



## AGENDA

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**Planning and Zoning Commission  
Regular Session**

**Council Chamber  
101 West Abram Street**

**NOVEMBER 5, 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 October 15, 2014 P&Z Meeting

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

- A. Preliminary Plat – Heartis Arlington Park Springs Addition, Lots 1 and 2, Block 1 (Zoned Office Commercial [OC]); generally located south of Interstate Highway 20 West and east of Park Springs Boulevard with the approximate address being 4401 Park Springs Boulevard.
- B. Replat – Park Side Place Addition, Lots 1R and 2R, Block 3 (Zoned Office Commercial [OC]); generally located north of Central Park Drive and west of South Center Street with the approximate address being 401 Central Park Drive.

**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. PUBLIC HEARING FOR ZONING CASES

### A. Annual Updates to the Unified Development Code

Consider amendments to the "Unified Development Code" Chapter of the Code of the City of Arlington: Article 1, General Provisions regarding the zoning district transitions effective date; Article 2, Zoning Districts regarding the Entertainment District Overlay; Article 3 Use Standards regarding "mixed-use development or building", "commercial parking garage", "recreation, indoor (other than listed)", "public or private school", "dwelling, live/work", "accessory building (not listed below)", and "recycling collection center" land uses; Article 5, Design and Development Standards regarding garage standards for single-family and two-family residential dwellings, retaining walls for residential and non-residential development, residential design standards and lot dimensional standards for the Village on the Green at Tierra Verde zoning district, and mixed-use developments in the Entertainment District Overlay; Article 6, Subdivision Regulations, regarding standards for cul-de-sacs; and Article 12, Definitions regarding "commercial parking garage", "mixed-use development or building", "recycling collection center", and "hotel, boutique".

### B. Zoning Case PD14-13 (Heartis Arlington – 4401 Park Springs Boulevard)

Application to change the zoning on approximately 7.255 acres from Office Commercial (OC) to Planned Development (PD) for Office Commercial (OC) uses plus an Assisted Living Facility, with a Development Plan; generally located south of West Interstate 20 Highway and east of Park Springs Boulevard.

### C. Development Plan DP14-1 (Riverside Apartments – 6500 U.S. 287 Highway)

Application for approval of a Development Plan on approximately 13.924 acres currently zoned Residential Multi-Family 22 (RMF-22); generally located north of Walsh Drive and east of Joplin Road.

- D. Zoning Case PD14-14  
(Champions Park – 1701 and 1703 North Collins Street and 1050 Wet 'N Wild Way)

Application to change the zoning on approximately 13.898 acres from Entertainment District Overlay-Community Commercial (EDO-CC) [southern half of the property] and unzoned [northern half of the property] to Planned Development (PD) for limited Entertainment District Overlay-Community Commercial (EDO-CC) uses, plus bar, farmer's market, open air vending, package liquor store, microbrewery/microdistillery/winery, boutique hotel and parking garage; generally located north of East Interstate 30 Highway and east of North Collins Street.

- E. Specific Use Permit SUP09-03R1  
(Fannin Farms Drill Site – 2322 Eden Road)

Application to amend a Specific Use Permit (SUP) for gas drilling by establishing the location of a drill zone on approximately 3.680 acres currently zoned Residential Single-Family 7.2 (RS-7.2); generally located west of South Cooper Street and south of Eden Road.

## **V. MISCELLANEOUS**

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

## **VI. ADJOURN**