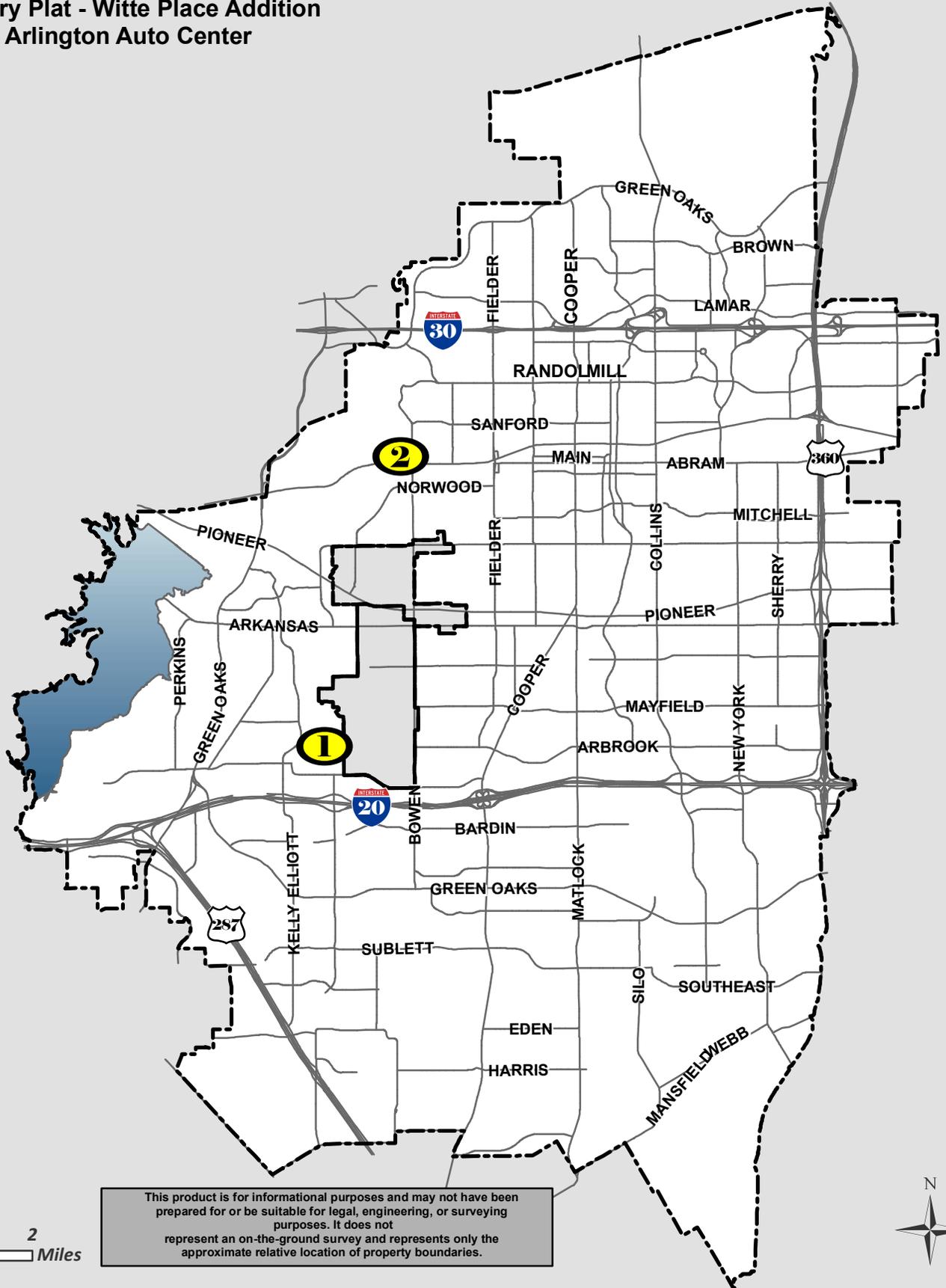


# PLANNING & ZONING

## August 20, 2014



1. Preliminary Plat - Witte Place Addition
2. PD14-11 - Arlington Auto Center



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

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**Planning and Zoning Commission  
Work Session**

**Council Chamber  
101 West Abram Street**

**August 20, 2014  
4:30 P.M.**

**I. CALL TO ORDER**

**II. EXECUTIVE SESSION**

(a) Section 551.071, **CONSULTATION WITH ATTORNEY**

1. Discussion of legal matters related to Witte Place Addition preliminary plat

**III. DISCUSSION OF REGULAR SESSION AGENDA ITEMS**

**IV. DISCUSSION OF FUTURE MEETING DATES AND TIMES**

- (a) Planning and Zoning Commission Two-Hour Bus Tour – August 29, 2014
- (b) Planning and Zoning Commission Meeting on September 3, 2014

**V. 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

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**Planning and Zoning Commission  
Regular Session**

**Council Chamber  
101 West Abram Street**

**August 20, 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 August 6, 2014 P&Z Meeting

**IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS**

- A. **CONTINUED (from 7-16-14)** Preliminary Plat – Witte Place Addition, Lots 1 through 24, Block 1 and Lots 25X and 26X, Block 1 (Zoned Residential Single-Family 7.2 [RS-7.2]); generally located south of Curt Drive and west of Kelly Perkins Road with approximate addresses being 3800, 3808, and 3810 Curt Drive.

**V. PUBLIC HEARING FOR ZONING CASES**

- A. Zoning Case PD14-11  
(Arlington Auto Center – 320 Dixon Lane)

Application to change the zoning on approximately 1.073 acres from Light Industrial (LI) to Planned Development (PD) for Light Industrial (LI) uses with a Development Plan; generally located north of West Division Street and west of Dixon Lane.

**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.**

## **VI. MISCELLANEOUS**

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

## **VII. ADJOURN**



## AGENDA

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**Planning and Zoning Commission**

**Monthly Bus Tour**

**August 29, 2014  
8:00 A.M.**

**8:00 a.m. Planning and Zoning Commission Two-Hour Bus Tour of various metroplex developments.**

A quorum of the Commission may be present. No formal action will be taken.



# Staff Report

<b>Preliminary Plat (Witte Place Addition)</b>	
Planning and Zoning Meeting Date: 8-20-14	Document Being Considered: Plat

## **RECOMMENDATION**

Following the public hearing, consider a preliminary plat.

## **PRIOR BOARD OR COUNCIL ACTION**

On May 21, 2014, the Planning and Zoning Commission continued the Preliminary Plat, at the request of the applicant, to the meeting on June 18, 2014.

On June 18, 2014, the Planning and Zoning Commission continued the Preliminary Plat, at the request of the applicant, to the meeting on July 16, 2014.

On July 16, 2014, the Planning and Zoning Commission continued the Preliminary Plat, at the request of the applicant, to the meeting on August 20, 2014.

## **ANALYSIS**

The applicant, Evolving Texas, represented by Bret Blankenship P.E., proposes to plat 22 residential lots and four open space lots from 6.487 acres of the T. H. Watson Survey, Abstract 1689. Lots 5X, 19X, 25X and 26X, Block 1, are designated open space lots to be maintained by the home owners association. The perimeter fencing and landscaping along Curt Drive will also be held in common ownership and maintained by a Homeowners Association.

The site currently includes three lots, of which one lot is undeveloped and the other two lots were developed with single family residences. However, one of those homes was demolished recently in February 2014. The other existing home is 4,200 square feet in size and will continue to remain.

The subject area is zoned Residential Single-Family (RS-7.2), which requires a minimum lot area of 7,200 square feet and a minimum lot width of 60 feet.

The existing development pattern along Curt Drive in the block between Kelly Perkins Road and Indian Summer Lane is as follows:

- Lot sizes range between 0.41 acres and 3.7 acres (with an average lot size of 1.82 acres).
- Lot width ranges between 37 feet and 215 feet, along Curt Drive (with an average lot width of 155 feet).
- The front building line of the existing houses is setback at least 41 feet from the front property line.

It is strongly suggested that the applicant consider making adjustments related to the rural frontage established along Curt Drive, to ensure that the proposed development will be comparable to the predominant pattern established by the existing lots on the same block.

Staff has received ten letters of opposition related to the proposed subdivision development, noting numerous items of concern. See attached opposition letters submitted.

Previously, the project proposed to construct a box culvert to convey the storm water from east to west across the site (replacing an existing creek). The applicant has revised the plan such that the box culvert length is reduced to cross only the proposed roadway. The applicant has submitted and staff has reviewed multiple revisions of the Witte Place flood study. The last set of comments was sent to the applicant on August 12, 2014.

The applicant has not yet demonstrated adequate drainage and stormwater management per Article V of the Subdivision Regulations.

**FINANCIAL IMPACT**

None

**ADDITIONAL INFORMATION**

<u>Property Location:</u>	Generally located south of Curt Drive and west of Kelly Perkins Road with approximate addresses being 3800, 3808, and 3810 Curt Drive.
<u>Sector:</u>	West
<u>Council District:</u>	4
<u>Current Zoning:</u>	Residential Single-Family (RS-7.2)

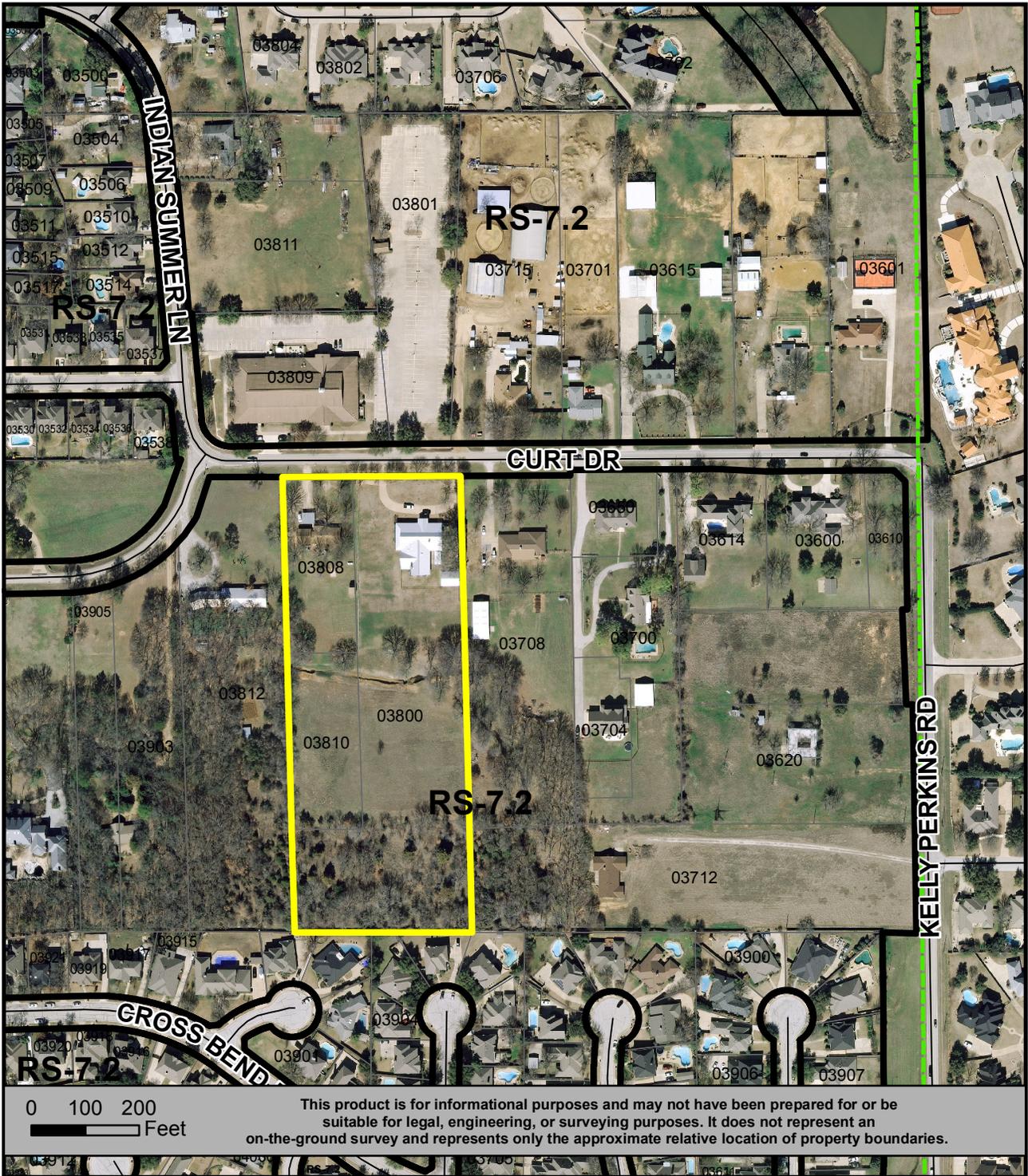
**ATTACHED**

- i. Location Map
- ii. 11X17 Plat
- iii. Opposition letters

**STAFF CONTACT(S)**

Gincy Thoppil, AICP  
Development Planning Manager  
Community Development & Planning  
817-459-6662  
[Gincy.Thoppil@arlingtontx.gov](mailto:Gincy.Thoppil@arlingtontx.gov)

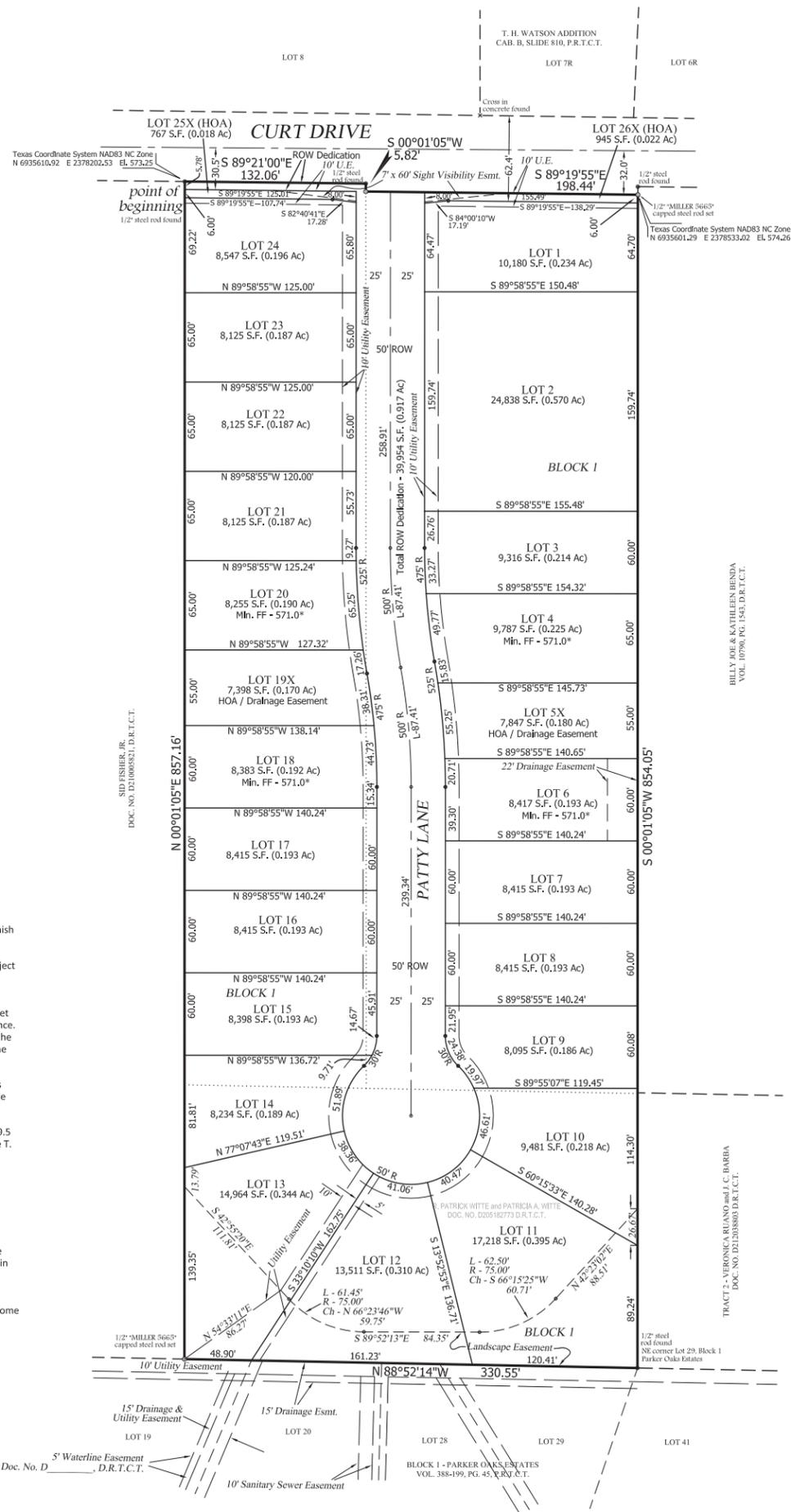
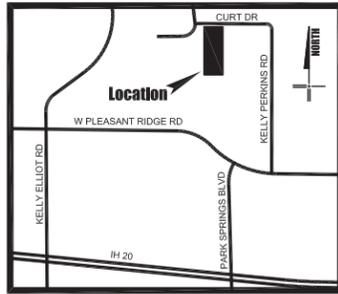
Jennifer Pruitt, AICP, LEED AP  
Principal Planner  
Community Development & Planning  
817-459-6138  
[Jennifer.Pruitt@arlingtontx.gov](mailto:Jennifer.Pruitt@arlingtontx.gov)



**LOCATION MAP**

**WITTE PLACE  
PRELIMINARY PLAT**





- NOTES:
- 1) The fencing along Curt Drive shall be maintained by the mandatory HOA.
  - 2) Lot data: 22 Residential Lots & 4 HOA Lots totaling 5.49 acres; ROW Dedication totaling 0.917 acre.
  - 3) The City of Arlington reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change. Additional lots, other than those shown, may also be subject to minimum finish floor criteria.
  - 4) Visibility triangles shall be provided at all public or private street or driveway intersections in accordance with current City ordinance. All landscaping (nothing over 2 feet in height as measured from the top of the curb) within the visibility triangles shall comply with the Visibility Ordinance.
  - 5) This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
  - 6) The beginning point shown hereon is by deed call NORTH 1589.5 feet and N 89°02'W 1187.4 feet from the southeast corner of the T. H. Watson Survey. Said beginning point is N 49°18'44"W 2878.26 feet (surface) from City of Arlington Monument AR99.
  - 7) \* - Federal Emergency Management Agency (FEMA) Elevation Certificate will not be required for these lots.
  - 8) The purpose of the Landscape Easements for Lots 10-13 is to assure tree preservation, specifically for Lots 10-13. The homeowners of Lots 10-13 will be individually responsible for the maintenance of the landscape easements. No grading is allowed in the Landscape easements.
  - 9) The maintenance of the Lots 5X, 19X, 25X and 26X and the maintenance of the entry wall shall be the responsibility of the Home Owners Association.

THIS is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Jason B. Rawlings  
Texas RPLS No. 5665



We hereby determine that this plat conforms to the preliminary plat approved by the Planning and Zoning Commission on \_\_\_\_\_.

Approved: \_\_\_\_\_ Attest: \_\_\_\_\_

Chairman - Planning and Zoning Commission Secretary - Planning and Zoning Commission

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, BAYLEY YANDELL, LTD., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land out of the T. H. Watson Survey, Abstract No. 1689 and situated in the City of Arlington Tarrant County, Texas, said tract including the following tracts of land: the tract described in the deed to R. Patrick Witte and Patricia A. Witte recorded as Document No. D208025456 in the Deed Records of Tarrant County, Texas; the tract described in the deed to Robert P. Witte and Patricia A. Witte recorded in Volume 11242, Page 1475 in said deed records; and the tract described in the deed to R. Patrick, Witte and Patricia A. Witte recorded as Document No. D205182773 in said deed records and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch steel rod found for the northwest corner of said Witte tract (D208025456), said rod being in the southerly right-of-way line of Curt Drive;

Thence South 89 degrees 21 minutes 00 seconds East with the northerly boundary line of said Witte tract (D208025456) and with said right-of-way line a distance of 132.06 feet to a 1/2 inch steel rod found for the northeast corner of said Witte tract (D208025456);

Thence South 00 degrees 01 minutes 05 seconds West with the easterly boundary line of said Witte tract (D208025456) a distance of 5.82 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northwest corner of said Witte tract (11242/1475);

Thence South 89 degrees 19 minutes 55 seconds East with the northerly boundary line of said Witte tract (11242/1475) and with said right-of-way line a distance of 198.44 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northeast corner of said Witte tract (11242/1475);

Thence South 00 degrees 01 minutes 05 seconds West with the easterly boundary line of said Witte tract (11242/1475), passing at 653.73 feet a 1/2 inch steel rod found for the southeast corner thereof and the northeast corner of said Witte tract (D205182773) and continuing a total distance of 854.05 feet to a 1/2 inch steel rod found for the southeast corner of said Witte tract, said rod being in the northerly boundary line of Parker Oaks Estates, an addition to the City of Arlington, Texas according to the plat thereof recorded in Volume 388-199, Page 45 of the Plat Records of Tarrant County, Texas;

Thence North 89 degrees 52 minutes 14 seconds West with the southerly boundary line of said Witte tract (D205182773) and with the northerly boundary line of said addition a distance of 330.55 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southwest corner of said Witte tract (D205182773);

Thence North 00 degrees 01 minutes 05 seconds East with the westerly boundary line of said Witte tract (D205182773), passing at 199.53 feet a 1/2 inch steel rod found for the northwest corner thereof and the southwest corner of said Witte tract (D208025456) and continuing with the westerly boundary line thereof a total distance of 857.16 feet to the point of beginning and containing 6.4871 acres of land as surveyed by Miller Surveying, Inc. in May 2013.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BAYLEY YANDELL, LTD., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lots 1 thru 24 and HOA Lots 25X and 26X, Block 1, Witte Place, an addition to the City of Arlington, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, easements, and parks shown thereon except the private easements shown thereon.

Owner's Agent  
Title

Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the City of Arlington, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office.

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, of Bayley Yandell, Ltd, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said [partnership -or- individual, as applicable.]

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for The State of Texas  
My Commission expires: \_\_\_\_\_

Preliminary Plat of  
Lots 1 thru 4, Lots 6 thru 18, Lots 20 thru 24  
and HOA Lots 5X, 19X, 25X and 26X, Block 1,  
**WITTE PLACE**  
Consisting of 26 lots and being 6.4871 acres of land out of the  
**T. WATSON SURVEY, ABSTRACT NO. 1689**  
Situated in the City of Arlington, Tarrant County, Texas

OWNER / APPLICANT / DEVELOPER  
BAYLEY YANDELL, LTD.  
1203 SOUTH WHITE CHAPEL RD.  
SUITE 250  
214-626-8590



Residential - Commercial - Municipal  
430 Mckinley Blvd.  
Hurst, Texas 76054  
817.577.1052 Fax 817.577.0972  
www.MillerSurveying-Inc.com

Revised 7-24-14 added 22' D.E.  
Revised 6-27-14 change layout  
Job No. 13044 • Plot File 13044 Comb Plat

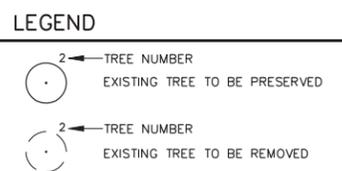
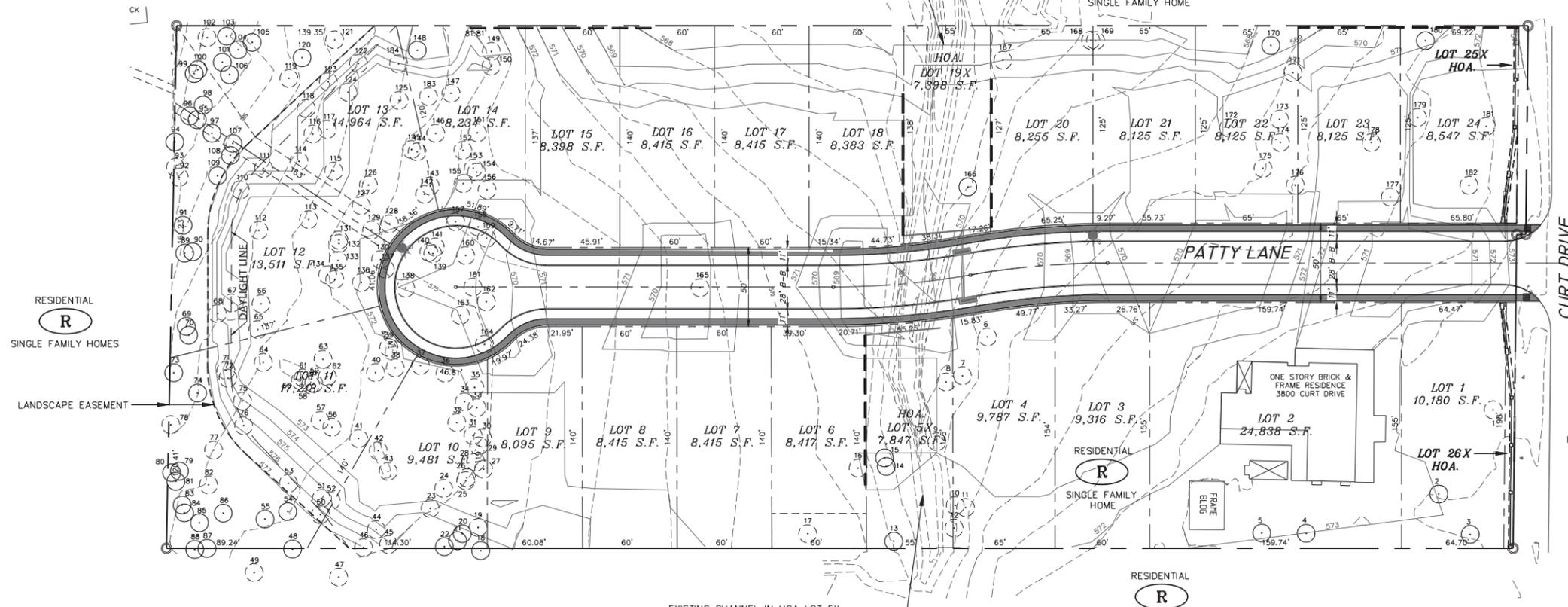
EXISTING CHANNEL IN HOA LOT 19X IS BEING PRESERVED TO CHANNEL STORMWATER. FENCING WILL BE INSTALLED ALONG THE ADJOINING RESIDENTIAL LOT LINES.

RESIDENTIAL  
R  
SINGLE FAMILY HOME



VICINITY MAP  
NO SCALE

JOE SARABIA CONSULTANTS, LLC  
LANDSCAPE ARCHITECTS  
PO BOX 2607, ARLINGTON, TX 76004  
WWW.SARABIACONSULTANTS.COM



EXISTING CHANNEL IN HOA LOT 5X IS BEING PRESERVED TO CHANNEL STORMWATER. FENCING WILL BE INSTALLED ALONG THE ADJOINING RESIDENTIAL LOT LINES.

RESIDENTIAL  
R  
SINGLE FAMILY HOME

REVISIONS

NO.	DESCRIPTION	DATE	BY

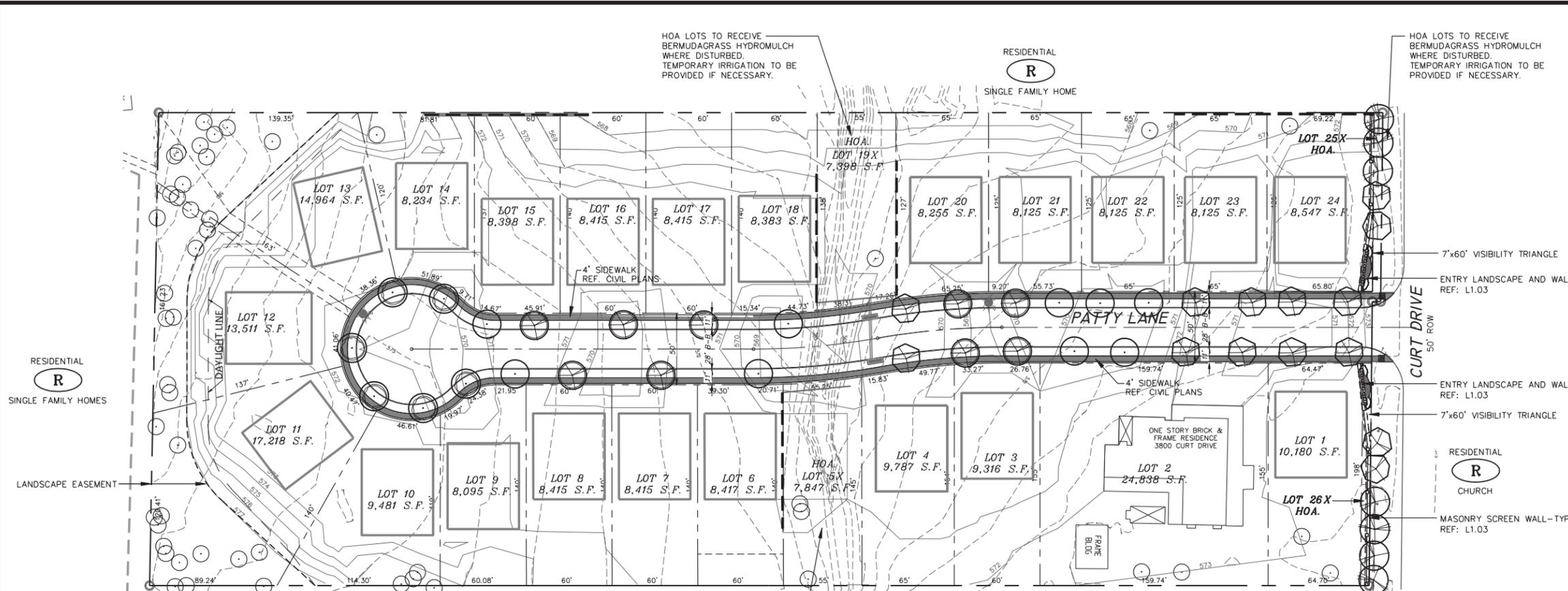


7/25/2014

NO.	COMMON NAME	CALIPER INCH	TYPE	CONDITION	STAND	PROTECTED INCHES	STATUS	PROTECTED INCHES PRESERVED	BONUS INCHES AVAILABLE
1	RED OAK	18				18	TBS	18	
2	PECAN	18				18	TBS	18	
3	E.R. CEDAR	8				8	TBS	8	
4	RED OAK	54				54	TBS	54	
5	RED OAK	60				60	TBS	60	
6	POST OAK	30				30	TBS	30	
7	POST OAK	22				22	TBS	22	
8	ELM	22				22	TBS	22	
9	ELM	22				22	TBS	22	
10	ELM	24				24	TBS	24	
11	ELM	24				24	TBS	24	
12	POST OAK	23	MT (15/15)			23	TBS	17	
13	POST OAK	17				17	TBS	17	
14	ELM	18				18	TBS	18	
15	ELM	15	MT (10/10)			15	TBS	15	
16	POST OAK	19				19	TBS	19	
17	POST OAK	20				20	TBS	20	
18	POST OAK	10				10	TBS	10	
19	ELM	15				15	TBS	15	
20	ELM	5				5	TBS	5	
21	ELM	6				6	TBS	6	
22	ELM	6				6	TBS	6	
23	ELM	6				6	TBS	6	
24	ELM	8				8	TBS	8	
25	HACKBERRY	6		DYING					
26	HACKBERRY	6							
27	PECAN	6				6	TBS	6	
28	HACKBERRY	6							
29	ELM	8				8	TBS	8	
30	ELM	8				8	TBS	8	
31	ELM	8		DYING					
32	ELM	9				9	TBS	9	
33	ELM	17				17	TBS	17	
34	ELM	7				7	TBS	7	
35	PECAN	9		DYING					
36	ELM	6				6	TBS	6	
37	POST OAK	9				9	TBS	9	
38	E.R. CEDAR	15				15	TBS	15	
39	POST OAK	3				3	TBS	3	
40	MESQUITE	16				16	TBS	16	
41	UNKOWN	8		DEAD					
42	ELM	9				9	TBS	9	
43	E.R. CEDAR	24				24	TBS	24	
44	ELM	18		DYING					
45	ELM	6				6	TBS	6	
46	E.R. CEDAR	19				19	TBS	19	
47	POST OAK	10		OFF-SITE					
48	E.R. CEDAR	10				10	TBS	10	
49	ELM	8		OFF-SITE					
50	ELM	16				16	TBS	16	
51	ELM	8		DYING					
52	ELM	6				6	TBS	6	
53	E.R. CEDAR	11				11	TBS	11	
54	ELM	10				10	TBS	10	
55	ELM	7				7	TBS	7	
56	ELM	6				6	TBS	6	
57	MESQUITE	10				10	TBS	10	
58	MESQUITE	9				9	TBS	9	

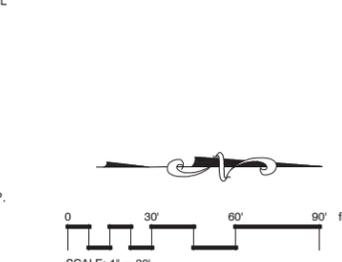
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60	MESQUITE	7				7	TBS	7	
61	MESQUITE	10				10	TBS	10	
62	ELM	9				9	TBS	9	
63	POST OAK	4				4	TBS	4	
64	HACKBERRY	9				9	TBS	9	
65	ELM	16				16	TBS	16	
66	ELM	18	MT (12/12)			18	TBS	18	
67	ELM	22				22	TBS	22	
68	ELM	13				13	TBS	13	
69	ELM	6				6	TBS	6	
70	ELM	14				14	TBS	14	
71	ELM	12	MT (8/8)			12	TBS	12	
72	ELM	9				9	TBS	9	
73	HACKBERRY	8				8	TBS	8	
74	ELM	9				9	TBS	9	
75	ELM	6				6	TBS	6	
76	ELM	9				9	TBS	9	
77	MESQUITE	9				9	TBS	9	
78	HACKBERRY	16				16	TBS	16	
79	ELM	6				6	TBS	6	
80	ELM	6				6	TBS	6	
81	ELM	9				9	TBS	9	
82	HACKBERRY	16	MT (9/9/5)			16	TBS	16	
83	POST OAK	10				10	TBS	10	
84	ELM	9				9	TBS	9	
85	ELM	8				8	TBS	8	
86	ELM	10				10	TBS	10	
87	ELM	11	MT (7/7)			11	TBS	11	
88	ELM	16	MT (8/8/8)			16	TBS	16	
89	ELM	7				7	TBS	7	
90	ELM	6				6	TBS	6	
91	ELM	9				9	TBS	9	
92	HACKBERRY	8				8	TBS	8	
93	HACKBERRY	9				9	TBS	9	
94	PECAN	9				9	TBS	9	
95	ELM	6				6	TBS	6	
96	ELM	11	MT (8/8)			11	TBS	11	
97	ELM	6				6	TBS	6	
98	ELM	6				6	TBS	6	
99	ELM	6				6	TBS	6	
100	ELM	8				8	TBS	8	
101	ELM	24				24	TBS	24	
102	HACKBERRY	6				6	TBS	6	
103	ELM	8				8	TBS	8	
104	ELM	19	MT (14/10)			19	TBS	19	
105	ELM	19	MT (14/10)			19	TBS	19	
106	E.R. CEDAR	7				7	TBS	7	
107	ELM	10				10	TBS	10	
108	ELM	9				9	TBS	9	
109	ELM	18	MT (12/12)			18	TBS	18	
110	ELM	34	MT (24/12/8)			34	TBS	34	
111	E.R. CEDAR	8				8	TBS	8	
112	ELM	24				24	TBS	24	
113	ELM	8				8	TBS	8	
114	E.R. CEDAR	8				8	TBS	8	
115	POST OAK	7				7	TBS	7	
116	POST OAK	4				4	TBS	4	
117	E.R. CEDAR	14				14	TBS	14	
118	ELM	6				6	TBS	6	
119	UNKOWN	20		DEAD					

NO.	COMMON NAME	CALIPER INCH	TYPE	CONDITION	STAND	PROTECTED INCHES	STATUS	PROTECTED INCHES PRESERVED	BONUS INCHES AVAILABLE
120	E.R. CEDAR	9				9	TBS	9	
121	UNKOWN	12		DEAD					
122	E.R. CEDAR	8				8	TBS	8	
123	E.R. CEDAR	9				9	TBS	9	
124	ELM	6				6	TBS	6	
125	E.R. CEDAR	10				10	TBS	10	
126	POST OAK	24	MT (16/16)			24	TBS	24	
127	POST OAK	8		DYING					
128	E.R. CEDAR	6				6	TBS	6	
129	POST OAK	52	MT (18/15/14/13/13/12)			52	TBS	52	
130	ELM	7				7	TBS	7	
131	POST OAK	8				8	TBS	8	
132	POST OAK	12				12	TBS	12	
133	POST OAK	3				3	TBS	3	
134	POST OAK	3				3	TBS	3	
135	POST OAK	5				5	TBS	5	
136	POST OAK	4				4	TBS	4	
137	E.R. CEDAR	7				7	TBS	7	
138	MESQUITE	27	MT (19/16)			27	TBS	27	
139	MESQUITE	14				14	TBS	14	
140	MESQUITE	12				12	TBS	12	
141	ASH	6				6	TBS	6	
142	POST OAK	4				4	TBS	4	
143	POST OAK	3				3	TBS	3	
144	POST OAK	4				4	TBS	4	
145	POST OAK	4				4	TBS	4	
146	POST OAK	3				3	TBS	3	
147	E.R. CEDAR	7				7	TBS	7	
148	POST OAK	11				11	TBS	11	
149	E.R. CEDAR	8				8	TBS	8	
150	E.R. CEDAR	6		DEAD					
151	MESQUITE	14				14	TBS	14	
152	ELM	8				8	TBS	8	
153	MESQUITE	14				14	TBS	14	
154	ELM	6				6	TBS	6	
155	MESQUITE	18	MT (12/12)			18	TBS	18	
156	E.R. CEDAR	8		DEAD					
157	ELM	17	MT (13/8)			17	TBS	17	
158	ELM	6				6	TBS	6	
159	E.R. CEDAR	6		DEAD					
160	ELM	7				7	TBS	7	
161	ELM	10				10	TBS	10	
162	ELM	6				6	TBS	6	
163	ELM	9				9	TBS	9	
164	ELM	6				6	TBS	6	
165	ELM	9	MT (6/6)			9	TBS	9	
166	POST OAK	36	MT (24/24)			36	TBS	36	
167	POST OAK	38	MT (26/24)			38	TBS	38	
168	ELM	8				8	TBS	8	
169	HACKBERRY	8				8	TBS	8	
170	PECAN	18				18	TBS	18	
171	RED OAK	20				20	TBS	20	
172	POST OAK	10				10	TBS	10	
173	RED OAK	18				18	TBS	18	
174	RED OAK	16				16	TBS	16	
175	RED OAK	8				8	TBS	8	
176	RED OAK	30							



VICINITY MAP  
NO SCALE

NOTE:  
EXISTING CHANNEL IN HOA LOTS 5X & 19X IS BEING PRESERVED TO CHANNEL STORMWATER. FENCING WILL BE INSTALLED ALONG THE ADJOINING RESIDENTIAL LOT LINES.



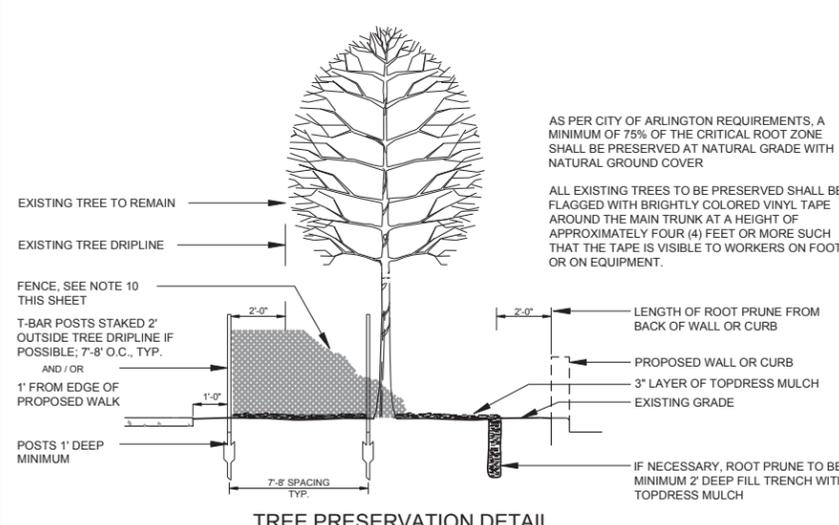
LEGEND

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- PROPOSED INTERNAL STREET TREE
- CADDO MAPLE QTY = 9 (26.5%)
- LACEY OAK QTY = 6 (17.6%)
- CHINESE PISTACHE QTY = 9 (26.5%)
- LACEY OAK QTY = 10 (29.4%)
- PROPOSED THOROUGHFARE STREET TREE
- LACEY OAK
- CHINKAPIN OAK

LANDSCAPE TABLE

REQUIRED THOROUGHFARE TREES CURT DRIVE - 330.50' / 30	11 TREES
PROVIDED THOROUGHFARE TREES	11 TREES
REQUIRED INTERNAL STREET TREES	34 TREES
1 TREE/LOT (60 LF LOT FRONTAGE OR SMALLER)	14 LOTS=14
2 TREES/LOT (GREATER THAN 60 LF LOT FRONTAGE)	10 LOTS=20
PROVIDED INTERNAL STREET TREES	34 TREES

RESIDENTIAL R SINGLE FAMILY HOMES



TREE PRESERVATION DETAIL

TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PRESERVED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND TREE DRIPLINE (CANOPY).
- IF ANY PART OF THE ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION AND/OR CONSTRUCTION ACTIVITY, NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY. IF A MAJOR ROOT OR GROUP OF ROOTS IS ENCOUNTERED DURING EXCAVATION, A CERTIFIED ARBORIST SHALL BE CONSULTED/SECURED FOR RECOMMENDATIONS CONCERNING PRUNING AND/OR BRIDGING THE ROOTS (ETC.)
- GRADES/ELEVATIONS UNDER EXISTING TREES SHALL REMAIN UNDISTURBED. DO NOT PLACE FILL MATERIAL UNDER THE DRIPLINE FOR ANY LENGTH OF TIME. MAKE SURE THE CHANGES IN ADJACENT GRADES HAVE PROVISIONS TO CARRY MOISTURE AWAY FROM THE TREE.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE TREE DRIPLINE.
- TOXIC SOLUTIONS OR OTHER LIQUID CHEMICALS SHALL NOT BE DEPOSITED NEAR OR WITHIN THE LIMITS OF A TREE DRIPLINE. THIS WOULD INCLUDE, BUT NOT BE LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OR A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE TREE DRIPLINE. NO VEHICLE AND/OR CONSTRUCTION EQUIPMENT SHOULD BE CLEANED NEAR A TREE.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PRESERVED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE AT A MINIMUM DEPTH OF THIRTY-SIX INCHES (36 IN.).
- THE UTILITY AND IRRIGATION CONTRACTOR SHALL EXERCISE CAUTION WHEN TRENCHING AROUND EXISTING TREES. HAND-DIG ALL TRENCHES WITHIN THE TREE DRIPLINE.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR FOOT (4') APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE LANDSCAPE PLAN(S) TREE PRESERVATION DETAIL.

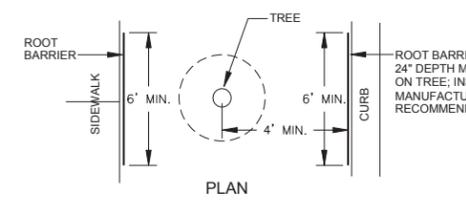
TREE SCHEDULE

QTY	COMMON NAME	BOTANIC NAME	SIZE AT INSTALLATION	SPACING
14	LACEBARK ELM	ULMIS PARVIFOLIA	3" CALIPER; 11'-12' HL.	AS SHOWN
9	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER; 11'-12' HL.	AS SHOWN
9	CADDO MAPLE	ACER SACCHARUM 'CADDO'	3" CALIPER; 11'-12' HL.	AS SHOWN
7	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	3" CALIPER; 11'-12' HL.	AS SHOWN
6	LACEY OAK	QUERCUS LACEYI	3" CALIPER; 11'-12' HL.	AS SHOWN

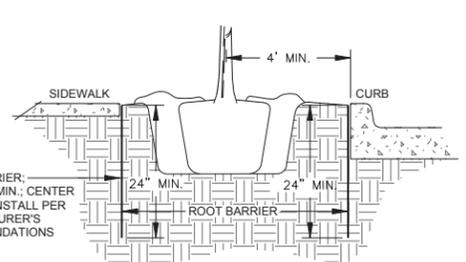
- TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR LANDSCAPE ARCHITECT TO BE STAKED.
- ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
- ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.

INTERNAL STREET TREE NOTES

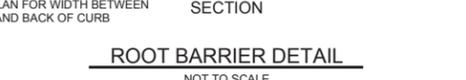
- A CONTINUOUS SIDEWALK AT LEAST FOUR FEET IN WIDTH MUST BE PROVIDED.
- A LANDSCAPED BUFFER AREA, AT LEAST SIX FEET WIDE, MUST BE PROVIDED BETWEEN THE SIDEWALK AND THE STREET.
- ONE TREE PER LOT REQUIRED, EVENLY SPACED, FOR LOTS WITH UP TO 60 LINEAR FEET OF STREET FRONTAGE.
- TWO TREES PER LOT REQUIRED, EVENLY SPACED, FOR LOTS WITH MORE THAN 60 LINEAR FEET OF STREET FRONTAGE.
- TWO OR MORE STREET TREES PER CORNER LOT, EVENLY SPACED, DEPENDING ON THE LENGTH OF FRONTAGE ON THE SIDE STREET.
- A MINIMUM SPACING OF 30 FEET ON CENTER MUST BE MAINTAINED BETWEEN THE TREES, CENTERED AT A MINIMUM OF DISTANCE OF FOUR FEET FROM THE BACK OF THE CURB.
- ALL REQUIRED STREET TREES SHALL HAVE A MINIMUM CALIPER OF THREE (3) INCHES, BE AT LEAST 10 FEET IN HEIGHT AT THE TIME OF INSTALLATION AND MUST BE IRRIGATED.
- TREES SHALL BE SELECTED FROM THE LIST OF APPROVED SPECIES.
- NO SINGLE SPECIES OF TREE SHALL REPRESENT MORE THAN 30% OF THE TREES REQUIRED TO SATISFY THE CITY'S STREET TREE REQUIREMENT IN EACH PHASE OF THE SUBDIVISION.
- A ROOT BARRIER AT LEAST 24 INCHES IN DEPTH AND SIX FEET IN LENGTH ON BOTH THE CURB AND THE SIDEWALK SIDE MUST BE PROVIDED FOR ALL STREET TREES.
- STREET LAMPOSTS AND MAILBOXES SHALL BE LOCATED IN THE 6' BUFFER AREA BETWEEN THE BACK OF CURB AND SIDEWALK, SUBJECT TO POST OFFICE REGULATIONS FOR MAIL BOXES.
- THE STREETScape MUST BE MAINTAINED BY THE ADJACENT PROPERTY OWNER UNLESS RESPONSIBILITY HAS BEEN DELEGATED TO THE COMMUNITY'S HOA OR PID.



PLAN



SECTION



ROOT BARRIER DETAIL  
NOT TO SCALE

GENERAL LANDSCAPE NOTES

- ALL PROPOSED LANDSCAPE AND IRRIGATION WILL CONFORM TO THE CITY OF ARLINGTON ZONING ORDINANCE DESIGN STANDARDS.
- NO COMMON AREA PLANT MATERIAL SHALL BE PLANTED UNTIL A LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF THE PROPOSED LANDSCAPE AREAS.
- RESIDENTIAL STREET TREES WILL BE INSTALLED WITH LOT LANDSCAPING AND WILL BE IRRIGATED WITH LOT IRRIGATION.
- THE COMMON AREA IRRIGATION SYSTEM WILL BE A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR AND RAIN GAUGE THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED. THE FREEZE SENSOR SHALL BE SET AT 38°.
- ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY OF ARLINGTON.

REVISIONS

NO.	DESCRIPTION	DATE	BY



7/25/2014

WITTE PLACE  
24 RESIDENTIAL LOTS, 2 HOA LOTS,  
26 TOTAL LOTS  
3808 CURT DRIVE  
ARLINGTON, TEXAS 76016

JSC JOB NUMBER

1027-1

ISSUE DATE

7.25.2014

ISSUE

CITY SUBMITTAL

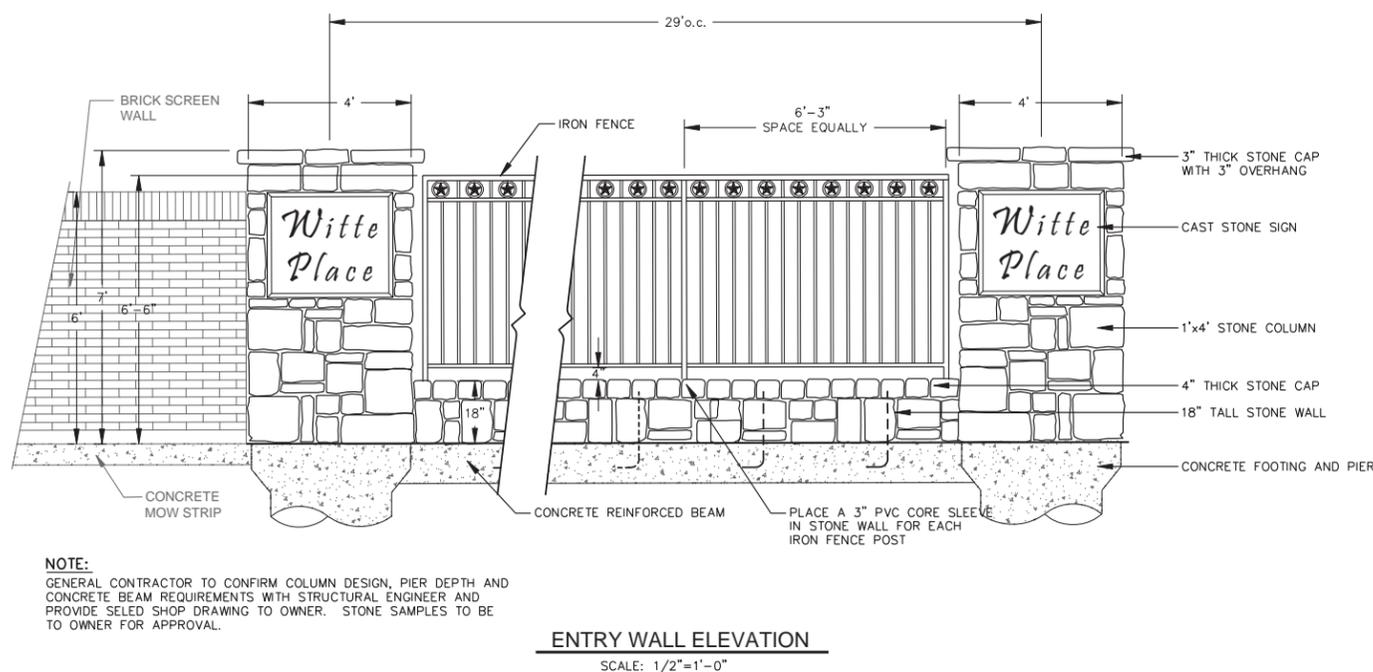
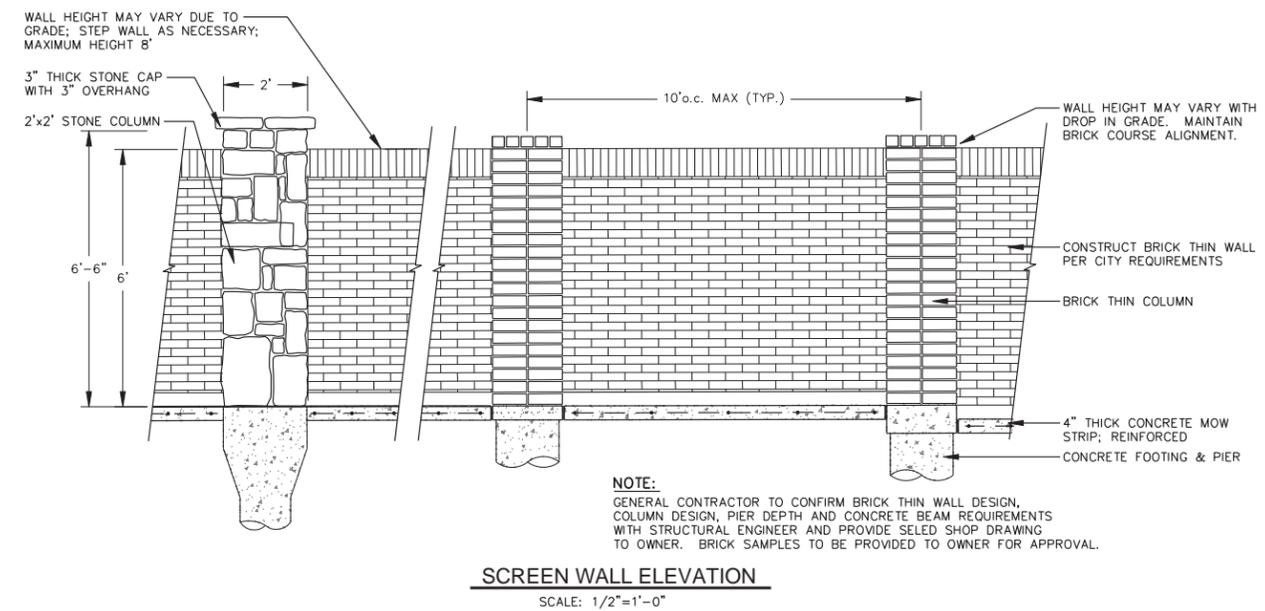
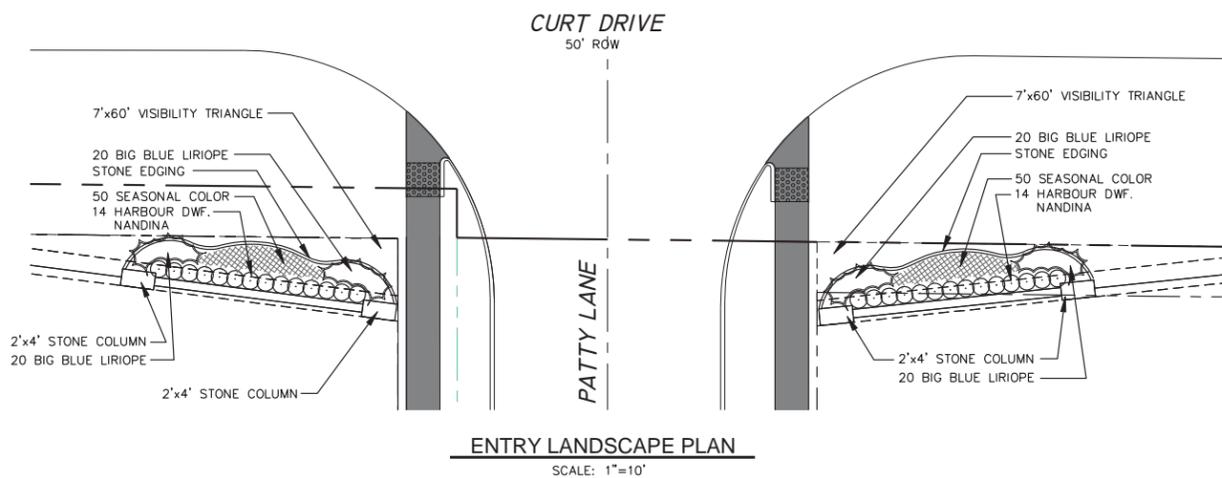
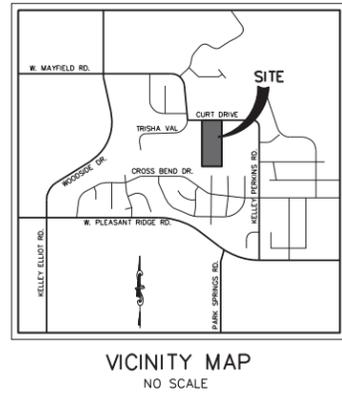
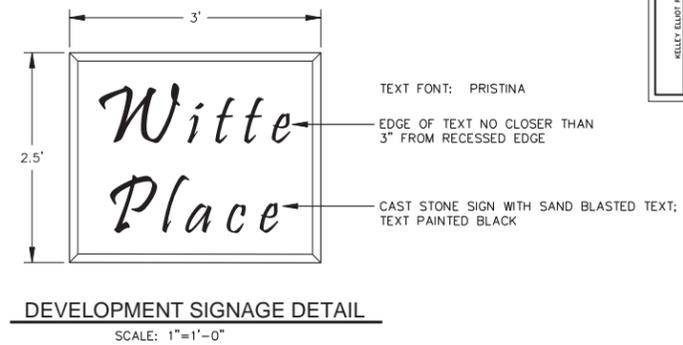
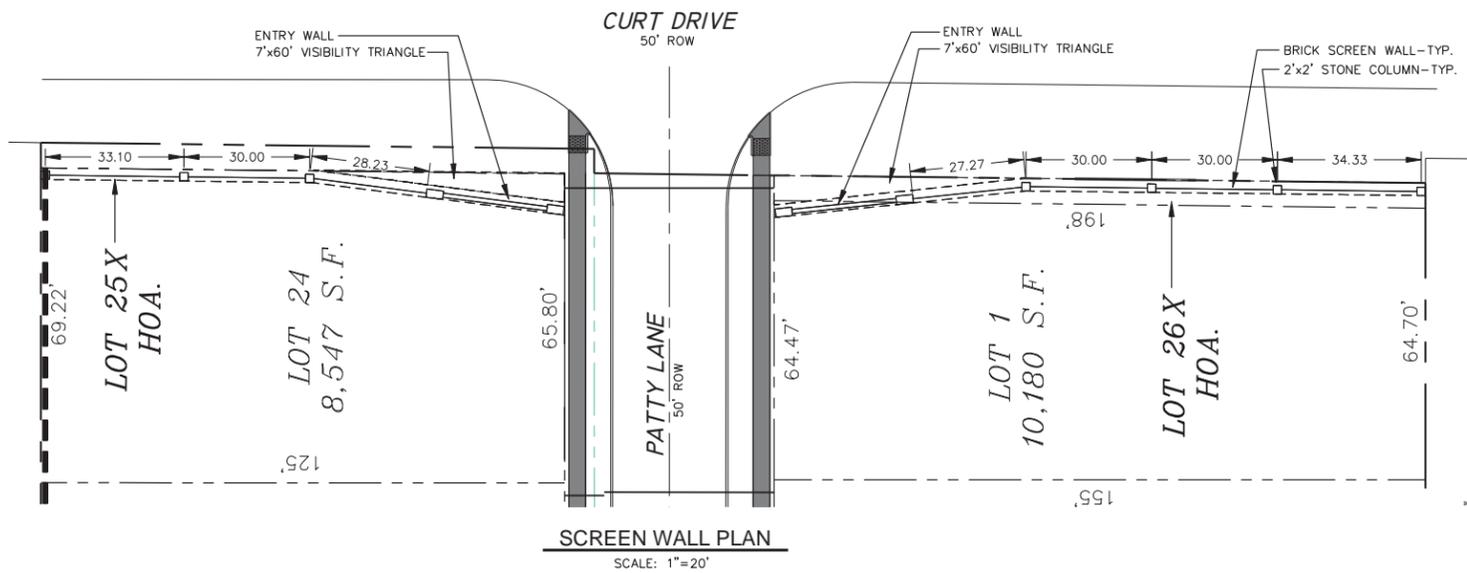
SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

L1.02

JOE SARABIA  
CONSULTANTS, LLC  
LANDSCAPE ARCHITECTS  
P.O. BOX 2607, ARLINGTON, TX 76004  
WWW.SARABIACONSULTANTS.COM



REVISIONS

NO.	DESCRIPTION	DATE	BY

WITTE PLACE  
24 RESIDENTIAL LOTS, 2 HOA LOTS,  
26 TOTAL LOTS

3808 CURT DRIVE  
ARLINGTON, TEXAS 76016

JSC JOB NUMBER  
1027-1

ISSUE DATE  
7.25.2014

ISSUE  
CITY SUBMITTAL

SHEET TITLE  
SCREEN WALL PLAN

SHEET NO.  
L1.03

JOE SARABIA CONSULTANTS LLC  
LANDSCAPE ARCHITECTS  
PO BOX 2807, ARLINGTON, TX 76004  
TEL: 817.499.4444  
WWW.SARABIACONSULTANTS.COM



Dear City Council members and City Planning Commissioners,

I, Sid Fisher, (Residence: 3812 Curt Drive, Arlington, TX), am filing a formal **PROTEST** against the acceptance of this Preliminary Plat of the Witte Place Addition. My property adjoins the proposed Witte Place addition to the West. I am protesting this preliminary plat for the following reasons:

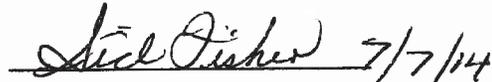
- I do not agree with the placement of the drainage easement. The "Developer" has not been in contact with me since March 2014 to discuss what measures are being taken that addresses erosion control protection; water surface elevations, runoff velocities; and, off-site drainage criteria under section 5.01(I) of the city's Drainage Ordinance Subdivision Regulations.

In addition, based on previously submitted plat/grading documents, the "Developer" appears to be discharging developed stormwater runoff flows (sheet flow) onto my property as indicated by "drainage arrows". This "sheet flow" runoff promotes soil erosion which endangers the natural wildlife habitat as designated by the National Wildlife Federation. My property has been registered with the National Wildlife Federation as a Wildlife habitat for more than 15 years. Bottom line, I have not been afforded the opportunity to have my hydrologist review the results of the hydraulic calculations and plans to insure no damage will be done to my property.

- Secondly, the residential lot size, as presented in the Preliminary Plat, is not within the "character of the neighborhood". A large number of the existing residential lots in the "neighborhood" have an area that averages 3 acres in size, which allows for a larger residence to be built that more closely represents the current "character of the neighborhood". The Witte Place Addition reflects an average lot area of 0.2 acres, which is inconsistent with the "character of this neighborhood".
- Third, the increase in residential dwellings will significantly increase traffic leading out of the Witte Place Addition. We believe that an increase in traffic will create safety concerns within Curt Drive and adjoining streets. The streets going to and from the planned Witte Place addition are simple paved two lane roads with no curbs, sidewalks, or drainage systems. We believe the Developer should address traffic capacities to and from the addition.

I believe that the Mayor and Council and P&Z Commissioners **must not** accept the Preliminary Plat until the Developer of the Witte Place Addition addresses: drainage concerns; maintains the "character of the neighborhood; and traffic concerns.

Sincerely,

  
Sid Fisher

Dear City Council members and City Planning Commissioners,

We, Billy Joe and Kathleen Benda, (Residence: 3708 Curt Drive, Arlington, TX), are filing a formal **PROTEST** against the acceptance of this Preliminary Plat of the Witte Place Addition. Our property adjoins the proposed Witte Place addition to the East. We are protesting this preliminary plat for the following reasons:

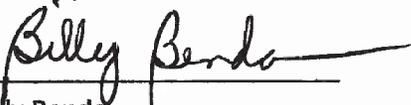
- We do not agree with the design of the drainage easement. The 'Developer' has not been in contact with us since April 2014 to discuss the method of how they plan to convey the stormwater flow from our property through the Witte Place addition. Their original concept of installing an 8'x 4' underground box culvert (presented to us in January 2014) **would have flooded our property by raising the elevation of the creek 36 inches**. They had stated to the City of Arlington that the creek elevation would rise only **3 inches**. **Had we not hired an independent hydrologist to perform the hydraulic calculations, we would have suffered severe damage to our personal property, buildings and land.**

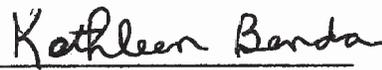
**Bottom line, we have not been afforded the opportunity to have our hydrologist review the results of the hydraulic calculations and the construction plans to insure no damage will be done to our property.**

- Secondly, **the residential lot size**, as presented in the Preliminary Plat, **is not within the "character of the neighborhood"**. The **average lot size of the neighborhood is 1.82 acres** which allows for larger houses to be built with **vast green space** between houses. **The Witte Place Addition reflects an average lot size of 0.2 acres**. **This does not conform** to the **predominant pattern** established by the existing lots located along Curt Drive and **has no due regard to the character of the area**.
- Third, the setback of the existing houses along Curt Drive **are at least 41 feet** from the front of the property line. The **Witte Place Addition** has two lots adjacent to Curt Drive where the houses would be constructed **at 21 feet** from Curt Drive. This is substantially different than the existing houses along Curt Drive and **has no due regard to the character of the area**.
- Lastly, the increase in residential dwellings will significantly increase traffic leading out of the Witte Place Addition. We believe that an increase in traffic will create safety concerns within Curt Drive and adjoining streets. The streets going to and from the planned Witte Place addition are simple paved two lane roads with no curbs, sidewalks, or drainage systems. We believe the Developer should address traffic capacities to and from the addition.

We believe that the Mayor and Council and P&Z Commissioners **must not** accept the Preliminary Plat until the Developer of the Witte Place Addition addresses: drainage concerns; maintains the "character of the neighborhood; and traffic concerns.

Sincerely,

  
Billy Benda

  
Kathleen Benda

RECEIVED - D1

14 MAY 14 PM 4:49

5/14/15

14 MAY 14 PM 4:49

To Whom It May Concern,

My name is DENNIS SHANNON. I live at 3701 Curt Dr.

In regards to the proposed rezoning and development of any more property on this street, I have great concerns for pedestrians who already walk here, as there are no sidewalks and too much traffic.

It is only a matter of time before someone will be run over.

Thank you,  
Dennis Shannon

RECEIVED - M  
14 MAY 14 PM 4:48

May 13, 2014

City of Arlington  
City Council & Planning Commissioners

**Re: Preliminary Plat Review  
Witte Place Addition**

Dear City Council Members and Planning Commissioners,

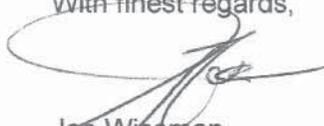
I currently reside with my family at 3614 Curt Drive, Arlington, Texas.

Please allow this letter to serve as a formal **PROTEST** against the approval of the above referenced Preliminary Plat of the Witte Place Addition. My property is just east of and in close proximity to the proposed Witte Place addition. I am protesting this preliminary plat for the following reasons:

- First, the residential lot size, as presented in the Preliminary Plat, is not within the current standards and "character" of our neighborhood. The majority of the existing residential lots in our neighborhood are properties that have an average footprint of three (3) acres in size. This has always allowed for larger residences to be built that more closely represent the current "character" of our neighborhood. The proposed Witte Place Addition reflects an average lot size of 0.2 acres, which is inconsistent with the established "character" of this neighborhood.
- Second, the dramatic increase in residential dwellings will significantly increase traffic flowing to and from the proposed Witte Place Addition. It is my belief that an increase in traffic will create safety concerns along Curt Drive and adjoining streets. The streets going to and from the planned Witte Place addition are simple two lane paved roads with no curbs, sidewalks, or drainage systems. I am of the opinion that the Developer should address all neighborhood concerns regarding traffic capacities and supporting infrastructure.

I am formally requesting that that our Mayor, City Council and P&Z Commissioners **NOT APPROVE** the Preliminary Plat until the Developer of the Witte Place Addition addresses concerns that include but are not limited to; drainage, "character" of our neighborhood and increased traffic flow management.

With finest regards,



Joe Wiseman



To:

The City of Arlington  
Community Development and Planning  
Planning and Zoning Commission

RECEIVED - 01

14 MAY 14 PM 4:40

Re: Preliminary plat hearing

As a long time resident of the City of Arlington (ca. 1975) and homeowner of 3615 Curt Dr. I feel compelled to voice my concerns regarding the proposed development nearby my property. I have been made aware by my neighbors of the proposed preliminary platting for Lots 1 through Lot 24 of the Witte Place Addition. This development is of my utmost concern for various reasons that if not addressed by the City of Arlington will adversely and negatively impact the neighborhood and its residing citizens.

As a registered Professional Engineer in the State of Texas I am familiar with the process the City has to proceed for applicants for new housing developments to promote growth and modernization. In this particular case we as a group of homeowners are forming a partnership to contest and to halt the rush through of the plating of this new addition.

Currently the setting of our neighborhood is multi-acre lots, which provide space between properties and offer the feel of living in the country within the City. This setting is a primary reason I purchased this property less than two years ago. I believe this will devalue my investment, cause crowding hazards on an already heavily-traveled road, and not be zoned correctly when I have a neighbor two doors down from me with seven acres and a very large square foot home and then potentially on the other side two doors down are homes that are as small as legally possible.

I believe it would be a grave mistake to re-zone this area of the City of Arlington and it would alter its character permanently. Arlington has many great attractions and areas and there are plenty of locations conducive to small lot-size housing.

As Founder and President of Systems Integration, Inc., an Arlington-based engineering and construction company since 1992, I have contributed to the growth of this City and witnessed great progress and decision-making in City developments. It is with this understanding that I appeal to the City Council to carefully investigate and analyze the impact that this proposed development can have on the harmony and unity of this section of the City, i.e., community safety, traffic, noise pollution, water-supply demand, sewer overload, over-crowding, drainage, crime, and many other tangible and intangible costs to the surrounding property owners and to the long-term tax valuation decline for the City.

As a group of neighbors and partners we are hereby requesting to the City of Arlington that all proposed variances and decisions become written and properly presented and exposed to all affected homeowners for review prior to any approval made by the City Council.

If I can be of further assistance please call me at (817) 468-1494 or (817) 822-8964.

Respectfully,

*B. Fritz*

Bernhard Fritz, P.E.

**Systems Integration Inc.**

P.O. Box 150287  
Arlington, Texas 76015

7316 Business Place  
Arlington, Texas 76001

Voice 817 468.1494  
Fax 817 468.7975

May 13,2014

RECEIVED - M  
14 MAY 14 PM 4:48

With regard to the review and approval of the "WittePlace" on Curt Drive, Arlington,Tx.....

As a long-standing homeowner in this quaint rural neighborhood, we appreciate the opportunity to voice our opinion. It is important to evaluate all major impacts to any residential changes to this neighborhood's characteristics.

Points of concern from a family that consists of 3 homes and 5 grandchildren are below:

- Will the character of the neighborhood drastically change.....
- Will the new construction comply with setback lines of this neighborhood.....
- Is there an erosion control plan in place.....
- Why is an "E Zoned" area now being considered for an "R" zoned accepted area.....
- Has a "FEMA" Certification been approved....
- Has a traffic survey been conducted.....

The neighborhood characteristics are rural in enjoyment with controlled traffic patterns dictated by a two lane street with no sidewalk or curbs. This is a road that is conducive to children at play, pet security and animal husbandry enjoyment with limited daily traffic.

Without **extreme** improvements to the road system, an inordinate influx of residential home sites will jeopardize the safety and comfort of existing lifestyles - not to mention the increase in traffic noise and uncertainty of destination.

We look forward to these concerns being adequately addressed and governed by City Ordinance and State Law.

Thank You,

  
Doug and Paula Jones

3700 Curt Dr.

Arlington, Tx. 76016

To Whom it Concerns,

RECEIVED - [initials]  
14 MAY 14 PM 4:48

In regards to the proposed "Witte Plat" on and around the address of 3650 Curt Drive – my family and I have some concerns about this development and what it would do to this existing neighborhood.

- Access for neighborhood – the existing development is not on a main through street and would not be able to handle the increased amount of traffic without some serious modifications. Also, the increase in traffic on a daily basis from the new residential neighborhood could impact our children and put them at risk while playing in the existing area.
- The Creek – although I do not live back by the creek I do notice when substantial rains happen an increase of flooding in the area and realize that this concern would cause the developer to destroy one of our local stream which would affect the wildlife and greenery in the area. This is part of our community now and would like to keep it that way.
- Peaceful Neighborhood – My family and I moved to this location for many reasons but one of the most outstanding reasons was its proximity to the city and its quaint surroundings with plenty of land and space. Now we are talking about going from having 12 houses on our street to around 40 in the near future. Even our children who are only 7 and 11 years old understand the benefit we currently have with option to run around in a non-crowded neighborhood like most of their friends are growing up in. These children want to come to our house because they know they have plenty of room to run around and they do not have to worry about crazy traffic on the surrounding streets.

Sincerely,



The Jones Family – David, Kimmie, Jackson and Audrey

3650 Curt Drive

May 13, 2014

RECEIVED - 01

14 MAY 14 PM 4:48

Dear City Council members and City Planning Commissioners,

I Marian Buehler, (Residence: 3611 Curt Drive, Arlington, TX), am filing a formal **PROTEST** against the acceptance of the Preliminary Plat of the Witte Place Addition being of the T.H. Watson Survey Abstract number 1689 Tarrant County Texas. Our property is across the street to the proposed Witte Place addition to the East. I am protesting this preliminary plat for the following reasons:

- First, the residential .2 acre Lot size, as presented in the Preliminary Plat, is not within the "character of the neighborhood". The majority of the existing residential lots in the "neighborhood" have an area that averages 3 acres in size, which allows for a larger residence to be built that more closely represents the current "character of the neighborhood". The Witte Place Addition reflects an average lot area of .2 acres, which is inconsistent with the "character and capacity of this neighborhood."
- I do not agree on the alignment of the placement of the drainage easement. The church of Jesus Christ of Latter Day Saints is directly across from this property and there has already been a huge drainage problem resulting from the runoff and placement of the church's large parking lot. The Preliminary Plat does not include any resolution to the drainage issues. Is the City going to come in and invest the money to meet the needs of the drainage including adequate storm drains? Therefore, **I am not in favor of this Preliminary Plat.**
- Third, and foremost the increase in residential dwellings will significantly increase traffic leading out of the Witte Place Addition. The Witte Place Addition is directly across from the church which will create an irremediable traffic jam. I believe that an increase in traffic will create safety concerns within Curt Drive and inadequate adjoining streets. The streets going to and from the planned Witte Place addition are simple narrow paved two lane roads with no curbs, sidewalks, or drainage systems. Curt Dr. is an older rural road and not built for nor will it handle the increased traffic caused by a cramped sub-division proposed by the developer. We have lived in this neighborhood for over 30 years and the traffic created by the ingress and egress of an additional 24 houses, along with the church traffic would cause irreparable hardship and safety hazard for current residents.
- We believe that the Mayor and Council and P&Z Commissioners **must not** accept the Preliminary Plat until the Developer of the Witte Place Addition addresses: drainage concerns; maintains the "character" of the neighborhood; and traffic concerns.
- Lastly, we feel that the proposed redevelopment of this property in an established neighborhood will significantly decrease the property value of our current plats. We will NOT be able to maintain our property value in close proximity to 24 houses on .2 acre lots.

Sincerely,



Marian Buehler  
Retired Six Flags Over Texas V.P. and former Chamber of Commerce member

## HUJEFA Y. VORA, M.D.

Diplomate, American Board of Internal Medicine

3150 Matlock Road  
Suite 403  
Arlington, TX 76015

RECEIVED - DI  
14 MAY 14 4:47 PM  
Metro 817-4784-0052  
Fax: 817-375-5800  
bimapa52@yahoo.com

Planning and Zoning Commission

101 W. Abram St

Arlington, TX

May 15, 2014

Dear Sirs/Madam:

The Planning and Zoning Commission of the City of Arlington will hold a public hearing on May 21, 2014, to consider a preliminary plat of the Witte Place Addition. As you are aware, this is located south of Curt Drive and west of Kelly Perkins Rd, with the approximate addresses of 3800, 3808, and 3810 Curt Drive.

My family and I currently own and reside at 3600 Curt Drive, Arlington, Texas, 76016. We bought our property in 2009 because we loved the character of this small neighborhood. It is a quiet street with the feel of a farming community. Everyone around us has horses and chickens. There are large areas of green space between the homes, encouraging outdoor living. Curt Drive is a small street with one lane in each direction. The intent of this neighborhood has been to provide a rural community in the middle of the urbanization of southern Arlington.

I am writing in strong opposition to the Witte Place Addition plan. My family and I, along with many of our neighbors, are formally protesting the destruction of our neighborhood with this addition of more than 20 homes in the heart of Curt Drive. This planned addition will turn our quiet neighborhood into a busy thoroughfare. The addition of so many new homes in such a small area will make our small street very crowded. Curt Drive will become unsafe, as it is too narrow to accommodate the increased traffic that will no doubt result. Our children will lose the beautiful green spaces that add so much character to our homes and farms. I know that should the City Planners decide to move forward with this housing development, then the next step will be to widen Curt Drive and develop the street further so that it cuts into our properties, eating away at our front lawns. My neighbors and I will vigorously oppose this as well. Any bloated expansion of the street or of the neighborhood itself will further result in a decline in property values ultimately.

We humbly ask the Planning and Zoning Commission of the City of Arlington to take these issues into consideration when discussing the Witte Place Addition. We urge the commission to consider that adding a crowded development like this to a small rural community in the heart of Arlington will in effect destroy the character, the peace and quiet, finally the very fabric of Curt Drive. We urge the commission to vote against the willful destruction of our rural community on Curt Drive.

Sincerely,



Hujefa Y. Vora, MD



**BIMA**

Bharmal Internal Medicine Associates, PA

In regards to the preliminary plat for "Witte Place" on Curt Drive on Arlington, Tx.....

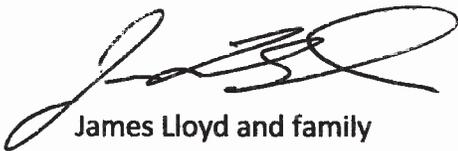
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14 MAY 14 PM 4: 48

As a homeowner residing at 3704 Curt Drive, I have several concerns that I feel need addressing before any ground is broken to develop the land currently at 3800-3810 Curt Dr. I have outlined these below and am available to discuss in further detail if that is deemed necessary.

- Drainage – The creek that winds across this property needs to be taken into serious consideration before anything is done. In the past, during heavy rains, this creek has crested and come almost all the way to my garage. If this construction proceeds in the way it is currently outlined, I see this becoming an even larger problem for us in the future.
- Safety – Curt Drive is a road that was built to give access to the people who reside on this road. It is not a major thoroughfare. There are currently 12 homes that front this road. We are talking about tripling the homes on this road with this development. There are no sidewalks, curbs, etc.. and as the father of 3 children, this is a huge concern.
- Lifestyle – One of the reasons my family bought property and decided to raise our family in this city was the nature of the lifestyle we could keep with the ability to have some land for the kids to enjoy. This neighborhood is currently quiet, safe and a wonderful place to live. If we triple the occupancy with this development, all of that changes. We lose our privacy, our quietness and everything that makes this part of Arlington so wonderful and brought us here in the first place. With increased people comes increased traffic, increased noise, increased crime, etc...

In closing, I feel that allowing this plan to proceed as currently outlined does a disservice to the families that are currently here and have made a wonderful home for themselves. If this plan is revised and the number of properties are reduced and the above concerns are addressed then this may work. However, how it is currently laid out is unacceptable.

Please feel free to contact me with any questions.



James Lloyd and family

Melisa, Brianna, Morgan & Caleb

214-356-5992

# Staff Report



## Zoning Case PD14-11 (Arlington Auto Center)

Planning and Zoning Meeting Date: 8-20-14

Document Being Considered: Ordinance

### **RECOMMENDATION**

Following the public hearing, consider Zoning Case PD14-11, with a Development Plan.

### **PRIOR BOARD OR COUNCIL ACTION**

None

### **ANALYSIS**

#### **Request**

The applicant requests to change the zoning on approximately 1.073 acres addressed at 320 Dixon Lane, and generally located north of West Division Street and west of Dixon Lane.

Current zoning: Light Industrial (LI)

Requested zoning: Planned Development (PD) for Light Industrial (LI) uses, with a Development Plan

#### **Existing Site Conditions**

The subject site is developed with an existing 8,681-square-foot, one-story masonry building with frontage on Dixon Lane. The north elevation has a bay door. The east elevation, which fronts on Dixon Lane, has a standard door with an awning, two standard doors, and three windows grouped together with an awning covering all. The south and west elevations have no windows or doors. There are 92 parking spaces on the site and limited landscaping located along Dixon Lane. Former uses for the building include a bingo hall and an office space.

#### **Adjacent Land Uses**

The subject site is surrounded by properties zoned for Light Industrial (LI) uses. The uses include a salvage yard to the north, a bar to the south, warehouse uses to the east and a used car lot to the west.

#### **Applicant Proposal**

The applicant proposes to use the building as a major auto repair garage to perform paint and body work for vehicles. This use is allowed by right in LI zoning if the building was previously used as an auto repair facility, or if the building sits 200 feet or more from the public right-of-way. If these criteria are not met, then the use is allowed with the approval of a Specific Use Permit (SUP). Additionally, the applicant is also seeking a deviation from one of the conditions listed in the Unified Development Code (UDC) for the proposed use, specifically that service bays shall not face a public street. The applicant proposes a bay door on the east elevation facing Dixon Lane and hence is requesting a PD instead of a SUP. The applicant also proposes to place an additional bay door on the north elevation which is permissible.

#### **Landscaping**

The subject site does not currently comply with the landscaping regulations of the UDC. Landscaping that would be required is parking lot screening with three-foot tall shrubs, one street tree of three-inch caliper per 35 linear feet of street frontage, and parking lot landscaped islands for every 10 parking spaces. To bring the property closer to compliance,

the applicant proposes to add parking lot screening and street trees. A total of 84 Burford Holly shrubs will be installed along Dixon Lane to screen the parking. Also, three Bald Cypress trees of three-inch caliper are proposed along the same street frontage. Since it would not be feasible to add parking lot landscaped islands, the applicant proposes to enhance the entrances to the site. 10 Nellie R. Stevens Holly shrubs, 10 foot tall, are clustered around the parking lot entrances and Gulf Muhly shrubs and Red Yucca shrubs will also be added along Dixon Lane.

**Sector Plan**

The West Sector Plan designates this area as "Business Corridor," which is a section of highway or major arterial frontage which is developed independently with heavier commercial, warehousing, and industrial uses. Appropriate zoning in this designation is "General Commercial" or "Light Industrial". Division is a major east-west arterial that is appropriate for higher intensity uses to be located along this corridor. Many areas along the western end of Division Street contain light industrial uses. The applicant proposes to use an existing building. Because major auto repair is listed as an allowed use in Light Industrial zoning, the proposed facility is unlikely to have a negative effect on the uses in the area. The requested PD is in conformance with the Comprehensive Plan.

**FINANCIAL IMPACT**

None

**ADDITIONAL INFORMATION**

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Development Plan (7 pages)
- vi. Letters of Support (5 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

**CITY COUNCIL DATE**

September 16, 2014

**STAFF CONTACTS**

Gincy Thoppil, AICP  
Development Planning Manager  
Community Development and Planning  
817-459-6662  
[Gincy.Thoppil@arlingtontx.gov](mailto:Gincy.Thoppil@arlingtontx.gov)

Nathaniel Barnett, AICP  
Senior Planner  
Community Development and Planning  
817-459-6670  
[Nathaniel.Barnett@arlingtontx.gov](mailto:Nathaniel.Barnett@arlingtontx.gov)

# Case Information



**Applicant:** Peyco Southwest Realty, Inc. represented by James L. Maibach

**Property Owner:** Pompa Re Holdings Partnership represented by Tony Pompa

**Sector Plan:** West

**Council District:** 4

**Allowable Uses:** All uses as itemized in attachment ii.

**Development History:** The subject site is currently platted as Lot 1B-R of the M. Guerin Addition.

No previous zoning cases have occurred in the general vicinity within the past five years.

**Transportation:** The proposed development has two points of access. Both points of access are from Dixon Lane.

Thoroughfare	Existing	Proposed
Dixon Lane	40-foot, 2-lane undivided Local road	50-foot, 2-lane undivided Local road

**Traffic Impact:** The proposed zoning change will generate similar traffic patterns and will not significantly impact the adjacent roadway systems.

**Water & Sewer:** Water and sanitary sewer is currently provided through a private water, sewer and gas service easement across M. Guerin Addition Lot 1A.

**Drainage:** The site is located in the Rush Creek drainage basin. No portion of the site is located within a FEMA designated floodplain and no significant drainage impacts are expected to result from development of this site, as long as the developer complies with all relevant City ordinances.

**Fire:** Fire Station Number 4, located at 1733 West Randol Mill Road, provides protection to this site. The estimated fire response time is less than five 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.

# Case Information

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**Notices Sent:**

Neighborhood  
Associations:

- ACTION North
- Arlington Alliance for Responsible Government
- Arlington Chamber of Commerce
- Arlington Downs Townhouse Assoc
- Arlington Neighborhood Council
- East Arlington Renewal
- East Arlington Review
- Far South Arlington Neighborhood Assn
- Forest Hills HOA
- Graham Square Neighborhood Assn
- Manors of Channing Park
- Millbrook HOA
- Neighbors of Randol Mill Park
- Northern Arlington Ambience
- Norwood Neighborhood Assn
- Randol Mill Park West C.O.P.
- Sherwood Knoll Addition
- WeCan (West Citizen Action Network)
- Windemere HOA
- Woodland West

Property Owners: 16  
Letters of Support: 5  
Letter of Opposition: 0

# Itemized Allowable Uses



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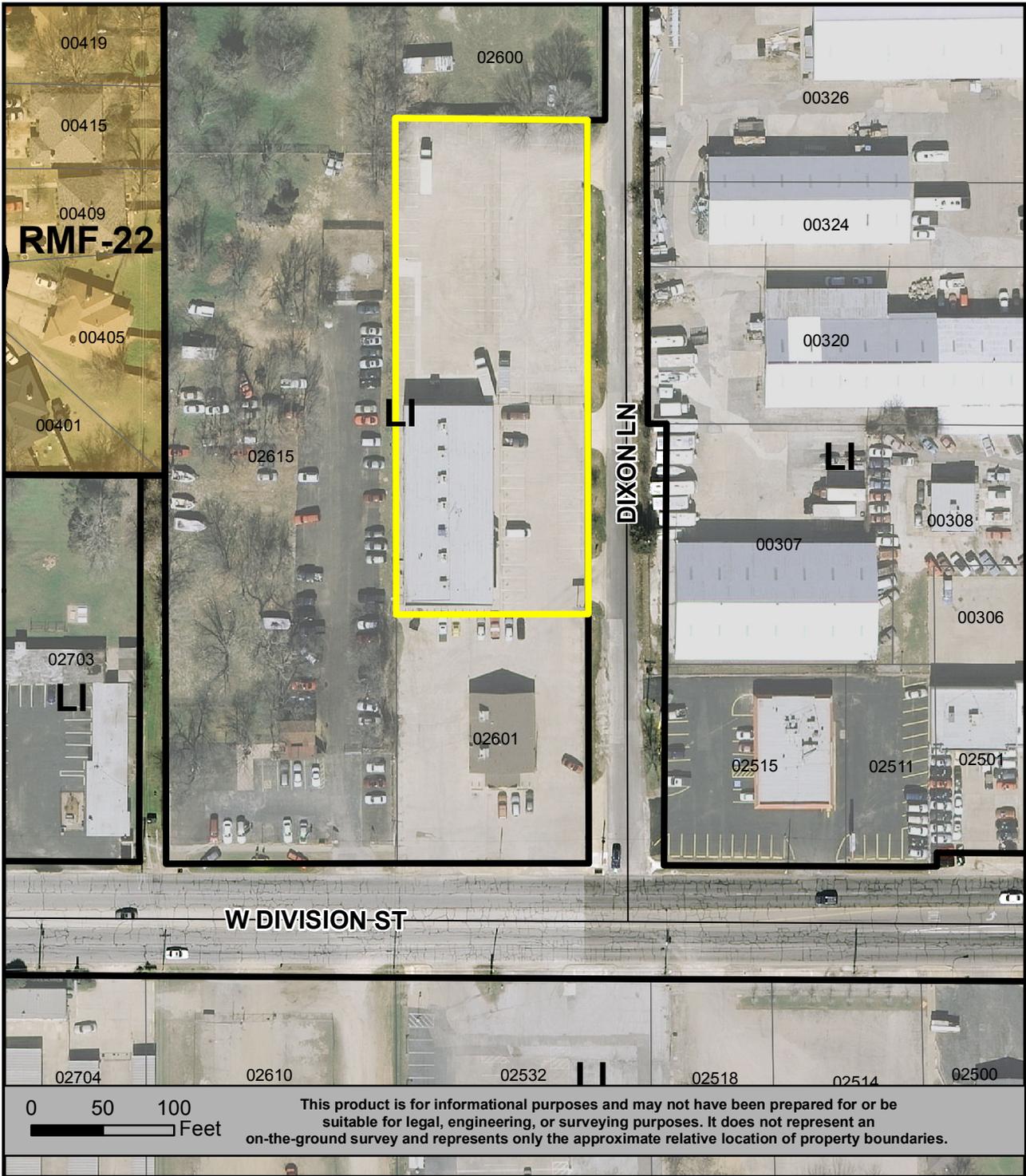
## Allowable Uses:

### **Planned Development (PD) for all Light Industrial (LI) uses, with a Development Plan**

**Permitted** - Art gallery or museum, Domestic Violence Shelter, Emergency shelter, Government administration and civic buildings, Mortuary/crematory/funeral chapel, Philanthropic institution (other than listed), Religious assembly, Business school, Trade school, University/college/seminary, Hospital, Medical or dentist office or clinic, Cemetery, Community garden, Public park or playground, Crop production, Kennel, commercial, Veterinary Clinic, Car wash, Gasoline sales, Motor vehicle rental, Motor vehicle sale, new, Catering service, Restaurant, Restaurant, take-out and delivery only, Office, business or professional, Telemarketing call center, Bail bond service, General personal services (other than listed), Massage therapy clinic, Tattoo parlor or piercing studio, Gun range (indoor), Private club/lodge/fraternal organization, Country club, Golf course, Recreation, general outdoor (other than listed), Boat and accessory sales, rental and service, Building and landscaping materials and lumber sales, General retail store (other than listed), Firearm sales, Nursery, garden shop or plant sales, Pawn shop, Second-hand goods store, Swimming pool, spa and accessory sales and service, Cleaners, commercial, Food processing, Heavy machinery rental, sales, and service, Medical or scientific research laboratory, Microbrewery/microdistillery/winery, Wrecker service, Custom and craft work, Manufacturing, light, Salvage yard (indoor), Transit passenger terminal, Electric utility substation, Radio or TV station or studio, Utility lines, towers or metering station, Utility installation other than listed, Cold storage plant, Contractors plant, shop and/or storage yards, Distribution Center/warehouse, Wholesale supply business, Auto repair garage, major

**Specific Use Permit** - Halfway House, Public or private school, Auto service center, Motor vehicle sales, used, Hotel, limited service, Residence hotel, Day care center, Gun club, skeet, or target range (outdoor), Marina, Specialty paraphernalia sales, Gas well, Airport of landing field, Electric generating plant, Telecommunications Facilities Towers >75 ft., Stealth towers>100 ft.

**Conditions (C)** - Stables, commercial, Financial service, Bar, Restaurant with drive-through, Hotel, full service, Trailer camp/RV park, Nightclub, Open-air vending, Package liquor store, Sexually oriented business, Building maintenance sales and service, Telecommunications Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75 ft., Stealth towers ≤100 ft., Self-storage facility, Outside storage



**LOCATION MAP  
PD14-11**

 **PD for LI uses  
with a Development Plan  
1.073 ACRES**





**PD14-11**

North of West Division Street and west of Dixon Lane.



View of site from Dixon Lane.



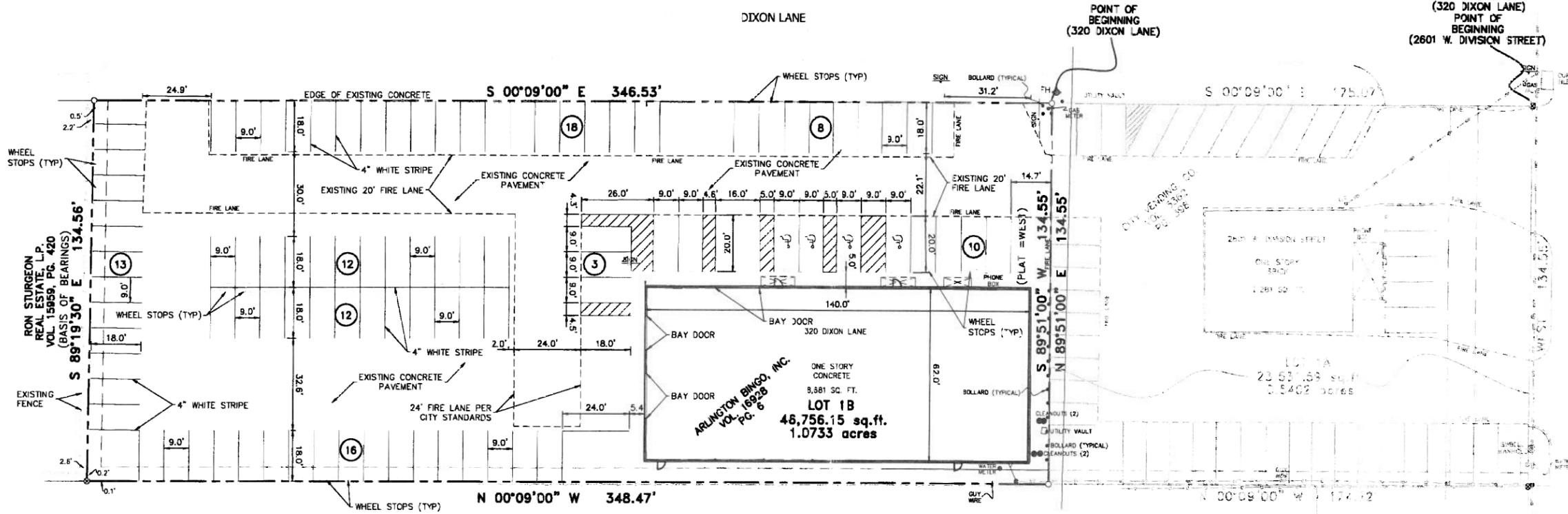
View east.



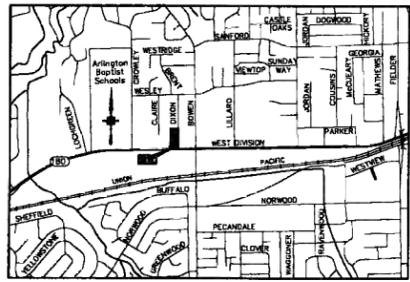
View west.



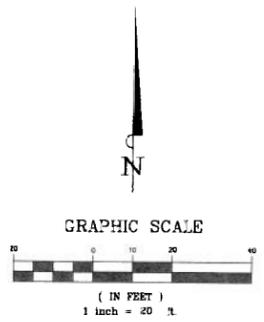
View south.



PANAGOPOLCIOUS FAMILY TRUST  
VOL. 9991, PG. 199



VICINITY MAP  
N.T.S.



General Site Data

Zoning	L (Light Industrial)
Number of Stories	1 Story
Total Building Area	8,881 sq ft (0.20 Acres)
Gross Square Footage	8,881 sq ft (0.20 Acres)
Total Lot Area	48,756.15 sq ft (1.0733 Acres)
Floor to Area Ratio	0.050 : 1
Total Impervious Area	48,756.15 sq ft (1.0733 Acres) = 100%
Standard Parking Spaces Provided	38 Spaces
Handicap Parking Spaces Provided	4 Spaces
Total Spaces Provided	42 Spaces

**BANNISTER**  
ENGINEERING  
1896 County Club Drive | Mansfield, TX 76063 | 817.494.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

320 DIXON LANE  
ARLINGTON, TEXAS 76012

SITE PLAN

14

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PROJECT NO. 09914825



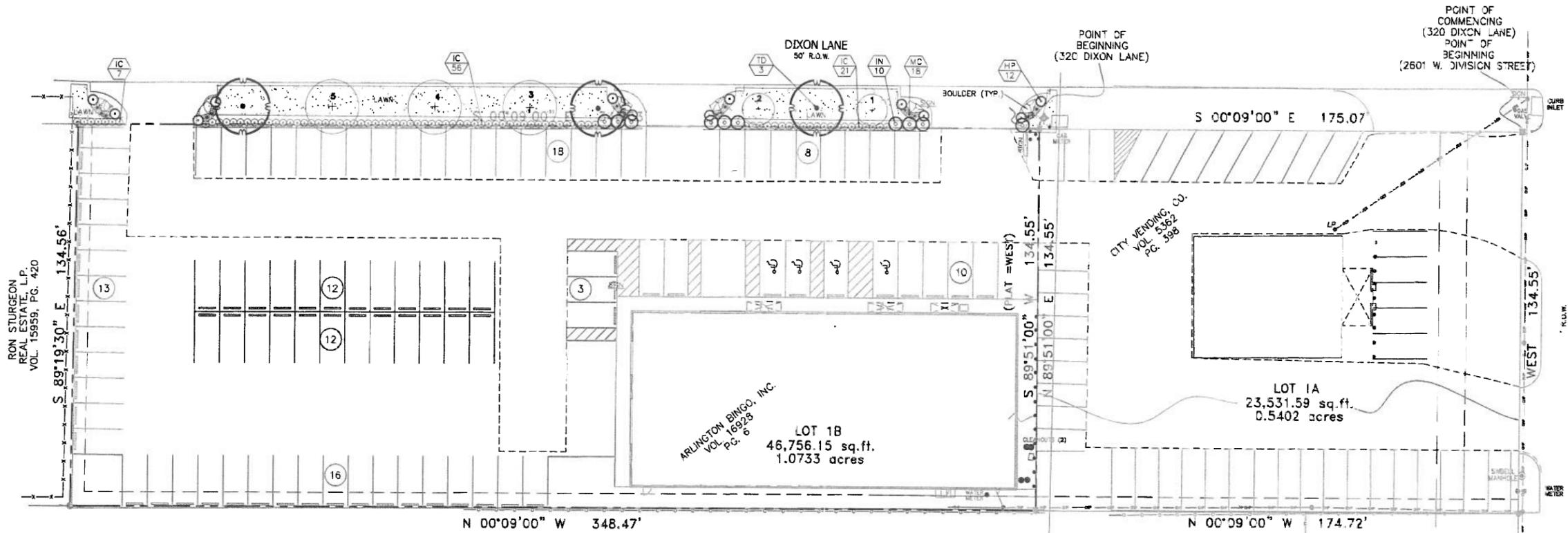
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SHEET NO.

SUP-1

320 DIXON LANE  
ARLINGTON, TEXAS 76012

**SUBSTITUTE LANDSCAPE PLAN**



PANAGOPOLOUS FAMILY TRUST  
VOL. 9991, PG. 199

**PLANT LIST AND SPECIFICATIONS:**

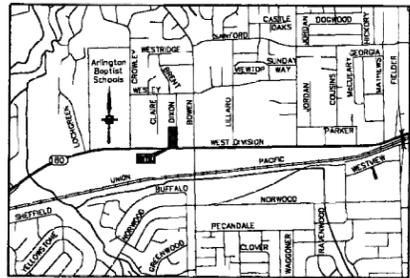
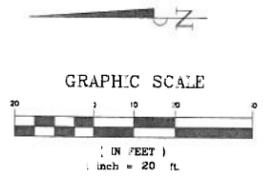
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
<b>TREES</b>				
TD	3	<i>Taxodium distichum</i>	Bald Cypress	3" cal., 10' min ht., Full Matching
N	10	<i>Ilex x Nellie R. Stevens'</i>	Nellie R. Stevens Holly	30 gal., 10' min ht., Full to the ground, Matching
<b>SHRUBS</b>				
IC	84	<i>Ilex cornuta</i>	Burford Holly	3 gal., 24" ht., 30" O.C., triangular spacing
MC	18	<i>Muhlenbergia capillaris</i>	Gulf Muhly	3 gal., 24" ht., 30" O.C., triangular spacing
HP	12	<i>Hesperaloe parviflora</i>	Red Yucca	3 gal., 24" ht., 30" O.C., triangular spacing
<b>GROUNDCOVER</b>				
BOULDER	Per Plan			3-4" in diameter, buried approximately 1/3 into surrounding soil
STEEL EDGING	Per Plan			4" steel edge to be buried 3" deep. Contractor to install steel stakes at end of each section of edging

NOTE: CONTRACTOR TO UTILIZE EXISTING BURFORD HOLLY ON SITE AND TO FILL IN AREAS AS NEEDED IN ORDER TO PRODUCE A SOLID HEDGE

**EXISTING TREE LIST:**

TREE #	TYPE	REMAIN	REMOVE	NOTES
1	CRAPE MYRTLE	X		
2	CRAPE MYRTLE	X		
3	BALD CYPRESS	X		
4	BALD CYPRESS	X		
5	BALD CYPRESS	X		

**LEGEND:**



VICINITY MAP  
N.T.S.

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No.	Date	Revision Description



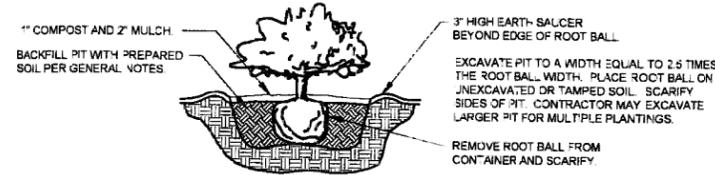
07-11-2014

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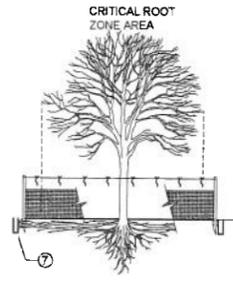
**L-1.0**

**GENERAL NOTES:**

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
  - 3" of organic compost
  - 20 pounds of organic fertilizer / 1,000 sf of bed area
  - Till bed to a depth of 6" to 8"
  - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 3" of shredded wood mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.



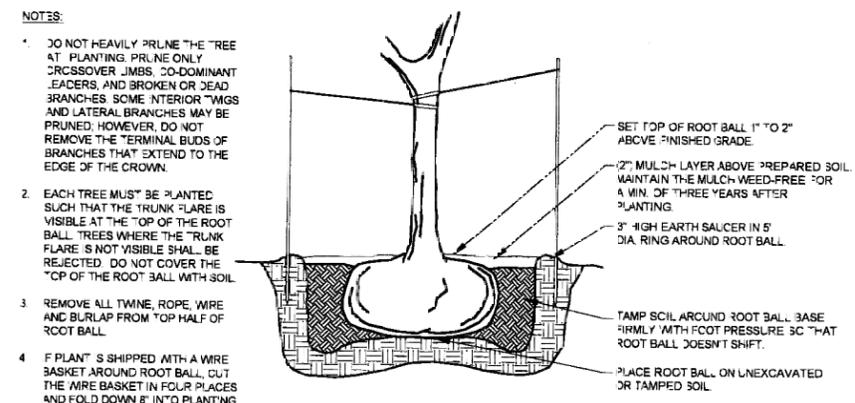
**A** SHRUB PLANTING DETAIL NOT TO SCALE



- 1 EXISTING TREE(S) TO REMAIN
- 2 DRIPLINE OF EXISTING TREE (TYP)
- 3 CONTINUOUS NYLON TIE STRING TIED TO STAKE TOPS W/ 2" LUNDRAGE WEIGHT ORANGE STREAMERS @ 3' O.C.
- 4 8' METAL T-STAKES 3/4" O.C. MIN. DRIVEN 2' INTO GROUND AT (OR OUTSIDE) TREE DRIPLINE
- 5 4' MIN. HEIGHT ORANGE PLASTIC FENCING INSTALLED PER MANF. RECOMMENDATIONS (TYP). SUPPLEMENT W/ SILT FENCE FABRIC @ PRUNING TRENCH AS REQ'D.
- 6 EXISTING GRADE TO BE DISTURBED
- 7 ROOT PRUNING TRENCH 12" OUTSIDE FENCE - SEE NOTES
- 8 EXISTING GRADE TO REMAIN

**NOTES:**  
 1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.  
 2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES. HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.

**B** TREE PROTECTION DETAIL NOT TO SCALE



- NOTES:**
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY DISCOVERED LIMBS, DO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
  2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
  3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
  4. IF PLANTS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.

**C** TREE PLANTING DETAIL NOT TO SCALE

**PLANT LIST AND SPECIFICATIONS:**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
<b>TREES</b>				
TD	3	Taxodium distichum	Bald Cypress	5' cal., 10' min ht., Full, Matching
N	10	Ilex x Nellie R. Stevens	Nellie R. Stevens Holly	30 gal., 10' min ht., Full @ the ground, Matching
<b>SHRUBS</b>				
C	84	Ilex comuta	Burford Holly	13 gal., 24" ht., 30" O.C., triangular spacing
MC	18	Muhlenbergia capillaris	Gulf Muhly	3 gal., 24" ht., 30" O.C., triangular spacing
HP	12	Hesperaloe parviflora	Red Yucca	3 gal., 24" ht., 30" O.C., triangular spacing
<b>GROUND COVER</b>				
BOULDER	Per Plan			3-4" in diameter, buried approximately 1/3 into surrounding soil
STEEL EDGING	Per Plan			4" steel edge to be buried 3" deep. Contractor to install steel stakes at end of each section of edging.

NOTE: CONTRACTOR TO UTILIZE EXISTING BURFORD HOLLY ON SITE AND TO FILL IN AREAS AS NEEDED IN ORDER TO PRODUCE A SOLID HEDGE.

320 DIXON LANE  
 ARLINGTON, TEXAS 76012

**LANDSCAPE NOTES**

No.	Date	Revision Description



SHEET NO.

L-1.1

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 11-08-13037

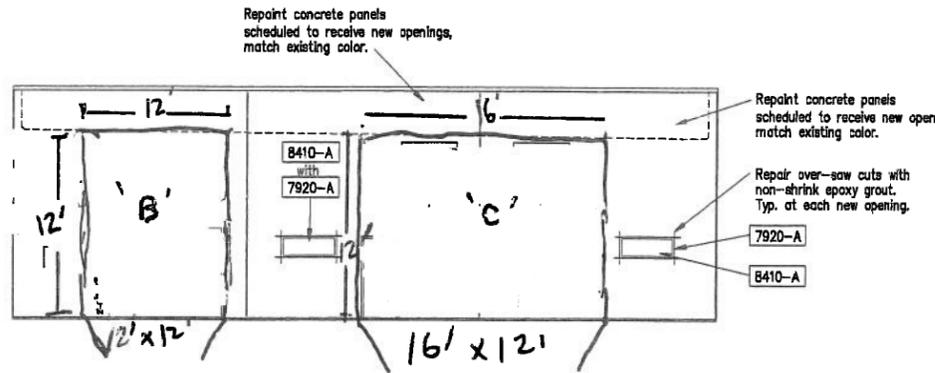
PROJECT NO. 999-14-25



No.	Date	Revision Description

PROJECT NO.: 698-14-25





**4.00-1 NORTH BUILDING ELEVATION**  
1/8"=1'-0"

**- PROPOSED -**

The North and East elevations will have the addition of three (3) overhead grade level drive-in doors installed as follows:

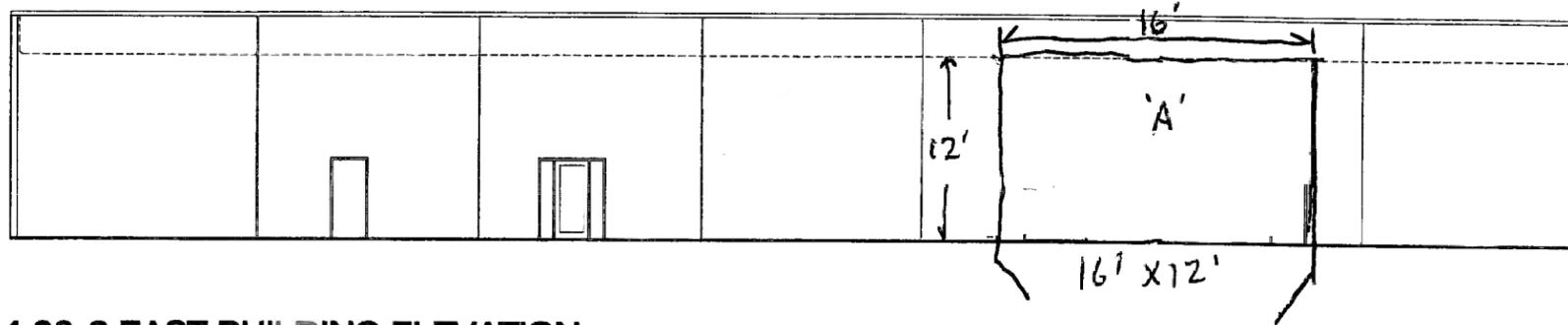
- 'A' East - one grade level drive-in door 16' x 12'
- 'B' North - on grade level drive-in door 12' x 12'
- 'C' North - one grade level drive-in door 16' x 12'

**Material Description:**

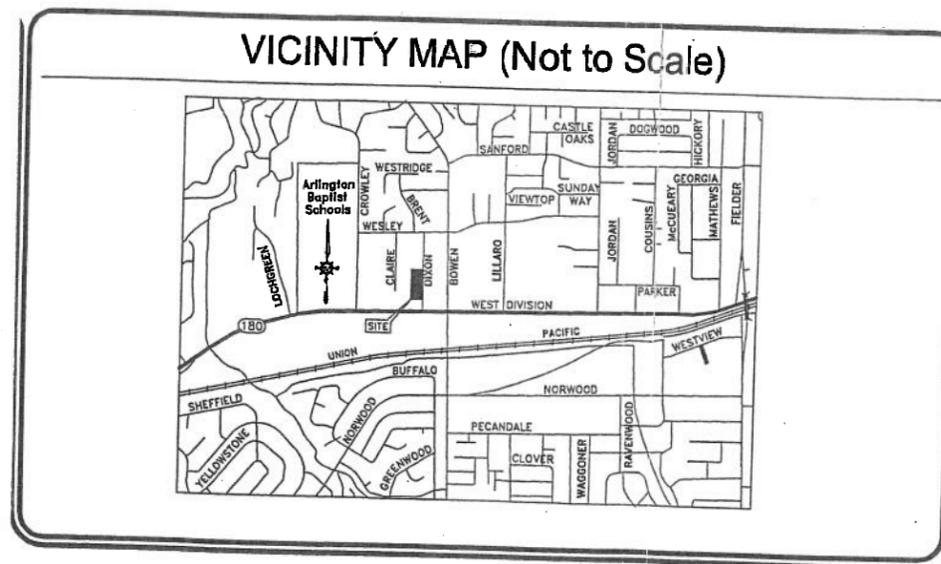
- All materials are commercial grade doors 24 gauge steel.
- Tracks are 14 gauge steel
- Hinges are 14 gauge steel
- Punched angle steel is 16 gauge
- Paint on doors is powder coated white

**KEYNOTES:**

- 7920-A Sealant & Backerrod
- B410-A Aluminum storefront system, clear anodized finish.



**4.00-2 EAST BUILDING ELEVATION**  
1/8"=1'-0"



**GENERAL NOTES:**

1. Dimensions are to center of stud or structure unless otherwise noted.
2. Ref. to enlarged plans for additional dimensions.

*Existing as of 6-9-14*  
*Tony Pomper*  
*Owner*

11-8 AM 51 700 74

12-22-13034

**ERN**

PROGRESS SET NOT FOR CONSTRUCTION

MODIFICATIONS & ADDITIONS TO EXPAND OFFICES  
GENERAL ASSEMBLY

GENERAL ASSEMBLY  
320 DIXON LANE  
ARLINGTON, TX 76012

CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS

PROJECT NO.: 10007 EXP. DATE: 08/14

REVISIONS

4.00  
PAGE 9 OF 9 PAGES



14 JUL 15 PM 3:11  
10-22-15

West elevation

**For Sale or Lease**  
**817.226.0000**  
scm real estate services  
www.scmrealestate.com

South elevation

14 JUL 15 PM 0:11

REC-1178-11

NO PARKING  
EXCEPT FOR  
LOADING AND UNLOADING  
OR DELIVERY  
OR PICKUP  
OR DROP OFF  
OR RETURN TO  
PROPERTY  
OR OTHER  
AUTHORIZED  
PERSONNEL  
VIOLATORS  
WILL BE  
TOWED  
AT  
OWNER'S  
RISK  
AND  
EXPENSE





COLDWELL BANKER COMMERCIAL ALLIANCE  
255 N. Center St., Suite 200  
Arlington, TX 76011  
P: 817.226.0000 | F: 817.860.4180  
[www.cbcalliance.com](http://www.cbcalliance.com)

August 5, 2014

Mr. Kevin McGlaun                      Via email only to: [kmcglaun@hicksholdings.com](mailto:kmcglaun@hicksholdings.com)  
Chairman of the Planning and Zoning Commission  
101 W. Abram Street  
Arlington, Texas 76010

Re: Zoning Case PD – Arlington Auto Center  
320 Dixon Lane, Arlington, Tx 76012  
Amanda Sequence # 14-641805

Dear Mr. McGlaun:

Your support is requested of the zoning case for 320 Dixon Lane from LI- Light Industrial Uses to PD for LI with a development plan with major auto service – auto body and paint uses. As the seller's broker, I can state auto uses have been a majority of the inquiries for this property since it has been listed.

The location being off of the major Division Street thoroughfare, in an industrial building with attractive landscaping is a good location for this business in my opinion. I urge your support of this case and am available to answer any questions you deem necessary.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Mendez', written over a faint, illegible typed name.

Chris Mendez

Coldwell Banker Commercial Alliance



# General Assembly

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Tony Pompa - President  
Julie Pompa – Vice President

August 5, 2014

Mr. Kevin McGlaun  
Chairman of the Planning and Zoning Commission  
101 W. Abram Street  
Arlington, Texas 76010  
Re: Zoning Case PD – Arlington Auto Center  
320 Dixon Lane, Arlington, Tx 76012  
Amanda Sequence # 14-641805

Dear Mr. McGlaun:

This letter is to express my support for the subject zoning case for the Arlington Auto Center proposed location of 320 Dixon Lane.

Mr. Issa is proposing to purchase the improved property at 320 Dixon Lane and move his business from the central downtown Arlington area to the subject location. I am selling Dixon Lane and have already moved downtown. The proposed use as a major automotive facility for auto body and paint is a good use for this property, in my opinion. Mr. Issa provides services to such national automotive businesses as Hertz and Enterprise Rental. The location on Dixon Lane is a minor street with little through traffic, and provides Mr. Issa an opportunity keep his successful business in Arlington. It is my contention we need to find ways to keep businesses like Mr. Issa's in Arlington.

Having moved my office to a downtown location which, I believe, will also be good for the economy of downtown Arlington, I have had only automotive use inquiries on the old location. Being off of Division Street bodes well for this new use. Your favorable consideration of this zoning case is requested.

Sincerely,

Tony Pompa  
Present owner of the subject property and Arlington business owner of Pompa's General Assembly

August 5, 2014



Mr. Kevin McGlaun  
Chairman of the Planning and Zoning Commission  
101 W. Abram Street  
Arlington, Texas 76010

Re: Zoning Case PD - 320 Dixon Lane, Arlington, Tx 76012

Dear Mr. McGlaun:

You are receiving this letter in support of Mr. Khalil Issa's zoning change at 320 Dixon Lane from LI – Light Industrial to PD for LI uses with development plan as a major auto service auto body and paint shop.

Mr. Issa is a long-time Arlington business owner who rents one of eight buildings I have recently acquired along Division & Front Streets in downtown Arlington. My plans for this area to not include long-term auto related uses, such as Mr. Issa's. I hope to begin redevelopment soon and am working with Mr. Issa to relocate his business.

The building at 320 Dixon Lane is a perfect solution and win-win for Arlington. The seller of the building is moving his business to downtown Arlington, Mr. Issa can remain in Arlington & maintain his customer base and the move will free up property in downtown for redevelopment.

Mr Issa is a hard working businessman who desires to keep his business in Arlington and his clients happy. In my opinion, this is a perfect solution with broad benefits to the City of Arlington.

Sincerely,

A handwritten signature in black ink that reads "C. Ryan Dodson".

**Ryan Dodson**  
Dodson Development, LLC  
255 N. Center St., Suite 100  
Arlington, TX 76011  
817-469-4868  
817-521-3161 (cell)



# THE MICHAEL GROUP

*R e a l   E s t a t e   &   M a n a g e m e n t*

1845 Precinct Line Road, Suite 201  
Hurst, TX 76054  
817-577-9000

August 5, 2014

Mr. Kevin McGlaun  
Chairman of the Planning  
& Zoning Commission  
101 W. Abram Street  
Arlington, Texas 76010

*Via Email Only To: [kmcglaun@hicksholdings.com](mailto:kmcglaun@hicksholdings.com)*

Re:     Zoning Case PD – Arlington Auto Center  
       320 Dixon Lane, Arlington, Tx 76012  
       Amanda Sequence # 14-641805

Dear Mr. McGlaun:

This letter is being sent to you in support of the above referenced zoning case. Mr. Khalil Issa is represented by myself as his Realtor and my broker, The Michael Group. I support the PD for LI uses with a development plan for major auto service of auto body and paint uses.

Mr. Issa is a long time Arlington Business owner operating in Central Arlington since the 1990s. Due to the development proposed by Mr. Ryan Dodson of the Urban Union project; Mr. Khalil Issa must move his business from that location. That said, Mr. Issa strongly desires and must maintain his business in Arlington, due to its dynamic central DFW location on Dixon Lane which is well suited for his corporate clients. Over 90% of his business is corporate, which includes large car rental companies, Enterprise Leasing and Hertz Car Rental (whom he has done business with over 20+ years). In addition, another major client is State Farm Insurance, whom uses his business for preferred auto insurance claims.

There are other heavy industrial uses on this side street on the north side of Division Street as well and directly to the south is a nightclub bar. The street is only lightly traveled, yet provides convenient proximity to the businesses Mr. Issa serves.

I request your support of this zoning case and believe it to be good for the City of Arlington to retain its existing successful growing businesses which has a domino effect with major car rental agencies, etc. vital to the City of Arlington and by this move, attracts other successful businesses to the city.

Respectfully submitted,  
Beth Elkassih, Realtor  
c/o The Michael Group  
682-552-8687

# Ron Sturgeon

## Real Estate LP

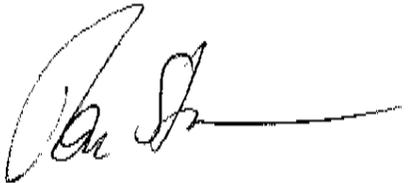
August 13, 2014

Mr. Jim Parajon  
Planning and Zoning  
101 W. Abram Street  
Arlington, Texas 76010  
Re: Zoning Case PD – Arlington Auto Center  
320 Dixon Lane, Arlington, Tx 76012  
Amanda Sequence # 14-641805

Dear Mr. Parajon:

Your support is requested of the zoning case for 320 Dixon Lane from LI- Light Industrial Uses to PD for LI with a development plan with major auto service – auto body and paint uses. As the owner of the land adjoining to the north (500 Dixon lane), do not see any problem with this change. One of the best uses for this property is for automotive service in my opinion.

Sincerely,



Ron Sturgeon  
Owner of the property to the north of the subject

Cc: Nathaniel Barnett, Planner, City of Arlington