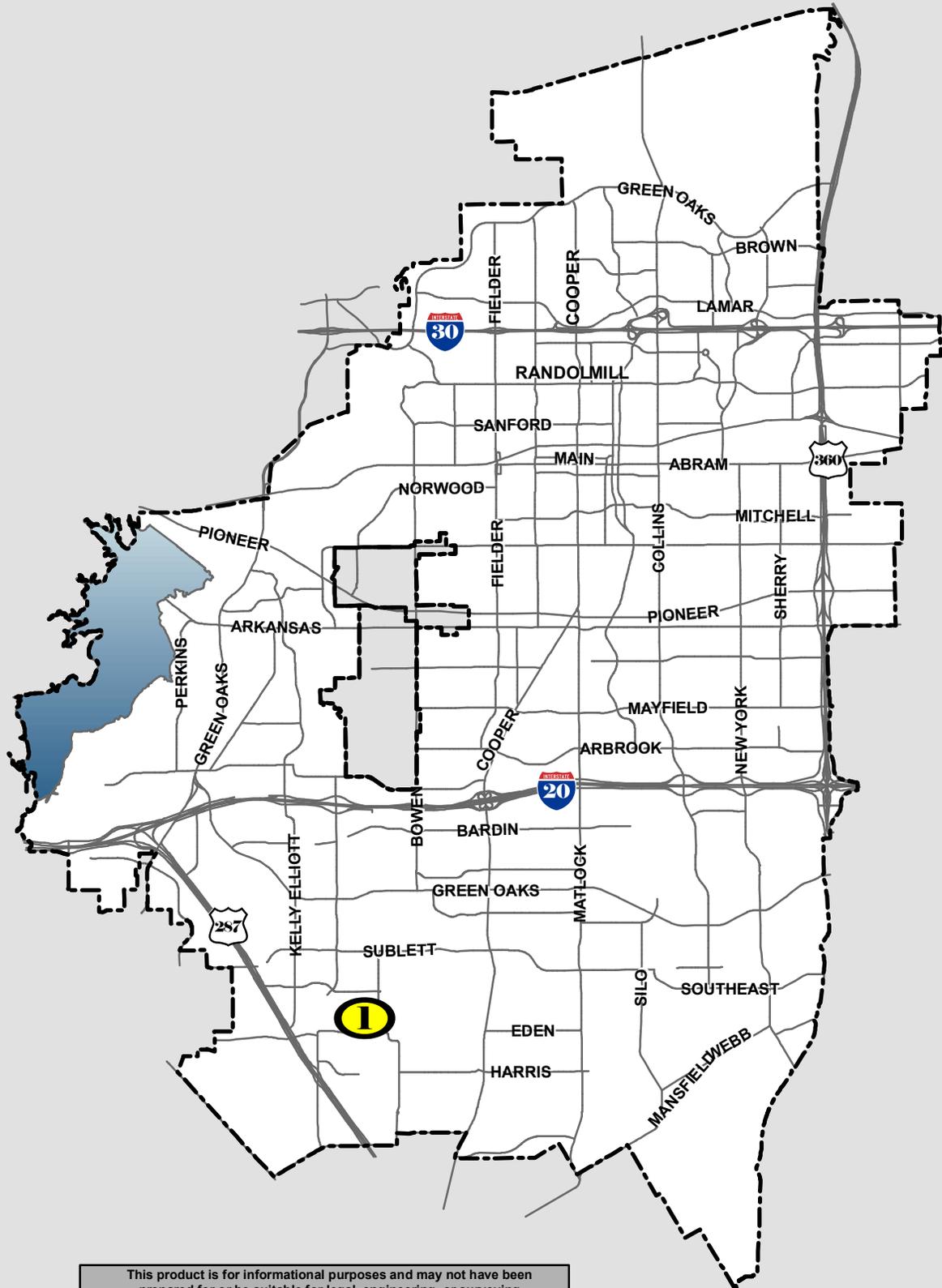


PLANNING & ZONING

November 12, 2014



1. Replat - Hollow Creek Estates Addition



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

**Special Planning and Zoning
Commission Work Session**

**Council Briefing Room
101 West Abram Street**

**NOVEMBER 12, 2014
3:30 P.M.**

I. CALL TO ORDER

II. DISCUSSION OF REGULAR SESSION AGENDA ITEMS

III. COMPREHENSIVE PLAN UPDATE

IV. DISCUSSION OF THE SIGN CODE UPDATE

V. DIRECTOR UPDATE ON PREVIOUS COUNCIL ITEMS

- (1) Recap of Development Plan DP13-8 (All Storage) that was approved with stipulations by City Council on September 16, 2014.

Application for approval of a development plan on approximately 8.454 acres zoned Planned Development (PD) for Community Service (CS) uses plus a mini-warehouse; generally located south of Overbrook Drive and west of South Watson Road.

- (2) Recap of Planned Development PD14-6 (WinCo), City Council Final Reading stipulation approved on November 4, 2014.

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.

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

VI. DISCUSSION OF FUTURE MEETING DATES AND TIMES

- (a) Planning and Zoning Commission Two-Hour Bus Tour – November 21, 2014
- (b) Planning and Zoning Commission Meeting on December 3, 2014

VII. ADJOURN



AGENDA

**Special Planning and Zoning
Commission Regular Session**

**Council Chamber
101 West Abram Street**

**NOVEMBER 12, 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 5, 2014 P&Z Meeting

IV. PLAT CONSENT AGENDA AND SPECIAL PUBLIC HEARING FOR PLATS

- A. Replat – Hollow Creek Estates Addition, Lot 11R1 and Lot 11R2 (Zoned "RS-7.2"); generally located south of Hollow Creek Road and west of Calender Road with the approximate address being 3308 Hollow Creek Road

V. MISCELLANEOUS

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

VI. ADJOURN

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



AGENDA

Planning and Zoning Commission

Monthly Bus Tour

**November 21, 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



Replat (Hollow Creek Estates Lots 11R1 & 11R2)

Planning and Zoning Meeting Date: 11-12-14

Document Being Considered: Plat

RECOMMENDATION

Consider replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, Sempco Surveying Incorporated, proposes to subdivide Lot 11 of the Hollow Creek Estates Addition, approximately 2.014 acres in size, into two lots: Lot 11R1 and Lot 11R2.

There is an existing residential structure that will remain on the proposed Lot 11R1. No development has been proposed on the adjacent lot at this time.

Hollow Creek Road has 27 lots ranging from approximately 0.5 to 2.0 acres in size. This proposed plat fits the predominant pattern established by the existing lots located on the same block.

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 south of Hollow Creek Road and west of Calender Road with the approximate address being 3308 Hollow Creek Road.

Sector: Southwest

Council District: 2

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

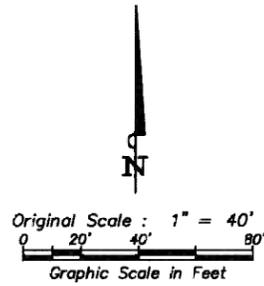
ATTACHED

- i. Location Map
- ii. 11 x 17 Plat

STAFF CONTACT(S)

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Kevin Charles
Senior Planner
Community Development and Planning
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Kevin.Charles@arlingtontx.gov



Bearings, Distances and Areas are based on NAD 83 Grid, North Central Zone, Texas State Plane Coordinate System.

- LEGEND -

ESMT	EASEMENT	I.P.F.	IRON PIN FOUND
P.R.,T.CO.,TX	PLAT RECORDS OF TARRANT COUNTY, TEXAS	I.P.S.	IRON PIN SET
D.R.,T.CO.,TX	DEED RECORDS TARRANT COUNTY, TEXAS		
PG.	PAGE		
()	RECORD CALLS		
---	SUBJECT PROPERTY		
---	ADJACENT PROPERTY		
---	EASEMENT		
---	BUILDING LINE		
---	CENTERLINE R-O-W		

Approved by the City of Arlington
Planning and Zoning Commission on _____ Date _____

Chairman - Planning and Zoning Commission _____

Secretary - Planning and Zoning Commission _____

OWNER'S ACKNOWLEDGEMENT AND DEDICATION
STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Charles F. Shelor, is the sole owner of all that certain lot, tract, or parcel of land situated in the J.W. Hawkins Survey, Abstract No. 675, City of Arlington, Tarrant County, Texas, being all of Lot 11, Hollow Creek Estates, as recorded in Volume 388-41, Page 38, Plat Records, Tarrant County, Texas (P.R.,T.Co.Tx.), as conveyed in Volume 8703, Page 1456 in Deed Records, Tarrant County, Texas, said lot being more particularly described, by metes and bounds, as follows:

COMMENCING at a City of Arlington aluminum monument with station name AR 38 and a coordinate value of N: 6,920,883.07, E: 2,382,008.84;

THENCE South 22 degrees 04 minutes 55 seconds West a distance of 3,886.86 feet to a 3/8 inch iron pin found in the South Right-Of-Way (R-O-W) line of Hollow Creek Road, being the northwest corner of said Lot 11, the northeast corner of Lot 12B, recorded in Cabinet A, Slide 12021, P.R.,T.Co.Tx., and having a coordinate value of N: 6,917,281.32, E: 2,380,547.64 for the POINT OF BEGINNING of the herein described tract of land;

THENCE South 89 degrees 58 minutes 37 seconds East with the south R-O-W line of said Hollow Creek Road, a distance of 335.04 feet to a 3/8 inch iron pin found for the northeast corner of said Lot 11 and the northwest of Lot 10, of said Hollow Creek Estates;

THENCE South 00 degrees 03 minutes 57 seconds East departing said R-O-W line and with the west line of said Lot 10, a distance of 261.68 feet to a 3/8 inch iron pin found for the southeast corner of said Lot 11 and the southwest corner of Lot 10;

THENCE North 89 degrees 57 minutes 36 seconds West a distance of 335.73 feet to a 1/2 inch iron pin found for the southwest corner of said Lot 11 and the southeast corner of said Lot 12B;

THENCE North 00 degrees 05 minutes 00 seconds East 261.58 feet to the POINT OF BEGINNING and containing 2.014 acres of land, more or less.

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT Charles F. Shelor, being the sole owner of the herein above described lot, tract or parcel of land, does hereby dedicate to the public's use forever the rights-of-way and easements shown hereon and adopt this plat designating the herein above described properties as LOTS 11R1 & 11R2, HOLLOW CREEK ESTATES, an Addition to the City of Arlington, Tarrant County, Texas, AND DOES HEREBY CERTIFY THAT Charles F. Shelor, is the current owner, AND HAS NO OBJECTION TO THIS REPLAT.

CHARLES F. SHELOR, OWNER

Before me, the undersigned Notary Public, on this day personally appeared CHARLES F. SHELOR, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2014.

Notary Public, State of Texas _____ Notary name (printed) _____ My commission expires: _____

CERTIFICATION:
This is to certify that I, Wayne Barton, Registered Professional Land Surveyor of the State of Texas, have plotted the described property from an actual survey on the ground by Sempco Surveying, Inc.
PRELIMINARY

THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE AND SHOULD NOT VIEWED OR RELIED UPON AS A FINAL SURVEY

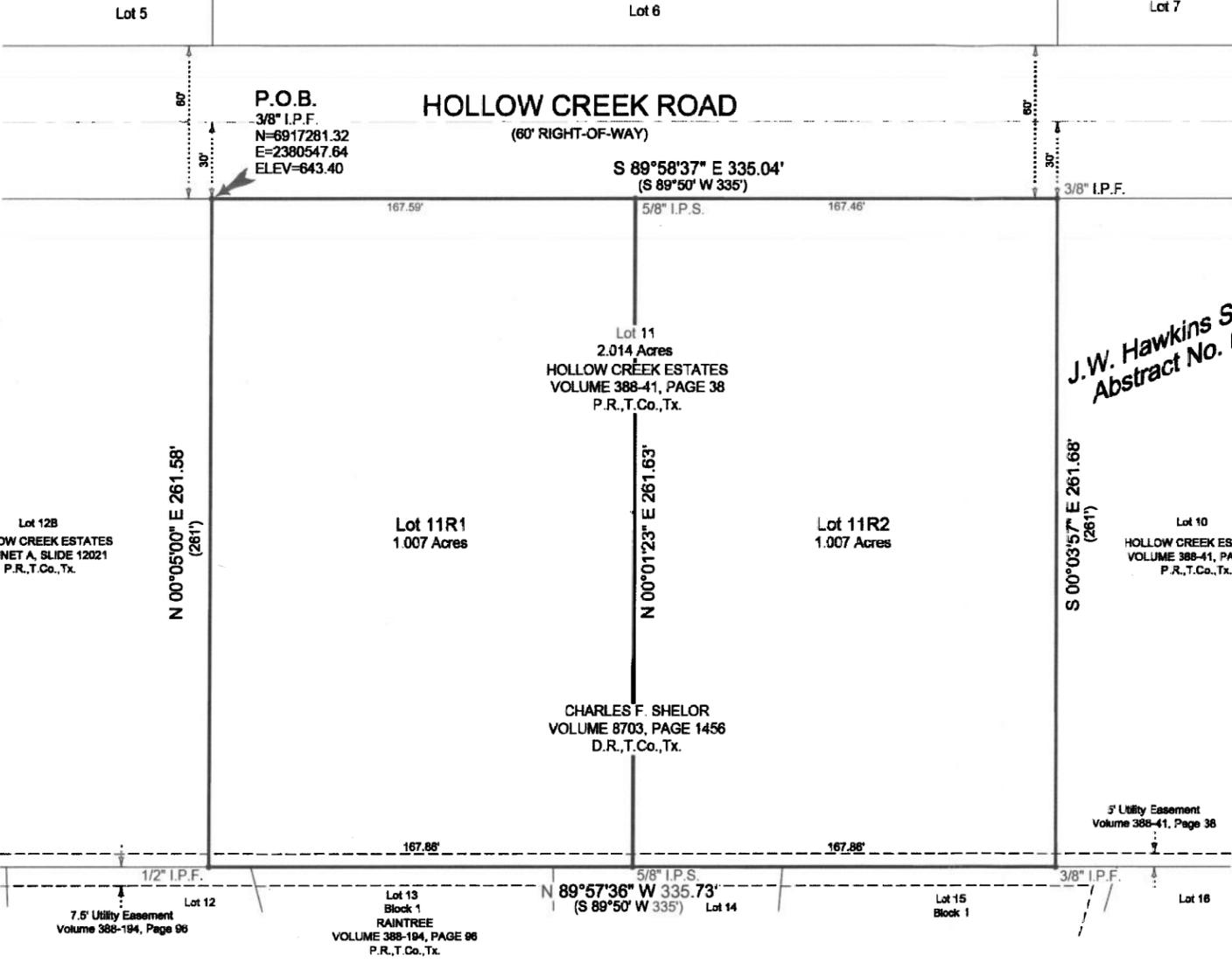
Wayne Barton, R.P.L.S.
Texas Registration No. 6138

Date _____

A REPLAT OF
LOTS 11R1 & 11R2
HOLLOW CREEK ESTATES
AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

BEING all of Lot 11, HOLLOW CREEK ESTATES an addition to the City of Arlington, Tarrant County, Texas according to the Plat recorded in Volume 388-41, Page 38, Plat Records, Tarrant County, Texas.

Revision Date: September 09, 2014



GPS MONUMENT NOTE:
THE 3/8 INCH IRON PIN FOUND USED FOR THE POINT OF BEGINNING HAS A COORDINATE OF N: 6917281.32, E: 2380547.84, BEARS NORTH 22 DEGREES 04 MINUTES 55 SECONDS EAST 3,886.86 FEET TO A CITY OF ARLINGTON MONUMENT LABELED "AR 38" WITH A COORDINATE OF N: 6,920,883.07, E: 2,382,008.84.

- NOTES:**
- VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC AND PRIVATE STREETS IN ACCORDANCE WITH CITY ORDINANCES, ALL LANDSCAPING WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE ORDINANCE.
 - THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
 - THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
 - THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 11 INTO TWO SEPARATE LOTS, 11R1 & 11R2.
 - THE CITY OF ARLINGTON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION. ADDITIONAL LOTS, OTHER THAN THOSE SHOWN, MAY ALSO BE SUBJECT TO MINIMUM FINISH FLOOR CRITERIA.

SWMSMP MAINTENANCE NOTE:
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), HERINAFTER 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 LOTS 11R1 AND 11R2 ADJUTING, 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.

CHARLES F. SHELOR, OWNER

Tarrant County Document No. _____; Date _____

SURVEYOR
Sempco Surveying
3208 S. Main Street
Fort Worth, TX 76110
Tel: 817-926-7878
Fax: 817-926-7878

OWNER/DEVELOPER:
Charles F. Shelor
3308 Hollow Creek Road
Arlington TX 76001
Tel: 817-937-2203

Project No. 10025-RP

Sempco Surveying Inc.
3208 S. MAIN ST. FORT WORTH, TX 76110-4278
TEL: (817) 926-7878 FAX: (817) 926-7878
GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS

Website: Sempcosurveying.com Firm Registration Number 10064500 Copyright 2014