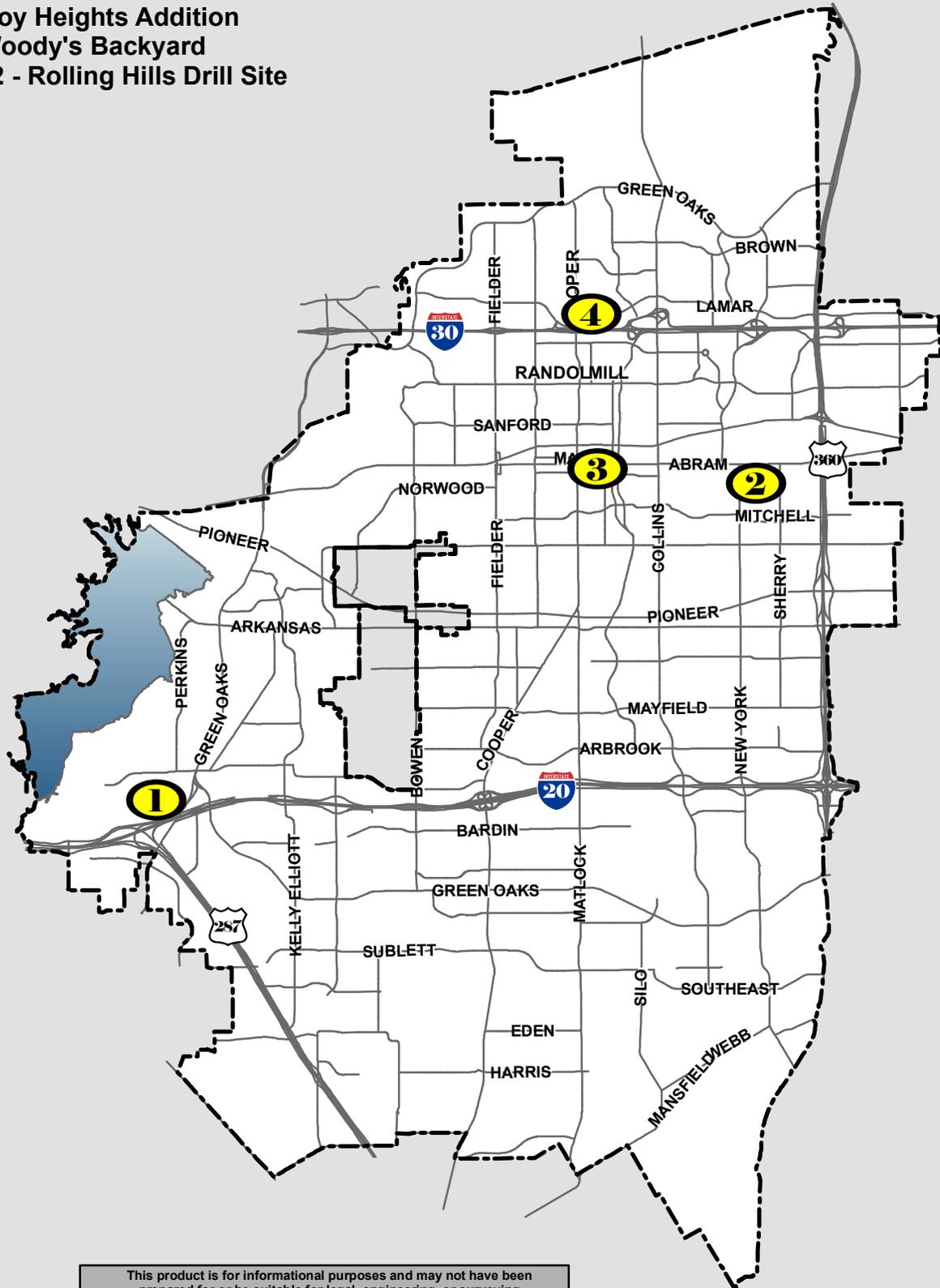


PLANNING & ZONING

February 4, 2015



1. Replat - Southwest Plaza Addition
2. Replat - Eltro Heights Addition
3. PD14-19 - Woody's Backyard
4. SUP07-09R2 - Rolling Hills Drill Site



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





AGENDA

**Planning and Zoning Commission
Work Session**

**Council Briefing Room
101 West Abram Street**

**FEBRUARY 4, 2015
4:00 P.M.**

I. CALL TO ORDER

II. DISCUSSION OF REGULAR SESSION AGENDA ITEMS

III. DIRECTOR UPDATE ON PREVIOUS COUNCIL ITEMS

- A. 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.

CC Approved 9-0-0 on 01/20/15 on final reading

- B. 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, boutique hotel, night club, bowling alley, billiard parlor, and microbrewery/microdistillery/winery, with a Development Plan; generally located north of East Interstate 30 Highway and east of North Collins Street.

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

**CC Approved 8-1-0 on 01/20/15 on final reading
with additional stipulations**

IV. DISCUSSION OF FUTURE MEETING DATES AND TIMES

- (a) Planning and Zoning Commission Meeting on February 18, 2015

V. ADJOURN



AGENDA

**Planning and Zoning Commission
Regular Session**

**Council Chamber
101 West Abram Street**

**FEBRUARY 4, 2015
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 January 21, 2015 P&Z Meeting

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Replat – Southwest Plaza Addition, Lots 1 and 2, Block 2R (Zoned Community Commercial [CC]); generally located north of West Poly Webb Road and west of Church Street with the approximate address being 6005 West Poly Webb Road.
- B. Replat – Eltrov Heights Addition, Lots 1 and 2, Block A (Zoned Community Commercial [CC]); generally located south of East Abram Street and west of South Circle Drive with the approximate address being 1936 East Abram Street.

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

V. PUBLIC HEARING FOR ZONING CASES AND MISCELLANEOUS ITEMS

- A. Updates to the Unified Development Code and Major Sports Complex Chapter of the Code of the City of Arlington, Texas
(Requesting a Continuance to February 18, 2015)

Consider amendments to the "Unified Development Code" Chapter of the Code of the City of Arlington related to regulation of signage: Article 5, Design and Development Standards regarding the Entertainment District Overlay (EDO) design standards; Article 7, Sign Standards regarding signage regulations in the City of Arlington; Article 10, Review Procedures regarding Alternate Sign Plan and Alternative Equivalent Compliance as it relates to signage; Article 11, Nonconformities, regarding nonconforming signs; Article 12, Definitions regarding definitions related to Signs.

Consider amendments to "Major Sports Complex" Chapter of the Code of the City of Arlington to include Major Sports Complex sign standards.

- B. Zoning Case PD14-19
(Woody's Backyard – 309 West Front Street)

Application to change the zoning on approximately 0.678 acres from Downtown Business (DB) to Planned Development (PD) for Downtown Business (DB) uses, with a Development Plan; generally located north of West Front Street and east of North West Street.

- C. **CONTINUED (from 01-21-15)** Specific Use Permit
SUP07-09R2
(Rolling Hills Drill Site – 401 East Lamar Boulevard)

Application to amend Specific Use Permit (SUP) for gas drilling by establishing the location of a drill zone on 3.314 acres zoned Residential Single-Family 7.2 (RS-7.2); generally located north of East Lamar Boulevard and east of North Cooper Street.

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 (Southwest Plaza Addition Lots 1 & 2, Block 2R)

Planning and Zoning Meeting Date: 2-4-15

Document Being Considered: Plat

RECOMMENDATION

Consider replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, SWP Enterprises, LLC, proposes to subdivide Block 2R of the Southwest Plaza Addition, approximately 9.262 acres in size, into two lots: Lots 1 and 2. All existing structures on site are to remain. The newly created lots will divide the existing building to allow a church to be on Lot 1 and the retail development to be on Lot 2. This plat has been reviewed by Building Inspection to ensure compliance with the Building Code.

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

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Property Location: Generally located north of West Poly Webb Road and west of Church Street with the approximate address being 6005 West Poly Webb Road.

Sector: West

Council District: 1

Current Zoning: Community Commercial (CC)

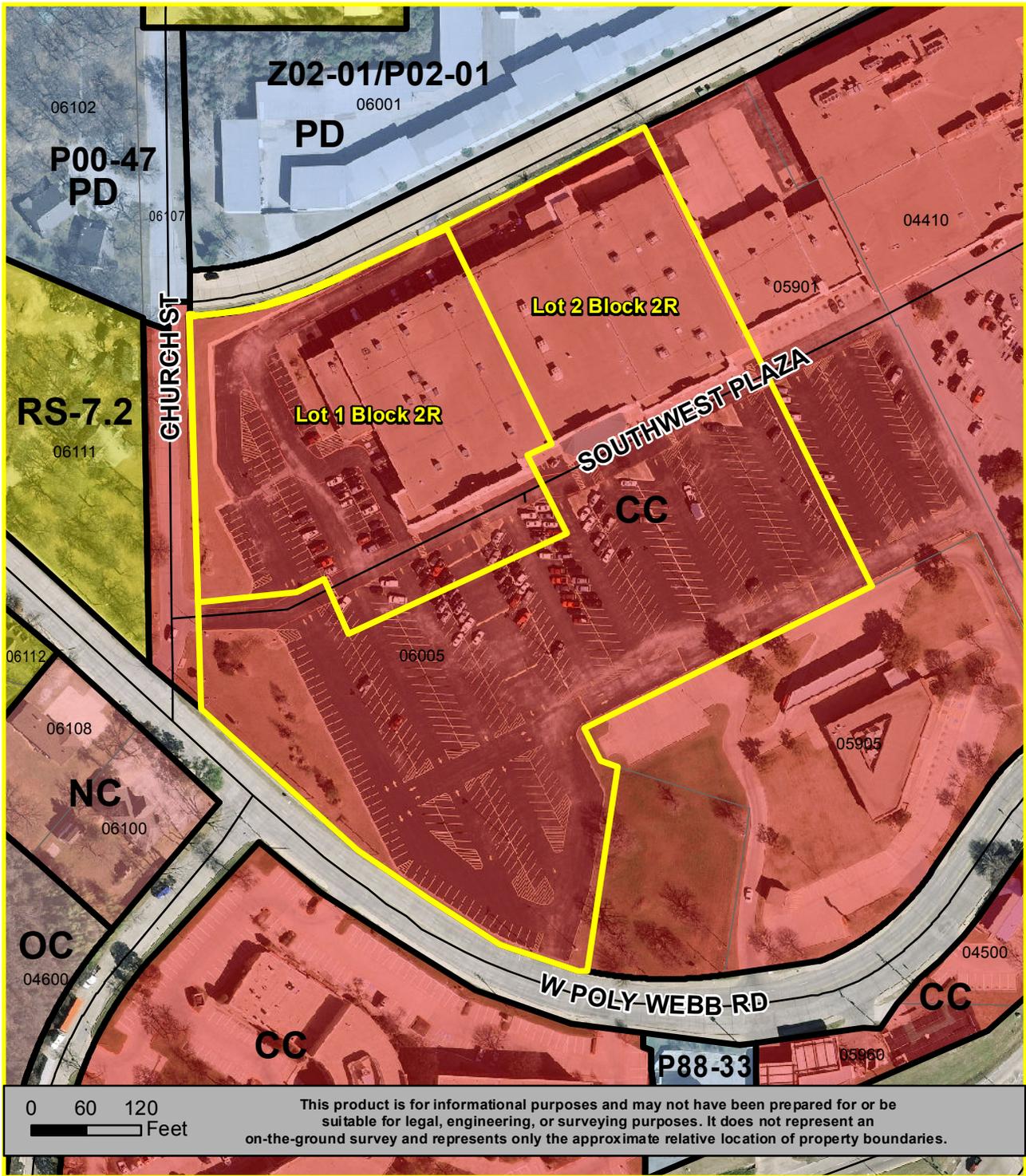
ATTACHED

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

STAFF CONTACT(S)

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

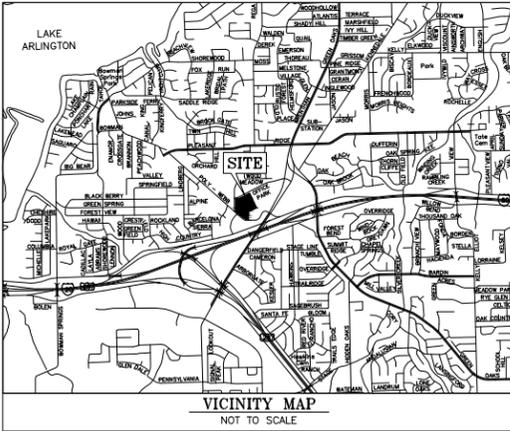
Nathaniel Barnett, AICP
Senior Planner
Community Development and Planning
817-459-6670
Nathaniel.Barnett@arlingtontx.gov



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LOCATION MAP
SOUTHWEST PLAZA
REPLAT





FLOOD NOTE:
 NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0340K, MAP REVISED SEPTEMBER 25, 2009.

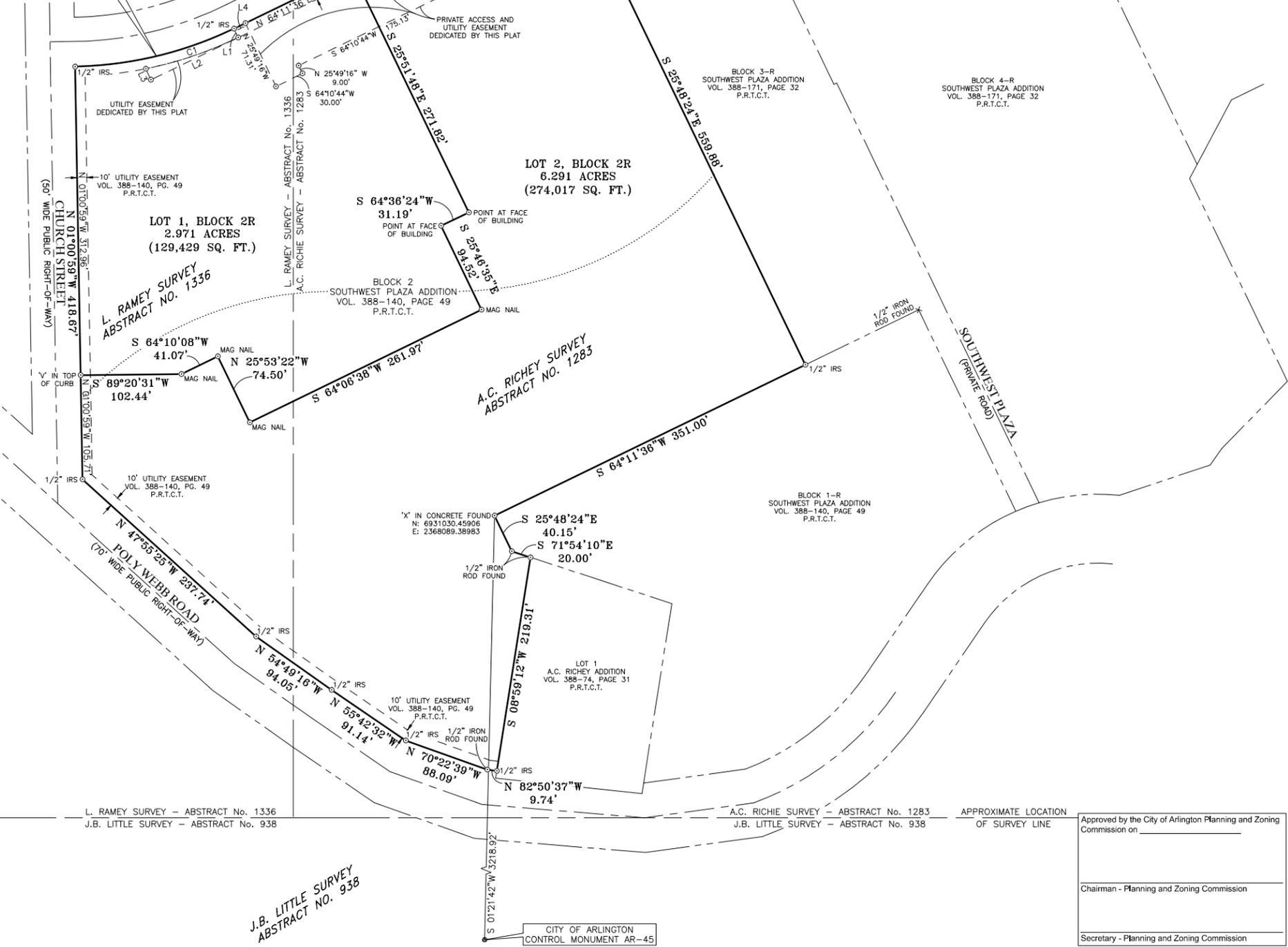
BEARING BASE:
 THE BEARINGS INDICATED HEREON ARE BASED UPON OUR FIELD SURVEYED ANGLES RELATED TO THE ORIGINAL RECORDED PLAT OF BLOCK 2 & 3-R, SOUTHWEST PLAZA ADDITION.

Course	Bearing	Distance
L1	S 25°48'21" E	10.00'
L2	S 64°11'36" W	98.59'
L3	N 25°20'15" W	12.42'
L4	N 64°11'36" E	12.87'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	396.75'	99.53'	14°22'22"	99.27'	N 71°22'47" E

- GENERAL NOTES:**
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
 - THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
 - PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, AS AMENDED, I 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 THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS FOR FILING AND RECORDING WITH THE TARRANT COUNTY CLERK'S OFFICE.
 - VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL PUBLIC OR PRIVATE STREET INTERSECTIONS IN ACCORDANCE WITH CURRENT CITY ORDINANCE. ALL LANDSCAPING (NOTHING OVER 2 FEET IN HEIGHT AS MEASURED FROM THE TOP OF CURB) WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY ORDINANCE.
 - THE CITY OF ARLINGTON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISHED FLOOR ELEVATIONS ON ANY LOT WITHIN THIS SUBDIVISION.
 - ALL PROPERTY CORNERS MARKED '1/2" IRS' ARE 1/2" IRON RODS MARKED 'BRITTAIN & CRAWFORD', SET.

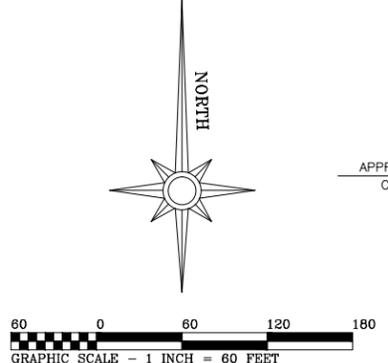
Δ=24°47'28"
 R=386.75'
 L=167.34'
 CH=N 76°35'20"E
 166.04'



CITY OF ARLINGTON
 CONTROL MONUMENT AR-93

LOT 2, BLOCK 2R
 6.291 ACRES
 (274,017 SQ. FT.)

LOT 1, BLOCK 2R
 2.971 ACRES
 (129,429 SQ. FT.)



SURVEYOR:
BRITAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING
 (817) 926-0211 - METRO (817) 429-5112
 FAX No. (817) 926-9347
 P.O. BOX 11374 * 3908 SOUTH FREEWAY
 FORT WORTH, TEXAS 76110
 EMAIL: admin@brittain-crawford.com

OWNER:
 SWP ENTERPRISES, LLC
 PO BOX 702884
 DALLAS, TX 75370
 (972) 480-1788
 EMAIL: bo@trimmarsh.com
 CONTACT: BO AVERY, MANAGER

STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, SWP Enterprises, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, is the sole owner of BLOCK 2, SOUTHWEST PLAZA ADDITION, and addition to the City of Arlington, Tarrant County, Texas, according to the deed recorded in Instrument Number D208463137, of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

LEGAL DESCRIPTION

BLOCK 2, SOUTHWEST PLAZA ADDITION, and Addition to the City of Arlington, Tarrant County, Texas, according to the Plat recorded in Volume 388-140, Page 49, Plat Records, Tarrant County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SWP Enterprises, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lots 1 and 2, Block 2R, SOUTHWEST PLAZA ADDITION, an addition to the City of Arlington, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown hereon.

SWP ENTERPRISES, LLC.

By: Bo Avery, Manager

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared BO AVERY of SWP Enterprises, LLC, 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 _____, 2015.

Notary Public in and for the State of Texas

My commission expires: _____

KNOW ALL MEN BY THESE PRESENTS:

That I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

CHRIS L. BLEVINS
 Registered Professional Land Surveyor
 State of Texas No. 5792



REPLAT
SOUTHWEST PLAZA ADDITION
LOTS 1 AND 2, BLOCK 2R

AN ADDITION TO
 THE CITY OF ARLINGTON
 TARRANT COUNTY, TEXAS

9.262 ACRES OUT OF THE
 A.C. RICHEY SURVEY, ABSTRACT NO. 1283 AND
 THE L. RAMEY SURVEY, ABSTRACT NO. 1336
 BEING A REVISION OF BLOCK 2
 SOUTHWEST PLAZA ADDITION,
 VOL. 388-140, PG. 49, P.R.T.C.T
 AUGUST 2014 / 2 LOTS

PLAT FILED AS INST. NO. D _____, DATE _____

(J.U.) ...Projects\Projects\SW PLAZA\SOUTHWEST PLAZA REPLAT.dwg

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

Chairman - Planning and Zoning Commission _____

Secretary - Planning and Zoning Commission _____

Staff Report



Replat (Eltroy Heights Addition Lots 1 & 2, Block A)

Planning and Zoning Meeting Date: 2-4-15

Document Being Considered: Plat

RECOMMENDATION

Consider replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, Pink Consulting, LP, proposes to subdivide Block A of the Eltroy Heights Addition, approximately 1.579 acres in size, into two lots: Lot 1 and Lot 2.

There is an existing commercial structure that will be removed on proposed Lot 1. An existing commercial building on Lot 2 will remain.

The proposed plat fits the predominant development pattern established along East Abram Street.

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

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Property Location: Generally south of East Abram Street and west of South Circle Drive with the approximate address being 1936 East Abram Street.

Sector: East

Council District: 5

Current Zoning: Community Commercial (CC)

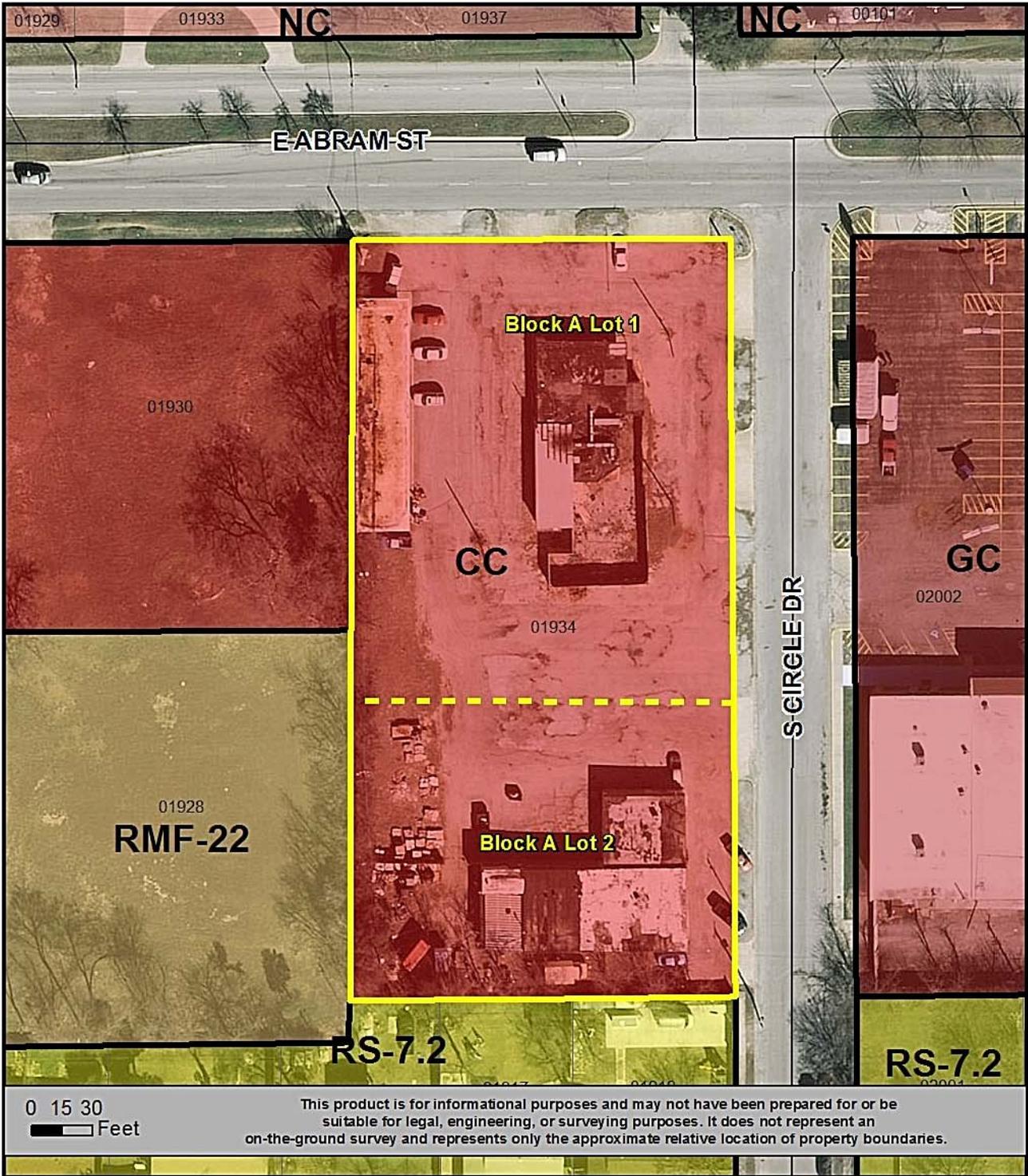
ATTACHED

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

STAFF CONTACT(S)

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

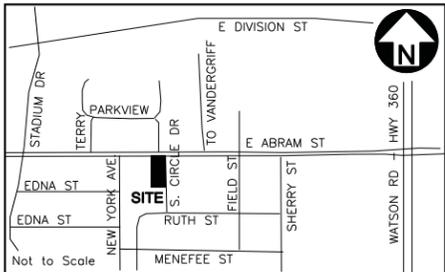
Kevin Charles
Senior Planner
Community Development and Planning
817-459-6515
Kevin.Charles@arlingtontx.gov



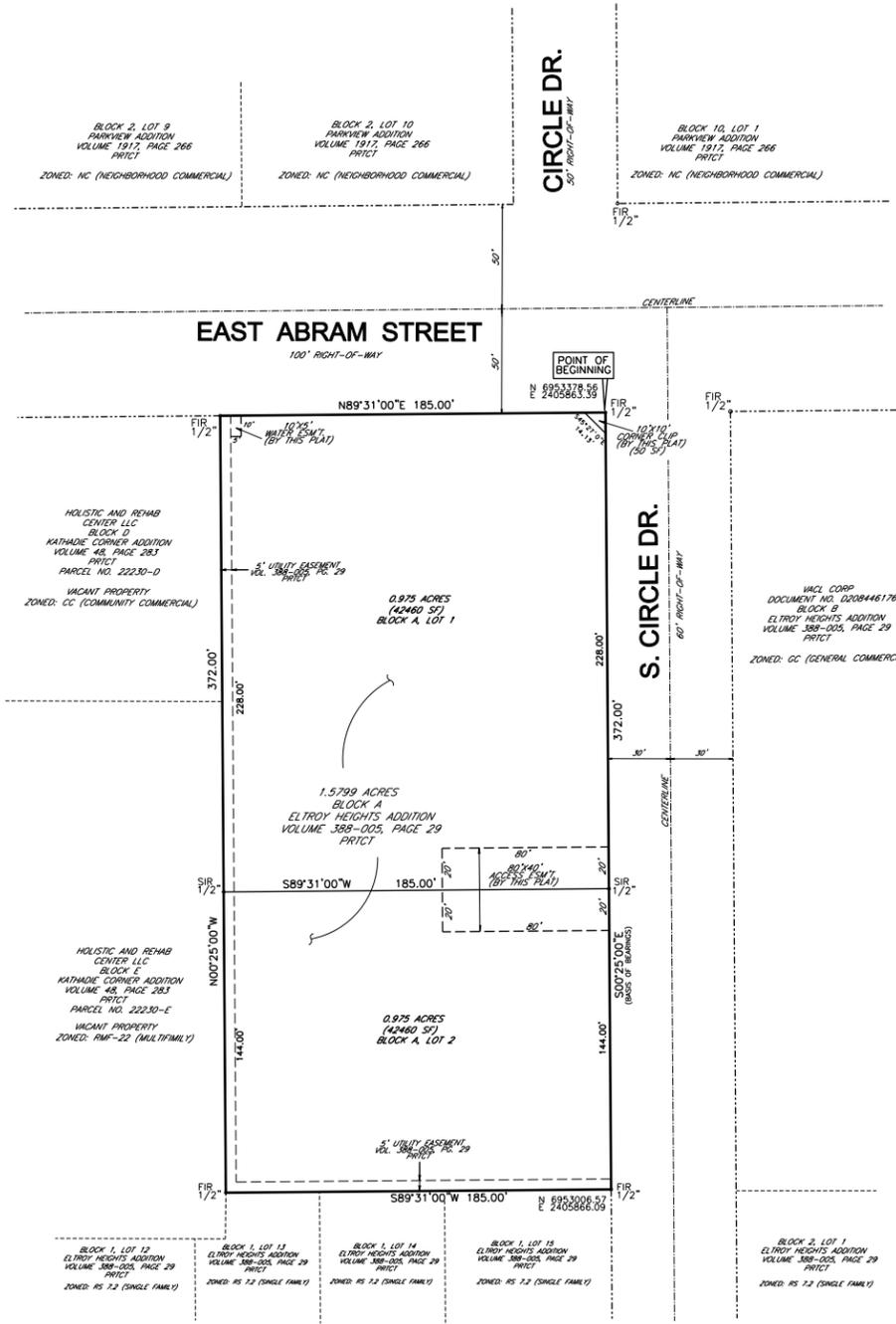
LOCATION MAP

**ELTROY HEIGHTS ADDITION
REPLAT**





VICINITY MAP
Not to Scale



BEARING BASIS

Bearing basis is from the East line of Block A, of Eltroj Heights Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the Plat recorded in Volume 388-5, Page 29, Plat Records, Tarrant County, Texas (S00°25'00"E)

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF TARRANT**

Whereas OMAR GOMEZ is the owner of a 1.5799 acre tract of land situated in the C. C. Gardner Survey, Abstract No. 318, Tarrant County, Texas, and being all of Block A, of Eltroj Heights Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the Plat recorded in Volume 388-5, Page 29, Plat Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the Asphalt paving at the intersection of South line of East Abram Street (100' right-of-way) and West line of South Circle Drive (60' right-of-way), said point also being the Northeast corner of said Block A of Eltroj Heights Addition;

THENCE S 00° 25' 00" E, with the said West right-of-way line of South Circle Drive and the East line of said Block A, a distance of 372.00 feet to a 1/2 inch iron rod found for corner, said point also being the Northeast corner of Lot 15, Block 1 of said Eltroj Heights Addition;

THENCE S 89° 31' 00" W, departing the said West line of South Circle Drive and along the South line of said Block A, a distance of 185.00 feet to a 1/2 inch iron rod found for corner, said point being the Southwest corner of said Block A, and the most Northwesterly corner of Lot 13, Block 1 of said Eltroj Heights Addition, and also being in the East line of Block E of Kathadie Corner Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the Plat recorded in Volume 48, Page 283, Plat Records, Tarrant County, Texas;

THENCE N 00° 25' 00" W, with the West line of said Block A, a distance of 372.00 feet to a 1/2 inch iron rod found for corner in the said South Line of East Abram Street, said point also being the Northeast corner of Block D of said Kathadie Corner Addition;

THENCE N 89° 31' 00" E, along said South Line of East Abram Street and the North line of said Block A, a distance of 185.00 feet to the POINT OF BEGINNING and containing 68,820 square feet or 1.5799 acres of land more or less.

MAINTENANCE AND EASEMENT STATEMENT

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE FOLLOWING:

- PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS, HEREIN REFERRED TO AS "IMPROVEMENTS", DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS PREDECESSORS, OR TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS SUCCESSORS. DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS 1 AND 2 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.

Owner: Omar Gomez

NOTES

- Visibility Triangles shall be provided at the intersections of all public and private streets in accordance with City Ordinances. All landscaping within the visibility triangles shall comply with the visibility triangle ordinance.
- The City of Arlington reserves the right to require minimum finish floor elevation on any lot contained within this addition.
- This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

GENERAL NOTES

- 1) Building lines shall be in accordance with City Ordinance.
- 2) This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees.
- 3) Selling a portion of these Lots by metes and bounds is a violation of State and City Ordinance and is subject to fines and withholding of utilities and building permits.

OWNER'S DEDICATION

**STATE OF TEXAS
COUNTY OF TARRANT**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That OMAR GOMEZ does hereby adopt this plat designating the hereinabove described real property as Lot 1 and Lot 2, Block A of Eltroj Addition, an addition to the City of Arlington, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, easements and parks shown thereon except the private easements shown thereon.

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

WITNESS my hand this the ____ day of _____, 2015.

Owner: Omar Gomez

**STATE OF TEXAS
COUNTY OF TARRANT**

BEFORE ME, the undersigned authority, on this day personally appeared, _____, 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 herein expressed, in the capacity therein stated.

GIVEN under my hand and seal of office on this ____ day of _____, 2015.

Notary Public

SURVEYOR'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF TARRANT**

This is to certify that I, Ernest Hedgcoth, Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision.

Ernest Hedgcoth
Registered Professional Land Surveyor, No. 2804

APPROVAL STATEMENT

**STATE OF TEXAS
COUNTY OF TARRANT**

Approved by the City of Arlington Planning and Zoning Commission on the ____ day of _____, 2015.

Approved:

Chairman - Planning and Zoning Commission

Attest:

Secretary - Planning and Zoning Commission

This plat is recorded in:
document number _____
dated _____

**REPLAT
ELTROJ HEIGHTS ADDITION**

LOTS 1 AND 2, BLOCK A

BEING a revision of BLOCK A, ELTROJ HEIGHTS ADDITION, an addition to the City of Arlington, Tarrant County, Texas, according to the Plat recorded in Volume 388-005, PAGE 29, of the Plat Records of Tarrant County, Texas.
June 1955

PROPERTY OWNER:
Omar Gomez
3404 Killig Ct.
Arlington, Texas 76014
817-721-2467
omargm250@gmail.com

PREPARED BY:
MORI's F-7701
ENGINEERING AND LAND SURVEYING
2018 Professional Land Surveyor
CONTACT: MORI AKHAVAN 972-816-2626
moriakhavan@yahoo.com

DATE: Jun. 2015
SCALE: 1"=40'

Staff Report



Zoning Case PD14-19 (Woody's Backyard)	
Planning and Zoning Meeting Date: 2-4-15	Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD14-19, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant requests to change the zoning on approximately 0.678 acres addressed at 309 West Front Street, and generally located north of West Front Street and east of North West Street.

Current zoning: Downtown Business (DB)

Requested zoning: Planned Development (PD) for Downtown Business (DB) uses, with a Development Plan

Existing Site Conditions

The subject site is composed of three undeveloped lots. There are several large Elm and Pecan trees on site, many of which are being proposed to be preserved by the applicant. There are also several Hackberry trees, which will be removed from the site upon development.

Adjacent Land Uses

The subject site is surrounded by properties zoned for Light Industrial (LI) uses with a Downtown Neighborhood Overlay (DNO) to the north and Downtown Business (DB) uses to the south, east, and west. The uses include a building materials store/warehouse to the north, a City maintenance facility to the south, warehouse uses to the east and a telecommunications office to the west.

Proposed Development Plan

The applicant proposes to construct a bar and grill on the subject site. The applicant contends that the bar and grill will feature a backyard casual feel with a stage, stacked stone fireplace, treehouse, and lighted trees for an eclectic casual dining atmosphere with visual stimulation. The facility will feature indoor/outdoor seating, including a patio that is approximately 3,300-square-feet and a front porch seating area that will include glass-panel overhead doors. The treehouse will overlook the performance stage and provide specialty cocktails. Heat lamps and the fireplace will allow patrons to enjoy the patio setting year-round. There will also be a hammock for a truly outdoor/relaxation feel.

The building will feature a rustic contemporary architectural style with the use of cedar cladding, glass, and recycled brick. The applicant also proposes to incorporate environmentally friendly items such as rainwater harvesting and using reclaimed, up-cycled materials from recently demolished buildings. There are 28 on-site parking spaces being provided as well as eight on-street parking spaces adjacent to the subject site. The DB zoning district allows a parking reduction for uses to have one-third of the required parking standard. The proposed bar along with the outdoor seating area (amounting to 6,223 sq ft)

would require 87 parking spaces; however, in the DB district, it is reduced to 29 spaces. The applicant is also providing the requisite amount of bicycle parking required by placing a bicycle rack near one of the main entrances located on West Front Street.

The proposed planned development requests the following deviations from the Unified Development Code (UDC):

1. Location of Bar.

A bar is an allowable use in DB zoning with the following three conditions:

- (a) No entrance or exit (other than an exit used only for emergencies) shall be located within 500 feet of an RE, RS-20, RS-15, RS-7.2, RS-5, or RM-12 district;
- (b) the measurement shall be taken in straight lines along building faces from the nearest point of the door to the residential district to the nearest boundary of said district; and
- (c) access to the lot on which the use is located must be from an arterial or major collector street as identified in the Thoroughfare Development Plan.

Deviation:

The request complies with conditions (a) and (b). However, since all three streets abutting this property (North West Street, North Oak Street, and West Front Street) are local streets, it does not meet condition (c). Although it is located less than 300 feet from West Division Street, which is an arterial, it does not have direct access from it.

2. Building Materials.

Per the UDC, all exterior walls, including parking structures, garages, and accessory structures shall be finished with 85 percent of an approved material. A maximum of 15 percent of each elevation may include accent materials not listed on the approved material list.

Deviation:

The applicant proposes to use 71 percent of approved building materials per the UDC with the use of materials such as bricks, composite aluminum cladding, and architectural glass. However, the applicant also proposes to use Cedar cladding as 29 percent of its exterior material, which is not one of the approved materials. The applicant wants to use Cedar because it meets the building character for the use proposed and that it is also a sustainable material.

Landscaping and Screening

The applicant proposes to use three-inch caliper, 10-foot tall Cedar Elm trees along the street frontage for the site. The applicant also proposes to preserve several large Pecan and Elm trees on the site in compliance with the tree preservation criteria of the UDC. The applicant also proposes to use Texas Sage shrubs to screen the on-site parking as well as Muhly shrubs, Mexican Feather grass, and Red Yucca plants to provide the required landscaping in the 18-foot streetscape and parking lot islands. The applicant proposes to construct a six-foot tall Cedar fence to screen the adjacent property on the northeast section of the subject site, although it is not required by the UDC.

Sector Plan

Previous City plans, including the 1992 Comprehensive Plan, the 1999 Central Sector Plan, the 2004 Downtown Master Plan, and the 2012 Division Street Corridor Strategy, contain goals to enhance downtown with additional amenities for residents and visitors. The

Downtown Master Plan specifically calls for encouraging an assortment of specialized retail uses, restaurants, and services that will serve downtown visitors and residents. The Division Street Corridor Strategy recommends encouraging development opportunities that will both help capture market potential and offer something new to Arlington.

The proposed bar is consistent with the strategies in these City plans, as it provides a new use to otherwise vacant land to downtown Arlington and helps create street face enclosure at the site. The proposed use is an additional amenity for downtown, enhancing its status as a destination area for residents and visitors alike.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Development Plan (14 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

February 24, 2015

STAFF CONTACTS

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

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

Case Information



Applicant: Level 5 Design Group represented by Justin Gilmore, AIA

Property Owner: 309 West Front, LLC

Sector Plan: Central

Council District: 5

Allowable Uses: All uses as itemized in attachment ii.

Development History: The subject site is currently platted as Lots 1, 3 and 6, Block 40 of the Original Town of Arlington.

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

Transportation: The proposed development has two points of access. One point of access is from North West Street and the other is from North Oak Street.

Thoroughfare	Existing	Proposed
North West Street	70-foot, 2-lane undivided Local road	70-foot, 2-lane undivided Local road
North Oak Street	70-foot, 2-lane undivided Local road	70-foot, 2-lane undivided Local road

Traffic Impact: The proposed zoning change in zoning will increase the average p.m. peak hour trips by 96 trips during p.m. peak hour. The additional trips will not significantly impact the adjacent roadway systems

Water & Sewer: Sanitary sewer is available to this site along West Front Street. Water is not available to this site, and will require an extension of public infrastructure.

Drainage: This site is located in the Johnson Creek drainage basin. This 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 1, located at 401 West Main Street, 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:

AISD Independent School District.

The proposed zoning 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
Heart of Arlington Neighborhood Assn
Northern Arlington Ambience
Oak Hill Neighborhood
Stratford Court HOA
Town North Neighbors
WeCan (West Citizen Action Network)

Property Owners:

12

Letters of Support:

0

Letter of Opposition:

0

Itemized Allowable Uses



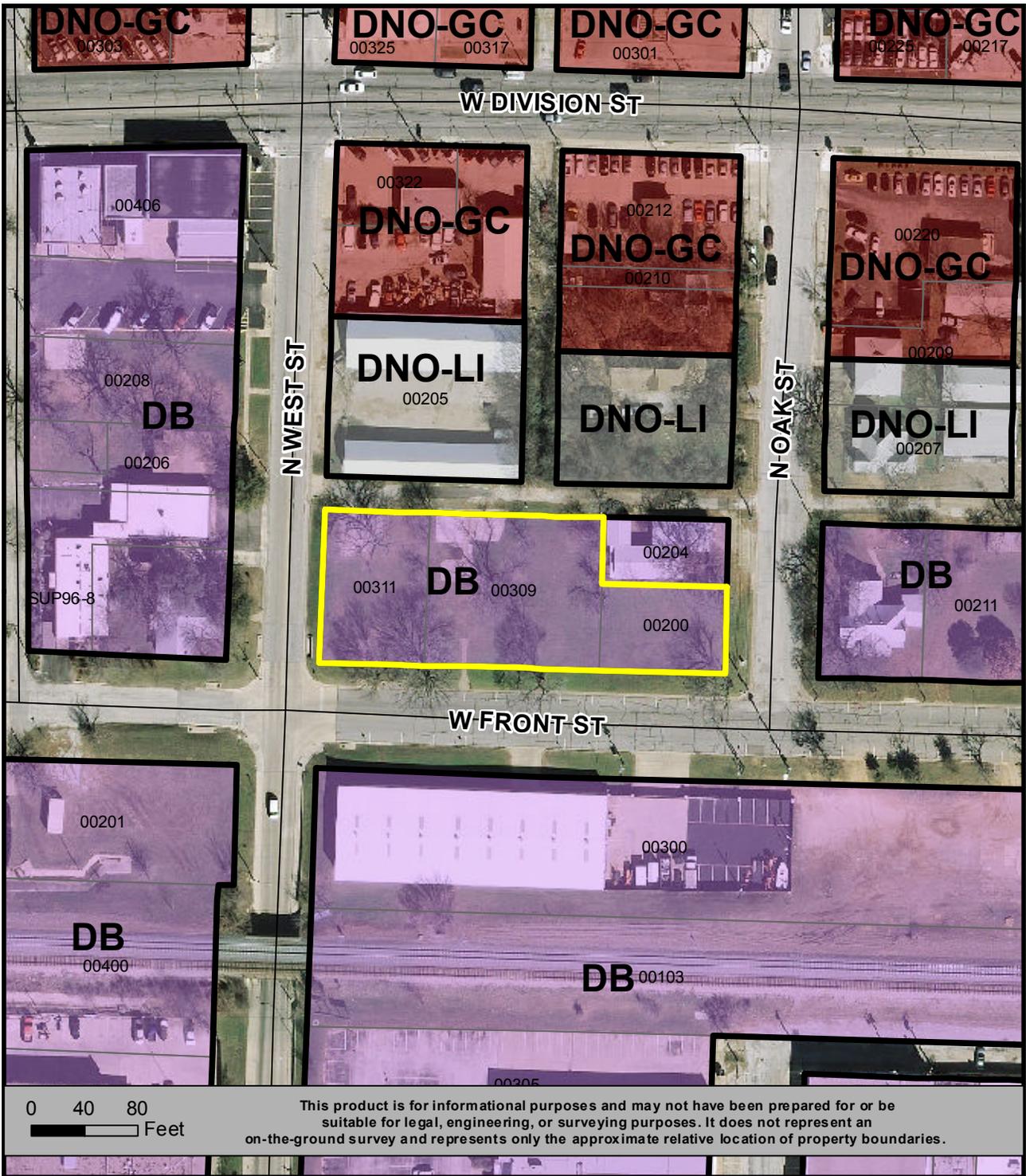
Allowable Uses: DOWNTOWN BUSINESS

Permitted – Parking, commercial, medical or scientific research lab, swimming pool, spa, and accessory sale and service, church, college, university, or seminary, public or private school, government facility, hospital, mortuary or funeral chapel, philanthropic institution, offices, public park or playground, recreation, outside, Boarding/fraternity/sorority house, or private dorm, bed and breakfast, multi-family, business school, catering service, cleaning laundry, copy center, museum or art gallery, personal household service, second hand goods store, electric utility substations, transit passenger shelter, utility lines, towers, or metering stations, radio or TV station recording studio, accessory caretakers quarters, accessory community center, private, accessory garage apartment, accessory swimming pool, private, sidewalk café, and bar.

Specific Use Permit (SUP) - Restaurant drive-through, multi-family, farmer's market, condominium, personal care facility, rowhouse, supervise living facility, townhouse, heliport, and utility installation.

Special Exception (SE) – Temporary carnival, circus, or amusement ride.

Conditions (C) - Veterinary clinic, auto parts accessory sales and services, gasoline sales, custom and craft work, day care, night club, private club, lodge, or fraternal organization, recreation-inside ,teen club, full service hotel, live work unit, motel, residence hotel/motel, alcohol sales, antique shop, general retail, garden shop or plant sales, open air vending, rental store, restaurant, temporary construction field office, temporary construction storage yard, accessory garage, private, accessory outside display and sales, and customarily incidental use.



**LOCATION MAP
PD14-19**

**PD for DB uses
with a Development Plan
0.678 ACRES**



PD14-19

North of West Front Street and west of North West Street.



View of site from West Front Street.



View east.



View west.



View south.

PLANNED DEVELOPMENT - BAR, GRILL & OUTDOOR DINING VENUE

WOODY'S BACKYARD

309 W FRONT STREET
ARLINGTON, TEXAS 76010



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Mansfield, TX 76063
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ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 DESIGN GROUP

PROJECT INFORMATION:

BAR, GRILL &
OUTDOOR
DINING
EXPERIENCE

WOODY'S
BACKYARD

309 W FRONT
STREET
ARLINGTON,
TEXAS 76010

PROJECT NUMBER:
14-19

ISSUE DATE:
PD - NOVEMBER 5, 2014

REVISIONS:

SHEET NAME:

COVERSHEET

SHEET NUMBER:

G001

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ARCHITECTURE
& CONSTRUCTION

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ltpc registration number: 1 - 2759
ltpis registration/license number: 10088000
200 east abram
arlington, texas 76010
817-469-1671
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www.mmatexas.com

LANDSCAPE
ARCHITECTURE

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SITE TABULATIONS		
IMPERVIOUS SURFACES	18,347 SF	62%
PERVIOUS SURFACES	11,533 SF	38%
TOTAL - 678 ACRES	29,880 SF	100%

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 JUSTIN S. GILMORE
 LEVEL 5 DESIGN GROUP

PROJECT INFORMATION:
BAR, GRILL & OUTDOOR DINING EXPERIENCE
WOODY'S BACKYARD
 309 W FRONT STREET
 ARLINGTON, TEXAS 76010

PROJECT NUMBER: 14-19
 ISSUE DATE: PD - NOVEMBER 5, 2014
 REVISIONS:

SHEET NAME:
SITE PLAN

SHEET NUMBER:
A101

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1 SITE PLAN
 SCALE: 3/32" = 1'-0"

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ARCHITECT:
 JUSTIN S. GILMORE
 LEVEL 5 DESIGN GROUP

PROJECT INFORMATION:

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WOODY'S BACKYARD

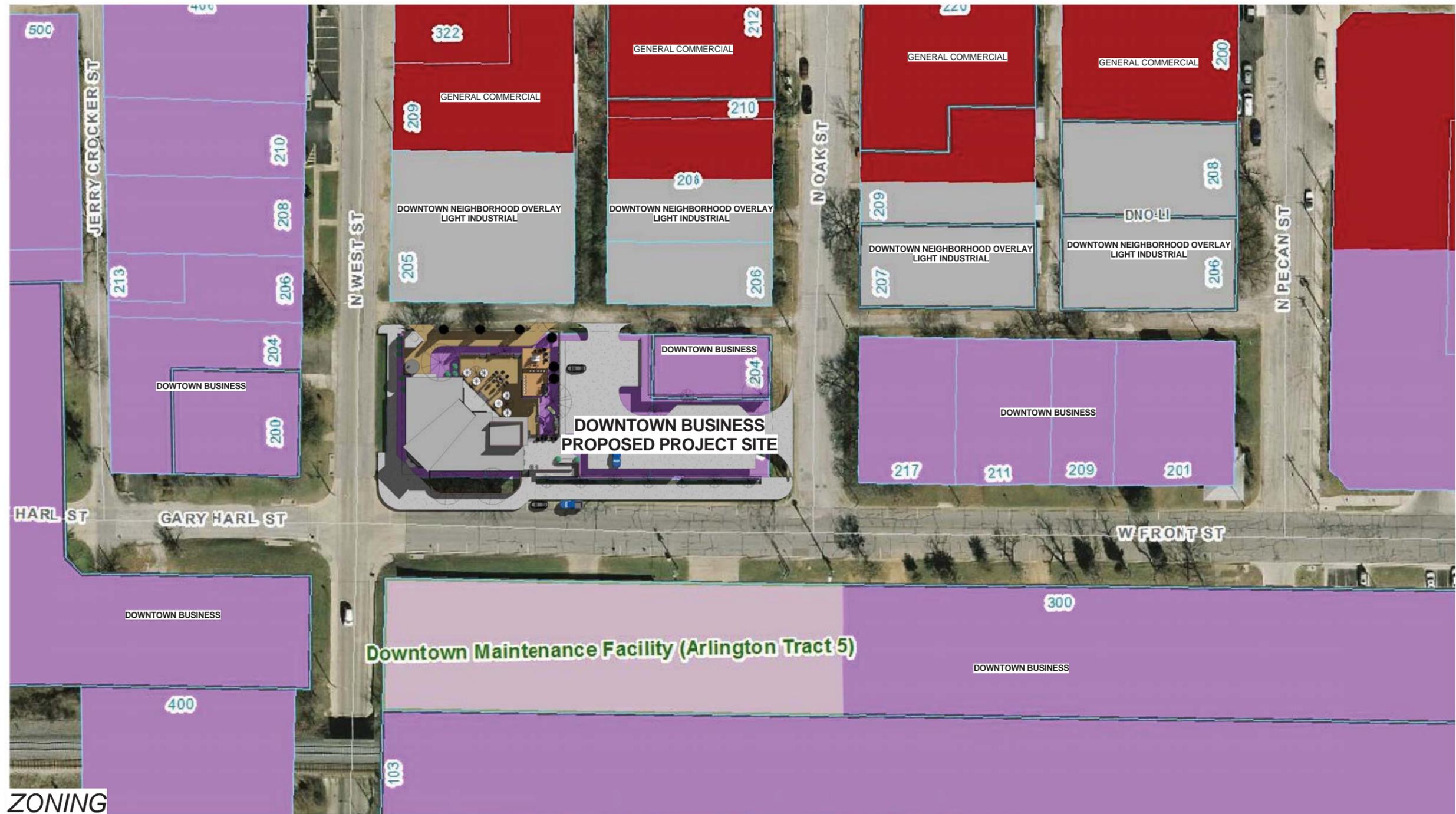
309 W FRONT STREET
 ARLINGTON, TEXAS 76010

PROJECT NUMBER: 14-19
 ISSUE DATE: PD - NOVEMBER 5, 2014
 REVISIONS:

SHEET NAME:
ZONING PLAN

SHEET NUMBER:
A102

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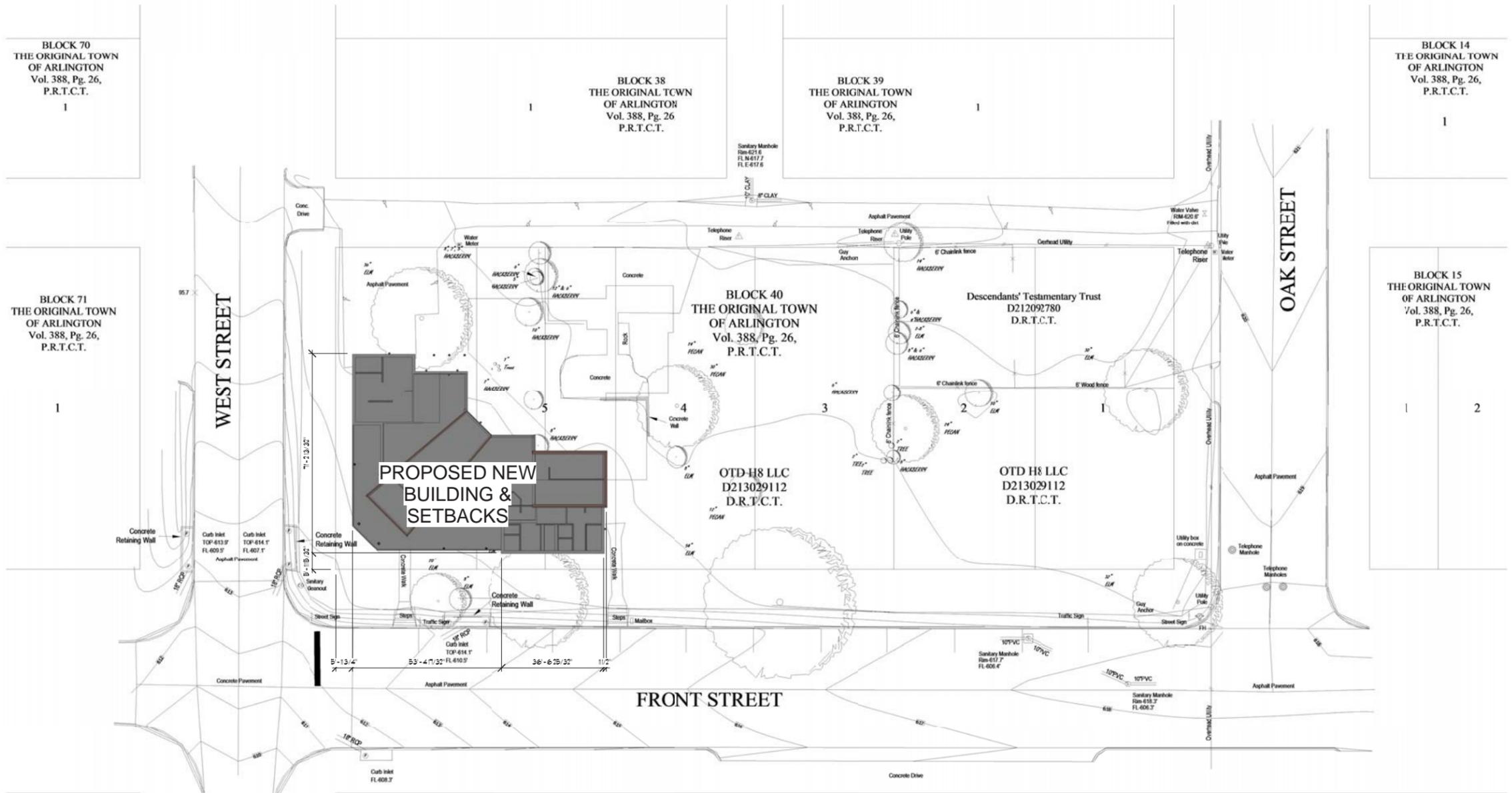
PROJECT INFORMATION:
BAR, GRILL & OUTDOOR DINING EXPERIENCE
WOODY'S BACKYARD
 309 W FRONT STREET
 ARLINGTON, TEXAS 76010

PROJECT NUMBER: 14-19
 ISSUE DATE: PD - NOVEMBER 5, 2014
 REVISIONS:

SHEET NAME:
EXISTING SITE SURVEY

SHEET NUMBER:
A103

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BLOCK A
 THE ORIGINAL TOWN
 OF ARLINGTON
 Vol. 388, Pg. 26,
 P.R.T.C.T.

EXISTING SITE SURVEY
 SCALE 1"=20'-0"

1



BLOCK 70
 THE ORIGINAL TOWN
 OF ARLINGTON
 Vol. 388, Pg. 26,
 P.R.T.C.T.

BLOCK 38
 THE ORIGINAL TOWN
 OF ARLINGTON
 Vol. 388, Pg. 26
 P.R.T.C.T.

BLOCK 39
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 OF ARLINGTON
 Vol. 388, Pg. 26,
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BLOCK 14
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BLOCK 15
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 OF ARLINGTON
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 P.R.T.C.T.

BLOCK 40
 THE ORIGINAL TOWN
 OF ARLINGTON
 Vol. 388, Pg. 26,
 P.R.T.C.T.

OTD H8 LLC
 D213029112
 D.R.T.C.T.

OTD H8 LLC
 D213029112
 D.R.T.C.T.

BLOCK B
 THE ORIGINAL TOWN
 OF ARLINGTON
 Vol. 388, Pg. 26,
 P.R.T.C.T.



1 **PARKING PLAN**
 SCALE: 1/4" = 1'-0"

REQUIRED PARKING	
SF OF FLOORING	6223
REQUIRED PARKING	10
REQUIRED PARKING (1' DB ADJUSTED)	23
PARKING TABULATION	
ON-SITE PARKING	28
ON-STREET PARKING	12
REMOTE PUBLIC PARKING	63
TOTAL PARKING SPACES	103
PARKING NOTES	
#1/3 PARKING DECREASE FOR 'DB' OVERLAY	
1. REMOTE PARKING IS WITHIN 600'-0" OF FRONT DOOR OF RESTAURANT	
2. ALL SPACES ARE 8x16	

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ARCHITECT:
 JUSTIN S. GILMORE
 LEVEL 5 DESIGN GROUP

PROJECT INFORMATION:

BAR, GRILL & OUTDOOR DINING EXPERIENCE

WOODY'S BACKYARD

309 W FRONT STREET
 ARLINGTON, TEXAS 76010

PROJECT NUMBER: 14-19
 ISSUE DATE: PD - NOVEMBER 5, 2014
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SHEET NAME:
PARKING PLAN

SHEET NUMBER:
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PROJECT INFORMATION:
BAR, GRILL & OUTDOOR DINING EXPERIENCE
WOODY'S BACKYARD
 309 W FRONT STREET
 ARLINGTON, TEXAS 76010

PROJECT NUMBER: 14-19
 ISSUE DATE: PD - NOVEMBER 5, 2014
 REVISIONS:

SHEET NAME:
REFERENCE FLOOR PLAN

SHEET NUMBER:
A201



1 FLOOR PLAN
 SCALE 1/4"=1'-0"

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DINING AREA	
Name	Area
BAR	175 SF
DINING ROOM	1857 SF
DINING/SERVICE: INDOOR	2032 SF
FRONT PORCH	843 SF
PATIO	3347 SF
DINING/SERVICE: OUTDOOR	4191 SF

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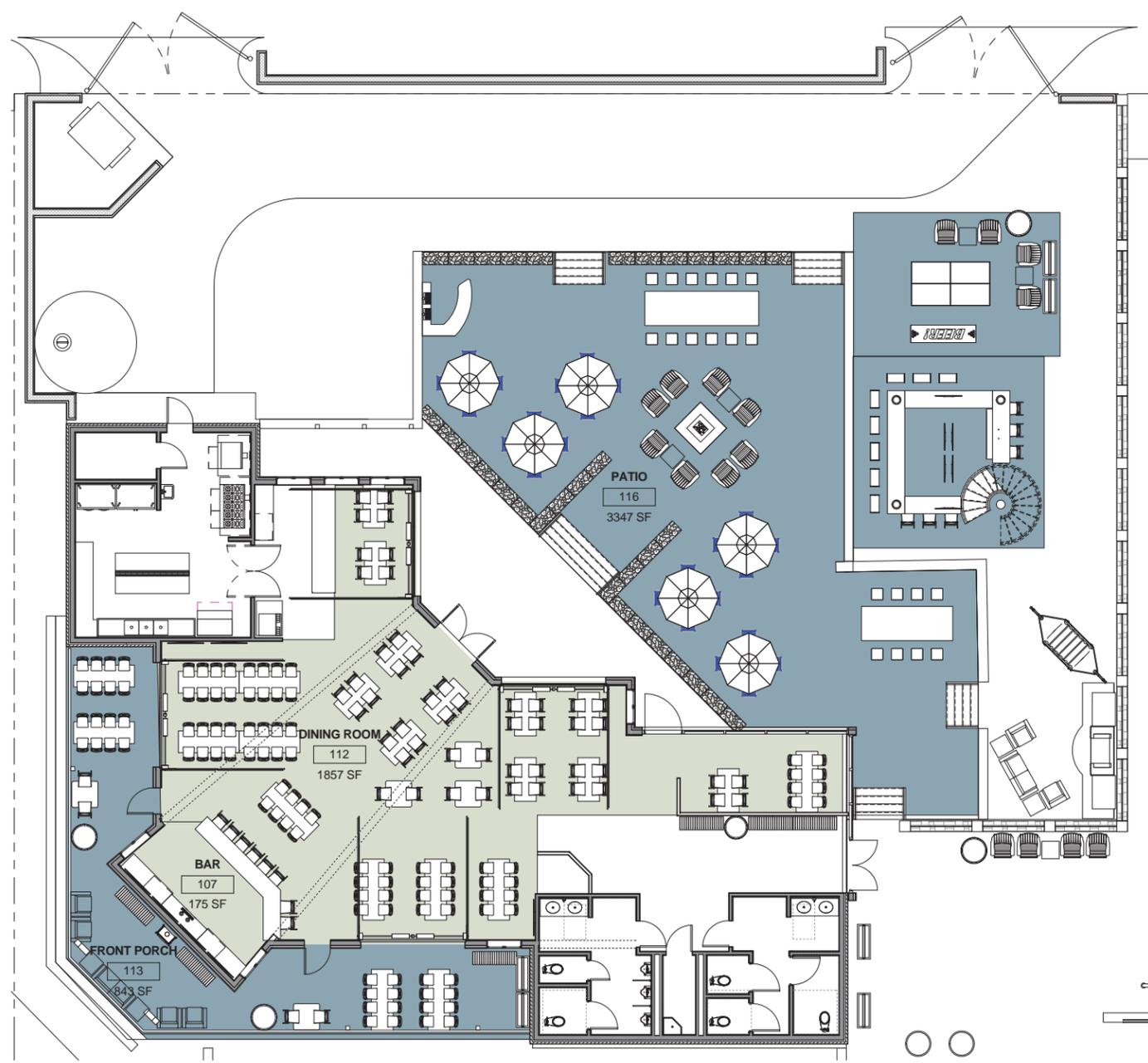
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 ARLINGTON, TEXAS 76010

PROJECT NUMBER: 14-19
 ISSUE DATE: PD - NOVEMBER 5, 2014
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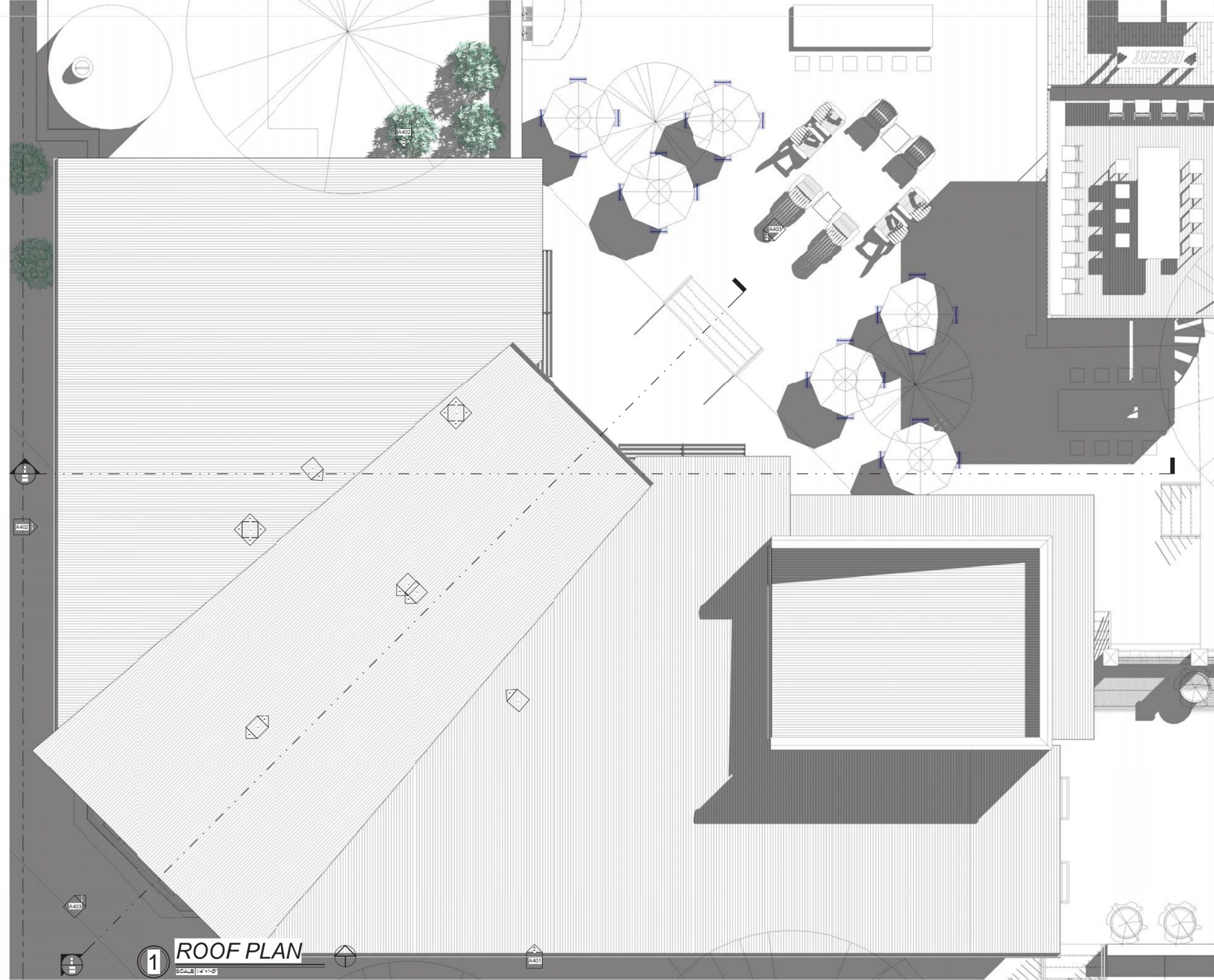
SHEET NAME:
DINING AREA TABULATION

SHEET NUMBER:
A203



1 AREA PLAN
 SCALE 1/8" = 1'-0"

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PROJECT NUMBER: 14-19
 ISSUE DATE: PD - NOVEMBER 5, 2014
 REVISIONS:

SHEET NAME:
ROOF PLAN

SHEET NUMBER:
A205

1 ROOF PLAN
 SCALE: 1/4" = 1'-0"

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EXTERIOR MATERIAL TABULATION		
EXTERIOR MATERIAL	SF	%
CEDAR CLADDING	48	23
BRICK OR CMU MASONRY	1384	21
ALUMINUM PANEL SYSTEM	654	13
GLAZING	581	31
TOTAL	2066	100

DEVIATION FROM DEVELOPMENT CODE

ROOF PITCH
 *ROOF PITCH REQUIRED 4:12
 *ROOF PITCH PROPOSED FOR RAINWATER COLLECTION 1:2

EXTERIOR MATERIALS
 *NO WOOD SIDING
 *CEDAR PLANK TONGUE & GROOVE WALL SYSTEM

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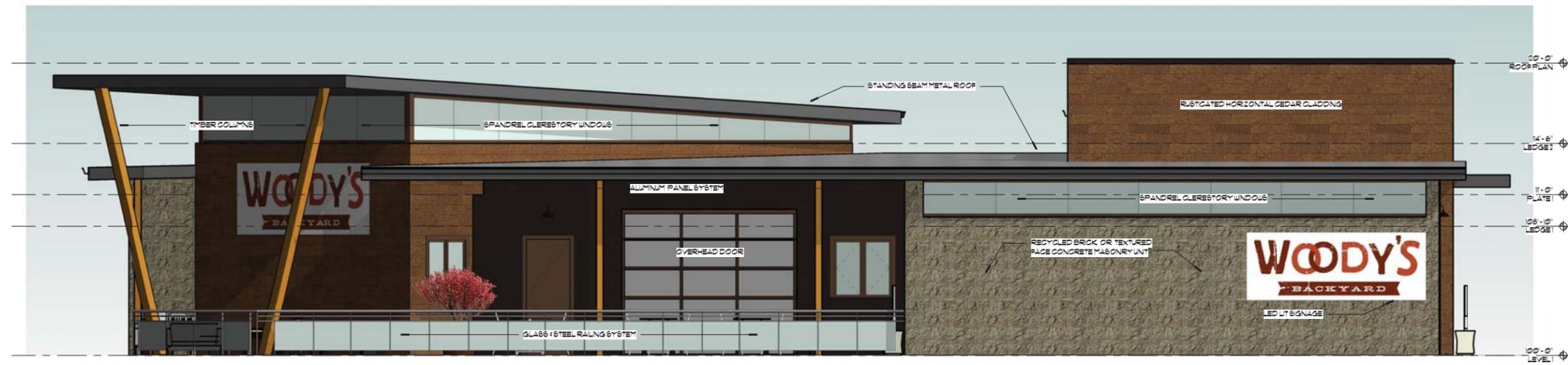
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PROJECT NUMBER: 14-19
 ISSUE DATE: PD - NOVEMBER 5, 2014
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SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A401



2 SOUTH ELEVATION
 SCALE 1/4" = 1'-0"



1 EAST ELEVATION
 SCALE 1/4" = 1'-0"

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EXTERIOR MATERIAL TABULATION		
EXTERIOR MATERIAL	SF	%
CEDAR GLADDING	48	23
BRICK OR CMU MASONRY	384	21
ALUMINUM PANEL SYSTEM	654	3
GLAZING	581	31
TOTAL	1066	100

DEVIATION FROM DEVELOPMENT CODE

ROOF PITCH
 *ROOF PITCH REQUIRED 4:3
 *ROOF PITCH PROPOSED FOR RAINWATER COLLECTION: 2

EXTERIOR MATERIALS
 *NO WOOD SIDING
 *CEDAR PLANK TONGUE & GROOVE WALL SYSTEM

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PROJECT INFORMATION:

BAR, GRILL & OUTDOOR DINING EXPERIENCE

WOODY'S BACKYARD

309 W FRONT STREET
 ARLINGTON, TEXAS 76010

PROJECT NUMBER: 14-19
 ISSUE DATE: PD - NOVEMBER 5, 2014
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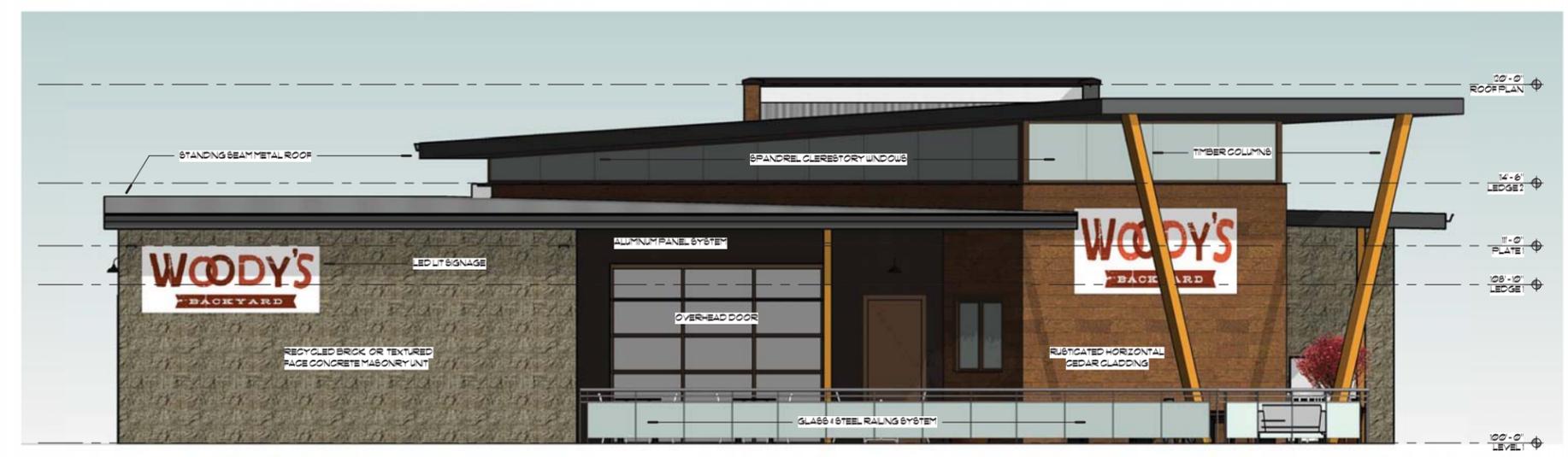
SHEET NAME:
 EXTERIOR ELEVATIONS

SHEET NUMBER:
A402

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2 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL TABULATION		
EXTERIOR MATERIAL	SF	%
CEDAR CLADDING	428	23
BRICK OR CMU MASONRY	1384	21
ALUMINUM PANEL SYSTEM	654	13
GLAZING	587	31
TOTAL	3056	100

DEVIATION FROM DEVELOPMENT CODE

ROOF PITCH
 *ROOF PITCH REQUIRED 4:12
 *ROOF PITCH PROPOSED FOR RAINWATER COLLECTION: 2

EXTERIOR MATERIALS
 *NO WOOD SIDING
 *CEDAR PLANK TONGUE & GROOVE WALL SYSTEM

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ARCHITECT:
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PROJECT INFORMATION:

BAR, GRILL & OUTDOOR DINING EXPERIENCE

WOODY'S BACKYARD

309 W FRONT STREET
 ARLINGTON, TEXAS 76010

PROJECT NUMBER: 14-19
 ISSUE DATE: PD - NOVEMBER 5, 2014
 REVISIONS:

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A403



2
NORTHEAST ELEVATION
 SCALE: 1/4" = 1'-0"



1
SOUTHWEST ELEVATION
 SCALE: 1/4" = 1'-0"

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FROM
TREEHOUSE

3

SCALE



VIEW FROM
DRIVE

2

SCALE



EXTERIOR
ENTRY

4

SCALE



UPPER
LANDING

1

SCALE

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ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 DESIGN GROUP

PROJECT INFORMATION:

BAR, GRILL &
OUTDOOR
DINING
EXPERIENCE

WOODY'S
BACKYARD

309 W FRONT
STREET
ARLINGTON,
TEXAS 76010

PROJECT NUMBER:
14-19
ISSUE DATE:
PD - NOVEMBER 5, 2014
REVISIONS:

SHEET NAME:
SITE
PERSPECTIVES

SHEET NUMBER:
A405

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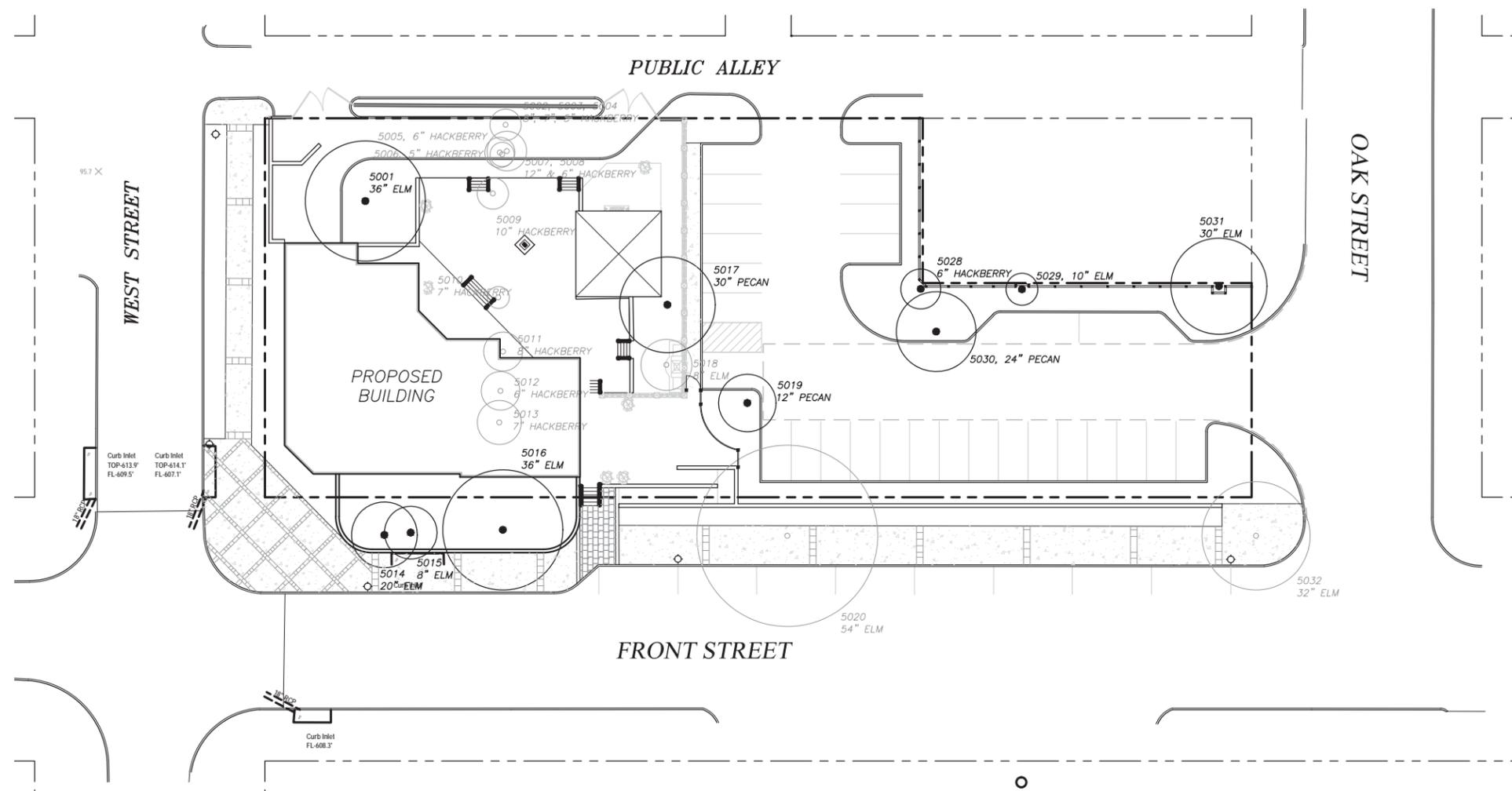
PROJECT INFORMATION:
BAR, GRILL, & OUTDOOR DINING EXPERIENCE
WOODY'S BACKYARD
 309 W FRONT STREET ARLINGTON, TEXAS

PROJECT NUMBER: 2756-00-01
 ISSUE DATE: JANUARY 30, 2015
 REVISIONS:

SHEET NAME:
TREE MITIGATION PLAN

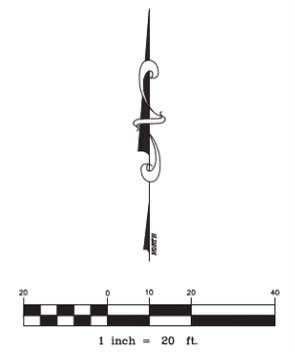
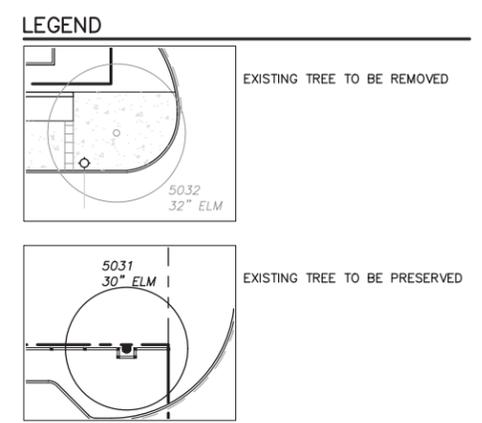
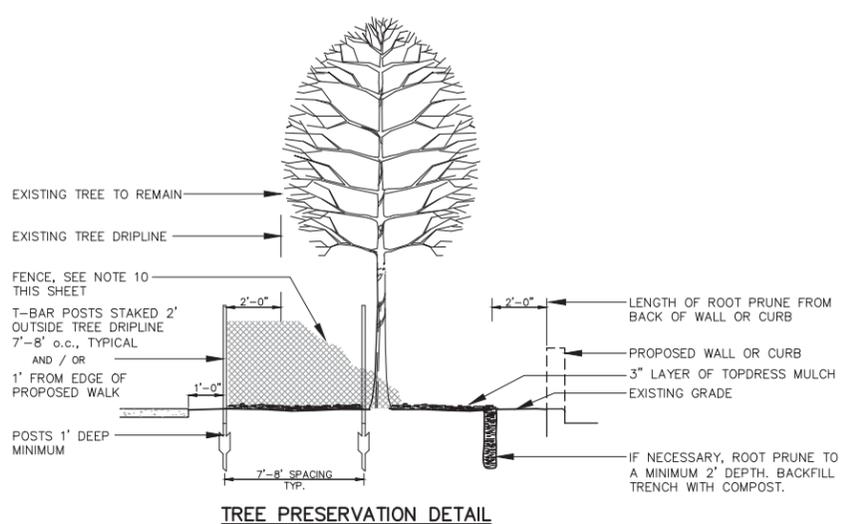
SHEET NUMBER:
TM1.01

TREE MITIGATION DATA					
TAG #	SPECIES	CALIPER INCHES	PROTECTED INCHES TO BE PRESERVED (POSITIVE POINTS)	BONUS POINTS FOR NATIVE SPECIES	PROTECTED INCHES TO BE REMOVED (NEGATIVE TREE POINTS)
5001	ELM	36	36	18	
5002	HACKBERRY	8	NOT PROTECTED		
5003	HACKBERRY	7	NOT PROTECTED		
5004	HACKBERRY	5	NOT PROTECTED		
5005	HACKBERRY	6	NOT PROTECTED		
5006	HACKBERRY	5	NOT PROTECTED		
5007	HACKBERRY	12	NOT PROTECTED		
5009	HACKBERRY	6	NOT PROTECTED		
5010	HACKBERRY	10	NOT PROTECTED		
5011	HACKBERRY	7	NOT PROTECTED		
5012	HACKBERRY	8	NOT PROTECTED		
5013	HACKBERRY	6	NOT PROTECTED		
5014	ELM	20	20	10	
5015	ELM	8	8	4	
5016	ELM	36	36	18	
5017	PECAN	30	30	15	
5018	ELM	8			8
5019	PECAN	12	12	6	
5020	ELM	54	NOT PROTECTED - CONDITION		
5021	HACKBERRY	21	OFF SITE		
5022	HACKBERRY	6	OFF SITE		
5023	HACKBERRY	4	OFF SITE		
5024	ELM	8	OFF SITE		
5025	ELM	8	OFF SITE		
5026	HACKBERRY	8	OFF SITE		
5027	HACKBERRY	6	OFF SITE		
5028	HACKBERRY	6	NOT PROTECTED		
5029	ELM	10	10	5	
5030	PECAN	24	24	12	
5031	ELM	30	30	15	
5032	ELM	32			32
TOTALS:			206	103	60
NEGATIVE TREE POINT TOTAL:			-60		
POSITIVE TREE POINT TOTAL:			+309		
TREE POINT TOTAL:			+249		



TREE PRESERVATION NOTES:

- EXISTING TREES TO REMAIN SHALL BE PRESERVED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND TREE DRIPLINE (CANOPY).
- IF ANY PART OF THE ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION AND/OR CONSTRUCTION ACTIVITY, NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY. IF A MAJOR ROOT OR GROUP OF ROOTS IS ENCOUNTERED DURING EXCAVATION, A CERTIFIED ARBORIST SHALL BE CONSULTED/SECURED FOR RECOMMENDATIONS CONCERNING PRUNING AND/OR BRIDGING THE ROOTS (ETC.)
- GRADES/ELEVATIONS UNDER EXISTING TREES SHALL REMAIN UNDISTURBED. DO NOT PLACE FILL MATERIAL UNDER THE DRIPLINE FOR ANY LENGTH OF TIME. MAKE SURE THE CHANGES IN ADJACENT GRADES HAVE PROVISIONS TO CARRY MOISTURE AWAY FROM THE TREE.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE TREE DRIPLINE.
- TOXIC SOLUTIONS OR OTHER LIQUID CHEMICALS SHALL NOT BE DEPOSITED NEAR OR WITHIN THE LIMITS OF A TREE DRIPLINE. THIS WOULD INCLUDE, BUT NOT BE LIMITED TO; PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE TREE DRIPLINE. NO VEHICLE AND/OR CONSTRUCTION EQUIPMENT SHOULD BE CLEARED NEAR A TREE.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PRESERVED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE AT A MINIMUM DEPTH OF THIRTY-SIX INCHES (36 IN.).
- THE UTILITY AND IRRIGATION CONTRACTOR SHALL EXERCISE CAUTION WHEN TRENCHING AROUND EXISTING TREES. HAND-DIG ALL TRENCHES WITHIN THE TREE DRIPLINE.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR FOOT (4') APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE LANDSCAPE PLAN(S) TREE PRESERVATION DETAIL.



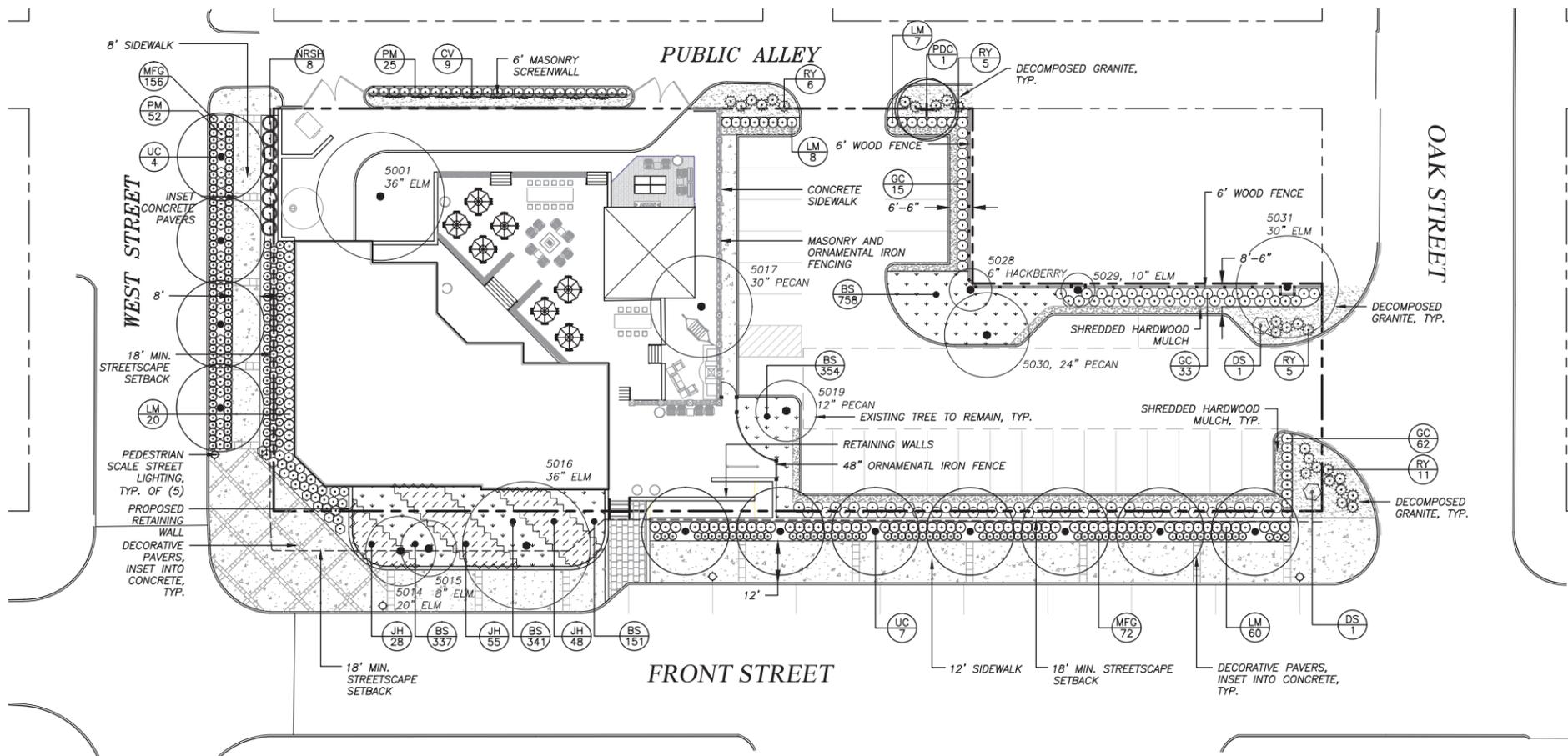
m|ma
 mycoskie mcinnis associates
 civil engineering surveying landscape architecture planning
 200 east abram
 arlington, texas 76010
 817-469-1671
 fax: 817-274-8757
 www.mmatexas.com
 TBPE REGISTRATION NUMBER: F-2759

PLANT LEGEND						
TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	UC	11	CEDAR ELM / ULMUS CRASSIFOLIA	B & B OR CONTAINER	3" CAL.	10' MIN. HT., 8' MIN. SPREAD
	PDC	1	PINK DAWN CHITALPA / X CHITALPA TASHKENTENSIS 'PINK DAWN'	B & B OR CONTAINER	3" CAL.	10' MIN. HT., 8' MIN. SPREAD
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	CV	9	CROSS VINE / BIGNONIA CAPREOLATA	5 GAL.		
	DS	2	DESERT SPOON / DASYLIRION WHEELERI	2 GAL.		
	GC	110	GREEN CLOUD TEXAS SAGE / 'GREEN CLOUD' TM	5 GAL.		
	LM	95	LINDHEIMER'S MUHLY / MUHLENBERGIA LINDHEIMERI	3 GAL.		
	MFG	228	MEXICAN FEATHER GRASS / NASSELLA TENUISSIMA	1 GAL.		
	NRSH	8	NELLIE R. STEVENS HOLLY / ILEX X 'NELLIE R. STEVENS	5 GAL.		
	PM	77	PINK MUHLY / MUHLENBERGIA CAPILLARIS	2 GAL.		
	RY	27	RED YUCCA / HESPERALOE PARVIFLORA	3 GAL.		
SHRUB AREAS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	JH	131	ANDORRA JUNIPER / JUNIPERUS HORIZONTALIS 'COMPACTA'	2GAL		
GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	BS	1,941	BERKELEY SEDGE / CAREX TUMULICOLA	4" POTS		

LANDSCAPE DATA		
ELEMENT	REQUIRED	PROVIDED
STREET TREES	FRONT STREET: 300" FRONTAGE = 300/30 = (10), 3" CAL. TREES REQUIRED WEST STREET: 115' FRONTAGE 115/30 = (4), 3" CAL. TREES REQUIRED MINIMUM SIZE: 3" CALIPER, 10' HEIGHT SPACING: MINIMUM 25', MAXIMUM 30'	FRONT ST. (7) NEW, 3" CALIPER TREES AND (3) EXISTING TREES WEST ST. (4) NEW, 3" CALIPER TREES MINIMUM SIZE: 3" CALIPER, 10' HEIGHT SPACING: MINIMUM 24.4', MAXIMUM 27.2'
STREETSCAPE SETBACK	MINIMUM 18' STREETSCAPE SETBACK FROM BACK OF CURB	MINIMUM 18' STREETSCAPE SETBACK FROM BACK OF CURB
STREETSCAPE SIDEWALK	STREETSCAPE SHALL INCLUDE MINIMUM 10' WIDE SIDEWALK	12' SIDEWALK ON FRONT STREET 8' SIDEWALK ON WEST STREET
STREETSCAPE PLANTING STRIP	STREETSCAPE SHALL INCLUDE MINIMUM 8' WIDE STRIP FOR STREET TREES OR PLANTERS	FRONT STREET: 5.7' PLANTING STRIP WEST STREET: 6.5' AND 6.6' PLANTING STRIPS = 13.3' TOTAL
PARKING REQUIREMENT	PER DOWNTOWN BUSINESS (DB) REGS, 27 SPACES ARE REQUIRED (SEE SITE PLAN FOR DETAILED DATA)	28 ON SITE SPACES PROVIDED
PARKING LOT TREES	ONE (1), 3" CAL. TREE PER 10 PARKING SPACES PROVIDED. PARKING SPACES PROVIDED: 28 PARKING LOT TREES REQUIRED: 1 PER 10 SPACES = (3) PARKING LOT TREES REQ'D	(3) PARKING LOT TREES, (2) EXISTING AND (1) PROPOSED

PLANT MATERIAL NOTES:

1. ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS, MATCHING CHARACTER, AND FULL BRANCHING STRUCTURE.
2. ALL SHRUBS TO BE FULL AND UNIFORM BY SPECIES WITH MATCHING CHARACTER AND BRANCHING STRUCTURE.
3. EACH PLANT VARIETY MUST COME FROM A SINGLE SOURCE SUPPLIER IN ORDER TO MAINTAIN A CONSISTENT APPEARANCE.
4. ALL B&B TREES MUST BE OF NURSERY STOCK CONDITION.
5. ALL CONTAINER GROWN MATERIAL MUST BE OF NURSERY STOCK CONDITIONS, WITH A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER, TO MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED, BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.
6. ALL PLANT MATERIAL SHALL COMPLY WITH THE MINIMUM REQUIREMENTS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN, TEXAS ASSOCIATION OF NURSERYMEN STANDARDS AND/OR AS STATED IN THE PLANT SCHEDULE, WHICHEVER IS MORE STRINGENT.



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 www.mmatexas.com
 TBPE REGISTRATION NUMBER: F-2759

LEVEL
5
design group
 architecture • interiors • planning
 www.level5designgroup.com
 108 S. Main
 Mansfield, TX 76063
 tel: 817.842.0212

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF DUWAINA JOINER, RLA NO. 2071 ON 11/26/2014 AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PROJECT INFORMATION:
BAR, GRILL, & OUTDOOR DINING EXPERIENCE

WOODY'S BACKYARD

 309 W FRONT STREET
 ARLINGTON, TEXAS

PROJECT NUMBER:
 2756-00-01
 ISSUE DATE:
 JANUARY 30, 2015
 REVISIONS:

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L1.01

Staff Report



Zoning Case SUP07-09R2 (Rolling Hills Drill Site)

Planning and Zoning Meeting Date: 2-4-15	Document Being Considered: Ordinance
--	--------------------------------------

RECOMMENDATION

Following the public hearing, consider an amendment to a specific use permit for gas drilling.

PRIOR BOARD OR COUNCIL ACTION

On December 4, 2007, the City Council approved Zoning Case SUP07-09 by a vote of 8-0-0.

On October 13, 2009, the City Council approved Gas Well Permits GW09-29, GW09-30, and GW09-31 for the Rolling Hills 1H, 2H, and 3H wells by a vote of 8-0-1.

On September 28, 2010, the City Council approved Gas Well Permits GW10-54, GW10-55, and GW10-56 for the Rolling Hills 4H, 5H, and 6H wells by a vote of 9-0-0.

On September 28, 2010, the City Council approved Zoning Case SUP07-9R1 (Alternate Landscape Plan) by a vote of 9-0-0.

On December 20, 2010, the City Council approved Gas Well Permit GW10-133 for the Rolling Hills 3H (the previous Rolling Hills 3H expired) well by a vote of 8-0-0.

On January 7, 2015, the Planning and Zoning Commission continued the public hearing of Zoning Case SUP07-09R2 to the January 21, 2015 meeting.

On January 21, 2015, the Planning and Zoning Commission continued the public hearing of Zoning Case SUP07-09R2 to the February 4, 2015 meeting.

ANALYSIS

Request

The applicant, EnerVest Operating, LLC, requests to amend the SUP by establishing the location of a drill zone for gas drilling on a 3.314-acre tract of land zoned Residential Single-Family 7.2 (RS-7.2); addressed at 401 East Lamar Boulevard; generally located north of East Lamar Boulevard and east of North Cooper Street.

The site is developed as a gas well site. The site currently contains six wellheads (Rolling Hills 1H, 2H, 3H 4H, 5H, and 6H), with supporting equipment. The operator plans to drill nine more wells on the site. Due to the fluctuating demand of natural gas and market prices, the applicant does not have an estimated timeframe of when all drilling activities will be completed.

Public Meeting

Per Gas Drilling and Production (GD&P) Ordinance No. 11-068, no more than thirty (30) days prior to the public hearing, the operator shall hold a public meeting with the property owners, residents, and neighborhood Associations.

On January 5, 2015, the operator held a public meeting for the Rolling Hills Drill Site. The meeting provided an overview of the drill site regarding the proposed specific use permit request and future drilling plans. City staff attended this meeting. Due to an error in notification the operator scheduled a second public meeting.

On January 19, 2015, the operator held the second public meeting for the Rolling Hills Drill Site. The meeting provided an overview of the drill site regarding the proposed specific use permit request, future drilling plans, and lease and royalty information. City staff attended this meeting.

Proximity to Protected Uses and Other Drill Sites

A demolition permit has been issued for the adjacent multi-family development to the east of the subject site. The closest residential structure is located approximately 1,490 feet northwest, the closest school (Roquemore Elementary School) is approximately 1,594 feet northeast and the nearest park (Parkway Central Park) is approximately 1,816 feet east of the proposed drill zone. The Rolling Hills Drill Site is located within two miles of four identified gas well sites. The attached location map illustrates the location of these sites.

Landscaping/Screening

Per GD&P Ordinance No. 11-068, Tier 1 landscaping and screening is required for non-industrialized zoned districts.

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

On September 28, 2010, the City Council approved Zoning Case SUP07-9R1 (Alternate Landscape Plan). In cooperation with the Rolling Hills Country Club’s plan to realign the golf cart path, the operator reduced the 40-foot transitional buffer area along the northern, western, and southern SUP boundaries. In reducing the buffer area, the operator replaced the required 82 trees by utilizing the existing 23 trees and planting 105 shrubs. A split-face concrete masonry unit (CMU) retaining wall and the 105 shrubs were installed along the northwest corner of the drill site. The operator also constructed an eight-foot decorative concrete masonry wall around the entire perimeter of the drill site.

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

Water Source

The applicant is proposing to purchase water from the City of Arlington to serve at the site’s water source for drilling and fracing operations. A description of the water source and estimate of the total water volume needed will be reviewed during the gas well permit stage.

Transportation Route

The transportation route commences at State Highway 360 (SH 360). From SH 360, travel west on Lamar Boulevard to the existing site access road north of Lamar Boulevard. To exit the site, continue on Lamar Boulevard west to gain access to Interstate Highway 30 (I-30).

Pipeline Route

The pipeline connection is to the existing Summit Midstream lateral located on the northeast corner of the drill site.

Compliance

The site is in full compliance.

Conclusion

Per the Unified Development Code, Section 10.4.6.H.3.c, Specific Use Permits for gas drilling shall be reviewed every five years from the date of City Council approval.

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

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Site Plan/Transportation Map
- vi. Proximity Map
- vii. Landscape Plan

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

February 24, 2015

STAFF CONTACTS

Bridgett White, AICP
Interim Director
Community Development and Planning
817-459-6660
Bridgett.White@arlingtontx.gov

Maria Carbajal
Gas Well Coordinator
Community Development and Planning
817-459-6661
Maria.Carbajal@arlingtontx.gov

Case Information



Applicant:	EnerVest Operating, LLC, represented by Rusty Ward
Property Owner:	Rolling Hills Country Club
Sector Plan:	North
Council District:	1
Allowable Uses:	All uses as itemized in attachment ii.
Development History:	<p>The subject site is currently platted and commonly known as a portion of Lot 3 of the G.W. Coonrod Addition.</p> <p>No previous zoning cases have occurred in the general vicinity within the past five years.</p>
Traffic Impact:	An SUP does not alter the underlying zoning and therefore will not alter the traffic generated over the life of the well. The trips generated during the drilling process are mitigated with the Road Damage Fee.
Water & Sewer:	<p>The following information is needed at the time of permit to evaluate the suitability of the water distribution system to serve as the supply source for a gas well drilling site.</p> <ol style="list-style-type: none">1. A site plan of the proposed drill site, including the location of the fire hydrant(s) proposed to supply water to the site.2. An estimate of total volume of water desired.3. Approximate dates water supply will be needed at the site. <p>Based on the information provided, additional infrastructure may be required to be constructed.</p>
Drainage:	This site is located within the Stream WF (A)-2 drainage basin and no portion of the site is within the FEMA designated floodplain. No significant drainage impacts are expected to result from development of this site as long as all relevant city ordinances are complied with.
Fire:	Fire Station number 8, located at 2020 Maddison Drive, provides protection to this site. The estimated fire response time is 2.08 minutes, which is in keeping with recommended standards.
School District:	This property is located in the jurisdiction of the Arlington Independent School District (AISD). The AISD did not indicate

Case Information



that the proposal will have any 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
- Double Y Wooded Estate Addition
- East Arlington Renewal
- East Arlington Review
- Far South Arlington Neighborhood Association
- Forest Hills Homeowners Association
- Friends of Parkway Central Park
- Northern Arlington Ambience
- Parkway Central Homeowners Association
- Rolling Hills Neighborhood Association
- Town North Neighbors
- WeCan (West Citizen Action Network)

Property Owners: 15
Letters of Support: 0
Letter of Opposition: 0

PLANNING AND ZONING COMMISSION SUMMARY:

Public Hearing: January 7, 2015

Specific Use Permit SUP07-09R2 (Rolling Hills Drill Site – 401 East Lamar Boulevard)

Application to amend Specific Use Permit (SUP) for gas drilling by establishing the location of a drill zone on 3.314 acres zoned Residential Single-Family 7.2 (RS-7.2); generally located north of East Lamar Boulevard and east of North Cooper Street.

Present to speak in opposition of this case was Richard Weber, 2703 Crestmoor Court, 76016.

This case was continued to the January 21, 2015 public hearing meeting per the applicant's request.

CONTINUED

PLANNING AND ZONING COMMISSION SUMMARY:

Public Hearing: January 21, 2015

CONTINUED (from 01-07-15) Specific Use Permit SUP07-09R2
(Rolling Hills Drill Site – 401 East Lamar Boulevard)

Case Information



Application to amend Specific Use Permit (SUP) for gas drilling by establishing the location of a drill zone on 3.314 acres zoned Residential Single-Family 7.2 (RS-7.2); generally located north of East Lamar Boulevard and east of North Cooper Street.

Present to speak in support of this case was Shea Kirkman, 4821 Merlot Avenue, Grapevine, 76051.

Present to speak in opposition of this case were Richard Weber, 2703 Crestmoor Court, 76016; Kim Feil, 409 North Elm Street, 76011; and Robert Kembel, 3820 Leisure Lane, Denton, 76210.

This case was continued to the February 4, 2015 public hearing meeting.

CONTINUED

Itemized Allowable Uses

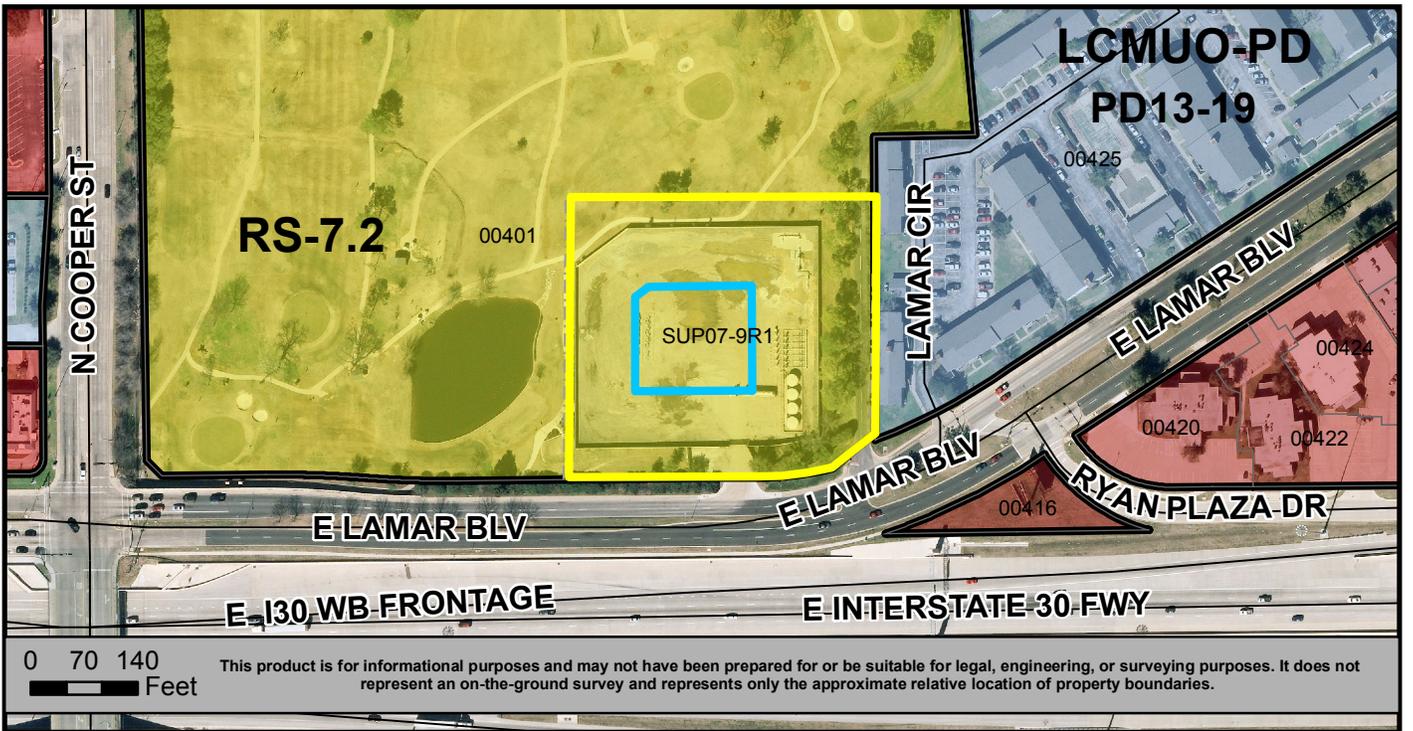
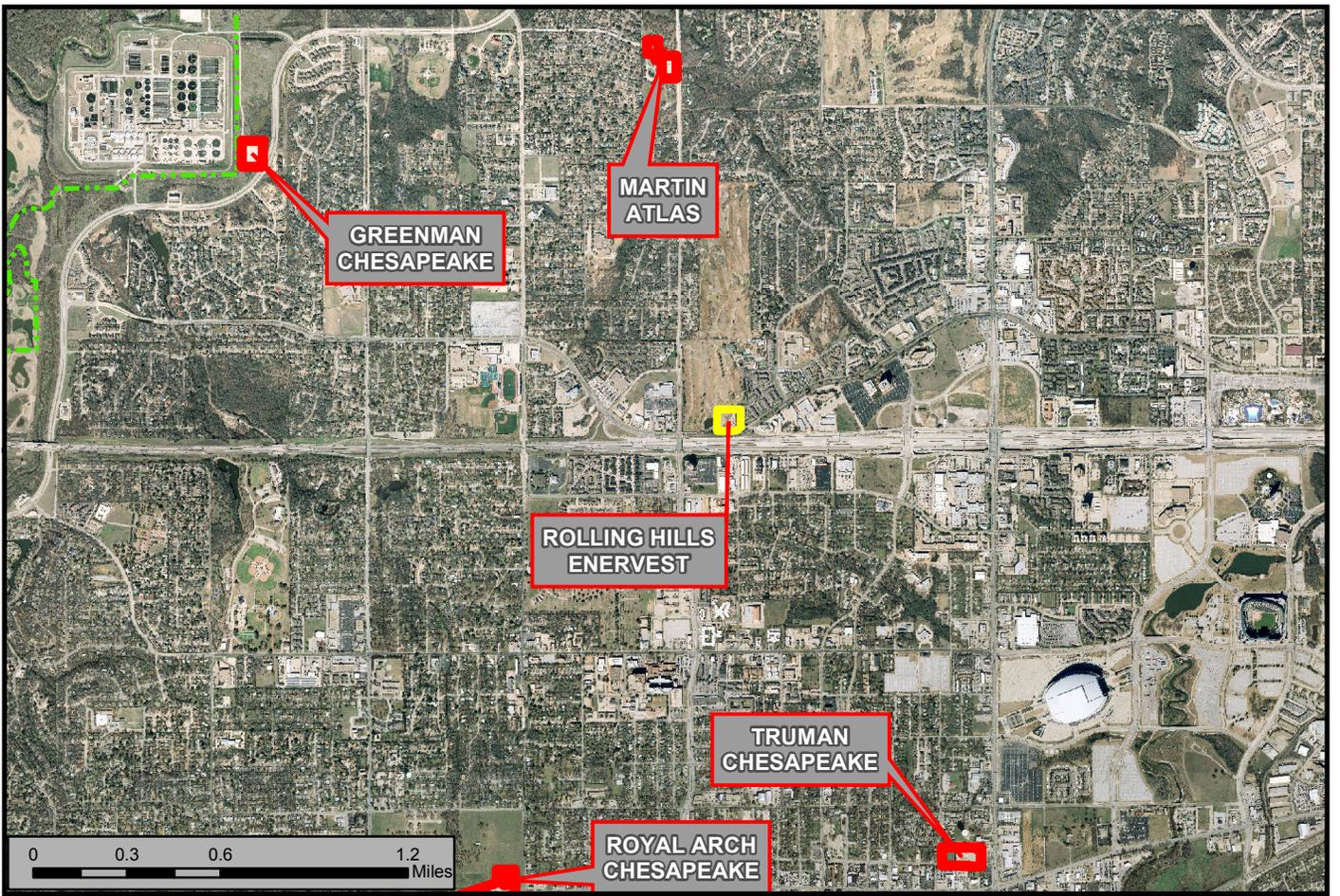


Allowable Uses:**RESIDENTIAL SINGLE FAMILY-7.2**

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

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

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



LOCATION MAP
SUP07-9R2

ROLLING HILLS DRILL SITE
3.314 ACRES

DRILL ZONE

EXISTING DRILL SITES
WITHIN 2 MILES

SUP07-9R2

North of East Lamar Boulevard and east of North Cooper Street



View west on East Lamar Boulevard along the frontage of the drill site.



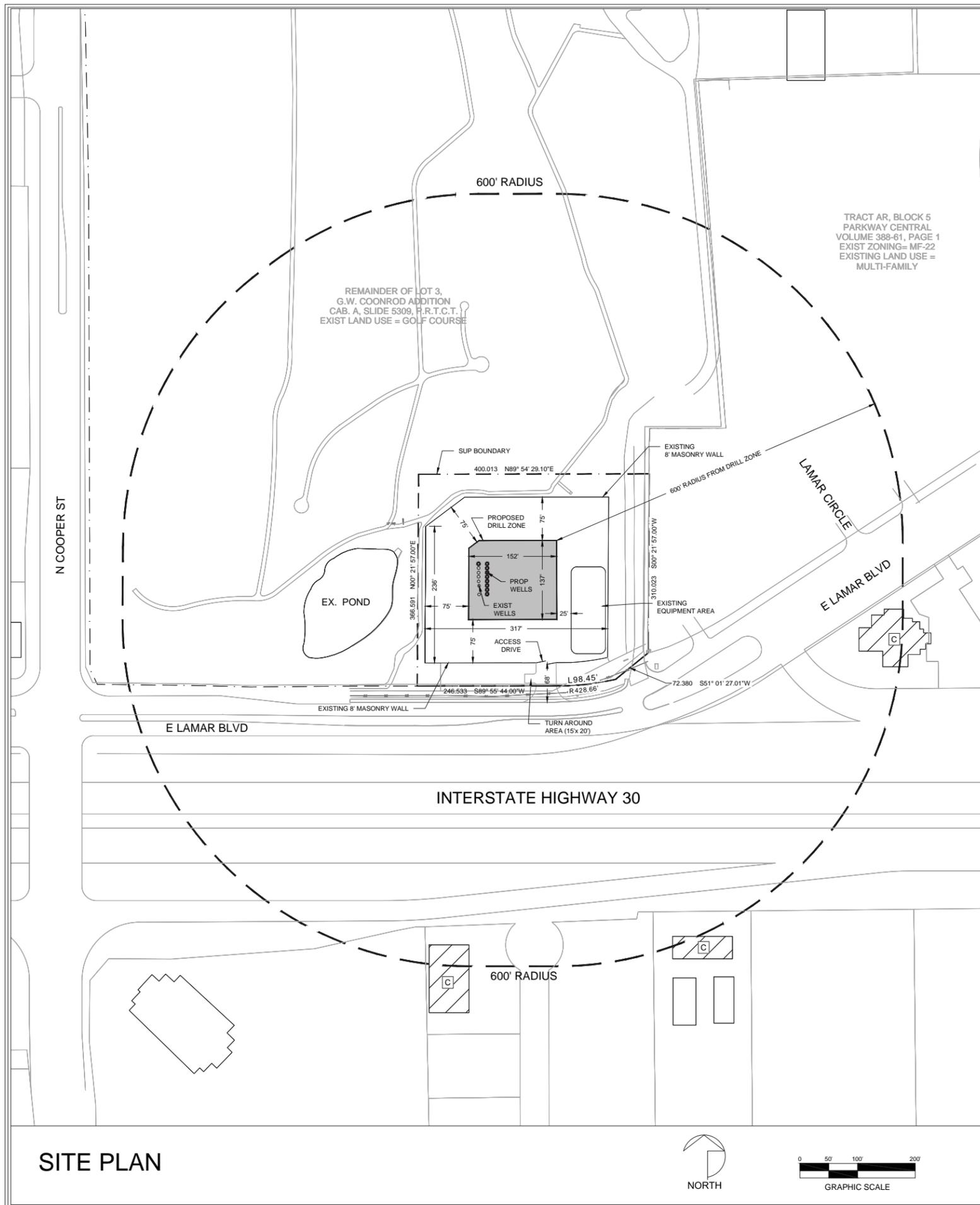
View north along the eastern border of the subject drill site and the adjacent abandoned multi-family structures.



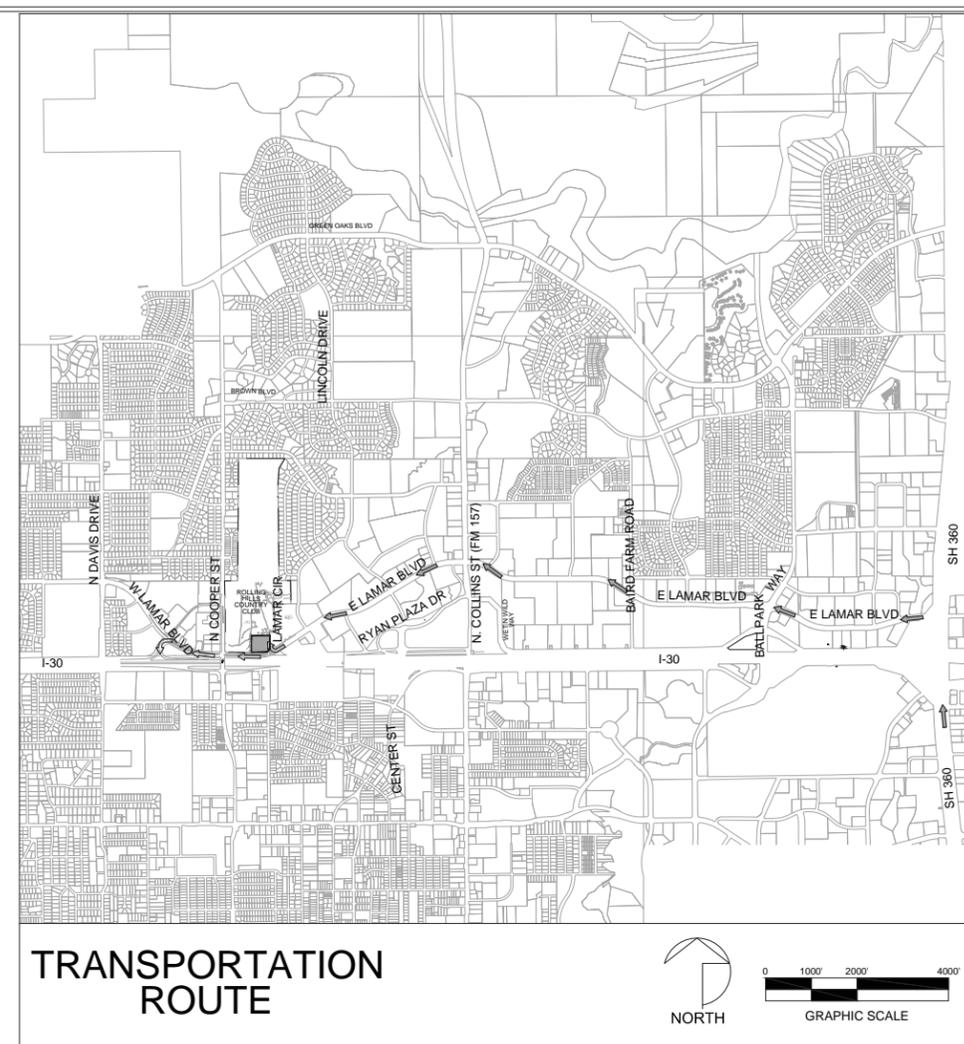
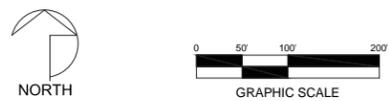
View into the drill site pad from the south entrance gate.



View north at subject drill site.



SITE PLAN



TRANSPORTATION ROUTE

LEGAL DESCRIPTION
 3.314 ACRE
 ROLLING HILLS SUP BOUNDARY

BEING a tract of land situated in the J.M. Henderson Survey, Abstract No. 696, City of Arlington, Tarrant County, Texas, and being a portion of PLAT REVISION LOT 3, G.W. COONROD ADDITION, an addition to the City of Arlington, Texas as recorded in Cabinet A, Slide 5309 of the Plat Records of Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said COONROD ADDITION being a point in Lamar Drive;

THENCE N00°21'57"E, (recorded as N00°11'02"W) 66.16 feet along the east line of said addition to the POINT OF BEGINNING, being a point in the north right-of-way line of Lamar Drive as shown on said COONROD ADDITION;

THENCE S51°01'27"W, (recorded as S50°28'28"W) 72.38 along said north right-of-way line to the beginning of a non-tangent curve to the right;

THENCE 98.45 feet along the arc of said non-tangent curve to the right, and along said north right-of-way line, through a central angle of 13°09'33", whose radius is 428.66 feet, the long chord of which bears S83°20'59"W, (recorded as S82°47'59"W) 98.23 feet to a point;

THENCE S89°55'44"W, (recorded as S89°22'45"W) 246.53 feet along said north right-of-way line to a point;

THENCE N00°21'57"E, 366.59 feet leaving said right-of-way line to a point;

THENCE N89°54'29"E, 400.01 feet to a point in the east line of said COONROD ADDITION;

THENCE S00°21'57"W, 310.02 feet along said east line to the POINT OF BEGINNING and containing 3.314 acres of land, more or less.

- NOTES:
1. SPECIFIC USE PERMIT FOR GAS DRILLING USE.
 2. EXISTING ACCESS DRIVEWAY / LEASE ROAD OFF E LAMAR BLVD WILL BE UTILIZED UNDER THIS PERMIT.
 3. THE PROPOSED WATER SOURCE FOR DRILLING AND FRACING OPERATIONS IS WATER PURCHASED FROM THE CITY. EXISTING ADJACENT WATER INFRASTRUCTURE WILL BE UTILIZED.
 4. BEFORE FRACING OPERATIONS, A SIGN SHALL BE INSTALL TO NOTIFY THE PUBLIC OF THE TIME THAT THE OPERATOR INTENDS TO FRAC ON THE SUBJECT SITE.
 5. THE PURPOSE OF THIS SUP AMENDMENT IS TO DEFINE A DRILL ZONE WITHIN THE EXISTING SPECIFIC USE PERMIT AREA.

4821 Merlot Avenue, Suite 210
 Grapevine, Texas 76051
 Phone: 817-488-4960

Texas Firm No: 15874

OPERATOR/APPLICANT

1001 Fannin Street, Suite 800
 Houston, Texas 77002
 Phone: 713-659-3500

THE AMERICAN DREAM CITY

LEGEND

- DRILL ZONE
- EXISTING STRUCTURE
- COMMERCIAL

PROJECT NO: ENV14003
 FILE PATH: K:\Job\ENV14003\Petrol\SUP\
 DRAWN BY: MTM
 REVIEWED BY: SOK
 DATE: OCT 2014
 REV:

SHEET CONTENT

**DRILL ZONE
 ROLLING HILLS
 PAD SITE
 ARLINGTON, TX**

ROLLING HILLS - DRILL ZONE EXHIBIT

ROLLING HILLS PAD SITE

SPECIFIC USE PERMIT APPLICATION
ARLINGTON, TEXAS



ENERVEST
1001 Fannin Street, Suite 800
Houston, TX 77002
Phone 713-328-1000
Fax 713-328-1035



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

TEXAS FIRM NO. 12207

LEGEND

- PROTECTED USE STRUCTURE
- 1 ADJACENT PROPERTY LABEL
- PROPOSED/EXISTING WELLHEAD
- PROPERTY BOUNDARY
- DRILL SITE BOUNDARY

PROJECT NO: ENV14006
FILE PATH: G:\Job\ ENV14006_Rolling Hills\Petro\
DRAWN BY: KAK
REVIEWED BY: PCF
DATE:
REV:

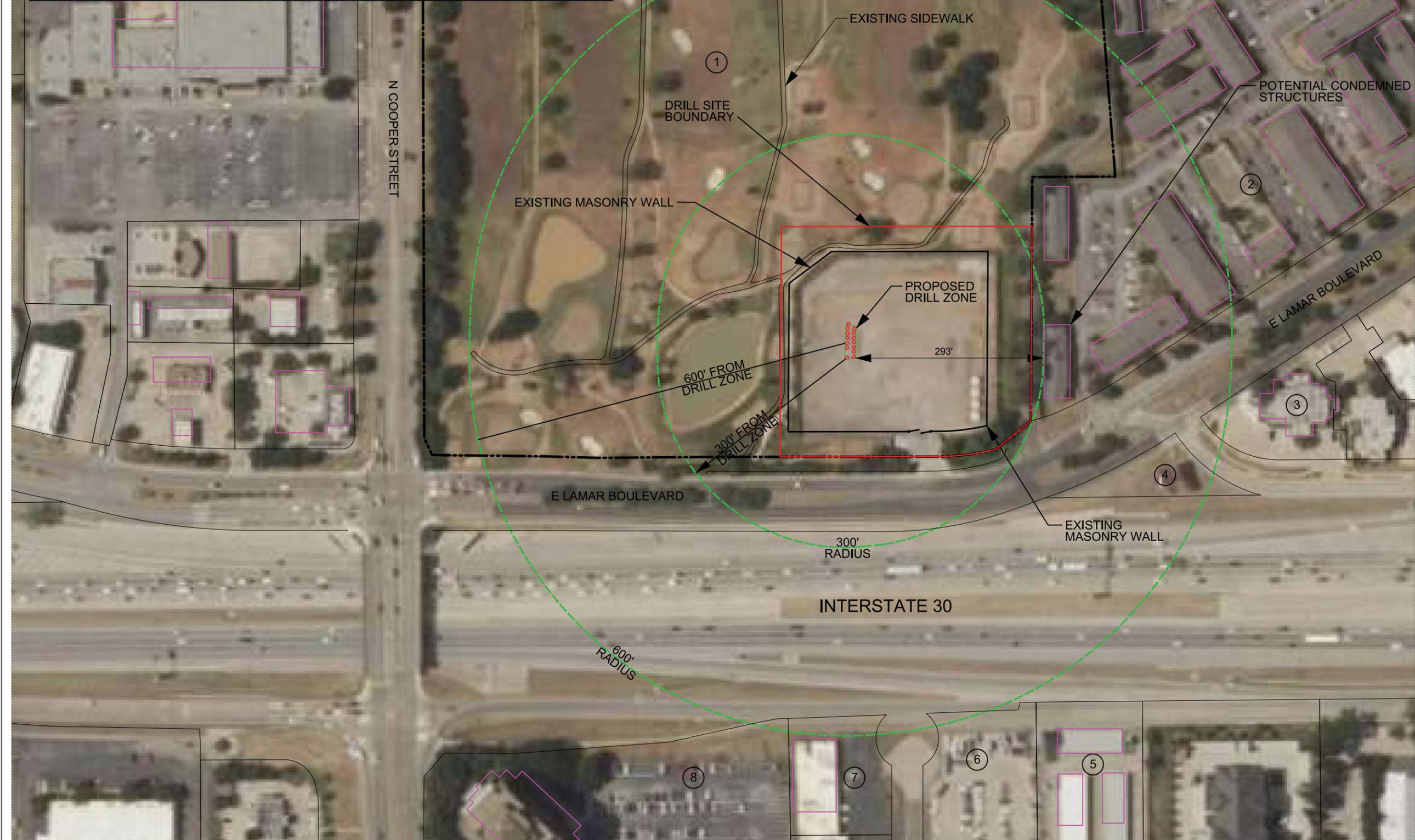


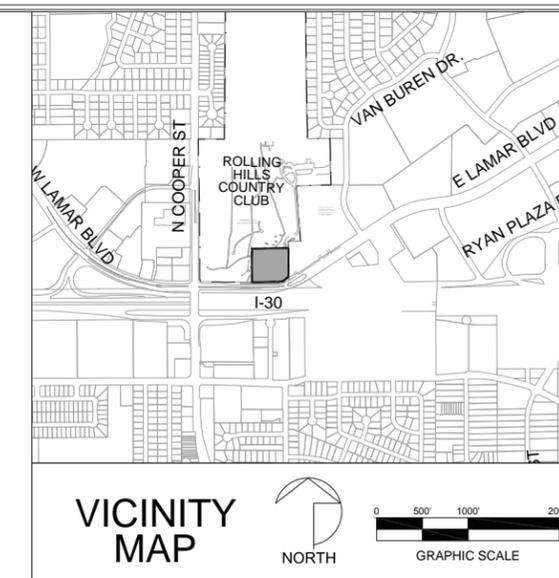
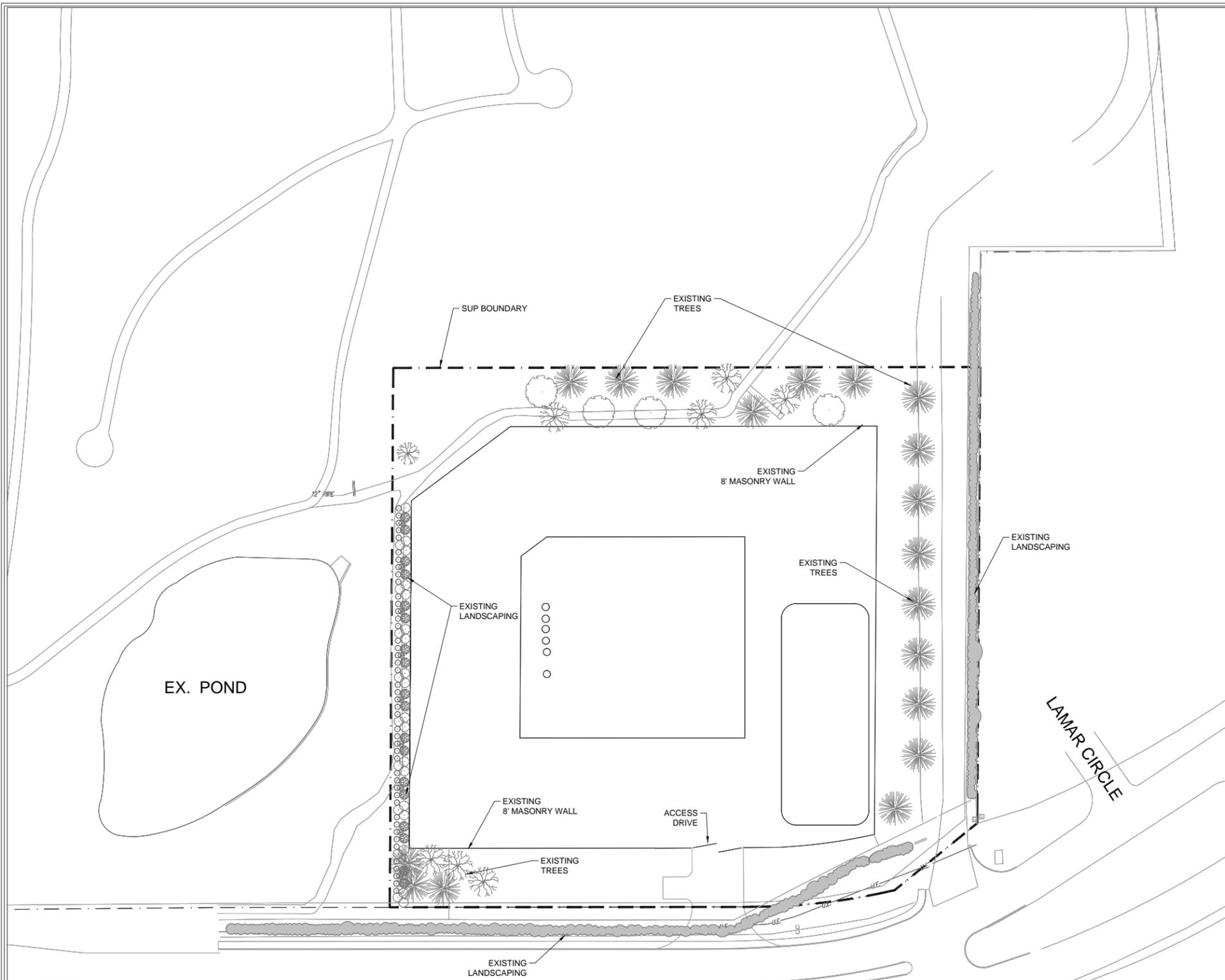
SHEET CONTENT

ADJACENT STRUCTURES EXHIBIT

SHEET NO. 1 OF 1

Property Owners Within 600'					
Parcel Label	Owner_Name	Owner Address	City	State	Zip
1	Rolling Hills Co	401 E Lamar Blvd	Arlington	Texas	76011
2	Arlington Commons Lands LLC	835 E Lamar Blvd Ste 175	Arlington	Texas	76011
3	420 E Lamar LLC	PO Box 1843	Arlington	Texas	76004
4	A O Billboard Jv	1017 S Fm 5	Aledo	Texas	76008
5	R V Storage Inc	436 Haltom Rd	Fort Worth	Texas	76117
6	Moritz Family Interests Ltd	2111 N Collins St Ste 323	Arlington	Texas	76011
7	J D Higgins Co Inc	PO Box 5948	Arlington	Texas	76005
8	CSFB Skymark Tower 2007-C2 LLC	230 Park Ave Fl 12	New York	New York	10169





- NOTES:
1. THE PROPERTY OWNER AND/OR OPERATOR IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.
 2. THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLAN MATERIAL USED.
 3. EXISTING LANDSCAPING EXCEEDS CURRENT ORDINANCE REQUIREMENTS.
 4. EXISTING LANDSCAPING ALONG E. LAMAR BLVD. DOES NOT MEET LANDSCAPE SETBACK REQUIREMENTS IN CURRENT ORDINANCE.
 5. THE EXISTING LANDSCAPING WAS DONE IN A PARTNERSHIP WITH THE ROLLING HILLS COUNTRY CLUB TO THE NORTH AND WEST.
 6. A DENSE ROW OF LANDSCAPING ALONG THE SOUTH AND EAST PROVIDE SCREENING ABOVE AND BEYOND THE CURRENT ORDINANCE.

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ARLINGTON
THE AMERICAN DREAM CITY

LEGEND

PROJECT NO: ENV14003
FILE PATH: K:\Job\ENV14003\Petrol\SUP\
DRAWN BY: MTM
REVIEWED BY: SOK
DATE: OCT 2014
REV:

SHEET CONTENT

LANDSCAPE PLAN
ROLLING HILLS
PAD SITE
ARLINGTON, TX

TIER 1 LANDSCAPE AND SCREENING DATA (R ZONING)		
ELEMENT	REQUIRED	PROVIDED
TIER	TIER 1	ALTERNATE PLAN
TRANSITIONAL BUFFER	40' TRANSITIONAL BUFFER AROUND DRILL SITE WITH (1) TREE PER 600 S.F. (82 TREES)	22 TREES AND 105 SHRUBS PLANTED WITH ORIGINAL SUP UTILIZED 23 EXISTING TREES AND 10,060 SF OF EXISTING SHRUBS
PERMETER FENCING	8' TALL MASONRY WALL WITH 75% OPACITY AROUND THE PERIMTER OF THE DRILL SITE.	CONTINUOUS 8' TALL MASONRY WALL AROUND PERIMTER OF DRILL SITE.
GATE	GATE REQUIRED	GATE PROVIDED

LANDSCAPE PLAN

ROLLING HILLS - LANDSCAPE EXHIBIT