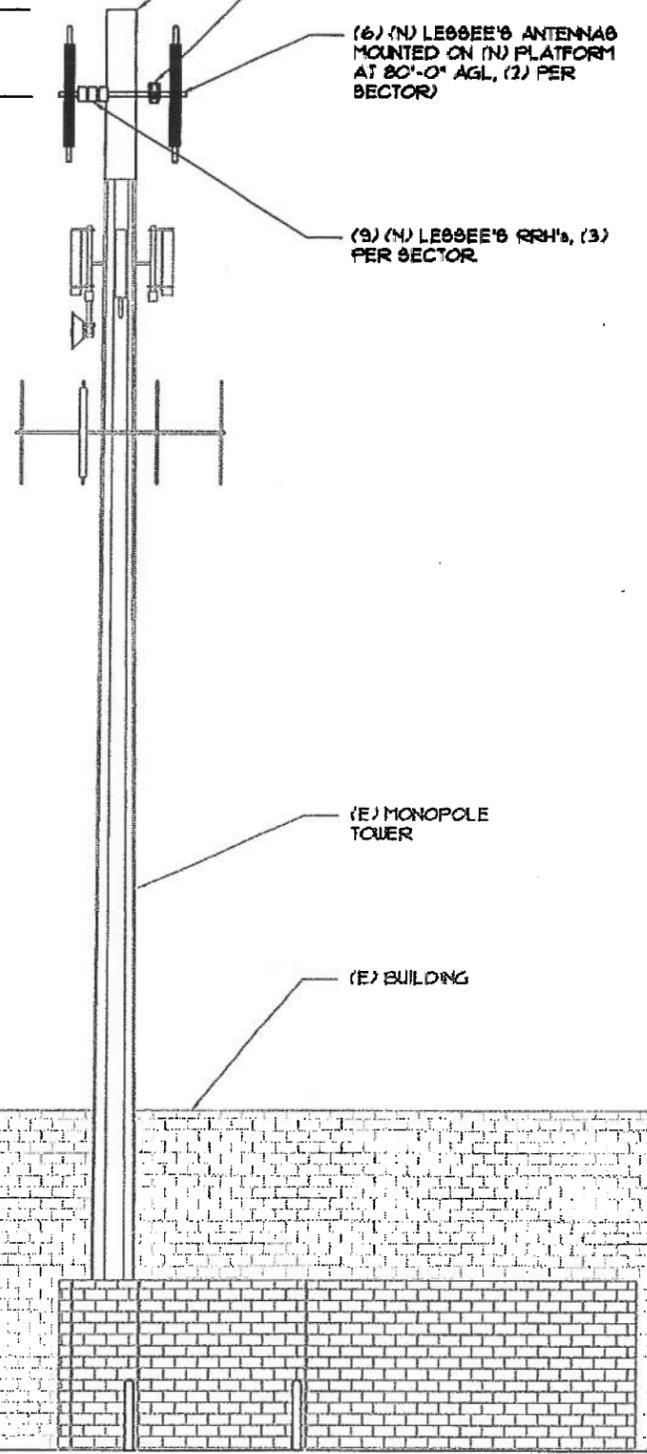
SCALE: 3/32" = 1'-0"

TOP OF TOWER
ELEV. 85'-0" AGL

(N) LESSEE'S ANTENNA
CENTERLINE
ELEV. 80'-0" AGL

RECEIVED - M
14 MAY 15 PM 2:12

- (N) 10'-0" TOWER EXTENSION
- (N) LESSEE'S OVP BOX, CM VERIFY THE COUNTS OF OVP BOXES WITH RF ENGINEER
- (6) (N) LESSEE'S ANTENNAS MOUNTED ON (N) PLATFORM AT 80'-0" AGL, (2) PER SECTOR
- (9) (N) LESSEE'S RRH's, (3) PER SECTOR



GRADE
0'-0" AGL

1 TOWER ELEVATION - AFTER

SCALE: 3/32" = 1'-0"

NO.	DATE	REVISION
A	05/14/14	LEASE EXHIBIT DRAWING



DATE DRAWING: 05/08/13
DRAWN BY: BA
APPROVED BY: WES

LEASE EXHIBIT
ARLINGTON PARK HILL
SITE ID # 267733
1703 W. RANDOL MILL RD.
ARLINGTON, TX 76012
TARRANT COUNTY

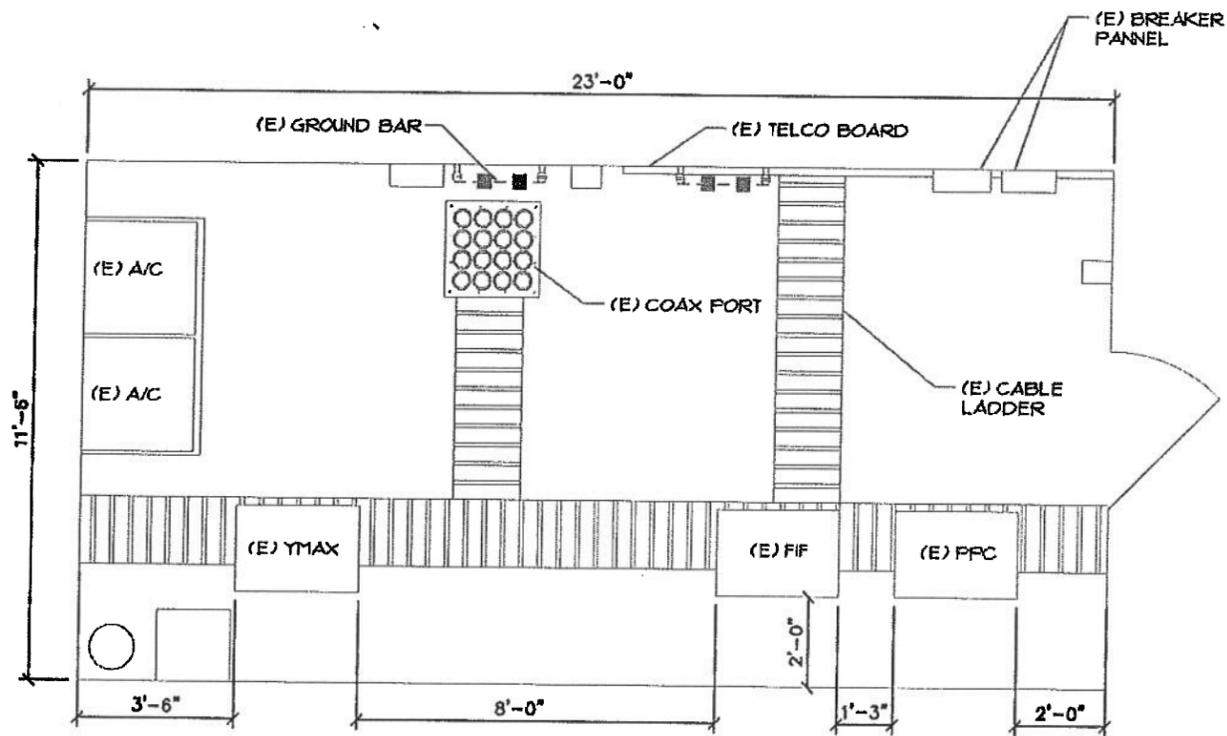
W-T
W-T COMMUNICATION DESIGN GROUP, L.L.C.
WIRELESS INFRASTRUCTURE
181 Holbrook Parkway, Ste 200
Lewisville, Texas 75057
Tel: (972) 738-0781 Fax: (972) 738-0782
www.wtdesigngroup.com
Texas Firm Registration No.: F-411784 Exp: 09/30/14
COPYRIGHT © 2014 W-T COMMUNICATION DESIGN GROUP, L.L.C.

DATE: _____
EXPIRES: 12/31/14

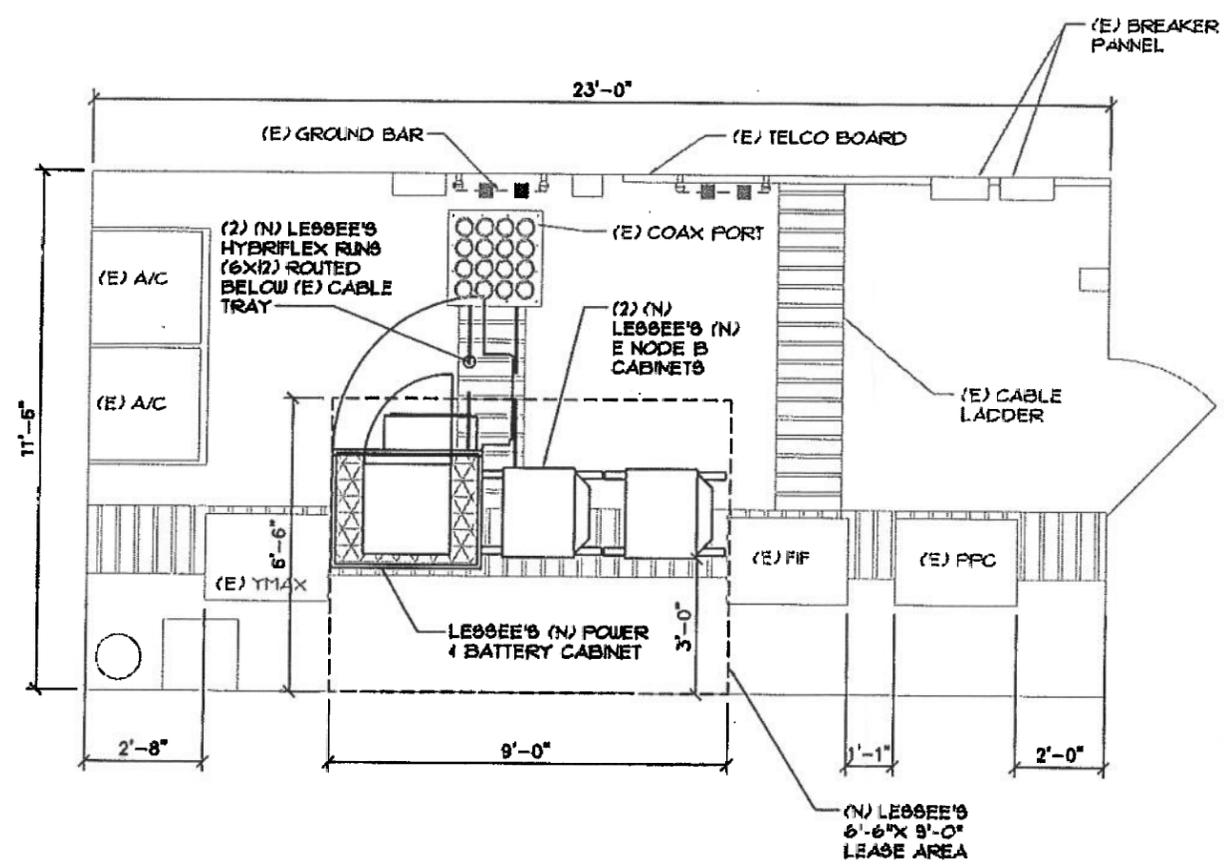
PROJECT NO: T132687

SHEET NAME
TOWER ELEVATION BEFORE / AFTER

SHEET NUMBER
LE-2



2 **EQUIPMENT ROOM BEFORE**
SCALE: 1/4" = 1'-0"



1 **EQUIPMENT ROOM AFTER**
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION
A	05/14/14	LEASE EXHIBIT DRAWING



DATE DRAWN:	09/06/13
DRAWN BY:	BA
APPROVED BY:	WBS

LEASE EXHIBIT
ARLINGTON PARK HILL
SITE ID # 267733
1703 W. RANDOL MILL RD.
ARLINGTON, TX 76012
TARRANT COUNTY

W-T
W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
131 Ashboro Parkway, Ste 100
Lewisville, Texas 75057
PH: (972) 728-0761 FAX: (972) 728-0762
www.wtdesigngroup.com
Texas Firm Registration No. F-11764 Exp. 09/30/14

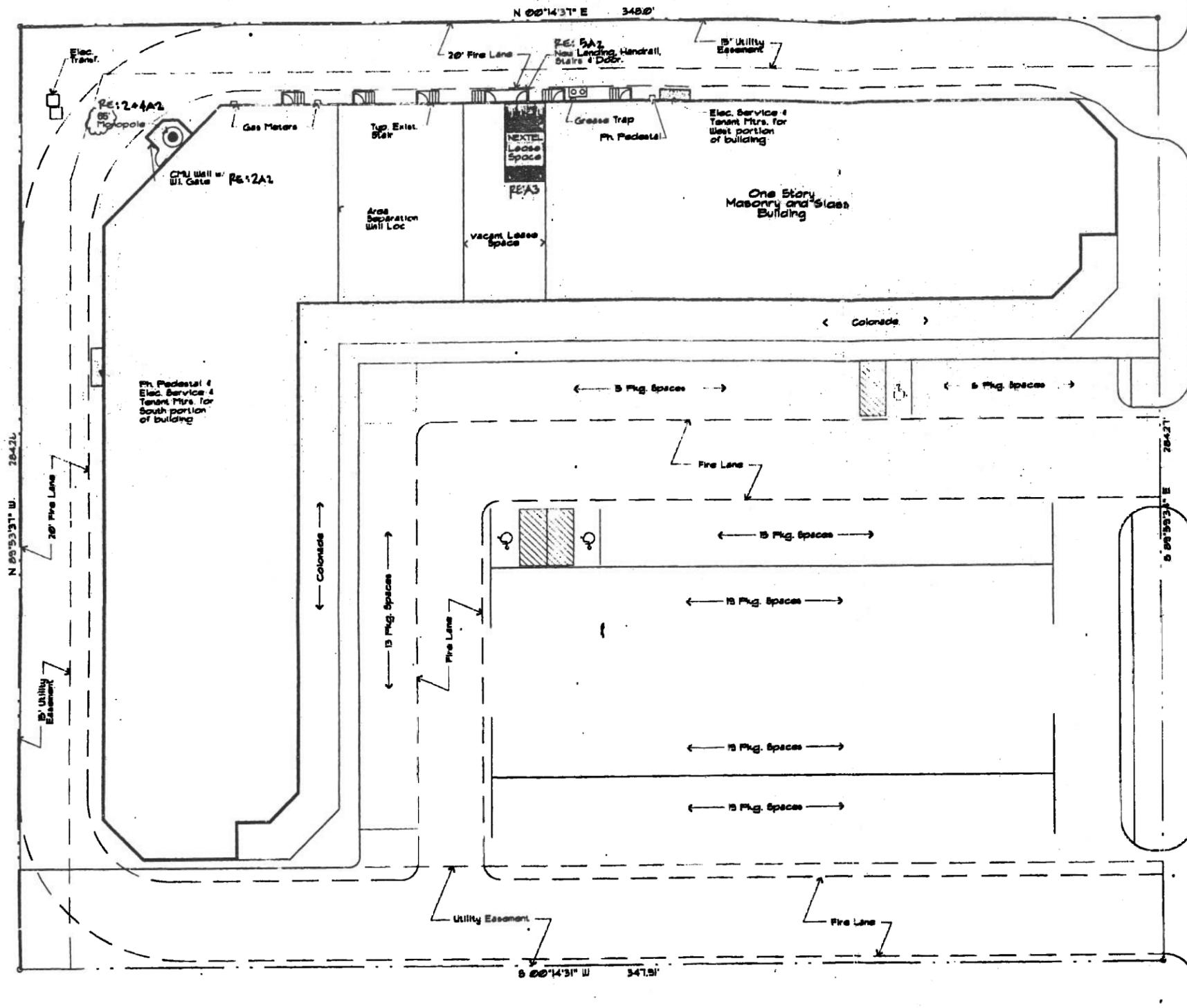
COPYRIGHT © 2014 W-T COMMUNICATION DESIGN GROUP, LLC.

DATE: _____
EXPIRES: 12/31/14

PROJECT NO: T132667

SHEET NAME
EQUIPMENT ROOM BEFORE / AFTER

SHEET NUMBER
LE-1



W. RANDOL MILL ROAD

Site Plan

Scale: 1" = 20'



Staff Report



Zoning Case PD14-7 (Ballpark Circle)

Planning and Zoning Meeting Date: 8-6-14

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Planned Development PD14-7, with a Concept Brief.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant requests to change the zoning on approximately 3.939 acres addressed at 1501 Nolan Ryan Expressway, and generally located north of Nolan Ryan Expressway and west of AT&T Way.

Current zoning: Entertainment District Overlay-Community Commercial (EDO-CC)

Requested zoning: Planned Development (PD) for Entertainment District Overlay-Community Commercial (EDO-CC) uses, plus a Light Manufacturing use, with a Concept Brief

The property consists of a 161,808-square-foot, three-story office building and a 74,739-square-foot warehouse. Both buildings were developed by Trammell Crow in 2003 and were a build-to-suit for Siemens Dematic. However, after Siemens moved out in late 2013, only the front office building was leased to Vought Aircraft Division and the rear building is still vacant. The applicant is proposing to lease the 74,739-square-foot rear building (formally used by Siemens as their research lab) to a potential light manufacturing tenant.

Adjacent Land Uses

The properties to the northwest of the subject site are zoned Entertainment District Overlay-Community Commercial (EDO-CC) with hotel and restaurant uses. The properties to the northeast, east, south, and west are zoned Planned Development (PD) for mixed uses (Glory Park development) and are currently used as parking lots for the Rangers Globe Life Park. The property to the southwest is zoned EDO-PD for CC uses plus multi-family and is partially developed with the Chelsea Park Townhomes project.

Concept Brief

The site is currently heavily landscaped with mature landscaping, and is in compliance with the previously approved Landscape Plan. The site also has controlled access points on three sides and is not readily available to the public without the access codes.

The applicant is not proposing any alterations to the existing structure or the ground sign at this time.

Sector Plan Conformity

The East Sector Plan designates the subject site as Employment Center-Entertainment. Sites with this designation facilitate a cohesive district which promotes family entertainment and related uses. Typically the area would include tourist attractions, hotels, conference space, restaurants, offices, retail, and mixed use developments. Appropriate zoning designations are Community Commercial (CC) and Office Commercial (OC).

The Hike and Bike System Master Plan shows no planned bicycle facilities at this site.

While the proposed zoning request is not in conformance with the East Sector Plan, because the use will be contained in an existing building, which was previously used as a research lab, the introduction of a light manufacturing use at this location is unlikely to have a significant effect on the location, retention, and attraction of entertainment-focused industries in the Entertainment District.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Concept Brief (8 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

August 19, 2014

STAFF CONTACTS

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Community Development and Planning
817-459-6138
Jennifer.Pruitt@arlingtontx.gov



Case Information

Applicant: Lexington Arlington LP represented by Chris Delzell

Property Owner: Lexington Arlington LP represented by Chris Delzell

Sector Plan: East

Council District: 4

Allowable Uses: All uses as itemized in attachment ii, with the approval of this rezoning request

Development History: The subject site is currently a 3.939 acre tract of land, being a portion of Lot 10, Block A, of the Ballpark Addition.

Previous zoning cases in the general vicinity in the past five years include:

Case No.	Location	Request	Disposition
Z06-40R1	South of Interstate 30 Highway and east of North Collins Street	PD for mixed uses, added land to Glory Park	Approved
PD06-07R1	South of East Road to Six Flags Street and west of Pennant Drive	Amended Final Development Plan	Approved

Transportation: The proposed development has three points of access. All three points of access are from Nolan Ryan Expressway.

Thoroughfare	Existing	Proposed
Nolan Ryan Expressway	100-foot, 4 lane divided, arterial	100-foot, 4 lane divided, arterial

Traffic Impact: The proposed zoning change from Entertainment District Overlay-Community Commercial (EDO-CC) uses to Planned Development (PD) for Entertainment District Overlay-Community Commercial (EDO-CC) uses, plus a Light Manufacturing use, will generate similar traffic patterns and will not significantly impact the adjacent roadway system.

Water & Sewer: Water and sanitary sewer services are available to the subject site.



Case Information

Drainage: The site is located in the Johnson Creek drainage basin. The site has no portion within the FEMA floodplain.

No significant drainage impacts are expected to result from development of this site as long as all relevant city ordinances are complied with.

Fire: Fire Station Number 11 located at 2204 Ball Park Way, provides protection to this site. The estimated fire response time is less than six minutes, which is in keeping with recommended standards.

School District: AISD Independent School District.

The proposed zoning request is located in the Arlington Independent School District and has no impact on the schools serving this site.

Notices Sent:

Neighborhood
Associations:

ACTION North
Arlington Alliance for Responsible Government
Arlington Chamber of Commerce
Arlington Neighborhood Council Association
East Arlington Renewal
East Arlington Review
Far South Arlington Neighborhood Association
Forest Hills Home Owners Association
Friends of Parkway Central Park
Northern Arlington Ambience
Riverbend Neighborhood
Town North Neighbors
West Citizen Action Network (WeCan)

Property Owners: 50
Letters of Support: 0
Letter of Opposition: 0

Itemized Allowable Uses



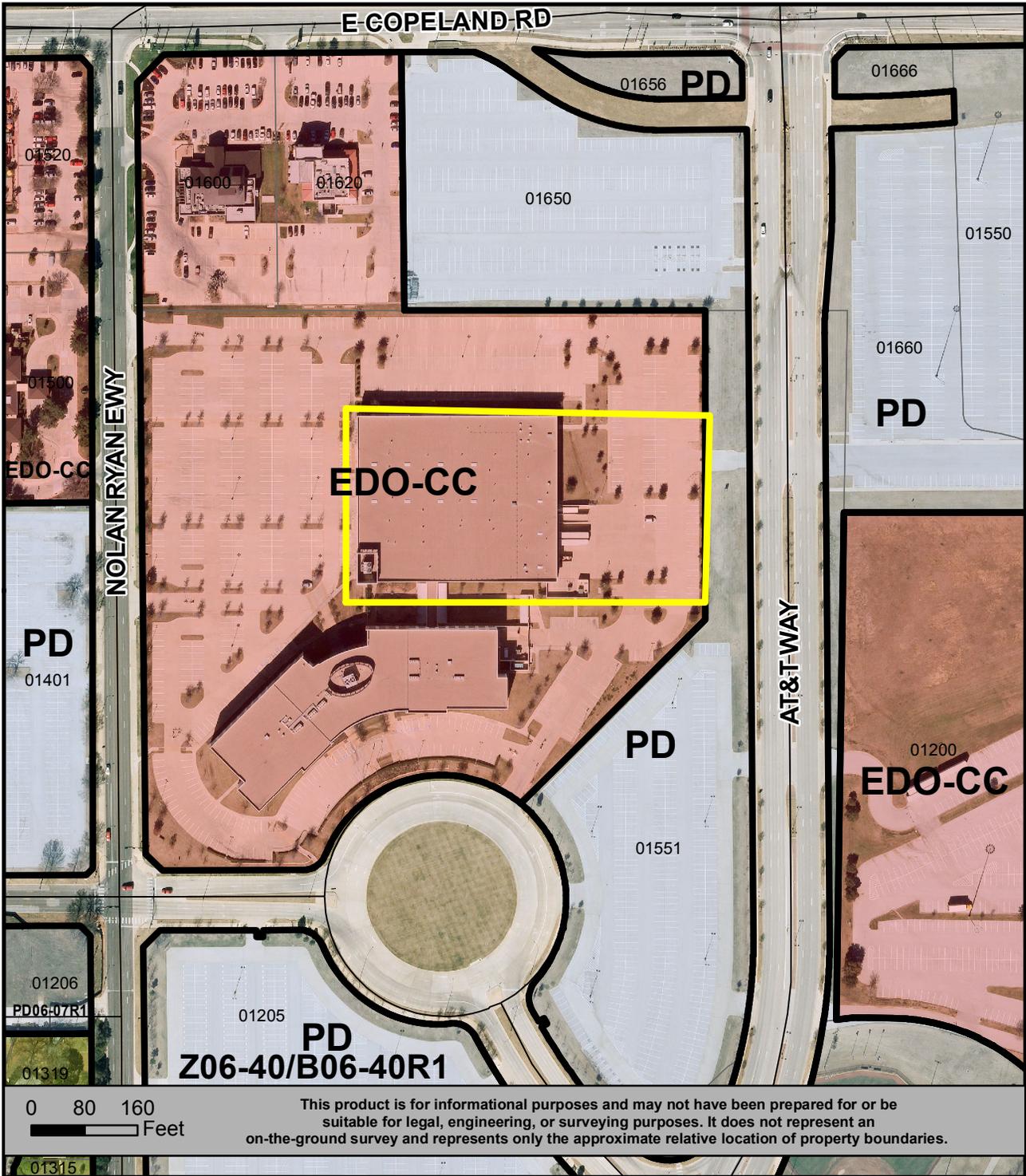
Allowable Uses:

Planned Development (PD) for Entertainment District Overlay-Community Commercial (EDO-CC) uses, plus a Light Manufacturing use, with a Concept Brief

Permitted – Nursing home, Art gallery or museum, Domestic violence shelter, Government administration and civic buildings, Philanthropic institution (other than listed), Religious assembly, Business school, Public or private school, University/college/seminary, Hospital, Medical or dental office or clinic, Cemetery, Community garden, Public park or playground, Crop production, Gasoline sales, Catering service, Restaurant, Restaurant, take-out and delivery only, Office, business or professional, Telemarketing call center, Day care center, General personal services (other than listed), Massage therapy clinic, Private club/lodge/fraternal organization, Recreation, indoor (other than listed), Skating rink, Teen club, Theatre, indoor, Wedding chapel, Country club, Golf course, Major tourist attraction, General retail store (other than listed), Firearm sales, Pawn shop, Second-hand goods store, Swimming pool, spa and accessory sales and service, Medical or scientific research laboratory, Electric utility substation, Radio or TV station or studio, Utility lines, towers or metering station, Light Manufacturing

Specific Use Permit – Halfway house, Hospital, psychiatric, Hotel, limited service, Residence hotel, Bail bond service, Tattoo parlor or piercing studio, Banquet hall, Bingo parlor, Billiard parlor, Bowling alley, Gun range (indoor), Nightclub, Recreation, general outdoor (other than listed), Marina, Nursery, garden shop or plant sales, Specialty paraphernalia sales, Wrecker service, Gas well, Transit passenger terminal, Utility installation other than listed, Telecommunication Facilities Towers >75 ft., Stealth towers >100 ft., Self-storage facility

Conditions – Kennel, commercial, Veterinary clinic, Motor vehicle rental, Financial services, Restaurant with drive-through, Sidewalk café, Hotel, full service, Building and landscaping materials and lumber sales, Food processing, Custom and craft work, Telecommunication Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75 ft., Stealth towers ≤100 ft., Wholesale supply business



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

**LOCATION MAP
PD14-7**

**PD for EDO-CC uses, plus a Light Manufacturing use, with a Concept Brief
3.939 ACRES**



PD14-7

North and East of Nolan Ryan Expressway and west of AT&T Way.



View east.



View south.



View from Nolan Ryan Expw. View east.



View from Nolan Ryan Expw. View south.



CONCEPT BRIEF

101 West Abram Street
Arlington, Texas 76010
817-459-6502
www.arlingontx.gov/planning

Case Number: PD14-7

Form must be filled out completely. Please type or legibly print all information.

Address: 1501 Nolan Ryan Expressway

Legal Description: Lot(s) 10 Block(s) A Addition Ballpark Addition

Tract(s) _____ Survey(s) William D Neal Abstract(s) No. 1190

Current Zoning: F and ED Current Use(s): office and R+D

Proposed Zoning: LI and ED Proposed Use(s): office, warehouse, manufacturing

How many structures, if any, are currently on site and the square footage of each? List which structures will remain and which will be demolished. 1501 Nolan Ryan - 74,739 SF - remain

Gross Design Standards

The land uses and zoning that are adjacent to the subject site are (if a site is adjacent to a street, include the street name and the use across the street):

Direction	Current Land Use	Current Zoning
North	Restaurants - El Fenix + TXLC	PD, ED-F
East	Sheraton Hotel	PD, ED-F
South	Parking, Globe Life Stadium	PD, ED-F
West	Parking, Courtyard Hotel	PD, ED-F

Residential adjacency exists if a building site abuts a residential zoning district at any point or is directly across a public street or alley from a residential zoning district.

The gross design standards below without an explanation for exceptions cannot be varied through the "PD" process.

I. Points of Access

The exception to this standard can only be considered for non-residential sites with residential adjacency.

Points of access will comply with City of Arlington ordinance requirements.

Describe points of access: Copeland Rd to North, Legends Way to East, Nolan Ryan Expressway to West, Road to Six Flags to South

Points of access shall comply with City of Arlington ordinance requirements with the exception that this site will have access to local streets. (The Public Works Dept. must also approve this alternative.) This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe):

II. Building(s) Orientation

Describe orientation of building(s): 1501 is on the north side of the property and 1401 is adjacent (south) to 1501

Maximum number and type of structures (specify which structures are proposed, currently exist, and square footage of each):

1501 - 74,739 SF warehouse existing
1401 - 16,808 SF office building existing

III. Building Materials

The exception to this standard can only be considered for sites with residential adjacency.

Building materials shall comply with City of Arlington ordinance requirements for residential adjacency. Describe color and type of building materials and minimum percentage of masonry on each exterior wall for all structures on site:

1501 - beige painted tilt-up concrete walls, with some aluminium and glass curtainwall. 1401 - beige painted tilt-up concrete, with stone veneer and aluminium and glass curtainwall

Building materials shall comply with City of Arlington ordinance requirements with the following exception(s):

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe):

IV. Building Line Setbacks

In instances where a transitional buffer is required due to residential adjacency, the building line setback shall correspond to that of a transitional buffer.

Building line setbacks shall comply with City of Arlington ordinance requirements.

Building line setbacks shall comply with City of Arlington ordinance requirements with the following exception(s):

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe):

V. Fences and Screens

Fences and screens shall comply with the visibility requirements for the City of Arlington.

- Fencing and screening requirements shall comply with the City of Arlington ordinance requirements. Describe the location, type and height of fencing and screening:

HVAC and generators screened

- Fencing and screening of loading docks and outside storage shall comply with City of Arlington ordinance requirements. Describe the location, type and height of fencing and screening of loading docks and outside storage on site:

n/a

- Screening required for residential adjacency and mechanical equipment shall comply with City of Arlington ordinance requirements.
- Screening required for residential adjacency and mechanical equipment shall comply with City of Arlington ordinance requirements with the following exception(s):

n/a

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe): _____

VI. Interior Landscape, Landscape Setbacks along street frontages, and Transitional Landscape Buffers

All landscaping shall comply with the visibility requirements of the City of Arlington. Building line setbacks will correspond to or exceed the transitional landscape buffers and landscape setbacks.

- Interior Landscape shall comply with all City of Arlington ordinance requirements. If compliance with the Landscape Ordinance cannot be obtained, a Substitute Landscape Plan shall be submitted for this site.
- Landscape Setbacks along street frontages shall comply with all City of Arlington ordinance requirements. If compliance with the Landscape Ordinance cannot be obtained, a Substitute Landscape Plan shall be submitted for this site.
- Transitional Landscape Buffers shall comply with all City of Arlington ordinance requirements. If compliance with the Landscape Ordinance cannot be obtained, a Substitute Landscape Plan shall be submitted for this site.
- This site is not required to provide Transitional Landscape Buffers.
- Interior Landscape, Transitional Landscape Buffers, and Landscape Setbacks will exceed City of Arlington ordinance requirements (describe for each):

VII. Trash Refuse Containers (dumpsters)

- The location and screening of refuse containers shall comply with City of Arlington ordinance requirements. Describe the screening of the refuse container(s): Trash/recycle dumpsters are screened

VIII. Height of Building(s)

Residential proximity exists if a site falls under the required height setback envelope as projected from the residential property of origination. This is not limited to properties adjacent to the residential site. If this property is within 1,000 feet of a residential district, then this site is subject to the height setback envelope requirements.

- Structure height shall comply with City of Arlington ordinance requirements. Describe maximum height of structure(s):
1501 - approx 28' to bottom of the roof joists
1401 - 3 story office building

- Structure height shall comply with City of Arlington requirements with the following exception(s):

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe): _____

IX. Sign(s)

All sign height, location, orientation and size shall comply with the visibility requirements of the City of Arlington. The exceptions to this standard can only be considered for sites with residential adjacency

- Sign height, location, orientation and size shall comply with City of Arlington ordinance requirements. Describe the height, location and orientation of sign(s):

none at this time

- Sign height, location, orientation and size shall comply with City of Arlington ordinance requirements with the exception that the sign will be located on the side or rear of the commercial structure when such sign abuts or is across a local or minor collector street from a residential use or district.

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe): _____

- Sign height, location, orientation and size shall comply with City of Arlington ordinance requirements with the exception that any permitted freestanding or wall sign located on a local or minor collector street will be internally illuminated with transparent or translucent faces when abutting a residential use or district.

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe):

- Any other exceptions to the Sign Ordinance require approval from the Zoning Board of Adjustments (ZBA). The applicant shall receive the variance or special exception prior to final reading of this zoning case. Upon receipt of the variance or special exception from ZBA, describe the item granted and the case number.

X. Lighting

The exceptions to this standard can only be considered for sites with residential adjacency.

- On-site lighting shall comply with City of Arlington ordinance requirements.
- On-site lighting shall comply with City of Arlington ordinance requirements with the exception that lighting will not be shielded away from residential uses.

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe):

- On-site lighting shall comply with City of Arlington ordinance requirements with the exception that low mounted lights in parking areas within 100 feet of a residential use or district will exceed 20 feet in height. This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe):

XI. Utilities

- Utilities shall comply with City of Arlington location and ordinance requirements. Describe the location of utilities, both above and below ground: water, gas, and electric already installed to both buildings (underground)

XII. Off-Street Parking

- Parking shall comply with City of Arlington location and ordinance requirements (describe): n/a

- Landscape Parking shall comply with all City of Arlington Landscape ordinance requirements. If compliance with the Landscape Ordinance cannot be obtained, a Substitute Landscape Plan shall be submitted for this site.
- Any exceptions to the Parking Ordinance require approval from the Zoning Board of Adjustments (ZBA). The applicant shall receive the variance or special exception prior to final reading of this zoning case. Upon receipt of the variance or special exception from ZBA, describe the item granted and the case number.



**PLANNED DEVELOPMENT ZONING APPLICATION
WITH CONCEPT BRIEF**

DOCUMENTS REQUIRED

Staff review will not begin until all the following have been submitted:

- | Staff | Appl | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Zoning Application with Owner's Disclosure and Notary Statement |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Concept Brief form addressing design standards |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Application Fee <i>waived per Andrea Roy</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | One copy of location map (with north arrow and scale) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Documents Required Checklist, completed and signed by applicant |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | If less than two acres, a statement identifying the district which permits the primary use and verifying that all standards in that zoning district will be adhered to unless modified design standards are approved as permitted in the Zoning Chapter 9-300(E)(9) <i>n/a</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | If greater than two acres, a statement identifying the first district which permits the primary use and verifying that all standards in that zoning district will be adhered to on the periphery of the development unless modified design standards are approved as permitted in the Zoning Chapter 9-300(E)(9) <i>noted in concept brief</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Preliminary drainage study, if required for this property <i>n/a</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | Traffic impact analysis or traffic circulation analysis, if required for this property <i>n/a</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | If redevelopment of a lot where existing structures are to be redeveloped and all ordinance requirements cannot be met, a list of the requirements that will not be met <i>n/a</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | One 11"x17" copy of the plat, if the property is platted <i>emailed to J. Pruitt</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | If request is for (i) a portion of a platted lot, or (ii) an unplatted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by a licensed surveyor must be provided electronically in Microsoft Word and in hard copy. |

The following items should be clearly identified as metes and bounds within the location map's description:

- The point of beginning (POB), describing the corner tie, and a tie to a Global Positioning System (GPS) monument accepted by the City. At least one corner shall be tied by course and distance to a corner of a platted lot or to an original corner of the original survey of which it is a part. In case of a location map depicting a completely new area without any specific monument, or recorded addition lot corner, the geographic coordinate numbers of the point of beginning should be provided.
- Metes and Bounds calls, stating bearings in degrees, minutes, and seconds, and distances in feet and hundredths of feet.
- Metes and bounds calls of each line should be described in separate paragraphs.
- Curved lines should be defined by their direction left or right, angle of intersection or central angle, radius, arc length, and chord bearing and distance. Non tangent curves should be identified as such.
- Scale factor should be provided in case of ground survey.

Preparer's Signature: _____

Printed Name: _____

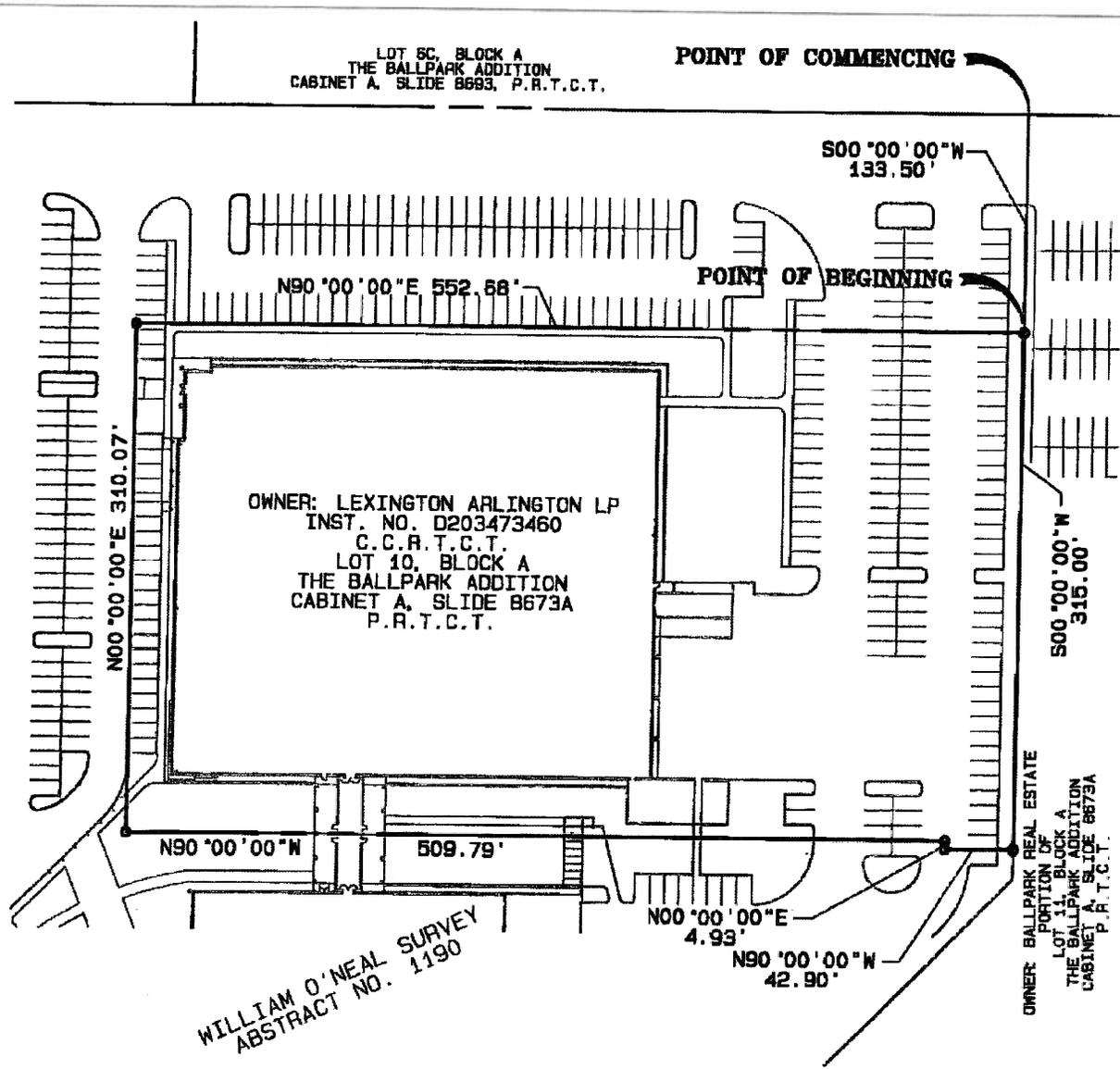
Date: _____

CR DZell

Christopher Datzell

6/22/14

3/26/2014



ZONING EXHIBIT
BEING A
171,582 SQ.FT./3.939 ACRE
TRACT OF LAND SITUATED IN
THE WILLIAM O'NEAL SURVEY,
ABSTRACT NO. 1190, CITY OF ARLINGTON,
TARRANT COUNTY, TEXAS




Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 800 SIX FLAGS DRIVE, SUITE 800
 ARLINGTON, TEXAS 76011 (817) 640-8535
 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00



DATE: JULY 1, 2014