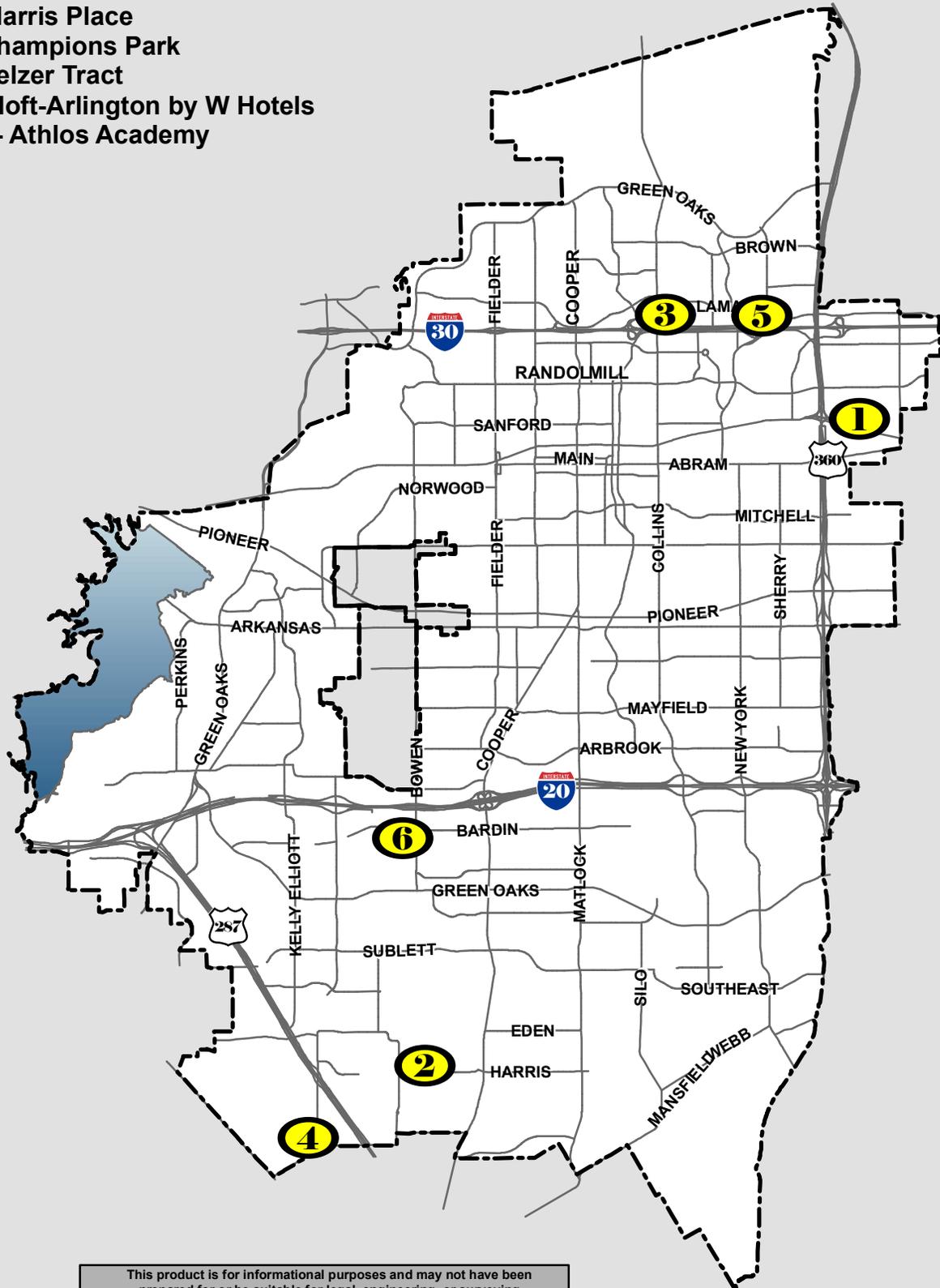


PLANNING & ZONING

December 17, 2014



1. Replat - GSID 5th Instalment
2. PD 14-12 - Harris Place
3. PD14-14 - Champions Park
4. PD14-16 - Helzer Tract
5. SUP14-6 - Aloft-Arlington by W Hotels
6. PD12-17R1 - Athlos Academy



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 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



AGENDA

Planning and Zoning Commission
Regular Session

Council Chamber
101 West Abram Street

DECEMBER 17, 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 December 3, 2014 P&Z Meeting

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Replat – Great Southwest Industrial District, Sites 9RD1R1, 9D1R2, 9RD1R3 & 9RD1R4, Fifth Installment, Community No. 2 (Zoned Entertainment District Overlay-Industrial Manufacturing [EDO-IM]); generally located north of East Division Street and east of South Watson Road (SH 360), with the approximate address being 2921 East Division Street.

V. PUBLIC HEARING FOR ZONING CASES

- A. **CONTINUED (from 12-3-14)** 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

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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. **CONTINUED (from 12-3-14)** 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. **CONTINUED (from 12-3-14)** 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.

- D. Zoning Case PD14-16
(Helzer Tract - 8000, 8002, 8110, and 8112 Russell Curry Road)

Application to change the zoning on approximately 35.967 acres from Village on the Green (VG) to Planned Development (PD) Village on the Green (VG) uses, with a Development Plan; generally located north of Turner Warnell Road and west of Russell Curry Road.

- E. Specific Use Permit SUP14-6
(Aloft-Arlington by W Hotels - 2140 East Lamar Boulevard)

Application for approval of a Specific Use Permit (SUP) for a Boutique Hotel on approximately 2.5 acres, currently zoned Entertainment District Overlay-Community Commercial (EDO-CC); generally located south of East Lamar Boulevard and east of Ballpark Way.

- F. Development Plan PD12-17R1
(Athlos Academy - 4950 South Bowen Road)

Application to revise the Development Plan on approximately 40.812 acres from Planned Development (PD) for all Residential Single-Family 15 (RS-15) uses, with a Development Plan to Planned Development (PD) for all Residential Single-Family 15 (RS-15) uses, with a revised Development Plan; generally located south of West Bardin Road and west of South Bowen 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

Staff Report



Replat (Great Southwest Industrial District, Fifth Installment, Community No. 2, Lots 9RD1R1, 9RD1R2, 9RD1R3, and 9RD1R4)	
---	--

Planning and Zoning Meeting Date: 12-17-14	Document Being Considered: Plat
--	---------------------------------

RECOMMENDATION

Following the public hearing, consider a replat.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, Coy Garrett Development Corporation, proposes to create Lots 9RD1R1, 9RD1R2, 9RD1R3, and 9RD1R4 of the Great Southwest Industrial District, Fifth Installment, Community No. 2, by subdividing Lot 9RD1. Currently, Lot 9RD1 is developed with a large retail component that is intended for an anchor store type tenant.

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

<u>Property Location:</u>	Generally located north of East Division Street and east of South Watson Road (SH 360) with the approximate address of 2921 East Division Street.
<u>Sector:</u>	East
<u>Council District:</u>	1
<u>Current Zoning:</u>	Entertainment District Overlay-Industrial Manufacturing (EDO-IM)

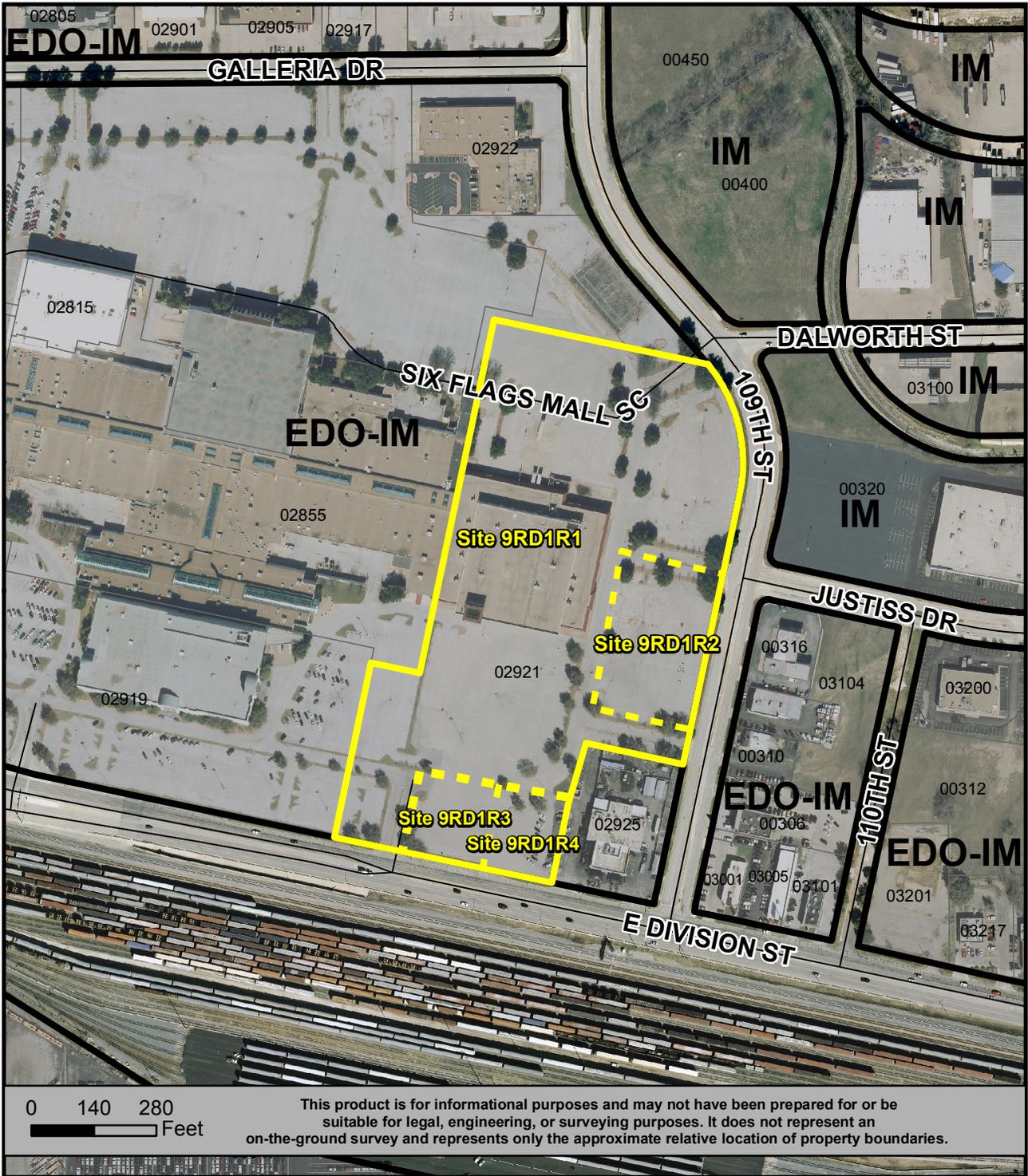
ATTACHED

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

STAFF CONTACTS

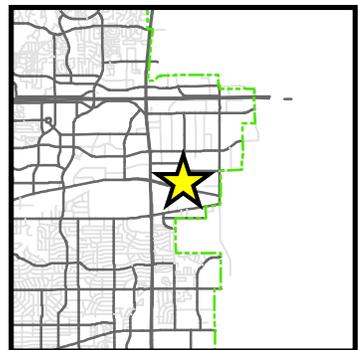
Gincy Thoppil, AICP
Development Planning Manager
Community Development and Planning
817-459-6662
Gincy.Thoppil@arlingtontx.gov

Kevin Charles
Senior Planner
Community Development and Planning
817-459-6515
Kevin.Charles@arlingtontx.gov



LOCATION MAP

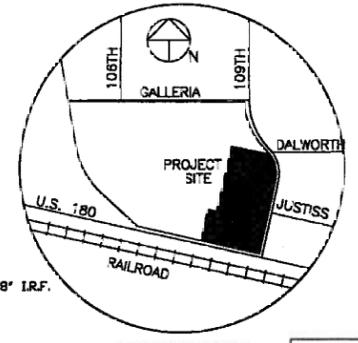
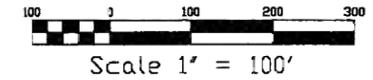
**GSID INSTALLMENT NO 5
REPLAT**



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Shared parking is provided for all Sites in this plat per the Amended and Restated Operating Agreement filed in Volume 9909, Page 22 of the Deed Records of Tarrant County, Texas. Shared parking restated in the first amendment to the Amended and Restated Operating Agreement filed in Volume 12388, Page 918, Deed Records of Tarrant County, Texas. Shared parking and access agreement restated for "Cinemark" (Site 9RC1R3) in instrument 020756662, Deed Records of Tarrant County, Texas.

APPROVED BY THE CITY OF ARLINGTON
PLANNING AND ZONING COMMISSION ON:
DATE _____ 2014
CHAIRMAN PLANNING AND ZONING COMMISSION
SECRETARY PLANNING AND ZONING COMMISSION

Δ = 50°55'03"
A = 312.39'
R = 351.52'
T = 167.36'
CB = S12°59'08"E
302.21

This property may be subject to charges related to impact fees, and the applicant should contact the city regarding any fees due.

This plat does not alter or remove deed restrictions or covenants, if any, on this property.

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 the 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 finished 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.

This plat does not alter any existing easements.

Part of Site 9RD1 was sold in 2003. This purpose of this plat is to create Sites of record for the different portions of the original Site.

OWNER:
HSD LLC
101 W. 7th STREET
BAY CITY, TEXAS 77414
832-788-0914
oceanshotels@gamil.com

AGENT:
COY E. GARRET & ASSOC., INC.
1600 W. ABRAMS ST.
ARLINGTON, TEXAS 76013
(817) 265-9999
cegassoc@swbell.net

OWNER:
B & B FAMILY LP
2925 EAST DIVISION STREET
ARLINGTON, TEXAS 76011

ENGINEER:
WALTER NELSON AND ASSOCIATES
F-0062
1812 CARLA AVENUE
ARLINGTON, TEXAS 76014
(817) 642-9119
wjnpe@att.net

SURVEYOR:
MOBLY LAND SURVEYING, INC.
170 THUNDERBIRD DRIVE
GUN BARRELL CITY, TEXAS 75156
(469) 853-3782
jmmobly@sbcglobal.net

5/8" CAPPED IRON ROD
GONZALES SCHNEBERG
N = 6,955,805.318
E = 2,412,394.142
ELEV. = 586.25

PRIVATE DRAINAGE EASEMENT				
CURVE	DELTA	RADIUS	LENGTH	CHORD DIR.
C1	69°19'08"	200.00'	241.37'	N46° 37' 2"E
C2	69°19'08"	220.00'	266.17'	N46° 37' 2"E
C3	14°22'08"	200.00'	50.16'	N04° 46' 50"E
C4	12°59'33"	220.00'	49.89'	N05° 27' 52"E

REPLAT
SITES 9RD1R1, 9RD1R2, 9RD1R3 & 9RD1R4
GREAT SOUTHWEST INDUSTRIAL DISTRICT,
INSTALLMENT NO. 5
OUT OF THE J.M. ROSS SURVEY, ABSTRACT 1349
AND BEING ALL OF
SITE 9RD1, GREAT SOUTHWEST INDUSTRIAL DISTRICT
INDUSTRIAL COMMUNITY NO. 2
INSTALLMENT NO. 5
AN ADDITION TO THE CITY OF ARLINGTON,
TARRANT COUNTY, TEXAS
AS RECORDED IN CABINET A, SLIDE 3585
P.R.T.C.T.
LOCATED IN THE CITY OF ARLINGTON,
TARRANT COUNTY TEXAS
AND CONTAINING 4 LOTS
NOVEMBER 11, 2014

OWNER'S CERTIFICATE:

STATE OF TEXAS:

COUNTY OF TARRANT:

Whereas, HSD, LLC, AND , B & B FAMILY, LP, are the owners of SITE 9RD1 of the GREAT SOUTHWEST INDUSTRIAL DISTRICT, INDUSTRIAL COMMUNITY No. 2, INSTALLMENT NO. 5, an Addition to the City of Arlington, Tarrant County, Texas as recorded in Cabinet A, Slide 8585, of the Plat Records of Tarrant County, Texas, according to the deeds recorded as Instruments No. D203369427, D208442291, of the Deed Records of Tarrant County, Texas, said tracts being more particularly described by metes and bounds as follows:

COMMENCING at a HILT NAIL found with a cut "X" set in curb for corner, said point being the intersection of the Westerly Right-of-Way line of 109th Street (A 100 foot Right-of-Way) and the Northerly Right-of-Way line of U.S. Highway 180 (A 100 foot Right-of-Way at this point) and being the Southeast corner of Site 9RDR2, GREAT SOUTHWEST INDUSTRIAL DISTRICT, INDUSTRIAL COMMUNITY No. 2, INSTALLMENT No. 5, an addition to the City of Arlington, Tarrant County, Texas as recorded by plat revision in Cabinet A, Slide 8585, Plat records of Tarrant County, Texas;

THENCE N77° 36' 21"W, with the Northerly line of said U.S. 180 and the Southerly line of said Site 9RDR2 a distance of 233.84 feet to a 1/2" iron rod found for the POINT OF BEGINNING, said point being the Southwest corner of said Site 9RDR2;

THENCE N77° 36' 21"W, continuing along the North right-of-way line of said U.S. Highway 180, a distance of 497.11 feet to a capped 5/8" iron rod labeled GONZALEZ SCHNEEBERG found for the Southwest corner of said Site 9RDR1, said point also being the Southeast corner of Site 9RC2, of said GREAT SOUTHWEST INDUSTRIAL DISTRICT, INDUSTRIAL COMMUNITY No. 2, INSTALLMENT NO. 5, an Addition to the City of Arlington, Tarrant County, Texas as recorded in Cabinet A, Slide 9993, of the Plat Records of Tarrant County, Texas;

THENCE N12° 21' 31"E, along the common lot line of Sites 9RC2 and 9RDR1, a distance of 400.00 feet to a PK nail found for corner said point being in the South line of Site 9RC1R1 of GREAT SOUTHWEST INDUSTRIAL DISTRICT, INDUSTRIAL COMMUNITY No. 2, INSTALLMENT NO. 5, an Addition to the City of Arlington, Tarrant County, Texas as recorded in D213253917, of the Plat Records of Tarrant County, Texas;

THENCE S77° 38' 29"E, continuing along the common lot line of Sites 9RC1R1 and 9RDR1, a distance of 111.28 feet to a PK nail found for corner;

THENCE N12° 21' 31"E along the East line of said Site 9RC1R1 and the West line of said Lot 9RDR1, a distance of 810.19 feet to a PK nail found for corner;

THENCE S77° 38' 29"E, continuing along said common line a distance of 490.34 feet to a PK nail found for corner in the Westerly Right-of-Way line of said 109th Street, said point being in a non-tangential curve to the right having a radius of 351.52 feet and a long chord bearing and distance of S12° 59' 08"E, 302.21 feet;

THENCE along said curve to the right and with the Westerly Right-of-Way line of said 109th Street through a Central Angle of 50° 55' 03" a distance of 312.39 feet to a 1/2 inch iron rod found at the end of the curve;

THENCE S12° 21' 31"W, continuing along the West line of said 109th Street, a distance of 618.59 feet to a 1/2 inch iron rod found for corner, said point being in the North line of said Site 9RDR2;

THENCE N77° 44' 48"W, along the common line of said Sites 9RDR2 and 9RDR1 a distance of 222.75 feet to a 1/2" iron rod found for corner;

THENCE S17° 00' 35"W, continuing along said common line a distance of 140.71 feet to a 60D Nail found for corner;

THENCE S12° 15' 34"W, continuing along said common line a distance of 180.13 feet to the POINT OF BEGINNING and containing 580,831 square feet or 13.3340 Acres of land;

DEDICATION STATEMENT:

STATE OF TEXAS

COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, HSD LLC AND B & B FAMILY LP, do hereby adopt this plat designating the hereinabove described real property as SITES 9RD1R1, 9RD1R2, 9RD1R3 & 9RD1R4, GREAT SOUTHWEST INDUSTRIAL DISTRICT, INDUSTRIAL COMMUNITY No. 2, INSTALLMENT No. 5, an Addition to the City of Arlington, Tarrant County, Texas, and do hereby dedicate to the public's use the streets and easements shown thereon except the private easements shown thereon.

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

HSD LLC
FRAN GARREY, MANAGER
OWNER SITE 9RD1R1

B & B FAMILY LP
ROBERT S. LUECKE, GENERAL PARTNER
OWNER SITES 9RD1R2,
9RD1R3 AND 9RD1R4

NOTARY STATEMENT:

STATE OF TEXAS:

COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared FRAN GARREY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2014.

Notary Public in and for the State of Texas.

MY Commission Expires:

NOTARY STATEMENT:

STATE OF TEXAS:

COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared ROBERT S. LUECKE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2014.

Notary Public in and for the State of Texas.

MY Commission Expires:

SURVEYOR'S CERTIFICATE:

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

James M. Mobly
Texas Registration No. 4128

AGENT:
COY E. GARRET & ASSOC., INC,
1500 W. ABRAMS ST.
ARLINGTON, TEXAS 76013
(817) 285-9999
cegassoc@swbell.net

ENGINEER:
WALTER NELSON AND ASSOCIATES
F-0062
1812 CARLA AVENUE
ARLINGTON, TEXAS 76014
(817) 642-9119
wjnpe@att.net

SURVEYOR:
MOBLY LAND SURVEYING, INC.
170 T-UNDERBIRD DRIVE
GUN BARRELL CITY, TEXAS 75156
(489) 853-3782
jmmobly@sbcglobal.net

The City of Arlington is not responsible for the design, construction, operation, maintenance or use of the existing private storm drain systems located on Site 9RC1R1 and Site 9RC1R2 and their associated private drainage easements, herein referred to as improvements, constructed by developer or its predecessors. 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 Site 9RC1R1 and Site 9RC1R2 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.

HSD LLC
FRAN GARREY, MANAGER
OWNER SITE 9RD1R1

B & B FAMILY LP
ROBERT S. LUECKE, GENERAL PARTNER
OWNER SITES 9RD1R2,
9RD1R3 AND 9RD1R4

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 Practices BMP's for storm water quality in the accepted Storm Water Management Site Plan of 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 Site 9RD1R1, Site 9RC1R2 and Site 9RC1R3 and Site 9RAZR 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.

HSD LLC
FRAN GARREY, MANAGER
OWNER SITE 9RD1R1

B & B FAMILY LP
ROBERT S. LUECKE, GENERAL PARTNER
OWNER SITES 9RD1R2,
9RD1R3 AND 9RD1R4

REPLAT
SITES 9RD1R1, 9RD1R2, 9RD1R3 & 9RD1R4
GREAT SOUTHWEST INDUSTRIAL DISTRICT,
INSTALLMENT NO. 5
OUT OF THE J.W. ROSS SURVEY, ABSTRACT 1349
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SITE 9RD1, GREAT SOUTHWEST INDUSTRIAL DISTRICT
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LOCATED IN THE CITY OF ARLINGTON,
TARRANT COUNTY TEXAS
AND CONTAINING 4 LOTS
NOVEMBER 11, 2014

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Staff Report



Unified Development Code Annual Update

Planning and Zoning Meeting Date: 12-17-14

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.

On December 3, 2014, the Planning and Zoning Commission continued the request to the December 17, 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: December 8, 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 under review by the Planning and Zoning Commission during November and December 2014, and will be considered by the City Council in early 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		
R2	Residential	RS-5	Residential Single-Family
D	Duplex		
TH	Townhouse	RM-12	Residential Medium-Density
MF14	Medium Density Multi-Family		
MF18	Medium Density Multi-Family	RMF-22	Residential 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, *Private Realm Design and Development Standards*

Interior, min. (ft)

Refer to base zoning district.

E. Building Standards

Building height

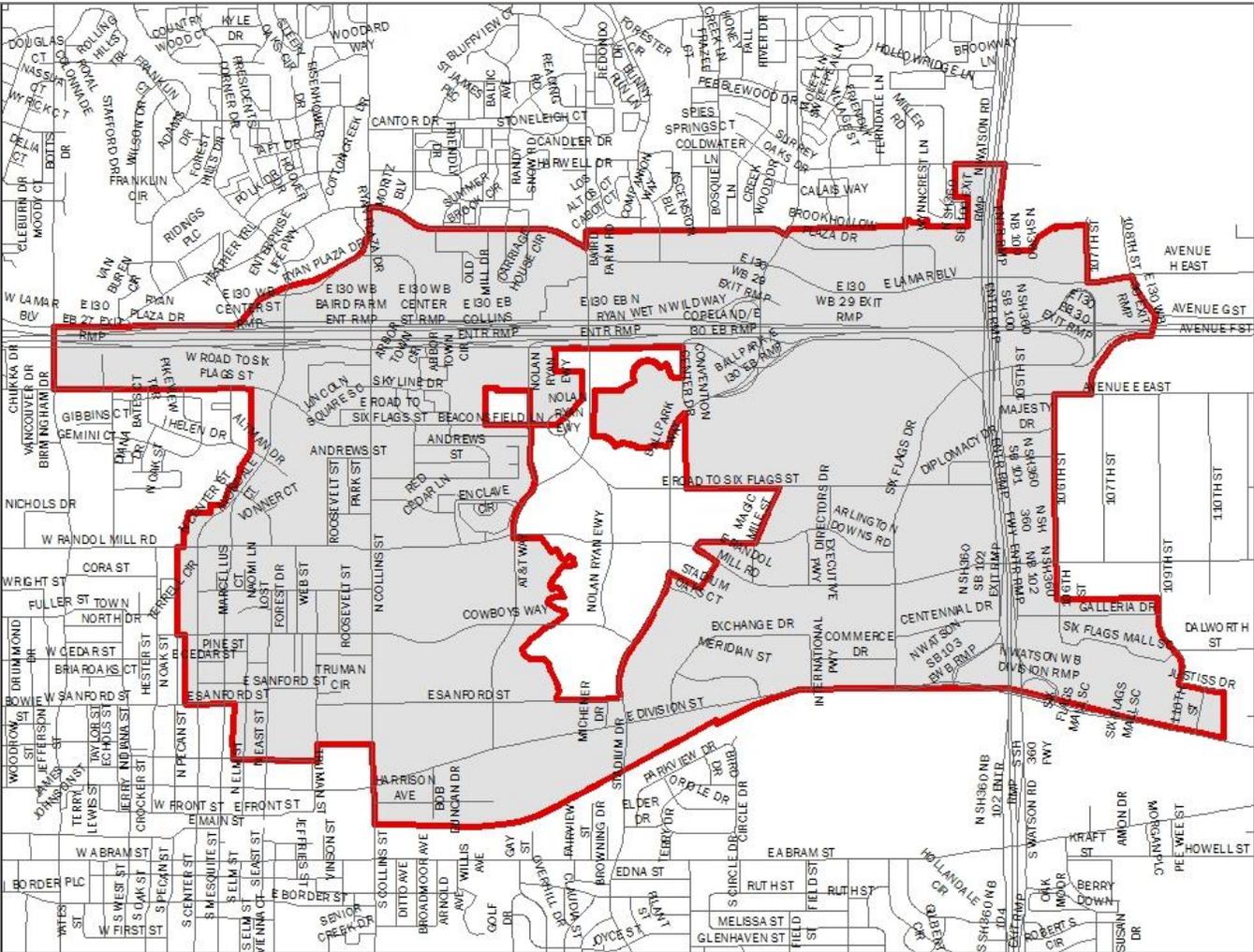
Minimum (ft)	20
Maximum	
Adjacent to single family	3 stories
Fronting all other streets	N/A

Lot Coverage, max. (%) 90

F. Notes

See Article 4 for measurements and exceptions.

Figure 2.4.5-B Entertainment District Overlay Boundary



Section 2.2.4, Residential Single-Family-15 | RS-15 would be amended to update the side setbacks for interior lots.

D. Setbacks	
8. Interior, min. (ft)	
Side	10
The setback on one side may be reduced to 5 feet provided the other side setback is 15 feet.	

Section 2.3.8, Downtown Business | DB would be amended to update the street setbacks by eliminating the maximum setback standard.

D. Setbacks	
Street frontages (ft)	
Minimum	0
Maximum for at least 75% of the front building façade	15

Section 2.4.3, Downtown Neighborhood Overlay | DNO would be amended to update the street setbacks by eliminating the maximum setback standard.

D. Setbacks	
Street frontages (ft)	
Minimum	0
Maximum	25
Maximum setback applies to at least 50% of the length of the front building façade. Any portion of the building taller than 50 feet requires an additional 10-foot setback.	

Section 2.4.4, Lamar Collins Mixed-Use Overlay | LCMUO would be amended to update the street setbacks by eliminating the maximum setback standard.

D. Setbacks	
Street frontages (ft)	
Minimum	5
Maximum	15

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															
P = Permitted Use S = Specific Use Permit * = Supplemental Use Standards Apply															
		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			

TABLE 3.3-3: Accessory Building Design Standards			
Floor area/Wall height	Exterior walls	Roof	Foundation
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.

TABLE 3.3-4: Number of Accessory Buildings		
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 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; and
 - (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 in an enclosed trailer less than 50 feet in length situated on a parking lot.
 - (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 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; and
 - (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.

Section 5.4.4.H, Special Parking Requirements in Certain Zoning Districts would be amended to clarify the location of parking lots. The amendment would modify the standards for the NMU, RMU, DB, DNO, LCMUO, and EDO districts, and state that surface parking lots, parking spaces, and drive aisles are not permitted between the building and the street. In addition, some flexibility would be provided to allow for customer or visitor drop-off areas for hotels, religious assemblies, institutional uses, or similar uses that may locate in these districts. The location standard would not apply to parking garage structures.

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. The interior side setback would also be amended from 5 feet to 7.5 feet. 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)	7.5	7.5
Private Access Easement or Alley (Fronting) (ft)	--	20
Private Access Easement or Alley (Side or Rear) (ft)	7.5	--
Garage Front Setback (ft)	20	--
Interior Side and/or Rear Setback (ft)	7.5	30 ¹
Notes: 1. Only when abutting residential uses, otherwise minimum setback is zero.		

Several clarifications would be made to the Section 5.7, *Mixed-Use Design Standards* as it relates to the applicability of the standards and the location of parking areas.

Section 5.7.2, *Applicability*, would be amended to add the LCMUO district to the list of district in which the standards apply. Mixed-use development is permitted in the district.

Section 5.7.4.C, *Streetfront Building Setbacks*, would be amended to clarify that surface parking lots, parking spaces, and drive aisles are not permitted in the building setback areas or between the building and the street. This would not apply to parking garage structures.

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.I, 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 RM-12, RMF-22 district, and any non-residential base zoning district, subject to the following:
 - (i) Townhouse and multi-family residential uses are permitted by right in a mixed-use development or building.
 - (ii) For mixed-use development in the RM-12 and 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 and bicyclist access to the closest street or a pedestrian and 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**, **RECYCLING COLLECTION CENTER** and **HOTEL, BOUTIQUE** 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.

In addition, Section 12.5, Definitions Related to Subdivision Regulations would be amended to add definitions for **LATERAL LINE**, **FEEDER LINE**, and **SERVICE LINE**, as they were inadvertently not included in the unified development code.

Feeder Line. Any line, wire, or cable that distributes, transmits, or delivers a utility service to a general area and not to a specified end user.

Lateral Line. Any line, wire, or cable that distributes, transmits, or delivers a utility service from a feeder line to two or more sites or end users of the utility service.

Service Line. Any line, wire, or cable that distributes, transmits, or delivers a utility service from a feeder line or lateral line to an end user.

MISCELLANEOUS CORRECTIONS

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

Section 5.1.3, Existing Structures. Correction required for a cross reference in the applicability section for A.2.a, *Addition Between 10 and 30 percent*. The correct reference should read “Section 5.2.2.E, *Parking Lot Landscaping and Screening*”.

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: 12-17-14

Document Being Considered: Ordinance

RECOMMENDATION

Continue Zoning Case PD14-12 with a Development Plan to the January 7, 2015, Planning and Zoning Commission meeting.

PRIOR BOARD OR COUNCIL ACTION

On December 3, 2014, the Planning and Zoning Commission continued the public hearing of Zoning Case PD14-12 to the December 17, 2014 meeting.

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 (7 Pages)
 - vi. MISD Letter
 - vii. Letter requesting continuance
- 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



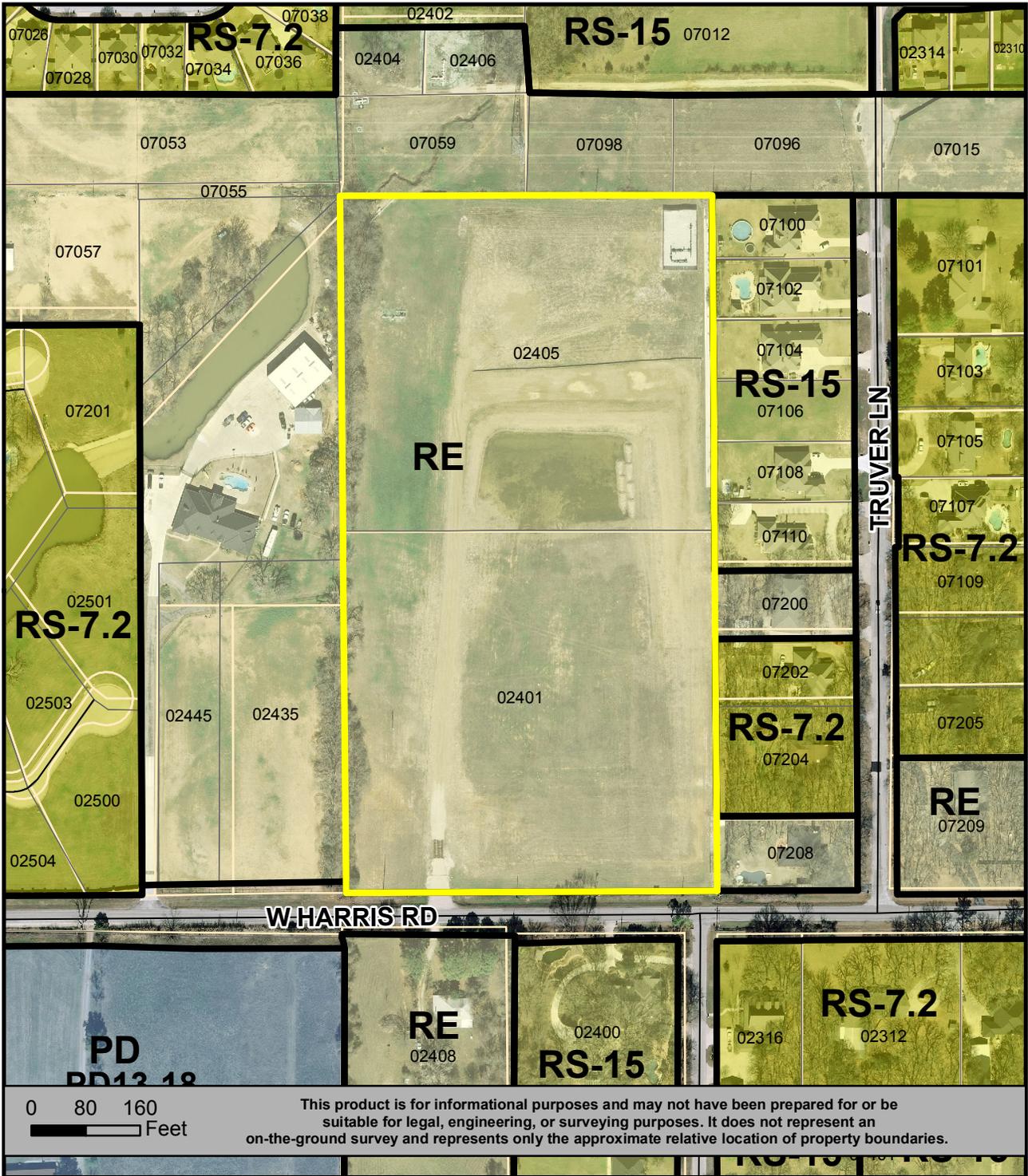
Allowable Uses:

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



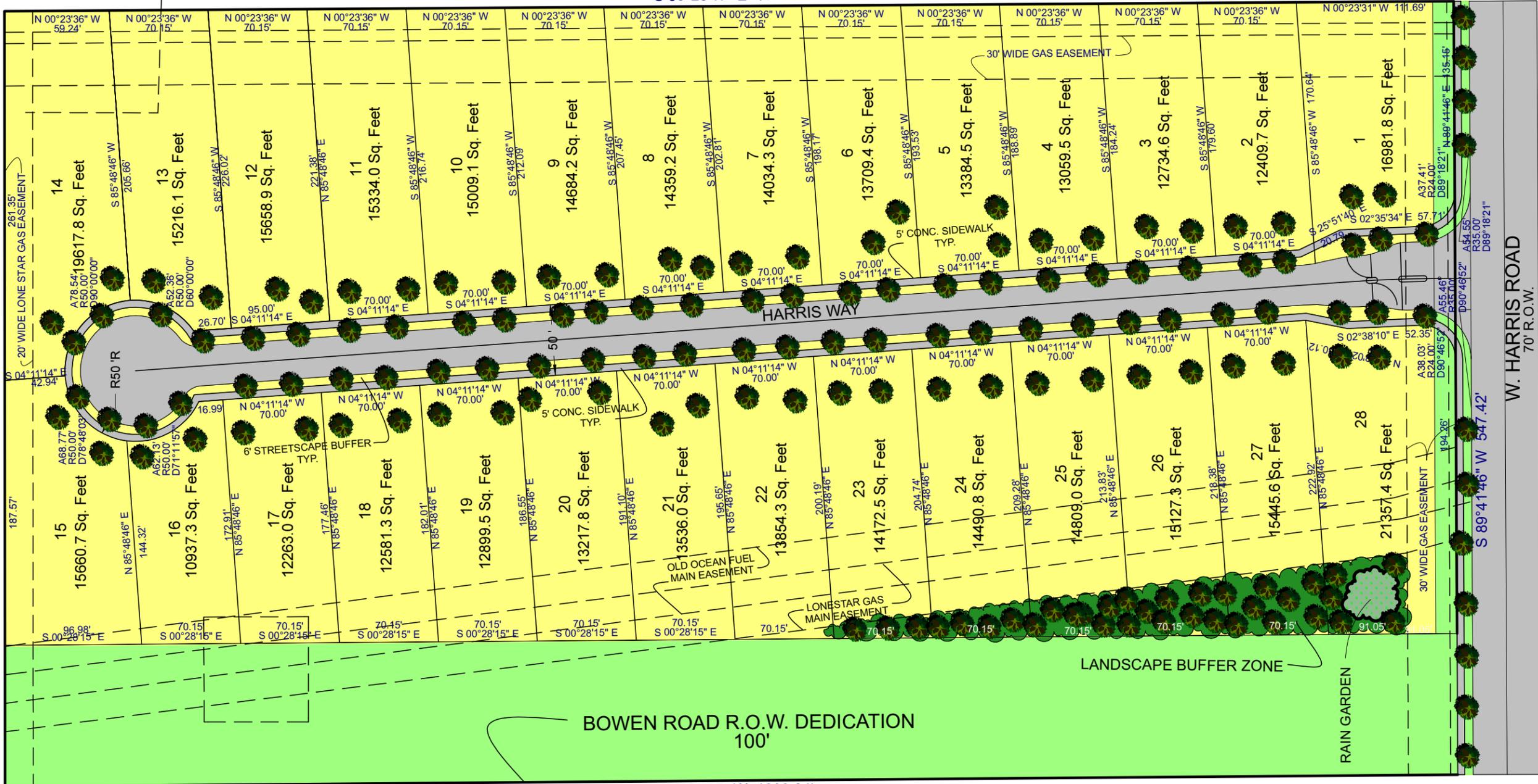
HARRIS PLACE
 LANDSCAPE PLAN
 LOTS 1 & 2 W.W.WARNELL ADDITION
 BLOCK CP 12.949 ACRES
 CITY OF ARLINGTON, TEXAS
 2401 & 2405 W. HARRIS ROAD

ARRAY
 TECHNOLOGIES
 ENGINEERING-SURVEYING
 REALTY SERVICES



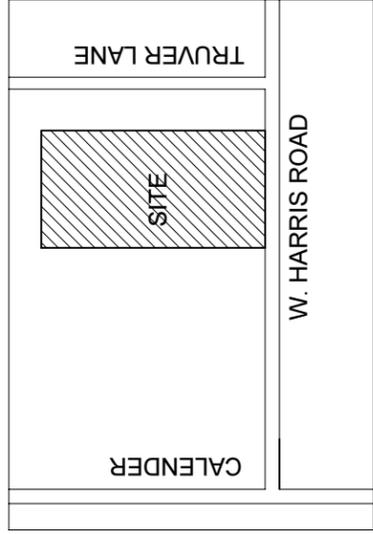
W. HARRIS ROAD

S 89°57'14" W 548.92'



S 00°23'17" E 1027.77'

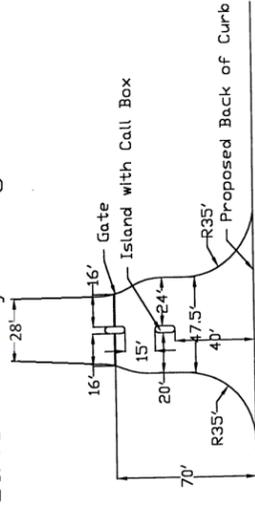
N 00°28'15" W 1030.24'



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

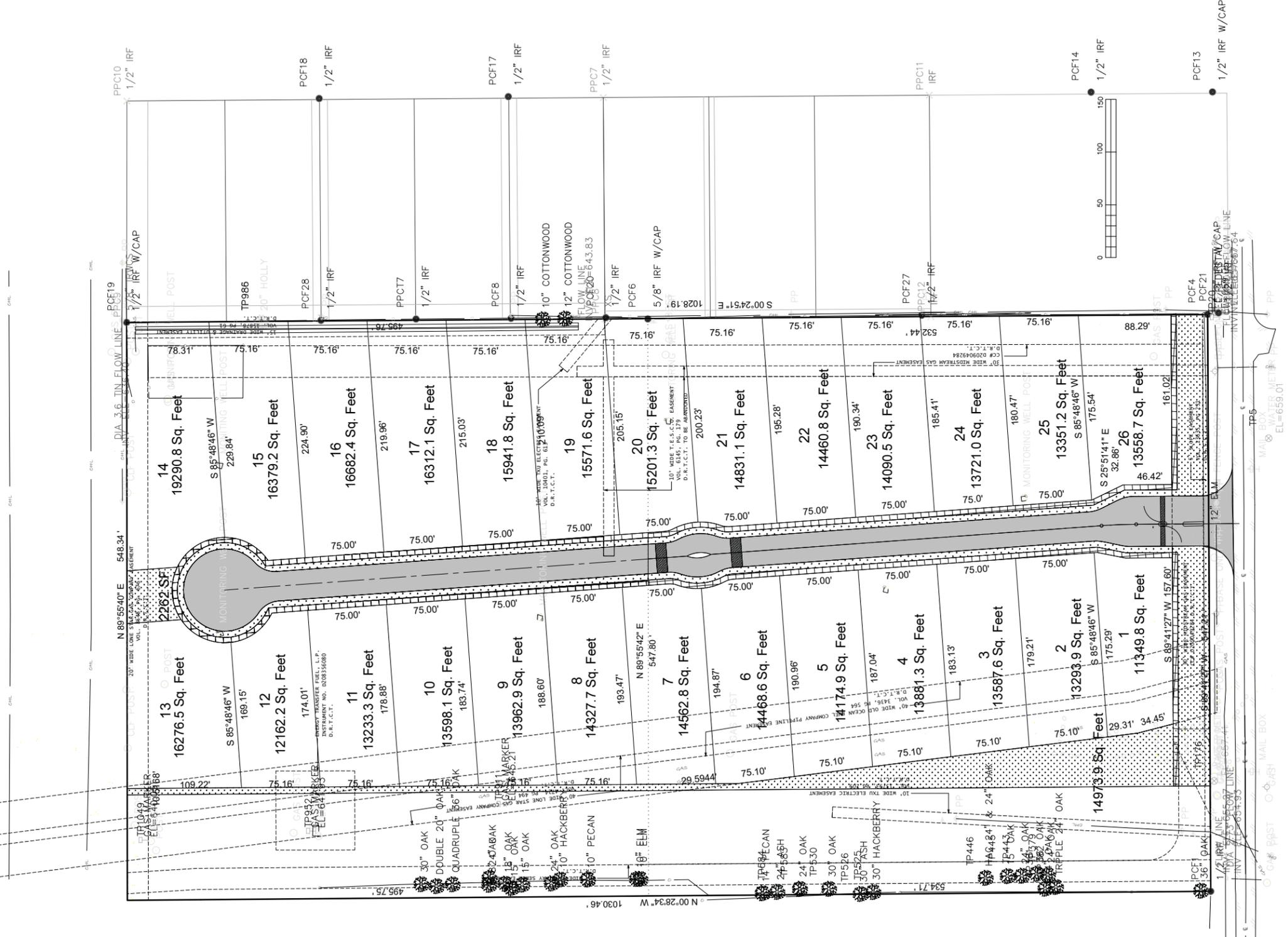
HARRIS PLACE

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



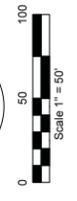


TP1181 FLOW LINE INV @ 611.631.35
 TP1103 FLOW LINE INV @ 611.630.18



- DEVELOPMENT STANDARDS**
- 7.5 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 - 4 INCH CALIPER TREES IN 6' PARKWAY BETWEEN BACK OF CURB AND SIDEWALK
 - ADDITIONAL 2 - 4 INCH CALIPER TREES IN FRONT YARD, BY BUILDER.
 - TREE PARK-AREA WITH A RAIN GARDEN, BY DEVELOPER.

HARRIS PLACE
 DEVELOPMENT PLAN & LANDSCAPE PLAN
 LOTS 1 & 2 W.W. WARNELL ADDITION
 BLOCK CP 12.949 AGRES
 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





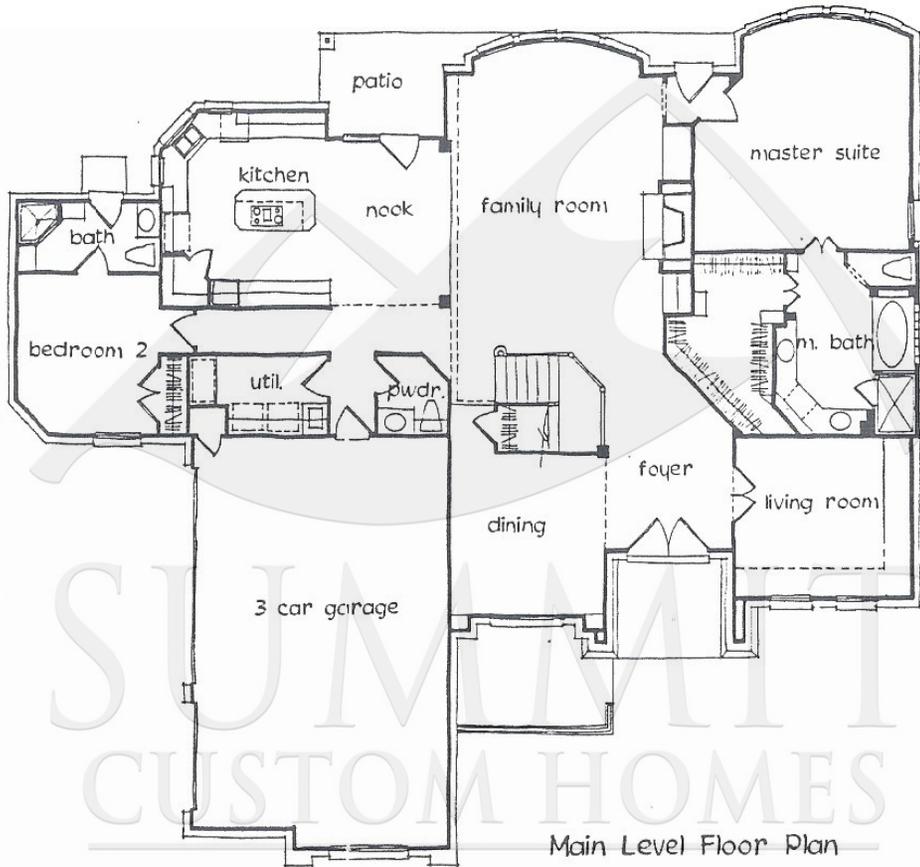
Front Elevation

3339

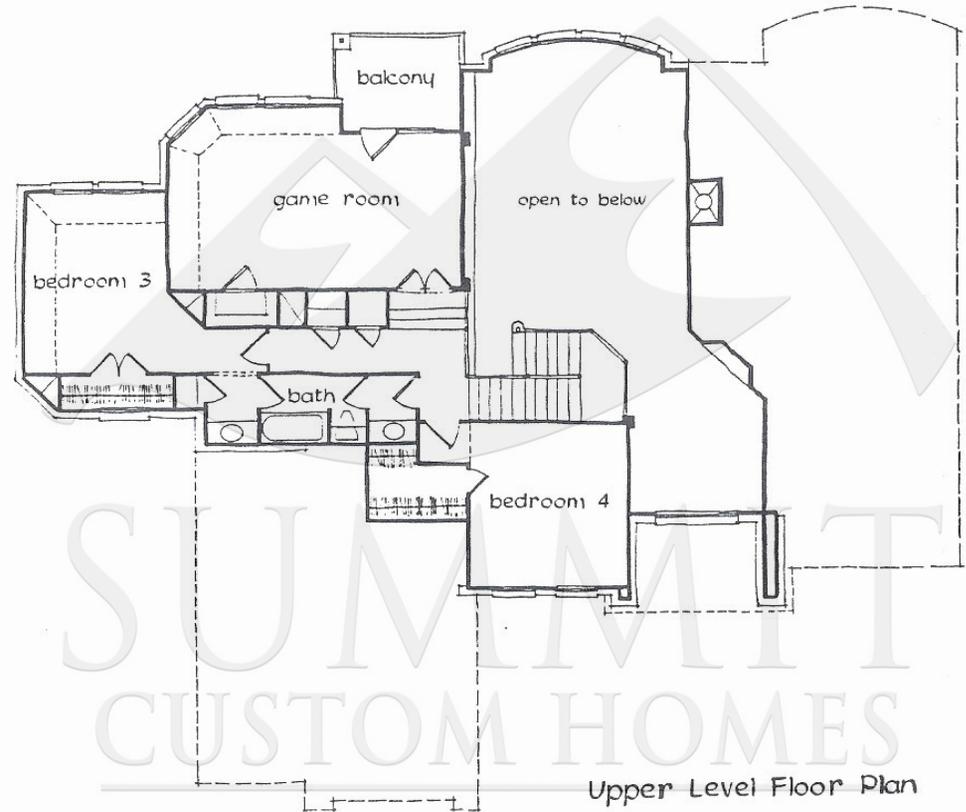
First Floor— 2304 sq ft

Second Floor—1035 sq ft

Total— 3339 sq ft



Main Level Floor Plan



Upper Level Floor Plan

3330

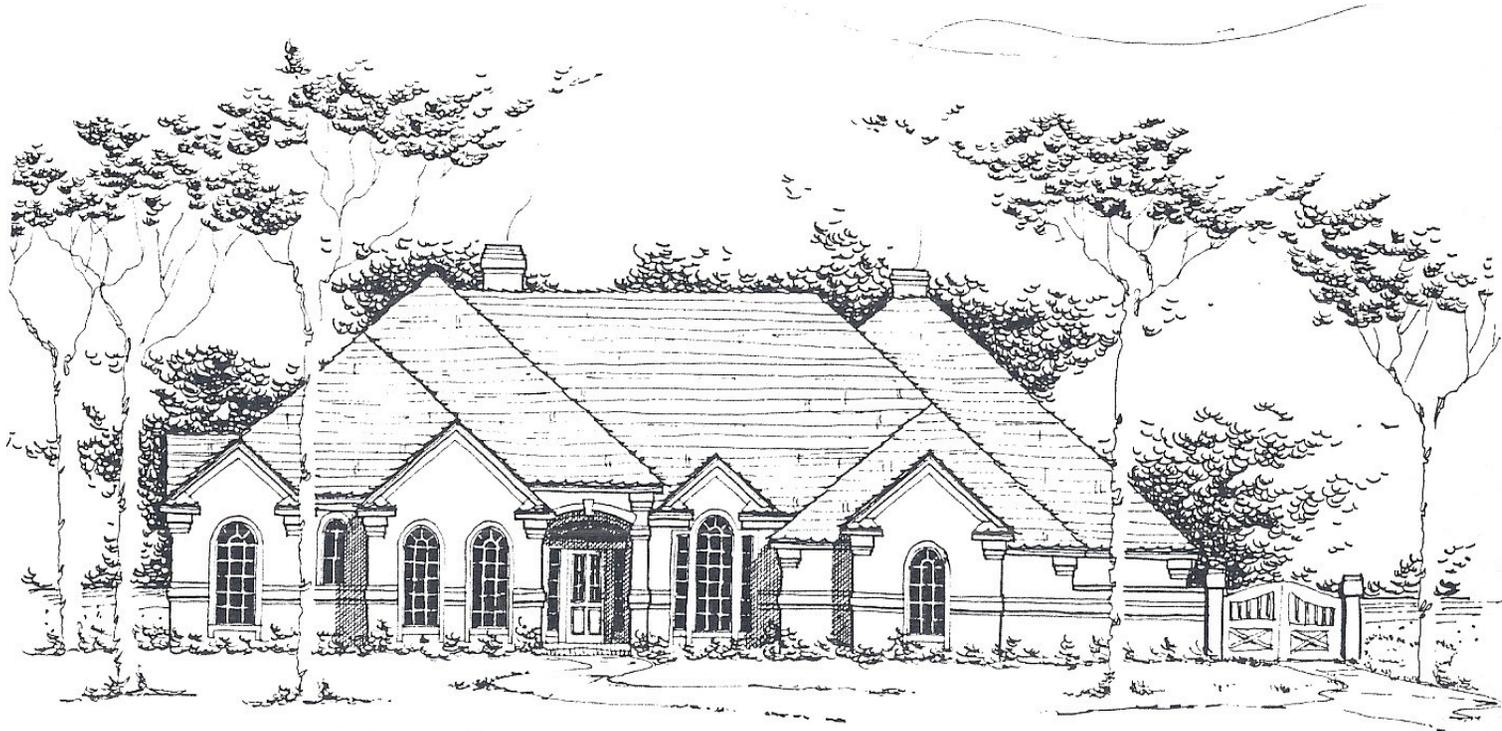
House Proper—3330 sq ft

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

From: [Adlai Pennington](#)
To: [Kevin Charles](#)
Cc: [Ahmad Khammash](#)
Subject: Harris Place
Date: Tuesday, December 09, 2014 12:14:41 PM

I respectfully request that zoning case for Harris Place be continued from the 12/17/14 Planning and Zoning meeting until the 1/7/14 meeting in order to incorporate P&Z and Staff comments into the submission. Thank you for your consideration

Sincerely
Adlai Pennington
Sent from my iPhone

Staff Report



Zoning Case PD14-14 (Champions Park)

Planning and Zoning Meeting Date: 12-17-14

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD14-14, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

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

On December 3, 2014, staff provided an update to the Planning and Zoning Commission at the work session. The Commission continued Zoning Case PD14-14 to the December 17, 2014 meeting, per the applicant's request.

ANALYSIS

Request

The applicant requests to change the zoning on approximately 14 acres addressed at 1701 and 1713 North Collins Street and 1050 Wet 'N Wild Way, and generally located north of East Interstate 30 Highway and east of North Collins Street.

Current zoning: Entertainment District Overlay-Community Commercial (EDO-CC) and the northern half of the property is unzoned

Requested zoning: Planned Development (PD) for limited Entertainment District Overlay-Community Commercial (EDO-CC) uses, plus bar, farmer's market, open air vending, package liquor store, boutique hotel, night club, Bowling Alley, Billiard Parlor, and microbrewery/micro distillery/winery, with a Development Plan

Key Changes

Since the November P&Z work session and over the past several weeks, the applicant has revised the Planned Development request. Highlighted below are some of the key changes:

- Phase II Development Plan – Building permit applications for any buildings within Phase II shall be accepted only after the approval of the Final Development Plan of Phase II by City Council.
- Mixed Use Concept - The applicant had intended to develop "Champion's Park" as a mixed use project consistent with City goals for this area. However, the original submittal did not provide language that would ensure that the future development achieve the mixed use concept. The revised submittal includes specific language to provide a level of guarantee that the future development will have horizontal and possibly vertical mixing of land uses.
- Land Uses - The applicant has expanded the excluded use list and added special conditions for some of the requested uses, and revised land uses eliminates uses that are prohibited in the EDO.
- Sign Design - The revised sign proposal provides a reduction in the number and scale of signage and detailed design standards.
- Parking - A key component of the applicant's vision for the future development of the property is the need for appropriate parking on site to support the proposed mixture of uses. The original Planned Development submittal proposed parking in excess of the

required parking. The revised proposal includes the elimination of approximately 100 parking spaces on site and the reference to "TEMPORARY" parking has been removed, resulting in the parking on site fully complying with the UDC requirements related to parking. The applicant has also added a stipulation that only up to 30 percent of the required parking spaces on Phase II shall be approved for Special Event Parking (commercial).

- Landscaping - The previous requested deviations to the landscaping criteria for the proposed parking area on the eastern portion of the site has been eliminated. The landscaping plan has been modified to exceed the required landscaping on site, pursuant to the Unified Development Code (UDC).

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 Game Baseball Museum, International Bowling Campus and other entertaining 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

The applicant's requested PD provides the following:

- (i) To create a unified development with a mix of commercial uses and show it in a Development Plan;
- (ii) The development will have two phases of construction: Phase I will consist of retail and restaurant uses; and Phase II will be developed with either Option 1 - Office/retail or Option 2 - Hotel/Theater/retail;
- (iii) Through the PD process, the applicant also restricts the land uses allowed on the subject site by excluding the following CC uses: nursing home, golf course, country club, yacht club/marina, boat sales, rental or service, veterinary clinic, cemetery, electric utility substation, funeral chapel, Domestic violence shelter, gas station, pawn shop and gas well (surface).
- (iv) The applicant requests the addition of the following uses in this PD:
 - Bar;
 - Farmer's market with conditions;
 - Open air vending with conditions;
 - Package liquor store with conditions;
 - Boutique hotel, night club with conditions;
 - Bowling Alley with conditions;
 - Billiard Parlor; and
 - Microbrewery/micro distillery/winery.
- (v) Alternate Sign Plan for this unified development; and
- (vi) Other deviations to the standards as mentioned in the Development Plan section of the staff report.

Development Plan

The proposed development shows two phases, based on timing of construction.

Phase I:

The western half of the site will be developed first and is known as Phase I in the Development Plan. It is specifically designed with approximately 83,025 square feet of retail and restaurant uses, within eight buildings of various sizes.

The area within Phase I is categorized with the following three zones (see Exhibit C-1):

- North zone
 - Building 1A: 18,200-square-foot restaurant/retail use
 - Building 1B: 6,825-square-foot restaurant/retail use

- Festival zone
 - Building 2A: 4,000 to 6,000-square-foot restaurant/bar use
 - Building 2B: 4,000 to 7,000-square-foot restaurant/bar use
 - Building 3A: 4,000 to 8,000-square-foot restaurant/bar use
 - Building 3B: 4,000 to 8,000-square-foot restaurant/bar use
 - This zone also includes a 40,000-square-foot common open space that could be closed to vehicular traffic for outdoor entertainment purposes.

- South zone
 - Building 4A: 13,825-square-foot restaurant/retail use
 - Building 4B: 15,000-square-foot restaurant/retail use

Based on parking requirements in the UDC, 886 parking spaces are required, and the proposed development shows 887. See below table for an overview of the parking breakdown on site as it related to the requirements of the UDC.

Bldg.	Area (SF)	Retail (3 per 1,000 sf)	Restaurant (1 per 100 sf)	Restaurant Patio* (1 per 100 sf)	Bar (14 per 1000 sf)	Total Required	Proposed
1	25,025 (30% Retail and 70% Restaurant)	23	175	32		230	230
2	13,000 (60% Restaurant and 40% Bar)		78	24	73	175	175
3	16,000 (60% Restaurant and 40% Bar)		96	30	90	215	215
4	28,875 (30% Retail and 70% Restaurant)	26	202	37		266	267
Total	83,025	49	551	123	163	886	887

*Restaurant Patio area has been estimated at 18.5% of the interior area.

The required number of parking for the specific use will be met on the same lot or on the adjacent lots within this unified development.

Although tandem parking spaces are not included in the parking numbers associated with Phase I of the proposed development; the applicant has identified the possibility of utilization of tandem parking spaces, if warranted by the built environment and demand associated with Phase I, if needed. The proposed grassy area in the landscape buffer behind the shrubs along Wet 'N Wild Way is identified as the area to be used for tandem parking, if needed only for valet parking spaces for customers.

The buildings in Phase I are one-story structures with various materials including, but not limited to, layered stone and stone joined-vertically; finished concrete; metal panels and horizontal rib panels; multi-colored glass and Dichroic glass; sculptural panels; canvas awnings and Norman brick.

Phase II:

Phase II of the development, as submitted by the applicant, is less defined and includes two options for potential future development:

- Option 1 (Exhibit C-3) Office/retail
 - 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
 - Building 5: Theater/amusement/Hotel/office use w/ ground floor retail (Max. building footprint of 70,000 square feet); and
 - Future Parking Garage
- Option 2 (Exhibit C-4) Hotel/Theater
 - Building 7: Theater, office, mixed use w/ground floor retail (Max building footprint of 50,000 square feet)
 - 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 (Max. building footprint of 40,000 square feet); and
 - Future Parking Garage
- The applicant restricted the restaurant/retail use in Phase II, to a maximum of 35% of land area in Phase II, or up to 35,000 square feet of leasable building area, whichever is less.
- Development of Phase II of the Champion's Park project will be subject to a Development Plan review and approval.

Proposed Deviations to UDC

- (i) Tandem parking to be allowed to use up to 12.5% of the total available parking spaces.
- (ii) Deviations to the design criteria for the following:
 - Garage Screening, portions of the parking garage may be visible from Wet 'N Wild Way;
 - Canopy Length, may exceed 40 linear feet without a break;
 - Minimum Development/Street frontage/Build Line for Phase two;
 - Maximum Building Length for parking structure only;
 - Transparency, measured by linear frontage and not as a percentage of the overall wall area;
 - Public Realm Development Standards/Public Furniture, "Street Furniture Package" will be submitted for staff approval with the required Commercial Site Plan submittal.
- (iii) Common Open space shall be determined by the "Festival Plaza Zone" will be considered to be 13% of the overall site area in public open space.
- (iv) Deviations from the Building Plan materials.
- (v) Mix-Use development without a residential use component.

Proposed Standards exceeding UDC requirements

1. Outdoor spaces: For sites 50,000 square feet or greater, UDC requires at least 5% of site to be open space, which amounts to 30,269 square feet.

- The proposed development proposes 36,075 square feet of primary public open space is provided in the festival area and at the hard corner of Wet 'N Wild Way and Collins, which amounts to 6%. (See exhibit A1.0)
 - All this open space is being provided with Phase I of the development.
2. Development along build-to-line: A minimum of 60% of the building façade needs to be situated with a minimal building setback.
 - Provided: 100% of the buildings in Phase I meet this requirement.
 3. The façade design meets and exceeds the code requirements, applying the same design standards for all four elevations of each building, and incorporates the following from section 5.6.4.H.3.(only 4 are required):
 - Overhangs
 - Canopies
 - Recesses/projections
 - Raised corniced parapets over the entrance
 - Outdoor patios
 - Tower elements at strategic locations
 - Display windows
 - Integral planters that incorporate landscape areas or seating areas
 - Water feature
 4. Landscaping:
 - 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 I and Phase II landscape boundary.
 - Trees removed as part of Phase II development to be transplanted to provide a second row of trees along I-30 in Phase II portion.
 - Impervious cover on Phase II reduced from 84.8% to 78.9% and overall (both phases) reduced from 84.5% to 81.89%.
 5. Pedestrian connectivity has been incorporated into the site plan as recommended by the P&Z at the November 5, 2014 work session.

Landscaping

- New landscape plan shows islands with trees to meet code (except two location of 11 spaces in a row).
- Screening hedge has been provided at all parking adjacent to Wet N Wild Way and I-30 Frontage Road.
- All interior trees to meet city ordinance at three caliper inches.

In Phase I, the applicant is proposing to provide a combination of 154, Live Oak, Cedar Elm and Red Oak shade trees and 73 Crape Myrtle and Mexican Plum ornamental trees along with over 1,100 drought tolerant native bushes, shrubs, and plantings to exceed the requirement for landscaping in the landscape setback. Liriope and Latanya ground coverings are proposed to unify the development and provide landscaping that will enhance the site aesthetically. On the Interstate 30 frontage there is an existing concentration of Bald Cypress Shade trees. Due to the required deceleration lane on North Collins Street, the existing street trees and shrubs will be removed and incorporated on site. All of the required landscaping related to the EDO will be incorporated in the appropriate phase development.

Signage

Per the UDC, in properties with 400 or more linear feet of frontage on arterials/freeways, two multi-tenant ground signs may be allowed in each of those street fronts with a maximum height of 15 feet tall and maximum area of 125 square feet each.

The applicant is proposing an alternate sign plan for this unified development (Exhibit D-1). As mentioned previously, the existing 60-foot tall and 672-square-foot billboard will be removed from site with the first Phase I building permit approval of the proposed development. The EDO has identified the intersection of I-30 and North Collins Street to be an ideal location for the ED District Identity Sign. The proposed sign package for this development incorporates elements of the City’s Entertainment District Signage that was approved by Council a few years ago. The side frame of the signs includes the copy “Arlington Entertainment District” and includes a sign cap in addition to the stone base features.

Per the proposed modified Alternate Sign Plan, the sign copy may be static or feature digital/video/electronic images or a combination of all noted. As the following table indicates, these signs exceed the City’s adopted sign regulations and are not consistent with the allowance for signage for the EDO and this corridor. The proposed Alternate Sign Plan has been reduced from 12 signs to six signs (five signs in Phase I and one sign in Phase II).

The applicant has also proposed the following conditions for the proposed signage, specifically the digital loop length will be a minimum of 12 seconds and all signs shall “flip” concurrently.

Per the UDC, along the three street fronts (I-30 Frontage Road, Collins Street, and Wet ‘N Wild Way) the same following conditions apply:

- Two multi-tenant ground signs may be allowed per street front
- Each sign shall be a maximum height of 15 feet and a maximum area of 125 square feet.
- No digital messaging (Electronic Message Centers) are allowed on multi-tenant ground signs.

The alternate sign plan proposes two multi-tenant ground signs along each of the three street fronts.

	PROPOSED SIGN LOCATION (PHASE)	PROPOSED SIGN STD	REQUESTED DEVIATION
Along I-30 Frontage Rd			
1.	P1 Sign @ the corner of N. Collins Street and I- 30 (with Phase I)	43-foot tall; 550 square feet in area; 100% digital	Height; Sign Area; Digital area
2.	P1 Sign @ southeast corner of Wet ‘N Wild Way and I- 30 (with Phase II)	43- foot tall; 550 square feet in area; 100% digital	Height; Sign Area; Digital area
Along N. Collins Street			
1.	M1 Sign @ the north entrance (with Phase I)	7.5-foot tall; 60 square feet in area; 100% digital	Digital area
2.	M1 Sign @ the south entrance (with Phase I)	7.5-foot tall; 60 square feet in area; 100% digital	Digital area
Along Wet ‘N Wild Way			
1.	M1 Sign @ the north curve of the street (with Phase I)	7.5-foot tall; 60 square feet in area; 100% digital	Digital area
2.	P2 Sign @ northeast corner of N. Collins and Wet ‘N Wild Way (with Phase I)	20-foot tall; 140 square feet in area; 100% digital	Height; Sign Area; Digital area

While the City has approved PDs along the Interstate Highway 20 corridor, which included granting larger signs, each development has been reviewed based on its scale and location, and does not set a precedent. Additionally, the City is currently in the process of revising the sign regulations, which shall establish the standards for appropriate signage along highway frontages.

The following table compares the proposed sign package with the previously approved PD and/or Alternative Sign Plans along the Interstate Highway 20 corridor:

Zoning case	Project	Site acreage	Use	Request	Location
PD14-14	Champion's Park	14 ac	83,000+ sf retail (Phase I) Varied sf of mixed use (Phase II)	(2) 43-foot tall (550 sf) (1) 20-foot tall (140 sf)	I- 30 (SE) corner of N. Collins and Wet N wild Way
ASP14-1	The Parks Mall	90 ac	1,000,000 sf retail	50 foot-tall (480 sf)	I- 20
PD13-21	The Highlands	27 ac	283,000 sf retail	42 foot-tall (585 sf) 20 foot-tall (320 sf) (2)9.5 foot-tall (90 sf ea.)	I- 20 Scotts Legacy
PD12-7	Parks Retail Center	18 ac	217,000 sf retail	40 foot-tall (480 sf) 20 foot-tall (216 sf)	I- 20 W. Arbrook
PD05-45	The Highlands East	13 ac	162,000 sf retail, Hotel	50 foot-tall (630 sf) 14 foot-tall (90 sf) 15 foot-tall (121 sf)	I- 20 Center Street
PD05-08 PD12-21	Arlington Highlands	76 ac	800,000 sf retail mix	(4) 47 foot-tall (512 sf ea.)	I- 20

Staff Considerations

The applicant had regular meetings with staff to review and discuss the proposed development. The review included multiple versions of the proposal and the identification of the expectations related to uses and the signage in the Entertainment District.

The subject site is considered a major gateway to the City's Entertainment District. More importantly, the site is one of the two prime undeveloped properties in the city of Arlington that has been historically targeted for a large-scale, entertainment-based, mixed-use destination development.

1. The concern of staff of a "retail-only" use development on one of the last highly visible prime undeveloped properties in the city has been reduced as a result of the elimination of the 100% retail/restaurant option, previously known as Exhibit C-5 of the proposal, in addition to the limitation of the Restaurant/Retail development of Phase II.
2. The proposed Alternate Sign Plan has reduced the number of signs and the height; however, it still exceeds city requirements. Additionally, digital messaging is not allowed on multi-tenant signs. Staff recommends that the proposed signage with Phase II be reviewed with the required Development Plan for Phase II. Specifically, staff recommends that the signage for this project mirror what is anticipated in the draft sign

code expected to be adopted in January, 2015. This draft provides for larger and taller signs for the project, but not to the extent suggested by the applicant.

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. Staff has worked in a collaborative manner with the applicant to develop a zoning request that is focused on achieving the following goals, which were originally communicated in the November work session:

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.

The staff considerations take into account the goals noted above.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:	i. Case Information
	ii. Itemized Allowable Uses
	iii. Location Map
	iv. Photos
	v. Development Plan (31 pages)
Under separate cover:	None
Available in the City Secretary’s office:	None

CITY COUNCIL DATE

January 13, 2015

STAFF CONTACTS

Gincy Thoppil, AICP	Jennifer Pruitt, AICP, LEED-AP
Development Planning Manager	Principal Planner
Community Development and Planning	Community Development and Planning
817-459-6662	817-459-6138
Gincy.Thoppil@arlingtontx.gov	Jennifer.Pruitt@arlingtontx.gov

Case Information



Applicant: GSO Architects represented by Lisa Dwift
Property Owner: NE Collins & I-30 Partners, LLC., represented by Jay Grogan

Sector Plan: North

Council District: 1

Allowable Uses: All uses as itemized in attachment ii.

Development History: Remainder of Texas track 2 and remainder of Tract 1G.

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

Case No.	Location	Request	Disposition
PD13-19	525 E. Lamar Boulevard	PD deviations from LCMU Overlay standards,	Approved

Transportation: The proposed development has multiple points of access.

Thoroughfare	Existing	Proposed
North Collins Street (FM 157)	varied	varied
Interstate Highway 30 Frontage Road	varied frontage road	varied
Wet n Wild Way	varied 3-lane road	varied

Traffic Impact: This site currently has zero (0) trips generated, because it is an undeveloped parcel. Change in zoning will increase the average daily trips by 13,765 with an addition of 1491 trips during the a.m. peak hour and 1994 trips during the p.m. peak hour.

Water & Sewer: Water is available to the north and east of the property along Wet N Wild Way (runs along the curve that becomes Ryan Plaza Drive)

Sanitary Sewer is available to the south along the IH-30 Frontage Road. It is also available to the east of the property along Wet N Wild Way (adjacent to the apartment complexes.)

Drainage: The site is located in the Johnson Creek drainage basin. The site has no portion within the FEMA floodplain. No significant drainage impacts are expected to result from development of

Case Information



this site as long as all relevant City ordinances are complied with.

Fire: Fire Station Number 8, located at 2020 Madison Drive, provides protection to this site. The estimated fire response time is within five minutes, which is in keeping with recommended standards.

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

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 Home Owners Association
- Friends of Parkway Central Park
- Northern Arlington Ambience
- Oak Canyon Home Owners Association
- Parkway Central Home Owners Association
- Riverbend Neighborhood
- Rolling Hills Neighborhood Association
- Town North Neighbors
- West Citizen Action Network (WeCan)

Property Owners: 9
Letters of Support: 0
Letter of Opposition: 0



Itemized Allowable Uses

Allowable Uses:

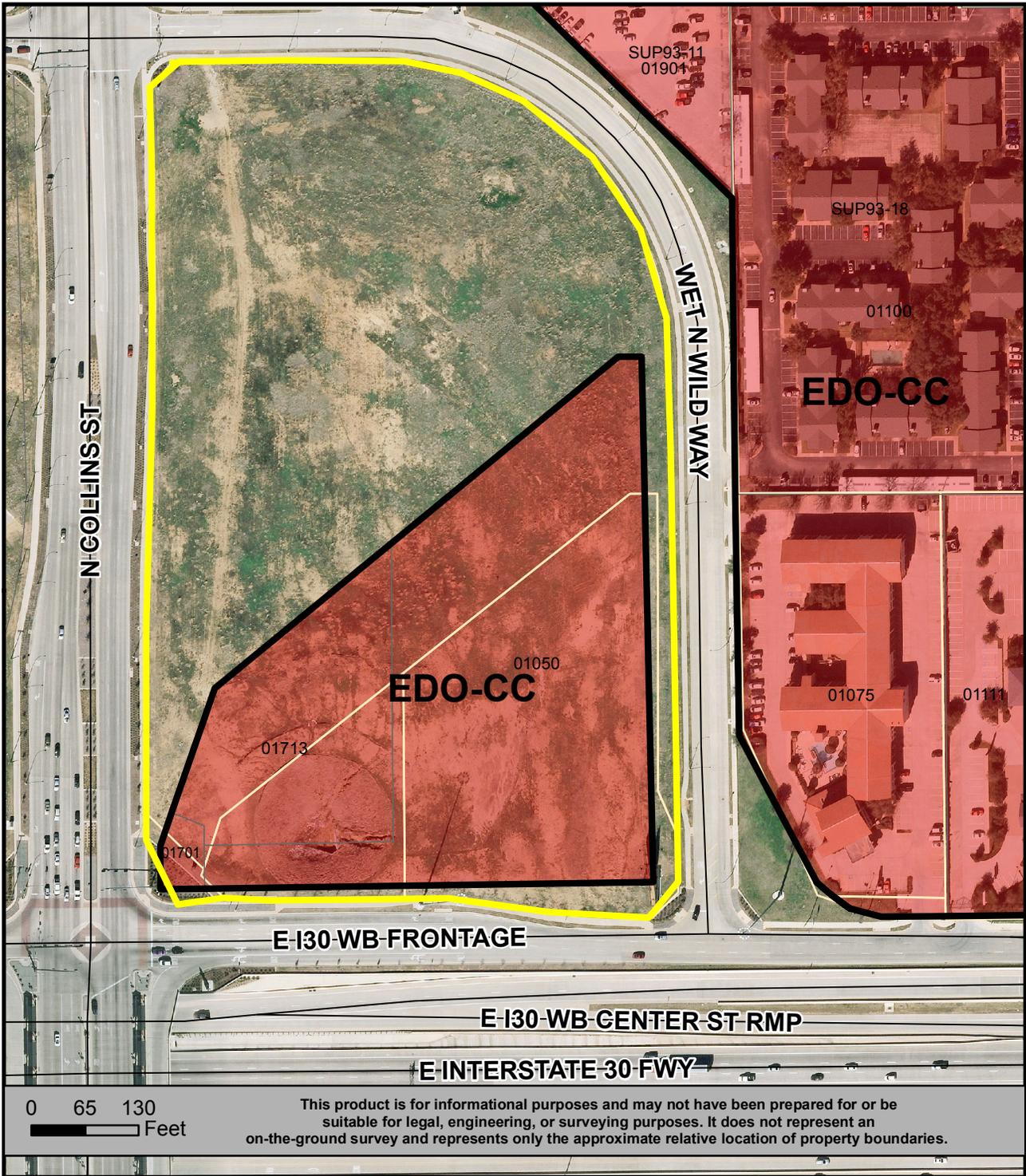
Planned Development (PD) for Community Commercial (CC) uses, with a modified list of excluded uses, with a Development Plan

Permitted – Art gallery or museum, Government administration and civic buildings, Mortuary/crematory/funeral chapel, Philanthropic institution (other than listed), Religious assembly, Business school, Public or private school, University/college/seminary, Hospital, Medical or dental office or clinic, Community garden, Public park or playground, Catering service, Restaurant, Restaurant/take-out and delivery only, Office/business or professional, Telemarketing call center, Day care center, Private club/lodge/fraternal, General personal services (other than listed), Massage therapy clinic, Recreation/indoor (other than listed), Wedding chapel, Major tourist attraction, General retail store (other than listed), Firearm sales, Second-hand goods store, Swimming pool/spa and accessory sales and service, Medical or scientific research laboratory, Electric utility substation, Radio or TV station or studio, Utility lines, towers or metering station, plus bar, microbrewery/microdistillery/winery, and Billiard parlor.

Specific Use Permit – Halfway House, Hospital/psychiatric, Hotel/limited service, Residence hotel, Banquet hall, Bingo hall, Gun range, Recreation general outdoor (other than listed), Specialty paraphernalia sales, Wrecker service, Gas well, Transit passenger terminal, Utility installation other than listed, Telecommunication Facilities Towers >75 ft., Stealth towers >100 ft., Self-storage facility

Conditions – Kennel/commercial, Motor vehicle rental, Financial services, Restaurant with drive-through, Sidewalk café, Hotel/full service, Skating rink, Teen club, Theatre indoor, Building and landscaping materials and lumber sales, Nursery/garden shop or plant sales, Food processing, Custom and craft work, Telecommunication Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75 ft., Stealth towers ≤100 ft., Bowling alley, boutique hotel, Night club, farmer’s market, open air vending and package liquor store.

Exclusions – nursing home, golf course, country club, yacht club/marina, boat sale, rental or service, veterinary clinic, cemetery, electric utility substation, funeral chapel, Domestic violence shelter, gas station, pawn shop and gas well (surface).



**LOCATION MAP
PD14-14**

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





PD14-14

North of East Interstate 30 Highway and east of North Collins Street



View of west from Wet 'N Wild Way.



View northwest from Wet 'N Wild way.



View of the subject site from Wet 'N Wild Way.
View south.



View of intersection Collins and Wet 'N wild
Way. View north.

Exhibits/Attachments:

Exhibit B: Planned Development Standards

Attachment 1: Phase I Tract

Attachment 2: Phase II Tract

Exhibit C-1: Development Plan – Phase I

Exhibit C-2: Development Plan – Phase II

Exhibit C-3: Alternate Phase II Plan – Office/Retail/Mixed

Exhibit C-4: Alternate Phase II Plan – Hotel/Theatre/Mixed

Exhibit D-1: Sign Location Plan

Exhibit D-2: Permitted Sign Plans (for P-1, P-2 and M-1 signs)

- c. any retail buildings developed on the Phase II Tract shall be of comparable quality in terms of design, materials and finishes as the quality of the retail buildings developed on the Phase I Tract; and
- d. Additional retail and restaurant uses [i.e. above the 35% threshold set forth in clause (iv)(a) above] shall be allowed on the Phase II Tract if incorporated into (a) one or more buildings as shown generally on the Alternate Phase II Plans attached hereto as Exhibits C-3 and C-4 (the “Mixed-Use Alternative Plans”) or (b) an office building or hotel or (c) a structured parking facility.
- (v) The Alternate Phase II Plans shall not expire so long as the Phase I Tract is under construction prior to the fifth (5th) anniversary of the date hereof .

Section 2 - Base Zoning District

- A. Base District. The base zoning district for the Property shall be “Community Commercial-Entertainment District Overlay, or “EDO-CC” District – Community Service” (the “Base District”) and the Property shall be subject to the development standards of the Base District as outlined in the Unified Development Code as it exists or may be amended, except as otherwise outlined in this Ordinance.

Section 3- Development Regulations

- A. Development Standards. Development Standards shall be in accordance with the Base District, subject to the modifications below:
 - (i) 5.2.2 Internal Parking Area Landscaping: Where parking is “head-in” to a landscaped area or less than fifteen (15) contiguous spaces, required internal landscape may be consolidated in the terminus islands.
 - (ii) 5.3.1 Buffering: There shall be no vertical buffering requirement other than required street trees across from adjacent multi-family at Wet N Wild Way. Buffer requirements would produce a traffic hazard.
 - (iii) 5.4.9B2 Tandem Parking: The Property will be allowed to use up to 12.5% of the total available parking spaces (exclusively or share); all such tandem spaces will be included in the parking requirement calculations.
 - (iv) 5.4.9d2 Garage Screening: Any parking garage for Phase II will be screened from view along Collins and IH-30 by buildings integral to the development, however it may be visible from Wet N Wild Way.
 - (v) 5.6.4G3 Canopy Length: Canopies may exceed 40 linear feet without a break as an architectural element.
 - (vi) 5.7.4A Minimum Development/Street Frontage/Build-to-line: Within Phase I, 100% of the buildings will meet the street frontage/build-to-line. Setbacks

within Phase II will be allowed as shown generally in Exhibit C-2,” and “Alternate Development Plans C-3, and C-4”.

- (vii) 5.7.5A Maximum Building Length: Applicable only to the first floor of a multi-level parking structure.
- (viii) 5.7.5D Transparency: The 40% transparency requirement will be measured by linear frontage, not as a percentage of the overall wall area. In Phase II this requirement may be alternately met along Wet N Wild Way and I-30 by articulation or change in building materials if the building use is not compatible with windows/openings.
- (ix) 5.8.1D10 Private Realm Development Standards/Public Furniture: An alternate “Street Furniture Package” will be submitted for staff approval with the Commercial Site Plan.
- (x) 5.10 Common Open Space: The required percentage of overall site (Phase I and Phase II) landscape/park area is met within the Festival Zone and improvements in the North Zone and South Zone of Phase I. However, when the overall "festival plaza zone" is considered, the Property provides approximately 13% of overall site area in public open space, and all in Phase I.

B. The Phase I Tract shall be developed in a manner generally consistent with the Development Plan – Phase 1 provided however, the following deviations from the Development Plan – Phase 1 shall be permitted by right:

- (i) one (1) new primary material may be added to the exterior materials shown in the Development Plan – Phase 1 and/or one (1) approved primary material may be deleted; and
- (ii) the quantity of each approved material shown on the exterior elevations may be increased or decreased by up to twenty (20%) in the aggregate; and
- (iii) the primary vertical and horizontal dimension of each building may increase or decrease by up to twenty (20%) so long as the aggregate square footage of each building remains within ten percent (10%) of the approved square footages and the aggregate square footage of all buildings is not increased; and
- (iv) no additional site plan, concept plan or development plan (or required accompanying plans) shall be required for the “Festival Zone” shown on the Development Plan - Phase I; the building footprints for the buildings shown in the “Festival Zone” may vary in shape, size and dimension so long as the number of buildings is not increased; further, the elevations and materials for the buildings shown in the Festival Zone shall require Administrative Approval only as contemplated in Section 7B below; corporate identity and trade dress elements shall be accommodated.

All other deviations from the Development Plan – Phase 1 shall be permitted so long as such deviations receive Administrative Approval as contemplated in Section 7.B below.

- C. There shall be no maximum height limitations applicable to the Phase II Tract.
- D. Except as approved herein, the development of the Phase II Tract shall be subject to review and approval of a Development Plan.

Section 4 – Permitted Uses

- A. In addition to the uses permitted by right under the Base District, the following uses shall be permitted by right on the Phase I Tract (without the need for special or conditional use permits):

- (i) bar
- (ii) night club
- (iii) farmer’s market
- (iv) open air vending
- (v) package liquor store
- (vi) microbrewery/microdistillery/winery

;provided, however, the following limitations and stipulations shall apply:

- (a) “farmers market” uses shall be limited to no more than twelve (12) single-day or multi-day occurrences per calendar year and each occurrence shall have a duration of not more than four (4) consecutive days;
- (b) “open air vending” uses shall be limited to such uses that complement and/or enhance the promotional, seasonal, and other events/activities intended for the Festival Zone of the Property; such uses shall, unless directly associated with or operated by a user on the Property, be limited to no more than twelve (12) single-day or multi-day occurrences per calendar year and each occurrence shall have a duration of not more than four (4) consecutive days;
- (c) “package liquor store” uses shall be limited as follows:
 - I. Ten percent (10%) of gross sales shall be of non-alcoholic items such as but not limited to packaged and/or perishable food, tobacco products and accessories, gift baskets, stemware, wine/bar accessories, party planning services, wine and/or party consulting services and special events such as wine tastings, and
 - II. Only one (1) package liquor store shall be allowed on the Property.
 - III. Store must contain not less than 12,500 square feet; and
- (d) “night club” uses shall be limited to uses that are part of a larger mixed-use development.

- B. In addition to the uses permitted by right under the Base District, the following uses shall be permitted by right on the Phase II Tract (without the need for special or conditional use permits):

- (i) all of the uses permitted on the Phase I Tract;
 - (ii) Boutique Hotel
 - (iii) Bowling Alley (if combined with restaurant and/or other entertainment uses, such as but not limited to and for illustrative purposes only “Pinstripes”, “Lucky Strike”, “Latitude 360” and “Splitsville”).
 - (iv) Billiard Parlor
- C. “Drive-thru” windows with associated stacking lanes and directional signage shall be allowed on the Property in “North Zone” and “South Zone” (as shown on the Development Plan – Phase I) only for retail uses (such as but not limited to CVS and banking facilities) and certain narrow-scope restaurant uses (such as but not limited to Starbucks) but shall not be allowed for traditional high volume “quick serve restaurants” such as Wendy’s or McDonalds. No “drive thru” window shall face any public street on the Phase I Tract or, unless screened from view, on the Phase II Tract.
- D. [intentionally deleted].
- E. Special Event Commercial Parking Permit: Up to thirty percent (30%) of the spaces on the Phase II Tract shall be an approved Accessory Special Event Parking Area and may be used for Accessory Special Event Parking purposes. The owner of all or any portion of the Phase II Tract or any licensee or designee of such owner shall be eligible for an Accessory Special Event Parking Permit upon satisfaction of the requirements set forth in Section 2.021B, items 1 through 9, of the “Special Event Parking” Chapter of the Code of the City of Arlington as same exists on the date hereof. Notwithstanding the foregoing, the parking areas on the Phase II Tract may only be used for Special Event Commercial Parking Lot to the extent such parking areas have been constructed to provide required parking for tenant/user/owner buildings on the Property for which building permits have been issued.

Section 5 – Excluded Uses

- A. Notwithstanding the allowances in the Base District, no portion of the Property (Phase I Tract or Phase II Tract) shall be used for:
- (i) nursing home
 - (ii) golf course
 - (iii) country club
 - (iv) yacht club/marina
 - (v) boat sale, rental or service
 - (vi) veterinary clinic
 - (vii) cemetery
 - (viii) electric utility substation
 - (ix) funeral chapel
 - (x) women’s shelter
 - (xi) gas station

- (xii) pawn shop
- (xiii) gas well (surface)

Section 6 – Signage

A. Project Signage:

- (i) The entire Property shall be considered a “unified development” for purposes of signage such that any owner, tenant, user or other occupant of any portion of the Property may utilize any signage on any other portion of the Property without regard to platted lot lines or other parcel subdivisions for advertising such owner, tenant, user or occupant or any of their products or services.
- (ii) Signs are permitted on the Property in the locations shown on the “Sign Location Plan” attached hereto as Exhibit D-1; such signs shall conform to the sign types indicated on the Sign Location Plan and/or Permitted Sign Plan and, so long as located as shown on the Sign Location Plan, shall not be subject to any applicable setback, spacing or other location regulations or limitations. The permitted sign types are shown on the “Permitted Sign Plan” attached hereto as Exhibit D-2 being “P-1” signs, “P-2” signs and “M-1” signs. The height and signage display area of each sign shall be limited to the height and area shown for the applicable sign type as indicated on the Permitted Sign Plan. All such signs shall be deemed “on-premise” signs for all purposes.
- (iii) Sign panels on each sign may be static fixed displays or may feature digital/video/electronic images or combination. Digital images may change but must be continuously displayed for at least twelve (12) seconds each; separate boxes on the same face must “flip” (i.e. change digital content) at the same time. No letter size restrictions shall apply. The number of sign panels on each sign may not exceed the number of panels specified on the Permitted Sign Plan for the applicable sign type.
- (iv) Wall/Canopy Signage: Exposed neon/LED tubing is allowed if integral to the sign style or design.
- (v) The provisions of this Section 6 shall control in the event of any conflict between the provisions herein and the provisions of any other ordinances or regulations of the City including without limitation the ordinances in Article XVI “Sign Standards” of the Code of the City of Arlington.

B. District Identity Signage:

- (i) A District Identity signage elements are included in the overall signage program for the Property, as an integral element incorporated into the

Project Signage. The District Identity sign elements shall be excluded from the height and area limitations specified on the Permitted Sign Plan.

(ii) The integrated Project Sign/District Identity Sign is shown as a “P-1” sign on the Permitted Sign Plan and shall, satisfy applicable requirements “District Identity” signage for the Property.

C. Banners: Banner signs on or adjacent to the Property may be used for special and seasonal events on the Property, subject to coordination with “Experience Arlington” or other applicable City-designated agency.

D. Other/Directional/Directory: Directional and Directory signs shall be permitted subject to Administrative Approval as provided in Section 7B below.

Section 7 - Miscellaneous

A. [Reserved]

B. Administrative Approval. The Zoning Administrator shall approve minor changes to approvals or Development Plans as indicated in the Code. Various matters are eligible for administrative approval under the Code of the City of Arlington. For avoidance of doubt and to clarify and affirm, the following matters shall be subject to modification as an administrative change pursuant to the “Administrative Approval” process:

(i) elevations and materials for buildings in the “Festival Zone” as shown on Exhibit C-2;

(ii) approval of an alternative “public realm” accessories package; and

(iii) Location, number and size of directional and directory signage, if any.

C. Design Criteria Manual. The development of the Property shall be governed by and subject to the terms, conditions, allowances and other provisions of the “Design Criteria Manual-City of Arlington” dated effective August 12, 2003 as same exists as of December 1, 2014, without regard to subsequent amendment, modification, or replacement thereof.

D. Disregarded Interior Lot Lines: The entire Property shall be considered a single “unified development” for purposes of setbacks; interior lot lines shall be disregarded in all determinations of applicable setbacks. Likewise, the Property may be subdivided into one or more platted lots without regard to (i) the presence or absence of adjacent public rights-of-way so long as adequate recorded easements providing for access to one or more public rights-of-way exist, or (ii) the presence or absence of on-premises parking so long as adequate recorded easements or other parking rights agreements providing for parking exist.

Section 8 – Additional Phase II Standards

A. Purpose

The purpose of the Phase II Tract is to create a compact and walkable, mixed use area which will be complimentary to the development on the adjacent Phase I Tract. Uses consistent with this style of development may include high-density, retail, hotel, office and entertainment

B. Development Standards

Development shall be in accordance with Section 3 above, modified as follows:

- (i) Materials, colors, and design elements shall be compatible with the elevations for the Phase I Tract as shown in the Development Plan – Phase I.
- (ii) The Phase II Tract shall be developed in accordance with one of the Alternate Phase II Plans subject to the limitations in Section 1A(iv) above.

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% (less than 35,000sf of building area) restaurant/retail has been added
 - c. special conditions have been added to
 - package liquor (per staff examples)
 - farmer’s market
 - open air vending
 - night club
 - 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 cut in half from 12 signs to 6 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

I-30 at Collins

RENDERINGS

October 02, 2014







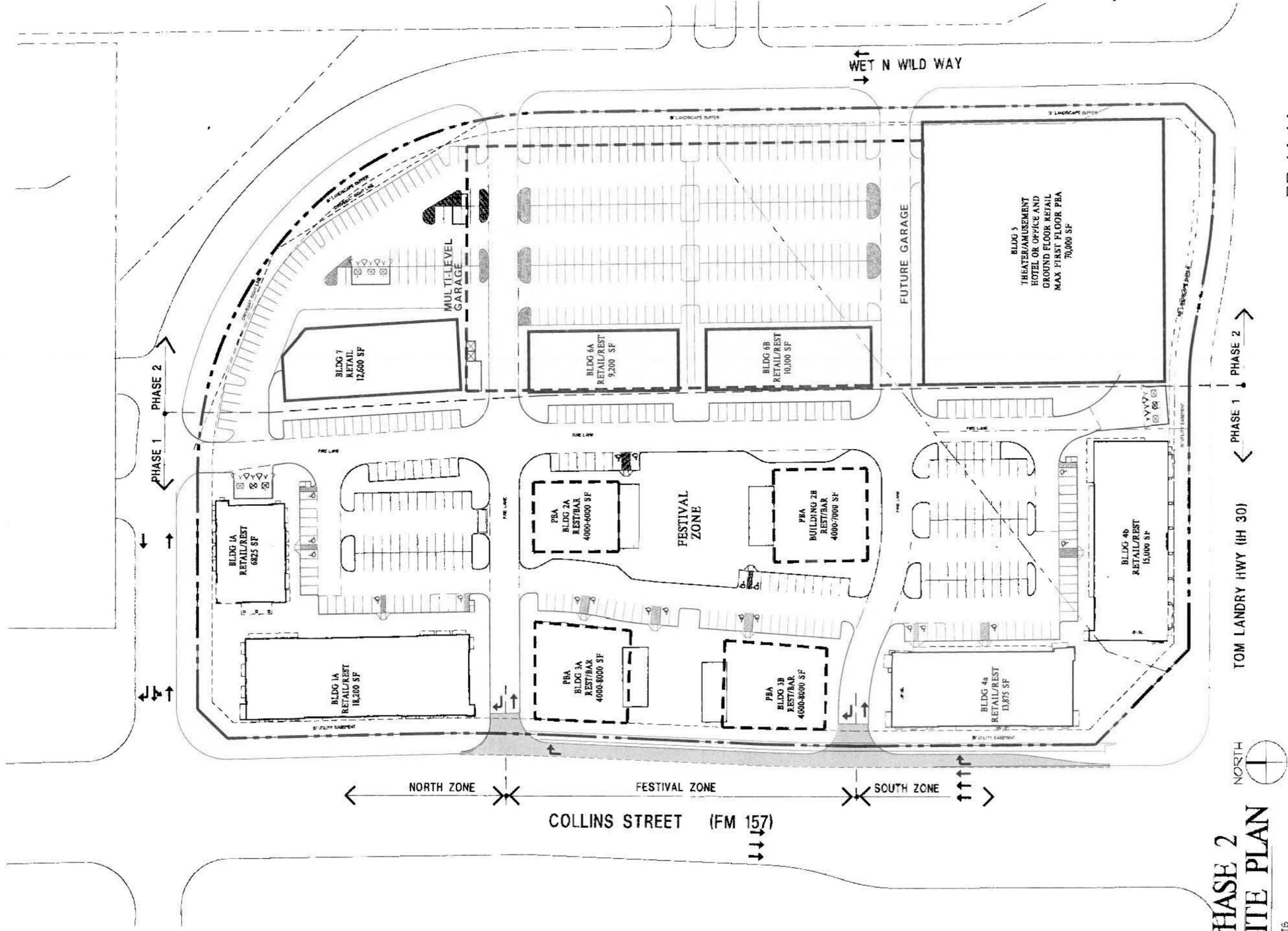




I-30 at Collins Arlington, TX
Greenway Investment

AERIAL
Date: 10.15.14





**PHASE 2
01 SITE PLAN**



NT6

PD 14-14

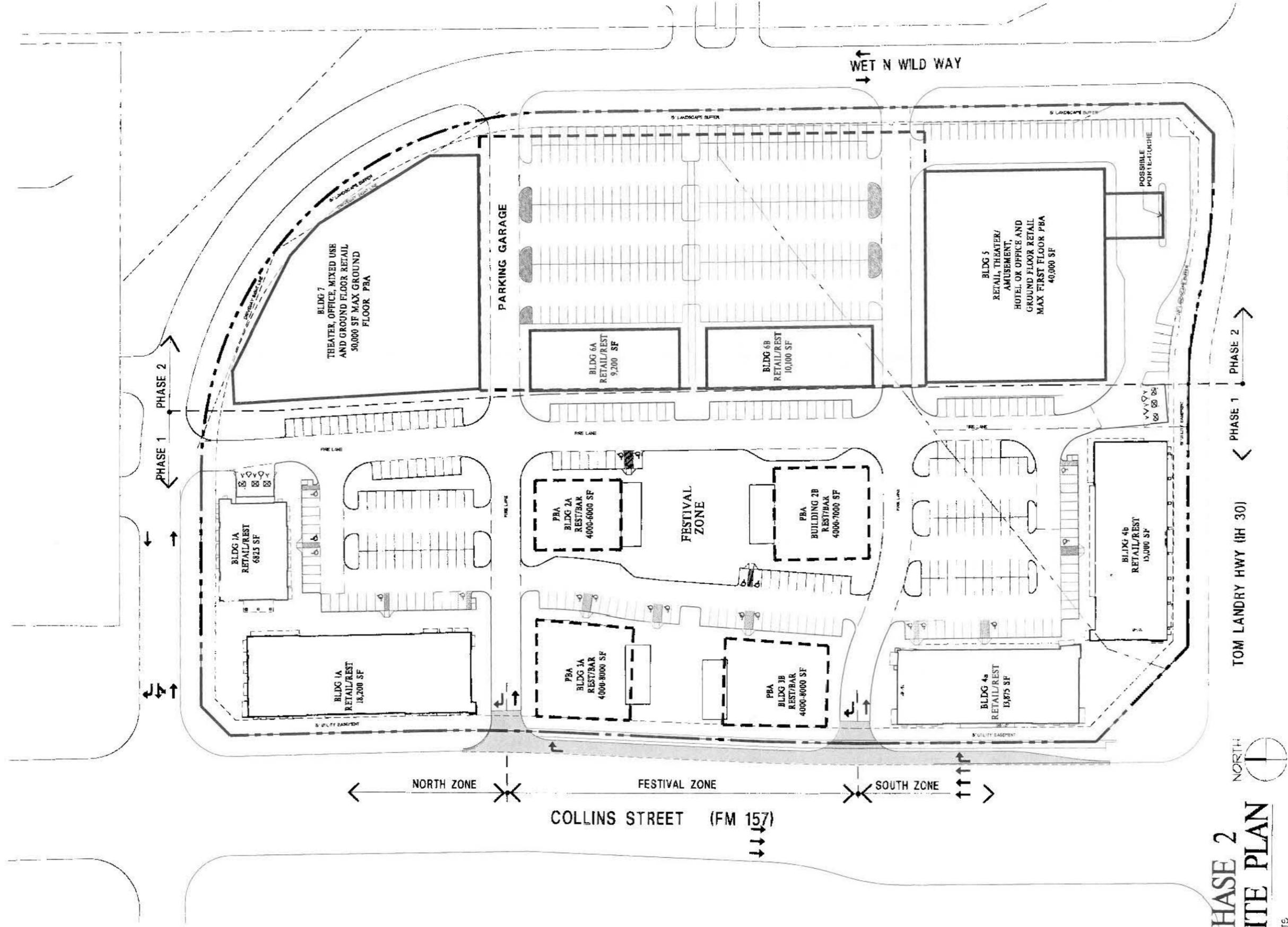


CHAMPIONS PARK
ARLINGTON, TX

EXHIBIT C-3
SCALE: NTS ■ JOB# 12 040
ISSUE DATE: 09/28/14

NE COLLINS & I30 PARTNERS, LLC

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**PHASE 2
01 SITE PLAN**

NTS



TOM LANDRY HWY (IH 30)

PHASE 1 < PHASE 2 >

WET N WILD WAY

PD 14-14



CHAMPIONS PARK

ARLINGTON, TX

EXHIBIT C-4

SCALE: NTS JOB#: 12-040
ISSUE DATE: 09/28/14

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NE COLLINS & I30 PARTNERS, LLC



BUILDING 1A
01 WEST ELEVATION
 1/16" = 1'-0"
 (FACING N. COLLINS ST)

TOTAL GLASS (LINEAR FEET)	149'-11"
TOTAL GLASS 1	34
TOTAL GLASS 2	44
TOTAL GLASS 3	34
WV-1	1'-0"
WV-2	30'-0"
WV-3	18'-11"
WV-4	10'-0"
WV-5	40'-0"
TOTAL FACADE (LINEAR FEET)	234'-2"
TOTAL % GLASS	63.85



BUILDING 1A
02 SOUTH ELEVATION
 1/16" = 1'-0"

TOTAL GLASS (LINEAR FEET)	341'-0"
TOTAL GLASS 1	30
TOTAL GLASS 2	34
TOTAL GLASS 3	37
TOTAL FACADE (LINEAR FEET)	81'-10"
TOTAL % GLASS	41.56



BUILDING 1A
03 EAST ELEVATION
 1/16" = 1'-0"
 (FACING SHOPS INTERIOR)

TOTAL GLASS (LINEAR FEET)	174'-0"
TOTAL GLASS 1	30
TOTAL GLASS 2	30
TOTAL GLASS 3	30
WV-1	1'-0"
WV-2	30'-0"
WV-3	18'-0"
WV-4	14'-0"
WV-5	40'-0"
TOTAL FACADE (LINEAR FEET)	221'-8"
TOTAL % GLASS	76.43



BUILDING 1A
04 NORTH ELEVATION
 1/16" = 1'-0"
 (FACING WET N WILD WAY)

TOTAL GLASS (LINEAR FEET)	62'-10"
TOTAL GLASS 1	34
TOTAL GLASS 2	34
TOTAL GLASS 3	34
TOTAL FACADE (LINEAR FEET)	81'-0"
TOTAL % GLASS	71.52



BUILDING 1B
05 NORTH ELEVATION
 1/16" = 1'-0"
 (FACING WET N WILD WAY)

TOTAL GLASS (LINEAR FEET)	60'-8"
TOTAL GLASS 1	23
TOTAL GLASS 2	33
TOTAL GLASS 3	34
WV-1	3'-0"
WV-2	10'-0"
WV-3	10'-0"
WV-4	30'-0"
WV-5	20'-0"
TOTAL FACADE (LINEAR FEET)	102'-0"
TOTAL % GLASS	59.41



BUILDING 1B
06 WEST ELEVATION
 1/16" = 1'-0"
 (FACING COLLINS)

TOTAL GLASS (LINEAR FEET)	43'-0"
TOTAL GLASS 1	30
TOTAL GLASS 2	27'-4"
TOTAL FACADE (LINEAR FEET)	71'-2"
TOTAL % GLASS	60.40



BUILDING 1B
07 SOUTH ELEVATION
 1/16" = 1'-0"
 (FACING SHOPS INTERIOR)

TOTAL GLASS (LINEAR FEET)	68'-4"
TOTAL GLASS 1	30
TOTAL GLASS 2	34
TOTAL GLASS 3	34
WV-1	3'-0"
WV-2	30'-0"
WV-3	10'-0"
WV-4	10'-0"
TOTAL FACADE (LINEAR FEET)	99'-2"
TOTAL % GLASS	68.89



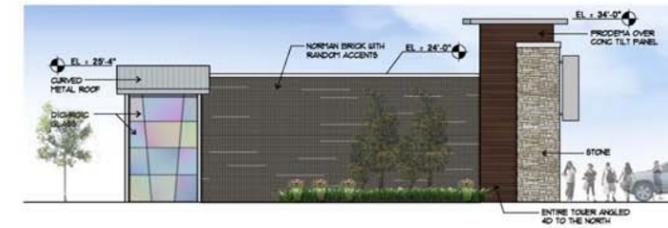
BUILDING 1B
08 EAST ELEVATION
 1/16" = 1'-0"
 (FACING WET N WILD WAY)

TOTAL GLASS (LINEAR FEET)	10'-0"
TOTAL GLASS 1	10
TOTAL GLASS 2	10
TOTAL GLASS 3	10
TOTAL FACADE (LINEAR FEET)	130'-0"
TOTAL % GLASS	14.29



BUILDING 4A
01 WEST ELEVATION
 1/16" = 1'-0"
 (FACING COLLINS)

TOTAL GLASS (LINEAR FEET)	88'-4"
TOTAL GLASS 1	33'-0"
TOTAL GLASS 2	15'-0"
TOTAL GLASS 3	15'-0"
TOTAL GLASS 4	15'-0"
TOTAL GLASS 5	10'-0"
TOTAL GLASS 6	10'-0"
TOTAL GLASS 7	10'-0"
TOTAL FACADE (LINEAR FEET)	189'-0"
TOTAL % GLASS	46.74



BUILDING 4A
02 SOUTH ELEVATION
 1/16" = 1'-0"
 (FACING I-30)

TOTAL GLASS (LINEAR FEET)	12'-10"
TOTAL GLASS 1	12'-10"
TOTAL GLASS 2	0'-0"
TOTAL GLASS 3	0'-0"
TOTAL GLASS 4	0'-0"
TOTAL GLASS 5	0'-0"
TOTAL GLASS 6	0'-0"
TOTAL GLASS 7	0'-0"
TOTAL FACADE (LINEAR FEET)	80'-5"
TOTAL % GLASS	15.40



BUILDING 4A
03 EAST ELEVATION
 1/16" = 1'-0"
 (FACING SHOPS INTERIOR)

TOTAL GLASS (LINEAR FEET)	145'-8"
TOTAL GLASS 1	33'-0"
TOTAL GLASS 2	15'-0"
TOTAL GLASS 3	15'-0"
TOTAL GLASS 4	15'-0"
TOTAL GLASS 5	10'-0"
TOTAL GLASS 6	10'-0"
TOTAL GLASS 7	10'-0"
TOTAL FACADE (LINEAR FEET)	188'-8"
TOTAL % GLASS	77.19



BUILDING 4A
04 NORTH ELEVATION
 1/16" = 1'-0"

TOTAL GLASS (LINEAR FEET)	25'-10"
TOTAL GLASS 1	25'-10"
TOTAL GLASS 2	0'-0"
TOTAL GLASS 3	0'-0"
TOTAL GLASS 4	0'-0"
TOTAL GLASS 5	0'-0"
TOTAL GLASS 6	0'-0"
TOTAL GLASS 7	0'-0"
TOTAL FACADE (LINEAR FEET)	71'-5"
TOTAL % GLASS	33.30



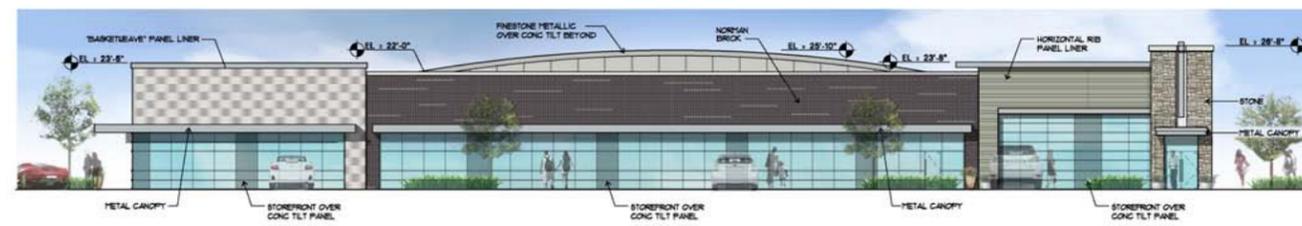
BUILDING 4B
05 SOUTH ELEVATION
 1/16" = 1'-0"
 (FACING I-30)

TOTAL GLASS (LINEAR FEET)	118'-6"
TOTAL GLASS 1	33'-0"
TOTAL GLASS 2	15'-0"
TOTAL GLASS 3	15'-0"
TOTAL GLASS 4	15'-0"
TOTAL GLASS 5	10'-0"
TOTAL GLASS 6	10'-0"
TOTAL GLASS 7	10'-0"
TOTAL FACADE (LINEAR FEET)	200'-2"
TOTAL % GLASS	59.20



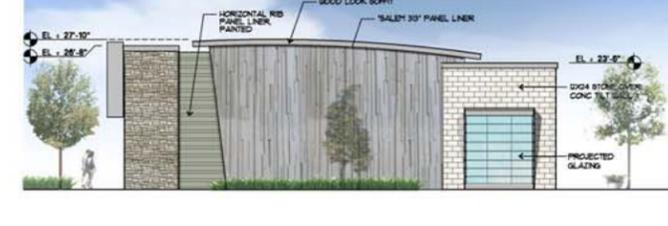
BUILDING 4B
06 EAST ELEVATION
 1/16" = 1'-0"
 (FACING WET N WILD WAY)

TOTAL GLASS (LINEAR FEET)	35'-6"
TOTAL GLASS 1	35'-6"
TOTAL GLASS 2	0'-0"
TOTAL GLASS 3	0'-0"
TOTAL GLASS 4	0'-0"
TOTAL GLASS 5	0'-0"
TOTAL GLASS 6	0'-0"
TOTAL GLASS 7	0'-0"
TOTAL FACADE (LINEAR FEET)	70'-2"
TOTAL % GLASS	41.22



BUILDING 4B
07 NORTH ELEVATION
 1/16" = 1'-0"
 (FACING SHOPS INTERIOR)

TOTAL GLASS (LINEAR FEET)	193'-11"
TOTAL GLASS 1	33'-0"
TOTAL GLASS 2	15'-0"
TOTAL GLASS 3	15'-0"
TOTAL GLASS 4	15'-0"
TOTAL GLASS 5	10'-0"
TOTAL GLASS 6	10'-0"
TOTAL GLASS 7	10'-0"
TOTAL FACADE (LINEAR FEET)	200'-2"
TOTAL % GLASS	76.50



BUILDING 4B
08 WEST ELEVATION
 1/16" = 1'-0"
 (FACING COLLINS)

TOTAL GLASS (LINEAR FEET)	13'-0"
TOTAL GLASS 1	13'-0"
TOTAL GLASS 2	0'-0"
TOTAL GLASS 3	0'-0"
TOTAL GLASS 4	0'-0"
TOTAL GLASS 5	0'-0"
TOTAL GLASS 6	0'-0"
TOTAL GLASS 7	0'-0"
TOTAL FACADE (LINEAR FEET)	80'-0"
TOTAL % GLASS	16.25



PHASE 1
01 SITE PLAN
NTS



PD 14-14



O'BRIEN

CHAMPIONS PARK

ARLINGTON, TX

EXHIBIT C-1

SCALE: NTS JOB#: 12-040

ISSUE DATE: 12/08/14

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PHASE 2
01 SITE PLAN



PD 14-14



O'BRIEN

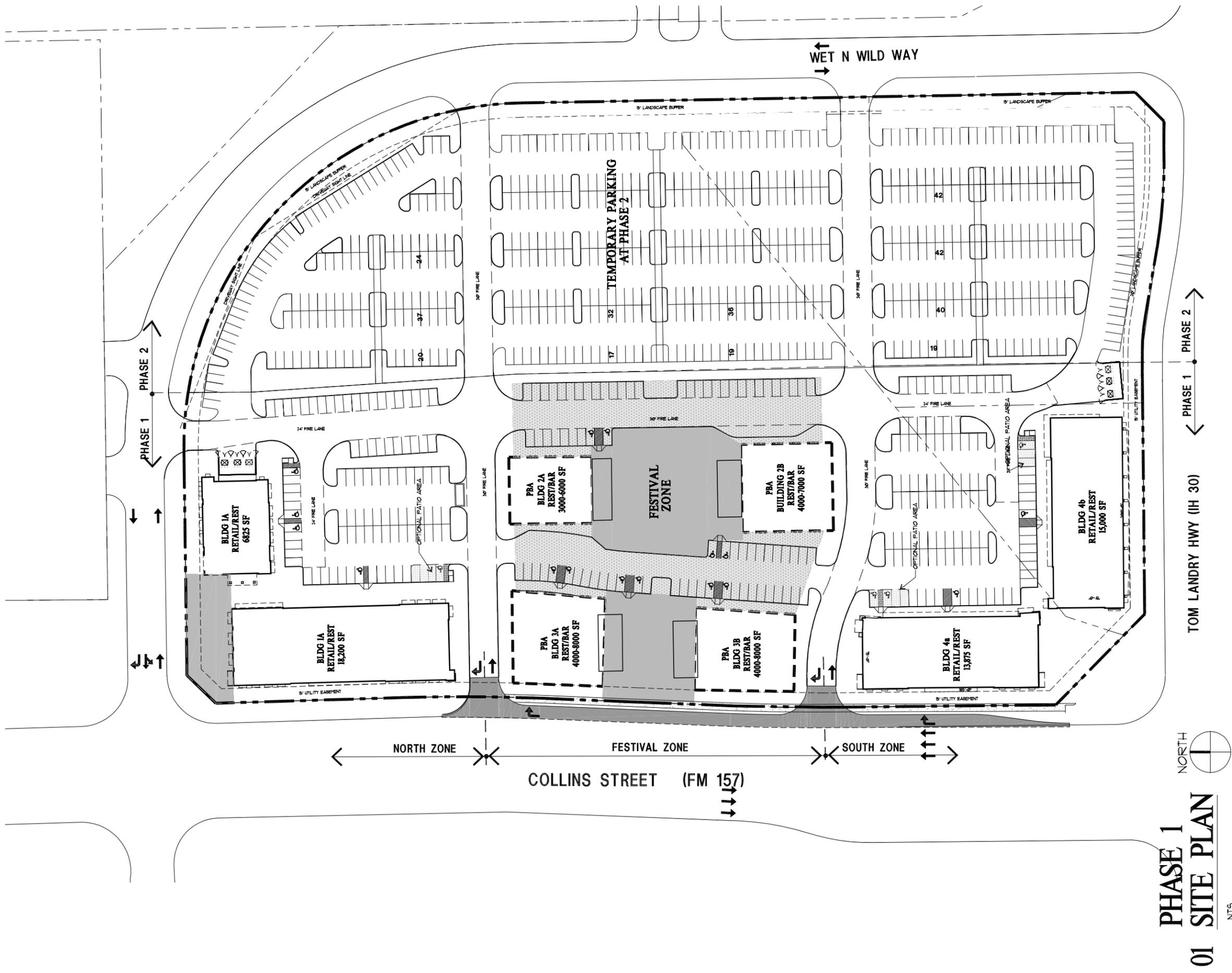
CHAMPIONS PARK
ARLINGTON, TX

EXHIBIT C-2

SCALE: NTS JOB#: 12-040
ISSUE DATE: 12/08/14
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**PHASE 1
01 SITE PLAN**

NTS



TOM LANDRY HWY (IH 30) PHASE 1 PHASE 2

WET N WILD WAY

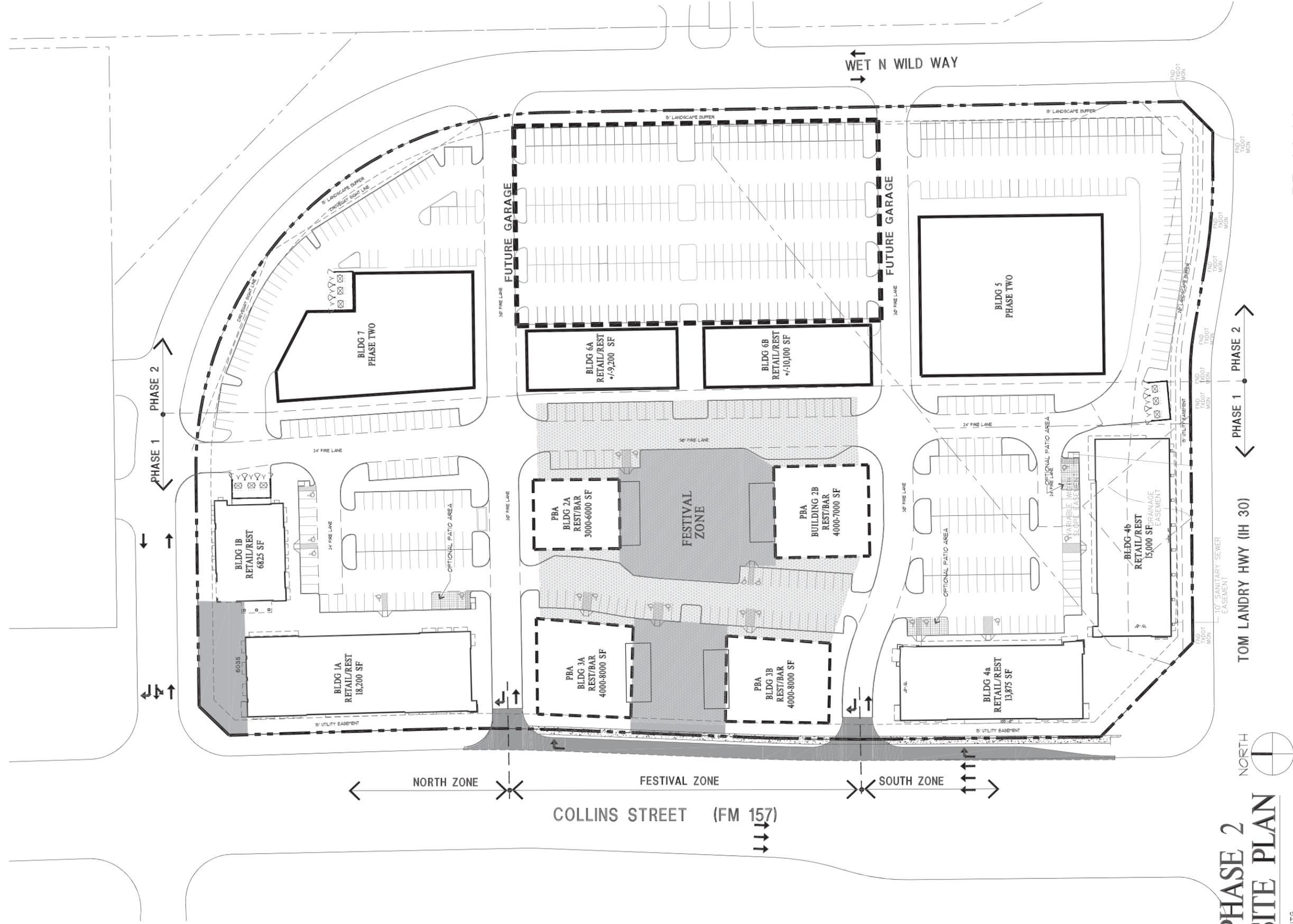
PD 14-14



CHAMPIONS PARK
ARLINGTON, TX

EXHIBIT C-1
SCALE: NTS JOB#: 12-040
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**PHASE 2
01 SITE PLAN**

NTS



TOM LANDRY HWY (IH 30)

PHASE 1 ← PHASE 2 →

WET N WILD WAY

PD 14-14



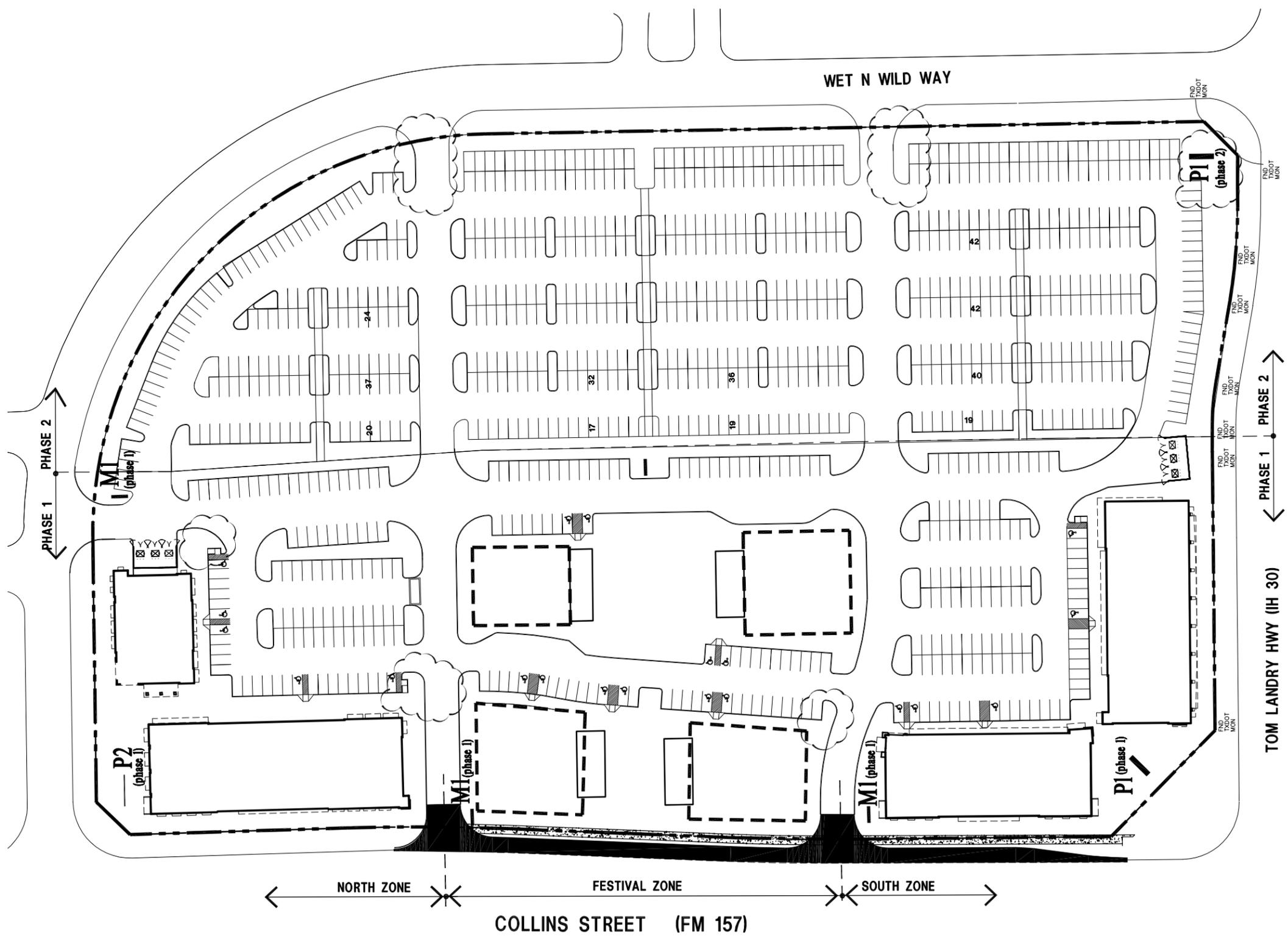
CHAMPIONS PARK
ARLINGTON, TX

EXHIBIT C-2
SCALE: NTS JOB#: 12-040
ISSUE DATE: 12/08/14

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SIGNAGE COMPARISON

Sign type:	Allowed	Requested
MI	Height: 15' (multi-tenant) Sign Area: 200 sf Number: 6 (2/street front with 400' frontage min)	Height: 7'-6" Sign area: 90 sf Number: 3
P1	Height: 50' (as allowed by 7.15 Alt Sign Plan) Sign Area: 1000 sf Number: max 3, min spacing 500'	Height: 40' to top of sign box Sign area: 1070 sf* Number: 2, spaced at 550'
P2	Height: 20' (as allowed by 7.15 Alt Sign Plan) Sign Area: 200 sf Number: 3 signs per street front	Height: 20' Sign-area: 395-sf Number: 1

*as measured rectangulary

01 SIGN LOCATION PLAN

NOT TO SCALE

SIGNAGE NOTES:
 • All sign standards related to article 7.13 of the EDO will be adhered to except those listed in the table "SIGN COMPARISON" on this exhibit.

PD 14-14



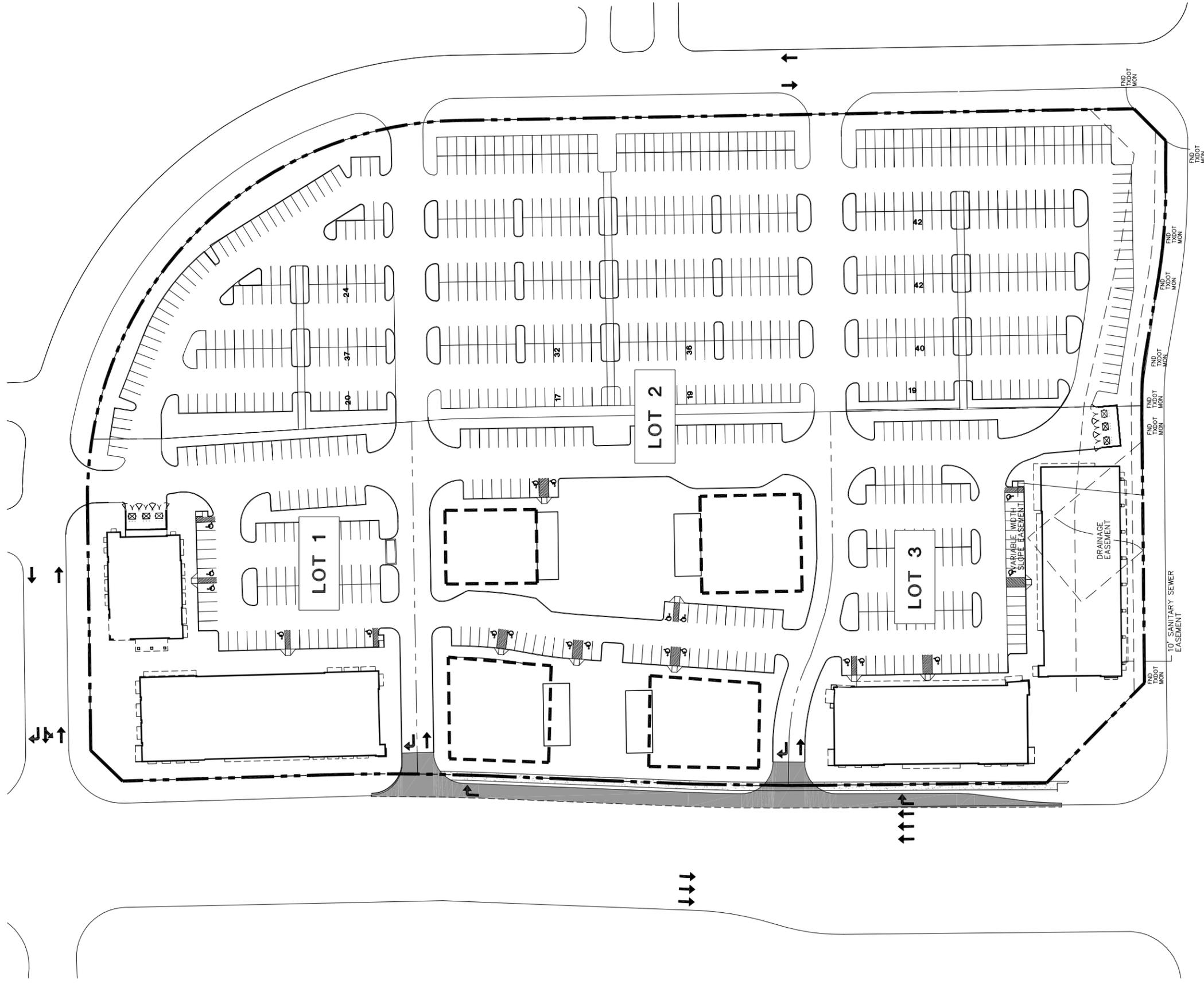
O'Brien

CHAMPIONS PARK
 ARLINGTON, TX

NE COLLINS & I30 PARTNERS, LLC

EXHIBIT D-1

SCALE: 1"=50'-0" • JOB#: 12-040
 ISSUE DATE: 12/08/14
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NOTE:
Developer intends to impose cross-parking easements
across the entire development

CONCEPTUAL 01 PLATTING LAYOUT

NOT TO SCALE



PD 14-14



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CHAMPIONS PARK
ARLINGTON, TX

EXHIBIT E-1
SCALE: 1"=50'-0" • JOB#: 12-040
ISSUE DATE: 09/28/14
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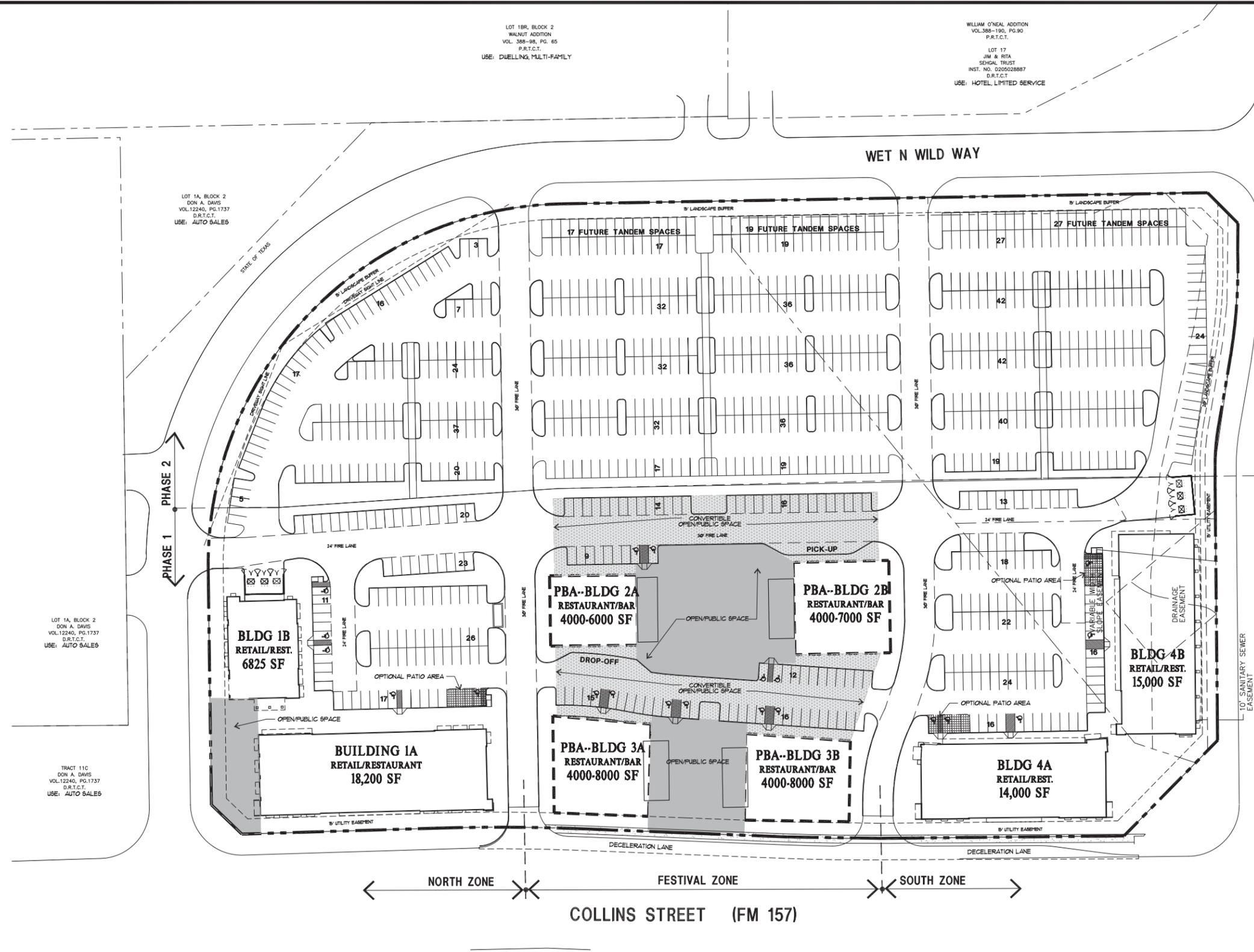
LOT 18R, BLOCK 2
WALNUT ADDITION
VOL. 388-98, PG. 65
P.R.T.C.T.
USE: DWELLING, MULTI-FAMILY

WILLIAM O'NEAL ADDITION
VOL. 388-190, PG. 90
P.R.T.C.T.
LOT 17
JIM & RITA
SEHGAH TRUST
INST. NO. 020502887
D.R.T.C.T.
USE: HOTEL, LIMITED SERVICE

LOT 1A, BLOCK 2
DON A. DAVIS
VOL. 12240, PG. 1737
D.R.T.C.T.
USE: AUTO SALES

LOT 1A, BLOCK 2
DON A. DAVIS
VOL. 12240, PG. 1737
D.R.T.C.T.
USE: AUTO SALES

TRACT 11C
DON A. DAVIS
VOL. 12240, PG. 1737
D.R.T.C.T.
USE: AUTO SALES



- Development Standards. Development Standards shall be in accordance with the Base District, subject to the modifications below:
- 5.2.2.E.2.a(ii) Internal Parking Area Landscaping: In Phase I where parking is "head-in" to a landscaped area or less than fifteen (15) contiguous spaces, required internal landscape may be consolidated in the terminus islands.
 - 5.2.2.B.3 Perimeter Landscape Setback table 5.2.1: minimum landscape setback and tree requirements for phase 2 will be provided with phase 1 construction; plant requirements will be deferred until phase 2.
 - 5.4.9B2 Tandem Parking: The Property will be allowed to use up to 12.5% of the total available parking spaces (exclusively or share); all such tandem spaces will be included in the parking requirement calculations.
 - 5.4.9.D.2 Garage Screening: Any parking garage for Phase II will be screened from view along Collins and IH-30 by buildings integral to the development, however it may be visible from Wet N Wild Way.
 - 5.6.4.G.3 Canopy Length: Canopies may exceed 40 linear feet without a break as an architectural element.
 - 5.7.4.A Minimum Development/Street Frontage/Bulk-to-Line: Within Phase I, 100% of the buildings will meet the street frontage/bulk-to-line, except where a greater setback may be required for utility easements. Setbacks within Phase II will be allowed as shown generally in Exhibit C-2, and "Alternate Development Plans C-3, C-4, and C5".
 - 5.7.5.A Maximum Building Length: Applicable only to the first floor of a multi-level parking structure.
 - 5.7.5.D Transparency: The 40% transparency requirement will be measured by linear footage, not as a percentage of the overall wall area. In Phase II this requirement may be alternately met along Wet N Wild Way and I-30 by articulation or change in building materials if the building use is not compatible with windows/openings.
 - 5.8.1.D.10 Private Realm Development Standards/Public Furnishings: An alternate "Street Furniture Package" will be submitted for staff approval with the Commercial Site Plan.

SITE TABULATIONS:

	phase 1	phase 2	total
SITE AREA:	340,597 sf	264,789 sf	605,386 sf
BUILDING AREA:	7,819 sq ft	6,079 sq ft	13,898 sq ft
IMPERVIOUS AREA:	82,875 sf (84.2%)	208,831 sf (78.9%)	495,734 sf (81.89%)

PARKING:

Building	Use	Area (sf)	Required	Provided	Bar	Rest. Patio	Total
1	30% Retail/70% Restaurant	25,025	23	175			198
2	60% Restaurant/40% Bar	13,000	176	716			892
3	60% Restaurant/40% Bar	16,000	36	36			72
4	30% Retail/70% Restaurant	28,875	26	260			286
Total		82,900	49	553	162	123	884

PARKING PROVIDED: phase 1 288 sp phase 2 (temp) 599 sp TOTAL 887 sp
all parking spaces are 9'x18'

OUTDOOR SPACES:
REQUIRED: 50,000 SF OR GREATER, 5% OF SITE AREA
SITE AREA=605,386 sf (phase 1 & 2)
5% = 30,269 sf
PROVIDED: 36,075 sf
(FESTIVAL ZONE plazas & corner of Collins & Wet/Wild Way)
An additional 40,000 sf of public space is established when the FESTIVAL ZONE convertible parking areas are considered.



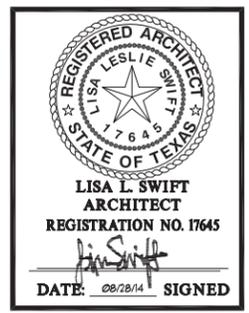
GOMEZ • SWIFT • O'BRIEN
5310 HARVEST HILL ROAD
SUITE 146, LB 156
DALLAS, TEXAS 75230
(972) 385-9651
FAX: (972) 385-3462
www.GSOarchitects.com

CHAMPIONS PARK
NORTH COLLINS & I-30
ARLINGTON, TEXAS

ISSUE LOG

NO.	DESCRIPTION	DATE
	ZONING SUBMITTAL	08/28/14
	REVISIONS PER STAFF COMMENTS	10/02/14
	REVISIONS FOR 12/11/2014 P4Z MEETING	12/18/2014

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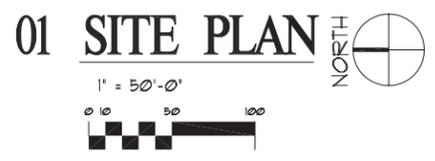
OWNER:
NEC COLLINS & I30 PARTNERS, L.P.
2808 FAIRMOUNT STREET, SUITE 100
PHONE 214-979-1100
CONTACT: JAY GROGAN/CHRISTY HAMMONS

ENGINEER:
GRAHAM ASSOCIATES
600 SIX FLAGS COURT SUITE 500
ARLINGTON, TEXAS 76011
PHONE 817-640-8535
CONTACT: JEFF WILLIAMS

ARCHITECT:
GSO ARCHITECTS
5310 HARVEST HILL ROAD SUITE 146
DALLAS, TEXAS 75230
PHONE 972 385 9651
CONTACT: LISA SWIFT

JOB NO.: 12-040
DATE: 08/28/14
SCALE: AS NOTED

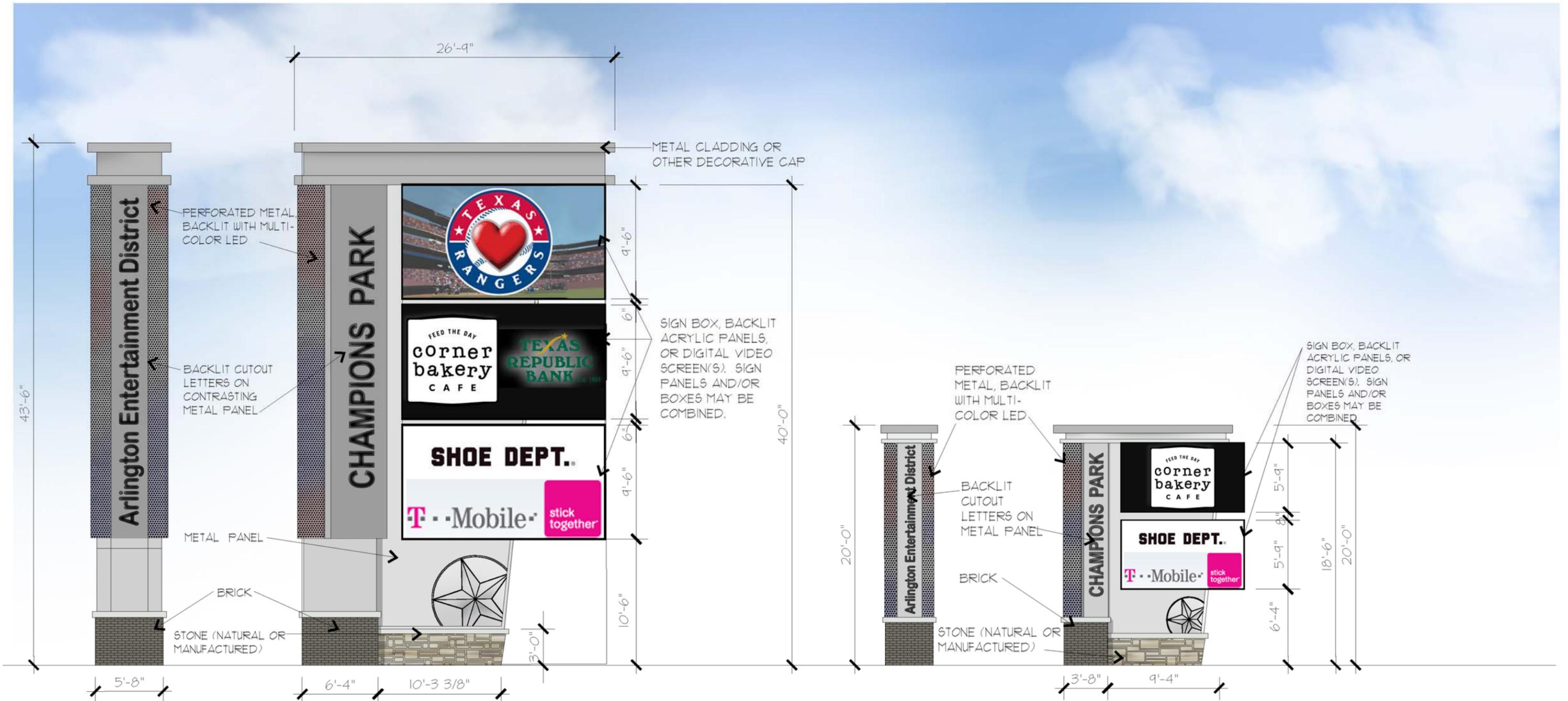
SHEET NO.
A1.0
DEVELOPMENT PLAN





MAX SIGN COPY (OR SCREEN)
 AREA - 60 SF
 MAX HEIGHT 7'-6", WIDTH MAY VARY
 FROM DIMENSION SHOWN

01 M1 SIGN



01 **SIGN TYPE**
P1 (SIDE)

02 **SIGN TYPE**
P1 (FRONT)

03 **SIGN TYPE**
P2 (SIDE)

04 **SIGN TYPE**
P2 (FRONT)

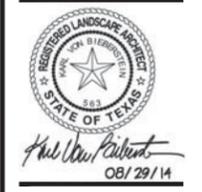
MAX SIGN COPY (OR SCREEN) AREA - 550 SF PER SIDE, EACH SIGN MAY BE DOUBLE SIDED. (SINGLE SIGN BOX OR UP TO 4 SEPARATE BOXES, UP TO 6 PANELS PER BOX, WIDTH MAY VARY FROM DIMENSION SHOWN), MAX HEIGHT 40 FEET TO TOP OF BOX
MAX 12 SECOND IMAGE LOOPS; IMAGES REQUIRED TO FLIP CONCURRENTLY IN SEPARATE BOXES

MAX SIGN COPY (OR SCREEN) AREA - 140 SF PER SIDE, EACH SIGN MAY BE DOUBLE SIDED. (SINGLE BOX OR UP TO 3 SEPARATE BOXES, UP TO 6 PANELS PER BOX, WIDTH MAY VARY FROM DIMENSION SHOWN), MAX HEIGHT 20 FEET TO TOP OF SIGN, MAX 12 SECOND IMAGE LOOPS; IMAGES REQUIRED TO FLIP CONCURRENTLY IN SEPARATE BOXES

VICINITY MAP



Newman, Jackson, Bieberstein
Landscape Architecture
Banner Place North
12770 Cliff Road, Suite 210
Dallas, Texas 75251
tel: 972-233-2033
fax: 972-233-2022
njblnc@njblnc.net



PRELIMINARY
NOT FOR
CONSTRUCTION

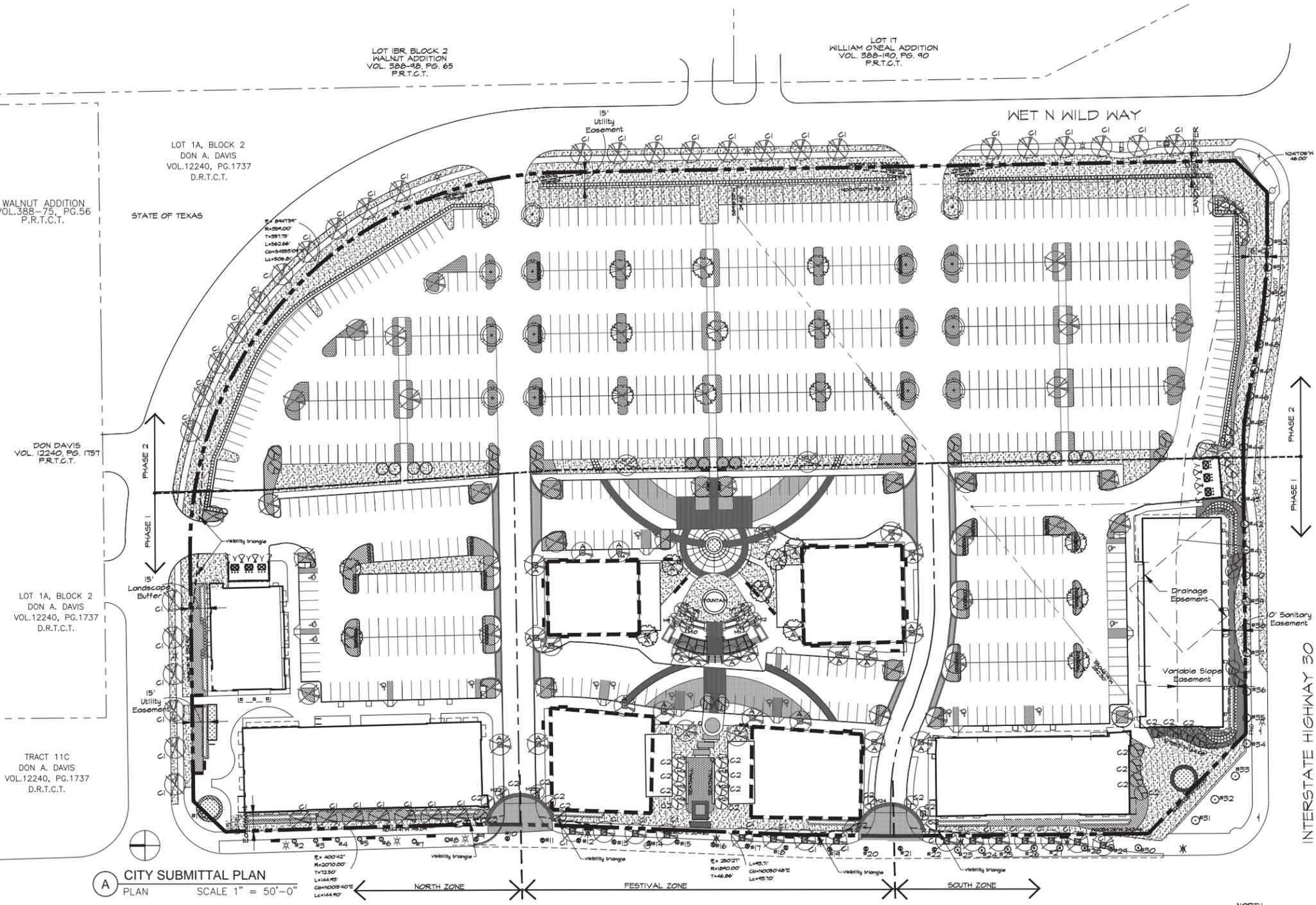
Champions Park
North Collins and HI 30
Arlington Texas

NJB SHEET _____ OF _____

Revisions	No.	Date	Item
08-28-14 ZONING SUBMITTAL			
10-02-14 REV. PER COMMENTS			
11-18-14 REV. PER COMMENTS			
12-04-14 P 2 SUBMITTAL			

Date: 08/12/14
Drawn: LNL
Checked: RJ
Project No.: 0015-12

Sheet Title
Landscape City Submittal
Scale: as noted
Sheet No.
L1.0



WALNUT ADDITION
VOL. 388-75, PG. 56
P.R.T.C.T.

LOT 1A, BLOCK 2
DON A. DAVIS
VOL. 12240, PG. 1737
D.R.T.C.T.

LOT 1B, BLOCK 2
WALNUT ADDITION
VOL. 388-75, PG. 56
P.R.T.C.T.

LOT 17
WILLIAM O'NEAL ADDITION
VOL. 588-180, PG. 90
P.R.T.C.T.

DON DAVIS
VOL. 12240, PG. 1157
P.R.T.C.T.

LOT 1A, BLOCK 2
DON A. DAVIS
VOL. 12240, PG. 1737
D.R.T.C.T.

TRACT 11C
DON A. DAVIS
VOL. 12240, PG. 1737
D.R.T.C.T.

(A) CITY SUBMITTAL PLAN
PLAN SCALE 1" = 50'-0"

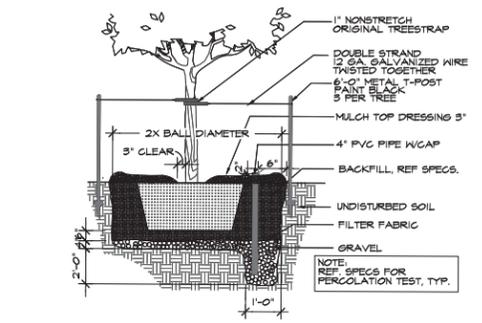
PLANT LIST

QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE / COMMENTS
SHADE TREES			
16	LIVE OAK	<i>Quercus virginiana</i>	3" cal, min, 45 gal, 12'-14" HT, 6'-8" sp, full
52	CEDAR ELM 'CI'	<i>Ulmus crassifolia</i>	4" cal, 100 gal, 14'-15" HT, 6'-8" sp, full
66	CEDAR ELM	<i>Ulmus crassifolia</i>	3" cal, B4B, 12'-14" HT, 5'-6" sp, full
20	RED OAK	<i>Quercus shumardii</i>	3" cal, min, 45 gal, 12'-14" HT, 6'-8" sp, full
ORNAMENTAL TREES			
21	GRAPE MYRTLE 'C2'	<i>Lagerstroemia indica Baham's Pink</i>	30 gal, 8'-10" ht, x 5'-6" sp, 3-5 trunks min, 1 1/4" cal. each trunk, full
34	GRAPE MYRTLE	<i>Lagerstroemia indica 'Pink Velvet'</i>	15 gal, 5'-6" ht, x 3'-4" sp, 3-5 trunks min, 1" cal. each trunk, full
12	MEXICAN PLUM	<i>Prunus mexicana</i>	25" cal, B4B, 8'-11" HT, 4'-5" sp, multi-trunk, 1 1/4" cal. each trunk, 3-5 trunks min.

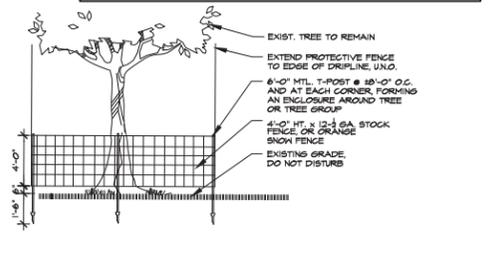
QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE / COMMENTS
SHRUBS			
471	DWF. BURFORD HOLLY	<i>Ilex cornuta burfordii nano</i>	5 gal, 18"-24" ht, 14"-21" sp, full
457	INDIAN HAWTHORN	<i>Raphiolepis indica 'Clara'</i>	3 gal, 12"-14" ht. x sp, full
203	NANDINA	<i>Nandina domestica Harbor Dwf</i>	3 gal, 8'-10" ht, 12"-14" sp, multiple canes, full
GROUNDCOVER/COLOR			
2317B	LIRIOPE	<i>Liriope muscari 'Big Blue'</i>	12" OC, 4" pot, heavily rooted, full
610	LANTANA	<i>Lantana horrida</i>	1 gal, full, heavily rooted

NORTH COLLINS STREET (FM 157)

NORTH SCALE: 1:50
AUG. 24, 2014



(B) TREE PLANTING/ STAKING
SECTION NOT TO SCALE



(C) TREE PROTECTION
SECTION NOT TO SCALE

TREE MITIGATION

Landscape Requirements

BUFFERS	H.I. 30 (517 L.F. frontage)		North Collins (642 L.F. frontage)		Wet N Wild Way (1137 L.F. frontage)	
	Required	Provided	Required	Provided	Required	Provided
Buffer Width	15'	15'	15'	15'	15'	15'
Trees 4" cal. (min.)	(1 per 30')		(1 per 30')		(1 per 30')	
Plant	(16 per 50')		(14 per 50')		(14 per 50')	
Shrub	185	259	247	247	319	440
50% evergreen	50%	50%	50%	50%	50%	50%
25% Drought Tolerant	25%	25%	25%	25%	25%	25%
Grass Coverage Limit (maximum amount of grass cover in the setback)	40%	40%	40%	40%	40%	15%

PARKING

INTERNAL PARKING AREA LANDSCAPING:

REQUIRED:

1 Tree in the end islands and 50% vegetation cover other than turf. Islands required to be 162 s.f., protected with a raised curb. No paving within 4' of tree, and 1 shrub per row.

PROVIDED: For Phase 1

1 tree per end island with groundcover and 162 s.f. min. No paving within 4' of tree, 6" curb provided. 1 shrub for every per row.

PROVIDED: For Phase 2

End islands with 162 s.f. min. No paving within 4' of tree, 6" curb provided.

OUTDOOR SPACES

NON RESIDENTIAL AND MIXED USE BUILDINGS

REQUIRED:
50,000 OR GREATER 5% OR SITE AREA DEVOTED TO PUBLIC PARK OR OPEN SPACE.
SITE AREA = 605,385 SF (phase 1 & 2)
5% = 30,269 SF
PROVIDED:
16,075 SF
REQUIRED:
1 Tree for ea. 1,000 of open space
PROVIDED:
31 trees (labeled with an "A" on the plan)

REQUIRED:
25 LF of seating per 1000 SF
PROVIDED:
775 LF seating
1 trash can per 5000 SF
PROVIDED:
6 trash cans provided
REQUIRED:
special paving at cross walks
PROVIDED:
special paving at cross walks

SITE FURNITURE

NON RESIDENTIAL AND MIXED USE BUILDINGS

REQUIRED:
BENCHES ON STREET FRONTAGE
1 EVERY 90 L.F.
PROVIDED:
14 REQUIRED

REQUIRED:
5% OF REQUIRED PARKING SHALL BE FOR BIKE PARKING
REQUIRED PARKING=886
5% = 44 BIKE SPACES
PROVIDED:
9 Bike Racks
(Ea. Rack can hold 5 bikes)

Public Realm Development Standards

Roadside Design

Edge Zone

REQUIRED:

Area between the face of curb and the Furnishing Zone, which will provide clearance between parked cars or travelled way. Required for all streets except local streets, medians, and all streets located in the center neighborhood sub district on our property. Accessories and/or landscaping shall be at least 2' wide to allow for the door swing of a parked car.

PROVIDED:

2' area from the face of curb to the furniture zone.

Furnishing Zone

REQUIRED:

Area of the roadway that provides a buffer between people and cars. Items located in this area are street trees, furniture, planting strips utility poles, traffic signals, fire hydrants. This zone is to be 5' wide min.

PROVIDED:

5' area from the Edge Zone.

Throughway Zone

REQUIRED:

Area must be clear horizontally and vertically. Continuous sidewalk in the ROW or Landscape setback, and completed before building occupancy. Clear pedestrian zone shall be 6' in commercial and mixed use areas. All walks are to be ADA compliant.

PROVIDED:

A 6' Clear pedestrian zone shall be provided.

Frontage Zone

REQUIRED:

2' min. Distance between the Throughway zone and the building front or property line. This area can contain private furniture, signage, merchandise displays. This area can be used for restaurant/street cafes.

PROVIDED:

We have provided a 2' min area for this zone.

Public Realm Accessories

Lighting

REQUIRED:

Lighting will provide uniformity ratios with current standards. Lighting will be focus downward with cut off shields. Lighting will be controlled with a photocell or timer. Lighting will be maintained in a operable state. Lighting could be string, tree or uplighting. Lighting will be waterproof, and directional. Lighting for Boulevards will be located along sidewalks, 4' from back of curb, and placed 15' from trees, and in scale with the space. Lighting for Non Boulevards shall be a combination pole, centered between trees, banner, 15' from the trees. And have a mounting height of 20' with a sign arm to accommodate a vertical banner.

PROVIDED:

We will comply with these standards.

Street Furniture

REQUIRED:

Benches shall be located near street lamps, building entrances, or bike rack locations. Benches shall be spaced at a min. distance of 90' along mixed use major thoroughfares, and 180' min. along all others.

PROVIDED:

We will comply with these standards.

REQUIRED:

Trash cans shall be accessible to pedestrians. Trash cans will be permanently attached to the pavement. Trash cans will provide an outer shell and interior liner. Trash cans will be spaced at a minimum distance of 90' along mdj. Thoroughfares.

PROVIDED:

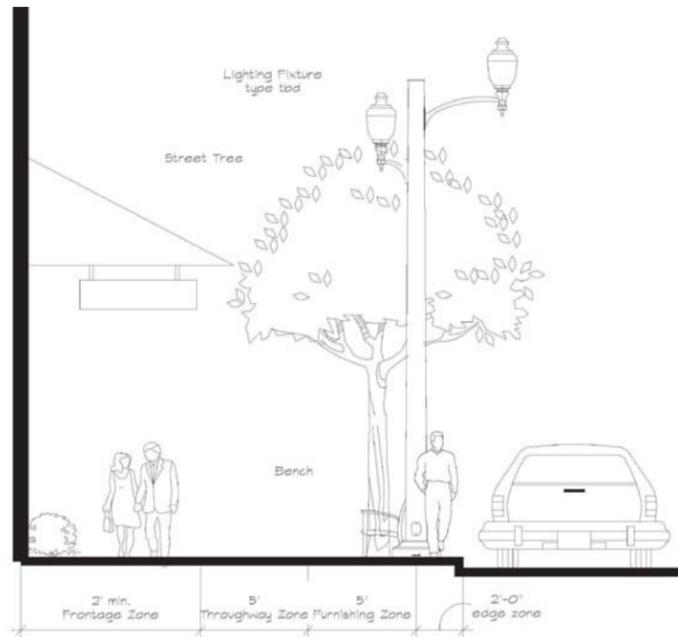
We will comply with these standards.

TREE MITIGATION

TREE POINTS

Protected Trees Removed (ROW)											
Canopy Trees					Understory Trees						
No.	Type	Caliper	Caliper	Total	No.	Type	Caliper	Caliper	Caliper		
		Trunk 1	Trunk 2				Trunk 1	Trunk 2	Trunk 3		
1	Bald Cypress	12"	12"		9	Crape Myrtle	1.75"	1.5"	1.5"	4.75	
					10	Crape Myrtle	2"	2"	2"	6	
					11	Crape Myrtle	2"	2.25"	2.25"	6.5	
					12	Vitex	1.5"	1.5"	1.25"	5.5	
					13	Vitex	3"	2"	1.5"	8	
					14	Vitex	2"	2"	2.5"	6.5	
					15	Vitex	1.5"	1.5"	1.5"	4.5	
					16	Vitex	2"	1.5"	1.5"	5	
					17	Vitex	2"	1.75"	2.5"	7.5	
					18	Vitex	2.25"	2.5"	2.25"	8.75	
					20	Vitex	2.25"	2.25"	1.75"	6.25	
					24	Savannah Holly	2.25"			2.25	
					25	Savannah Holly	2.25"			2.25	
					26	Savannah Holly	2.25"			2.25	
					27	Savannah Holly	2.25"			2.25	
					28	Savannah Holly	2.25"			2.25	
					29	Savannah Holly	2.25"			2.25	
					30	Savannah Holly	2.25"			2.25	
Canopy tree points					12"	Understory tree points					86.5"

Trees Planted											
Canopy Trees					Understory Trees						
Labeled	Type	Caliper	Caliper	Total	Labeled	Type	Caliper	Caliper	Caliper		
		Trunk 1	Trunk 2				Trunk 1	Trunk 2	Trunk 3		
M1	Cedar Elm	3"	3"		M5	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
M2	Cedar Elm	3"	3"		M6	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
M3	Cedar Elm	3"	3"		M7	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
M4	Cedar Elm	3"	3"		M8	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
					M9	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
					M10	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
					M11	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
					M12	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
					M13	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
					M14	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
					M15	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
					M16	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
					M17	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
					M18	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
					M19	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
					M20	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
					M21	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
					M22	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
					M23	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
					M24	Crape Myrtle	1.25"	1.25"	1.25"	3.75"	
TOTAL					12"	TOTAL					90"
					TOTAL POSITIVE TREE POINTS					102	
					TOTAL NEGATIVE TREE POINTS					<98.5"	
					OVERALL POSITIVE TREE POINTS					3.5	



(A) PUBLIC REALM SECTION
SCALE 1/4" = 1'-0"



Newman, Jackson, Bieberstein
Landscape Architecture

Banner Place North
12770 Clair Road, Suite 210
Dallas, Texas 75251
tel: 972-233-2033
fax: 972-233-2022
njbc@njbc.net



PRELIMINARY
NOT FOR
CONSTRUCTION

Champions Park
North Collins and HI 30
Arlington Texas

NJB SHEET _____ OF _____

Revisions	No.	Date	Item
08-28-14 ZONING SUBMITTAL			
10-02-14 REV. PER COMMENTS			
11-18-14 REV. PER COMMENTS			
12-04-14 P 42 SUBMITTAL			

Date 08/12/14

Drawn LNL

Checked RJ

Project No. 0015-12

Sheet Title

Landscape
City
Submittal

Scale : as noted

Sheet No.

L1.1

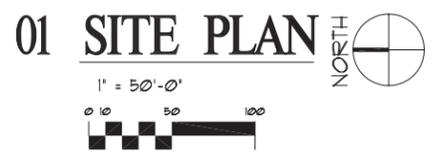
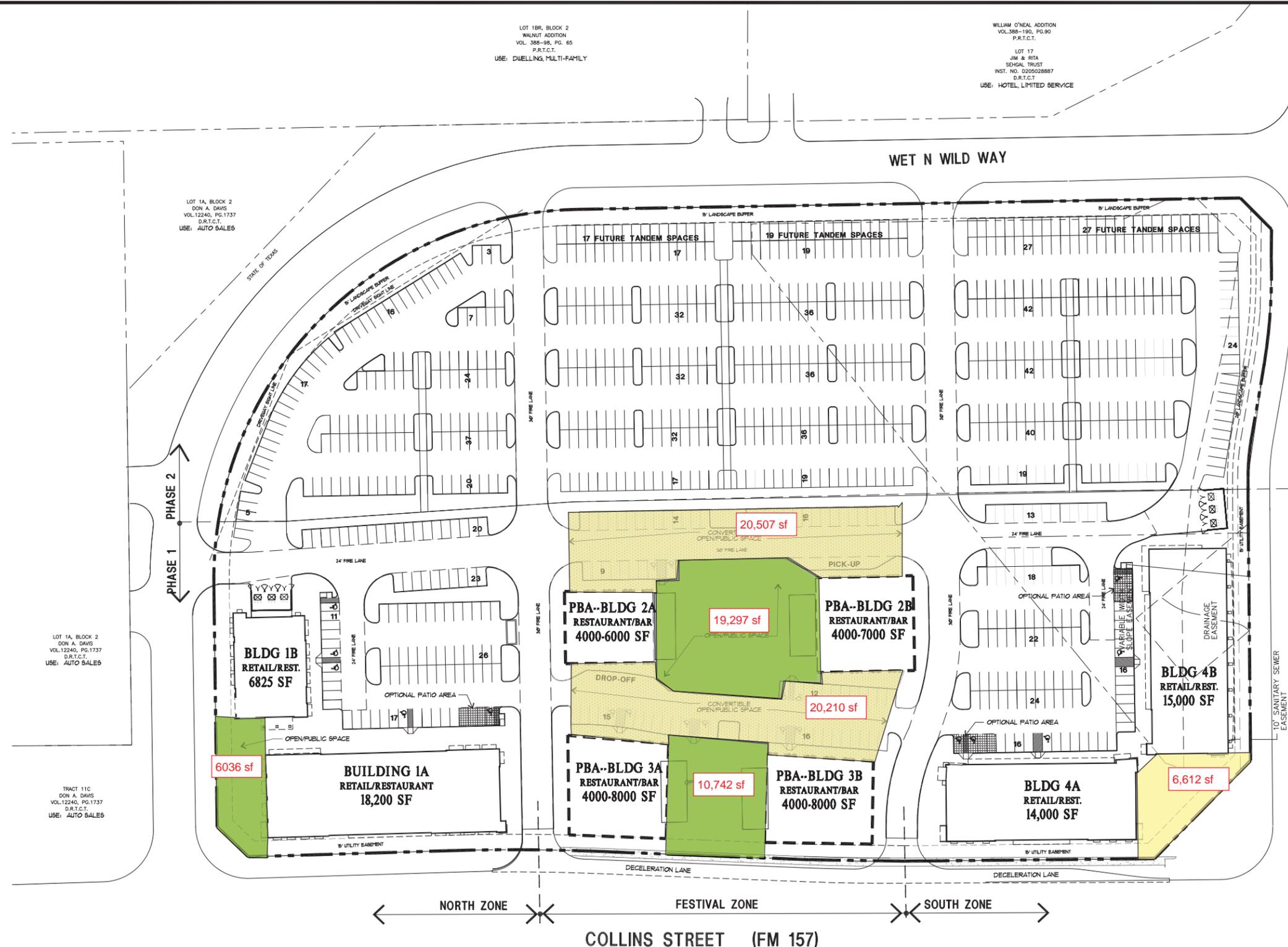
LOT 18R, BLOCK 2
WALNUT ADDITION
VOL. 388-98, PG. 65
P.R.T.C.T.
USE: DWELLING, MULTI-FAMILY

WILLIAM O'NEAL ADDITION
VOL. 388-190, PG. 90
P.R.T.C.T.
LOT 17
JIM & RITA
SEHGal TRUST
INST. NO. 020502887
D.R.T.C.T.
USE: HOTEL, LIMITED SERVICE

LOT 1A, BLOCK 2
DON A. DAVIS
VOL. 12240, PG. 1737
D.R.T.C.T.
USE: AUTO SALES

LOT 1A, BLOCK 2
DON A. DAVIS
VOL. 12240, PG. 1737
D.R.T.C.T.
USE: AUTO SALES

TRACT 11C
DON A. DAVIS
VOL. 12240, PG. 1737
D.R.T.C.T.
USE: AUTO SALES



- OUTDOOR SPACE PROVIDED TO MEET 5% OF OVERALL SITE
- ADDITIONAL OUTDOOR SPACE PROVIDED WITH ENHANCED PAVING AND LANDSCAPE

Development Standards. Development Standards shall be in accordance with the Base District, subject to the modifications below:

- 5.2.2.E.2.a(ii) Internal Parking Area Landscaping: In Phase I where parking is "head-in" to a landscaped area or less than fifteen (15) contiguous spaces, required internal landscape may be consolidated in the terminus islands.
- 5.2.2.B.3 Perimeter Landscape Setback table 5.2.1: minimum landscape setback and tree requirements for phase 2 will be provided with phase 1 construction; plant requirements will be deferred until phase 2.
- 5.4.9B2 Tandem Parking: The Property will be allowed to use up to 12.5% of the total available parking spaces (exclusively or share); all such tandem spaces will be included in the parking requirement calculations.
- 5.4.9.D.2 Garage Screening: Any parking garage for Phase II will be screened from view along Collins and IH-30 by buildings integral to the development, however it may be visible from Wet N Wild Way.
- 5.6.4.G.3 Canopy Length: Canopies may exceed 40 linear feet without a break as an architectural element.
- 5.7.4.A Minimum Development/Street Frontage/Bulk-to-Line: Within Phase I, 100% of the buildings will meet the street frontage/bulk-to-line, except where a greater setback may be required for utility easements. Setbacks within Phase II will be allowed as shown generally in Exhibit C-2, and "Alternate Development Plans C-3, C-4, and C5".
- 5.7.5.A Maximum Building Length: Applicable only to the first floor of a multi-level parking structure.
- 5.7.5.D Transparency: The 40% transparency requirement will be measured by linear frontage, not as a percentage of the overall wall area. In Phase II this requirement may be alternately met along Wet N Wild Way and I-30 by articulation or change in building materials if the building use is not compatible with windows/openings.
- 5.8.1.D.10 Private Realm Development Standards/Public Furnishings: An alternate "Street Furniture Package" will be submitted for staff approval with the Commercial Site Plan.

SITE TABULATIONS:

	phase 1	phase 2	total
SITE AREA:	340,597 sf	264,789 sf	605,386 sf
BUILDING AREA:	7,819 sq ft	6,079 sq ft	13,898 sq ft
IMPERVIOUS AREA:	82,875 sf (24.2%)	208,831 sf (78.9%)	495,734 sf (81.89%)

PARKING:

Building	Use	Area (sq ft)	Parking Required	Bar	Rest. Patio	Total Required
1	30% Retail/70% Restaurant	25,025	23	175	33	131
2	60% Restaurant/40% Bar	13,000	23	78	24	125
3	60% Restaurant/40% Bar	16,000	30	90	30	150
4	30% Retail/70% Restaurant	28,875	26	200	37	263
Total		82,900	49	553	162	884

PARKING PROVIDED: phase 1: 288 sp, phase 2 (temp): 599 sp, TOTAL: 887 sp
all parking spaces are 9'x18'

OUTDOOR SPACES:
REQUIRED: 50,000 SF OR GREATER, 5% OF SITE AREA
SITE AREA: 605,386 sf (phase 1 & 2)
5% = 30,269 sf
PROVIDED: 36,075 sf
(FESTIVAL ZONE plazas, & corner of Collins & WetNWild Way)
• An additional 40,000 sf of public space is established when the FESTIVAL ZONE convertible parking areas are considered.



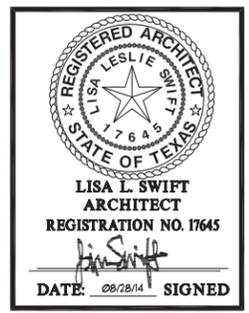
GOMEZ • SWIFT • O'BRIEN
5310 HARVEST HILL ROAD
SUITE 146, LB 156
DALLAS, TEXAS 75230
(972) 385-9651
FAX: (972) 385-3462
www.GSOarchitects.com

CHAMPIONS PARK
NORTH COLLINS & I-30
ARLINGTON, TEXAS

ISSUE LOG

NO.	DESCRIPTION	DATE
	ZONING SUBMITTAL	08/28/14
	REVISIONS PER STAFF COMMENTS	10/02/14
	REVISIONS FOR 12/11/2014 P4Z MEETING	12/18/2014

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OWNER:
NEC COLLINS & I30 PARTNERS, L.P.
2808 FAIRMOUNT STREET, SUITE 100
ARLINGTON, TEXAS 76011
PHONE 214-979-1100
CONTACT: JAY GROGAN/CHRISTY HAMMONS

ENGINEER:
GRAHAM ASSOCIATES
600 SIX FLAGS COURT SUITE 500
ARLINGTON, TEXAS 76011
PHONE 817-640-8535
CONTACT: JEFF WILLIAMS

ARCHITECT:
GSO ARCHITECTS
5310 HARVEST HILL ROAD SUITE 146
DALLAS, TEXAS 75230
PHONE 972 385 9651
CONTACT: LISA SWIFT

JOB NO.: 12-040
DATE: 08/28/14
SCALE: AS NOTED

SHEET NO.
A1.0
DEVELOPMENT PLAN

Staff Report



Zoning Case PD14-16 (Helzer Tract)

Planning and Zoning Meeting Date: 12-17-14

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD14-16, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant requests to change the zoning on approximately 35.967 acres addressed at 8000, 8002, 8110, and 8112 Russell Curry Road, and generally located north of Turner Warnell Road and west of Russell Curry Road.

Current zoning: Village on the Green (VG)

Requested zoning: Planned Development (PD) for Village on the Green (VG) uses, with a Development Plan

The rezoning to a PD is requested mainly to seek deviations in the following two VG standards:

- (i) Open Space. The VG zoning district requires a minimum of 20% of open space for single family residential developments with a density higher than 2.5 units per acre or higher. The applicant proposes approximately 17% open space.
- (ii) Third Car Garage. The VG zoning district prohibits front-loading, front-facing garages. The applicant proposes a front-loading, front-facing garage option only for the third car garage.

While the applicant is able to request a rezoning for Planned Development with deviations, it should be noted that the use of a Planned Development zoning is intended to provide an alternative equivalent or better standard, not simply a deviation from the standard. It is the burden of the applicant to demonstrate this equivalency.

Existing Site Conditions

The subject site is currently occupied by the residence of Mr. and Mrs. James Helzer. The combined lots contain both the primary residence and several outbuildings currently used for agricultural uses including a horse farm. The approximately 9,800-square-foot existing primary residence is proposed to remain.

Adjacent Land Uses

The subject site is surrounded by single-family residential uses. To the north is a large lot residence zoned VG, with smaller Residential Single-Family 7.2 (RS-7.2) lots further to the north. To the east is a PD for Residential Single-Family 15 (RS-15) and a single lot zoned VG. Properties to the south are residential in nature and are located within the City of Mansfield. Properties to the west are also zoned VG and developed with large single family lots.

Development Plan

The development plan includes a proposed 110 residential lots with a typical lot size of 7,200 square feet, with a home size of a minimum of 2,250 square feet. In addition to the proposed lots, the existing primary residence is to remain on the site in conjunction with the new development for a total of 111 lots.

- The proposed density of the development is approximately 3.29 units per acre.
- The applicant is providing a trail at the southwest portion of the site leading to the existing pond.
- The applicant has satisfied the minimum required external perimeter streetscape buffer of 30 feet, measured from the back of curb, by providing a four-foot wide landscaped lot within private property. It includes three-inch caliper street trees placed at every 30 linear feet.
- A decorative metal fence with masonry columns at 35-foot spacing is provided along the full length of Russell Curry Road and only up to the residential lots backing up on Turner Warnell Road, such that the designated open space within the subdivision does not have a perimeter fence.
- The plan shows a 50-foot wide internal street; however, no sidewalk or landscape buffer is indicated on the plans. One street tree is provided per lot with an additional one provided along the side street of the corner lots.

The applicant requests a deviation on the requirement which prohibits front-loading, front facing garages in the VG zoning district to allow for a front-loading, front-facing third car garage, in addition to a J-Swing or side-entry garage. Also, on your agenda today for consideration is Amendments to the Unified Development Code (UDC) which includes a revision to allow the front-loading, front-facing third car garage in VG zoning district in addition to a J-swing or side-entry garage that provides parking for two vehicles; and the front of the separate third bay is set back at least 40 feet from the front property line.

Additionally, staff has identified four other deviations, not mentioned in the application:

- Perimeter streetscape fencing should be provided along the entire length of both frontage streets.
- Sidewalk is required in the perimeter streetscape buffer.
- Sidewalk and landscape buffer area is required to be provided as a part of the internal streetscape.
- Curvilinear streets as designed do not meet the intent of the requirements of the UDC.

Traffic Impact

On October 30, 2014, a Traffic Impact Analysis (TIA) was submitted to the City of Arlington for the proposed Helzer Tract residential development. The traffic study was conducted to analyze the existing and proposed traffic adjacent to the proposed development. The study area for the analysis consisted of the proposed site entrances and the intersections of Turner Warnell Road at Russell Curry Road and with Turner Warnell Road at Nelson-Wyatt Road. The scope of the study focused on three scenarios, existing 2014 traffic conditions, future 2016 background conditions excluding the proposed development volumes, and the total future 2016 conditions including the proposed development volumes.

The Level of Service (LOS) of an intersection is a measure of capacity and operating conditions and is directly related to vehicle delay time. Per the City of Arlington Unified Development Code (UDC), a roadway link or intersection shall provide a Level of Service (LOS) "A", "B", or "C" to be considered adequate. A Level of Service of "D", "E", or "F" is considered inadequate and proposed solutions to the transportation issues shall be provided. When the level of service is deteriorated by the proposed project or causes increase in delay, the applicant is responsible for improvements that bring the intersection back to its pre-development condition.

The proposed residential development is expected to generate approximately 1,148 trips on a daily basis, 87 trips during the AM peak hour and 114 trips during the PM peak hour. The Traffic Impact Analysis identified three scenarios that failed to achieve adequate Levels of Service.

1. LOS (D) at the Existing Intersection PM Peak Hour Condition, with an LOS (E) on the east bound approach.
2. LOS (E) at the 2016 Background Intersection PM Peak Hour Condition, with an LOS (F) on the east bound approach.
3. LOS (F) at the 2016 Total Future Intersection PM Peak Hour Condition, with an LOS (F) on the east bound approach.

Traffic Conditions Turner Warnell Road & Russell Curry Road		
	Vehicle Delay in Seconds (Level of Service)	
	At intersection	Along Turner Warnell, going eastbound
Existing 2014	33 sec. (D)	49 sec. (E)
Background 2016 with future build-out (without development)	45 sec. (E)	73 sec. (F)
Total 2016 (with development)	60 sec. (F)	102 sec. (F)

Overall, the proposed development will add 29 seconds of delay per vehicle in the eastbound approach. At this time, the applicant has not proposed any solutions to address the increase in vehicle delays that are anticipated as required by city ordinance.

Staff Considerations

The applicant has interacted with staff regarding additions to the development which are required and/or would aid in the overall function of the proposed development. The following items remain areas of staff concern and are outstanding at this time.

- Roadway and intersection improvements should be completed to mitigate the vehicle delay caused by this development.
- Open space requirement of 20 percent has not been satisfied.
- Perimeter streetscape fencing should be provided at the perimeter of the development including the length of open space along Turner Warnell Road.
- Suggested streetscape perimeter trees be enhanced to a minimum of four caliper inches from the three caliper inches which are provided in the development plan.
- Sidewalk is required in the perimeter streetscape buffer at the perimeter of the development.
- Internal streetscape standards shall be met.
- Pedestrian light poles along the entrances and along internal streets shall set a character for the community.
- The application does not provide any amenity lots or upgraded features, such as a community pool or playground, other than the shared open space surrounding the existing pond.
- Curvilinear streets as designed do not meet the intent of the requirements of the UDC.

In addition to the above concerns, the applicant is proposing that the development not include the required sidewalks at the streetscape perimeter of the development. The City of Arlington’s Design Criteria Manual and UDC both require sidewalks to be constructed with the subdivision street improvements of all new developments.

Comprehensive Plan Conformity

The *Southwest Sector Plan* designates the subject area as “Low Density Residential.”

The *Tierra Verde Small Area Plan* is intended to create a high amenity, high quality residential environment with the Tierra Verde Golf Course and trail system as signature elements around

the high quality residential development. This plan encourages development in a range of residential densities from rural to low density with densities based on the amount of common open space and extent of amenities offered to the future residents. The applicant's proposal runs counter to this intent and is not consistent with the City's vision for the area. It should be noted that the applicant bears the burden to justify that the rezoning request offers a better vision than the one adopted by the City.

The Hike and Bike System Master Plan does not identify any planned bicycle facilities near this site.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Development Plan (3 pages)
- vi. Letters of Opposition

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

January 13, 2015

STAFF CONTACTS

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

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

Case Information



Applicant: Skorburg Company
Property Owner: James Helzer
Sector Plan: Southwest
Council District: 2
Allowable Uses: All uses as itemized in attachment ii.
Development History: The subject site is currently unplatted.

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

Transportation: The proposed development has two points of access.

Thoroughfare	Existing	Proposed
Russell Curry Road	90-foot, 2-lane undivided major arterial	120-foot, 4-lane divided major arterial
Turner Warnell Road	50-foot, 2-lane undivided major arterial	120-foot, 4-lane divided major arterial

Traffic Impact: The current development plan does not accommodate the ultimate alignment of Russell Curry Rd and Wyatt Rd. Staff recommendation is to revise the lot layout so the future alignment will not encroach on any lots, leaving the future right of way as open space. The recently submitted traffic impact analysis does not sufficiently address staff concerns.

Water & Sewer: Water is available in the Russell Curry Road and Turner Warnell Road Right of Way. Sanitary Sewer is available in Russell Curry Road Right of Way.

Drainage: The site is located in the Rush Creek drainage basin. The site has no portion within the FEMA 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 within five minutes, which is in keeping with recommended standards.

Case Information



School District: The proposed zoning request is located in the Mansfield Independent School District (MISD).

Notices Sent:

Neighborhood
Associations:

ACTION North
Arbor Oaks HOA
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)

Property Owners: 27

Letters of Support: 0

Letter of Opposition: 3



Itemized Allowable Uses

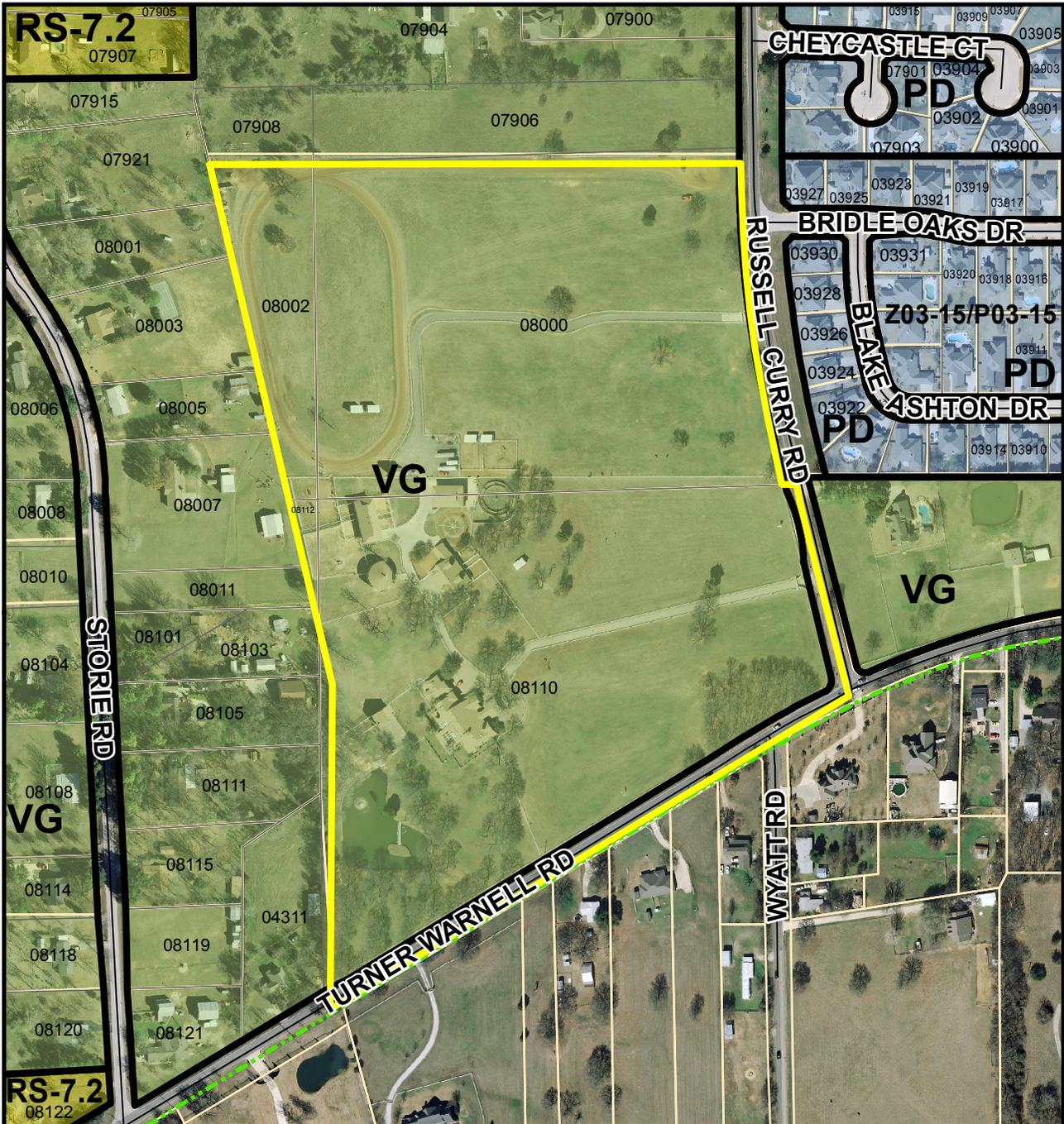
Allowable Uses:

Planned Development (PD) for Village on the Green (VG) uses, with a Development Plan

Permitted – Dwelling, single-family detached, Assisted living facility (≤ 6 residents), Community Home for disabled persons, Foster family home, Foster group home, Government administration and civic buildings, Religious assembly, Public or private school, Community garden, Public park or playground, Golf course, Utility lines, tower or metering station

Specific Use Permit – Assisted living facility (≥ 7 residents), Philanthropic institution (other than listed), Country Club, Airport or landing field, Electric utility substation

Conditions – Stables, commercial, Bed and breakfast inn, Telecommunication Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤ 75 ft., Stealth towers ≤ 100 ft., Telecommunication Facilities Towers > 75 ft., Stealth towers > 100 ft.



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.

LOCATION MAP
PD14-16

PLANNED DEVELOPMENT (PD) FOR VILLAGE ON THE GREEN (VG) USES 35.967 ACRES



PD14-16

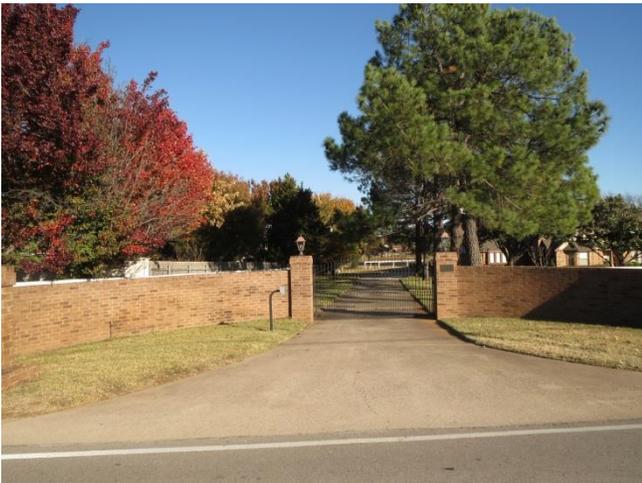
North of Turner Warnell Road and west of Russell Curry Road



View of subject site from Russell Curry Road.
View west.



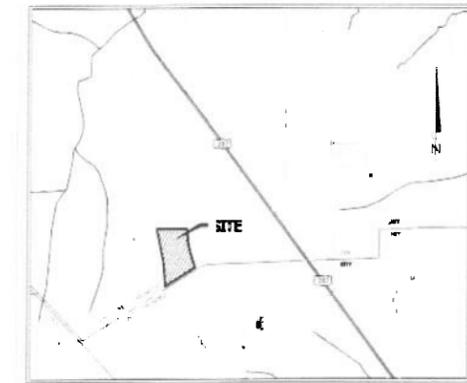
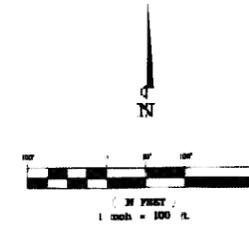
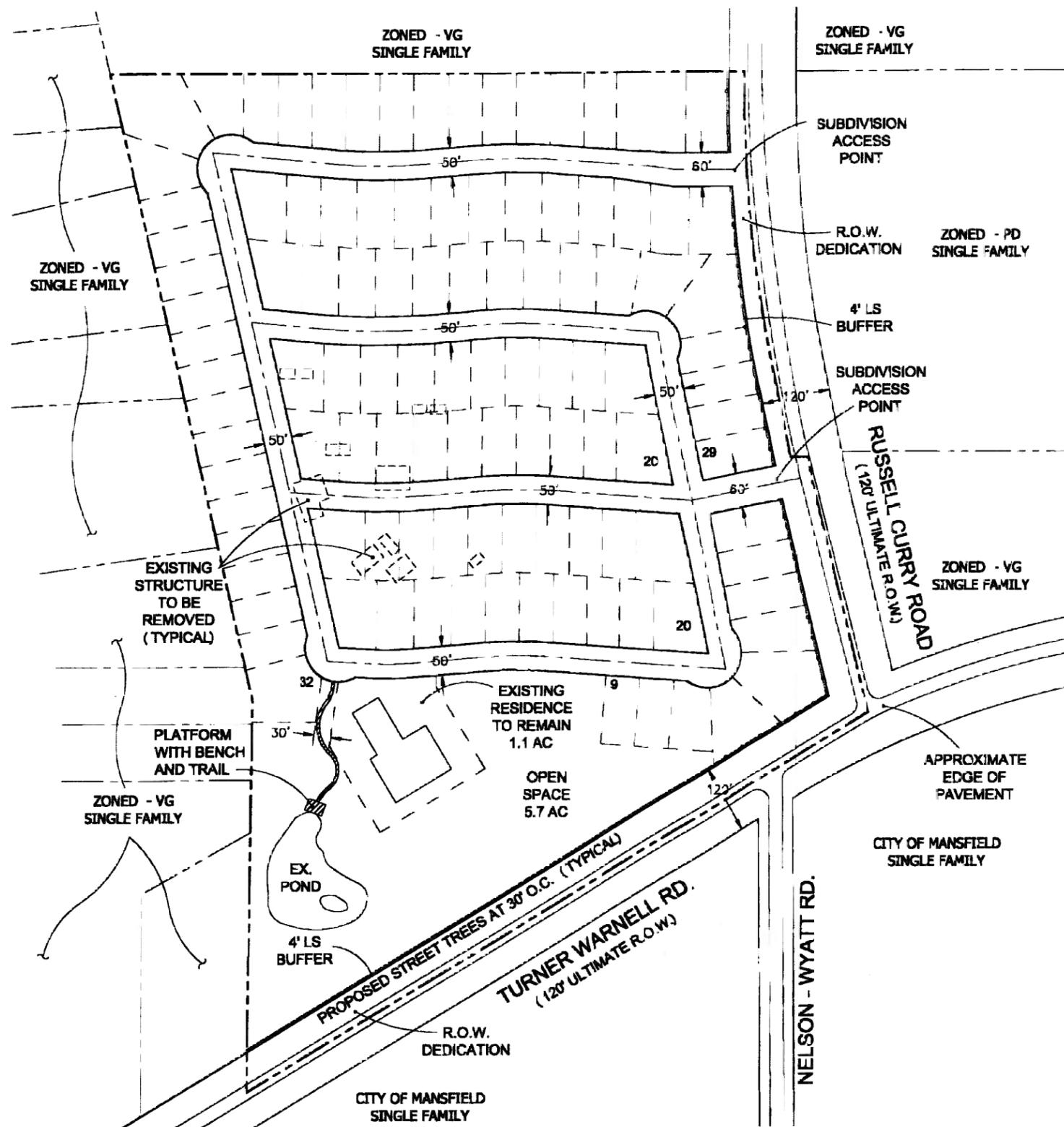
View of south from subject property.



View of adjacent property to the east.



Notification sign, view south along Russell Curry Road.



PROJECT ZONING

Existing Zoning	VG - Village on the Green at Tierra Verde
Requested Change in Zoning	1.5% Open Space (Net of R.O.W.) Front Facing Garages to allow a "Two and One" Garage Configuration

GENERAL SITE DATA

Gross Site Area	35.96 Acres
R.O.W. Dedication	2.73 Acres
4' Landscape Buffer (Outside of R.O.W.)	3.20 Acres
Net Site Area	33.33 Acres

OPEN SPACE SUMMARY

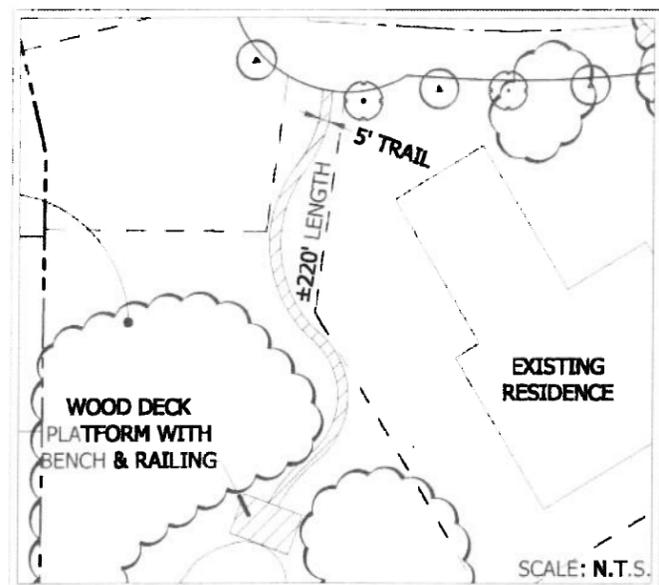
Open Space Required (15%)	4.35 Acres
Open Space Provided (17.3%)	5.70 Acres

LOT SUMMARY

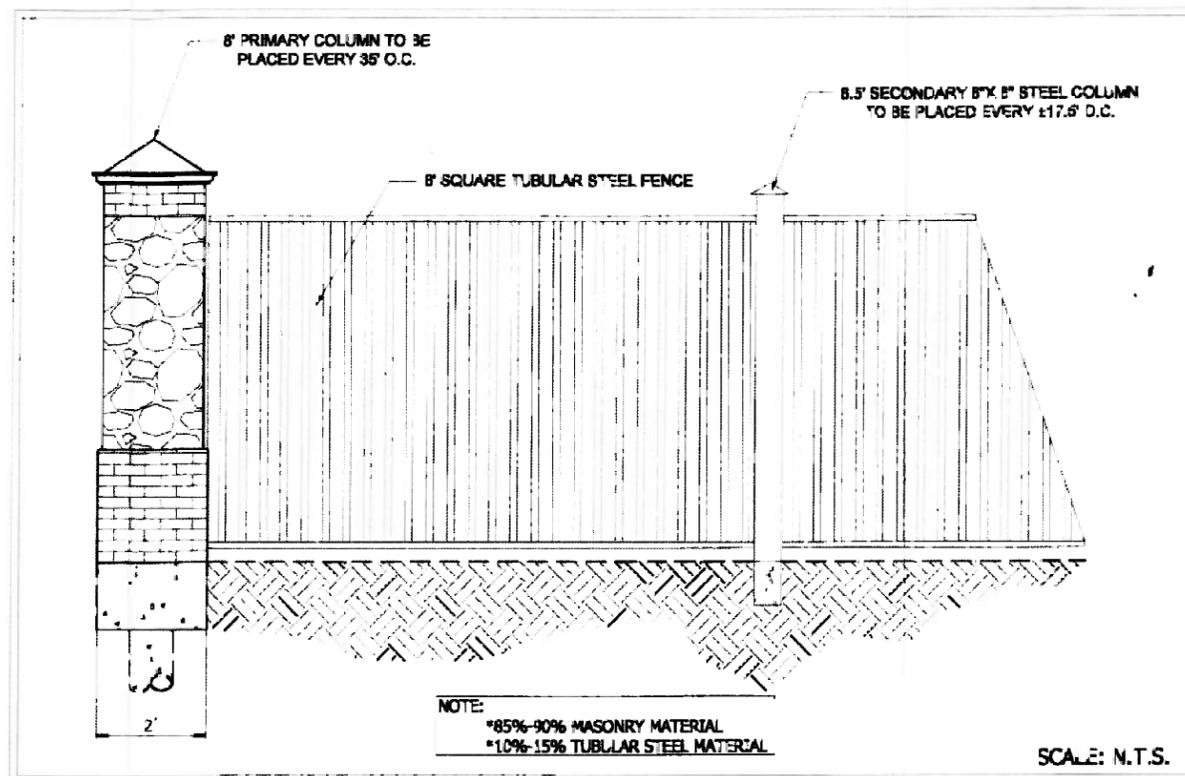
Typical Lot Size	60'x120'
Builder Lots	110
Existing Residence	1
Open Space Lots	1
Net Density of Builder Lots	4.30 Lots per Acre
Maximum Lot Coverage	40%

**DEVELOPMENT PLAN
FOR
HELZER TRACT**

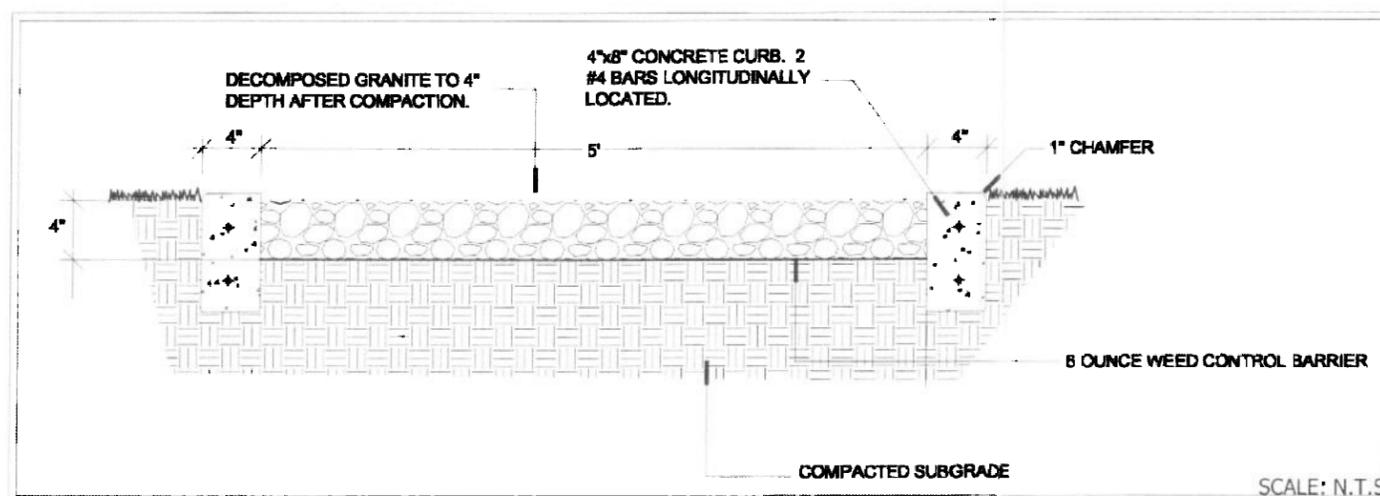
Approximately 35.96 acres out of the W.H. Curry Survey, Abstract Number 277 and the A.D. Hedenburg Survey, Abstract Number 725 in the City of Arlington, Tarrant County, Texas



TRAIL LAYOUT AND DIMENSIONS



TYPICAL FENCE DETAIL FOR LOTS BACKING RUSSELL CURRY ROAD AND TUNER WARNELL ROAD



TRAIL DETAIL

LANDSCAPE DETAILS FOR HELZER TRACT

Approximately 35.96 acres out of the W.H. Curry Survey, Abstract Number 277 and the A.D. Hedenburg Survey, Abstract Number 725 in the City of Arlington, Tarrant County, Texas

Shon Brooks

From: Christopher Wilson <cwwjas@sbcglobal.net>
Sent: Saturday, December 06, 2014 8:52 AM
To: Shon Brooks
Subject: Re-zoning

I will not be able to attend the city council meeting on December 17, but would like to state my concern for the proposed re-zoning of the area at Turner Warnell and Russell Curry. I believe that this is PD 14-16. If I understand correctly, the developer who purchased that land would like to have the amount of open space reduced from 20% to 5%. I hope that the city council will not approve this change. I do not believe that this would be in the best interest of Arlington, it's residents and especially for our environment. It will already make a huge change to have a residential development put on that land and I believe that keeping with the 20% open space would be in everyone's best interest (except for the developer who is wanting the change). Please keep the other residents in mind, the environment in mind, as well as the impact on the surrounding schools, and infrastructure when making this decision. Thank you, Jennifer Schooley (8406 Pecan Creek Drive Arlington TX 76001)

Shon Brooks

From: Christopher Wilson <cwwjas@sbcglobal.net>
Sent: Saturday, December 06, 2014 1:50 PM
To: Shon Brooks
Subject: Correction

Mr. Brooks,

I just received information that the zoning change for the property I emailed you earlier about is a change from 20% to 15% of open space. It is not as dramatic as I had thought initially, but I am hopeful that the city council will keep the zoning at 20% and not change it to 15%. Thank you,
Jennifer Schooley

Shon Brooks

From: Bill Perez <billngina@prodigy.net>
Sent: Saturday, December 06, 2014 4:08 PM
To: Shon Brooks
Subject: Deviation/Zoning Request PD14-16

Dear Mr. Brooks & Arlington City Council Members, I am a homeowner living in the area of Turner Warnell and Russel Curry. It has been brought to my attention, as well as many other home owners in the area, that the Skorburg Group of Dallas wishes to purchase and develop the property at that location for a single family neighborhood of 110 homes. As a result Skorburg has requested a deviation from the required 20% open space, to 15%. As an existing home owner I am adamantly opposed to the deviation requested, and opposed to any further unnecessary development in the area in general. Those of us who invested in this area of Arlington did so for many reasons, one of which was the country spread out feel, as far from central Arlington without leaving the city limits as can be accomplished. It is apparent that the open space reduction request is profit motivated, in order to squeeze more lots onto the land parcel in question. Further, the addition of 110 homes to the area will bring an unwanted increase in traffic, congestion, road wear, construction traffic, and construction noise for years to come. If this was a situation of housing not being available for people wishing to relocate to Arlington, I might feel differently. However, there is an abundant supply of existing housing inventory available in Arlington at this time, and probably into the foreseeable future. This is a quality of life issue for those of us that already live here, but the possibility exists that a reduction in the country feel of the area combined with the other factors previously mentioned and created by building a subdivision of 110 homes, could have a negative effect on our property values as well. I strongly urge Council to reject and deny this deviation request, and if lawful, to deny subdivision of the land as well.

Sincerely, William S. Perez

Shon Brooks

From: Scott Oldenburgh <txranger16@sbcglobal.net>
Sent: Saturday, December 06, 2014 6:34 PM
To: Shon Brooks
Subject: Residential Rezoning Request

Mr Brooks

I am emailing to share my concern about a potential zone change for a new residential neighborhood off of Turner Warnell in South Arlington. The current ranch is being potentially sold to a new developer.

My main concern that I would like to bring up is the traffic demands on Turner Warnell. This street already seems to be at capacity and adding an additional 100 homes will not be helpful. There are times that we currently can't get out of our neighborhood already and the current road is very narrow, needing turn lanes built into the traffic flow.

I was made aware that we could share our concerns as you would be speaking to the City Council in regards to this project.

Thank you

Scott Oldenburgh
8207 Wildrock Dr
Arlington Tx 76001
817-658-7294

Sent from my iPad

Staff Report



Specific Use Permit SUP14-6 (Aloft-Arlington by W Hotels)	
Planning and Zoning Meeting Date: 12-17-14	Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Specific Use Permit SUP14-6.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant requests approval of a Specific Use Permit (SUP) for a boutique hotel on a 2.5-acre tract of land zoned Entertainment District Overlay-Community Commercial (EDO-CC); addressed at 2140 East Lamar Boulevard, and generally located south of East Lamar Boulevard and east of Ballpark Way.

Boutique hotels, defined as a hotel containing a smaller number of rooms in comparison to a traditional full service or limited service hotel, are permitted in any non-residential zoning district within the Entertainment District Overlay (EDO) with the approval of a SUP.

The UDC current definition of boutique hotel includes buildings providing at least 10 but not more than 100 rooms. Also on your agenda today for consideration is a revision to the boutique hotel definition in the UDC to increase the number of rooms currently allowed from a maximum of 100 to a maximum of 150. This revised standard is in alignment with the boutique hotel sizes being built in this market.

Existing Site Conditions

The subject site consists of an undeveloped lot with an existing shared access easement on site. The site shares the access easement with an existing Concentra medical facility and a multi-tenant development occupied by the BFF Asian Restaurant and Rio Mambo Restaurant. This development does not have direct street access; however it shares access from both East Lamar Boulevard and Ballpark Way.

Proposed Plan

This proposed development is for a five-story boutique hotel, approximately 72,000-square-foot in size. The hotel will include a total of 136 rooms, with an average size of approximately 340 square feet per room. The room size is typically smaller than the traditional hotel classifications, as is typical of a boutique hotel.

The proposed plan meets the general design standards of the Unified Development Code (UDC) by enhancing the entry with a covered area adjacent to the building, with the building's entrance facing Brinker Court. The required architectural element is met with a water feature near the front entrance. The proposed plan's landscaping exceeds the minimum requirements by providing four-inch caliper trees in buffering areas as well as parking area landscape islands, rather than the required three-inch caliper trees.

The hotel offers a variety of amenities for guests such as a meeting room of approximately 500 square feet, in addition to a large hotel lobby or lounge, and a bar area for gathering. A gym and 24-hour pantry is also available for guest use.

In addition to the interior features, an outdoor seating area and pool offer areas for guests to gather. The pool is located at the rear of the building, separated from the adjacent parking

area with the use of a screening wall and landscaping creating a secluded environment. Near the pool, an outdoor fireplace and seating area offer additional space for guests to gather.

Surrounding Land Uses

The subject site is within a unified development consisting of retail, restaurant, and medical office uses and is currently undeveloped. Immediate surrounding properties to the east, north, and south are also zoned EDO-CC. Brinker Court, an existing Texas Department of Transportation property is adjacent to the subject site to the south. No known development is proposed for the property to the south across Brinker Court.

Comprehensive Plan Analysis

The recently adopted Economic Development Strategy (2014) stresses the importance of the city leveraging the entertainment assets in the Entertainment District by adding high-end lodging and residential offerings, in addition to Class-A office product, and exceptional shopping, dining, hospitality, and entertainment destinations. Previous plans also note building on the entertainment assets in place in the Entertainment District. For example, Tourism Promotion strategies in the Business Environment section of the 1992 Comprehensive Plan suggest that Arlington should encourage the remaining vacant land in the Entertainment Area to be developed by private enterprise in a manner which capitalizes on the present tourist-based economy of the area and ensures that quality development takes place in the area. Also, the 2008 Entertainment District Development Standards cite the subject site as a location for opportunities of high concentrations of employment, hospitality, and residential uses, capitalizing on high visibility and accessibility with its I-30 frontage. The intensity and density of uses along I-30 and Lamar shall then transition in scale and intensity to existing residential neighborhoods to the north as appropriate.

The proposed boutique hotel aligns with the strategies noted in these Plans by capitalizing on the tourist destinations in the Entertainment District. The proposed use provides an alternative to traditional full-service and limited service hotels in the area thus adding to the assets in the area. The proposed location also takes advantage of the high visibility and accessibility from I-30 as encouraged by the 2008 Entertainment District Development Standards.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. SUP14-6 Plan (7 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

January 13, 2015

STAFF CONTACTS

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

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

Case Information



Applicant: Masterplan represented by Maxwell Fisher

Property Owner: Oakhollow Group, LTD represented by Mojoy Haddad, AIA

Sector Plan: North

Council District: 1

Allowable Uses: All uses as itemized in attachment ii.

Development History: The subject site is currently platted as Lot 3 R, of The Village at Ballpark Addition.

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

Transportation: The proposed development has two points of access: one from Ballpark Way and the other from East Lamar Boulevard.

Thoroughfare	Existing	Proposed
Ballpark Way	Varies 160-180-foot, 6-lane divided major arterial	Varies 160-180-foot, 6-lane divided major arterial
East Lamar Boulevard	120-foot, 6-lane divided major arterial	120-foot, 6-lane divided major arterial

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

Water & Sewer: Water and sanitary sewer mains are available from Brinker Court.

Drainage: The site is located within the Johnson drainage basin and is not located within the FEMA 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 11, located at 2204 Ballpark Way, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

Case Information



School District: Arlington Independent School District.

The proposed specific use permit request is located in the Arlington Independent School District and has no impact on the schools serving this site.

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 Assn
- Forest Hills HOA
- Northern Arlington Ambience
- WeCan (West Citizen Action Network)
- Holt Road Community Watch/Neighborhood Association
- Hunter Place North HOA
- Wood Ridge Neighborhood Association

Property Owners: 7
Letters of Support:
Letter of Opposition:

Itemized Allowable Uses



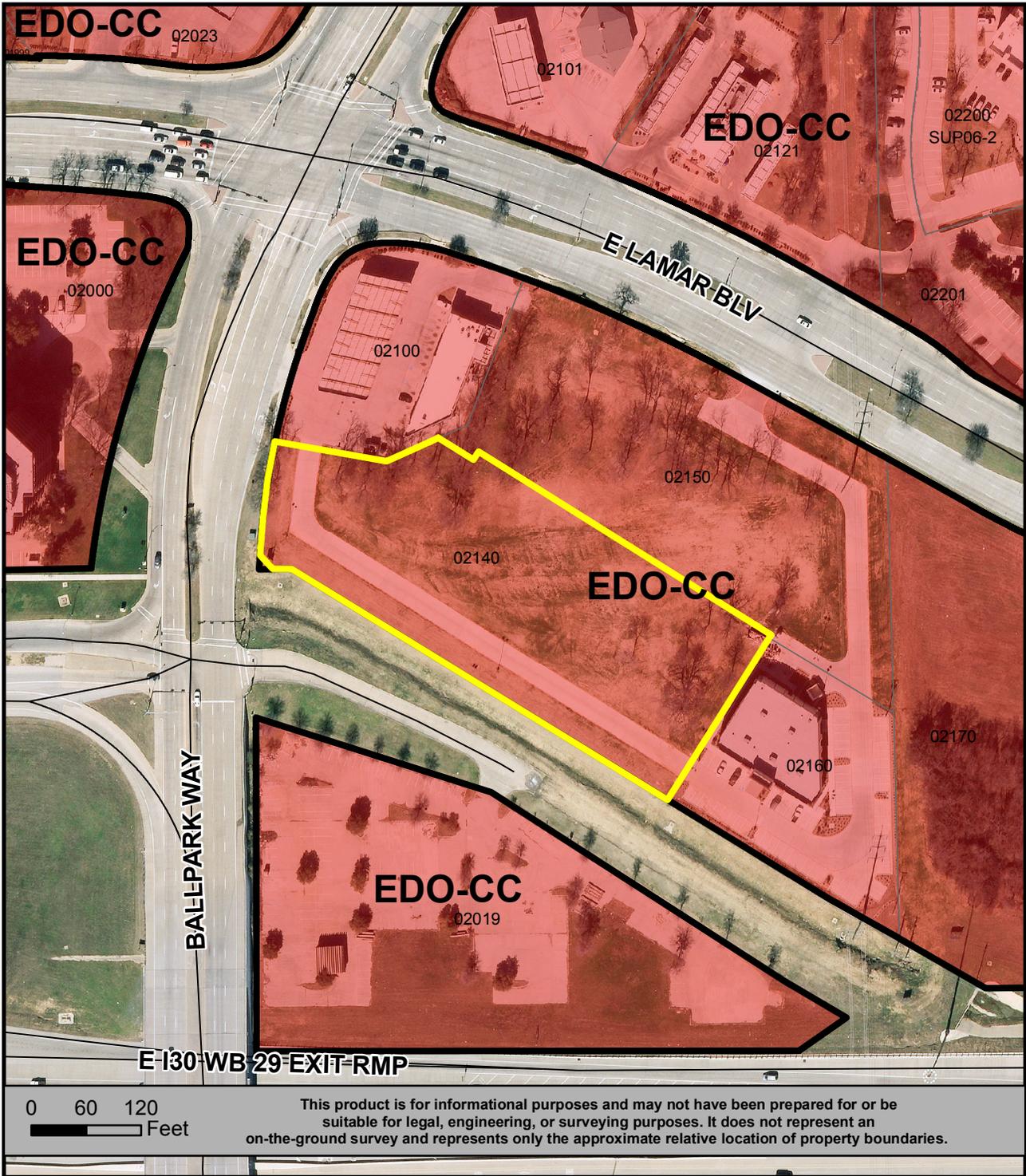
Allowable Uses:

Entertainment District Overlay - Community Commercial (EDO-CC)

Permitted - Nursing home, Art gallery or museum, Government administration and civic buildings, Domestic violence shelter, Mortuary/crematory/funeral chapel, Philanthropic institution (other than listed), Religious assembly, Business school, Public or private school, University/college/seminary, Hospital, Medical or dental office or clinic, Cemetery, Community garden, Public park or playground, Crop production, Gasoline sales, Catering service, Restaurant, Restaurant/take-out and delivery only, Office/business or professional, Telemarketing call center, Day care center, Private club/lodge/fraternal, General personal services (other than listed), Massage therapy clinic, Recreation/indoor (other than listed), Wedding chapel, Country club, Golf course, Major tourist attraction, General retail store (other than listed), Firearm sales, Pawn shop, Second-hand goods store, Swimming pool/spa and accessory sales and service, Medical or scientific research laboratory, Electric utility substation, Radio or TV station or studio, Utility lines, towers or metering station

Specific Use Permit (SUP) - Halfway House, Hospital/psychiatric, Hotel/limited service, Residence hotel, Bail bond service, Banquet hall, Billiard parlor, Bowling alley, Bingo hall, Gun range, Night club, Recreation general outdoor (other than listed), Marina, Specialty paraphernalia sales, Wrecker service, Gas well, Transit passenger terminal, Utility installation other than listed, Telecommunication Facilities Towers >75 ft., Stealth towers >100 ft., Self-storage facility

Conditions (C) - Kennel/commercial, Veterinary clinic, Motor vehicle rental, Financial services, Restaurant with drive-through, Sidewalk café, Hotel/full service, Skating rink, Teen club, Theatre indoor, Building and landscaping materials and lumber sales, Nursery/garden shop or plant sales, Food processing, Custom and craft work, Telecommunication Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75 ft., Stealth towers ≤100 ft.



**LOCATION MAP
SUP14-6**

 **SPECIFIC USE PERMIT
FOR BOUTIQUE HOTEL
2.5 ACRES**





SUP14-6

South of East Lamar Boulevard and east of Ballpark Way



View of subject site from onsite access easement. View northeast.



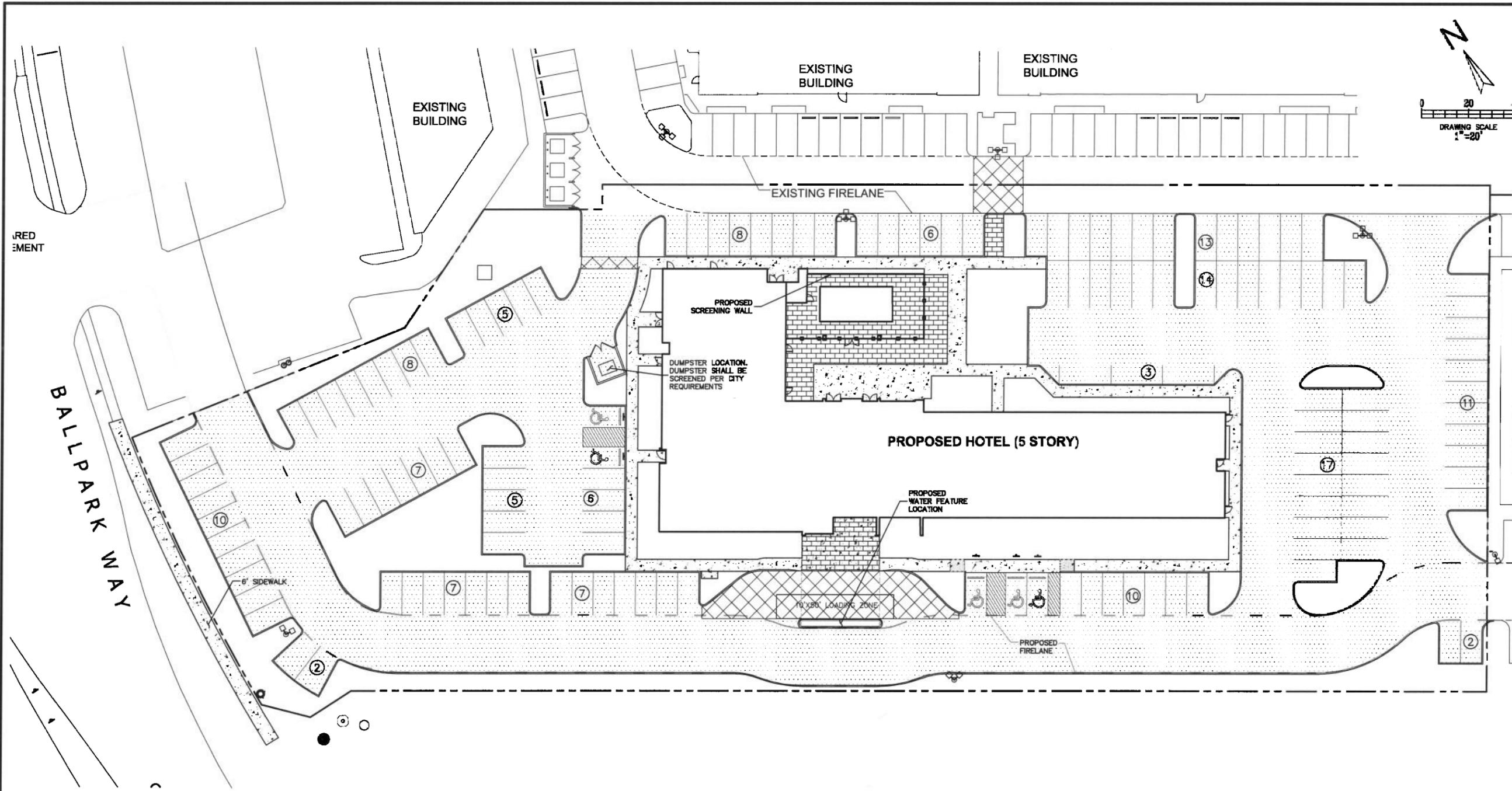
View of adjacent property to the east. View northeast.



View of adjacent property to the North.



Notification sign, view north.

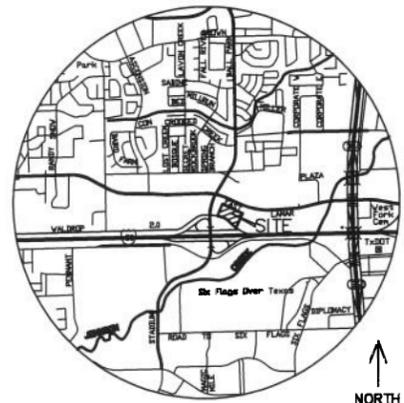


Cumulus Design
 Firm #14810
 2080 N. Highway 360, Suite 240
 Grand Prairie, Texas 75050
 Tel. 214.235.0367

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF MATTHEW BRAGUN, P.E. NO. 103468 ON 11/13/14.

SITE PLAN
 2140 EAST LAMAR
 CITY OF ARLINGTON
 TARRANT COUNTY, TEXAS

- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - PROPOSED FIRE LANE STRIPE
 - ⑨ - PARKING SPACES IN A ROW
 - SIDEWALK PAVEMENT
 - REINFORCED CONCRETE PAVEMENT



VICINITY MAP

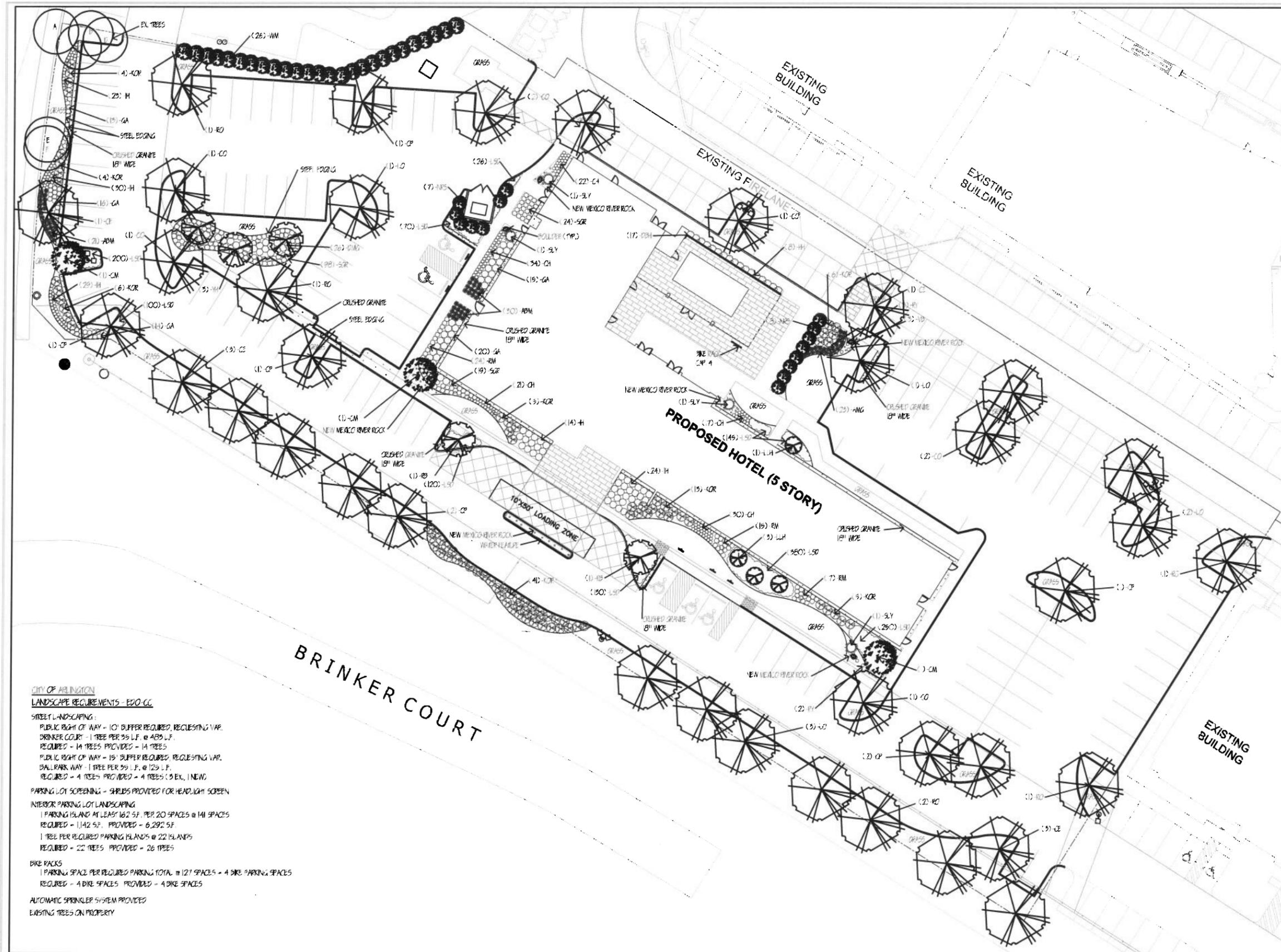
BRINKER COURT

- SITE NOTES:**
1. THE PROPOSED BUILDING WILL BE FIRE SPRINKLERED.
 2. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 3% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
 3. THE EXISTING LAND USE IS VACANT. THE PROPOSED LAND USE IS FOR A HOTEL.
 4. APPLICATION WILL CONFORM TO THE CITY'S OUTDOOR LIGHTING REQUIREMENTS.
 5. ANY PROPOSED GROUND BASED EQUIPMENT SHALL BE SCREENED.
 6. ON SITE LIGHTING SHALL MATCH ADJOINING PROPERTY LIGHT STANDARDS (POLE TYPE AND HEIGHT), REFERENCE LIGHT STANDARDS ON LOT 2R-1, BLOCK 1 OF THE VILLAGE AT BALLPARK ADDITION. (2150 E. LAMAR BLVD.)

SITE DATA TABLE	
EXISTING ZONING:	EDO-CC
LAND USE:	HOTEL
SITE ACREAGE:	2.50 ACRES (108,975 SQ FT)
BUILDING FOOTPRINT:	14,565 SQUARE FEET
FLOOR AREA RATIO:	14,565/108,973 : 13%
BUILDING AREA:	72,825 SQUARE FEET
OPEN SPACE:	22,704/108,973 : 21%
PAVED SURFACE AREA:	71,706/108,973 : 66%
NUMBER OF UNITS:	138
PARKING REQUIRED:	127
PARKING PROVIDED (TOTAL):	141
PARKING PROVIDED (ACCESSIBLE):	5 SPACES
BUILDING HEIGHT (TO TOP ELEMENT):	5 STORIES (74' 2" HEIGHT)

PLOT DATE
 November 13, 2014
 DRAWING SCALE
 1" = 20'
 PROJECT NUMBER
 CD14098
 SHEET NUMBER
 SP

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CITY OF ARLINGTON
LANDSCAPE REQUIREMENTS - EDO-CC

STREET LANDSCAPING:

PUBLIC RIGHT OF WAY - 10' BUFFER REQUIRED, REQUESTING VAR.
 BRINKER COURT - 1 TREE PER 39 L.F. @ 489 L.F.
 REQUIRED - 14 TREES PROVIDED - 14 TREES
 PUBLIC RIGHT OF WAY - 15' BUFFER REQUIRED, REQUESTING VAR.
 BALL PARK WAY - 1 TREE PER 39 L.F. @ 129 L.F.
 REQUIRED - 4 TREES PROVIDED - 4 TREES (3 EX., 1 NEW)

PARKING LOT SCREENING - SHRUBS PROVIDED FOR HEADLIGHT SCREEN

INTERIOR PARKING LOT LANDSCAPING

1 PARKING ISLAND AT LEAST 162 SF. PER 20 SPACES @ 141 SPACES
 REQUIRED - 1,142 SF. PROVIDED - 6,292 SF
 1 TREE PER REQUIRED PARKING ISLANDS @ 22 ISLANDS
 REQUIRED - 22 TREES PROVIDED - 26 TREES

BIKE RACKS

1 PARKING SPACE PER REQUIRED PARKING TOTAL @ 127 SPACES - 4 BIKE PARKING SPACES
 REQUIRED - 4 BIKE SPACES PROVIDED - 4 BIKE SPACES

AUTOMATIC SPRINKLER SYSTEM PROVIDED
 EXISTING TREES ON PROPERTY

PLANT MATERIAL LIST

NO.	QUANTITY	DESCRIPTION	SIZE
1	1	EX. TREES	AS SHOWN
2	1	EX. TREES	AS SHOWN
3	1	EX. TREES	AS SHOWN
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5	1	EX. TREES	AS SHOWN
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01 LANDSCAPE PLAN
 SCALE: 1" = 20'-0"



JCL
J. CAMILLE LA FOY
 LANDSCAPE ARCHITECTURE CONSULTING
 110 NORTH GREENVILLE AVENUE, 2ND
 ALLEN, TEXAS 75002
 714-422-4228

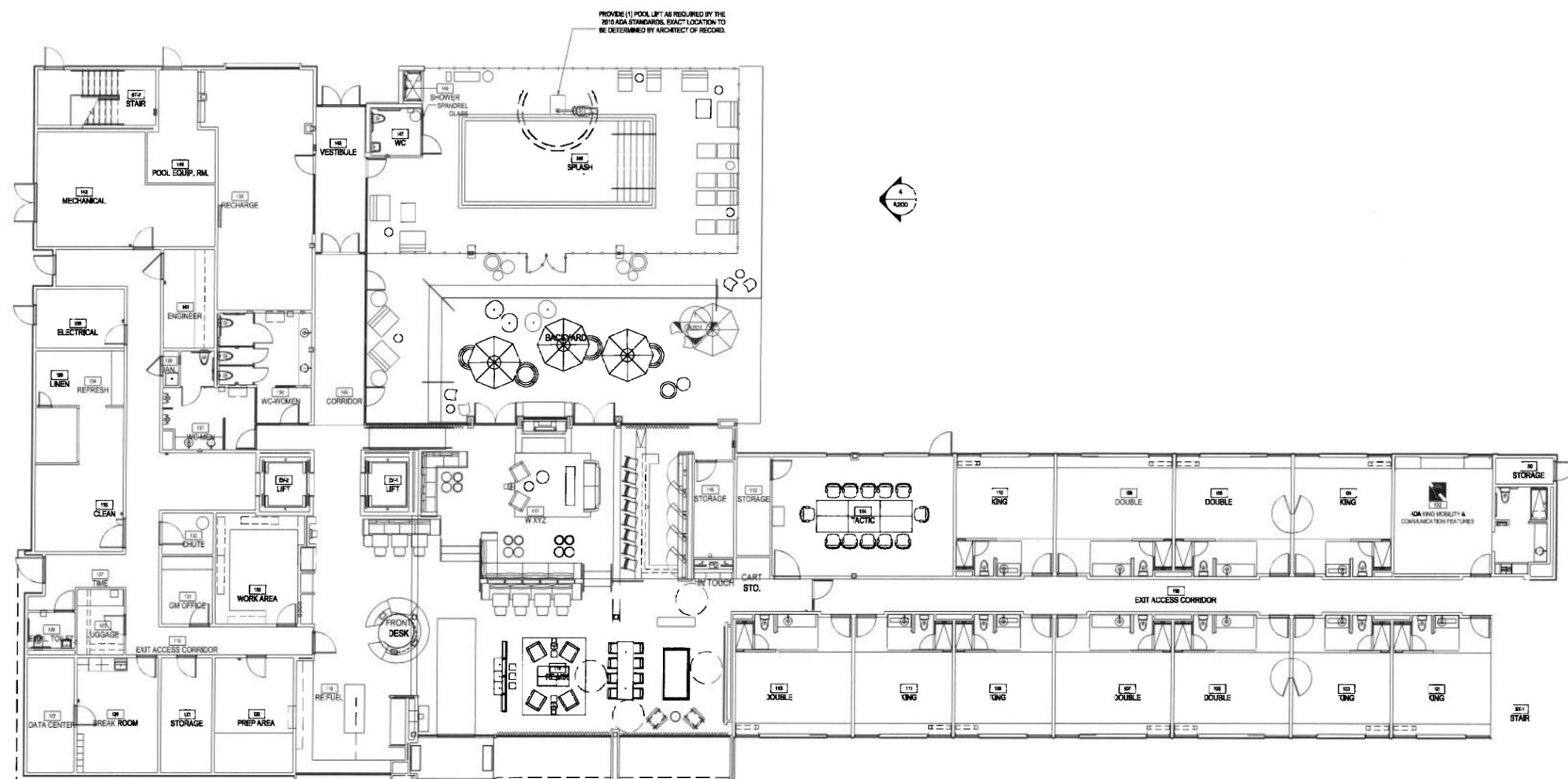
Cumulus Design
 Firm #145110
 2080 N. Highway 360, Suite 240
 Grand Prairie, Texas 75050
 Tel. 214.235.0367

LANDSCAPE PLAN
 2140 EAST LAMAR
 CITY OF ARLINGTON
 TARRANT COUNTY, TEXAS

PLOT DATE	11/13/14
DRAWING SCALE	1" = 20'
PROJECT NUMBER	CD14098
SHEET NUMBER	1102

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2
A201

4
A200

3
A201

1
A200

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A200

PROVIDE (1) POOL LIFT AS REQUIRED BY THE 2010 ADA STANDARDS. EXACT LOCATION TO BE DETERMINED BY ARCHITECT OF RECORD.

LINE OF CANOPY ABOVE

ROOM MATRIX	NO.	AREA (SQUARE FEET)	TOTAL	AREA
5	16	13,269 SF	31	13,269 SF
4	17	13,269 SF	31	13,269 SF
3	16	13,269 SF	31	13,269 SF
2	16	13,269 SF	31	13,269 SF
0	3	1,618 SF	12	1,618 SF
TOTAL	74	59,100 SF	136	59,100 SF
MEETING ROOM		535 SF		

(1) INCLUDE (1) POOL LIFT AS REQUIRED BY THE 2010 ADA STANDARDS. EXACT LOCATION TO BE DETERMINED BY ARCHITECT OF RECORD.
 (2) ADA COMPLIANT LIFT AS REQUIRED BY THE 2010 ADA STANDARDS. EXACT LOCATION TO BE DETERMINED BY ARCHITECT OF RECORD.
 (3) ADA COMPLIANT LIFT AS REQUIRED BY THE 2010 ADA STANDARDS. EXACT LOCATION TO BE DETERMINED BY ARCHITECT OF RECORD.
 (4) ADA COMPLIANT LIFT AS REQUIRED BY THE 2010 ADA STANDARDS. EXACT LOCATION TO BE DETERMINED BY ARCHITECT OF RECORD.

DO NOTE: (5) BATHTUBS HAVE BEEN PROVIDED FOR ACCESSIBILITY. REFER TO FLOOR PLANS FOR LOCATION.
 ALL SQUARE FOOTAGES ARE PER PROTOTYPE STANDARDS AND DO NOT YET REFLECT ACTUAL MEASUREMENTS.

1 FIRST FLOOR PLAN
 1/8" = 1'-0"



Meadow Hospitality, LP
 2008 Cottonwood Valley Circle S
 Irving, TX 75038

Architect:
 Dan Burbine
 dan.burbine@jrkd.com
 Project Manager:
 James Lusty
 james.lusty@jrkd.com



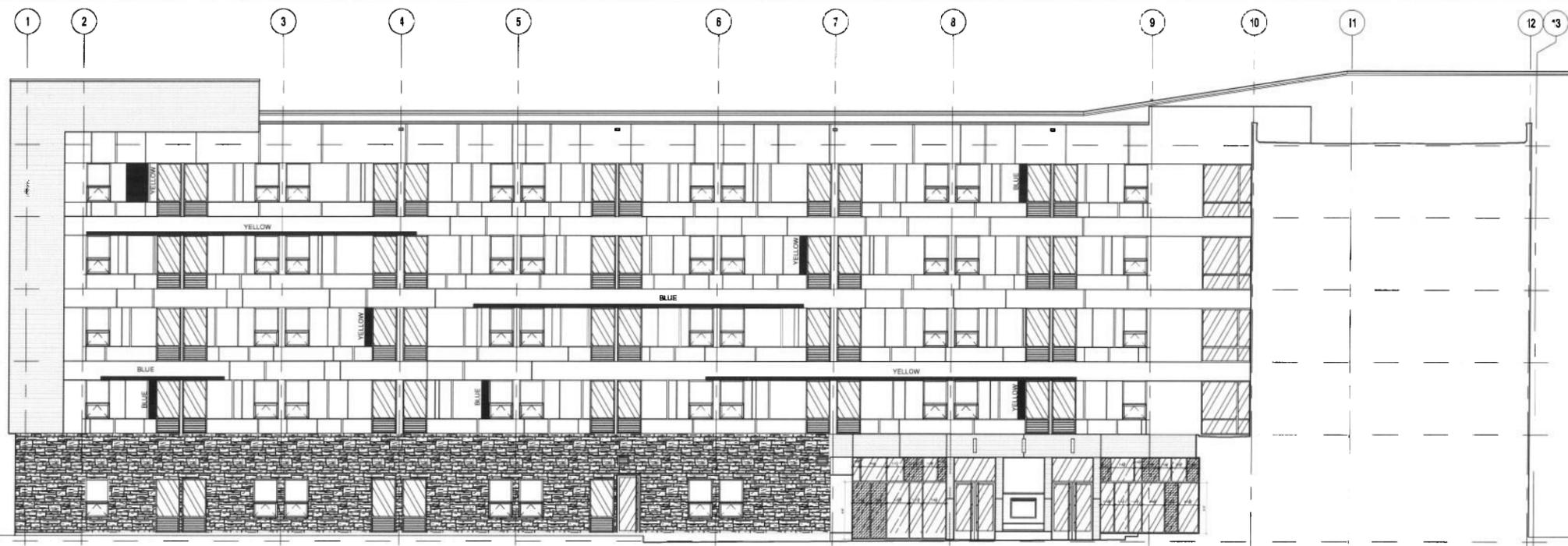
Revisions

Aloft Hotels
 Bellpark Way, The Village at
 Bellpark
 Arlington, TX

PRELIM SET
 10.20.2014
 TX-13078

First Floor Plan
 sheet number
A1.01

PRELIMINARY
 SET OF
 DRAWINGS



1 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGES	
STUCCO	8,710 S.F. 88%
STONE	1,000 S.F. 10%
EN. STUCCO	1,012 S.F. 1%

WINDOW TYPE LEGEND

- FIXED WINDOW
- FIXED ABOVE WITH SAVING ABOVE

FINISH MATERIAL LEGEND

- SPANDREL GLASS (P-1)
- SPANDREL GLASS (P-2)
- SPANDREL GLASS (P-3)
- IRON GLASS
- ENHANCED STUCCO (GRAPHITE OR SIMILAR)
- PROCEMA
- COLORLED METAL ACCENT PANELS
- UP: SFS - COLOR 1
- ACM (ALUMINUM COMPOSITE MATERIAL)
- ALUM. LOUVER IN WINDOW SYSTEM
- COULDCATKIDE LIGHT STRIPS
- STONE

12 NW 246
Suite 110
Fort Worth, TX 76104
phone: 872-488-9132
www.jrkdsgn.com

Meadow Hospitality, LP
2005 Cottonwood Valley Circle S
Irving, TX 75038

Architect:
Dan Surbine
dan.surbine@jrkdsgn.com

Project Manager:
James Lusty
james.lusty@jrkdsgn.com

aloft
HOTELS
starwood
ONE STARWOOD TRAVELER, CT 00000

Revisions

Aloft Hotels
Ballpark Way, The Village at Ballpark
Arlington, TX

PRELIM SET
10.20.2014
TX-13078

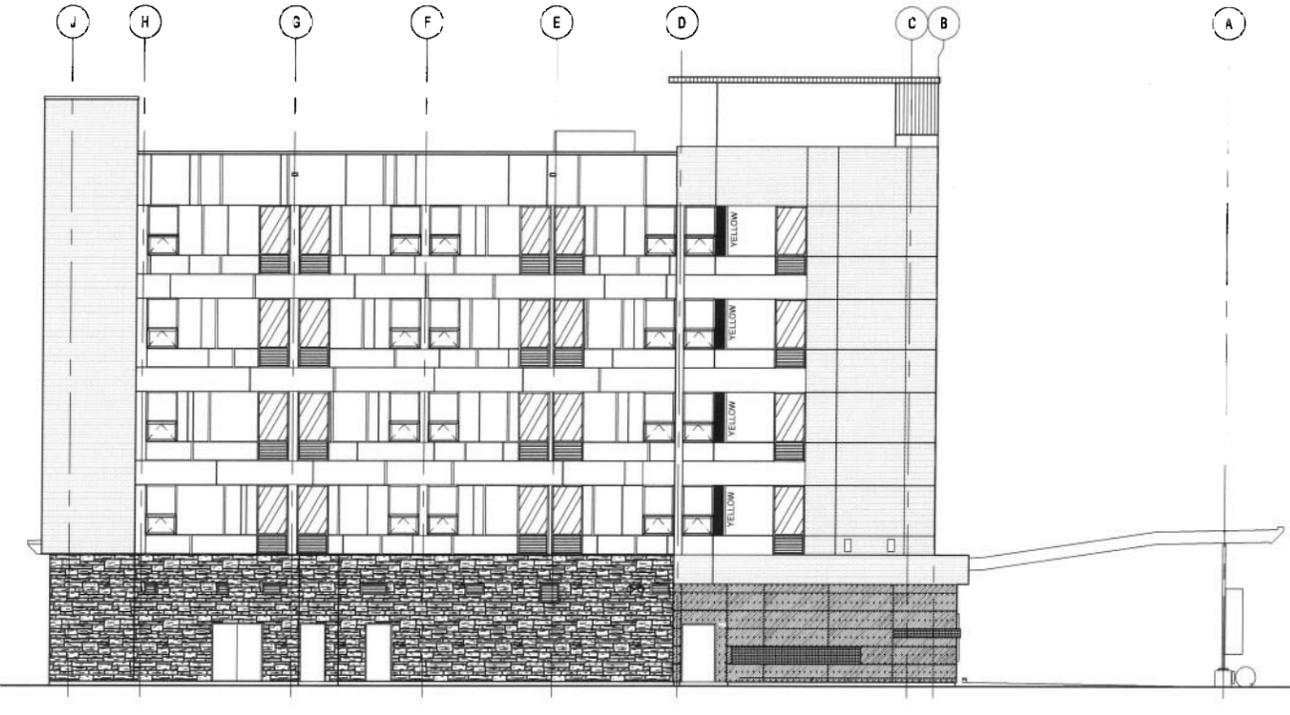
Elevations
sheet number
A2.01

PRELIMINARY
SET OF
DRAWINGS



2 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGES	
STUCCO	1,388 S.F. 73%
STONE	340 S.F. 18%
EN. STUCCO	1,289 S.F. 11%



3 WEST ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGES	
STUCCO	3,804 S.F. 83%
SFS	1,073 S.F. 23%
EN. STUCCO	1,708 S.F. 25%



112 NW 24th
Suite 115
Fort Worth, TX 76164
phone: 817.488.5152
www.jrkdesign.us

Meadow Hospitality, LP
2009 Cottonwood Valley Circle S
Irving, TX 75038

Architect:
Dan Burbine
dan.burbine@jrkdesign.us
Project Manager:
James Lusty
james.lusty@jrkdesign.us



Revisions

Aloft Hotels
Ballpark Way, The
Village at Ballpark
Arlington, TX

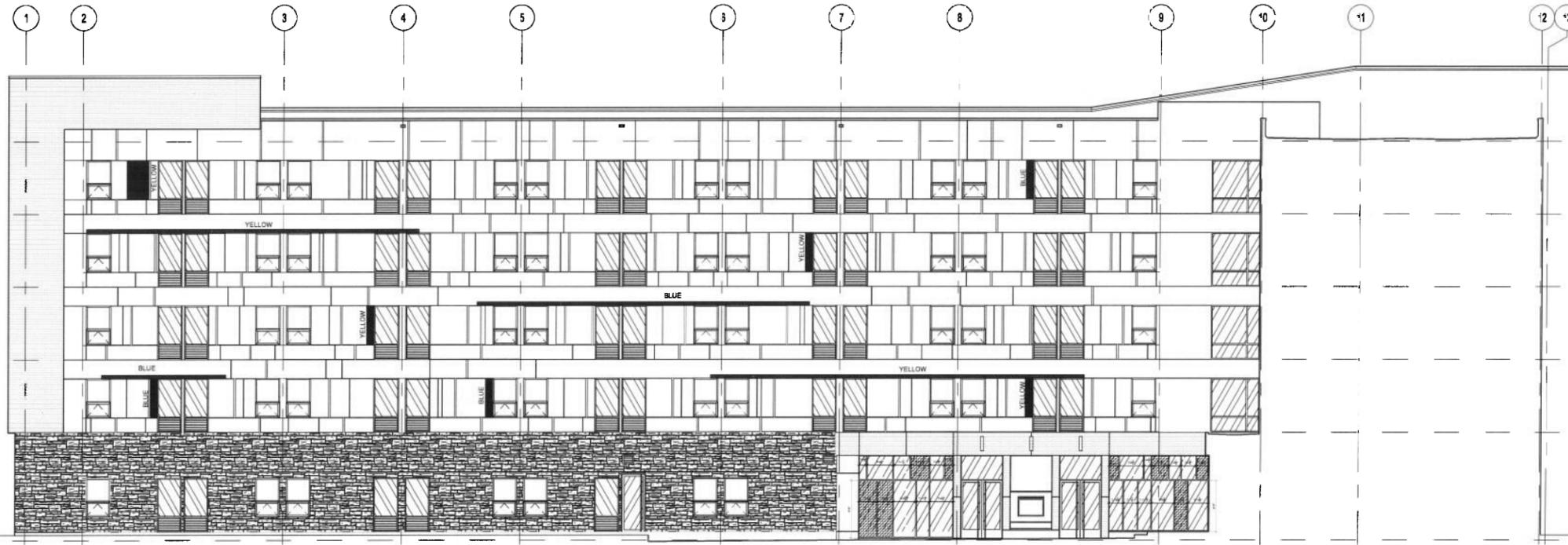
PRELIM SET
8.22.2014
TX-13078

sheet description
Colored Elevations
sheet number
A2.01

PRELIMINARY SET OF DRAWINGS



1 ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGES	
STUCCO	8,710 S.F. 88%
STONE	1,000 S.F. 10%
ENL STUCCO	1,012 S.F. 1%

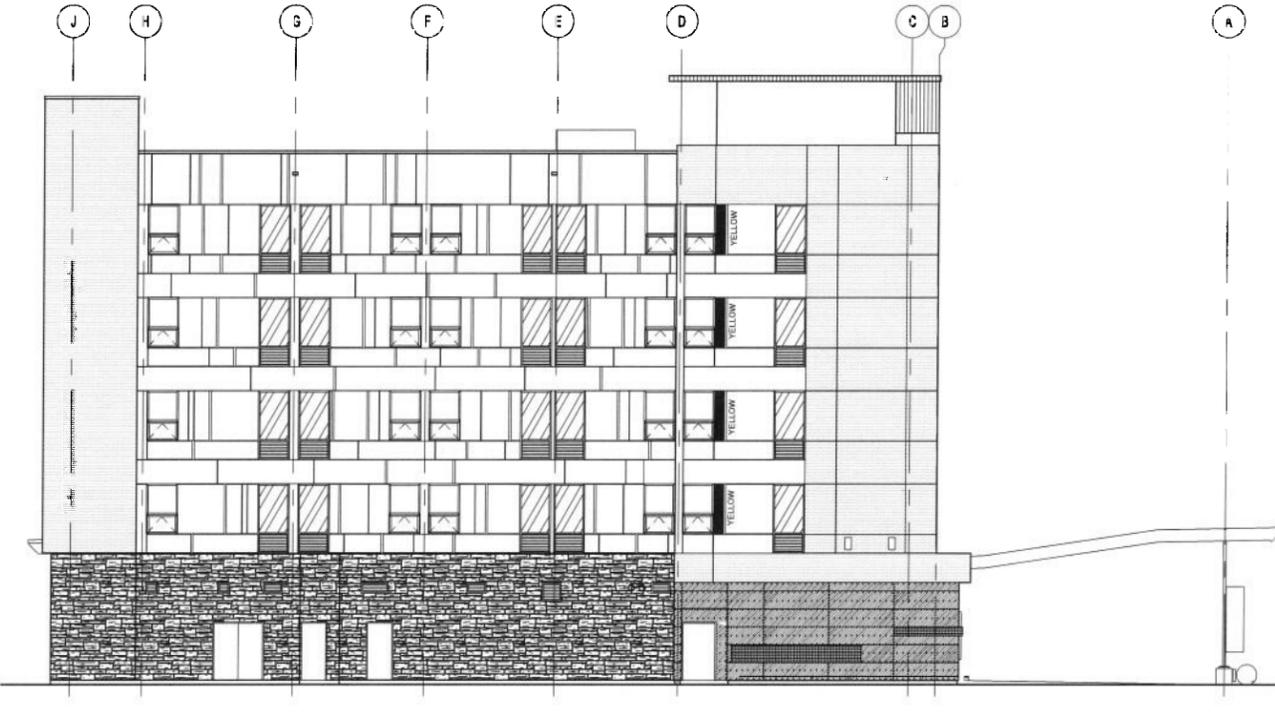
WINDOW TYPE LEGEND	
FIXED WINDOW	[Symbol]
FIXED ABOVE WITH JOINING ABOVE	[Symbol]

FINISH MATERIAL LEGEND	
SPANDREL GLASS SP-1	[Symbol]
SPANDREL GLASS SP-2	[Symbol]
SPANDREL GLASS SP-3	[Symbol]
VISION GLASS	[Symbol]
ENHANCED STUCCO (GRAPHITE OR SIMILAR)	[Symbol]
PROCEMA	[Symbol]
COLORLED METAL ACCENT PANELS	[Symbol]
UP-919 - COLOR 1	[Symbol]
ALUM (ALUMINUM COMPOSITE MATERIAL)	[Symbol]
ALUM. LOUVER IN WINDOW SYSTEM	[Symbol]
COLORLED METAL LIGHT STRIPS	[Symbol]
STONE	[Symbol]



2 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGES	
STUCCO	1,888 S.F. 79%
STONE	340 S.F. 14%
ENL STUCCO	1,888 S.F. 1%



3 WEST ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGES	
SPR	1,804 S.F. 8%
STONE	1,075 S.F. 5%
ENL STUCCO	1,075 S.F. 5%



Meadow Hospitality, LP
2009 Cottonwood Valley Circle S
Irving, TX 75038

Architect:
Dan Burbine
dan.burbine@jrkd.com
Project Manager:
James Lusty
james.lusty@jrkd.com



Revisions

Aloft Hotels
Ballpark Way, The Village at
Ballpark
Arlington, TX
PRELIM SET
10.20.2014
TX-13078

sheet description
Elevations
sheet number
A2.01

PRELIMINARY SET OF DRAWINGS



2 ELEVATION
1/8" = 1'-0"



112 NW 24th
Suite 116
Fort Worth, TX 76164
phone: 817.489.9132
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Meadow Hospitality, LP
2009 Cottonwood Valley Circle S
Irving, TX 75038

Architect:

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dan.burbine@jrkdsgn.us

Project Manager:

James Lusty
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Revisions

Aloft Hotels
Ballpark Way, The
Village at Ballpark
Arlington, TX

PRELIM SET
8.22.2014
TX-13078

sheet description

Colored
Elevations

sheet number

A2.01

PRELIMINARY
SET OF
DRAWINGS

Staff Report



Zoning Case PD12-17R1 (Athlos Academy)

Planning and Zoning Meeting Date: 12-17-14

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD12-17R1, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

On May 7, 2013, the City Council approved a zoning change to allow a Planned Development (PD) for all Estate (E) uses, with a Development Plan. The Development Plan permitted the construction of a charter school.

On July 10, 2014, the Unified Development Code went into effect changing Estate (E) zoning district to Residential Single-Family 15 (RS-15) zoning district.

ANALYSIS

Request

The applicant requests a revision to the Development Plan on approximately 40.812 acres addressed at 4950 South Bowen Road, and generally located south of West Bardin Road and west of South Bowen Road.

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

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

Existing Site Conditions

The subject site is developed with a charter school for kindergarten through the eighth grade. The structure is 89,469 square feet, located on the northeast portion of the site. Athletic fields are located to the south and west of the structure. The original application was requested for 1,206 students.

Development Plan

This amendment is to request a student enrollment of 1,416 students for the International Leadership of Texas (ILT), also known as Athlos Academy.

There were three data collections taken for the creation of the Traffic Impact Analysis (TIA).

- (i) In 2013, the initial TIA was completed based on an anticipated enrollment of 1,206 students
- (ii) On August 28, 2014, the second traffic study was completed using a trip generation based on 1,303 students as the estimated number of students at that time.
- (iii) On October 7, 2014, the final traffic study was completed using a trip generation based on 1,380 students as the estimated number of students at that time.

The updated traffic studies in 2014 focused on the school release time.

The school anticipates a student enrollment of 1,416 for the next school year. Using the most recent school PM traffic data collected on October 7, 2014, the TIA projects the impact for the future enrollment of 1,416 students.

The trip generation during the school PM peak hour used in the initial TIA and subsequent data are summarized in the following table.

Students	PM Peak	Rate	Data source
1,206	878	0.73 trips/student	March 2013 TIA (using ITE and ACA average)
1,303	846	0.65 trips/student	August 28, 2014 actual counts
1,380	911	0.66 trips/student	October 7, 2014 actual counts
1,416	935	0.66 trips/student	Projected based on October 7, 2014 data

In order to stop the queuing of traffic on public streets, the city has approved the following improvements submitted by the applicant on October 10, 2014 which included the following:

- a) Construct approximately 460 feet of a 24-foot wide road connecting the two fire lanes in the playground area to create a fourth pick up lane.
- b) Widening the southern entrance of the pick-up/drop-off area in front of the school to allow two lanes of traffic.

These improvements are currently under construction at the time of this report.

Staff Considerations

Shall these measures not alleviate the congestion onto Bardin Road or Bowen Road to an acceptable level, additional measures must be taken to mitigate traffic and eliminate the queue, which may include constructing a third lane from the northern drive aisle to the fire lane behind the school. This will provide queueing for an additional 20 cars. Staff recommends that a condition be placed on the property requiring this additional improvement, if requested by the City, be completed within six months of the request.

Adjacent Land Uses

This PD is surrounded by properties zoned Residential (R) to the north, and east. The property to the south of this PD is also zoned PD and has been developed since 1985 with offices for Atos, an information technology provider, after the development plan was approved in 1984. The property to the west is undeveloped land zoned PD for residential uses including single family, townhouse, and open space; all at 3.83 dwelling units per acre.

Comprehensive Plan Conformity

The subject site is located at the intersection of West Bardin Road, a minor arterial, and South Bowen Road, a major arterial. The site is naturally divided into two sections by the limits of the Rush Creek flood zone.

The Southwest Sector Plan designates the subject site as "O" (Office), which provides for the development of professional office. Appropriate zoning for this designation is "O".

The use of the building will not change with this planned development amendment zoning change. Therefore, the proposed changes are unlikely to negatively affect the area. In addition, the proposed improvements are consistent with the surrounding uses and the Southwest Sector Plan.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Development Plan (1 page)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

January 13, 2015

STAFF CONTACTS

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

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

Case Information



Applicant: Mycoskie McInnis Associates represented by Cliff Mycoskie

Owner: The Charter School Fund II represented by Jason Kotter

Acreage: 40.812 acres

Property Location: 4950 South Bowen Road; generally located west of South Bowen Road and south of West Bardin Road

Sector Plan: Southwest

Council District: 2

Allowable Uses: All uses as itemized in Attachment ii.

Development History: The subject property is currently platted as Lot 2A, Block 1 of the Bowen Addition.

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

Case No.	Location	Request	Disposition
ZA11-6	Subject Site	PD for O	Denied
SUP11-9	Subject Site	Gas Drilling	Denied
PD12-17	Subject Site	PD for E	Approved

Transportation: The site currently has access from South Bowen Road and the future West Bardin Road.

Thoroughfare	Existing	Proposed
South Bowen Road	100-foot 4-lane divided major arterial	120-foot 4-lane divided major arterial
West Bardin Road	70-foot 4-lane divided minor arterial	90-foot 4-lane divided minor arterial

Traffic Impact: This amendment is to request a student enrollment of 1,416 students for the International Leadership of Texas (ILT), also known as Athlos Academy. The enrollment shown for the original Traffic Impact Analysis (TIA) was 1,206 students, submitted in 2012. The trip generation rate for ILT as determined on August 28, 2014, was completed at 1,303 students, which was the estimated number of students at that time. Additional school PM traffic data was collected on October 7, 2014 with the student enrollment at an estimated 1,380 students, the estimated enrollment at the time.

Case Information



The amendment for a proposed 1,416 students is projected using the most recent school PM traffic data collected on October 7, 2014. The resulting trip generation during the school PM peak hour used in the initial TIA and subsequent date are summarized in the following table.

Students	PM Peak	Data source
1,206	878	March 2013 TIA (using ITE and ACA average)
1,303	846	August 28, 2014 actual counts
1,380	911	October 7, 2014
1,416	935	Projected based on October 7, 2014

In order to stop the queuing of traffic on public streets, the city has approved the following improvements submitted by the applicant on October 10, 2014 which included the following:

- a) Construct approximately 460-ft of a 24-ft wide road connecting the two fire lanes in the playground area to create a fourth pick up lane.
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These improvements are currently under construction at the time of this report.

Shall these measures not alleviate the congestion onto Bardin Road or Bowen Road, additional measures must be taken to mitigate traffic and eliminate the queue, which may include constructing a third lane from the northern drive aisle to the fire lane behind the school. This will provide queueing for an additional 20 cars.

Water & Sewer:

Water is available for the site from Bowen Road. Sanitary sewer is available on site and along the future Bardin Road.

Drainage:

This site lies within the Rush Creek drainage basin. The western portion of this site lies within an AE zone designated as FEMA regulated floodplain. No significant drainage impacts are anticipated to occur as long as Ordinances are complied with.

Case Information



Fire: Fire Station Number 9, located at 909 Wimbledon Drive, and Fire Station Number 10, located at 3205 Southwest Green Oaks Boulevard, provide protection to this site. The estimated fire response time is 5 minutes, which is in keeping with recommended standards.

School District: The project is located in Arlington ISD and will have little impact upon the district.

Notices Sent:
Neighborhood
Associations:

- ACTION North
- Arlington Chamber of Commerce
- Arlington Neighborhood Council
- East Arlington Review
- Southeast Arlington Community Alliance
- WeCan (West Citizen Action Network)
- Northern Arlington Ambience
- Forest Hills HOA
- Far South Arlington Neighborhood Association
- East Arlington Renewal
- Wimbledon on the Creek
- Wimbledon Addition HOA
- Estates Above Wimbledon HOA
- Deerwood Park HOA
- McKamy Oaks HOA
- Turf Club Estates
- Lake Hill Manor HOA
- Hunter Bend Neighborhood Association
- Emerald Park Neighborhood Org
- Bay Springs HOA
- Arlington Alliance for Responsible Government

Property Owners: 41
Letters of Support: 0
Letters of Opposition: 0

Itemized Allowable Uses



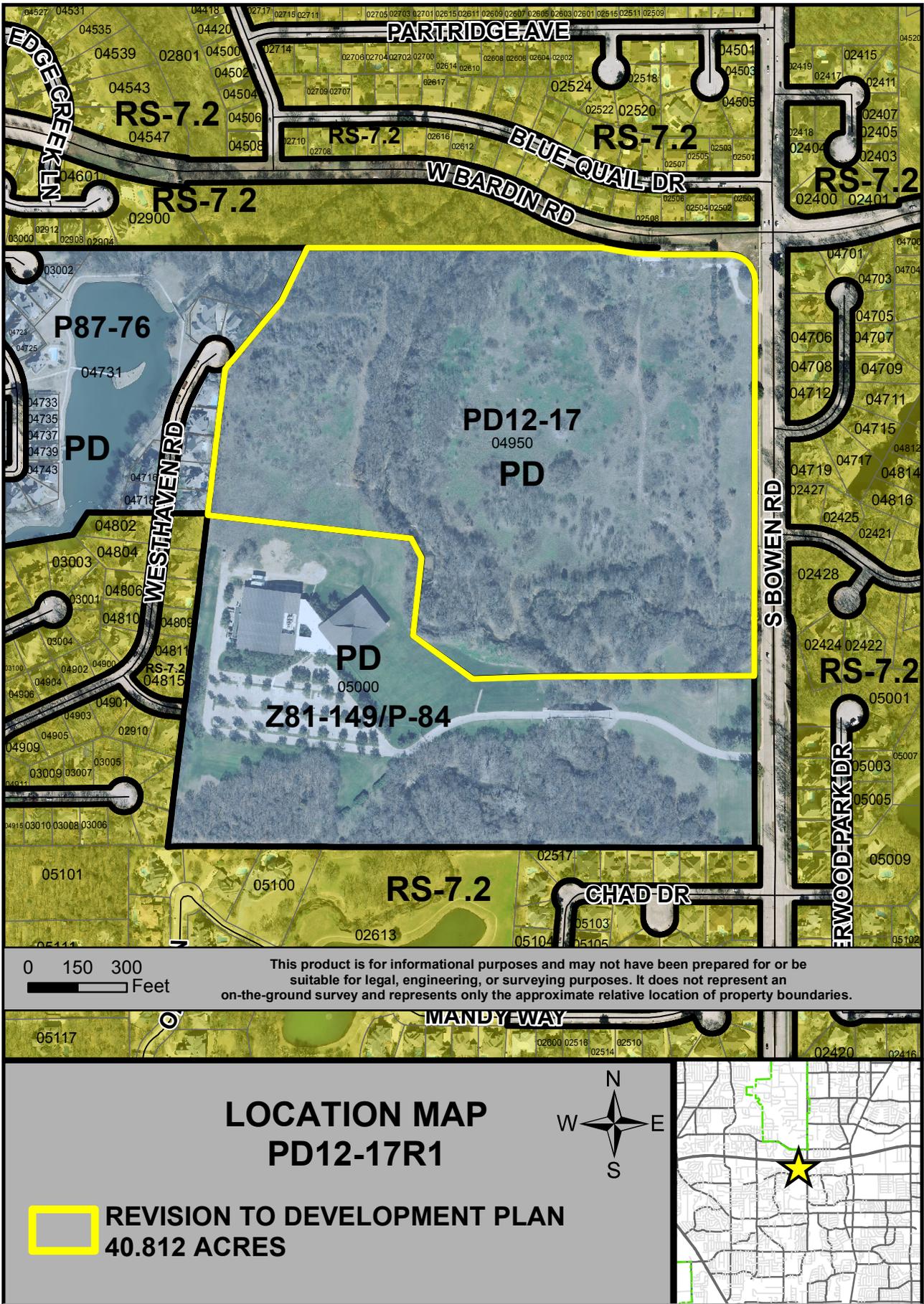
Allowable Uses

Planned Development (PD) for all 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.



PD12-17R1

West of South Bowen Road and South of West Bardin Road



View of subject site from South Bowen Road.
View southwest.



View of adjacent properties to the west.



View of adjacent residential properties across
South Bowen Road. View east.



View of notification sign along South Bowen
Road. View south.

ATHLOS ACADEMY

CURRENT ZONING

PD-"E" ESTATE FOR A CHARTER SCHOOL

OWNER/DEVELOPER

THE CHARTER SCHOOL FUND, LLC.
855 BROAD STREET, SUITE 300
BOISE, ID 83702
CONTACT: BRIAN HUFFAKER
PH: 208-908-5505
FAX: 208-439-4954

**ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT**

MYCOSKIE+MCINNIS+ASSOCIATES
200 E. ABRAM STREET
ARLINGTON, TEXAS 76010
CONTACT: JACOB SUMPTER
PH: 817-469-1671
FAX: 817-274-8757

ARCHITECT

BRS ARCHITECTS
1010 ALLANTE PLACE, STE. 100
BOISE, ID 83709
CONTACT: JOE PEAVEY
PH: 208-336-8370

GENERAL NOTES

1. FIRE LANES SHALL BE PROVIDED AND STRIPED IN ACCORDANCE WITH THE CITY OF ARLINGTON ORDINANCE. A 30' MINIMUM INSIDE TURNING RADIUS WILL BE PROVIDED FOR ALL FIRE LANES.
2. ALL DUMPSTERS WILL BE SCREENED PER THE CITY OF ARLINGTON LANDSCAPE ORDINANCE.
3. ALL MECHANICAL EQUIPMENT, EXCEPT TRANSFORMERS, SHALL BE LOCATED SO AS NOT TO BE SEEN FROM A PUBLIC STREET, OR SCREENED BY A 6' MASONRY SCREEN WALL OR LANDSCAPE SHRUBS. STORAGE AREAS, AIR CONDITIONING COMPRESSORS, LOADING AREAS, ROOF OBJECTS, UTILITY BOXES, BANKS OF METERS, AND MAINTENANCE FACILITIES SHALL EITHER BE HOUSED IN AN ENCLOSED BUILDING, OF THE SAME CHARACTER AS THE PRIMARY STRUCTURES, OR OTHERWISE SCREENED HEIGHT OF 6 FEET. SUCH SCREENING SHALL INCLUDE LANDSCAPING OF PERMANENT FENCES OF OPAQUE MATERIALS.
4. A KNOX LOCK WILL BE PROVIDED ON ANY GATE FOR ACCESS BY THE FIRE DEPARTMENT.

LEGAL

BEING A 40.812 ACRE TRACT OF LAND LOCATED ON THE JOSIAH BEALL SURVEY, ABSTRACT NO. 163, IN THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS.

SITE DATA TABLE

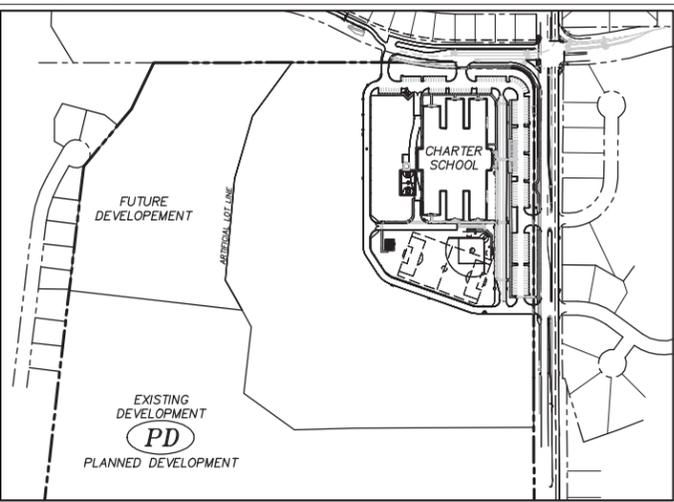
1. AREA OF SUBJECT PROPERTY	40.812 AC, 1,778,812 S.F.
2. AREA OF CHARTER SCHOOL	30.662 AC, 1,335,670 S.F.
3. # OF LOTS	1 (EXISTING)
4. OPEN SPACE AREA	1,071,200 SF (80% OF LOT)
5. GROSS BUILDING SF	89,469 SF
6. BUILDING HEIGHT	42'-7"
7. LOT COVERAGE	89,469 S.F. (7% OF LOT)
8. IMPERVIOUS SURFACE AREA	264,470 S.F. (20% OF LOT)

NOTE: ALL CALCULATIONS BASED ON AREA WITHIN ARTIFICIAL LOT LINE

PARKING TABLE

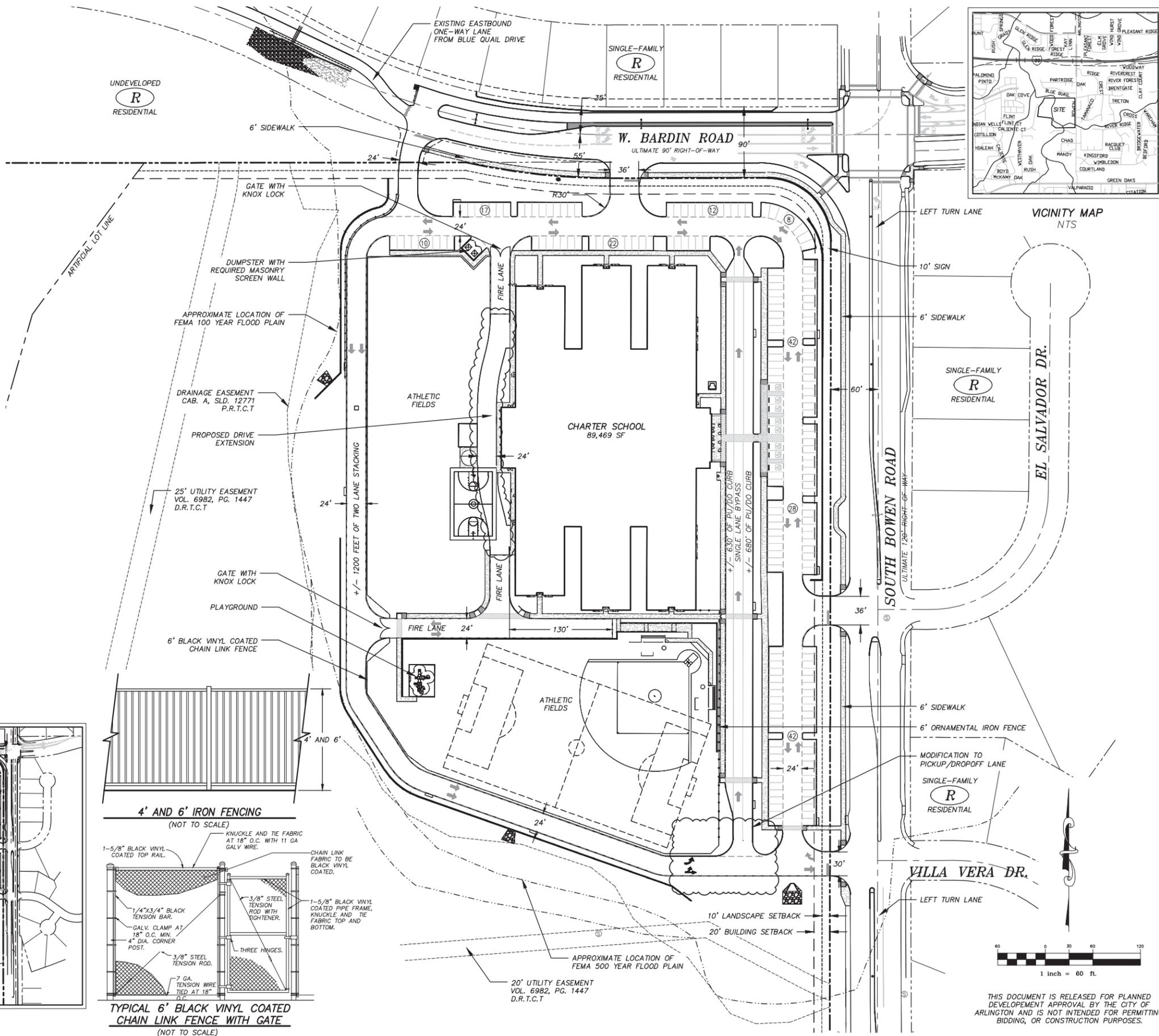
REQUIREMENT	# OF STUDENTS	SPACES REQUIRED	SPACES PROVIDED
ELEMENTARY (K-5)	1 PS / 20 STUDENTS	945	47 PS
JUNIOR HIGH (6-8)	1 PS / 18 STUDENTS	471	26 PS
ACCESSIBLE	151-200 PS: 6 PS	6 PS	8 PS
TOTAL	1,416	79 PS	181 PS

1. ALL ON SITE SPACES ARE A MINIMUM 9' X 18'
2. ACCESSIBLE SPACES ARE A MINIMUM OF 11' X 20' WITH 5' X 20' LOADING AREAS



OVERALL ZONING MAP

1"=300'



**I.L. TEXAS
PLANNED DEVELOPMENT**
4950 SOUTH BOWEN ROAD
ARLINGTON, TEXAS

PROJECT TITLE:
I.L. TEXAS
PLANNED DEVELOPMENT

mma
landscape architecture

license registration number: 1-2759
200 east abram
arlington, Texas 76010
817-469-1671
fax: 817-274-8757
www.mmatax.com

PROJECT NUMBER: 2661-00-02
PROJECT MANAGER: J. SUMPTER
DRAWN BY: S. KUEHN
CHECKED BY: D. JOINER
ISSUE DATE: 10/10/14

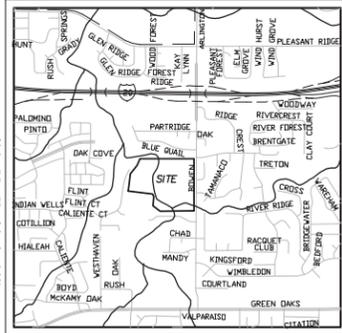
1. 10/10/14 REVISED SITE PLAN JWS

REV. DATE DESCRIP. BY

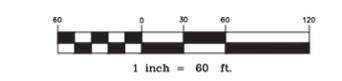
SHEET CONTENT:
**PLANNED DEVELOPMENT
SITE PLAN
CASE # PD12-17R1**

SHEET NO:
1

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VICINITY MAP
NTS



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