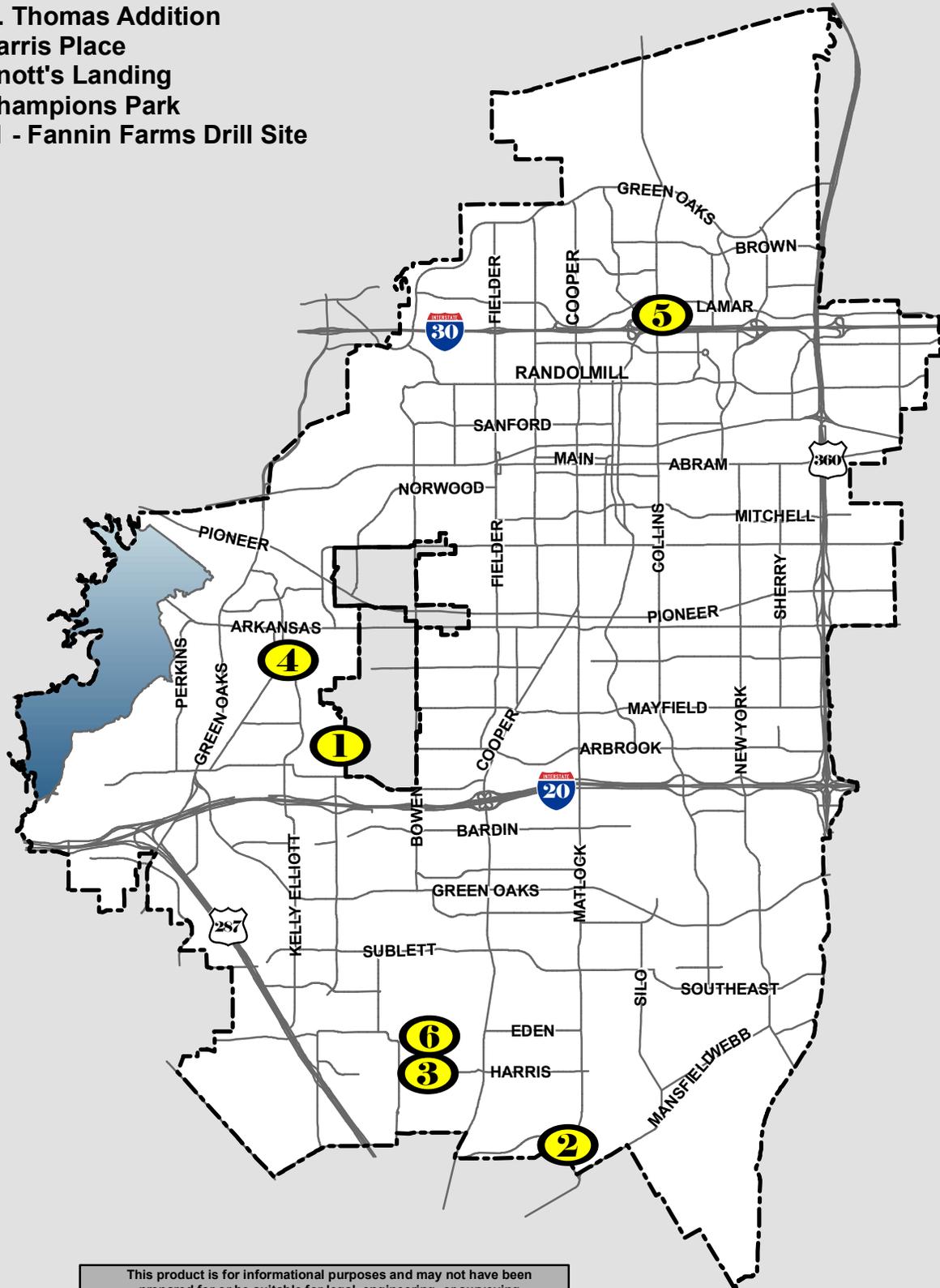


PLANNING & ZONING

December 3, 2014



1. Preliminary Plat - Belle Maison Estates
2. Replat - J.M. Thomas Addition
3. PD14-12 - Harris Place
4. PD14-15 - Knott's Landing
5. PD14-14 - Champions Park
6. SUP09-03R1 - Fannin Farms Drill Site



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.





AGENDA

**Planning and Zoning Commission
Work Session**

**Council Briefing Room
101 West Abram Street**

**DECEMBER 3, 2014
3:00 P.M.**

I. CALL TO ORDER

II. CONTINUED DISCUSSION ON THE SIGN CODE UPDATE

III. DISCUSSION OF REGULAR SESSION AGENDA ITEMS

IV. DIRECTOR UPDATE ON PREVIOUS COUNCIL ITEMS

- A. Zoning Case ZA14-3
(1100 West Abram Street – 1100 West Abram Street)

Application to change the zoning on approximately 0.468 acres from Downtown Neighborhood Overlay-Residential Single-Family 7.2 (DNO-RS-7.2) to Downtown Neighborhood Overlay-Limited Office (DNO-LO); generally located south of West Abram Street and west of Summit Avenue.

CC Approved 9-0-0 on 11/04/14 on final reading

- B. Specific Use Permit SUP09-16R1
(Perr Drill Site – 2825 South Cooper Street)

Application to amend a Specific Use Permit (SUP) for gas drilling on approximately 2.988 acres currently zoned Light Industrial (LI); generally located north of West Mayfield Road and east of South Cooper Street.

CC Approved 8-0-1 on 11/04/14 on final reading

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.

- C. Zoning Case PD14-6
(WinCo – 4620 South Cooper Street)

Application to amend the zoning on approximately 7.024 acres from Planned Development (PD) for limited Community Commercial (CC) uses to Planned Development (PD) for Community Commercial (CC) uses, with a modified list of excluded uses, with a Development Plan; generally located south of West Interstate 20 Highway and west of South Cooper Street.

CC Approved 9-0-0 on 11/04/14, with nine additional stipulations on final reading

- D. Zoning Case ZA14-4
(Boardman Addition – 1301 Mansfield Webb Road)

Application to change the zoning on approximately 7.735 acres from Residential Estate (RE) to Residential Single-Family 15 (RS-15); generally located north of Mansfield Webb Road and west of South Collins Street.

CC Approved 7-0-0 on 11/18/14 on final reading

- E. Zoning Case PD14-5
(Pleasant Ridge Storage – 2130 West Pleasant Ridge Road, 4200 and 4210 Trenton Court)

Application to change the zoning on approximately 6.416 acres from Office Commercial (OC) to Planned Development (PD) for Community Commercial (CC) uses limited to a mini-warehouse; generally located south of West Pleasant Ridge Road and east of South Bowen Road.

CC Approved 6-1-0 on 11/18/14 on final reading

- F. Zoning Case PD14-9
(Legends Express Car Wash – 5521 South Cooper Street)

Application to change the zoning on approximately 3.052 acres from Community Commercial (CC) and Light Industrial (LI) to Planned Development (PD) for Community Commercial (CC) uses plus a Car Wash, with a Development Plan; generally located north of West Nathan Lowe Road and east of South Cooper Street.

CC Approved 7-0-0 on 11/18/14 on final reading

V. DISCUSSION OF FUTURE MEETING DATES AND TIMES

- (a) Planning and Zoning Commission Two-Hour Bus Tour – December 12, 2014
- (b) Planning and Zoning Commission Meeting on December 17, 2014

VI. ADJOURN



AGENDA

**Planning and Zoning Commission
Regular Session**

**Council Chamber
101 West Abram Street**

**DECEMBER 3, 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 November 12, 2014 Special P&Z Meeting

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Preliminary Plat – Belle Maison Estates – T. H. Watson Survey (Abstract No. 1689) (Zoned Residential Single Family 7.2 [RS7.2]); generally located south of Curt Drive and west of Kelly Perkins Road with the approximate address being 3614 and 3620 Kelly Perkins Road.
- B. Replat – J. M. Thomas Addition, Lots 2A2R1A1, 2A2R1A2, and 2A2R1A3 (Zoned Community Commercial [CC]); generally located south of West Turner-Warnell Road and west of Matlock Road with the approximate address of 750 West Turner-Warnell Road.

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. **CONTINUED (from 11-5-14)** 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 Residential Single-Family-15, Downtown Business, Downtown Neighborhood Overlay, Lamar Collins Mixed-Use Overlay, and 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 perimeter streetscape standards, garage standards for single-family and two-family residential dwellings, special parking requirements in the NMU, RMU, DB, DNO, LCMUO, and EDO districts, 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, and applicability and site design standards for mixed-up development; 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", "hotel, boutique", "lateral line", "feeder line", and "service line".

B. Zoning Case PD14-12 (Harris Place – 2401 West Harris Road)

Application to change the zoning on approximately 12.9 acres from Residential Estate (RE) to Planned Development (PD) for Residential Single-Family 15 (RS-15) uses, with a Development Plan; generally located north of West Harris Road and east of Calender Road.

- C. Zoning Case PD14-15
(Knott's Landing – 2615 Little Road)

Application to change the zoning on approximately 6.664 acres from Residential Single-Family 7.2 (RS-7.2) to Planned Development (PD) for Residential Single-Family 5 (RS-5) uses, with a Development Plan; generally located south of Arkansas Lane and east of Little Road.

- D. **CONTINUED (from 11-5-14)** 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, of which the southern half of the property is zoned Entertainment District Overlay-Community Commercial (EDO-CC) and the northern half of the property is unzoned, 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, parking garage, night club, bowling alley and billiard parlor, with a Development Plan; generally located north of East Interstate 30 Highway and east of North Collins Street.

- E. **CONTINUED (from 11-5-14)** 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.

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

Planning and Zoning Commission

Monthly Bus Tour

**December 12, 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



Preliminary Plat (Belle Maison Estates)

Planning and Zoning Meeting Date: 12-3-14

Document Being Considered: Plat

RECOMMENDATION

Following the public hearing, consider a preliminary plat.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, DiSciullo-Terry, Stanton & Associates, Inc., represented by Joyce Stanton, proposes to plat 13 residential lots and four nonresidential lots from 3.9 acres of the T. H. Watson Survey, Abstract 1689. Lots 1X and 3X are designated as open space lots for landscaping at the exterior of the perimeter screening wall. Lot 2X is designated as an amenity lot. The private access and public drainage utility easement is designated as Lot 4X. The perimeter fencing and landscaping along Kelly Perkins Road, the fencing and landscaping of the amenity and open space lots, as well as Lot 4X, the private street will be held in common ownership and maintained by a Property Owners Association. There is one existing structure on site which is scheduled to be demolished.

The current zoning of the property is Residential Single-Family 7.2 (RS-7.2). The minimum lot size in this zoning district is 7,200 square feet. The proposed plat shows an average lot size of approximately 9,900 square feet for the residential lots. Recently a plat was approved with larger lot sizes due to the rural nature of the immediate vicinity.

Other than discretionary matters for the Commission, the application is administratively complete and meets the requirements of the subdivision regulations of the Unified Development Code.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Property Location: Generally located south of Curt Drive and west of Kelly Perkins Road with the approximate addresses being 3614 and 3620 Kelly Perkins Road.

Sector: West

Council District: 4

Current Zoning: Residential Single-Family 7.2 (RS-7.2)

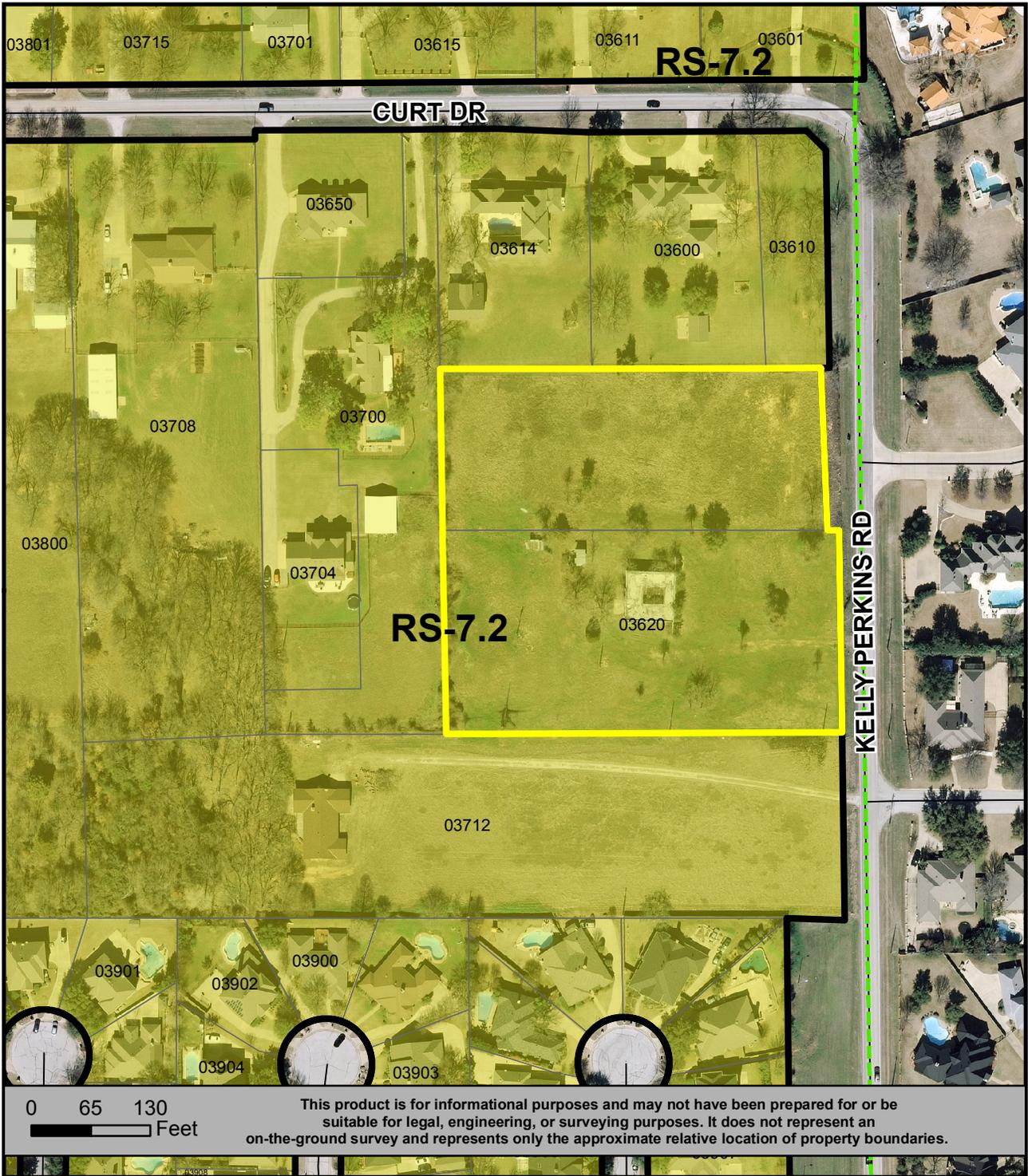
ATTACHED

- i. Location Map
- ii. 11X17 Plat

STAFF CONTACT(S)

Gincy Thoppil, AICP
Development Planning Manager
Community Development & Planning
817-459-6662
Gincy.Thoppil@arlingtontx.gov

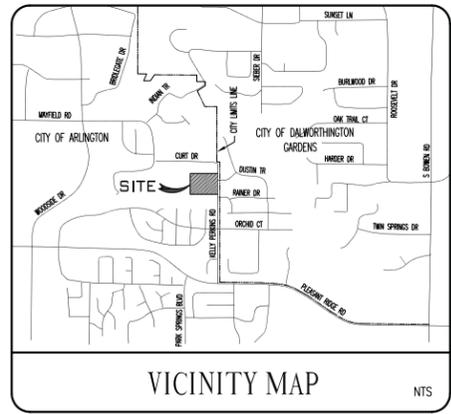
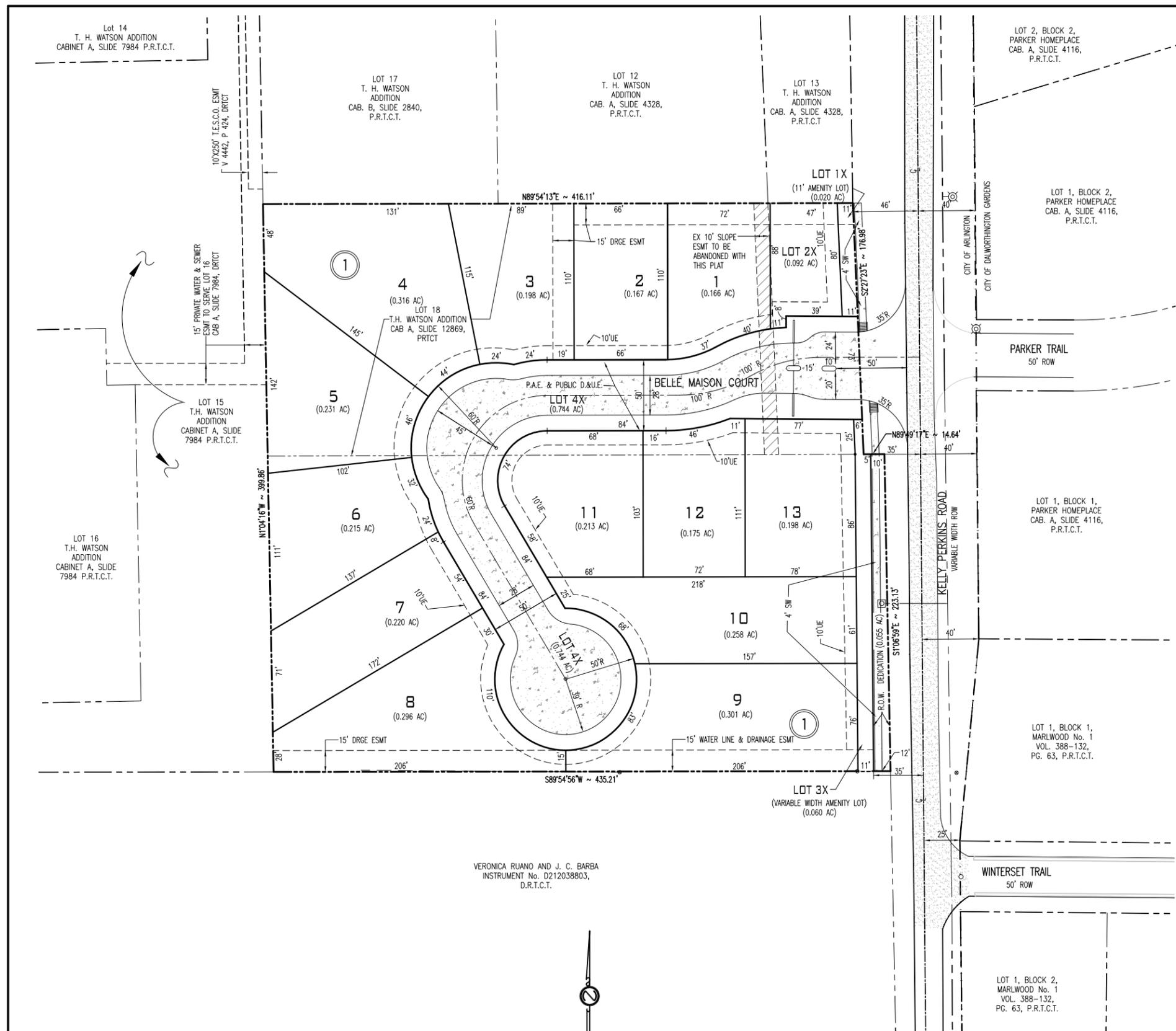
Shon Brooks
Senior Planner
Community Development & Planning
817-459-6514
Shon.Brooks@arlingtontx.gov



LOCATION MAP

**BELLE MAISON ESTATES
PRELIMINARY PLAT**





- GENERAL NOTES:**
- PERIMETER FENCE SHALL BE REQUIRED ON KELLY PERKINS ROAD.
 - THE PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PERIMETER FENCING, LANDSCAPING, AND/OR MAINTENANCE OF LOTS 1X, 2X, 3X, AND 4X, BLOCK 1, WHICH WILL BE HELD IN COMMON OWNERSHIP.
 - DIRECT RESIDENTIAL ACCESS SHALL NOT BE ALLOWED TO KELLY PERKINS ROAD.
 - ANY OVERHEAD LATERAL AND SERVICE UTILITY LINES WITHIN OR ALONG THE PERIMETER OF THE PROJECT SITE SHALL BE PLACED UNDERGROUND.
 - LOT 4X, BLOCK 1, IS A PRIVATE ACCESS EASEMENT AND PUBLIC DRAINAGE AND UTILITY EASEMENT.
 - THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.

- CITY OF ARLINGTON NOTES:**
- VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL PUBLIC OR PRIVATE STREET INTERSECTIONS IN ACCORDANCE WITH CURRENT CITY ORDINANCE. ALL LANDSCAPING (NOTHING OVER 2 FEET IN HEIGHT AS MEASURED FROM THE TOP OF CURB) WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY ORDINANCE.
 - THE CITY OF ARLINGTON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION. THE MINIMUM FINISH FLOOR 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.

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE FOLLOWING:
 PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS
 ANY STORM WATER TREATMENT FACILITY (IDENTIFIED AS A BEST MANAGEMENT PRACTICE(S) {BMPs} FOR STORM WATER QUALITY IN THE ACCEPTED STORM WATER MANAGEMENT SITE PLAN FOR THIS DEVELOPMENT), HERINAFTER COLLECTIVELY REFERRED TO AS "IMPROVEMENTS", DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS PREDECESSORS, OR TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS SUCCESSORS. DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES, AND AGENTS ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS WITHIN BELL MAISON ESTATES ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

DEVELOPER'S/OWNER'S SIGNATURE

**PRELIMINARY PLAT
 BELLE MAISON ESTATES**

BEING 3.9 ACRES OUT OF THE T. H. WATSON SURVEY, ABSTRACT NO. 1689, IN THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEEDS RECORDED IN INSTRUMENT NUMBERS D214048500 AND D214048509, DEED RECORDS OF TARRANT COUNTY, TEXAS, INCLUDING ALL OF LOT 18, T. H. WATSON ADDITION, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 12869, PLAT RECORDS OF TARRANT COUNTY, TEXAS

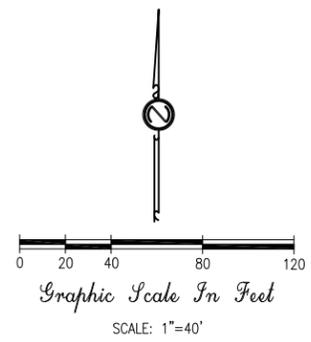
ARLINGTON, TARRANT COUNTY, TEXAS
 DATE: AUGUST, 2014 SCALE: 1"=40' FILE: Wong Addition-Preliminary

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
 ENGINEERING AND SURVEYING
 908 WEST MAIN STREET + ARLINGTON, TEXAS 76013
 TELEPHONE: 817-275-3361 * FAX: 817-275-8920
 ESTABLISHED 1953 * FIRM Nos. E-615 & S-100049-00
 EMAIL: jstanton@dterry.com

OWNER/DEVELOPER
 KELLY PERKINS DEVELOPMENT, L.L.C.
 5800 BAY CLUB DRIVE
 ARLINGTON, TEXAS 76013
 CONTACT:
 HUBERT WONG
 TELEPHONE: 817-881-3816
 EMAIL: Htconstructionfw@gmail.com

LOTS	NUMBER	USES	ACREAGE
Residential	13	Residential	2.95
Nonresidential	4	Public Streets	0.06
		Park or Open Space	0.17
		Other (Private Street)	0.74
Total	17	Total Acreage	3.92

VERONICA RUANO AND J. C. BARBA
 INSTRUMENT No. D212038803,
 D.R.T.C.T.



P.A.E. & PUBLIC D.&U.E. ~ PRIVATE ACCESS EASEMENT
 AND PUBLIC DRAINAGE & UTILITY EASEMENT

AMANDA No. 14-695941

Lot 14
T. H. WATSON ADDITION
CABINET A, SLIDE 7984 P.R.T.C.T.

LOT 17
T. H. WATSON
ADDITION
CAB. B, SLIDE 2840,
P.R.T.C.T.

LOT 12
T. H. WATSON
ADDITION
CAB. A, SLIDE 4328,
P.R.T.C.T.

LOT 13
T. H. WATSON
ADDITION
CAB. A, SLIDE 4328,
P.R.T.C.T.

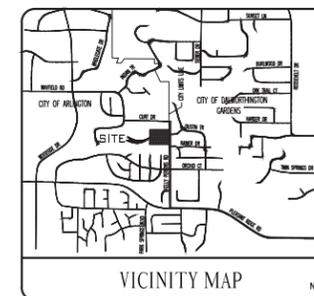
LOT 2, BLOCK 2,
PARKER HOMEPLACE
CAB. A, SLIDE 4116,
P.R.T.C.T.

LEGAL DESCRIPTION:

BEING 3.9 ACRES OUT OF THE T. H. WATSON SURVEY, ABSTRACT NO. 1689
IN THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE
DEEDS RECORDED IN INSTRUMENT NUMBERS D214048500 AND D214048509,
DEED RECORDS OF TARRANT COUNTY, TEXAS.

DEVELOPER:

KELLY PERKINS DEVELOPMENT, LLC.
5800 BAY CLUB DRIVE
ARLINGTON, TEXAS 76013
CONTACT: HUBERT WONG
TELEPHONE: 817-881-3816
EMAIL: htconstructiondfr@gmail.com



REVISIONS	BY
10/24/14	JMC

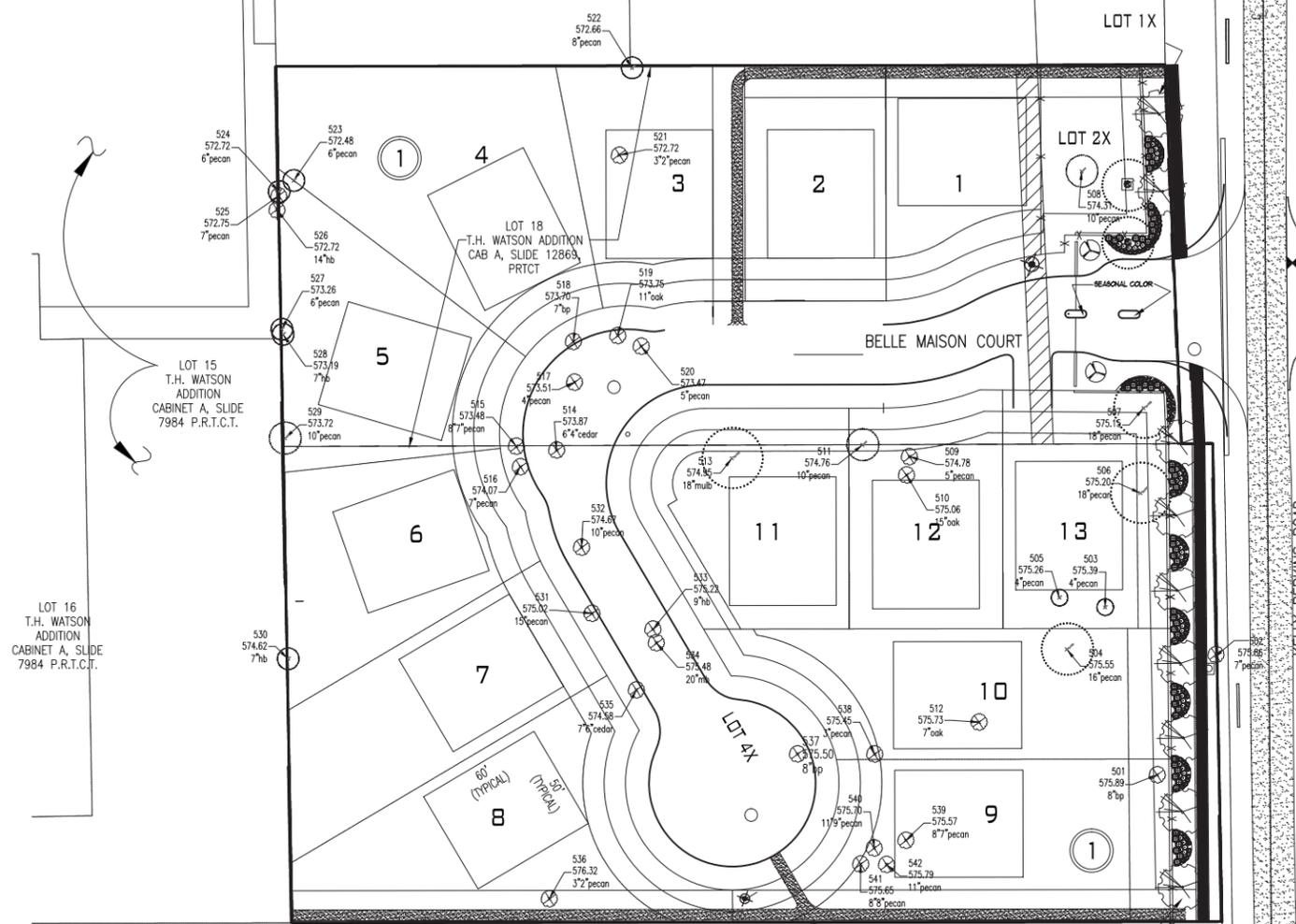


GENERAL CONTRACTORS
LANDSCAPE ARCHITECTS
2405 SOUTH BROOK COURT
ARLINGTON, TEXAS 76016
OFF: 817-860-1313
FAX: 817-860-2712
daitoninc@sabglobal.net



PRELIMINARY LANDSCAPE PLAN
BELLE MAISON ESTATES
3614 KELLY PERKINS ROAD
ARLINGTON, TEXAS 76016

DRAWN	JMC
CHECKED	
END DATE	10/13/14
SCALE	1" = 40' - 0"
JOB NO.	1419
SHEET	1
1 OF 2 SHEETS	



CITY OF ARLINGTON
CITY OF DALWORTHINGTON GARDENS
PARKER TRAIL
KELLY PERKINS ROAD

LOT 1, BLOCK 1,
MARLWOOD No. 1
VOL. 388-132,
PG. 63, P.R.T.C.T.

LEGEND

- TREE TO BE PRESERVED
- TREE TO BE REMOVED
- 4" CALIPER REQUIRED STREET TREE 30' O.C.
- ORNAMENTAL TREE
- EVERGREEN SHRUB
- FLOWERING SHRUB
- ORNAMENTAL GRASS

NOTES:

- 1.) PERIMETER FENCE SHALL BE REQUIRED ON KELLY PERKINS ROAD.
- 2.) THE PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PERIMETER FENCING AND/OR MAINTENANCE OF LOTS IX, 2X, AND 3X, BLOCK 1, WHICH WILL BE HELD IN COMMON OWNERSHIP.
- 3.) DIRECT RESIDENTIAL ACCESS SHALL NOT BE ALLOWED TO KELLY PERKINS ROAD.
- 4.) ANY OVERHEAD LATERAL AND SERVICE UTILITY LINES WITHIN OR ALONG THE PERIMETER OF THE PROJECT SITE SHALL BE PLACED UNDERGROUND.
- 5.) LOT 4X, BLOCK 1, IS A PRIVATE ACCESS EASEMENT AND PUBLIC DRAINAGE AND UTILITY EASEMENT.

GENERAL NOTES:

- THE PROPERTY OWNER IS FULLY RESPONSIBLE FOR REGULAR WEEDING, MOWING OF GRASS, IRRIGATION, FERTILIZING, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTINGS, INCLUDING PARKWAYS, AS NEEDED. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.
- ALL LANDSCAPING WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS STATED IN THE CITY CODE.
- **TREE FLAGGING:** ALL TREES TO BE PRESERVED SHALL BE FLAGGED BY THE DEVELOPER WITH BRIGHTLY COLORED TAPE WRAPPED AROUND THE MAIN TRUNK.
- **PROTECTIVE FENCING:** ALL PRESERVED TREES REMAINING ON-SITE SHALL HAVE PROTECTIVE FENCING, INSTALLED BY THE DEVELOPER, LOCATED APPROXIMATELY AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF BRIGHTLY COLORED VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING OR OTHER SIMILAR FENCING WITH A 4' APPROXIMATE HEIGHT.
- **CUT & FILL:** A MINIMUM OF 75% OF THE CRITICAL ROOT ZONE (WITHIN DRIP LINE) MUST BE PRESERVED AT NATURAL GRADE WITH NATURAL GROUND COVER. NO DISTURBANCE OF THE TREE GREATER THAN 4" CAN BE LOCATED CLOSER TO THE TRUNK THAN 1/2 THE DISTANCE TO THE DRIP LINE.
- **IRRIGATION:** THE DESIGN AND TRENCHING FOR IRRIGATION SYSTEMS SHALL NOT CROSS THE CRITICAL ROOT ZONES OF THE PRESERVED TREES. THE IRRIGATION TRENCHES SHOULD BE LOCATED OUTSIDE OF THE CRITICAL ROOT ZONE AND DESIGNED TO THROW WATER INTO THE AREA WITHIN THE DRIP LINE OF THE TREE. ANY TRENCHING WHICH MUST BE DONE WITHIN THE CRZ SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER, SUCH AS IN A BICYCLE SPOKE CONFIGURATION.
- THIS LANDSCAPE PLAN MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH IN THE LANDSCAPE AND SCREENING STANDARDS.
- ON-SITE DUMPSTER SHALL COMPLY WITH ALL SCREENING REQUIREMENTS SET FORTH BY THE CITY OF ARLINGTON LANDSCAPE ORDINANCES. DUMPSTER ENCLOSURE WILL BE A MINIMUM OF A 6' TALL MASONRY FENCE WITH OPAQUE GATES.

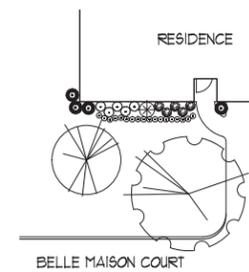
LANDSCAPING MAINTENANCE:

THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE.

VERONICA RUANO AND J. C. BARBA
INSTRUMENT No. D212038803,
D.R.T.C.T.

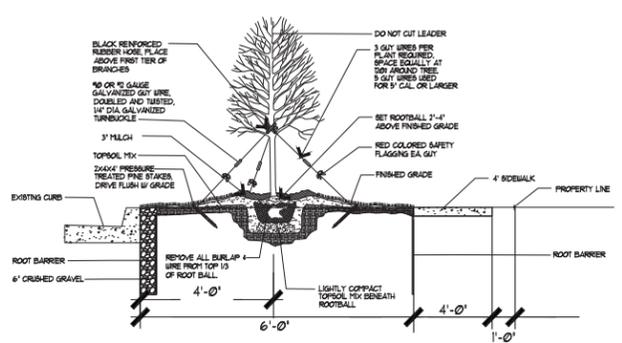
PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 40' - 0"

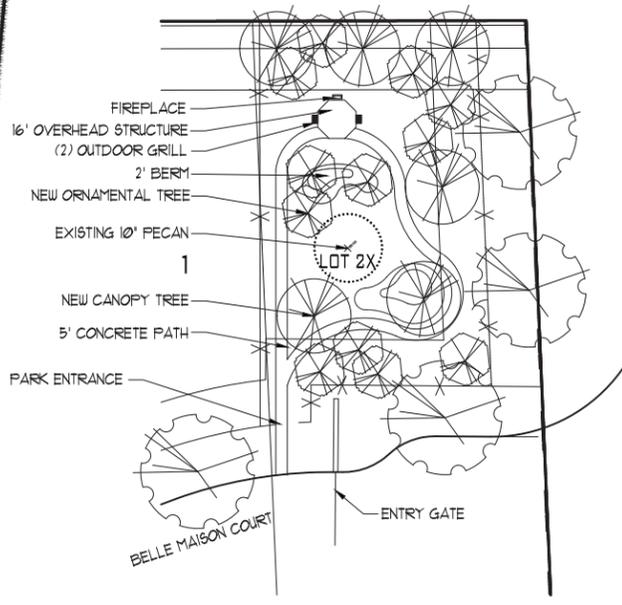


LEGEND

- STREET TREE (35' O.C.)
- ADDITIONAL CANOPY TREE
- ORNAMENTAL GRASS
- EVERGREEN SHRUB
- ACCENT SHRUB
- BORDER PERENNIAL



01 TREE PLANTING DETAIL
SCALE: NONE



ENLARGEMENT: LOT 2X PRELIMINARY DESIGN
SCALE: 1" = 20' - 0"

TYPICAL PLANTING PLAN PER RESIDENCE
SCALE: 1" = 20' - 0"

Staff Report



Replat (J.M. Thomas)

Planning and Zoning Meeting Date: 12-3-14

Document Being Considered: Plat

RECOMMENDATION

Consider replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, Wier & Associates, Inc, proposes to subdivide Lot 2A2R1A of the J. M. Thomas Addition, into three new lots, Lot 8, Lot 9, and Lot 10, totaling 10.469 acres. The lots are currently undeveloped and zoned for Community Commercial (CC) uses.

Other than discretionary matters for the Commission, the application is administratively complete and meets the requirements of the subdivision regulations.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Property Location: Generally located south of West Turner-Warnell Road and west of Matlock Road with the approximate address of 750 West Turner-Warnell Road

Sector: Southeast

Council District: 2

Current Zoning: Community Commercial (CC)

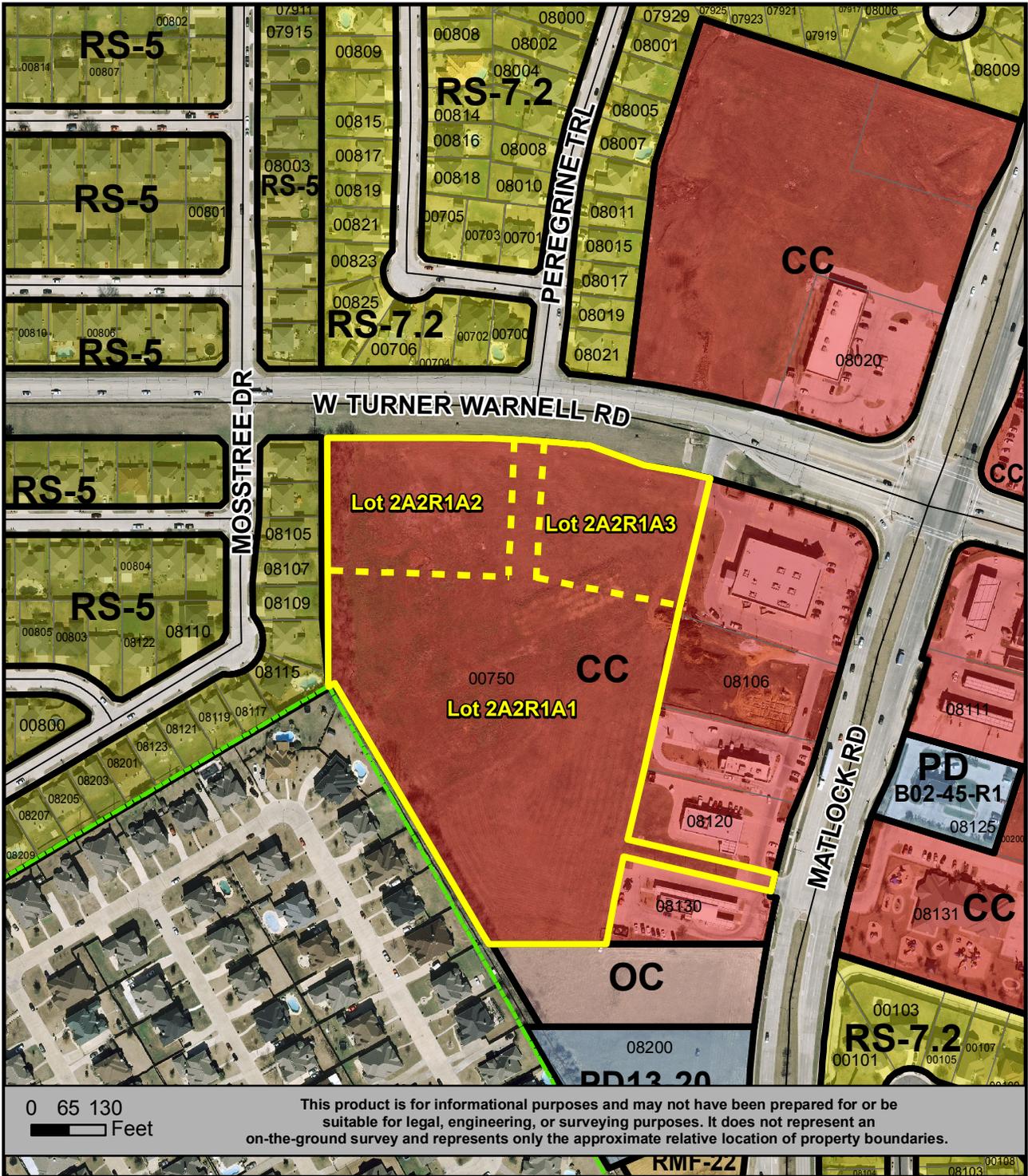
ATTACHED

- i. Location Map
- ii. 11 x 17 Plat (2 pages)

STAFF CONTACT(S)

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Development Planning Manager
Community Development and Planning
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Gincy.Thoppil@arlingtontx.gov

Nathaniel Barnett, AICP
Senior Planner
Community Development and Planning
817-459-6670
Nathaniel.Barnett@arlingtontx.gov



LOCATION MAP

**J M THOMAS
REPLAT**



PRINTED: 11/24/2014 5TB FILE: WIER.CTB LAST SAVED: 11/24/2014 10:13 AM SAVED BY: JOHN FILE: REPLAT8-ACAD2014-SHT1-84127.04.DWG

PRIVATE ACCESS EASEMENT NOTES:

1. THE 40' WIDE ACCESS EASEMENT IS TO SERVE LOTS 8, 9 & 10 ONLY.
2. THE 47' WIDE PRIVATE ACCESS EASEMENT CREATED BY PLAT RECORDED IN D210052844, IS TO SERVE LOTS 2-B, 2A2R1B, 2A2R1C, 2A2R2, 2A1, 8 AND 10.
3. THE 30' WIDE ACCESS EASEMENT CREATED BY PLAT RECORDED IN CABINET A, SLIDE 8513, IS TO SERVE LOT 8.

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	116.18'	1940.00'	3°25'53"	S88°14'23"E	116.16'
C2	40.00'	1940.00'	1°10'53"	S85°56'00"E	40.00'
C3	73.53'	1940.00'	2°10'17"	S84°15'25"E	73.52'
C4	99.05'	1696.00'	3°20'47"	N88°16'56"W	99.04'

LOT 1B, BLOCK 13
CHERRY CREEK ESTATES
CAB. A, SLIDE 6254
P.R.T.C.T.

EAST TURNER-WARNELL ROAD
CAB. A, SL. 4191, P.R.T.C.T.

PRELIMINARY FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

SCALE: 1" = 50'

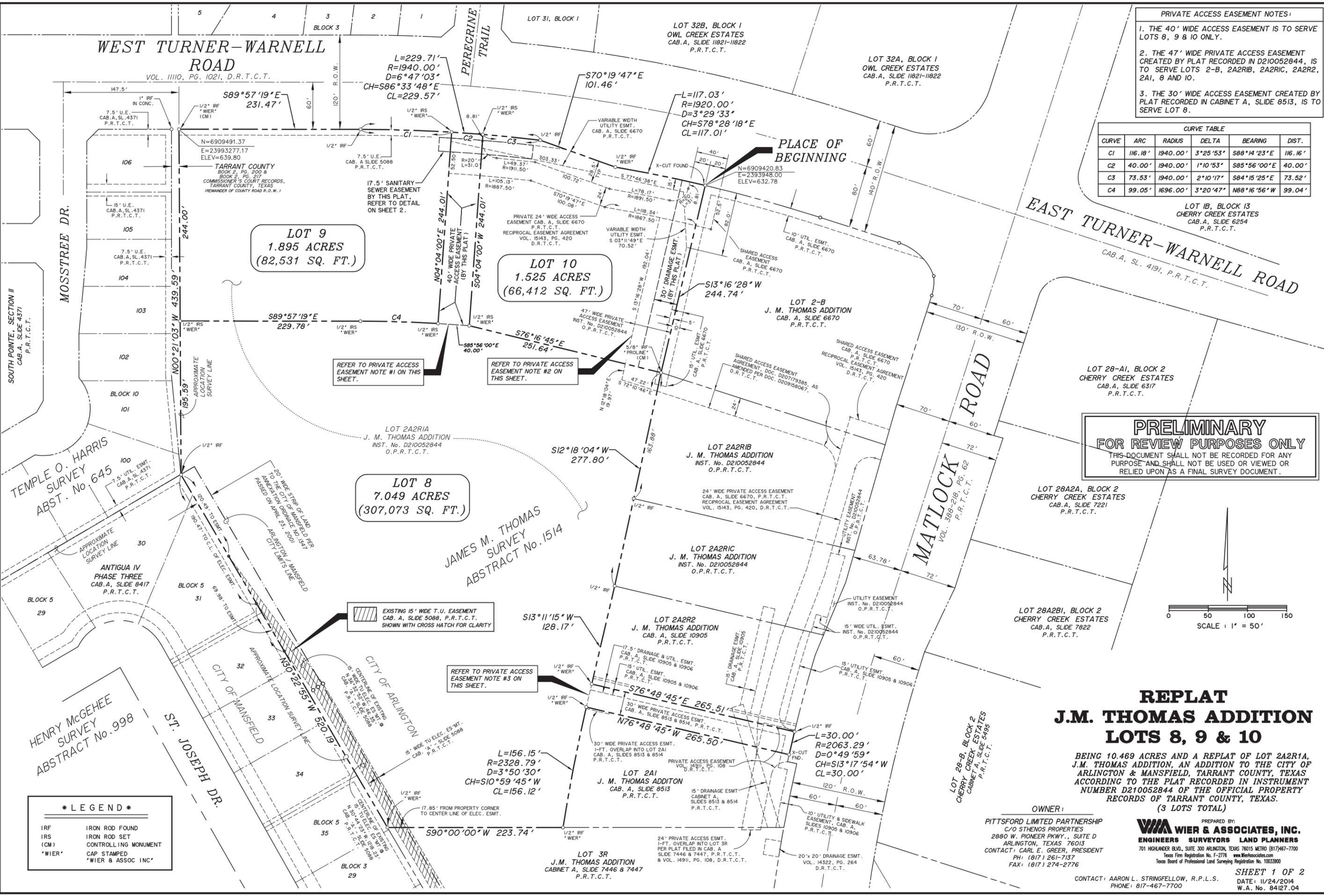
REPLAT J.M. THOMAS ADDITION LOTS 8, 9 & 10

BEING 10.469 ACRES AND A REPLAT OF LOT 2A2R1A, J.M. THOMAS ADDITION, AN ADDITION TO THE CITY OF ARLINGTON & MANSFIELD, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D210052844 OF THE OFFICIAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS. (3 LOTS TOTAL)

OWNER:
PITTSFORD LIMITED PARTNERSHIP
C/O STHENOS PROPERTIES
2880 W. PIONEER PKWY., SUITE D
ARLINGTON, TEXAS 76013
CONTACT: CARL E. GREER, PRESIDENT
PH: (817) 261-7137
FAX: (817) 274-2776

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

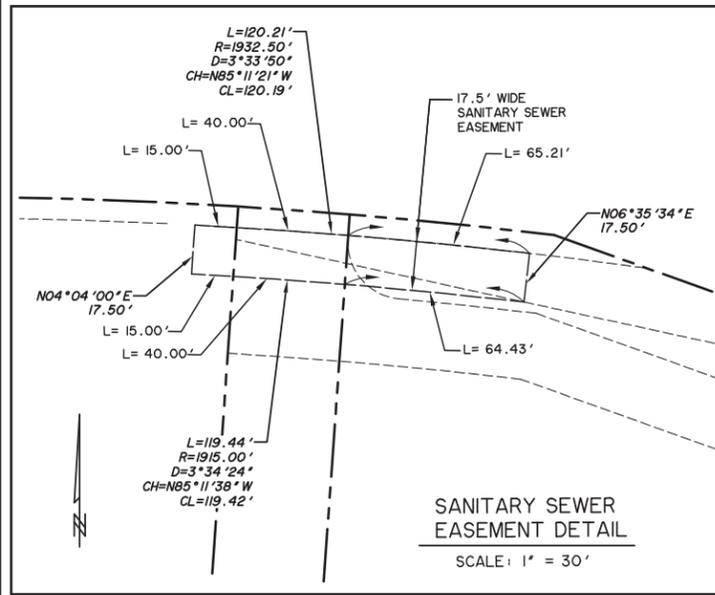
CONTACT: AARON L. STRINGFELLOW, R.P.L.S.
PHONE: 817-467-7700
DATE: 11/24/2014
W.A. No. 84127.04



*** LEGEND ***

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- (CM) CONTROLLING MONUMENT
- *WIER* CAP STAMPED
- *WIER & ASSOC INC*

PRINTED: 11/24/2014 5TB FILE: WIER.CTB LAST SAVED: 11/24/2014 10:12 AM SAVED BY: JOHN FILE: REPLAT8-ACAD2014-SHT2-84127_04.DWG



SANITARY SEWER EASEMENT DETAIL
SCALE: 1" = 30'

NOTE:
THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS, HEREIN REFERRED TO AS "IMPROVEMENTS". DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS PREDECESSORS, OR TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS SUCCESSORS. DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOT(S) 8, 9 & 10 ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY STORM WATER TREATMENT FACILITY (IDENTIFIED AS A BEST MANAGEMENT PRACTICE(S) (BMPs) FOR STORM WATER QUALITY IN THE ACCEPTED STORM WATER MANAGEMENT SITE PLAN FOR THIS DEVELOPMENT), HEREINAFTER REFERRED TO AS "IMPROVEMENTS," TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR SUCCESSORS. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOT(S) 8, 9 & 10 ABUTTING, ADJACENT OR SERVED BY THE "IMPROVEMENTS". THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

STATE OF TEXAS,
COUNTY OF TARRANT:

WHEREAS PITTSFORD LIMITED PARTNERSHIP, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE JAMES M. THOMAS SURVEY, ABSTRACT No. 1514, TARRANT COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED, RECORDED IN VOLUME 10817, PAGE 1059, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.),

BEING ALL OF LOT 2A2RIA, J.M. THOMAS ADDITION, AN ADDITION TO THE CITIES OF ARLINGTON AND MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. D210052844, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF WEST TURNER-WARNELL ROAD (VARIABLE-WIDTH RIGHT-OF-WAY), SAID "X" CUT BEING THE NORTHEAST CORNER OF SAID LOT 2A2RIA AND THE NORTHWEST CORNER OF LOT 2-B, J.M. THOMAS ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 6670, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.);

THENCE S 13°16'28" W, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST TURNER-WARNELL ROAD, ALONG THE NORTHERNMOST EAST LINE OF SAID LOT 2A2RIA AND THE WEST LINE OF SAID LOT 2-B, A DISTANCE OF 244.74 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "PROLINE", THE NORTHWEST CORNER OF LOT 2A2RIB OF SAID J.M. THOMAS ADDITION RECORDED IN INSTRUMENT No. D210052844, AND THE SOUTHWEST CORNER OF SAID LOT 2-B,

THENCE S 12°18'04" W, CONTINUING ALONG THE NORTHERNMOST EAST LINE OF SAID LOT 2A2RIA AND THE WEST LINE OF SAID LOT 2A2RIB, AT 163.88 FEET PASSING A 1/2" IRON ROD FOUND, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 2A2RIB AND THE NORTHWEST CORNER OF LOT 2A2RIC OF SAID J.M. THOMAS ADDITION RECORDED IN INSTRUMENT No. D210052844, CONTINUING ALONG THE WEST LINE OF SAID LOT 2A2RIC IN ALL A TOTAL DISTANCE OF 277.80 FEET TO A 1/2" IRON ROD FOUND, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 2A2RIC AND THE NORTHWEST CORNER OF LOT 2A2R2, J.M. THOMAS ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10905, P.R.T.C.T.;

THENCE S 13°11'15" W, ALONG AN EAST LINE OF SAID LOT 2A2RIA AND THE WEST LINE OF SAID LOT 2A2R2, A DISTANCE OF 128.17 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC.", SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 2A2R2 AND AN ELL CORNER OF SAID LOT 2A2RIA,

THENCE S 76°48'45" E, ALONG THE EASTERNMOST NORTH LINE OF SAID LOT 2A2RIA AND THE SOUTH LINE OF SAID LOT 2A2R2, A DISTANCE OF 265.51 FEET TO A 1/2" IRON ROD FOUND, SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 2A2R2 AND BEING IN THE WEST RIGHT-OF-WAY LINE OF MATLOCK ROAD (VARIABLE-WIDTH RIGHT-OF-WAY) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT,

THENCE SOUTHWESTERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MATLOCK ROAD AND THE EASTERNMOST EAST LINE OF SAID LOT 2A2RIA, AN ARC LENGTH OF 30.00 FEET, ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2063.29 FEET, A DELTA ANGLE OF 00°49'59", AND A CHORD BEARING OF S 13°17'54" W, 30.00 FEET TO AN X-CUT FOUND IN CONCRETE, SAID X-CUT BEING THE NORTHERNMOST NORTHEAST CORNER OF LOT 2A1, J.M. THOMAS ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 8513, P.R.T.C.T.;

THENCE N 76°48'45" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID MATLOCK ROAD AND ALONG THE NORTHERNMOST NORTH LINE OF SAID LOT 2A1 AND THE EASTERNMOST SOUTH LINE OF SAID LOT 2A2RIA, A DISTANCE OF 265.50 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC.", SAID IRON ROD BEING THE NORTHWEST CORNER OF LOT 2A1, AN ELL CORNER OF SAID LOT 2A2RIA AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT,

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 156.15 FEET, ALONG SAID NON-TANGENT CURVE TO THE LEFT, THE WEST LINE OF SAID LOT 2A1 AND THE SOUTHERNMOST EAST LINE OF SAID LOT 2A2RIA, HAVING A RADIUS OF 2328.79 FEET, A DELTA ANGLE OF 03°50'30", AND A CHORD BEARING OF S 10°59'45" W, 156.12 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC.", SAID IRON ROD BEING THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 2A2RIA, THE SOUTHWEST CORNER OF SAID LOT 2A1 AND BEING IN THE NORTH LINE OF LOT 3R, J.M. THOMAS ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 7446, P.R.T.C.T.;

THENCE WEST, ALONG THE SOUTHERNMOST SOUTH LINE OF SAID LOT 2A2RIA AND THE NORTH LINE OF SAID LOT 3R, 223.74 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC.", SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 2A2RIA, THE NORTHWEST CORNER OF SAID LOT 3R AND BEING IN THE NORTHEAST LINE OF ANTIGUA IV, PHASE THREE, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 8417, P.R.T.C.T.;

THENCE N 30°22'55" W, ALONG THE SOUTHWEST LINE OF SAID LOT 2A2RIA AND THE NORTHEAST LINE OF SAID ANTIGUA IV, PHASE THREE, 520.19 FEET TO A 1/2" IRON ROD FOUND, SAID IRON ROD BEING AN ANGLE POINT IN THE WEST LINE OF SAID LOT 2A2RIA AND BEING THE NORTHEAST CORNER OF SAID ANTIGUA ADDITION,

THENCE N 00°21'03" W, ALONG THE WEST LINE OF SAID LOT 2A2RIA, 439.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC." IN THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST TURNER-WARNELL ROAD, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 2A2RIA,

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST TURNER-WARNELL ROAD AND THE NORTH LINE OF SAID LOT 2A2RIA AS FOLLOWS:

- (1) S 89°57'19" E, 231.47 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE BEGINNING OF A CURVE TO THE RIGHT,
- (2) SOUTHEASTERLY, AN ARC LENGTH OF 229.71 FEET, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1940.00 FEET, A DELTA ANGLE OF 06°47'03", AND A CHORD BEARING OF S 86°33'48" E, 229.57 FEET TO A 1/2" IRON ROD FOUND,
- (3) S 70°19'47" E, 101.46 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE BEGINNING OF A CURVE TO THE RIGHT,
- (4) SOUTHEASTERLY, AN ARC LENGTH OF 117.03 FEET, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1920.00 FEET, A DELTA ANGLE OF 03°29'33", AND A CHORD BEARING OF S 78°28'18" E, 117.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.469 ACRES (456,016 SQUARE FEET) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT PITTSFORD LIMITED PARTNERSHIP, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENTS DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 8, 9 AND 10, J. M. THOMAS ADDITION, AN ADDITION TO THE CITIES OF ARLINGTON AND MANSFIELD, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON,

I HEREBY CERTIFY THAT NO DEED RESTRICTIONS EXIST UPON THE PROPERTY INCLUDED WITHIN THIS PLAT WHICH IS A PLATTED SUBDIVISION AT THE PRESENT TIME WHERE IN A LOT THEREOF IS LIMITED BY DEED RESTRICTIONS AUTHORIZING RESIDENTIAL USE BUT RESTRICTING SOME TO NOT MORE THAN TWO RESIDENTIAL PER LOT. I FURTHER CERTIFY THAT THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, AS AMENDED BY THE TEXAS LEGISLATURE, I HAVE OBTAINED 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 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.

WITNESS MY HAND AT PITTSFORD, MONROE COUNTY, NEW YORK THIS THE ___ DAY OF _____, 2014.

FOR: PITTSFORD LIMITED PARTNERSHIP
A TEXAS LIMITED PARTNERSHIP
BY: BROOKWOOD DEVELOPMENT, INC.,
A NEW YORK CORPORATION
IT'S MANAGING PARTNER

BY: _____
THEODORE F. SPALL, JR.
PRESIDENT

STATE OF NEW YORK
COUNTY OF MONROE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THEODORE F. SPALL, JR., PRESIDENT OF BROOKWOOD DEVELOPMENT, INC., A NEW YORK CORPORATION, AS MANAGING PARTNER OF PITTSFORD LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, 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.

NOTARY PUBLIC OF THE STATE OF NEW YORK
COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT I, AARON L. STRINGFELLOW, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, AND ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON 10-30-14. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS NO. 6373
AARONLS@WIERASSOCIATES.COM

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

THIS PLAT RECORDED IN INSTRUMENT
No. _____, DATE _____



VICINITY MAP
NOT TO SCALE

*** NOTES ***

- 1. VISIBILITY TRIANGLES SHOULD BE PROVIDED AT ALL PUBLIC OR PRIVATE STREET INTERSECTIONS IN ACCORDANCE WITH CITY ORDINANCE.
- 2. 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.
- 3. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY OF ARLINGTON REGARDING ANY APPLICABLE FEES DUE.
- 4. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- 5. THE CITY OF ARLINGTON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION.
- 6. ALL BEARINGS CORRELATED TO THE PLAT REVISION OF LOTS 2-A AND 2-B, J.M. THOMAS ADDITION, AS RECORDED IN CABINET "A", SLIDE 6670, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.
- 7. ALL 1/2" IRON RODS SET WITH CAP STAMPED "WIER & ASSOC INC", UNLESS NOTED OTHERWISE.
- 8. THE CITY OF ARLINGTON WILL ONLY BE RESPONSIBLE FOR THE PERMANENT PIPE SYSTEM WITHIN THE DRAINAGE EASEMENT. THE CITY OF ARLINGTON WILL NOT BE RESPONSIBLE FOR OTHER AMENITIES, INCLUDING BUT NOT LIMITED TO PAVING AND FENCES WITHIN THE DRAINAGE EASEMENT, AND FOR GENERAL MAINTENANCE SUCH AS MOWING.

APPROVED BY CITY OF ARLINGTON PLANNING AND ZONING COMMISSION ON _____ DAY OF _____, 2014

CHAIRPERSON - PLANNING AND ZONING COMMISSION

SECRETARY - PLANNING QAND ZONING COMMISSION

REPLAT
J.M. THOMAS ADDITION
LOTS 8, 9 & 10

BEING 10.469 ACRES AND A REPLAT OF LOT 2A2RIA, J.M. THOMAS ADDITION, AN ADDITION TO THE CITY OF ARLINGTON & MANSFIELD, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D210052844, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.
(3 LOTS TOTAL)

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.wierassociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

CONTACT: AARON L. STRINGFELLOW, R.P.L.S.
PHONE: 817-467-7700

SHEET 2 OF 2
DATE: 11/24/2014
W.A. No. 84127.04

Staff Report



Unified Development Code Annual Update

Planning and Zoning Meeting Date: 12-3-14

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider amendment to the Unified Development Code.

PRIOR BOARD OR COUNCIL ACTION

On June 24, 2014, the City Council approved the Unified Development Code by a vote of 7-0-0.

On November 5, 2014, the Planning and Zoning Commission continued the request to the December 3, 2014, meeting.

ANALYSIS

The Unified Development Code became effective on July 10, 2014. After its adoption, it was intended that miscellaneous updates would be made on an annual basis to ensure the code is current with technology and industry changes, eliminate vague or unclear language, and update content to address necessary corrections or changes.

The attached memorandum describes in detail the proposed updates to the Unified Development Code for 2014. This memorandum is also posted on the Community Development and Planning Department webpage at www.arlington-tx.gov/cdp/udc.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

Summary of UDC updates

Under separate cover:

None

Available in the City Secretary's office:

None

STAFF CONTACTS

James F. Parajon, FAICP

Director

Community Development and Planning

817-459-6527

Jim.Parajon@arlingtontx.gov

Clayton Husband, AICP

Principal Planner

Community Development and Planning

817-459-6668

Clayton.Husband@arlingtontx.gov



MEMORANDUM

To: Review Team
From: Clayton Husband, AICP
Subject: Unified Development Code updates 2014
Date: October 16, 2014

The Unified Development Code was adopted in June 2014, and went into effect on July 10, 2014. Upon adoption, it was intended that miscellaneous updates would be made on an annual basis to ensure the code is current with technology and industry changes, eliminate vague or unclear language, and update content based on interpretations and practices of the department.

This memo summarizes the proposed updates to the Unified Development Code for 2014. These amendments are scheduled to be considered by the Planning and Zoning Commission in November 2014, and by the City Council in January 2015. The proposed updates are presented here for public review and comment.

ARTICLE 1 | GENERAL PROVISIONS

The table in **Section 1.6.8, Transition to New Zone Districts**, for the zoning district transitions would be corrected to delete “[insert effective date]” and add “July 10, 2014.”

TABLE 1.6-1: Zoning District Transitions			
Prior Zoning District		Zoning District as of [insert effective date]	
<i>Residential Districts</i>		<i>Residential Districts</i>	
A	Agricultural	RE	Residential Estate
-	-	RS-20	Residential Single-Family
E	Estate	RS-15	Residential Single-Family
R	Residential	RS-7.2	Residential Single-Family
R1	Residential	RS-5	Residential Single-Family
R2	Residential		
D	Duplex	RM-12	Residential Medium-Density
TH	Townhouse		
MF14	Medium Density Multi-Family	RMF-22	Residential Multi-Family
MF18	Medium Density Multi-Family		
MF22	High Density Multi-Family		
VG	Village on the Green at Tierra Verde Overlay	VG	Village on the Green at Tierra Verde

ARTICLE 2 | ZONING DISTRICTS

Section 2.4.5, Entertainment District Overlay | EDO would be amended to update the format to match all the other district sections, add illustrations, and add a table of general dimensional standards.

2.4.5 ENTERTAINMENT DISTRICT OVERLAY | EDO

A. Purpose

The Entertainment District Overlay is intended to create an identifiable and exciting character for the 2,800-acre entertainment area in central Arlington. New development and redevelopment in the EDO district is guided by development standards intended to promote a unifying identity for the Entertainment District as a whole through a complementary mix of land uses and physical design. Accordingly, the development standards are intended to allow enough flexibility for creative building solutions, while being prescriptive in areas necessary to establish consistency.

Figure 2.4.5-A Entertainment District Overlay Illustration



B. Density

Max. dwelling units per acre with one use in a structure. Applicable to districts where residential uses are permitted.	40
Max. dwelling units per acre with more than one use in a structure. Second use must occupy at least 15% of gross floor area of building.	100

C. Lot Dimensions

Lot area, width, and depth: refer to base zoning district.	
Gross living area per dwelling unit, min. (s.f.)	
MF efficiency	600
MF 1 bedroom	800
MF 2 bedroom	950

D. Setbacks

Street frontages (ft)	
See Section 5.8.1.D, <i>Private Realm Design and Development Standards</i>	
Interior, min. (ft)	
Refer to base zoning district.	

E. Building Standards

Building height	
Minimum (ft)	20
Maximum	
Adjacent to single family	3 stories
Fronting all other streets	N/A
Lot Coverage, max. (%)	90

F. Notes

See Article 4 for measurements and exceptions.

ARTICLE 3 | USE STANDARDS

Several land uses in **Section 3.15, Table of Allowed Uses, Subsection B., Non-Residential and Mixed-Use Districts**, would be amended to add **MIXED-USE DEVELOPMENT OR BUILDING** as a permitted use, and to modify the **PUBLIC OR PRIVATE SCHOOL, COMMERCIAL PARKING GARAGE, and RECREATION, INDOOR (OTHER THAN LISTED)** land uses.

The changes are highlighted in the table and summarized below.

- **PUBLIC OR PRIVATE SCHOOL:** added as a permitted use in the LO zoning district.
- **COMMERCIAL PARKING GARAGE:** renamed from “parking garage” and updated definition.
- **RECREATION, INDOOR (OTHER THAN LISTED):** added as a permitted use in the LI and IM districts.
- **MIXED-USE DEVELOPMENT OR BUILDING:** added as a permitted use in the DB, NMU, and RMU districts to clarify that type of development is permitted, and updated definition.

TABLE 3.1-2: Allowed Uses – Non-residential and Mixed-Use Districts														
<i>P = Permitted Use S = Specific Use Permit * = Supplemental Use Standards Apply</i>														
		Non-residential and Mixed-Use												
Use Category	Use Type	L O	O C	N C	C C	G C	H C	D B	B P	L I	I M	N M U	R M U	Supplemental Use Standards
PUBLIC AND INSTITUTIONAL USES														
Educational Facilities	Public or private school	P	P	P	P	P	P	P	P	S	S	P	P	
COMMERCIAL USES														
Auto Sales, Equipment, and Repair	Commercial parking garage							S				S	S	
Recreation and Entertainment, Indoor	Recreation, indoor (other than listed)				P*	P	P	P*	P	P	P		P*	3.2.3.G
Mixed-Use	Mixed-use development or building							P*				P	P	3.2.3.K

The supplemental use standard for live/work dwelling would be updated to clarify that the living area of the unit is allowed on the first floor of a single-story unit. The requirement that the living area is not permitted on the first floor of a two-story unit would be retained. This language can be found in **Section 3.2.1, Residential Uses, Subsection A.1, Household Living, Subsection 1., Dwelling, Live/Work.**

1. **Dwelling, Live/Work**
 - a. A single-story live/work dwelling is permitted. However, in a two-story live/work dwelling, the residential living portion is not permitted on the first floor.
 - b. In a mixed-use development or building, a live/work dwelling is considered a non-residential use.

A supplemental use standard for mixed-use, found in **Subsection 3.2.3, Commercial Uses**, would be added to clarify that a specific use permit would not be required for a townhouse or multi-family component in a mixed-use development or building in the Downtown Business district. By definition, mixed-use developments combine residential and non-residential uses, and this amendment would streamline the steps necessary to accomplish this type of development.

K. Mixed-Use

1. Mixed-Use Development or Building.

In the DB district, townhouse and multi-family dwelling residential uses are permitted by right in a mixed-use development or building.

Several land uses in **Section 3.3.4, Use Tables for Accessory Uses and Structures** would be amended to add **ACCESSORY BUILDING (NOT LISTED BELOW)** as a permitted use to all non-residential and mixed-use districts, including related use standards described in the following section.

TABLE 3.3-2: Accessory Uses – Non-Residential and Mixed-Use Districts													
<i>P = Permitted Use S = Specific Use Permit * = Supplemental Standards Apply</i>													
Use Type	LO	OC	NC	CC	GC	HC	DB	BP	LI	IM	NMU	RMU	Use Standards
Accessory building (not listed below)	P*	P*	3.3.6.A										

The supplemental use standards for accessory buildings, found in **Section 3.3.6, Supplemental Accessory Use Standards, Subsection A., Accessory Building**, would be updated to add accessory buildings as permitted structures for public and institutional uses, which primarily addresses the use of these buildings by schools and religious assembly uses. Also, the design standards in Table 3.3-3 would be updated to eliminate duplicate standards and clarify the applicability of some standards.

A. Accessory Building

1. Uses

- a. In all residential districts, permitted accessory buildings include garages, storage sheds, gazebos, cabanas, storm shelters, and similar structures. An accessory building may be used for hobbies insofar as such activities are an accessory use only and are not offensive by reason of odor, noise, or manner of operation. Accessory buildings cannot be used for commercial or business purposes.
- b. In all non-residential and mixed-use districts, accessory buildings are permitted only for uses listed in the Public and Institutional Uses category, as identified in Table 3.1-2, *Allowed Uses – Non-Residential and Mixed-Use Districts*.

2. Building Design

The standards for exterior materials and appearance of the accessory building are based on the size (area and height) of the structure itself and are set forth in Table 3.3-3, below.

TABLE 3.3-3: Accessory Building Design Standards			
Floor area/Wall height	Exterior walls	Roof	Foundation
A. Less than or equal to 200 square feet in floor area			
Less than or equal to 8 feet in wall height	Any approved building material	Any approved roofing material	No requirements
Greater than 8 feet in wall height	Any approved building material, except for metal	No metal (standing seam metal allowed if present on primary structure) Any other approved roofing material	No requirements
B. More than 200 square feet but less than 550 square feet in floor area			
All wall heights	Any approved building material, except for metal	No metal (standing seam metal allowed if present on primary structure) Any other approved roofing material Roof pitch shall be compatible with the roof pitch of the primary residence	As required by the Construction Chapter of the Arlington Code of Ordinances
C. 550 square feet or larger in floor area			
All wall heights	As required by Section 5.5.3.C.5, <i>Exterior Finish Materials</i>	No metal (standing seam metal allowed if present on primary structure) Any other approved roofing material Roof pitch shall be compatible with the roof pitch of the primary residence	As required by the Construction Chapter of the Arlington Code of Ordinances
The exterior appearance of an accessory structure shall be architecturally compatible with the primary residence, including but not limited to coordination of architectural style, exterior building materials and colors, roof form and pitch, and window style and placement.			

3. Setbacks and Number of Buildings

a. Front setback

Enclosed accessory structures, such as a storage building or storm shelter, shall not be located between the front property line and an imaginary building line drawn from each front corner of the main building to the side property line.

b. Side and Rear Setback

An accessory structure shall be located a minimum of five feet from side and rear property lines, except as provided below.

(i) A minimum setback of 15 feet is required from the side property line adjacent to a street on a corner or reverse corner lot. The setback may be reduced to ten feet when a side screening fence is installed per Section 5.3.4, *Single-Family Residential Fencing*.

(ii) A minimum setback of 20 feet is required from the rear property line adjacent to an arterial or collector street identified on the Thoroughfare Development Plan. The setback may be reduced to five feet, if the accessory

structure is no taller than eight feet in wall height and is less than or equal to 200 square feet in area.

c. Number of Accessory Buildings

The maximum number of accessory buildings allowed per lot shall be in accordance with Table 3.3-4.

Lot Size	Less than 1 acre	1 acre and larger
Number of Buildings, max.	3 buildings	5 buildings

The standards for recycling collection centers would be updated to reflect current policy and practice regarding these facilities. These standards are found in **Section 3.3.6, Supplemental Accessory Use Standards, Subsection K., Recycling Collection Center**, and the amended text is below. The amendments would also ensure consistent terminology is used and eliminate duplicate standards.

K. Recycling Collection Center

1. In the CC and GC districts, can banks existing on June 28, 1995, are exempt from these requirements, but remain under any conditions approved with the original Special Exception.

2. In the LI and IM districts:

a. A recycling collection center located on a parking lot may not occupy required off-street parking spaces, and it must be located so as to not impede free traffic flow.

b. The owner of the property and the owner and operator of the recycling collection center shall:

(i) Remove products stored at the recycling collection center at least once a week;

(ii) Keep the recycling collection center in proper repair and maintain a neat and clean exterior appearance;

(iii) Keep the building site clean and in a neat appearance, and dispose of material and other litter from the building site where the recycling collection center is located.

c. In the CC and GC districts:

(i) A recycling collection center may only be located on a parking lot in an enclosed trailer less than 50 feet in length.

(ii) A recycling collection center may only be placed on a parking lot of a site containing a building of 50,000 square feet or more of floor area. Not more than one recycling collection center is permitted on a lot.

(iii) A recycling collection center located on a parking lot may not occupy required off-street parking spaces, and it must be located so as not to impede free traffic flow.

(iv) Receipt of and payment for material at a recycling collection center may take place at a point no more than 20 feet from

the opening of the enclosed trailer where the products are stored.

- (v) The owner of the property and the owner and operator of the recycling collection center shall:
 - (1) Remove products stored at the recycling collection center at least once a week;
 - (2) Keep the recycling collection center in proper repair and maintain a neat and clean exterior appearance;
 - (3) Keep the building site clean and in a neat appearance, and dispose of material and other litter from the building site where the recycling collection center is located.

ARTICLE 5 | DESIGN AND DEVELOPMENT STANDARDS

Standards related to garages and garage conversions for single-family and two-family residences would be amended to add language from the previous zoning ordinance that was inadvertently not included in the unified development code. The amendment would modify **Section 5.4.9, Parking Facility Location and Design, Subsection B., Location and Design of Parking Spaces, Subsection 2., Tandem Parking** by renaming the subsection and changing it to read as shown below. The language for tandem parking is part of the adopted unified development code.

- 2. **Garage Standards for Single-Family and Two-Family Residential Dwellings**
 - a. An enclosed two-car garage is required for all single-family detached, townhouse, and duplex dwellings. The garage must be a minimum of 390 square feet in area.
 - b. A garage is not required for dwellings constructed prior to January 31, 1984.
 - c. A garage may not be converted to living space unless another two-car garage is constructed on the same lot. However, garage conversions are permitted for dwellings constructed prior to January 31, 1984, provided that a driveway of at least 20 feet in length, as measured from the front property line, is constructed to accommodate the same number of vehicles as the garage.
 - d. Tandem parking is permitted only for residential townhouses with a single car garage, provided that the driveway accessing the garage has a minimum length of 20 feet as measured from the front property line.

A design standard related to retaining walls from the previous zoning ordinance would be added to several sections, as this language was unintentionally not included in the unified development code. The standard would be added to **Section 5.5.3, Standards for Single-Family and Two-Family Residential Dwellings, Subsection C., Building Design Applicable to All Single Family Residential, Section 5.5.4, Standards for Multi-Family Residential Dwellings, Subsection G, Building Materials, and Section 5.6.4, Building Design.**

6. Retaining Walls

A retaining wall that is three feet in height or taller from grade, and that is not part of an improved drainage channel, shall be constructed of masonry, stained concrete, or textured concrete.

Two amendments are suggested for the Village on the Green at Tierra Verde zoning district. First, the standard for garage location in **Section 5.5.5, Residential Design Standards for Village on the Green at Tierra Verde, Subsection A, Compliance with Residential Design Standards, Subsection 1, Garage Location**, would be amended to allow a garage bay for a third car to face the front of the property.

The second amendment relates to residential lots. Since the VG district has flexible standards is based on acreage and density, the minimum lot width and lot depth standards would be eliminated. This update would affect Table 5.5-3 VG Dimensional Standards found in **Section 5.5.5, Residential Design Standards for Village on the Green at Tierra Verde, Subsection B., Dimensional Standards**.

1. Garage Location

Front loading, front facing garages are prohibited in the VG district. However, a separate front facing, front loading garage for a third bay is permitted provided:

- a. The dwelling has a J-swing or side-entry garage that provides parking for two vehicles; and
- b. The front of the separate third bay is set back at least 40 feet from the front property line.

TABLE 5.5-3: VG Dimensional Standards		
	Residential Uses	Non-Residential Uses
Lot Dimensions (Minimum)		
Lot area (s.f.)	See Table 5.5-2	15,000
Lot width (ft)	--	--
Lot depth (ft)	--	--
Lot coverage (%)	40	40
Building Height (Maximum)		
Building height (ft)	40	40
Setbacks (Minimum)		
Front Setback (Street)	20	20
Side and/or Rear Setback (Street) (ft)	5	5
Private Access Easement or Alley (Fronting) (ft)	--	20
Private Access Easement or Alley (Side or Rear) (ft)	5	--
Garage Front Setback (ft)	20	--
Interior Side and/or Rear Setback (ft)	5	30 ¹

TABLE 5.5-3: VG Dimensional Standards		
	Residential Uses	Non-Residential Uses
Notes: 1. Only when abutting residential uses, otherwise minimum setback is zero.		

One of the purposes of the Entertainment District Overlay is to foster mixed-use development. **Section 5.8.1, Entertainment District Overlay | EDO, Subsection B.1, Permitted Uses**, would be amended to clarify that mixed-use development is permitted by right in the RMF-22 and non-residential base districts.

- e. Mixed-use developments or buildings are permitted in the RMF-22 district and any non-residential base zoning district, subject to the following:
 - (i) Townhouse and multi-family dwelling residential uses are permitted by right in a mixed-use development or building.
 - (ii) For mixed-use development in the RMF-22 district, the permitted non-residential uses are restricted to those in the RMU district.

ARTICLE 6 | SUBDIVISION REGULATIONS

Section 6.4.5, Street Layout Requirements, Subsection J, Cul-de-sacs, includes minimum standards for the right-of-way and pavement of cul-de-sacs. The proposed amendment would reduce the radius of the paved area of the turnaround from 43 feet to 39 feet, which is consistent with current design standards.

- J. **Cul-de-sacs**
 1. A cul-de-sac shall have a 50-foot right-of-way radius at the closed end. The radius of the paved area of the turnaround shall be a minimum of 39 feet.
 2. To the maximum extent practicable, cul-de-sacs shall provide direct pedestrian/bicyclist access to the closest street or pedestrian/bicyclist connection, in accordance with Section 6.4.6, *Other Access Ways*.

ARTICLE 12 | DEFINITIONS

Several definitions in **Section 12.3, Definitions of General Land Use Categories and Specific Use Types**, would be amended based on other proposed updates described above. The definitions of **PARKING GARAGE, MIXED-USE DEVELOPMENT, and RECYCLING COLLECTION CENTER** would be amended to read as follows.

Commercial parking garage. As a principal use, a structure for parking that is operated as a business enterprise with a service charge or fee being paid to the owner or operator for the storage or parking of privately owned vehicles, and is not reserved or required to accommodate occupants, clients, customers, or employees of a particular establishment or premises.

Mixed-use development or building. The development of a tract of land, building, or structure in a compact urban form with a residential use and a non-residential use as permitted by the applicable zoning district from the land use categories listed in Article 3, *Use Standards*, except for land uses in the Parks and Open Space, Sexually Oriented Business, and Utilities use categories. The layout of a mixed-use development may be vertical or horizontal in design.

Recycling collection center. An enclosed trailer used for the collection and temporary storage of empty beverage containers, aluminum, glass, plastic, paper, clothing, or similar materials for recycling purposes. This definition includes automated can banks that crush cans as they are deposited.

Hotel, boutique. A building providing transient lodging accommodations for compensation, containing at least 10 but not more than 150 rooms, containing luxury facilities, and that is not classified as a full service hotel, limited service hotel, or residence hotel. Boutique hotels typically have smaller rooms; are predominantly located in an urban area; are of distinctive design, style, and atmosphere; offer highly personalized levels of service to guests; and provide food and beverage service on-site.

MISCELLANEOUS CORRECTIONS

There are several areas where minor corrections and edits to wording or cross-references are necessary. These edits are described below.

Table 5.2-2: Example of Tree Point System. Correction required changing notation from feet to inches related to canopy tree points and understory tree point totals.

TABLE 5.2-2: Example of Tree Point System			
Protected Trees Removed			
Canopy Trees		Understory Trees	
1@	8"	None removed	
1@	12"		
1@	9"		
1@	31"		
60' Canopy tree points		0' Understory tree points	

Section 5.8.1 Entertainment District Overlay | EDO. Correction required for a cross reference in the applicability section for 4.a *Change in Use*. The correct reference should read “Section 5.2.2.E, *Parking Lot Landscaping and Screening*”.

Section 5.5.4 Standards for Multi-Family Residential Dwellings. Correction required to a cross reference in subsection E. Off-Street Parking Location. The correct reference should read “Section 5.2.2.E, *Parking Lot Landscaping and Screening*”. Additionally, the number formatting in this subsection needs to be corrected to match the rest of the document.

Section 5.4.4 Computation of Parking and Loading Requirements. In subsection H. *Special Parking Requirements in Certain Zoning Districts*, the term “commercial development” would change to “non-residential development” in the section for the DB district, DNO overlay district, and LCMUO overlay district. This will keep the terminology consistent with the land use tables and other sections of the code.

Staff Report



Zoning Case PD14-12 (Harris Place)

Planning and Zoning Meeting Date: 12-3-14

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD14-12, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request - The applicant requests to change the zoning on approximately 12.9 acres addressed at 2401 West Harris Road, and generally located north of West Harris Road and east of Calender Road.

Current zoning: Residential Estate (RE)

Requested zoning: Planned Development (PD) for all Residential Single-Family-15 (RS-15) uses, with a Development Plan.

The subject property is currently undeveloped. The surrounding area consists primarily of residences on large single family lots and undeveloped land zoned for Residential Estate (RE), and a variety of Residential Single-Family (RS) uses. The property has frontage on West Harris Road to the south, and is bordered by future South Bowen Road to the west. Future South Bowen Road is classified as a Minor Arterial, which will require 100 feet of right-of-way. As a result of a recent transportation analysis and amendment to the City's Thoroughfare Development Plan in February, 25, 2014, South Bowen Road will terminate at West Harris Road.

Development Plan

This project will comprise of 28 residential lots with an access point from West Harris Road. The development plan indicates that the proposal shall meet or exceed the Residential Design Standards. In addition to these standards, the applicant proposes to increase the minimum depth of the single family residential lots, as well as increase the minimum gross living area of the dwelling units. The development will be a gated community with a homeowners association responsible for maintaining the perimeter, streetscape and landscape buffer zone.

The table below on page 2 compares the proposed development standards for the Harris Place Development and Calender Crossing Development with the Residential Single-Family Zoning (RS-15) development standards:

	Residential Single-Family Zoning (RS-15) Development Standards	Harris Place Development Standards	Calender Crossing
Lot Dimensions:			
Lot Area (minimum)	15,000 square feet	10,000-16,000 square feet, with an average lot size of 14,519 square feet	10,000 square feet; average exceeds 11,500 square feet
Lot Width (minimum)	80 feet	70 feet for all lots	80 feet for all lots
Lot Depth (minimum)	100 feet	135 feet	130 feet
Lot Coverage (maximum)	50%	Shall comply	40%
Gross Living Area (minimum)	2,000 square feet	2,500 square feet	2,400 square feet
Setbacks:			
Street front (minimum)	20 feet	Shall comply	Shall comply
Street side (minimum)	15 feet	N/A	15 feet
Street rear (minimum)	20 feet	N/A	20 feet
Interior side/rear (minimum)	10 feet (Setback on one side may be reduced to 5 feet, if the other side setback is at least 15 feet)	5 feet side/ 10 feet rear	10 feet (Setback on one side may be reduced to 5 feet, if the other side setback is at least 15feet)
Additional Standards:			
Masonry coverage (minimum)	100%	Shall comply	Shall comply
Building Height (maximum)	40 feet	Shall comply	35 feet (Per the Zoning Ordinance)
Roof pitch (minimum)	6:12	8:12	8:12 for all one story and 6:12 for any 2 story
Garage locations and features	All types of garages are allowed. However front facing garages have additional standards	A mix of j-swing, front, and side entry. (No more than 50% shall be front entry)	No front entry garages allowed. No more than 40% of the garages shall be j-swing.

With respect to the design standards, this development will need to comply with Article 5, of the Unified Development Code, Design and Development Standards. This includes standards for perimeter streetscape, for which developers are required to designate land adjacent to the perimeter streets, at least six feet in width, as an open space lot and maintain the landscaping through the community's Home Owners Association. This development will comply with these standards.

Additional Amenities

The entrance on Harris Road shall incorporate landscaping, brick and stone walls inclusive of ornamental wrought iron gates. Each residential lot will have two additional three inch caliper trees in the front yard in addition to the required two street trees per lot that is required for lots that are greater than 60 feet in width. The development will include a 15,900-square-foot park area that includes a rain garden incorporated into the south end of the park.

Based on the gross acreage of 12.9 acres, the average lot yield will be 2.1 lots per acre. The average lot size is proposed to be over 14,000 square feet, with 57 percent of the lots being 14,000 square feet or greater. However, it is important to note that approximately 2,100 square feet of each lot has a gas line easement, upon which no construction may occur.

Sector Plan Conformity

The Southwest Sector Plan designates the subject area as "Low Density Residential", which allows for detached, single family residential units with an average gross density of less than 7 units per acre. Appropriate zoning for this designation is Residential Single-Family-7.2 (RS-7.2) or Residential Single-Family-15 (RS-15).

The area is also part of a "Neighborhood Retail Intersection". The Neighborhood Retail Intersection provides for the development of convenience retail shopping, services and professional offices principally serving neighborhood needs that are compatible in scale, character, and intensity with adjacent residential development. In addition, these uses would be accessed by the extension of Bowen Road from West Harris Road to West Sublett Road. Appropriate zoning for this "Neighborhood Retail Intersection" designation is Planned Development - Office Commercial (PD-OC), and Neighborhood Commercial (NC).

The subject property is currently an undeveloped lot. The surrounding area is also primarily undeveloped, with large single-family lots and vacant property to the east zoned Residential Estate (RE), Residential Single-Family-7.2 (RS-7.2), and Residential Single-Family-15 (RS-15).

The Hike and Bike System Master Plan does not identify bicycle facilities at this site.

The proposed zoning change is in compliance with the Southwest Sector Plan, and is consistent with the surrounding zoning and development patterns.

Prior to development, a preliminary plat must be approved by the Planning and Zoning Commission.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
 - ii. Itemized Uses
 - iii. Location Map
 - iv. Photos
 - v. Site Plan (6 Pages)
 - vi. MISD Letter
- None
None

Under separate cover:

Available in the City Secretary's office:

CITY COUNCIL DATE

January 13, 2015

STAFF CONTACTS

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Case Information



Applicant: MKP Development, LLC., represented by Adlai Pennington

Property Owner: MKP Development, LLC., represented by Adlai Pennington

Sector Plan: Southwest

Council District: 2

Allowable Uses: Proposed Planned Development (PD) for Residential Single-Family 15 (RS-15) uses, with a Development Plan.

Development History: The subject site is an unplatted tract of land, currently zoned Residential Estate (RE). A preliminary plat will be required to be filed with the County prior to the development of the site.

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

Case No.	Location	Request	Disposition
PD13-18	2504 West Harris Road	Proposed Planned Development (PD) for Estate (E) uses, with a Concept Brief	Approved

Transportation: The proposed development has one point of access.

Thoroughfare	Existing	Proposed
West Harris Road	65-foot; 2-lane undivided major collector	70-foot; 2-lane undivided major collector

Traffic Impact: South Bowen Road is classified as a minor arterial and will require 100 feet of right-of-way through this site. Currently there is no right-of-way dedicated for this section of South Bowen Road. Harris Road is classified as a major collector requiring 70 feet of right-of-way. On West Harris Road, the existing right-of-way varies from 50 feet to 65 feet.

Water & Sewer: Water is available in West Harris Road. Sanitary sewer is available in West Harris Road to serve most of the site.

Water Utilities is proposing a water renewal project of the 16-inch line located on the west side of Calender Road.

Case Information



Drainage: This project is located within the Rush Creek drainage basin. No portion of the site is within the FEMA floodplain. No significant drainage impacts are expected to result from development of this site as long as the developer complies with all relevant City ordinances.

Drainage areas will need to be coordinated with the Tri-School Road Construction Project.

Fire: Fire Station Number 15, located at 906 Eden Road, provides protection to this site. The estimated fire response time is five minutes, which is in keeping with recommended standards.

School District: This property is located in the Mansfield Independent School District (MISD). The elementary, middle, and high schools that will serve the subject site are under capacity.

Notices Sent:
Neighborhood
Associations:

- ACTION North
- Arlington Chamber of Commerce
- Arlington Neighborhood Council
- East Arlington Renewal
- East Arlington Review
- East Arlington Review
- Far South Arlington Neighborhood Assn
- Forest Hills HOA
- Northern Arlington Ambience
- WeCan (West Citizen Action Network)
- Estates of Hidden Woods
- Estates of Hidden Woods
- Holt Road Community Watch/Neighborhood Association
- Hunter Place North HOA
- Shadow Ridge Community
- Wood Ridge Neighborhood Assn
- Wood Ridge Neighborhood Assn

Property Owners: 18
Letters of Support: 0
Letter of Opposition: 0

Itemized Allowable Uses



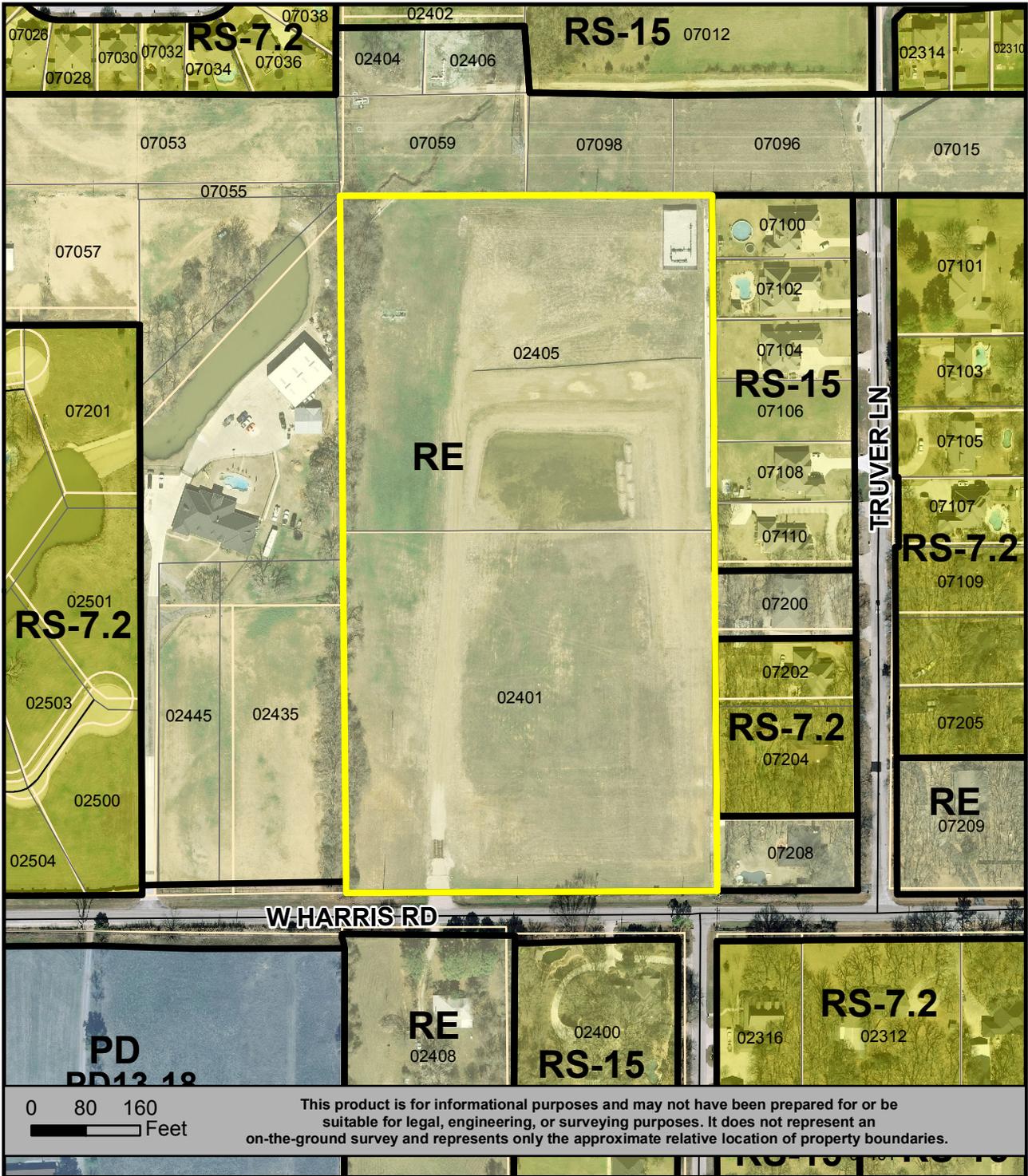
Allowable Uses:

Planned Development (PD) for Residential Single-Family 15 (RS-15) uses, with a Development Plan

Permitted - Dwelling, single-family detached on minimum 15,000 Square Feet, Non-Residential on minimum 15,000 square foot lots, Assisted living facility (≤ 6 residents), Community home for disabled persons, Foster family home, Foster group homes, Government administration and civic buildings helter, Religious assembly, Public or private school, Cemetery, Community garden, Public park or playground, Golf course, Utility lines, towers or metering station, garage-private, and accessory swimming pool-private.

Specific Use Permit (SUP) - Assisted living facility (≥ 7 residents), Philanthropic institution (other than listed), Bed and breakfast inn, Country club, Marina, Airport or landing field, Gas well, Telecommunication Facilities Towers ≤ 75 ft., Stealth towers ≤ 100 ft., Telecommunication Facilities Towers > 75 ft., Stealth towers > 100 ft.

Conditions (C) - Telecommunication Facilities Building-mounted antennae and towers, Nursery garden shop or plant sales, Telecommunication Facilities Building-mounted antennae and towers.



LOCATION MAP PD14-12

RE to PD for RS-15 with a Dev. Plan
12.9 acres



PD14-12

North of West Harris Road and east of Calender Road



View of the adjacent to the east.



View of the residential property to south.



View of the proposed subdivision. View north.



View west along West Harris Road looking towards Calender.



-  Yaupon
Ilex vomitoria
-  Texas Sage
Leucophyllum frutescens
-  Mexican Feather Grass
Stipa tenuissima
-  4" cal. magnolia
-  4" cal. Live Oak



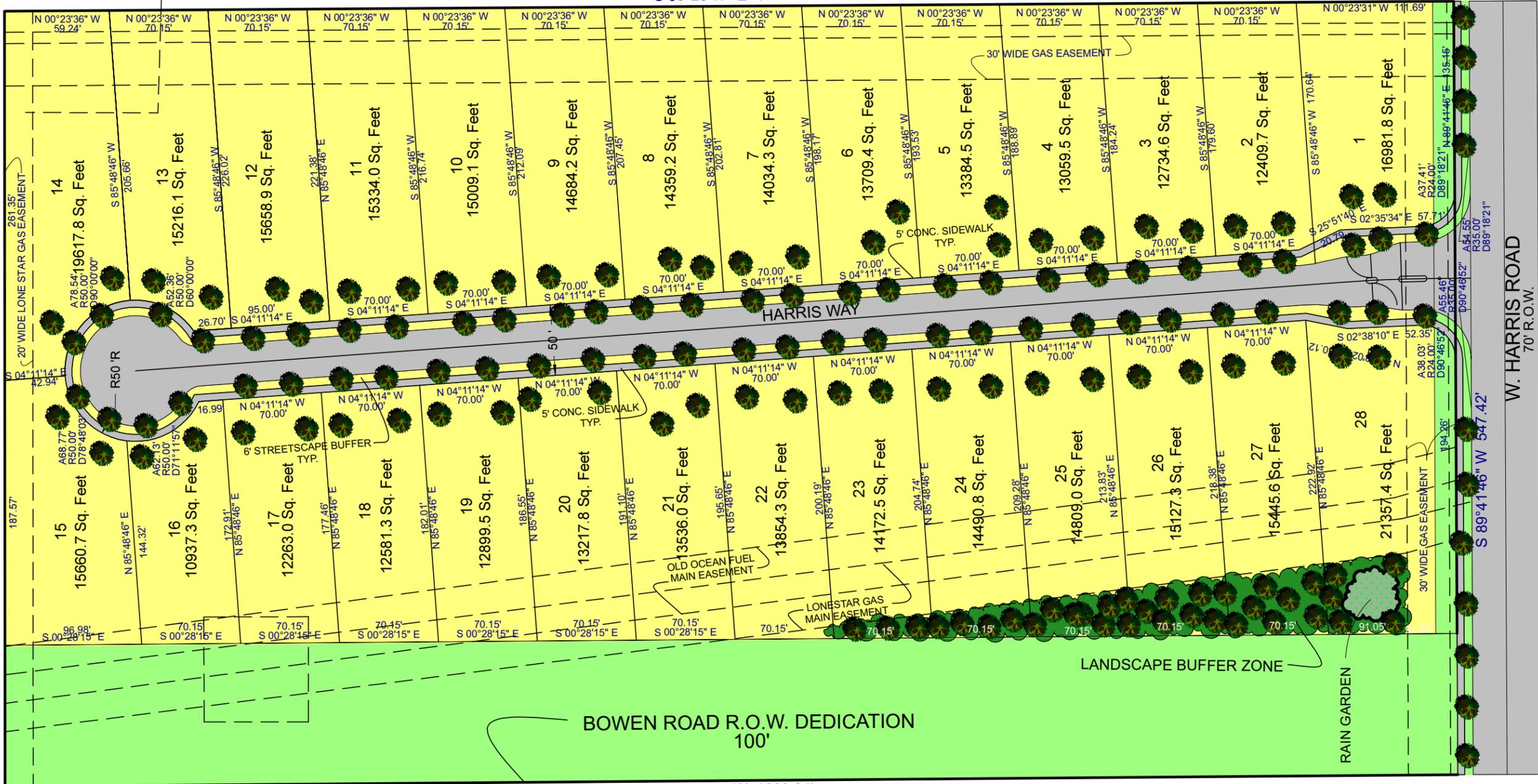
HARRIS PLACE
 LANDSCAPE PLAN
 LOTS 1 & 2 W.W. WARNELL ADDITION
 BLOCK CP 12.949 ACRES
 CITY OF ARLINGTON, TEXAS
 2401 & 2405 W. HARRIS ROAD

ARRAY
 TECHNOLOGIES
 ENGINEERING-SURVEYING
 REALTY SERVICES



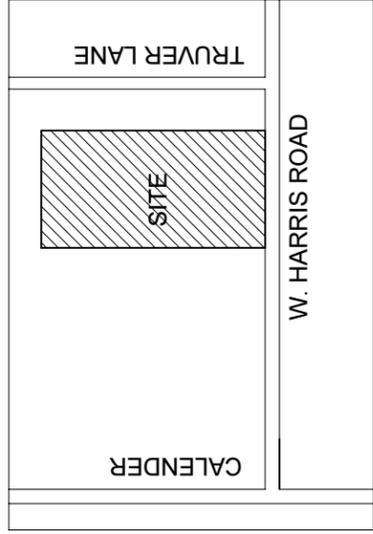
W. HARRIS ROAD

S 89°57'14" W 548.92'



S 00°23'17" E 1027.77'

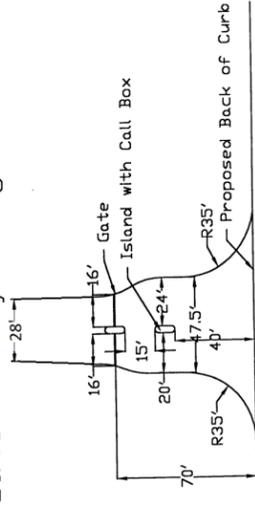
N 00°28'15" W 1030.24'



VICINITY MAP

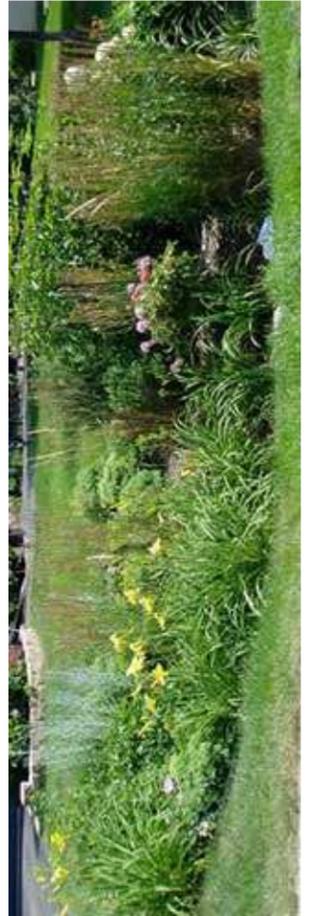
- DEVELOPMENT STANDARDS**
- 5 FOOT SIDE YARD SETBACK.
 - MINIMUM HOME SIZE 2500 S.F.
 - 100% BRICK OR STONE MASONRY.
 - MINIMUM ROOF PITCH 8:12
 - 50% OF HOMES HAVE SIDE OR "J" SWING GARAGES.
 - 5 FOOT SIDEWALKS.
 - NO TREES CURRENTLY EXIST ON THIS SITE.
 - 2 - 3 INCH CALIPER TREES IN 6' PARKWAY BETWEEN BACK OF CURB AND SIDEWALK.
 - ADDITIONAL 2 - 3 INCH CALIPER TREES IN FRONT YARD, BY BUILDER.
 - TREE PARK AREA WITH A RAIN GARDEN, BY DEVELOPER.

Gated Entry Design



LOT AREA DATA

LARGER THAN (SQUARE FEET)	PERCENT
10000	100%
11000	96%
12000	96%
13000	79%
14000	57%
15000	36%
16000	11%



RAIN GARDEN

HARRIS PLACE
 DEVELOPMENT PLAN & LANDSCAPE PLAN
 LOTS 1 & 2 W.W.WARNELL ADDITION
 BLOCK CP 12.949 ACRES
 CITY OF ARLINGTON, TEXAS
 2401 & 2405 W. HARRIS ROAD

ARRAY
 TECHNOLOGIES
 ENGINEERING-SURVEYING
 REALTY SERVICES



3256

First Floor— 2776 sq ft

Second Floor—480 sq ft

Total—3256 sq ft

Front Elevation

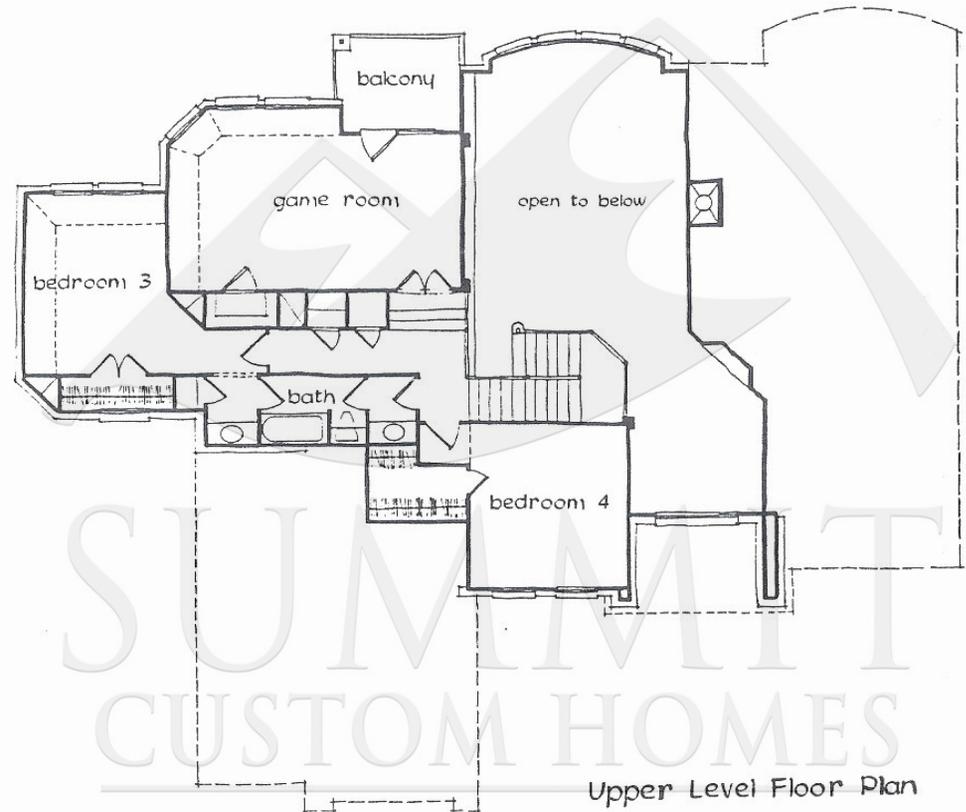
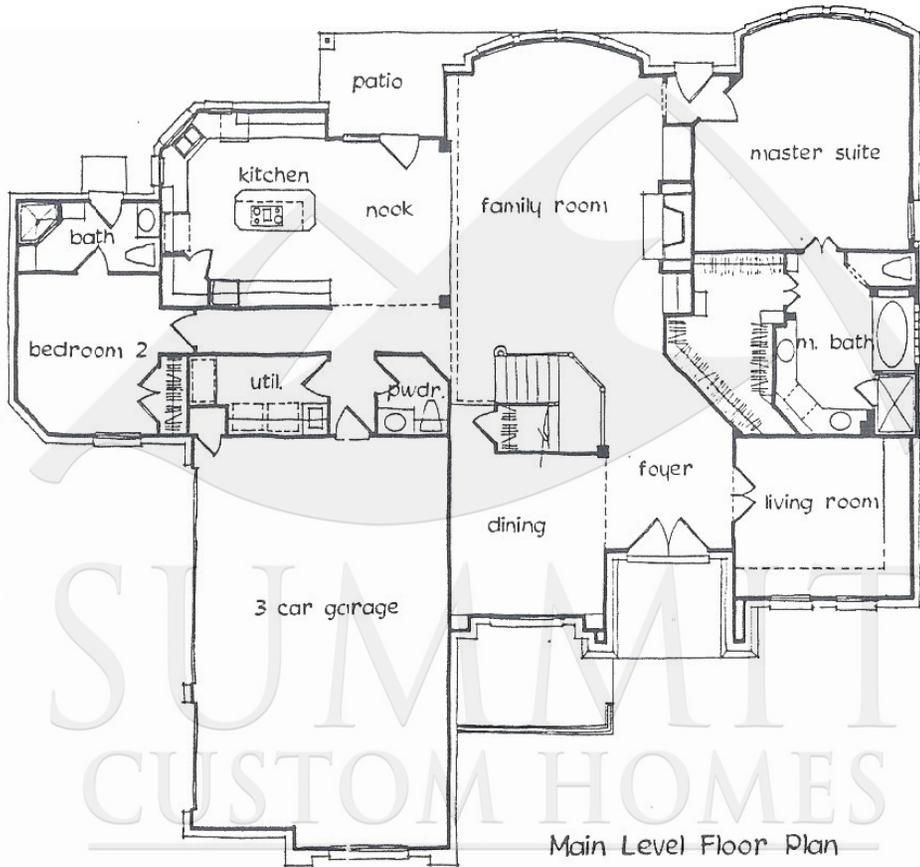




Front Elevation

3339

First Floor— 2304 sq ft
 Second Floor—1035 sq ft
 Total— 3339 sq ft



SUMMIT
 CUSTOM HOMES

SUMMIT
 CUSTOM HOMES

3330

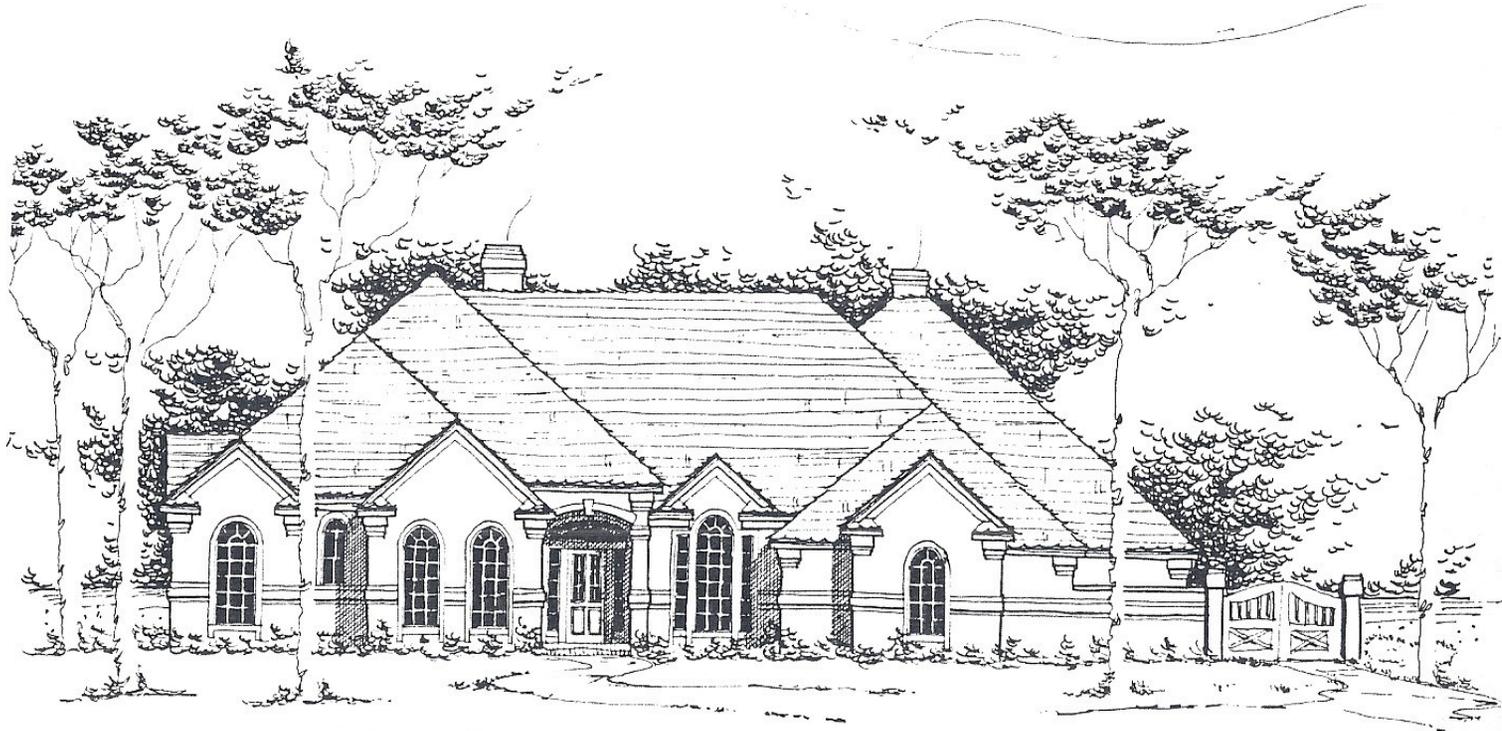
House Proper—3330 sq ft

Garage 753 sq ft

Porch 41 sq ft

Veranda 198 sq ft

Front Elevation



MEMORANDUM

TO: ___ Cindy Powell, AISD (Email cpowell@aisd.net)
 ___ Gary Dugger, KISD (FAX 817-483-3610)
 ___X Bob Morrison, MISD (Email amyrejcek@misdmail.org)
 ___ Melody A. Johnson, FWISD (superintendent@fwisd.org)
 ___ Dr. Gene Buinger, HEBISD (FAX 817-354-3309)

FROM: **Kevin Charles** (Kevin.Charles@arlingtontx.gov) **DATE:** 11-7-14

The following development plan has been submitted to the City of Arlington for consideration. Please provide us with the following information in the table below and return to the email listed above by **noon, Wednesday, December 3, 2014**. If you would like to provide additional statements, the Planning and Zoning Commission and City Council request that this information be submitted on school district letterhead and signed and dated by a representative. Staff will present this information in our staff reports to the Commission and Council.

ZONING CASE: PD14-12

GENERAL LOCATION: 2504 West Harris Road, and generally located south of West Harris Road and east of Calender Road

REQUEST: Application for approval Planned Development (PD) for all Residential Single-Family-15 (RS-15) uses, with a Development Plan.

APPLICANT: Adlai Pennington /817-561-7949

OWNER: Adlai Pennington /817-561-7949

For additional information concerning this upcoming public hearing, call Kevin Charles in Community Development and Planning at 817-459-6515 and refer to PD14-12.

This information should only be requested if the case is for a residential zoning.
Schools serving subject site are:

	Under capacity	At Capacity	Over Capacity
<i>Elementary</i>	✓		
<i>Junior High/Middle</i>	✓		
<i>High School</i>	✓		

This information is required for ALL zoning requests.
Impact to schools serving subject site:



Department of Community Development and Planning



POSITION STATEMENT

Readopted February 22, 2011

Mansfield Independent School District promotes land use plans and planning and zoning that establish a balance of residential, retail, commercial, and industrial development. Priority should be given to planning where ratios between retail, commercial/industrial development increase by value in relation to residential development. Preference should be given to low density residential development over high density residential development.



Dr. Jim Vaszauskas
Superintendent of Schools

Staff Report



Zoning Case PD14-15 (Knott's Landing)

Planning and Zoning Meeting Date: 12-3-14

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Planned Development PD14-15, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant requests to change the zoning on approximately 6.664 acres addressed at 2615 Little Road, and generally located south of Arkansas Lane and east of Little Road.

Current zoning: Residential Single-Family 7.2 (RS-7.2)

Requested zoning: Planned Development (PD) for Residential Single-Family 5 (RS-5) uses, with a Development Plan

The applicant is proposing to develop a gated single family residential subdivision on a site currently occupied by two single family homes. The current zoning of the site (RS-7.2) requires a minimum lot size of 7,200 square feet. The applicant is requesting RS-5 zoning with a minimum lot size of 5,000 square feet.

Adjacent Land Uses

The subject site is bordered by single family residential homes to the south, east, and west, all zoned RS-7.2. The adjacent property to the north is zoned PD and currently occupied by a retirement village and detached single family cottages. The average lot size for the surrounding properties is outlined in the table below.

Average Lot Size of Adjacent Properties (sq. ft.)			
North	South	East	West
7,105	11,387	8,555	10,214
Overall Average: 9,463 sq. ft.			

Development Plan

The development plan shows 35 single family lots with a density of approximately 5.25 units per acre. Lot sizes range from 5,079 to 9,676 square feet with an average lot size of 6,497 square feet.

The Unified Development Code (UDC) defines lot area as the area of a horizontal plane bounded by the front, side, and rear lot lines, including any portion of an easement which may exist within such property lines, and exclusive of approved access easements or rights-of-way for public street, private street, alley, or rail purposes. The proposed lot area configurations include 16 feet of private access, utility and drainage easement.

The residential design concepts presented by the applicant in "Attachment V" show garden-style homes with front loading and J-swing garages. The applicant has also provided residential design standards outlining the required materials and design elements. The proposed development will comply with Section 5.5 – Residential Design Standards of the UDC. This includes building design, exterior finish materials, landscaping, and perimeter streetscape standards. The proposed PD will also comply with or exceed all requested RS-5 design and development standards. The table below outlines the requirements of the existing zoning (RS-7.2), along with the requested zoning (RS-5), and the proposed standards provided by the applicant.

Development Standards

	RS-7.2 Zoning District Standards	RS-5 Zoning District Standards	Proposed PD Standards
Lot Dimensions:			
Lot Area (minimum)	7,200 square feet	5,000 square feet	5,079 square feet
Lot Width (minimum)	60 feet	50 feet	45 feet*
Lot Depth (minimum)	100 feet	100 feet	86 feet*
Lot Coverage (maximum)	50%	60%	60% with the exception of Lot 13, Block 2 - 65% Lot 15, Block 2 – 70%
Gross Living Area (minimum)	1,500 square feet	1,500 square feet	2,200 square feet with no more than 9 homes under 2,500 sq. ft.
Setbacks:			
Street front (minimum)	20 feet	20 feet	20 feet All units will be set back a minimum of 9 feet from back of sidewalk.
Street side (minimum)	15 feet	15 feet	15 feet
Street rear (minimum)	20 feet	20 feet	NA
Interior side/rear (minimum)	5 feet	5 feet	5 feet

* Certain lot configurations allow for flexible width and depth dimensions. All lots meet the minimum 5,000 sq. ft.

Design Standards

Knott's Landing Design Standards		
Standards:	Minimum Standards	Proposed Knott's Landing Design Standards
Masonry coverage (minimum)	80%	100% A minimum of 80% or 28 of the homes will have 2 different materials, excluding cementitious fiber board. The 28 homes will contain a mixture of 80% to 20% brick and stone on the front façade.
Roof pitch (minimum)	6:12	8:12
Garage Types	All types allowed	A mix of j-swing and front facing.
Front Facing Garage Requirements	May not project out from the front façade	All front -loading, front-facing garages will be setback from the face of the structure a minimum of 5 feet, (non J -swing)
Mix of Housing Styles	N/A	No two structures will have the same appearance or elevation.

The plan proposes a masonry fence along Little Road with enhanced landscaping, decorative pavement, and a bronze statue at the entrance. Additionally, a stone mail structure will be located within the entryway. The applicant has designated the streetscape along Little Road, including the fencing and landscaping, to be maintained by the community's home owners association (HOA). The remaining perimeter of the property will have six-foot tall cedar fencing with metal posts, also to be maintained by the HOA.

The subdivision will contain private, curvilinear streets with five-foot wide sidewalks throughout and decorative lighting along the north side of the central private street. The sidewalks will meander throughout the subdivision to prevent destruction of as many trees as possible. New street trees will be a minimum of four inch caliper and planted at one tree per lot, evenly spaced meeting the required streetscape standards.

The applicant is also proposing to include an amenity lot for use by the residents. The amenity lot will contain a stone gazebo structure for picnic and dining uses, along with a bocce ball court and horseshoe pit.

Connectivity

City staff received five letters of opposition on September 31, 2014, and one letter of opposition on November 7, 2014. Residents of Rush Valley Court to the east of the proposed development wrote in opposition to allowing vehicular traffic to exit onto Rushmoor Drive. City staff has worked with the applicant to address the issue and the proposed solution is outlined below.

The primary access point for the subdivision will be a gated entry from Little Road on the west. A second gated point of access on the eastern border at Rushmoor Road will provide emergency access only and remain locked at all times by an emergency access lock box. The streets will remain private and through access will not be allowed.

While the residential subdivision is intended to be a private, gated community, the City's UDC and Comprehensive Plan Update seek to promote connectivity for residents. Providing pedestrian connectivity to surrounding neighborhoods for the residents is encouraged. The applicant has capitalized on an opportunity to connect the subdivision to the residential neighborhoods and city park space to the east by including a sidewalk connection with the existing sidewalks on Rushmoor Drive and a keypad entry pedestrian gate. This amenity allows for the future residents to access the 154 contiguous acres of park space only 0.4 miles to the east at Rushmoor Drive.

Traffic Analysis

Per the Thoroughfare Development Plan, Little Road is classified as a Minor Collector to the west and Wooded Acres Drive is classified as a Local Street. To the east, Rushmoor Drive is classified as a Local Street, and Woodside Drive is classified as a Major Collector.

The proposed entryway location on Little Rd does not meet the minimum roadway centerline offset standard of 125 feet as defined by the City of Arlington Design Criteria Manual. The current proposal provides a 77-foot offset from Wooded Acres Drive. In an appeal for administrative relief from this requirement, the applicant conducted a Traffic Impact Analysis (TIA). The TIA details the vehicular traffic along Little Road, and documents potential turning movement conflicts from Little Road and Wooded Acres Drive. The results of the TIA show a 6 percent probability of a potential turning movement conflict during peak

hours. Based on this study and the low speed limits along Little Road, administrative relief was granted.

Tree Preservation

The development site has many large, established trees adding to the character of the residential subdivision. Due to the number and size of the existing trees, a tree preservation plan has been submitted. Based on the plans submitted, the development will have a positive tree point total. This is accomplished by retaining 81 percent of protected trees on site. This percentage exceeds the 35 percent requirement outlined in the UDC.

Sector Plan

The West Sector Plan designates the subject area as “Low Density Residential”, which allows for detached, single family residential units with a density of one-to-five units per acre. Appropriate zoning for this designation is Residential Estate (RE), Residential Single-Family 20 (RS-20), or Residential Single-Family-15 (RS-15). The current zoning of the property, RS-7.2 is consistent with the zoning of the surrounding property. Rezoning to a higher density zoning, RS-5 is not in compliance with the West Sector Plan.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Development Plan (8 pages)
- vi. Example Home Images
- vii. Development Standards
- viii. Traffic Impact Analysis Study
- ix. Letters of Opposition

Under separate cover:

None

Available in the City Secretary’s office:

None

CITY COUNCIL DATE

December 16, 2014

STAFF CONTACTS

Gincy Thoppil, AICP
Development Planning Manager
Community Development and Planning
817-459-6662
Gincy.Thoppil@arlingtontx.gov

Shane Pace
Planner
Community Development and Planning
817-459-6654
Shane.Pace@arlingtontx.gov

Case Information



Applicant: Clawson Consulting LLC represented by Charles Clawson

Property Owner: Oval Bishop; Jose & Vidalia Cisneros; Harold & Mary Moore

Sector Plan: West

Council District: 4

Allowable Uses: Residential Single-Family

Development History: The subject site is currently un-platted.

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

Transportation: The proposed development has two points of access. One point of access is from Little Road. The other is from Rushmoor Drive, but will remain emergency access only.

Thoroughfare	Existing	Proposed
Little Rd	60' - 2 Lane Minor Collector with a continuous left turn lane.	60' - 2 Lane Minor Collector with a continuous left turn lane.
Rushmoor Dr	50' - 2 Lane Local Road	50' - 2 Lane Local Road

Traffic Impact: The proposed PD zoning and private gated street will generate similar traffic patterns as the existing RS-7.2 zoning with a gated street and will not impact the adjacent street system.

Water & Sewer: Water is available from a 6-inch water line in Rushmoor Drive and a 24-inch water line in Little Road. Sanitary Sewer can possibly be served by a 6-inch sanitary sewer line in Rushmoor Drive to be determined with the construction plans.

Drainage: The site is located within the Rush Creek drainage basin. No portion of the site is located in a 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 Number 14, located at 5501 Ron McAndrew Drive, provides protection to this site. The estimated fire response time is within five minutes, which is in keeping with recommended standards.

Case Information



School District: The proposed zoning request is located in the Arlington Independent School District (AISD).

Notices Sent:
Neighborhood

ACTION North
Arlington Alliance for Responsible Government
Arlington Chamber of Commerce
Arlington Neighborhood Council
East Arlington Renewal
East Arlington Review
Far South Arlington Neighborhood Association
Forest Hills Home Owners Association
Northern Arlington Ambience
West Citizen Action Network (WeCan)
Hilldale-Mintwood
Kingswick On Patrol Crime Watch
Quail Hollow on the Lane Owners Association
Villas of Tuscany Home Owners Association
Villas on the Parc
Whitemarsh Estates Home Owners Association
Williams Place Addition
Wooded Acres

Property Owners: 70
Letters of Support: 0
Letter of Opposition: 6

Itemized Allowable Uses



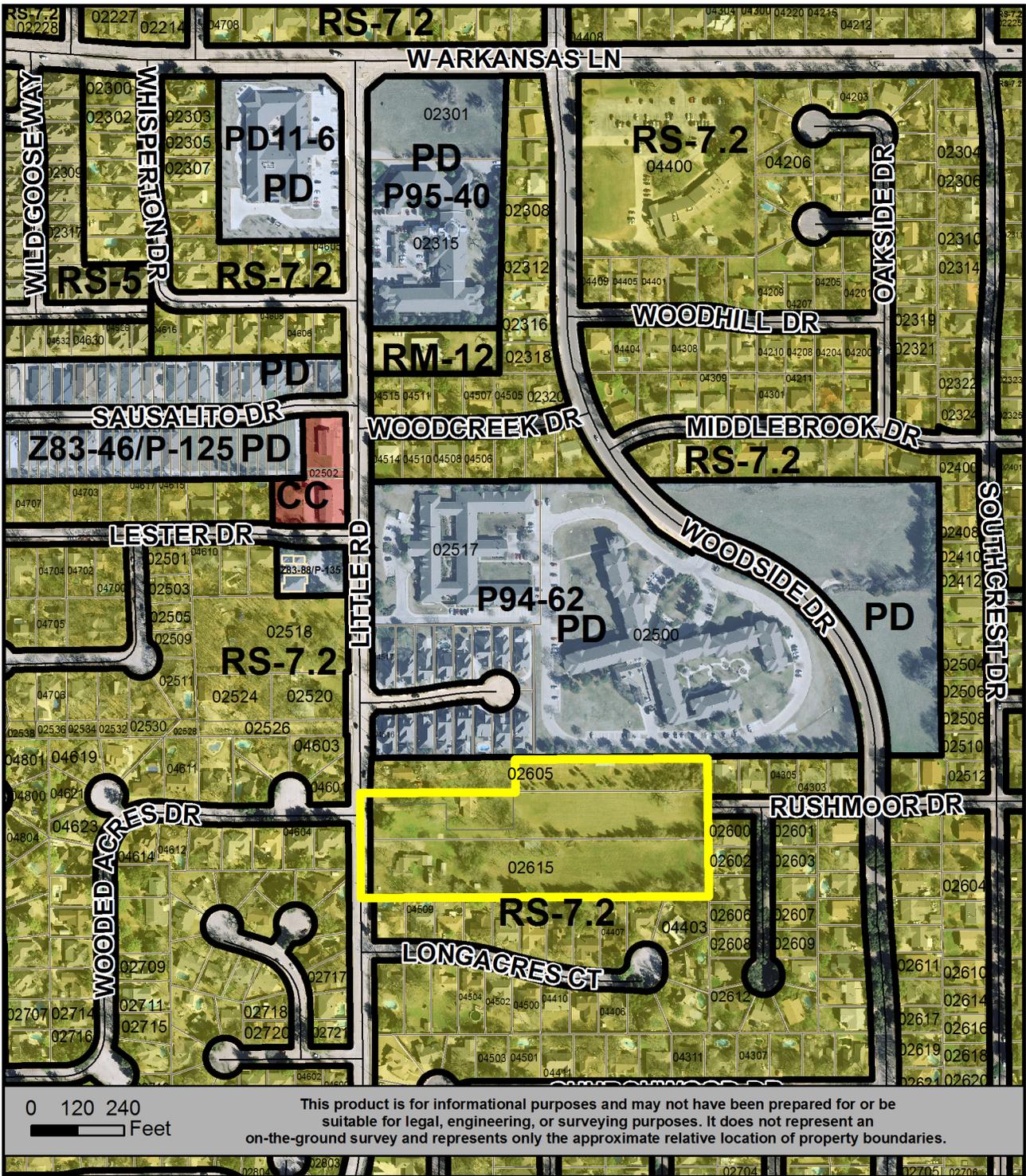
Allowable Uses

Planned Development (PD) for all Residential Single-Family 5 (RS-5) uses, with a Development Plan

Permitted - Dwelling, single-family detached on minimum 5,000 Square Feet, Non-Residential on minimum 15,000 square foot lots, Assisted living facility (≤ 6 residents), Community home for disabled persons, Foster family home, Foster group homes, Government administration and civic buildings helter, Religious assembly, Public or private school, Cemetery, Community garden, Public park or playground, Golf course, Utility lines, towers or metering station, garage-private, and accessory swimming pool-private.

Specific Use Permit (SUP) - Assisted living facility (≥ 7 residents), Philanthropic institution (other than listed), Bed and breakfast inn, Country club, Marina, Airport or landing field, Gas well, Telecommunication Facilities Towers ≤ 75 ft., Stealth towers ≤ 100 ft., Telecommunication Facilities Towers > 75 ft., Stealth towers > 100 ft.

Conditions (C) - Telecommunication Facilities Building-mounted antennae and towers, Nursery garden shop or plant sales, Telecommunication Facilities Building-mounted antennae and towers.



LOCATION MAP

PD14-15

PD for RS-5 Uses,
with a Development Plan
6.664 Acres



PD14-15

East of Little Road and South of Arkansas Lane



View of the east gated access point. View west from Rushmoor Drive



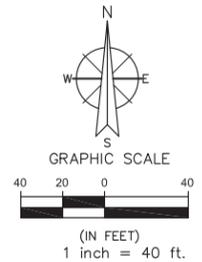
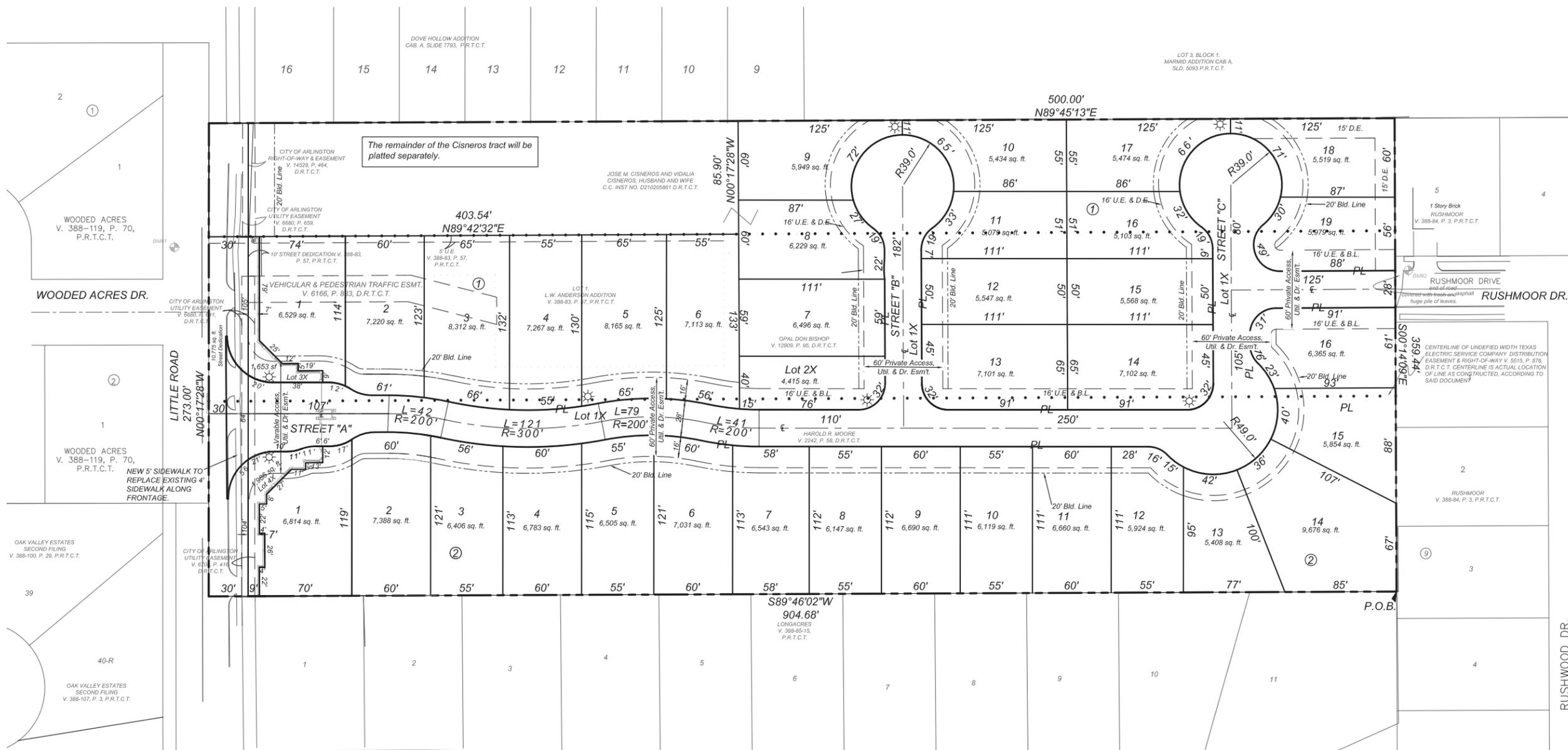
View of residential subdivision to North. View east.



View of the Wooded Acres subdivision. View west.



View from Little Road. View south.



The remainder of the Cisneros tract will be platted separately.

Perimeter Fencing along Little Road shall be six foot (6') tall consisting of a combination of iron and masonry, with seven to nine feet tall masonry columns.

The addition shall be gated and have decorative pavement and decorative street lights. Decorative paving shall be at the Little Road entrance gates and shall be "Belgrade Pavers" or equal. The second access point shall be a gated connection to Rushmoor Drive and shall provide entrance/exit access for emergency vehicles only.

The Developer will build the site improvements and the Property Owners Association shall be responsible for the maintenance of perimeter fencing, gates and landscaping of the perimeter as well as landscaping of lots 1X, 2X, 3X & 4X, which will be held in common ownership.

Land Use:
 6.664 acres
 Zoning - PD
 35 Single Family Lots - 231,138 sf
 1 Private Street Lot - 43,956 sf
 1 Amenity Lot - 4,415 sf
 2 Open Space Lots at Entrance - 3,639 sf
 1 Public Street Dedication - 10,775 sf
 Minimum Lot Size - 5,000 sf

Symbols:
 ☉ - Centerline
 PL - Property Line
 ☀ - Deco Light
 Lot 1X is a 60' Wide Private Access, Utility and Drainage Easement.
 Refer to Landscape Plan/Notes for sidewalk location.
 Refer to gated entrance plan for additional information.

Owners:
 Jose & Vidalia Cisneros
 2605 Little Road
 CC Inst. No. D210205861, DRTCT
 Opal Don Bishop
 2607 Little Road
 Lot 1, L. W. Anderson Addition
 V. 388-83, pg. 57, PRTCT
 and
 2609 Little Road
 V. 12909, P. 95, DRTCT
 Harold R. Moore
 2615 Little Road
 V. 2242, P. 58, DRTCT

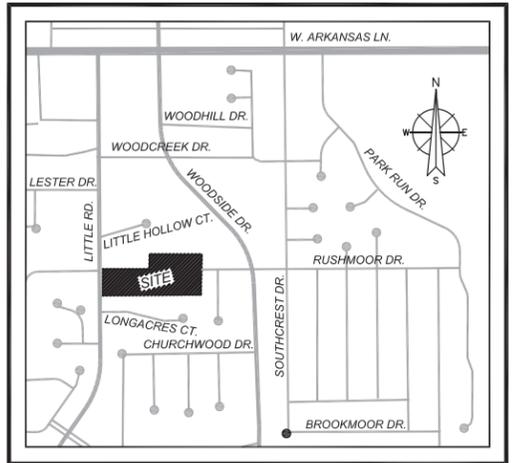
Developer:
 Double Eagle Real Estate Holdings, LLC
 Gary Knott, Managing Member
 2200 Smith Barry Road, Ste. 100
 Arlington, TX 76013
 817-538-9872
 GKnottd@DoubleEagleRE.com

PLANNED DEVELOPMENT SITE PLAN

KNOTT'S LANDING ON LITTLE ROAD

35 SINGLE FAMILY LOTS
 L. W. ANDERSON SURVEY, A-0039
 ARLINGTON, TARRANT COUNTY, TEXAS

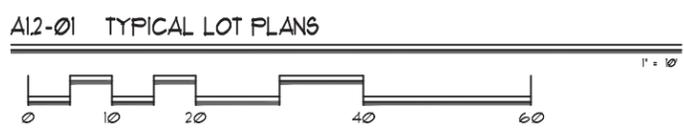
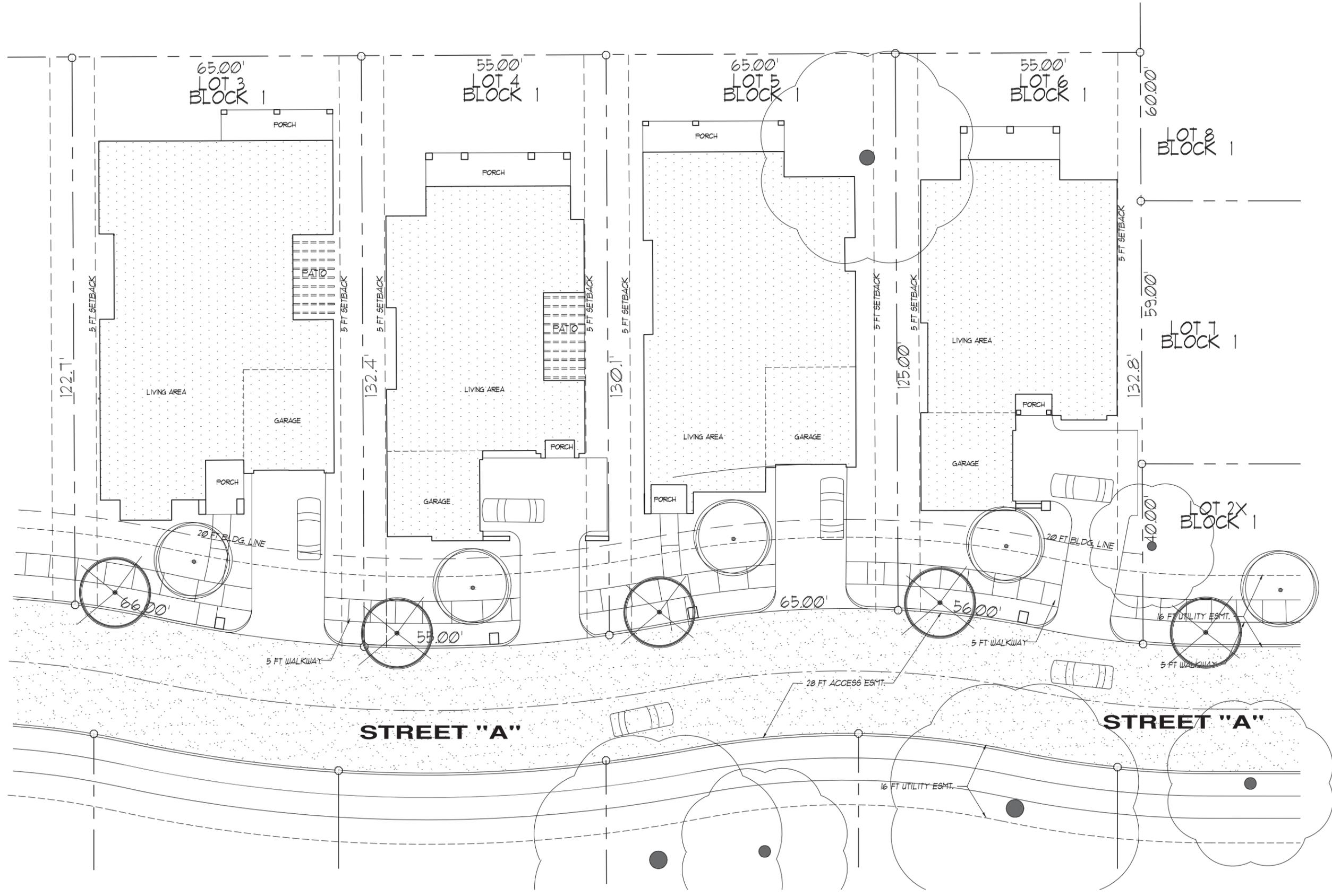
SEPTEMBER 2014
 REV OCTOBER 2014



LOCATION MAP
 nts

HERBERT S. BEASLEY
 REGISTERED PROFESSIONAL SURVEYORS
 LAND SURVEYORS L.P.
 • LAND • TOPOGRAPHIC
 • CONSTRUCTION SURVEYING
 FIRM NO. 10094900
 METRO 817-429-0194
 FAX 817-446-5468
 hsbeasley@msn.com
 P. O. BOX 8873
 FORT WORTH, TEXAS 76124

WMSA PARTNERS, LTD.
 DBA WILLIAM M. SMITH & ASSOCIATES
 ENGINEERS • SURVEYORS • PLANNERS
 REGISTRATION #F-9681
 PO Box 699-004
 ARLINGTON, TX 76004
 PHONE: 817.903.1182
 BUD@WMSAONLINE.COM



TERRY R. CUNNINGHAM
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 3604 S. COOPER ST. SUITE 100 - ARLINGTON, TEXAS 76015 - (882) 667-0044
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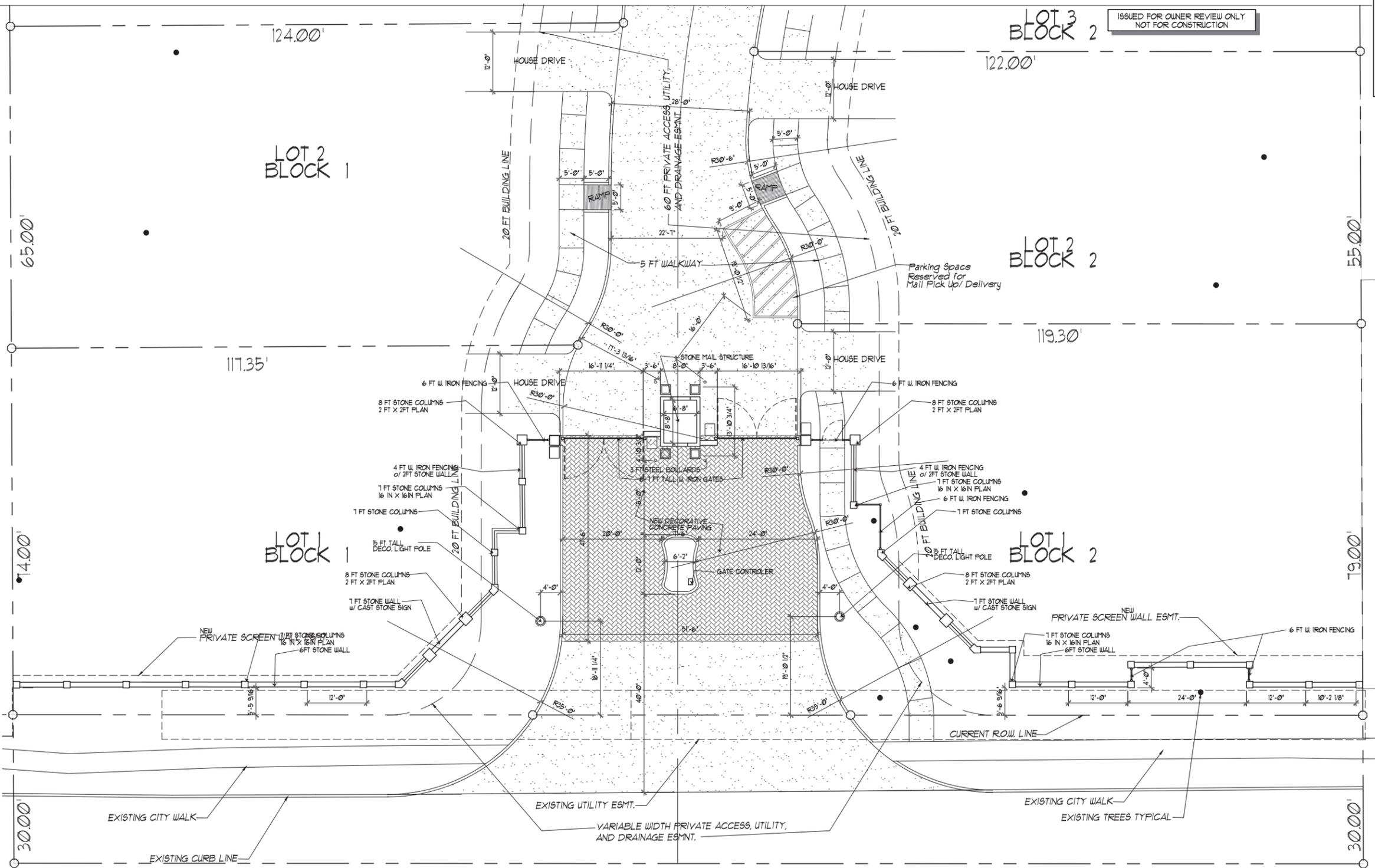
KNOTT'S LANDING ON LITTLE RD.
 2615 LITTLE RD.
 ARLINGTON, TEXAS

SHEET TITLE:
 TYPICAL
 LOT
 PLANS

SHEET:
 A1.2

DATE: 10/20/14
 REVISIONS:
 REVISIONS:
 REVISIONS:

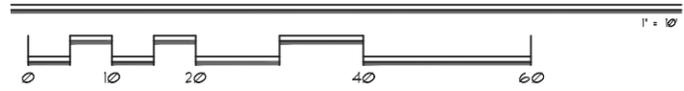
ISSUED FOR OWNER REVIEW ONLY
 NOT FOR CONSTRUCTION



LITTLE ROAD

65 FT ROW - CONCRETE STREET - 31 FT BC-BC

AI-01 MAIN ENTRY PLAN



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KNOTT'S LANDING ON LITTLE RD.
 2615 LITTLE RD.
 ARLINGTON, TEXAS

SHEET TITLE:
MAIN ENTRY PLAN

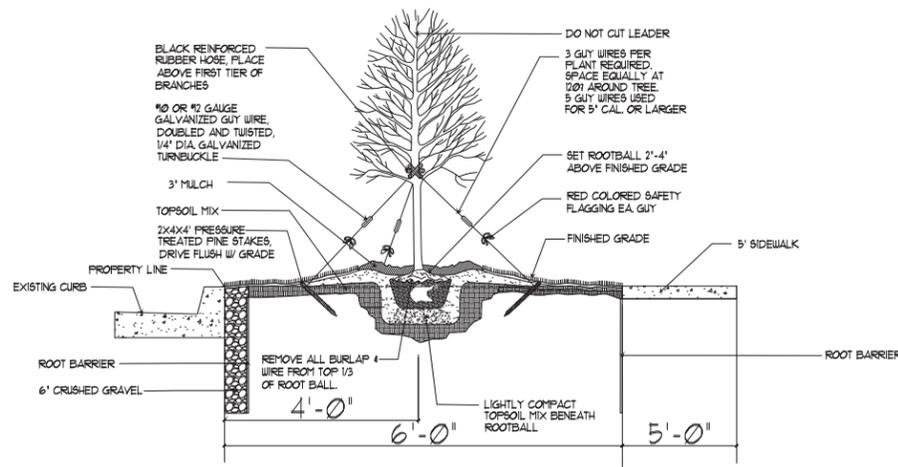
SHEET:
A1

GENERAL NOTES:

- THE PROPERTY OWNER IS FULLY RESPONSIBLE FOR REGULAR WEEDING, MOWING OF GRASS, IRRIGATION, FERTILIZING, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTINGS, INCLUDING PARKWAYS, AS NEEDED THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.
- ALL LANDSCAPING WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS STATED IN THE CITY CODE.
- TREE FLAGGING: ALL TREES TO BE PRESERVED SHALL BE FLAGGED BY THE DEVELOPER WITH BRIGHTLY COLORED TAPE WRAPPED AROUND THE MAIN TRUNK.
- PROTECTIVE FENCING: ALL PRESERVED TREES REMAINING ON-SITE SHALL HAVE PROTECTIVE FENCING, INSTALLED BY THE DEVELOPER, LOCATED APPROXIMATELY AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF BRIGHTLY COLORED VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING OR OTHER SIMILAR FENCING WITH A 4' APPROXIMATE HEIGHT.
- CUT & FILL: A MINIMUM OF 75% OF THE CRITICAL ROOT ZONE (WITHIN DRIP LINE) MUST BE PRESERVED AT NATURAL GRADE WITH NATURAL GROUND COVER. NO DISTURBANCE OF THE SOIL GREATER THAN 4" CAN BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE TO THE DRIP LINE.
- AUTOMATIC UNDERGROUND IRRIGATION TO BE PROVIDED WITH AUTOMATIC CONTROLLER WITH RAIN AND FREEZE GUARDS.
- IRRIGATION: THE DESIGN AND TRENCHING FOR IRRIGATION SYSTEMS SHALL NOT CROSS THE CRITICAL ROOT ZONES OF THE PRESERVED TREES. THE IRRIGATION TRENCHES SHOULD BE LOCATED OUTSIDE OF THE CRITICAL ROOT ZONE AND DESIGNED TO THROW WATER INTO THE AREA WITHIN THE DRIP LINE OF THE TREE. ANY TRENCHING WHICH MUST BE DONE WITHIN THE CRZ SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER, SUCH AS IN A BICYCLE SPOKE CONFIGURATION.
- THIS LANDSCAPE PLAN MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH IN THE LANDSCAPE AND SCREENING STANDARDS.
- ON-SITE DUMPSTER SHALL COMPLY WITH ALL SCREENING REQUIREMENTS SET FORTH BY THE CITY OF ARLINGTON LANDSCAPE ORDINANCES. DUMPSTER ENCLOSURE WILL BE A MINIMUM OF A 6' TALL MASONRY FENCE WITH OPAQUE GATES.

LANDSCAPING MAINTENANCE:

THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE.



01 TREE PLANTING DETAIL
SCALE: NONE

LEGAL DESCRIPTION:

NOT AVAILABLE AT THIS TIME
2615 LITTLE RD.
ARLINGTON, TX 76016

DEVELOPER:

DOUBLE EAGLE REAL ESTATE HOLDINGS LLC
GARY KNOTT, MANAGING PARTNER
2200 SMITH BARRY RD. SUITE 100
ARLINGTON, TX 76013
817-909-2205



LOCATION MAP

REVISIONS	BY
9/19/14	END
11/11/14	END



GENERAL CONTRACTORS
LANDSCAPE ARCHITECTS
2405 SOUTHBROOK COURT
ARLINGTON, TEXAS 76006
OFF. 817 - 860-1313
FAX 817 - 860-2712
daltoninc@sbcglobal.net

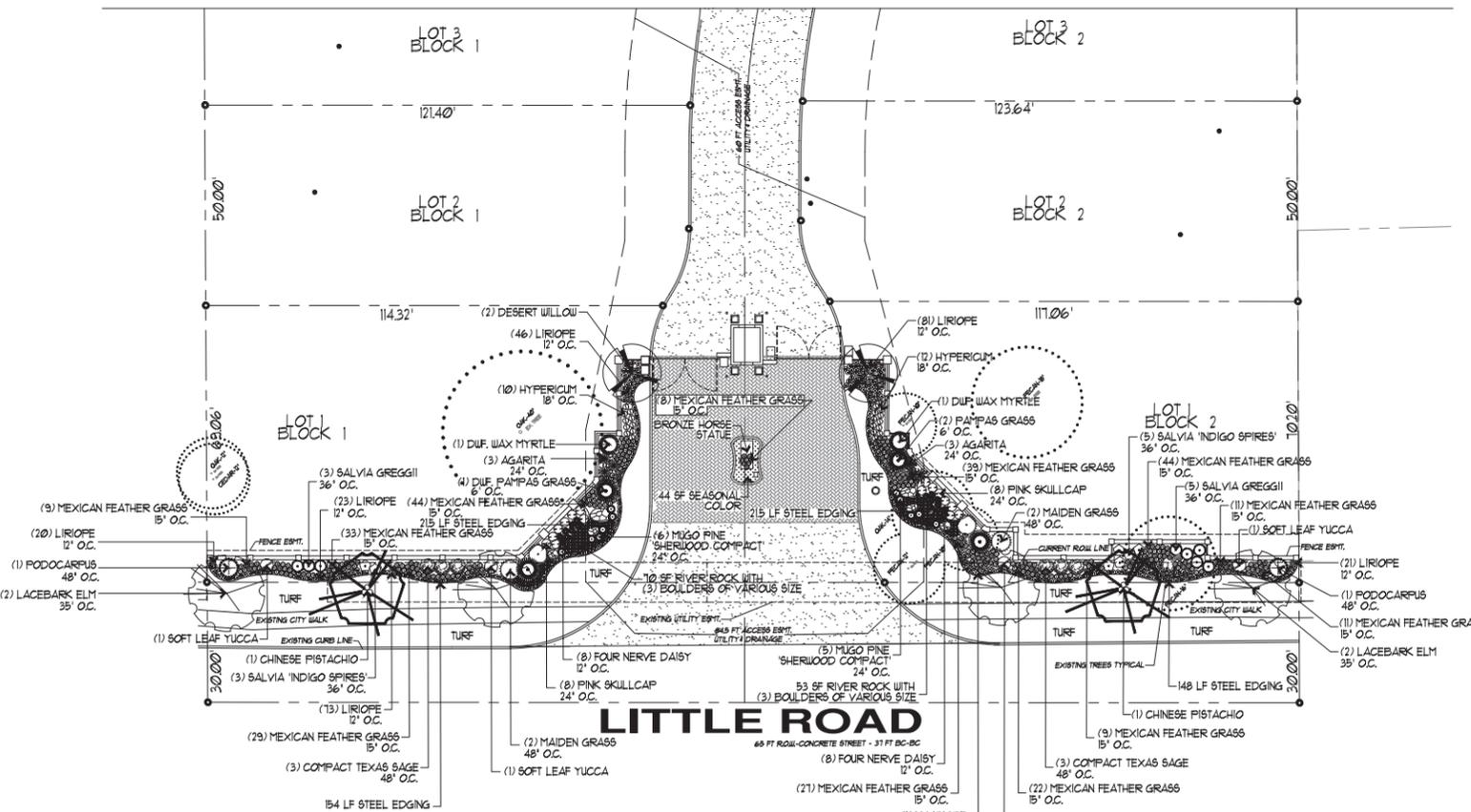


PLANT LIST

QTY.	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS
TREES			
2	<i>Chilopsis linearis</i>	DESERT WILLOW	8-10 FT, 30 GAL., MT
2	<i>Pistacia chinensis</i>	CHINESE PISTACHIO	12-15 FT, 4' CAL, 45 GAL, ST
4	<i>Ulmus parvifolia</i>	LACEBARK ELM	12-15 FT, 4' CAL, 45 GAL, ST
SHRUBS			
6	<i>Berberis trifoliolata</i>	AGARITA	5 GAL, 24" O.C. FULL TO BASE
2	<i>Cortaderia selloana</i> 'Pumila'	DUF. PAMPAS GRASS	1 GAL, AS PER PLAN, FULL TO BASE
22	<i>Hypericum patulum</i>	HYPERICUM	3 GAL, 18" O.C. FULL TO BASE
6	<i>Leucophyllum frutescens</i> 'Compactum'	COMPACT TEXAS SAGE	1 GAL, 48" O.C. FULL TO BASE
4	<i>Miscanthus sinensis</i> 'Gracillimus'	MAIDEN GRASS	5 GAL, 48" O.C. FULL TO BASE
2	<i>Myrica pauciflora</i>	DUF. WAX MYRTLE	1 GAL, AS PER PLAN, FULL TO BASE
11	<i>Ficus mugo</i> 'Sherwood Compact'	MUGO PINE	3 GAL, 24" O.C. FULL TO BASE
2	<i>Podocarpus macrophyllus</i>	PODOCARPUS	1 GAL, AS PER PLAN, FULL TO BASE
8	<i>Salvia greggii</i>	SALVIA GREGGII	5 GAL, 36" O.C. FULL TO BASE
8	<i>Salvia</i> x 'Indigo Spires'	SALVIA 'INDIGO SPIRES'	5 GAL, 36" O.C. FULL TO BASE
16	<i>Scutellaria sulfrutescens</i>	PINK SKULLCAP	3 GAL, 24" O.C. FULL TO BASE
292	<i>Stipa tenuissima</i>	MEXICAN FEATHER GRASS	1 GAL, 15" O.C. FULL TO BASE
4	<i>Tetrasaris scaposa</i>	FOUR NERVE DAISY	1 GAL, 12" O.C. FULL TO BASE
4	<i>Yucca recurvifolia</i>	SOFT LEAF YUCCA	5 GAL., AS PER PLAN, FULL TO BASE
GROUND COVER			
413	<i>Liriope muscari</i>	LIRIOPE	1 GAL, 12" O.C.E.W.
80	44 SF Seasonal color - spc.	SEASONAL COLOR	4' POT, 9" O.C.E.W.
TURF & MISCELLANEOUS			
340 S.F.	<i>Cynodon dactylon</i>	COMMON BERMUDA-3261 SF	SOLID SOD (SEE NOTE BELOW)
345 L.F.	Steel edging	STEEL EDGING	1/8"X4" GREEN STEEL W/ 12" STAKES
113 S.F.	New Mexico Cobble- Small	NEW MEXICO COBBLE	SMALL - OVER FILTER FABRIC
6	Basalt Boulders- Various Sizes	BASALT BOULDERS	BURY FIRST 3' INTO GROUND
	2x (500-800 lbs) 2x (800-1000 lbs)		

IF THERE IS A DISCREPANCY BETWEEN PLANS AND PLANT LIST, THE PLANS SHALL GOVERN.

NOTE: BUILDER HAS OPTION TO USE SOLID SOD OR HYDRO-MULCH.



LANDSCAPE PLAN - ENTRY
SCALE: 1" = 20' - 0"
NORTH

PRELIMINARY LANDSCAPE PLAN
KNOTT'S LANDING ON LITTLE RD.
2615 LITTLE RD.
ARLINGTON, TEXAS 76016

DRAWN	JMC
CHECKED	JMC
END	
DATE	9/10/14
SCALE	1" = 20' - 0"
JOB NO.	1418
SHEET	1
OF 2 SHEETS	

DATE: 11/04/14	
REVISED:	
REVISED:	
REVISED:	



RI-02 ENTRY ELEVATION-LOOKING EAST

1" = 40'



RI-01 ENTRY ELEVATION-LOOKING NORTH

1" = 40'

DALTON
LAND DESIGN

GENERAL CONTRACTORS
LANDSCAPE ARCHITECTS
2405 SOUTHBROOK COURT
ARLINGTON, TEXAS 76006
OFC. 817 - 860-1313
FAX 817 - 860-2712
daltoninc@sbcglobal.net



TERRY R. CUNNINGHAM
ARCHITECTS
WWW.TRCARCHITECTS.COM

3604 S. COOPER ST. SUITE 100 - ARLINGTON, TEXAS 76015 - (882) 667-0044
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KNOTT'S LANDING ON LITTLE RD.
2615 LITTLE RD.
ARLINGTON, TEXAS

SHEET TITLE:
**COLOR
ELEVATIONS
@ ENTRY**

SHEET:
R1.0

PROTECTED TREES REMOVED

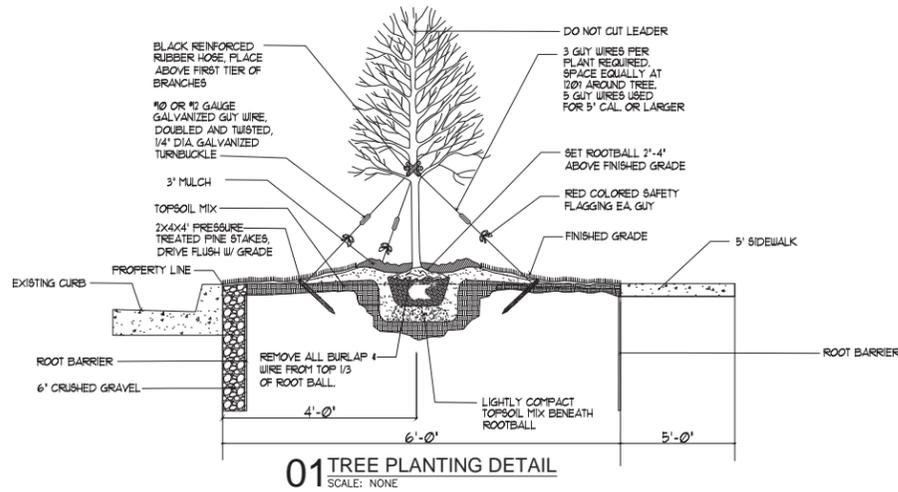
CANOPY TREES	UNDERSTORY TREES
14' OAK	2' CRAPENYRTLE
6' OAK	2' CRAPENYRTLE
6' OAK	2' CRAPENYRTLE
6' OAK	2' CRAPENYRTLE
10' OAK	2' CRAPENYRTLE
11' ELM	2' CRAPENYRTLE
8' ELM	2' CRAPENYRTLE
13' ELM	2' CRAPENYRTLE
12' ELM	2' CRAPENYRTLE
20' PECAN	2' CRAPENYRTLE
-42' CANOPY TREE POINTS	

TREES PRESERVED & PLANTED:

CANOPY TREES	TREE POINTS	BONUS POINTS	NATIVE SPECIES
--------------	-------------	--------------	----------------

12' CEDAR	12		6
12' OAK	12		6
40' OAK	40		20
34' OAK	34		17
26' PECAN	26		13
22' PECAN	22		11
18' PECAN	18		9
20' PECAN	20		10
22' PECAN	22		11
16' PECAN	16		8
20' PECAN	20		10
22' PECAN	22		11
12' PECAN	12		6
34' HACKBERRY	34		17
10' PEAR	10		5
40' HACKBERRY	40		20
22' HACKBERRY	22		11
12' PECAN	12		6
12' CEDAR	12		6
12' OAK	12		6
40' OAK	40		20
34' OAK	34		17
26' PECAN	26		13
22' PECAN	22		11
18' PECAN	18		9
20' PECAN	20		10
22' PECAN	22		11
16' PECAN	16		8
28' PECAN	28		14
12' PECAN	12		6
18' HACKBERRY	18		9
10' PEAR	10		5
26' HACKBERRY	26		13
14' PECAN	14		7
14' PECAN	14		7
18' PECAN	18		9
16' PECAN	16		8
14' PECAN	14		7
16' PECAN	16		8
16' PECAN	16		8
16' PECAN	16		8
6' PECAN	6		3
20' HACKBERRY	20		10
8' HACKBERRY	8		4
18' HACKBERRY	18		9
8' HACKBERRY	8		4
16' PECAN	16		8
24' HACKBERRY	24		12
8' HACKBERRY	8		4
12' OAK	12		6
1' OAK	1		0.5
1' OAK	1		0.5
6' OAK	6		3
1' PECAN	1		0.5
6' OAK	6		3
16' PECAN	16		8
8' HACKBERRY	8		4
9' OAK	9		4.5
6' PEAR	6		3
34' HACKBERRY	34		17
10' PEAR	10		5
9' ELM	9		4.5
6' BOIS D'ARC	6		3
10' BOIS D'ARC	10		5
18' HACKBERRY	18		9
8' PECAN	8		4
6' HACKBERRY	6		3
8' PECAN	8		4
1' PEAR	1		0.5
8' ELM	8		4
1' HACKBERRY	1		0.5
16' OAK	16		8
22' PECAN	22		11
13' ELM	13		6.5
9' HACKBERRY	9		4.5
10' ELM	10		5
18' ELM	18		9
8' ELM	8		4
12' ELM	12		6
15' ELM	15		7.5
12' ELM	12		6
12' HACKBERRY	12		6
6' HACKBERRY	6		3
8' ELM	8		4
11' PECAN	11		5.5

SUB-TOTAL	1135	513
(65) 4" CANOPY TREES PLANTED	260	12
TOTAL	1395	645
1395 / 645	1334	
POSITIVE TREE POINTS	- 106	
POSITIVE TREE POINTS	1828	
TOTAL EXISTING (INCHES)	1395	
TOTAL PRESERVED	1135	
% PRESERVED	81%	



01 TREE PLANTING DETAIL
SCALE: NONE

SUGGESTED TREES

- SWEETGUM
- CHINESE PISTACHIO
- SHUMARD RED OAK
- LACEBARK ELM
- LIVE OAK

LEGAL DESCRIPTION:

NOT AVAILABLE AT THIS TIME
2615 LITTLE RD.
ARLINGTON, TX 76016

DEVELOPER:

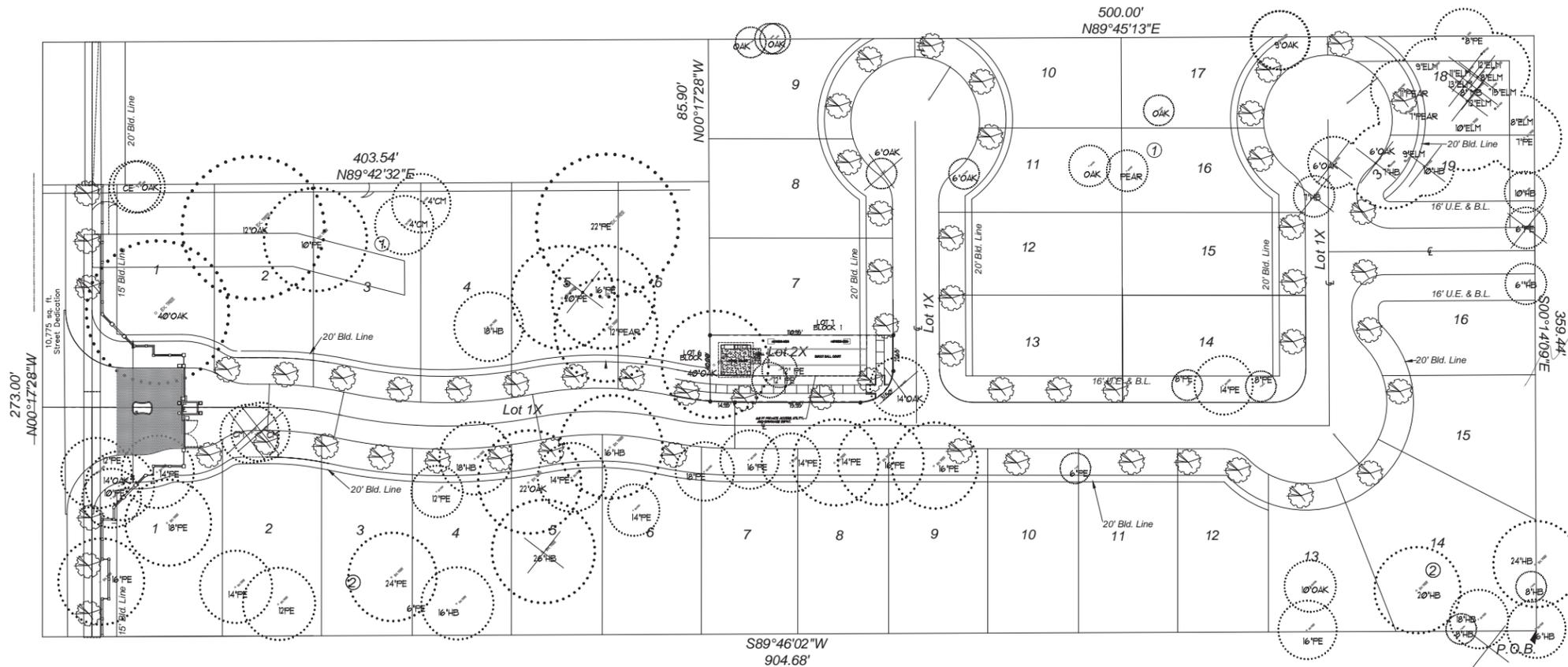
DOUBLE EAGLE REAL ESTATE HOLDINGS LLC
GARY KNOTT, MANAGING PARTNER
2200 SMITH BARRY RD. SUITE 100
ARLINGTON, TX 76013
817-909-2205



LOCATION MAP

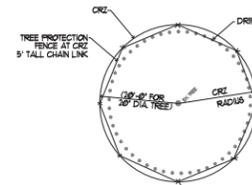
NOTES:

- ALL STREET TREES SHALL BE INSTALLED BY THE BUILDER AS THEY BUILD EACH HOUSE. THE BUILDER SHALL PICK THE TREES FROM THE ABOVE TREE LIST. EACH TREE SHALL BE A MINIMUM OF 4" CALIPER AND THE ROOT BALLS SHALL BE PROTECTED WITH A ROOT BALL PROTECTOR AS PER THE DETAIL SHOWN.
- ALL STREET TREES SHALL BE INSTALLED BY THE BUILDER AT A MINIMUM SPACING OF 35' O.C.
- THE BUILDER SHALL INSTALL LAMPPOSTS AS PER CIVIL ENGINEERING SPECIFICATIONS.
- IF THERE ARE ANY EXISTING TREES IN THE LANDSCAPE BUFFER, A STREET TREE IS NOT REQUIRED.
- ON STREETS 'A', 'B' & 'C', THE PROPERTY LINE IS THE CURB.

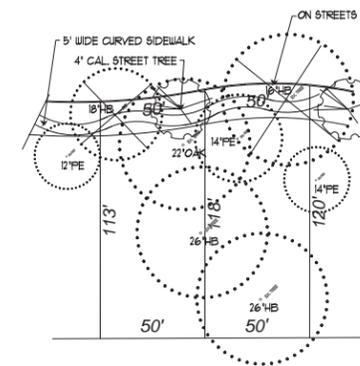


REVISIED TREE PRESERVATION PLAN

SCALE: 1" = 40' - 0"



TREE PROTECTION FENCE - CHAIN LINK



TYPICAL CURVED SIDEWALK / STREET TREE DETAIL
NOT TO SCALE

Tree Legend

- bd bois d'arc
- ce cedar
- ch cherry
- cm crepe myrtle
- cw cottonwood
- ct Chinese tallow-tree
- elm elm
- hb hackberry
- mb mulberry
- oak oak
- pe pecan
- pine pine
- dl drip line radius



REVISIONS	BY
10/21/14	JMC
11/03/14	END
11/04/14	END
11/10/14	END

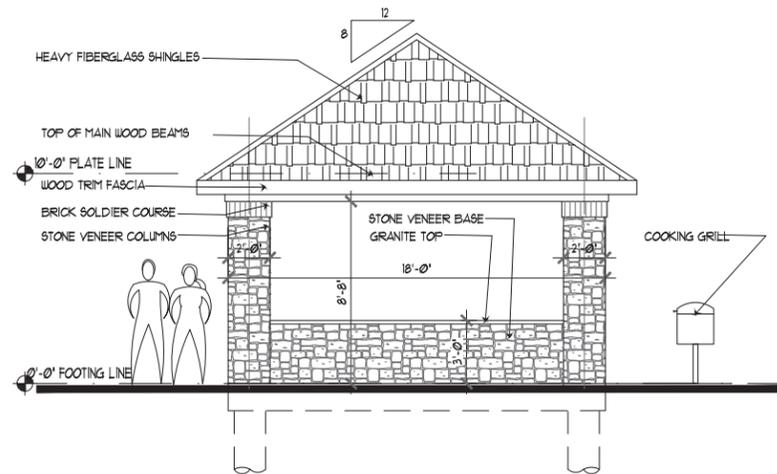


GENERAL CONTRACTORS
LANDSCAPE ARCHITECTS
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OFC. 817 - 860-1313
FAX 817 - 860-2712
daltoninc@sbcglobal.net

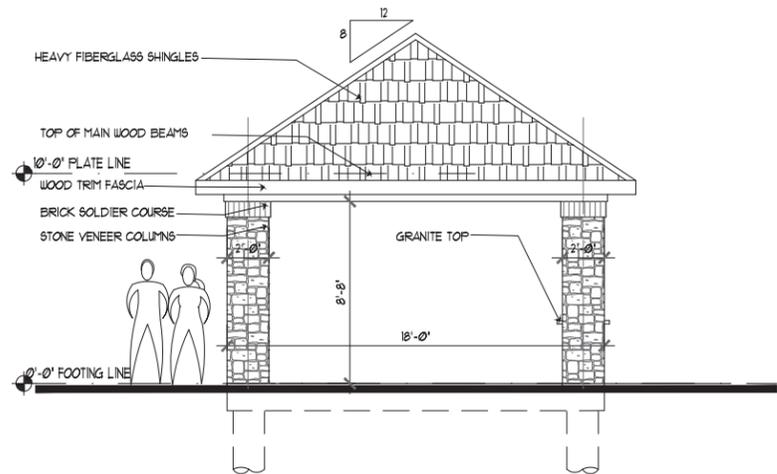


TREE PRESERVATION PLAN
KNOTT'S LANDING ON LITTLE RD.
2615 LITTLE RD.
ARLINGTON, TEXAS 76016

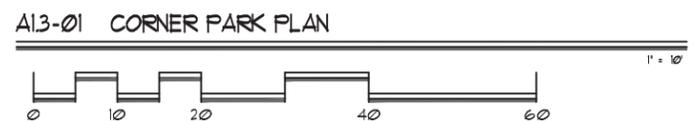
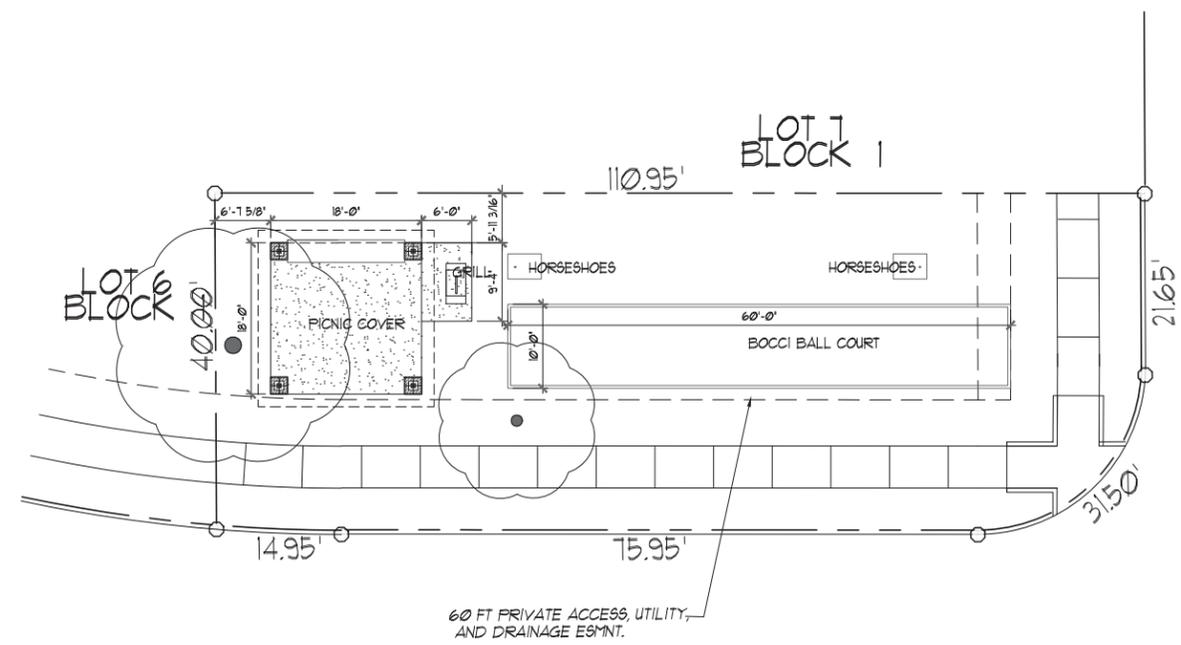
DRAWN	JMC
CHECKED	JMC
END	
DATE	10/24/2014
SCALE	1" = 40' - 0"
JOB NO	1418
SHEET	1
OF SHEETS	1



A13-02 DINING SHELTER ELEVATION
LOOKING NORTH FROM STREET 1/4" = 1'-0"



A13-03 DINING SHELTER ELEVATION
LOOKING WEST FROM BALL COURT 1/4" = 1'-0"



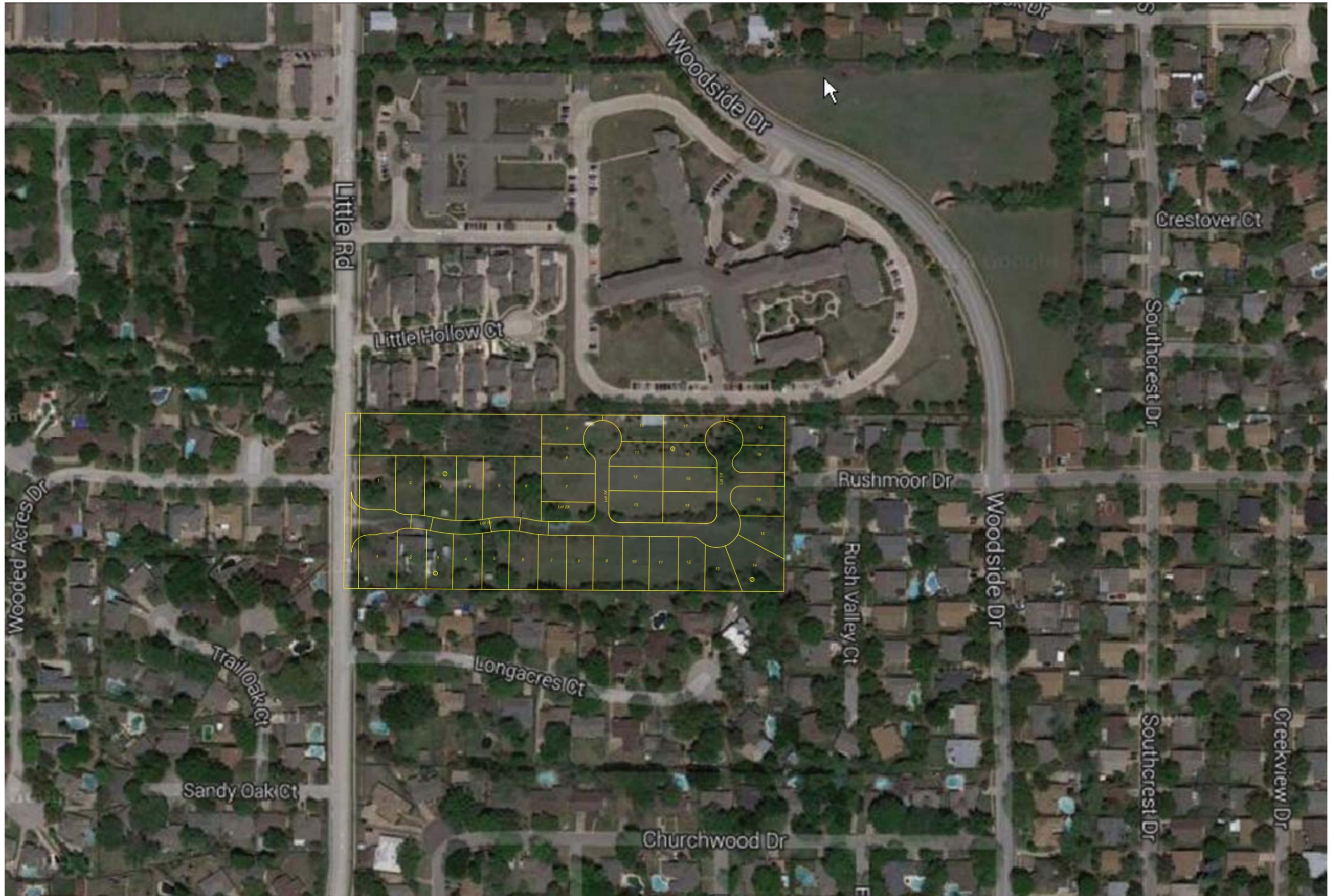
A13-01 CORNER PARK PLAN 1" = 10'

TERRY R. CUNNINGHAM
ARCHITECTS
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KNOTT'S LANDING ON LITTLE RD.
2615 LITTLE RD.
ARLINGTON, TEXAS

SHEET TITLE:
**CORNER
PARK
PLANS**

SHEET:
A1.3



Example Home Images



Development Standards

"Knott's Landing on Little Road"

2615 Little Rd

1. This zoning request is for PD-RS-5 uses for "**Knott's Landing on Little Road**". This request is for Single Family Residential uses- Garden type homes with a density of approximately 5.25 units per acre with stipulations according to the development plan and exhibits.
2. This track is one of the last available tracks along Little Road and is a combination of parcels from three separate owners without the possibility of expansion. Because of the limited size of the property, the development plan proposes private streets in a gated Garden Home community with a maximum of **35 lots with an average of 6,604 square feet**. This is a unique subdivision within a larger neighborhood of standard SFR subdivisions and some with 50 feet wide lots. Knott's Landing will give the area an increased choice of housing types, sizes and price ranges not currently available. Garden type homes are in high demand by middle aged families and older adults trying to reduce yard maintenance while enjoying a higher quality home for living and entertaining. The housing stock of this quality and type are almost non-existent in the Little Road area. The character of this property is also unique with the large number of native pecans and oaks. Standard Residential development would eliminate most of the existing trees that Knott's Landing is trying to preserve.
3. The subdivision has an enhanced gated entry that will promote the high quality of development within the subdivision and the general area. The development's curvilinear streets and sidewalks will give it a more graceful and secluded feel while maintaining a higher level of security.
4. The landscaping of the subdivision will meet or exceed the ordinance in numbers and enhancements that is further detailed in the attached landscape plan.

5. Knott's Landing will have an amenity lot with a large pavilion and other types of recreation activities for the neighborhood that is uncommon in a small neighborhood.
6. All internal street trees shall be a minimum of four inch caliper in size along the front of the homes. Corner lots landscaping shall continue along the entire length of the structures and have a minimum of two trees along the street side in addition to the street trees.
7. Tree preservation will be in accordance to the attached landscape design.
8. The entire track that adjoins existing SFR properties will be fenced with new materials/stained single sided wood with metal post in compliance with the Unified Development Ordinance. The existing fence along the property zoned PD-Senior Living (double-sided wood) is relatively new and will remain. The perimeter fence and entry features will be maintained by the property owners association
9. Residential Design Standards:
 - a. All garages facing the street shall have at least 4 architectural features including arched designs and a combination of double and single doors and other enhanced features so no elevations will appear to be the same.
 - b. All front entry garages will be setback from the face of the structure a minimum of 5 feet, (non J-swing).
 - c. Sidewalks shall be located on both sides of all street. Pedestrian gates will be located at each end of the subdivision exiting to Little Road and Rushmoor Drive.
 - d. Streets and sidewalks are curvilinear to protect trees and create street appeal. The length of all driveways shall not be less than 20 feet, will not extend over any sidewalks and shall be measured from the property line. All units will be setback a minimum of 9 feet from the back of the sidewalk.
 - e. All structures are custom built therefore, no structure will have the same appearance/elevation as another unit within the subdivision. Each structure shall have at least 3 design features.

- f. The percentage of masonry shall be 100% on all sides, utilizing a combination of brick and natural stone, cast stone and stucco. Cementitious fiber board may be used on soffits, trim and rear patios.
 - g. A minimum of 80% of the structures will have 2 different materials described in (f) above, excluding cementitious fiber board. Of the 80%, there will be a mixture of 80% to 20% brick and stone on the face of the structure fronting the street.
 - h. All front setbacks shall be at least 20 feet measured from the property line.
 - i. Maximum lot coverage is 60 percent with the exception 2 Lots. Lot 13 Blk 2 shall be a maximum of 65% and Lot 15 Blk 2 shall not exceed 70% coverage.
 - j. The house size excluding garages will be a minimum of **2200 square feet with** no more than 9 **homes** under 2500 square feet.
 - k. A minimum of roof pitch of 8 to 12 for each residential unit.
10. Enhanced Subdivision entry features include landscaping, signage, decorative pavement, gated entry and egress and a large sculpture.
11. Another entry feature includes a community mailbox facility that will provide a walkable neighborhood meeting spot that is architecturally pleasing and another enhancement to this unique subdivision entrance.
12. The entry wall as described in one of the attached exhibits is a combination of stone with brick columns and iron work that will be one of the most attractive entrances in the City. No wood fencing will be used in this entry feature or adjacent to Little Road.
13. Maintenance of the perimeter fence and items listed above in 9, 10, 11 and the amenity lot and their improvements shall be part of the homeowners association.
14. In the event there is a conflict between any attached exhibits this exhibit and its wording shall prevail.

Traffic Technical Memorandum (Engineering Study) for Knott's Landing on Little Road

David J. Boski Engineering has been contracted to analyze the potential turning movement conflicts that could occur on Little Road between 2 residential streets with a 77 foot roadway centerline offset. The developer of Knott's Landing is seeking a variance to the City of Arlington's Design Manual requirement for a minimum 125 foot roadway centerline offset. This technical memorandum will provide collected AM and PM peak hour turning movement counts at the intersection of Wooded Acres Drive (a residential street) and Little Road, along with providing the predicted trips generated based upon ITE Trip Generation Manual by the proposed 35 lot residential subdivision of Knott's Landing. The collected counts and estimated turning movement counts will be analyzed for potential turning movement conflicts. Below are the results of this analysis.

Project Location, Roadway Characteristics and Speed Limit

Knott's Landing is an infill development that will contain 35 residential lots and is bordered by existing residential uses. It is located on Little Road just south of Wooded Acres Drive. Little Road in the vicinity of this development is a 3 lane concrete collector roadway that contains one northbound and one southbound lane along with a continuous center turn lane. The roadway in the vicinity of this development is relatively straight and flat. Knott's Landing will be a gated community and have one access point to Little Road. The speed limit on Little Road is 35 MPH. An aerial view of this project location and roadway is presented in Exhibit #1 and a site plan is presented in Exhibit #2.



Exhibit #1 – Location Map

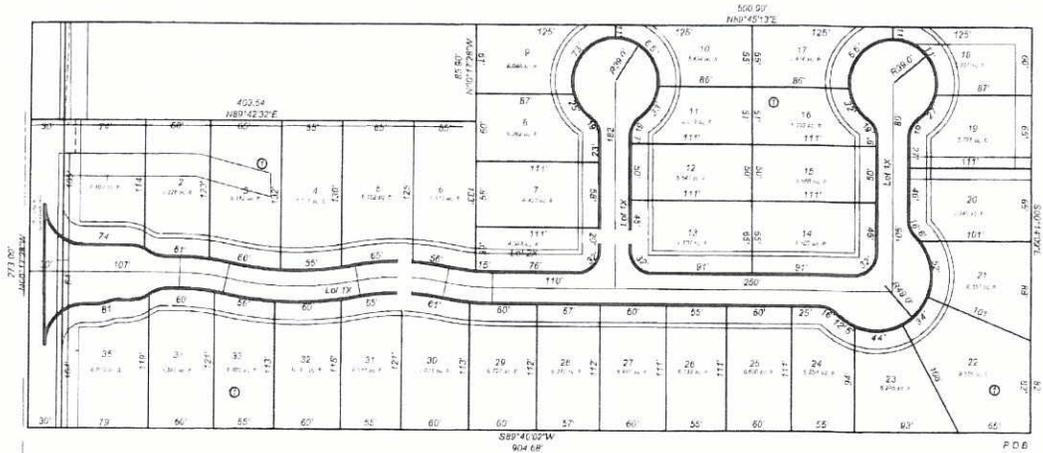


Exhibit #2 – Site Plan – Knott’s Landing

Traffic Counts

Turning movement counts were collected at the Wooded Acres Drive/Little Road intersection by Accurate Counts on Tuesday October 21, 2014. The collected turning movement counts can be seen below.

Wooded Acres Drive/Little Road

	NB left	NB thru	SB right	SB thru	EB left	EB right
AM Peak	2	327	3	139	17	14
PM Peak	16	198	11	339	6	11

The traffic counts indicate an AM peak on Little Road of 466 vehicles (327 NB and 139 SB – 70%/30% distribution) and a PM peak of 537 trips (198 NB and 339 SB – 37%/63% distribution). The AM peak hour is 7:15 to 8:15 am and the PM peak hour is 5:00 to 6:00 pm.

Trip Generation

Trip generation for this proposed development was performed using the Institute of Transportation Engineers (ITE) Trip Generation Manual 9th Edition for a Single-Family Detached Housing, ITE Land Use #210. The trip generation was based upon the 35 lot single family subdivision. Table #1 below depicts the Daily, AM and PM peak hour trip generation rates and distributions for this development as provided by the ITE Trip Generation Manual.

Trip Generation Rates and Distributions

Category/ITE Use	Daily Trip Rate/ Distribution % In/Out	AM Trip Rate*/ Distribution % In/Out	PM Trip Rate*/ Distribution % In/Out
Single-Family Detached Housing/#210	9.52 per dwelling unit/ 50% in/50% out	0.75 per dwelling unit/ 25 % in/75% out	1.00 per dwelling unit/ 63% in/37% out

Table #1

*peak hour of adjacent traffic

Table #2 indicates the Total trips generated by this development based upon the assumptions listed above.

Knott's Landing Trip Generation

Category/ITE Use	Single-Family Detached Housing/#210	Total Traffic In/Out
# of single family units	35	
Daily Trips	334	167/167
AM Peak Trips	27	7/20
PM Peak Trips	35	22/13

Table #2

Trip Distribution and Potential Turning Movement Conflicts

Traffic distribution for Knott's Landing was based upon the collected traffic counts on Little Road (70% northbound/30% southbound in the AM peak hour and 37% northbound/63% southbound in the PM peak hour). Since this development will contain only on access point all site traffic will access Little Road. Exhibit #3 shows the potential turning movements and conflicts.

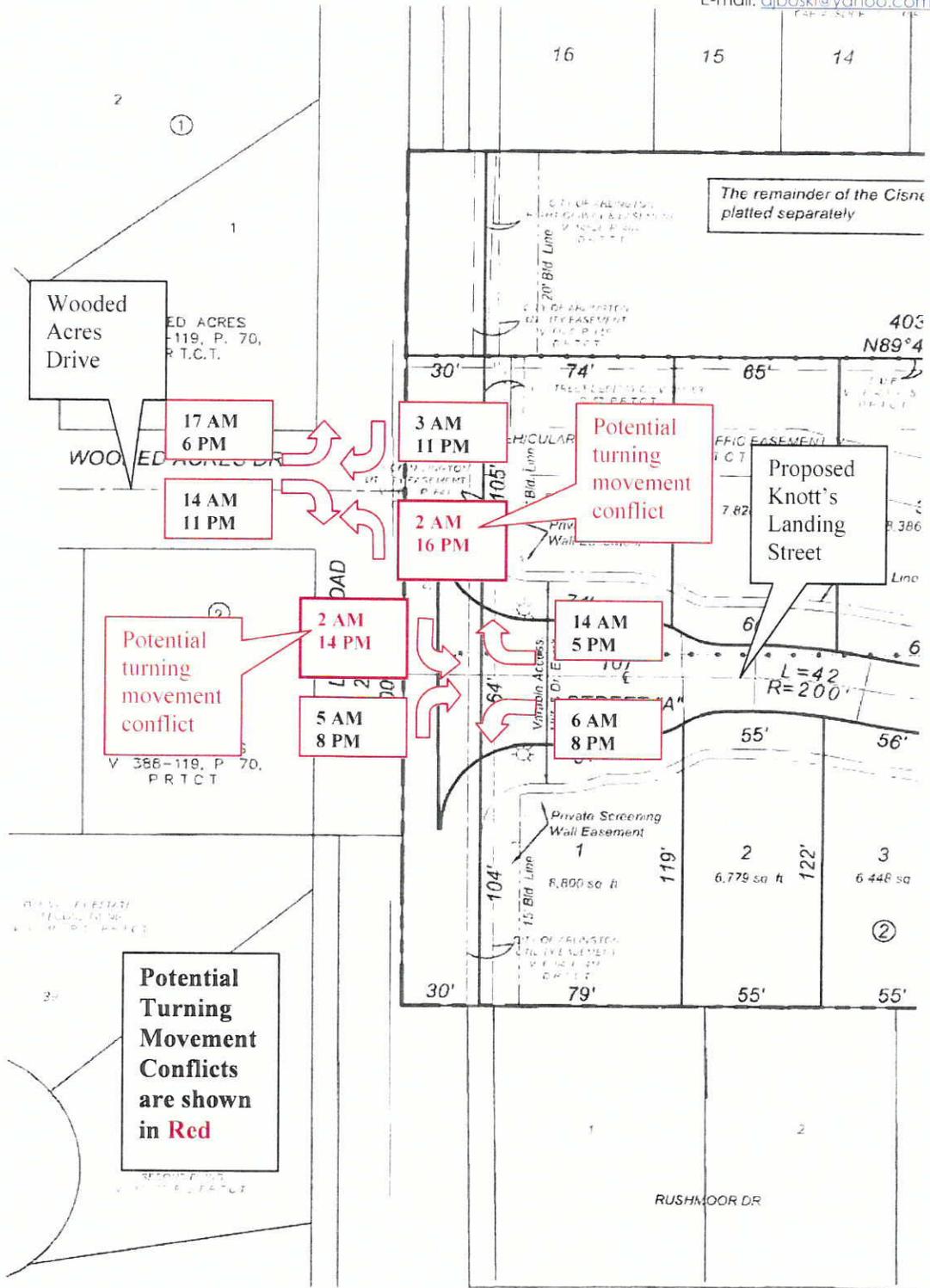


Exhibit #3 –Turning Movements

David J. Boski Engineering, PLLC F-8922

2624 Castle Road
Burleson, TX 76028
Tel.: (817) 734-2078 or (817) 276 4208
E-mail: djboski@yahoo.com

Summary/Recommendations

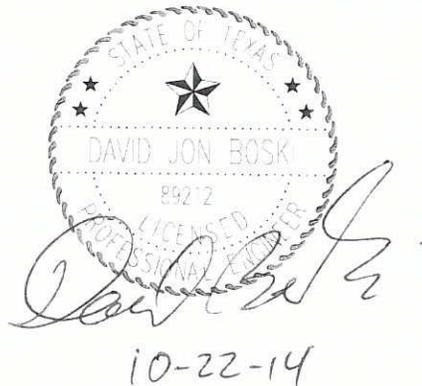
The proposed access to the Knott's Landing subdivision is located 77 feet south of existing Wooded Acres Drive. With the proposed subdivision street offset to the south of Wooded Acres Drive there is a potential for left turn conflicts to occur in the center turn lane (northbound left turn into Wooded Acres and southbound left turn into Knott's Landing). The potential turning movement conflicts for the AM peak hour are 2 vehicles turning into Wooded Acres Drive and 2 vehicles turning into Knott's Landing vehicles. The potential PM peak turning movement conflicts are 16 vehicles turning into Wooded Acres Drive and 14 vehicles turning into Knott's Landing. The probability of a turning movement conflict occurring during the peak hour is 6%. The relatively low potential for a turning movement conflict along with the relatively low speed limit (35 MPH) on Little Road is not anticipated to significantly impact driver safety or the operation of Little Road. In addition, the roadway centerline offset is 77 feet however the actual turning area separation (centerline of ingress lane to centerline of ingress lane) is 90 feet, since Little Road is straight and flat in this area a driver will be able to see a vehicle in the center turn lane and maneuver around them to ingress their subdivision.

If you have any questions regarding this analysis please do not hesitate to call me at 817-734-2078.

Sincerely,



David J. Boski, P.E.



Subject: Proposed Subdivision Knott's Landing at Little Road

To: The City of Arlington

From:

Address:

I have reviewed the proposed subdivision plans of Knott's Landing and oppose /approve the proposed hammerhead easement at the end of Rushmore St.

Additionally, I oppose/approve the street opening that will allow traffic to exit from Knott's Landing through my subdivision.

Comments: I have concerns with the overflow of traffic coming through our neighborhood where several children live. We've been in this neighborhood for 29 years. Please do not disturb our safe neighborhood.
Signature(s) *Jayne Kogut*

Charles Clawson

817-832-3200

Clawson6219@hotmail.com

Shane.Pace@arlingtontx.gov

Gincy.Thoppil@arlingtontx.gov

14 SEP 31 AM 11:07

12-11-07

Subject: Proposed Subdivision Knott's Landing at Little Road

To: The City of Arlington

From: James & Danise Story

Address: 2602 Rush Valley Ct

I have reviewed the proposed subdivision plans of Knott's Landing and oppose ~~approve~~ the proposed hammerhead easement at the end of Rushmore St.

Additionally, I oppose ~~approve~~ the street opening that will allow traffic to exit from Knott's Landing through my subdivision.

Comments:

We highly OPPOSE the street opening and the hammerhead easement due to safety and traffic issues. We have lived here for 33 years and can find NO GOOD reason to open up Rushmore thru to Little Road. This would benefit no one!

Signature(s)

Danise Story
James L. Story Jr.

Charles Clawson

817-832-3200

Clawson6219@hotmail.com

Shane.Pace@arlingtontx.gov

Gincy.Thoppil@arlingtontx.gov

14 SEP 31 AM 11:07

10-03-07

Subject: Proposed Subdivision Knott's Landing at Little Road

To: The City of Arlington

From: JAMES Decker / Sheri Decker

Address: 2601 Rush VAUVEY Ct ARLINGTON Tx 76016

I have reviewed the proposed subdivision plans of Knott's Landing and ~~oppose~~ *approve* ⁹⁻²⁶⁻¹⁴ the proposed hammerhead easement at the end of Rushmore St.

Additionally, I ~~oppose~~ *approve* ⁹⁻²⁶⁻¹⁴ the street opening that will allow traffic to exit from Knott's Landing through my subdivision.

Comments:

Signature(s) ⁹⁻²⁶⁻¹⁴
Sheri Decker ⁰⁹⁻²⁶⁻¹⁴
Charles Clawson

817-832-3200

Clawson6219@hotmail.com

Shane.Pace@arlingtontx.gov

Gincy.Thoppil@arlingtontx.gov

14 SEP 31 AM 11:07

10-00-00-01

Subject: Proposed Subdivision Knott's Landing at Little Road

To: The City of Arlington

From: JOE + DOLORES VASQUEZ

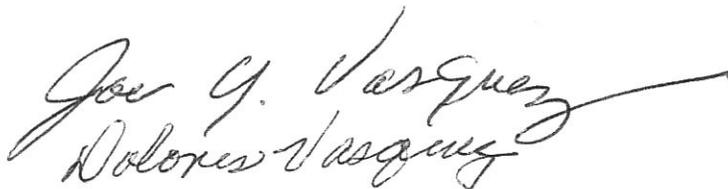
Address: 2605 RUSH VALLEY CT

I have reviewed the proposed subdivision plans of Knott's Landing and oppose /~~approve~~ the proposed hammerhead easement at the end of Rushmore St.

Additionally, I oppose /~~approve~~ the street opening that will allow traffic to exit from Knott's Landing through my subdivision.

Comments:

Signature(s)



Charles Clawson

817-832-3200

Clawson6219@hotmail.com

Shane.Pace@arlingtontx.gov

Gincy.Thoppil@arlingtontx.gov

14 SEP 31 AM 11:07

10-02-07

Subject: Proposed Subdivision Knott's Landing at Little Road

To: The City of Arlington

From: The Herd Family

Address:

I have reviewed the proposed subdivision plans of Knott's Landing and oppose /approve the proposed hammerhead easement at the end of Rushmore St.

Additionally, I oppose /approve the street opening that will allow traffic to exit from Knott's Landing through my subdivision.

Comments:

Do not ruin a quiet cul de sac perfect for raising children, safe for them to play on its sidewalks, and with less traffic for the elderly also on this street.

Signature(s)

Jinda Herd
Bonnie Herd
Sydney Herd
2600 Rush Valley Court
(adult residents)

Charles Clawson

817-832-3200

Clawson6219@hotmail.com

Shane.Pace@arlingtontx.gov

Gincy.Thoppil@arlingtontx.gov

Staff Report



Zoning Case PD14-14 (Champions Park)

Planning and Zoning Meeting Date: 12-3-14

Document Being Considered: Ordinance

RECOMMENDATION

Continuance of Zoning Case PD14-14 with a Development Plan to the December 17, 2014, Planning and Zoning Commission meeting.

PRIOR BOARD OR COUNCIL ACTION

On November 5, 2014, the Planning and Zoning Commission continued Zoning Case PD14-14 to the December 3, 2014 meeting, at the request of the applicant.

ANALYSIS

Request

Since the Planning and Zoning Commission meeting on November 5, 2014, the applicant has had multiple meetings via conference call and in person with staff. As a result of the meetings, the applicant has submitted a letter requesting continuance to the December 17, 2014 meeting. The continuance request includes a summary of the proposed modifications to the Zoning Case.

The applicant will officially submit the modifications to the Zoning Case within the next two weeks for staff's review and incorporation into the Planning and Zoning Commission packet for the December 17, 2014 meeting.

Existing Site Conditions

The subject site, approximately 14 acres in size, is located at the gateway to the City's premier Entertainment District, which serves as the home to Six Flags Over Texas, Six Flags Hurricane Harbor, Globe Life Park, AT&T Stadium, Legends of the Game Baseball Museum, International Bowling Campus, and other entertainment and shopping venues. The site is undeveloped with the exception of an existing billboard in the southeastern portion of the site. The applicant is proposing to demolish the existing billboard structure. The site has street frontage on all four sides: north and east frontages on Wet 'N Wild Way, west frontage on North Collins Street, and south frontage on the I-30 Frontage Road.

The southern half of the subject site consists of three lots that are zoned EDO-CC, and the northern half, primarily fronting North Collins Street and Wet 'N Wild Way, is not zoned, after being acquired from Texas Department of Transportation (TxDOT).

Adjacent Land Uses

The subject site is surrounded by a variety of uses: to the north is a motor vehicle dealership zoned EDO-CC; and to the east are the EconoLodge and the Shores Apartments zoned EDO-CC. To the west, across from Collins Street, is unzoned TxDOT property. On the south side of Interstate 30 Highway are commercial uses, including the Lincoln Square Shopping Center to the southwest.

PD Request

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, night club, bowling alley and billiard parlor. Other deviations to the standards will be identified in the Development Plan section of the staff report prepared for the December 17, 2014 meeting.

Comprehensive Plan Conformity

Single use, retail type development without the mix of uses on this property could negatively impact existing retail and property already zoned for retail purposes in the area. Without a guarantee of mixed use development, the vision for the Entertainment District is not advanced by this proposal.

As identified in the Economic Development Strategic Plan of 2014, the following goals have been identified to support the vision for Arlington:

1. The elevation of Arlington’s competitive positioning in the region to capture a larger share of high-wage, high impact growth.
2. The rejuvenation and transformation of key economic centers into vibrant destinations.
3. The creation of the amenities and assets that will secure Arlington’s position as a major activity hub in the Metroplex.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

Location Map
Continuance request letter

Under separate cover:

None

Available in the City Secretary’s office:

None

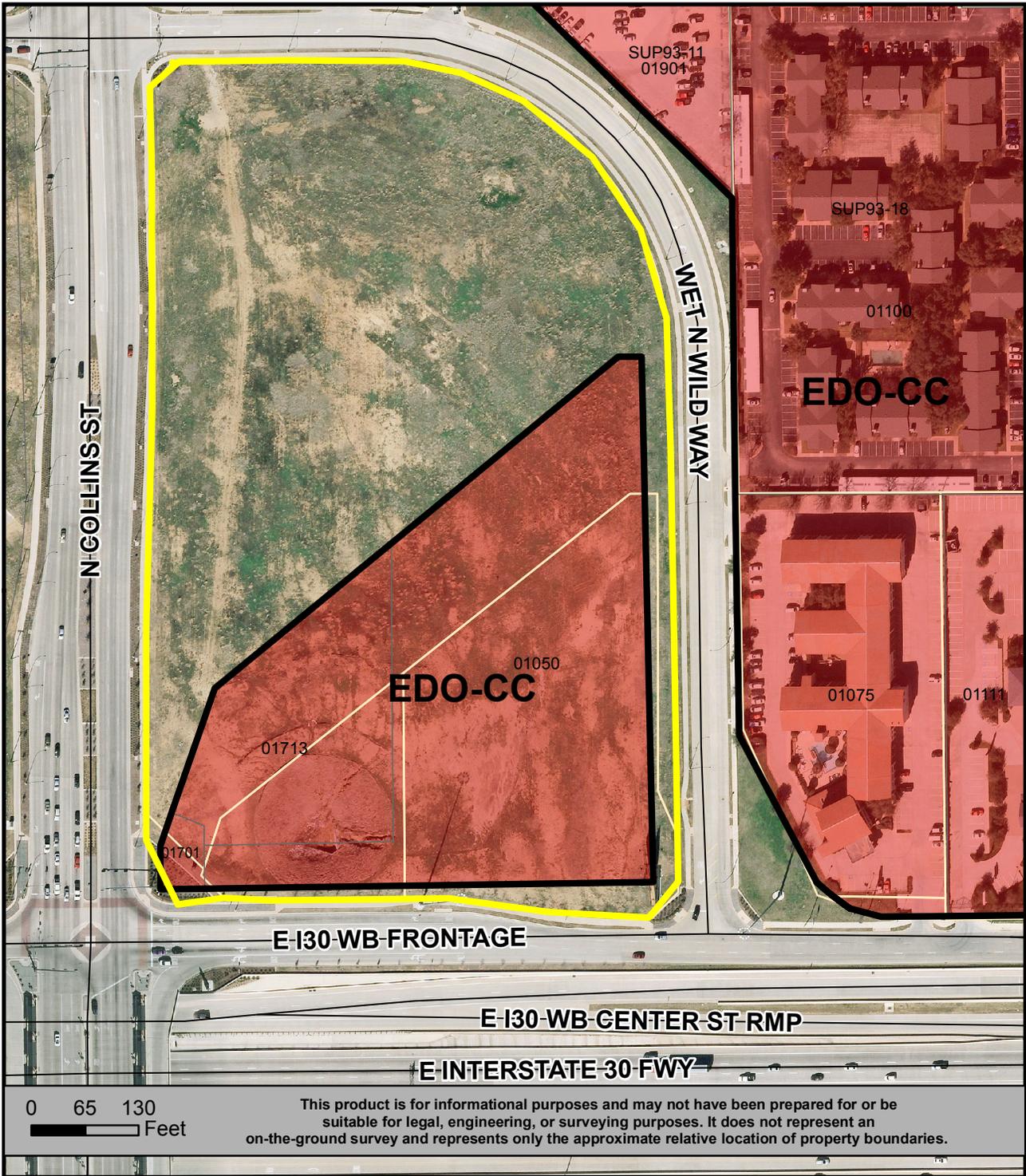
CITY COUNCIL DATE

January 13, 2015

STAFF CONTACTS

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Jennifer Pruitt, AICP, LEED-AP
Principal Planner
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**LOCATION MAP
PD14-14**

 PD for limited EDO-CC uses,
plus additional uses with a
Development Plan
13.898 acres





GROGAN & BRAWNER P.C.
ATTORNEYS AND COUNSELORS

2808 FAIRMOUNT
SUITE 150, LB 5
DALLAS, TEXAS 75201

(214) 979-1100
FAX (214) 979-1110

November 25, 2014

VIA EMAIL: Jennifer.Pruitt@arlingtontx.gov

Jennifer Pruitt
City of Arlington
101 W. Abram St.
Arlington, Texas 76010

RE: PD 14-14 Champions Park
Reference No. 2014-703417-ZC

Dear Jennifer:

Since the P&Z work session and meeting on November 5, 2014, we have done a lot of work...with you, with Gincy, with Mr. Parajon and with Mr. McGlaun.

As a result of our multiple meetings in person and by telephone, and after many follow up hours with our architects and other professionals, I am pleased to report that we have been able to accommodate virtually all of the changes and concessions requested by all of you.

Attached find for your convenience a "Summary of Changes/Concerns" that outlines the major concessions. Please be sure that the P&Z members receive a copy of this letter and the Summary.

As you have requested, we agree to be deferred to the December 17, 2014, P&Z hearing for final consideration and approval. We will be pleased, if desired, to attend the work session on December 3, 2014, at 2:30 pm to answer any new questions that the P&Z may have as well as discuss any or all of the various concessions.

Thank you again for your cooperation and hard work in helping us craft a workable ordinance that conforms to the City's needs while allowing a successful development.

Very truly yours,



R.J. Grogan, Jr.
for
NEC Collins & I-30 Partners LP

CHAMPIONS PARK

Summary of Changes/Concessions by Applicant

1. Uses
 - a. "all retail" concept plan for Phase II (Exhibit C-5), previously available after November 2020, has been deleted
 - b. new prohibition limiting Phase II to 35% restaurant/retail has been added
 - c. special conditions have been added to
 - package liquor (per staff examples)
 - farmer's market
 - open air vending
 - d. certain listed "allowed uses" have been deleted per staff request
 - e. certain listed "excluded uses" have been deleted per staff request

2. Parking
 - a. total parking reduced by almost 100 spaces (from 986 to 887)
 - b. two (2) new "walkway" links added to Phase II tract
 - c. Approximately 24 additional shade trees, 24 additional ornamental trees, 45 additional shrubs, and 3600 additional ground cover plants added to Phase II tract to soften expanse
 - d. new conditions added to "Special Event Parking" to prohibit speculative parking area – must be linked to permitted buildings to be available for SEP

3. Signs
 - a. number reduced from 12 signs to 7 signs (and only 5 until Phase II is developed)
 - b. all sign heights reduced:
 - P-1: 50ft to 40ft
 - P-2: 37.5ft to 20ft
 - M-1: 15ft to 7.5ft
 - c. all sign areas reduced:
 - P-1: 675sf to 550sf
 - P-2: 450sf to 140sf
 - M-1: 144sf to 60sf
 - d. additional conditions added to digital displays:
 - loop length extended from 8 seconds to 12 seconds
 - images must "flip" concurrently in separate boxes

4. Landscape
 - a. Landscaping added to phase 2 parking area
 - 24 shade trees
 - 24 ornamental trees
 - Shrubs at headlight screen
 - b. Above code "feature landscape" added along I-30
 - 20 ornamental trees
 - Overall at site 452 shrubs added
 - 3963 ground cover plants

Concerns	Proposed PD standard	Staff Recommendation	Proposed PD modification
<p>Uses</p> <p>1. A mix of uses is needed on this site and there is no guarantee in the PD that will happen.</p> <p>2. There are no specific criteria/standards proposed with the additional uses (which were not allowed in that base zoning district).</p> <p>3. Parking garage shall be allowed outright as accessory to your development, and hence should not be included in the additional uses.</p> <p>4. The uses that were allowed by SUP only, should not be allowed by right. (generally, there is a tenant in mind when a SUP is requested)</p>	<p>Phase I: 83,000 SF restaurant/retail uses</p> <p>Phase II: Three options</p> <p>Option 1: Building 7: 12,600-square-foot retail use Building 6A: 9,200-square-foot restaurant/retail use Building 6B: 10,000-square-foot restaurant/retail use</p> <p>Building 5: eater/ amusement/ Hotel/ office use w/ ground floor retail and parking garage.</p> <p>Option 2: Building 7: theater, office, mixed use w/ground floor retail 50,000 square foot Building 6A: 9,200-square-foot restaurant/retail use Building 6B: 10,000-square-foot restaurant/retail use Building 5: Retail/theater/amusement/Hotel/office use w/ ground floor retail 40,000-square-foot future parking garage</p> <p>Option 3: Building 7: retail uses Building 6A: 9,200 square foot restaurant/retail use Building 6B: 10,000 square foot restaurant-retail use Building 5: retail uses One or more parking deck</p>	<ul style="list-style-type: none"> ▪ Provide specific percentages of the proposed uses. ▪ Office component is desired. <p>CAPPING (% and sq.ft.) & PHASING (after how much square footage of the other use, would we allow retail in Ph.2I)</p> <ul style="list-style-type: none"> ▪ Provide examples of specific criteria for Package Liquor Store and Farmers Market ▪ Parking Garage- should be eliminated from the additional use list. ▪ Similarly, Indoor Theater, Full Service hotel and Recreation indoor, are allowed by right in EDO-CC and hence should be eliminated from the additional use list. ▪ Bowling Alley – if you add the condition to be a part of restaurant, etc. 	<ul style="list-style-type: none"> ▪ New Limits add to Phase II development (35% max retail/restaurant) ▪ Specific limitations added per staff examples ▪ Deleted per staff request ▪ These have been deleted

<p>5. Open Air Vending use is concerning, because that allows for other products/ to be sold by businesses other than the businesses on site. Goes against the Clean Zone... only authorized vendors.</p>		<ul style="list-style-type: none"> For a night club or billiard parlor, when they have a tenant/user they should apply for a SUP. Don't recommend Open Air Vending as a use on this site. You would be achieving what you want through Farmers Market, so this may not be needed. (Emailed Jay about the Special Event process last week). Expand the excluded use listing. EDO section (5.8.1 B2) has specific prohibited uses that are included in the Excluded listing and should be eliminated- (bail bonds, halfway house and crop production). 	<ul style="list-style-type: none"> High end billiard and/or "nightclubs" (city definition is broad) are possible users New conditions added Additional uses excluded per staff request Deleted as requested
<p>6. Some undesirable CC uses need to be excluded.</p>			

Signs

<p>1. Too many signs</p>	<p>12 signs proposed</p>	<p>2 multi-tenant signs</p>	<p>Reduced to 7 overall, with 2 of those delayed to phase 2</p>
<p>2. Signs proposed at the three corners of the property are too tall</p>	<p>2-50-foot tall 37.5-foot tall</p>	<p>Directional signs per UDC One-15-foot tall/200-square-foot multi-tenant ground sign (two multi-tenant ground signs may be substituted at 125-square-foot each)</p>	<p>P1 signs at I-30 have been modified to 40' P2--Corner of wet n Wild/Collins has been reduced to 20'</p>
<p>3. Sign area of the three signs at the corners of the property are too large</p>	<p>2 signs at 675-square-foot multi-tenant ground sign 450-square-foot multi-tenant ground sign</p>	<p>One-20-foot tall/200-square-foot multi-tenant ground sign (two multi-tenant ground signs may be substituted at 125-square-foot each)-UDC update.</p>	<p>P1 signs at I-30 are proposed at 550 sf, P2 at Collins/Wet N Wild way reduced to 140 sf sign box area</p>

<p>4. Larger signs should not be requested with just 83,000 sq.ft. of building area... that's a WinCo Foods that we just approved south of I-20.</p>		<p>Shall have a combination of the following:</p> <ol style="list-style-type: none"> 1. A. Freeway frontage of minimum 700 feet; and B. Total building area of 250,000 sq.ft 2. A. Minimum 15 acre site area; and B. Total building area of 250,000 sq.ft <p>Also, the sign permit for this larger sign shall be only approved after a building permit for a total minimum of 150,000 sq.ft. has been approved.</p>	<p>Site is approx 14 acres, and with the number and variety of tenants more signage is required than a single tenant WinCo Foods.</p> <p>P1 sign at I-30 & Wet N Wild only allowed after a dev. threshold hit in phase 2.</p>
<p>5. EMC (digital messaging) is not allowed on multi-tenant signs</p>	<p>Digital Video Screens proposed.</p>	<p>EMC is not allowed in the ED Overlay. However, with the Sign Code Update, is proposed to be allowed on Ground Signs (Single tenant or two tenants only) and not on multi-tenant ground signs. Of the ground sign area allowed, up to 75% or 50 sq.ft., whichever is lesser, is allowed to be an EMC.</p>	<ul style="list-style-type: none"> ▪ Sign areas reduced by <ul style="list-style-type: none"> - 125 sf on P-1 - 310 sf on P-2 - 84 sf on M-1 ▪ Loop length extended from 8 sec to 12 sec ▪ Concurrent "flip" requirement added
<p>LANDSCAPE</p>			
<p>Phase 2 needs to be landscaped</p>	<p>Minimal landscape provided at phase 2</p>		<p>New landscape plan shows islands with trees to meet code (except two location of 11 spaces in a row). Each phase 2 interior island to be decomposed granite. Screening hedge has been provided at all parking head-in to Wet N Wild way and I-30 frontage road.</p> <p>--All street trees to meet city</p>
<p>Other revisions proposed</p>			

by applicant:

ordinance at 4" caliper.

--All interior trees to meet city ordinance at 3".

--Alternate landscape (over and above landscape beds with groundcover and shrubs) proposed in lieu of providing additional street trees along I-30 where street trees already exist just outside of the ROW line.

--additional trees have been added within phase 1/phase 2 landscape boundary

--trees removed as part of phase 2 development to be transplanted to provide a second row of trees along I-30 in phase 2 portion

Staff Report



Zoning Case SUP09-03R1 (Fannin Farms Drill Site)

Planning and Zoning Meeting Date: 12-3-14

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider amendment to Specific Use Permit SUP09-03R1 for gas drilling.

PRIOR BOARD OR COUNCIL ACTION

On May 20, 2009, the Planning and Zoning Commission recommended denial by a vote of 7-0-0.

On June 9, 2009, the City Council approved Resolution No. 09-136 calling a public hearing on August 4, 2009 for Zoning Case SUP09-03 by a vote of 9-0-0.

On August 4, 2009, the City Council approved first reading of Zoning Case SUP09-03 by a vote of 6-1-2.

On June 8, 2010, the City Council approved Gas Well Permits GW10-21, GW10-22, GW10-23, GW10-24, and GW10-25 for the Fannin Farms A Unit 1H, 6H, and 7H, and Fannin Farms B Unit 4H and 5H wells by a vote of 6-1-1.

On November 5, 2014, the Planning and Zoning Commission, at the request of the applicant, continued the public hearing to the December 3, 2014 meeting.

ANALYSIS

Request

The applicant, EnerVest Operating, LLC, requests to amend the SUP by establishing the location of a drill zone for gas drilling on a 3.680-acre tract of land zoned Residential Single-Family 7.2 (RS-7.2); addressed at 2322 Eden Road, generally located west of South Cooper Street and south of Eden Road.

The site is developed as a gas well site. The site currently contains five wellheads (Fannin Farms A Unit 1H, 6H, and 7H, and Fannin Farms B Unit 4H and 5H) with supporting equipment. The operator plans to drill six more wells on the site. Due to the fluctuating demand of natural gas and market prices, the applicant does not have an estimated timeframe of when all drilling activities will be completed.

Public Meeting

Per Gas Drilling and Production (GD&P) Ordinance No. 11-068, not more than thirty (30) days prior to the public hearing, the operator shall hold a public meeting with property owners, residents, and neighborhood associations.

On November 4, 2014, the operator held a public meeting for the Fannin Farms Drill Site. The meeting provided an overview of the drill site regarding the proposed specific use permit request, future drilling plans, and lease and royalty information. City staff attended this meeting.

Proximity to Residential/School Structures and Parks

The submitted site plan illustrates that the calculated distance from the drill zone does not meet the minimum 600-foot setback requirement for protected uses. However, per the GD&P

Ordinance, this setback distance may be reduced by the City Council to not less than 300 feet. Enervest Operating, LLC is requesting a reduction in the setback distance from the proposed drill zone to 317 feet. The closest school (T.A. Howard Middle School) is approximately 3,200 feet south and the nearest park (Rush Creek Linear Park) is approximately 600 feet southeast of the proposed drill zone. The process to reduce the setback requires a super-majority affirmative vote of City Council, as the applicant does not have written consent of 70 percent of the surface property owners.

The Fannin Farm Drill Site is located within two miles of eight identified gas well sites. The attached location map illustrates the location of these sites.

Landscaping/Screening

Per GD&P Ordinance No. 11-068, Tier 1 landscaping and screening is required for non-industrialized zoned districts. The operator has installed the required landscaping and a solid masonry wall around the perimeter of the drill site.

Tier 1	
Landscaping	<ul style="list-style-type: none"> • 40-foot transitional buffer around drill site • 10-foot wide streetscape setback with street trees
Perimeter Fencing	<ul style="list-style-type: none"> • 8-foot tall masonry wall with 75% opacity around the perimeter of the drill site • Installation of gate

The owner/operator will be responsible for the installation, preservation, and maintenance of all landscaping and physical features shown on the site plan.

Water Source

The applicant is proposing to purchase water from the City of Arlington to serve as the site’s water source for drilling and fracing operations. A description of the water source and estimate of the total water volume needed will be reviewed during the gas well permit stage. There is no frac pond proposed for this site.

Transportation Route

The transportation route commences at Farm-to-Market (FM) 157, South Cooper Street. From FM 157, travel west on North Peyco Drive approximately 0.23 miles and turn north onto a paved access road connecting North Peyco Drive to Eden Road. From the access road, continue traveling west on Eden Road approximately 0.17 miles to the site’s entrance road. Reverse the directions to exit the site and gain access back to FM 157 southbound.

Pipeline Route

The pipeline connection is to the existing Summit Midstream lateral located to the south of the site.

Compliance

The site is in full compliance.

Conclusion

Per the Unified Development Code, Section 10.4.6.c, Specific Use Permits for gas drilling shall be reviewed every five years from the date of City Council approval.

The site is currently an operating drill site. The request for a drill zone is to outline the boundary of where wells are to be drilled, as outlined in the GD&P Ordinance. Additional permits for gas drilling will require a Gas Well Permit which must also comply with the standards outlined in the GD&P Ordinance.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Site Plan
- vi. Landscape Plan
- vii. Transportation Route
- viii. Setback Reduction Map
- ix. Petition of Opposition (4 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

December 16, 2014

STAFF CONTACTS

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Bridgett.White@arlingtontx.gov

Maria Carbajal
Gas Well Coordinator
Community Development and Planning
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Maria.Carbajal@arlingtontx.gov

Case Information



Applicant:	EnerVest Operating, LLC. represented by Rusty Ward
Property Owner:	Dalmac-Shelton Fannin Farms LTD. represented by Ralph Shelton
Sector Plan:	Southwest
Council District:	2
Allowable Uses:	All uses as itemized in attachment ii.
Development History:	<p>The subject site is currently unplatted and commonly known as a portion of Tract 1A of the W.W. Warnell Survey, Abstract Number 1612.</p> <p>No previous zoning cases have occurred in the general vicinity within the past five years.</p>
Traffic Impact:	An SUP does not alter the underlying zoning and therefore will not alter the traffic generated over the life of the well. The trips generated during the drilling process are mitigated with the Road Damage Fee.
Water & Sewer:	<p>The following information is needed at the time of permit to evaluate the suitability of the water distribution system to serve as the supply source for a gas well drilling site.</p> <ol style="list-style-type: none">1. A site plan of the proposed drill site, including the location of the fire hydrant(s) proposed to supply water to the site.2. An estimate of total volume of water desired.3. Approximate dates water supply will be needed at the site. <p>Based on the information provided, additional infrastructure may be required to be constructed.</p>
Drainage:	This site is located within the Rush Creek drainage basin and no portion of the site is within the FEMA designated 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 13, located at 7100 Russell Curry Road, provides protection to this site. The estimated fire response time is 2.84 minutes, which is in keeping with recommended standards.

Case Information



School District: This property is located in the jurisdiction of the Mansfield Independent School District (MISD). The MISD did not indicate that the proposal will have any impact to MISD.

Notices Sent:

Neighborhood
Associations:

ACTION North
Arlington Alliance for Responsible Government
Arlington Chamber of Commerce
Arlington Neighborhood Council
East Arlington Renewal
East Arlington Review
Far South Arlington Neighborhood Association
Forest Hills Homeowners Association
Northern Arlington Ambience
WeCan (West Citizen Action Network)
Arbor Oaks Homeowners Association
Fannin Farm Homeowners Association
Fannin Farms West Association, Inc.
Mondavi Estates Homeowners Association
Raintree Neighborhood Association

Property Owners: 40
Letters of Support: 16
Letter of Opposition: 21

PLANNING AND ZONING COMMISSION SUMMARY:

Public Hearing: November 5, 2014

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.

Present to speak in opposition of this case were Bradley Evans, 6709 Rickey Lane, 76001; Jane Lynn, 2403 Havenwood Drive, 76018; Brenda Roper, 7022 Park Green Drive, 76001; and Kim Feil, 409 North Elm, 76011.

Also present in opposition of this case was Harriet Irby, 3400 Peachtree, Pantego, 76013.

Per the applicant's request, this case was continued to the December 3, 2014 Planning and Zoning Commission Meeting.

CONTINUED

Itemized Allowable Uses

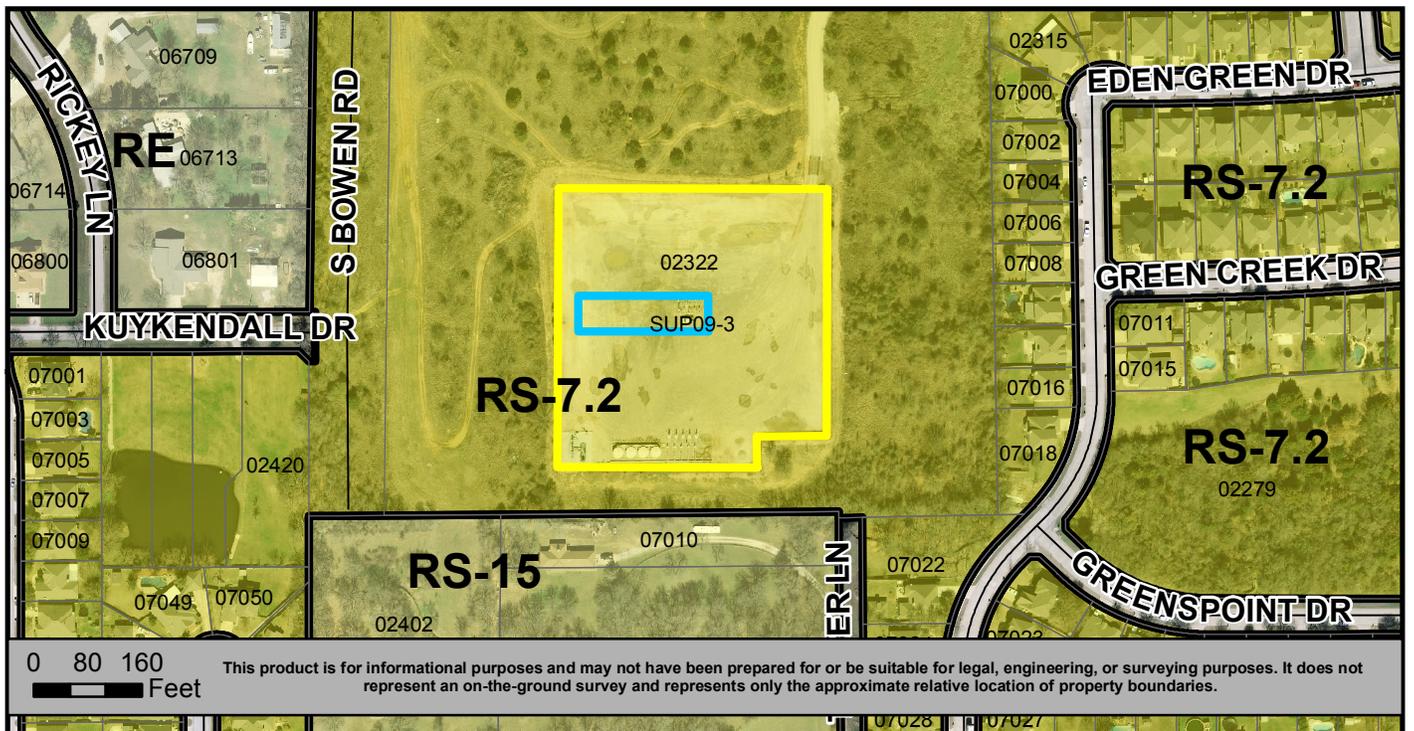
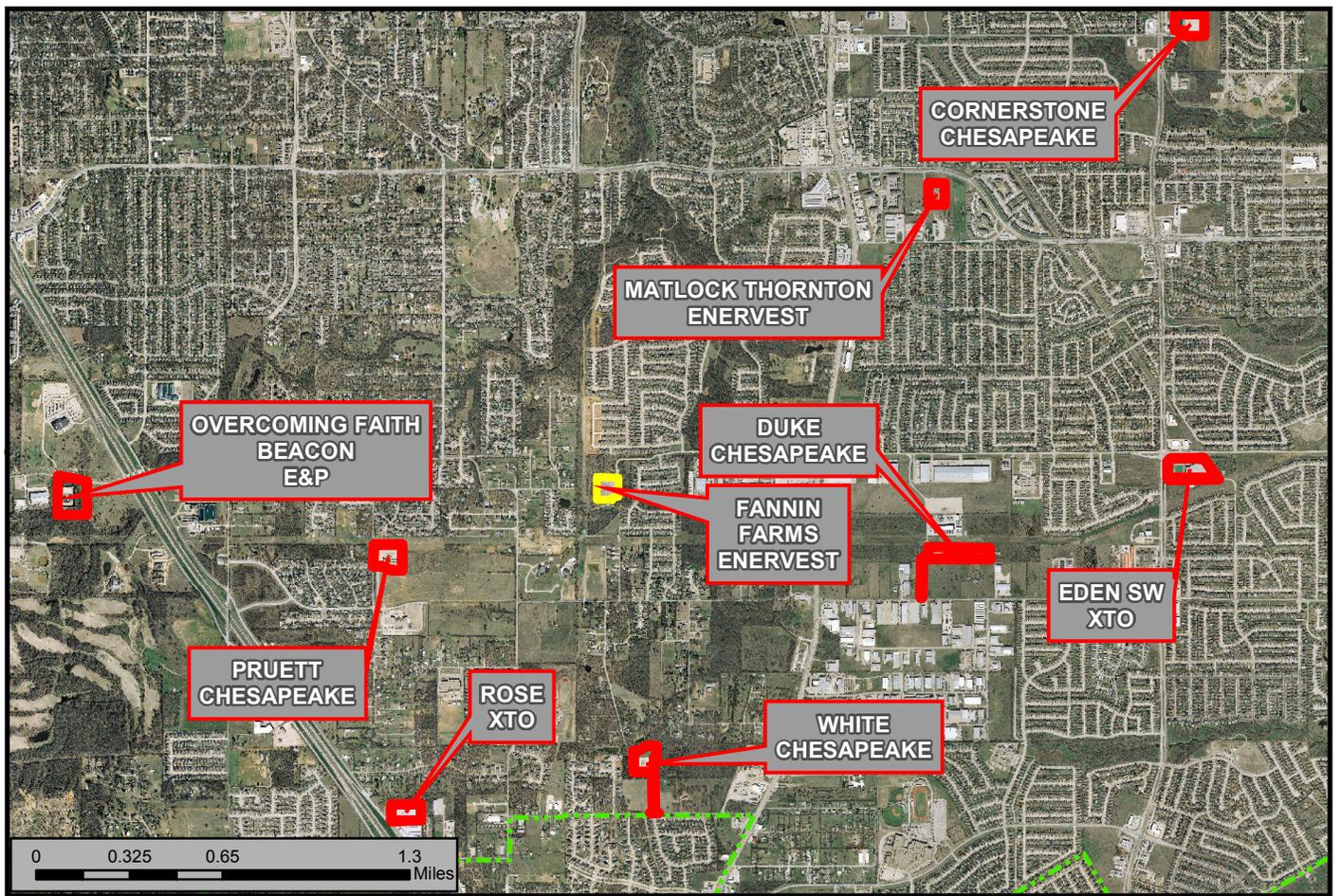


Allowable Uses:**RESIDENTIAL SINGLE FAMILY-7.2**

Permitted - Dwelling, single-family detached on minimum 7,200 Square Feet, Non-Residential on minimum 15,000 square foot lots, Assisted living facility (≤ 6 residents), Community home for disabled persons, Foster family home, Foster group homes, Government administration and civic buildings helter, Religious assembly, Public or private school, Cemetery, Community garden, Public park or playground, Golf course, Utility lines, towers or metering station, garage-private, and accessory swimming pool-private.

Specific Use Permit (SUP) - Assisted living facility (≥ 7 residents), Philanthropic institution (other than listed), Bed and breakfast inn, Country club, Marina, Airport or landing field, Gas well, Telecommunication Facilities Towers ≤ 75 ft., Stealth towers ≤ 100 ft., Telecommunication Facilities Towers > 75 ft., Stealth towers > 100 ft.

Conditions (C) – Telecommunication Facilities Building-mounted antennae and towers, Nursery garden shop or plant sales, Telecommunication Facilities Building-mounted antennae and towers.



**LOCATION MAP
SUP09-3R1**

 <p>FANNIN FARMS DRILL SITE 3.680 ACRES</p>	 <p>DRILL ZONE</p>	 <p>EXISTING DRILL SITES WITHIN 2 MILES</p>
---	--	--



SUP09-3R1

South of Eden Road and west of South Cooper Street



View of subject site's transitional buffer area.



View of subject site entryway.



Overall view from the northeast of the subject site.



View of the subject site from Kuykendall Dr.

FANNIN FARMS PAD SITE

CITY OF ARLINGTON, TEXAS

OPERATOR/APPLICANT:



ENERVEST

777 Main Street, Suite 1390
Fort Worth, Texas 76102
Phone: 817-875-6529

PROPERTY OWNER:

DALMAC-SHELTON FANNIN FARMS, LTD.
4381 W. GREEN OAKS BLVD, SUITE 102
ARLINGTON, TEXAS 76016



575 KROGER DRIVE
SUITE 185
KELLER, TX 76244
PHONE: 817-562-3350

LEGEND

- EXISTING TREE
- EXISTING TREE CANOPY
- EXISTING SHRUB
- EXISTING STRUCTURE

PROJECT NO: ENV14004
FILE PATH: Fannin Farms/Petro/SUP/Drill Zone
DRAWN BY: KAK
REVIEWED BY: PCF
DATE: JULY 2014
REV:



NORTH

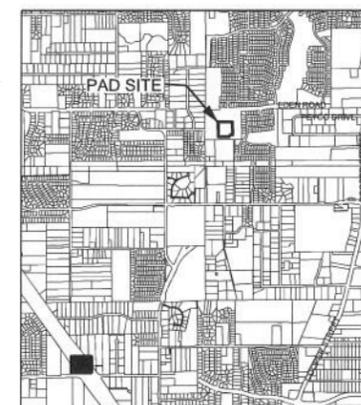


SHEET CONTENT

AMENDED SUP LANDSCAPE PLAN

3.680 ACRES OUT OF THE
W.W. WARNELL SURVEY,
ABSTRACT NO. 1812
CITY OF ARLINGTON,
TARRANT COUNTY, TEXAS

SHEET NO. 2 OF 2



VICINITY MAP

LANDSCAPE NOTES: SCALE: N.T.S.

1. THE PROPERTY OWNER AND/OR OPERATOR IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.
2. THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED. THE EXISTING IRRIGATION TAP AND METER SHALL BE USED FOR THE PROPOSED LANDSCAPING.



PLANT SCHEDULE

TREE	QTY	NAME	CONT	SIZE
	19	QUERCUS VIRGINIANA / LIVE OAK	B & B	3" CAL
	19	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3" CAL
	19	QUERCUS MACROCARPA / BUR OAK	B & B	3" CAL
	18	EASTERN RED CEDAR / JUNIPERUS VIRGINIANA	B & B	3" CAL

BUFFER WIDTHS

BUFFER	REQUIRED	PROVIDED
NORTH	40' WIDTH	40' WIDTH
SOUTH	40' WIDTH	40' WIDTH
EAST	40' WIDTH	40' WIDTH
WEST	40' WIDTH	40' WIDTH

TIER 1 LANDSCAPE AND SCREENING DATA (R ZONING)

ELEMENT	REQUIRED	PROVIDED
TIER	TIER 1	TIER 1
TRANSITIONAL BUFFER	40' TRANSITIONAL BUFFER AROUND DRILL SITE WITH (1) TREE PER 600 S.F.	40' TRANSITIONAL BUFFER AROUND DRILL SITE WITH (1) TREE PER 600 S.F. EXISTING LANDSCAPING IN THE BUFFER WILL BE PRESERVED.
PERMETER FENCING	8' TALL MASONRY WALL WITH 75% OPACITY AROUND THE PERIMTER OF THE DRILL SITE.	CONTINUOUS 8' TALL MASONRY WALL AROUND PERIMTER OF DRILL SITE.
GATE	GATE REQUIRED	GATE PROVIDED

CU008914004_Fannin_Farms/Petro/SUP/Drill Zone/LandscapePlan.rvt

FANNIN FARMS PAD SITE

2400 KUYKENDALL DRIVE
 DRILLING PERMIT APPLICATION
 ARLINGTON, TEXAS



1000 Louisiana Street, Suite 1500
 Houston, TX 77002
 Phone 713-328-1000
 Fax 713-328-1035



5751 KROGER DRIVE
 SUITE 185
 KELLER, TX 76244
 PHONE: 817-562-3350

TEXAS FIRM NO. 12207

LEGEND

- SITE ACCESS / ROUTING-ENTERING
- SITE ACCESS / ROUTING-EXITING
- PROPOSED PAD SITE LOCATION

PROJECT NO:	10-CR2001
FILE PATH:	G:\JOB\10-CR2001-FANNIN FARMS
DRAWN BY:	
REVIEWED BY:	
DATE:	09/29/10
REV:	

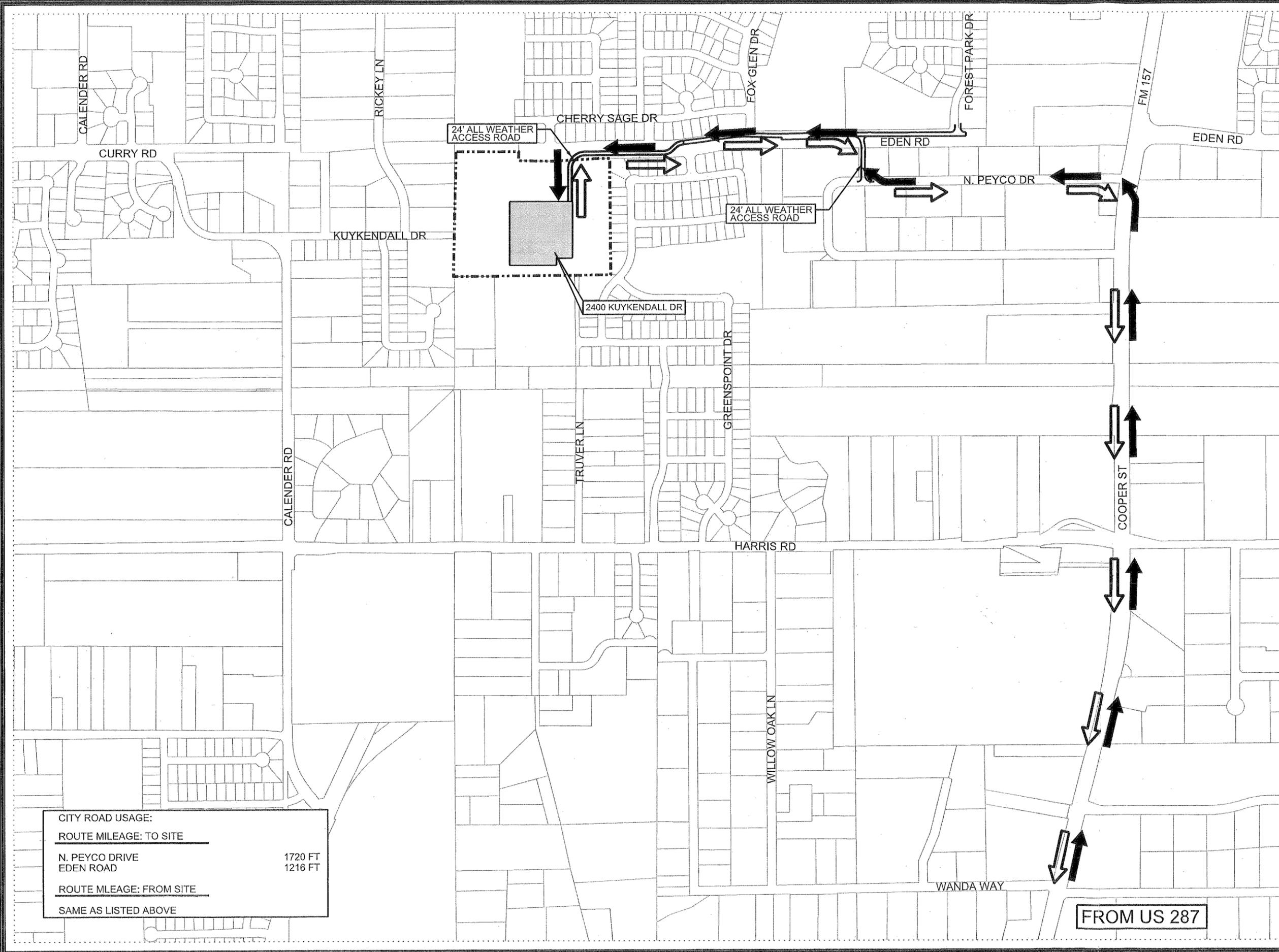
NORTH

GRAPHIC SCALE

SHEET CONTENT

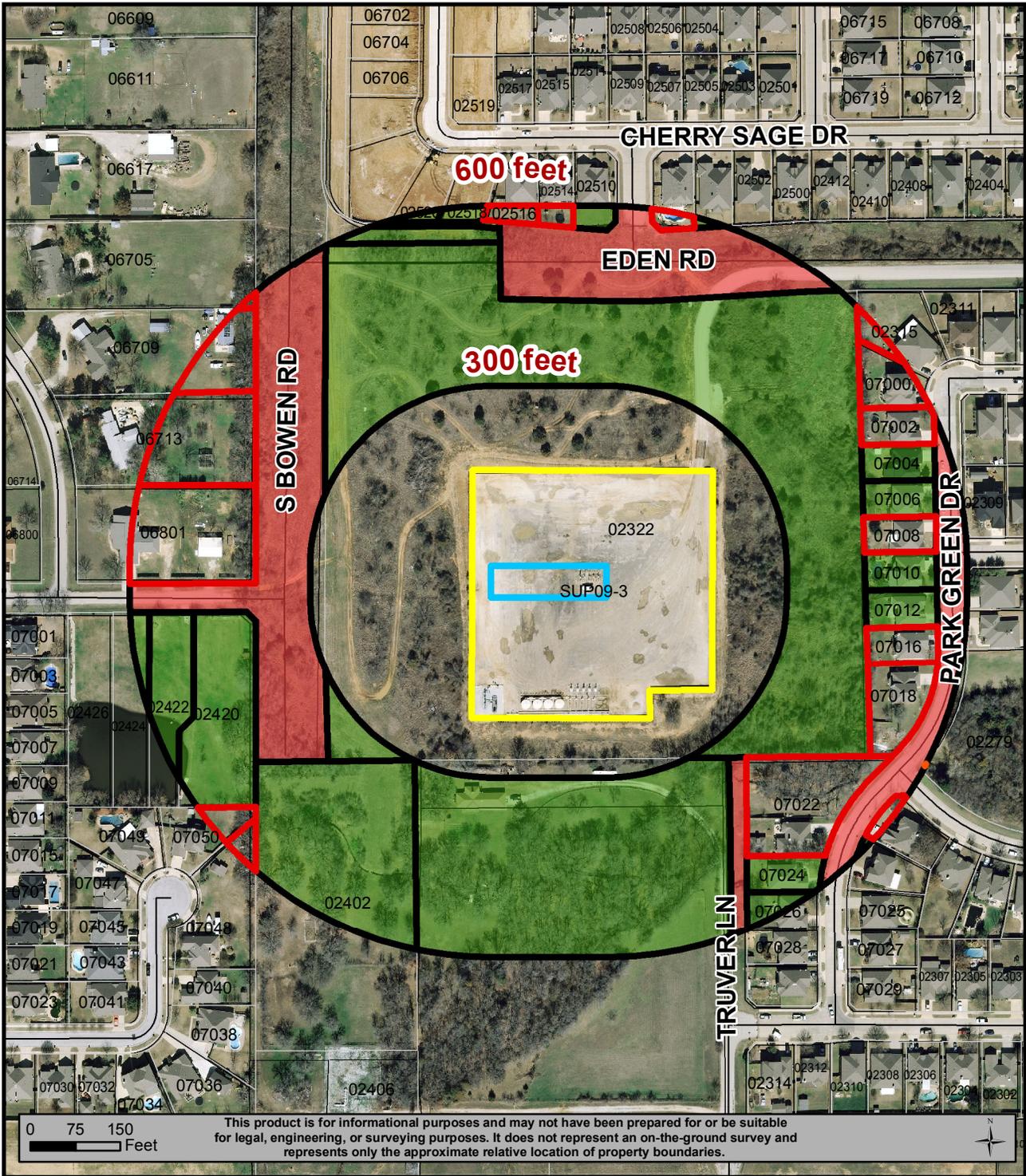
EXHIBIT 'B' TRANSPORTATION ROUTE

3.680 ACRES OUT OF THE
 W.W. WARNELL SURVEY
 ABSTRACT NO. 1612
 CITY OF ARLINGTON
 TARRANT COUNTY, TEXAS
 SEPTEMBER 2010



CITY ROAD USAGE:	
ROUTE MILEAGE: TO SITE	
N. PEYCO DRIVE	1720 FT
EDEN ROAD	1216 FT
ROUTE MILEAGE: FROM SITE	
SAME AS LISTED ABOVE	

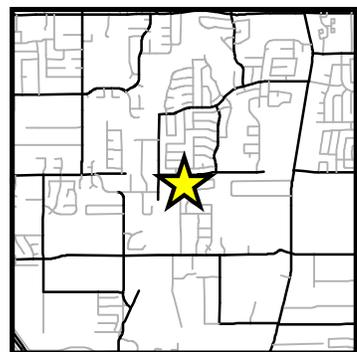
FROM US 287



SETBACK REDUCTION MAP SUP09-3R1

SUPPORT SIGNED	SUP Boundary	Drill Zone
Yes		
No		
City Owned Property		
Right of Way		

TOTAL PARCELS	40
NUMBER CONSENTED	16
PERCENTAGE	40.0%





**Property Owners' Petition Opposing
Gas Well Permit Request
Group**

Gas Well Permit Number: SUPO9-03R1

We, the undersigned owners of property within 600' of the property that is the subject of this Gas Well Permit Application, oppose the request.

Opposing property owner's Name (printed as it appears on the City's tax roll)	Address(es) or property description(s) of opposing property owner's property, within 600' of the proposed Gas Well Permit for which the application is submitted	Opposing property owner's signature
1. Sherrill Mizell G. Evans	6709 Rickey Ln ^{Arlington TX 76001}	<i>Sherrill Evans</i>
2. JAMES DEVINE	6705 Rickey Ln ^{Arlington TX}	<i>James Devine</i>
3. <i>mla</i>	6801 Rickey Ln.	<i>[Signature]</i>
4. <i>Mark Stedman</i>	7048 Echo LAKE ET	MARK STEDMAN
5. <i>Pike & Galyna Koestermeier</i>	2516 Cherry Sage	<i>[Signature]</i>
6. <i>Amanda Demarco Mansker</i>	2514 Cherry Sage Dr.	<i>Amanda Mansker</i>
7. <i>Tooy Felipe</i>	7000 Park Green	<i>Tooy Felipe</i>
8. <i>William P. Moore</i>	7016 Park Green Dr	<i>William P. Moore</i>
9. <i>Jared McNeely</i>	7018 Park Green Dr.	<i>Jared McNeely</i>
10. <i>Brenda Roper</i>	7022 Park Green Dr.	<i>Brenda Roper</i>



**Property Owners' Petition Opposing
Gas Well Permit Request
Group**

Gas Well Permit Number: SWP09-03R1

We, the undersigned owners of property within 600' of the property that is the subject of this Gas Well Permit Application, oppose the request.

Opposing property owner's Name (printed as it appears on the City's tax roll)	Address(es) or property description(s) of opposing property owner's property, within 600' of the proposed Gas Well Permit for which the application is submitted	Opposing property owner's signature
1. Gina D'Asto	2315 Eden Green Dr. Arlington, TX 76007	
2. Mike K... ..	2516 Cherry Sage dr	
3. REX KYLE REICHERT	6713 RICKY LANE	
4. Robert CAMSON	6801 Ricky Ln.	
5. Pamela Moore	7016 Park Green Drive	
6. LONG NGUYEN T	7002 PARK GREEN DR	
7. Jamie Bell	2506 Cherry Sage Dr.	
8. Haitham Youssef	7008 Park Green Dr	
9. Dwain Sr. Sisco Dwain Sr. Sisco	702 PARK GREEN DR	
10. Jon Beckman	7090 Echo Lake court	



Property Owners' Petition Opposing
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Gas Well Permit Number: SUP09-03R1

We, the undersigned owners of property within 600' of the property that is the subject of this Gas Well Permit Application, oppose the request.

Opposing property owner's Name (printed as it appears on the City's tax roll)	Address(es) or property description(s) of opposing property owner's property, within 600' of the proposed Gas Well Permit for which the application is submitted	Opposing property owner's signature
1. <u>Bradley L Evans</u>	<u>6709 Rickey Lane Arlington 76001</u>	<u>Bradley L Evans</u>
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

STATE OF TEXAS §

COUNTY OF TARRANT §

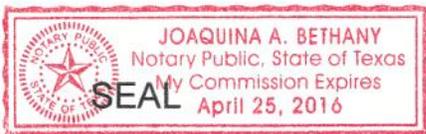
I, Bradley L Evans, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

Bradley L Evans
Signature of Person Collecting Names

817-992-4084
Telephone number

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Bradley L Evans, who is known to me or who was proved to me on the oath of _____ (name of person identifying the acknowledging person) or who was proved to me through Texas Dr. Lic (description of identity card or other document issued by the federal or state government containing the picture and signature of the acknowledging person) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of November, 2014.



Joaquina A Bethany
Notary Public In and For the State of Texas
Joaquina A Bethany
Notary's Printed Name

My Commission Expires: April 25, 2016