



## AGENDA

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Planning and Zoning Commission  
Work Session

Council Briefing Room  
101 West Abram Street

**DECEMBER 17, 2014  
3:00 P.M.**

- I. CALL TO ORDER**
- II. DISCUSSION OF REGULAR SESSION AGENDA ITEMS**
- III. CONTINUED DISCUSSION ON THE SIGN CODE UPDATE**
- IV. HOUSING STRATEGY AND ANALYSIS OF IMPEDIMENTS TO HOUSING CHOICE**
- V. DIRECTOR UPDATE ON PREVIOUS COUNCIL ITEMS**

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

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

**CC Approved 9-0-0 on 12/02/14 on first and final emergency reading, with the following stipulations:**

- 1. The zoning of this site is PD (Planned Development) for limited Office Commercial (OC) uses plus an Assisted Living facility, with a Development Plan.**
- 2. Following are the excluded uses: Domestic Violence Shelter, Telemarketing Call Center, and Marina.**

**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.**

3. **Proposed Assisted Living facility with 98 rooms, approximately 33% (32) reserved for memory care patients.**
4. **Following are the development characteristics for the facility:**
  - a. **One story building**
  - b. **Stone and stucco will be the primary building materials**
  - c. **Asphalt shingle roofing for the main structure with some standing seam metal roofing over entries to the building**
  - d. **Three internal courtyards with landscaping**
  - e. **Patio on the east side with three large trees**
  - f. **Entrance has a landscaped median and enhanced street frontage landscaping**
5. **The number of required parking spaces shall be reduced from 155 to 70.**
6. **The number of required trees in the 15-foot transitional buffer along the western property line shall be reduced from 11 to 10.**
7. **Landscaping shall be installed per the attached Landscape Plan.**
8. **A six-foot tall Cedar fence shall be installed and maintained by the property owner on the southern property line between the subject property and residential properties.**
9. **A four-foot tall wrought iron fence shall be installed on top of the retaining wall, located adjacent to the parking spaces near the western property line.**

## **VI. DISCUSSION OF FUTURE MEETING DATES AND TIMES**

- (a) Planning and Zoning Commission Meeting on January 7, 2015

## **VII. ADJOURN**