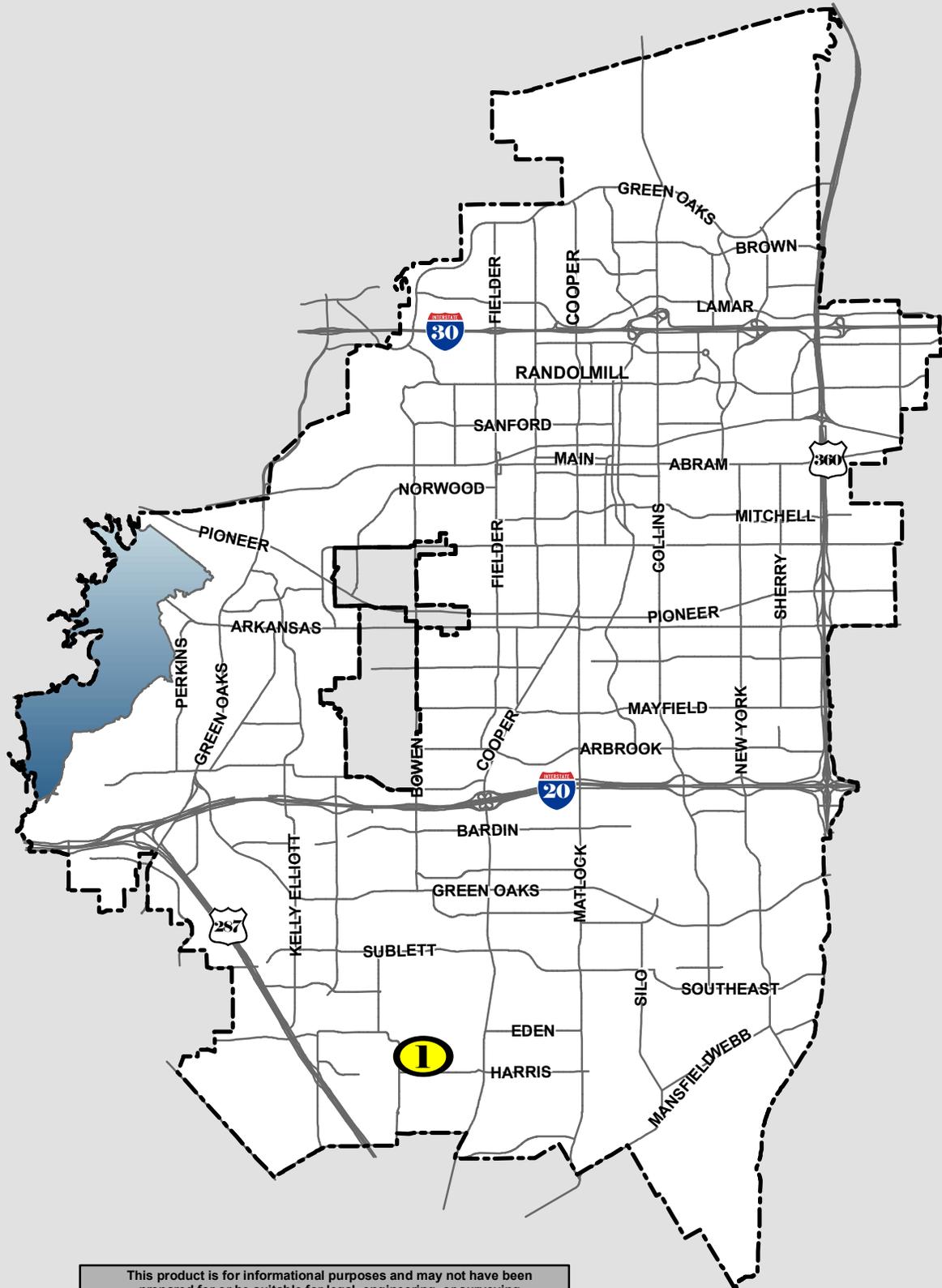


PLANNING & ZONING

April 15, 2015



1. PD14-12 - Harris Place



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**

**APRIL 15, 2015
5:00 P.M.**

I. CALL TO ORDER

II. DISCUSSION OF U.S. 287 STRATEGIC PLAN PROJECT

III. DISCUSSION OF REGULAR SESSION AGENDA ITEMS

IV. DISCUSSION OF FUTURE MEETING DATES AND TIMES

- (a) Planning and Zoning Commission Two-Hour Bus Tour – May 1, 2015
- (b) Planning and Zoning Commission Meeting on May 6, 2015

V. ADJOURN

NOTE: City Hall is wheelchair accessible. For other accommodations or sign interpretive services, please call the Strategic Planning Division at 817-459-6667 not later than 24 hours in advance.



AGENDA

**Planning and Zoning Commission
Regular Session**

**Council Chamber
101 West Abram Street**

**APRIL 15, 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 April 1, 2015 P&Z Meeting

IV. PUBLIC HEARING FOR ZONING CASES

- A. 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.

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. MISCELLANEOUS

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

VI. ADJOURN



AGENDA

Planning and Zoning Commission

Monthly Bus Tour

**May 1, 2015
8:00 A.M.**

8:00 a.m. Planning and Zoning Commission Two-Hour Bus Tour of various metroplex developments.

A quorum of the Commission may be present. No formal action will be taken.

Staff Report



Zoning Case PD14-12 (Harris Place)

Planning and Zoning Meeting Date: 4-15-15

Document Being Considered: Ordinance

RECOMMENDATION

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

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.

Prior to the December 17, 2014, meeting, the applicant requested that the case be scheduled to the January 7, 2015 meeting.

On January 7, 2015, the Planning and Zoning Commission continued the public hearing of Zoning Case PD14-12 until a later date, per applicant's request.

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.

Requested Deviations from RS-15 standards:

- Lot area,
- Lot width, and
- Interior side setback

The subject property is currently undeveloped. The surrounding area consists primarily of residences on large single family lots and undeveloped land, zoned either Residential Estate (RE), Residential Single Family 15 (RS-15), or Residential Single Family 7.2 (RS-7.2). 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. Per the Thoroughfare Development Plan which was amended on February, 25, 2014, South Bowen Road will terminate at West Harris Road.

Development Plan

This proposed gated subdivision will comprise of 25 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 following table compares the proposed Harris Place development standards with Calender Crossing, recently approved development being constructed on the south side of West Harris Road, and the RS-15 development standards:

	Residential Single-Family (RS-15) Development Standards	Proposed Harris Place Development Standards	Previously approved Calender Crossing (PD for E)
Lot Dimensions:			
Lot Area (minimum)	15,000 square feet	12,000 to 17,000 square feet, with an average lot size of 13,437 square feet (Deviation)	10,000 square feet; average exceeds 11,500 square feet
Lot Width (minimum)	80 feet	70 feet for all lots (Deviation)	80 feet for all lots
Lot Depth (minimum)	100 feet	140 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	Complied
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 (Deviation) 30 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	Complied
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.

The density of the proposed development is approximately two units per acre, with the average lot size over 13,000 square feet. 44 percent (%) of the lots are 13,000 square feet or greater.

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 Homeowners 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. This is proposed to be a gated community with a lone private street. Approximately 450 feet north of the gated entrance, the development incorporates an oval shaped island that will serve as a traffic calming device. This shall include a mountable curb, landscaping, and decorative pavers that shall function as a rumble strip in order to slow down vehicles. Each residential lot will have two additional four-inch caliper trees in the front yard in addition to the two four-inch caliper street trees per lot. The development will include a common area that incorporates a rain garden, decomposed granite walking path, and wrought iron fencing located at the end of the cul-de-sac on the north end of the development.

Sector Plan Conformity

The Comprehensive Plan, *99 Square Miles*, adopted in March 2015, identifies this area as in the "Established Residential" development area, with the "Rural Residential" development area beginning immediately south of Harris Road. The "Established Residential" development area covers the largest portion of the city and contains a variety of housing types as well as retail services. People living in these areas would enjoy the benefits of neighborhood parks, schools, and community recreation centers. Residential stock is largely single family, with a density of up to eight units per acre. "Rural Residential" development areas provide a unique opportunity for the city to provide residential choices to residents who desire larger, higher priced single family homes in a more rural setting. The area should focus on very low density single family residential with various natural amenities and trails to connect to the city's greenway network. Residential developments in this focus area should be up to four units per acre. The Plan also expects that new housing stock should incorporate the highest possible level of amenities, design, and quality.

Through this PD, the applicant is proposing large lots with large, high quality homes, which is in compliance with the Comprehensive Plan and is consistent with the surrounding zoning and development patterns.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

- | | |
|---|------------------------|
| Attached: | i. Case Information |
| | ii. Itemized Uses |
| | iii. Location Map |
| | iv. Photos |
| | v. Site Plan (6 Pages) |
| | vi. MISD Letter |
| Under separate cover: | None |
| Available in the City Secretary's office: | None |

CITY COUNCIL DATE

May 12, 2015

STAFF CONTACTS

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

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

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



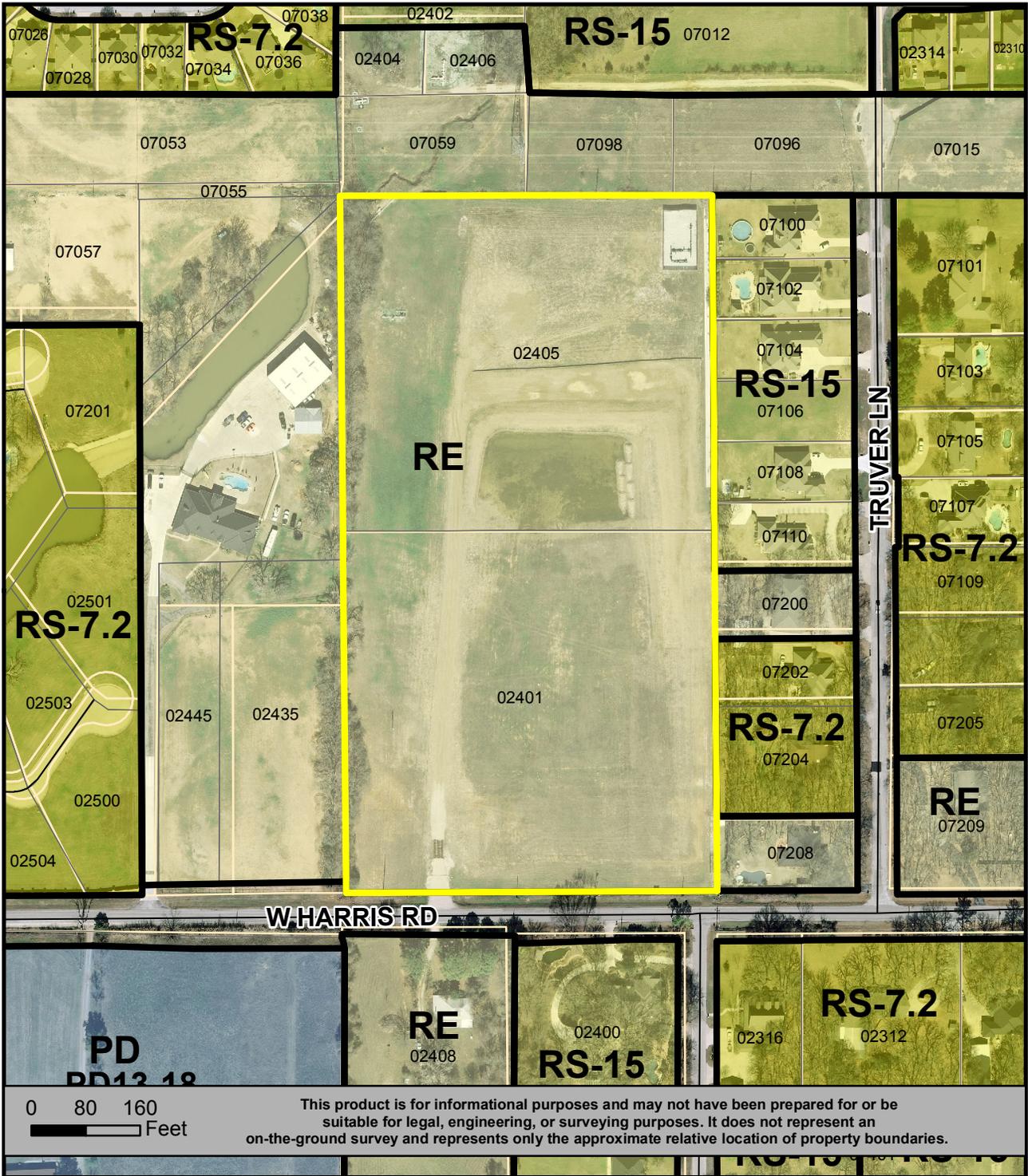
Allowable Uses:

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.



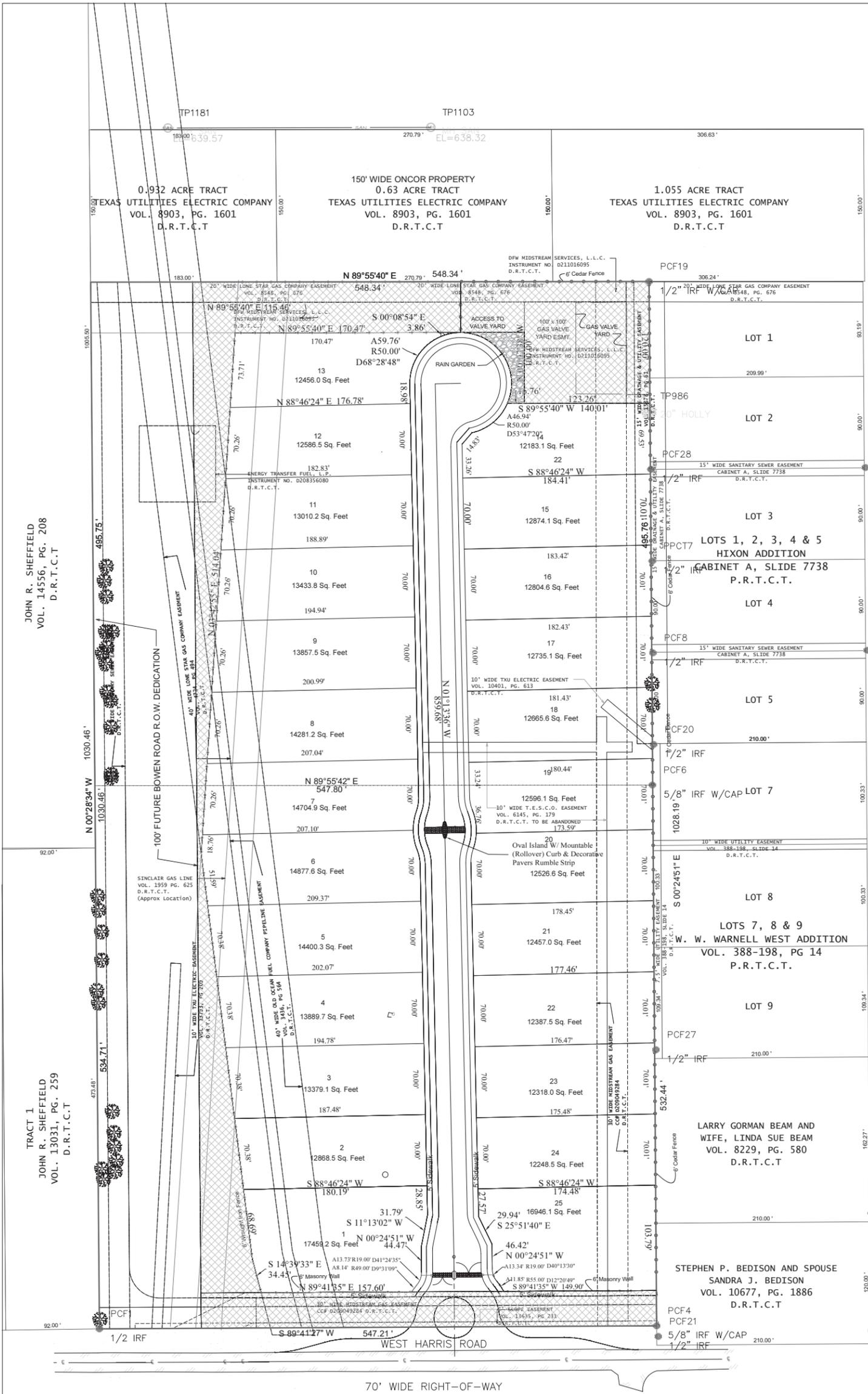
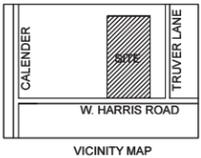
View of the residential property to south.



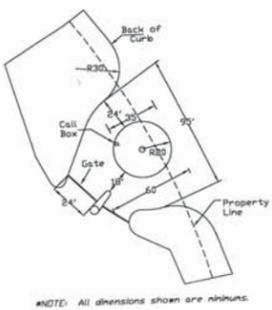
View of the proposed subdivision. View north.



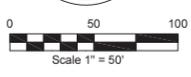
View west along West Harris Road looking towards Calender.



LOT AREA DATA	
S.F.	PERCENT
12000	100
13000	44
14000	24
15000	8
16000	8
17000	4



- 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 - 4 INCH CALIPER TREES IN 6' PARKWAY BETWEEN BACK OF CURB AND SIDEWALK.
 - ADDITIONAL 2 - 4 INCH CALIPER TREES IN FRONT YARD, BY BUILDER.



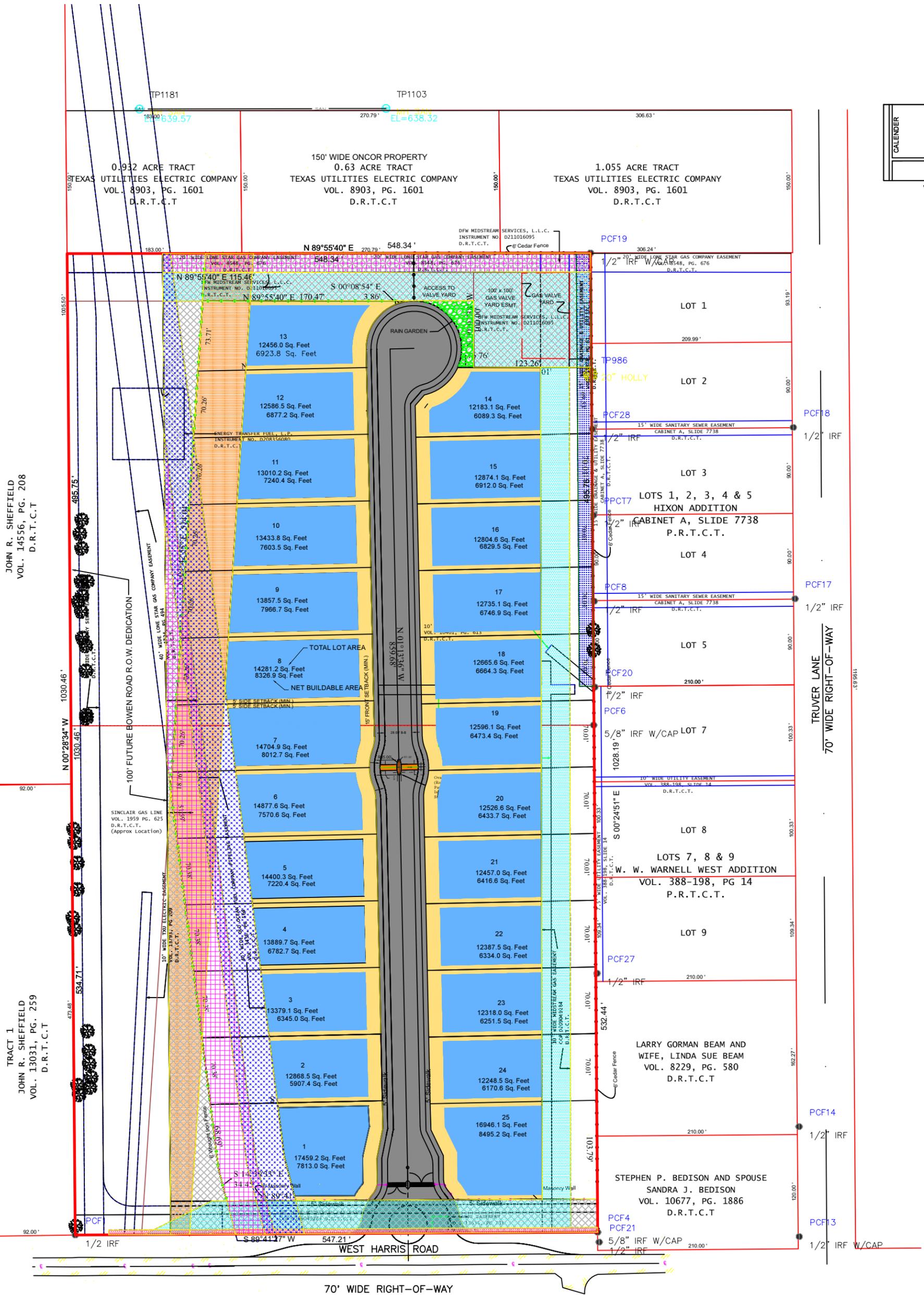
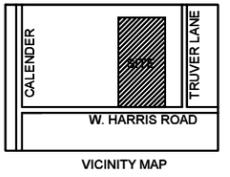
HARRIS PLACE
 DEVELOPMENT PLAN
 LOTS 1 & 2 W.W. WARNELL ADDITION
 BLOCK CP 12.949 ACRES
 CITY OF ARLINGTON, TEXAS
 2401 & 2405 W. HARRIS ROAD

ARRAY
 TECHNOLOGIES
 ENGINEERING-SURVEYING
 REALTY SERVICES

JOHN R. SHEFFIELD
 VOL. 14556, PG. 208
 D.R.T.C.T.

TRACT 1
 JOHN R. SHEFFIELD
 VOL. 13031, PG. 259
 D.R.T.C.T.

NOTE: All dimensions shown are APPROXIMATE.



JOHN R. SHEFFIELD
VOL. 14556, PG. 208
D.R.T.C.T.

TRACT 1
JOHN R. SHEFFIELD
VOL. 13031, PG. 259
D.R.T.C.T.

COLOR CODE

- COMMON AREA
- BUILDABLE AREA
- 5' SIDE & 15' FRONT SETBACK
- MIDSTREAM GAS EASEMENT TYPICALLY 30'
- 50' EXPLORER PIPELINE EASEMENT
- 40' OLD OCEAN PIPELINE EASEMENT
- LONE STAR GAS EASEMENT
- 15' DRAINAGE EASEMENT
- 5' SLOPE EASEMENT

NOTE: ONLY EXIST. EASMENT OUTSIDE THE R.O.W. DEDICATION ARE COLOR CODED

- 6" Masonry Wall
- 6" Cedar Fence
- 6" Wrought Iron Fence



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



PRIME LANDSCAPE SERVICES
P.O. BOX 171626
ARLINGTON, TEXAS 76003-1626
817-461-4000

HARRIS PLACE
LANDSCAPE PLAN

SHEET DESCRIPTION:

HARRIS PLACE

PROJECT:

REVISIONS:
3/17/2015

DATE: 2/22/2015

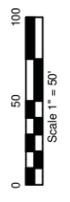
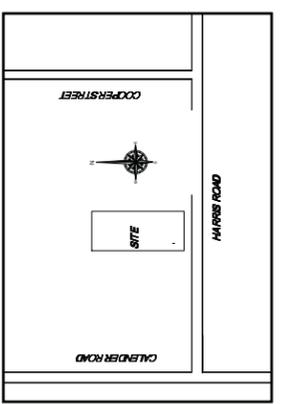
JOB #:

DRAWN BY: CTF

CHECKED BY: CTF

SCALE: 1" = 50.0'

SHEET: 1 of 4



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



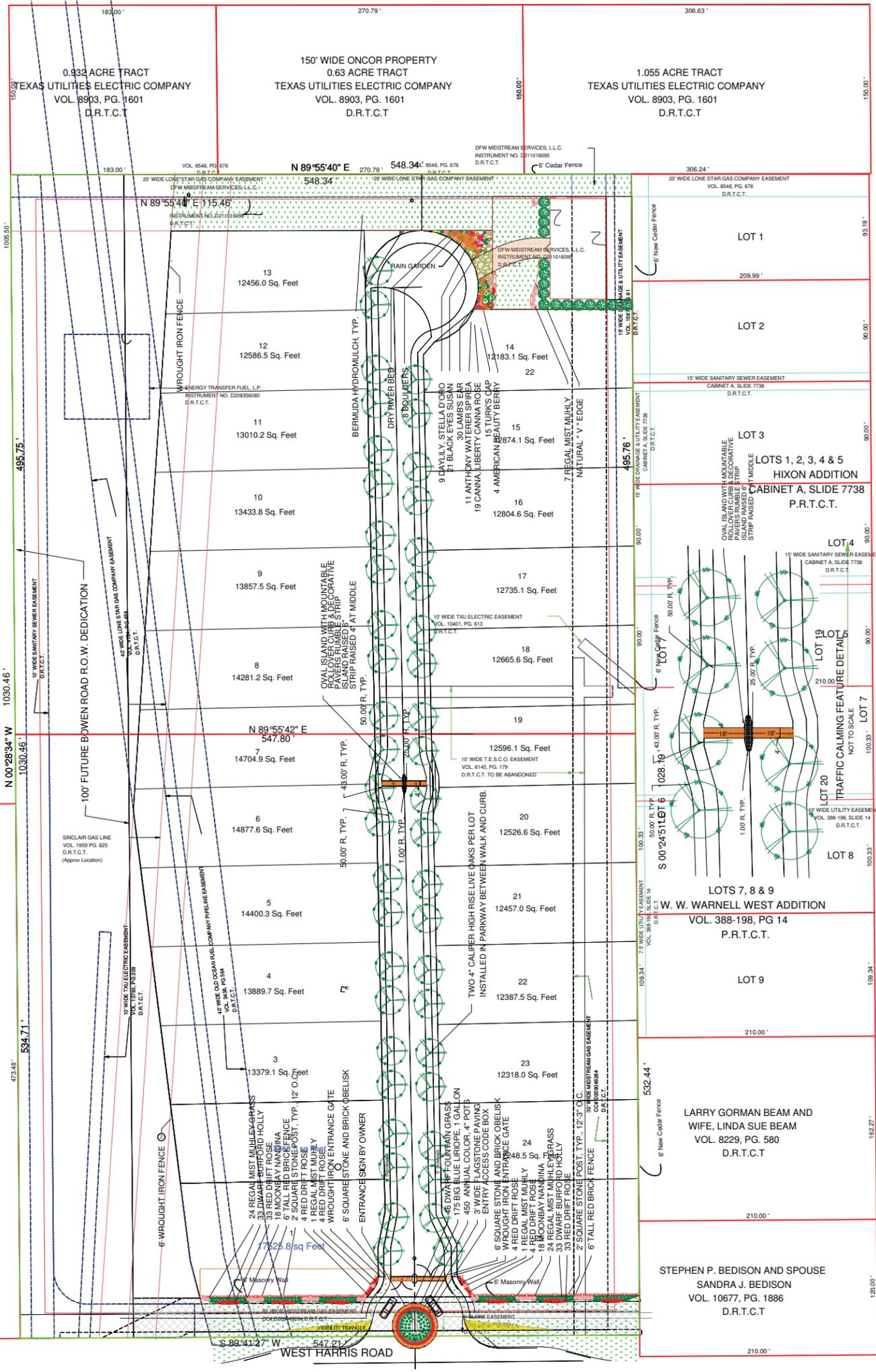
C. Thomas Fitzwilliam
3/17/2015

DESIGNED BY:

C. THOMAS FITZWILLIAM
LANDSCAPE ARCHITECT
PRIME LANDSCAPE SERVICES
P.O. BOX 171626
ARLINGTON, TEXAS 76003-1626
817-437-3523
TOM@PRIMELANDSCAPESERVICES.COM

NOTES:
1. PRIOR TO BEGINNING INSTALLATION CALL DIGITEST - 811 - TO LOCATE ALL UTILITIES.
2. PREPARE ALL LANDSCAPE BEDS BY TILLING 2" COMPOST INTO TOP 6" OF EXISTING SOIL.
3. ALL PLANTS AND TREES WITH A 2" LAYER OF NATIVE HARDWOOD MULCH.
4. TREES PIT BACKFILL SHALL BE 100% EXISTING SOIL.

JOHN R. SHEFFIELD
VOL. 14556, PG. 208
D.R.T.C.T.



NOTES:
1. RAIN GARDEN CONSTRUCTION - EXCAVATE EXISTING SOIL APPROXIMATELY 1,500 SQUARE FEET TO A DEPTH OF 24" AND BACKFILL WITH A MIX OF 50% SAND, 25% COMPOST AND 25% TOPSOIL.
2. TOP DRESS WITH 3" OF SHREDDED HARDWOOD MULCH.

TRUVER LANE
70' WIDE RIGHT-OF-WAY

LANDSCAPE LEGEND:

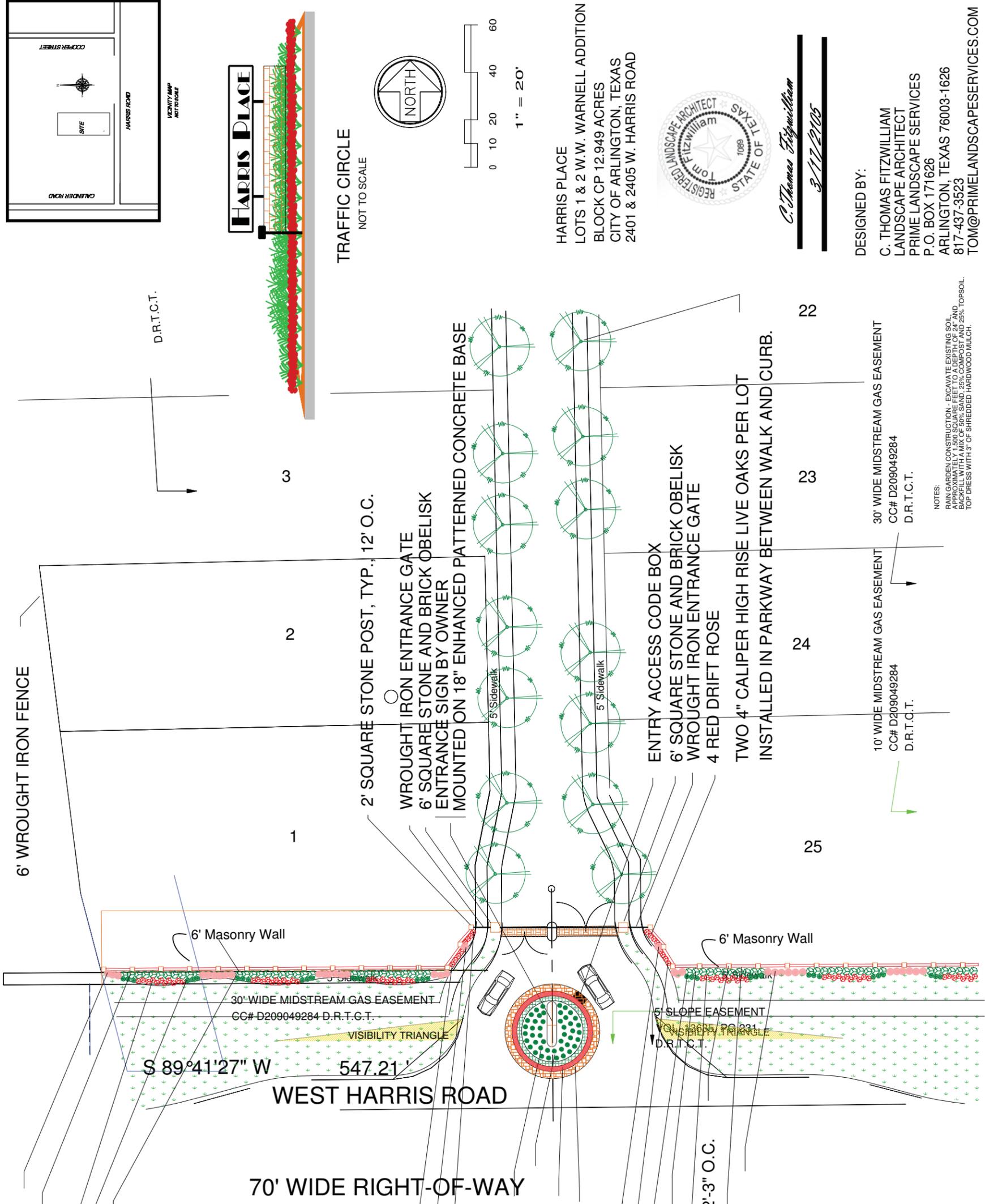
Quantity	Symbol	Description
4	☐	American Beauty Berry - <i>Callicarpa americana</i> 5 Gallon
21	★	Black-Eyed Susan - <i>Rudbeckia hirta</i> 1 Gallon
5	✱	Canna, Liberty Coral Rose - <i>Canna x generalis</i> 'Liberty Coral Rose' 1 Gallon
21	✱	Chaste Tree - <i>Viburnum chinensis</i> 65 Gallon
11	☐	Daylily, Stella de Oro - <i>Hemerocallis</i> 'Stella de Oro' 1 Gallon
66	☐	Holly, Dwarf Burford - <i>Ilex cornuta</i> 'Burfordiana' 5 Gallon
46	☐	Oak, Highrise - <i>Quercus virginiana</i> , 4-1/2" caliper
30	☐	Lamb's Ear - <i>Stachys byzantina</i> 1 Gallon
26	☐	Lindheimer's Muhly - <i>Muhlenbergia lindheimeri</i>
96	☐	Regal Mist Muhly - <i>Muhlenbergia capillaris</i>
36	☐	Nandina, Harbor Dwarf - <i>Nandina domestica</i> 'Moonbay' 3 Gallon
46	☐	Nandina, Moonbay - <i>Nandina domestica</i> 'Moonbay' 5 Gallon
139	☐	Rose, Drift 3 Gallon
12	☐	Spiraea, 'Anthony Waterer' - <i>Spiraea bumalda</i> 3 Gallon
16	☐	Texas Sage Compacta - <i>Leucophyllum frutescens</i> 'Compacta' 5 Gallon
13	☐	Turk's Cap - <i>Malvastrum arborescens</i> Each
36	☐	Wax Myrtle - <i>Myrica pusilla</i> 15 Gallon

24 REGAL MIST MUHLEY GRASS
 33 DWARF BURFORD HOLLY
 33 RED DRIFT ROSE
 18 MOONBAY NANDINA
 6' TALL RED BRICK FENCE

4 RED DRIFT ROSE
 1 REGAL MIST MUHLEY
 4 RED DRIFT ROSE

46 DWARF FOUNTAIN GRASS
 175 BIG BLUE LIRIOPE, 1 GALLON
 450 ANNUAL COLOR, 4" POTS
 3' WIDE FLAGSTONE PAVING

1 REGAL MIST MUHLEY
 4 RED DRIFT ROSE
 18 MOONBAY NANDINA
 33 DWARF BURFORD HOLLY
 33 RED DRIFT ROSE
 2' SQUARE STONE POST, TYP., 12'-3" O.C.
 6' TALL RED BRICK FENCE
 24 REGAL MIST MUHLEY GRASS



6' WROUGHT IRON FENCE

S 89°41'27" W

2' SQUARE STONE POST, TYP., 12' O.C.

WROUGHT IRON ENTRANCE GATE
 6' SQUARE STONE AND BRICK OBELISK
 ENTRANCE SIGN BY OWNER
 MOUNTED ON 18" ENHANCED PATTERNED CONCRETE BASE

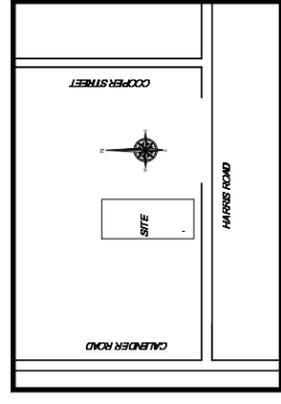
ENTRY ACCESS CODE BOX
 6' SQUARE STONE AND BRICK OBELISK
 WROUGHT IRON ENTRANCE GATE
 4 RED DRIFT ROSE

TWO 4" CALIPER HIGH RISE LIVE OAKS PER LOT
 INSTALLED IN PARKWAY BETWEEN WALK AND CURB.

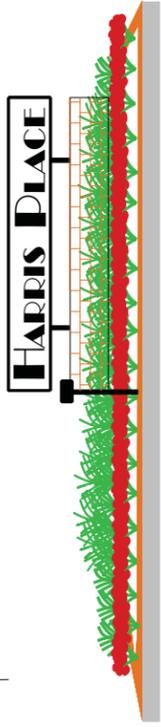
10' WIDE MIDSTREAM GAS EASEMENT
 CC# D209049284
 D.R.T.C.T.

30' WIDE MIDSTREAM GAS EASEMENT
 CC# D209049284
 D.R.T.C.T.

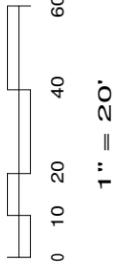
NOTES:
 RAIN GARDEN CONSTRUCTION- EXCAVATE EXISTING SOIL, AND
 RAIN GARDEN CONSTRUCTION- EXCAVATE EXISTING SOIL, AND
 BACKFILL WITH A MIXTURE OF SAND, SILT, AND 25% TOPSOIL.
 TOP DRESS WITH 3" OF SHREDDED HARDWOOD MULCH.



D.R.T.C.T.



TRAFFIC CIRCLE
 NOT TO SCALE



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



C. Thomas Fitzwilliam
 3/17/2015

DESIGNED BY:
 C. THOMAS FITZWILLIAM
 LANDSCAPE ARCHITECT
 PRIME LANDSCAPE SERVICES
 P.O. BOX 171626
 ARLINGTON, TEXAS 76003-1626
 817-437-3523
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 P.O. BOX 171626
 ARLINGTON, TEXAS 76003-1626
 817-461-4000

SHEET DESCRIPTION:
 HARRIS PLACE
 LANDSCAPE PLAN
 ENLARGED

PROJECT:
 HARRIS PLACE

REVISIONS:
 3/17/2015
 DATE: 2/22/2015
 JOB #:
 DRAWN BY: CTF
 CHECKED BY: CTF
 SCALE: 1" = 20.0'
 SHEET: 2 of 4

150' WIDE ONCOR PROPERTY
0.63 ACRE TRACT
TEXAS UTILITIES ELECTRIC COMPANY
VOL. 8903, PG. 1601
D.R.T.C.T.

VOL. 8548, PG. 676
D.R.T.C.T.
20' WIDE LONE STAR GAS COMPANY EASEMENT
DFW MIDSTREAM SERVICES, L.L.C.

N 89°55'40" E
270.79' VOL. 8548, PG. 676
D.R.T.C.T.

(D1) DFW MIDSTREAM SERVICES, L.L.C.
INSTRUMENT NO. D211016095
D.R.T.C.T.
6' Cedar Fence

1.055 ACRE TRACT
TEXAS UTILITIES ELECTRIC COMPANY
VOL. 8903, PG. 1601
D.R.T.C.T.

20' WIDE LONE STAR GAS COMPANY EASEMENT
VOL. 8548, PG. 676
D.R.T.C.T.

N 89°55'40" E 115.46'
INSTRUMENT NO. D211016095
D.R.T.C.T.

BERMUDA HYDROMULCH, TYP.

13
12456.0 Sq. Feet

- 9 DAYLILY, STELLA DORO
- 8 BOULDERS
- DRAINAGE BED
- RAIN GARDEN
- 21 BLACK EYES SUSAN
- 11 ANTHONY WATERER SPIREA
- 10 CANNA, LIBERTY
- 15 TURKS CAP
- 4 AMERICAN BEAUTY BERRY
- 30 LAMBS EAR

DFW MIDSTREAM SERVICES, L.L.C.
INSTRUMENT NO. D211016095
D.R.T.C.T.

- 12 WAX MYRTLE
- NATURAL "V" EDGE
- 7 REGAL MIST MUHLY

15' WIDE DRAINAGE & UTILITY EASEMENT
VOL. 15878, PG 61
D.R.T.C.T.

6" NEW CEDAR FENCE
15' WIDE DRAINAGE & UTILITY EASEMENT
CABINET A, SLIDE 7738
D.R.T.C.T.

9 RED DRIFT ROSE

12
12586.5 Sq. Feet

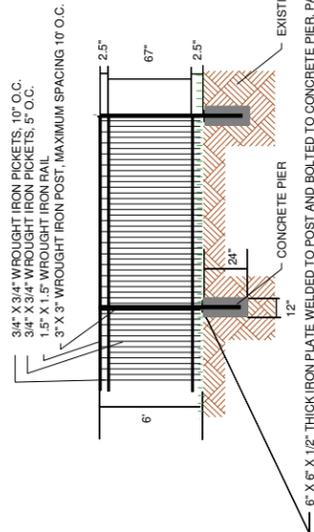
ENERGY TRANSFER FUEL, L.P.
INSTRUMENT NO. D208356080
D.R.T.C.T.

14
12183.1 Sq. Feet

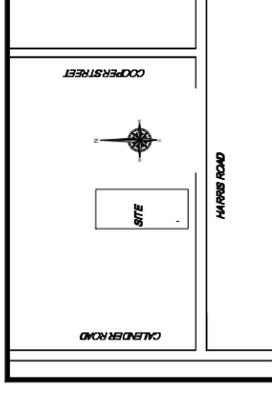
22

8 BOULDERS
DRY RIVER BED

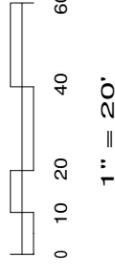
11



(D2) WROUGHT IRON FENCE DETAIL
NOT TO SCALE



UNITY MAP
NOT TO SCALE



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



C. Thomas Fitzwilliam
3/20/2015

DESIGNED BY:
C. THOMAS FITZWILLIAM
LANDSCAPE ARCHITECT
PRIME LANDSCAPE SERVICES
P.O. BOX 171626
ARLINGTON, TEXAS 76003-1626
817-437-3523
TOM@PRIMELANDSCAPESERVICES.COM

PRIME LANDSCAPE SERVICES
P.O. BOX 171626
ARLINGTON, TEXAS 76003-1626
817-461-4000

SHEET DESCRIPTION:
LANDSCAPE PLAN
ENLARGED COMMON AREA

PROJECT:
HARRIS PLACE

REVISIONS:
3/17/2015
3/20/2015

DATE: 2/22/2015
JOB #:
DRAWN BY: CTF
CHECKED BY: CTF

SCALE:
1" = 20.0'

SHEET: 3 of 4

PRIME LANDSCAPE SERVICES
 P.O. BOX 171626
 ARLINGTON, TEXAS 76003-1626
 817-461-4000

ENTRY ELEVATION
 AND PERSPECTIVE

SHEET DESCRIPTION:

HARRIS PLACE

PROJECT:

REVISIONS:
 3/17/2015
 3/20/2015

DATE: 2/22/2015

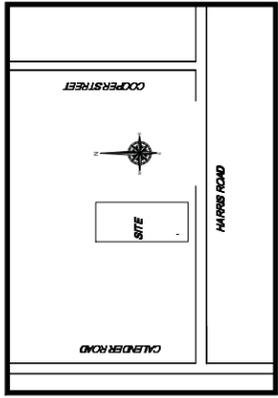
JOB #:

DRAWN BY: CTF

CHECKED BY: CTF

SCALE: NOT TO SCALE

SHEET: 4 of 4



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

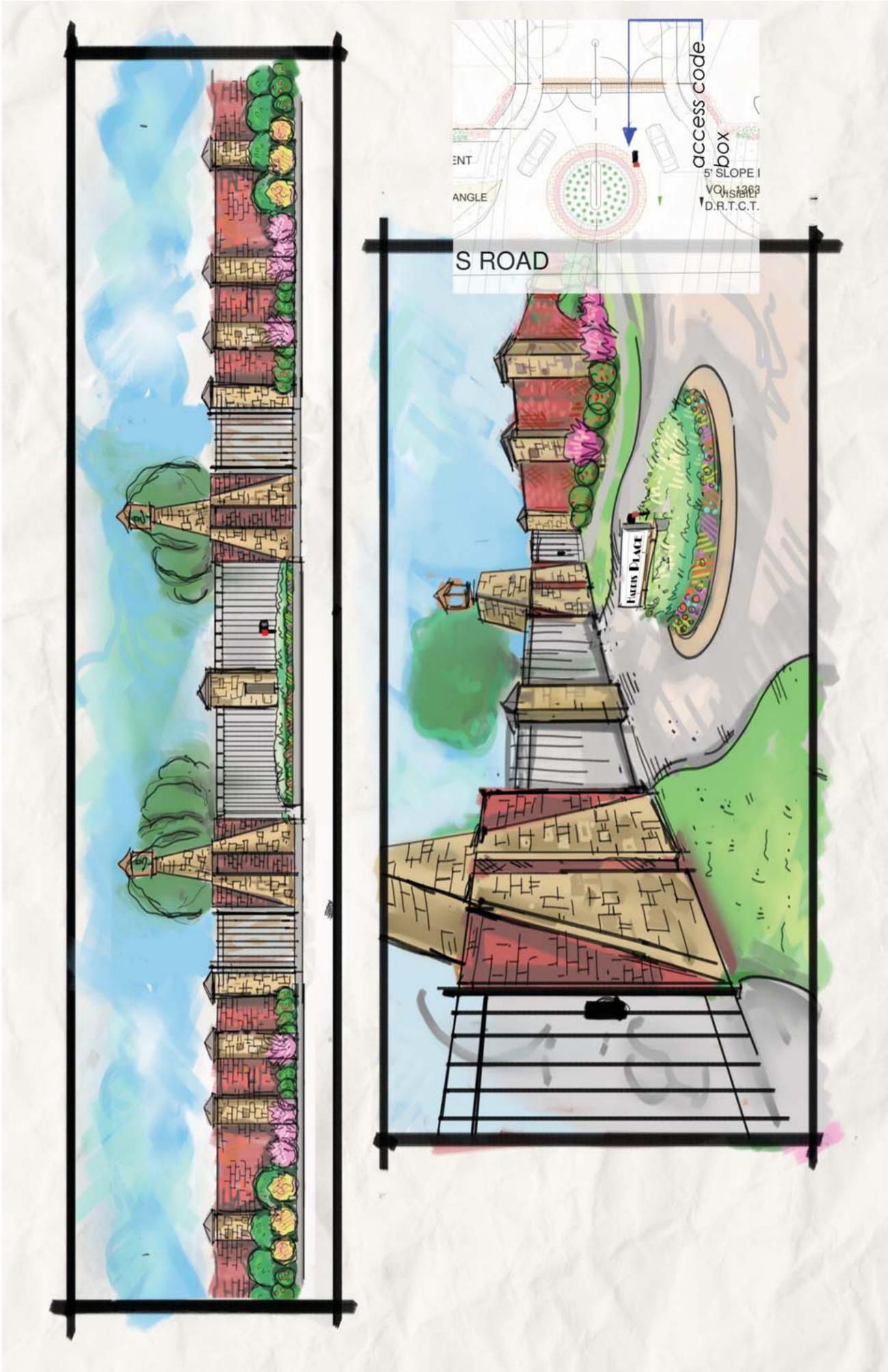


C. Thomas Fitzwilliam

3/20/2015

DESIGNED BY:

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ELEVATION AND PERSPECTIVE SKETCH
 NOT TO SCALE

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