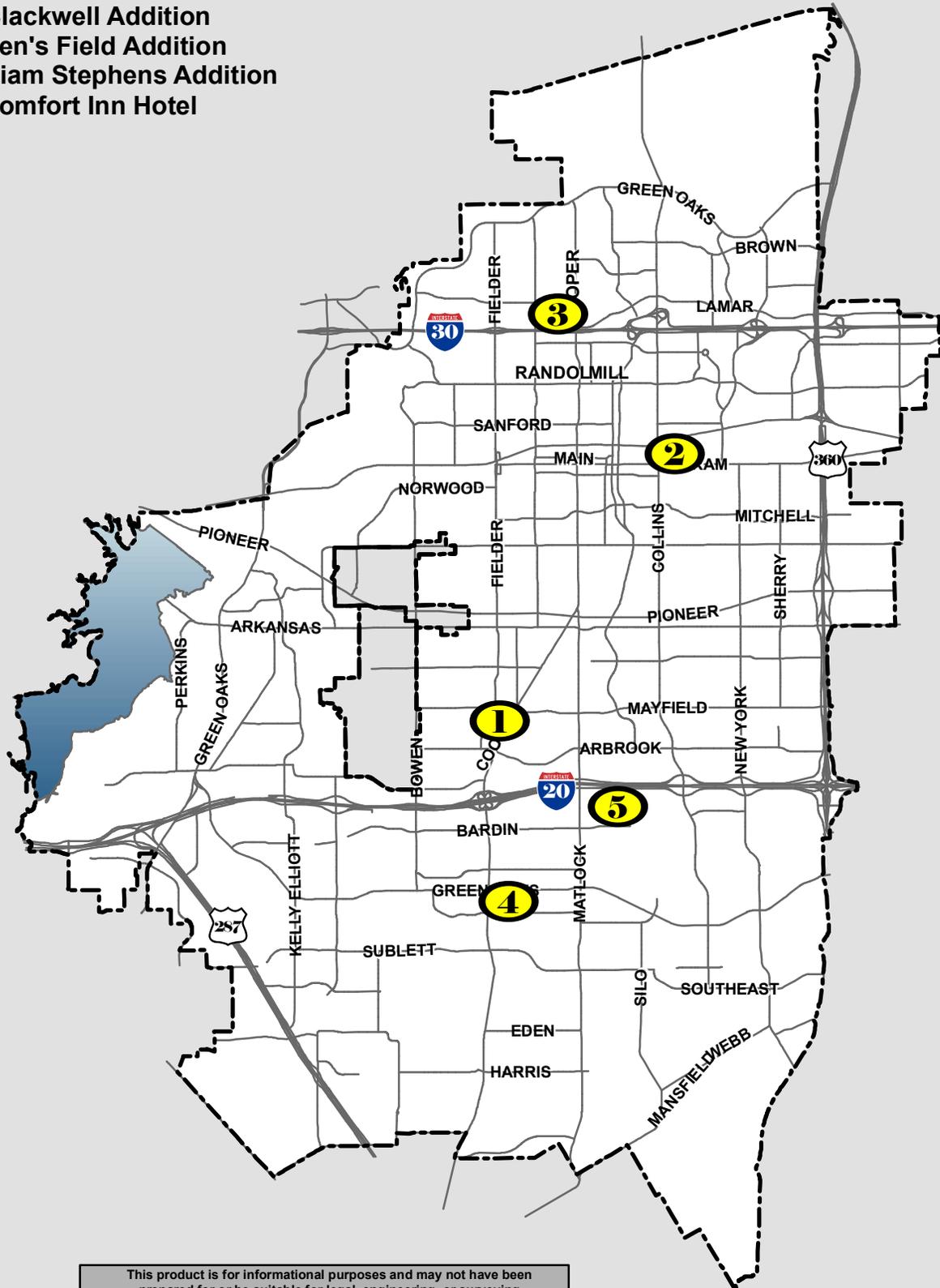


PLANNING & ZONING

June 17, 2015



1. Replat - Southwoods Addition
2. Replat - J. Blackwell Addition
3. Replat - Green's Field Addition
4. Replat - William Stephens Addition
5. SUP15-3 - Comfort Inn Hotel



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**

**JUNE 17, 2015
4:30 P.M.**

I. CALL TO ORDER

II. DISCUSSION OF REGULAR SESSION AGENDA ITEMS

III. DISCUSSION OF FUTURE MEETING DATES AND TIMES

- (a) Planning and Zoning Commission Two-Hour Bus Tour – July 10, 2015
- (b) Planning and Zoning Commission Meeting on July 15, 2015

IV. 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**

**JUNE 17, 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 June 3, 2015 P&Z Meeting

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Replat – Southwoods Addition, Lots 1 and 2; Block 6, (Zoned Light Industrial [LI]); generally located south of Blue Danube Street and west South Cooper Street with the approximate address being 3500 South Cooper Street.
- B. Replat – J. Blackwell Addition, (Zoned General Commercial [GC]); generally located north of East Abram Street and east of South Collins Street with the approximate address being 1111 East Abram Street.
- C. Replat – Green's Field Addition, Lots 5 & 1A1R3, Block 8R, (Zoned Community Commercial [CC]); generally located north of West Lamar Boulevard and west of North Cooper Street with the approximate addresses being 745 and 755 West Lamar Boulevard, and 1806 North Cooper Street.

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

- D. Replat – William Stephens Addition, Lots 48R1, 64A2R, and 64A3R, (Zoned Planned Development [PD] for Community Commercial [CC] uses plus a car wash); generally located north of West Nathan Lowe Road and east of South Cooper Street with the approximate address being 5521 South Cooper Street.

V. PUBLIC HEARING FOR ZONING CASES

- A. Specific Use Permit SUP15-3
(Comfort Inn Hotel – 351 Westway Place)

Application for approval of a Specific Use Permit for a Limited Service Hotel, currently zoned Airport Overlay-Community Commercial (APO-CC) and Community Commercial (CC); generally located north of Westway Place and east of Centreway Place.

VI. MISCELLANEOUS

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

VII. ADJOURN



AGENDA

Planning and Zoning Commission

Monthly Bus Tour

**July 10, 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



Replat (Southwoods Addition, Lots 1 and 2)

Planning and Zoning Meeting Date: 6-17-15

Document Being Considered: Plat

RECOMMENDATION

Consider replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, JPH Land Surveying, Inc., proposes to subdivide Block 6 of the Southwoods Addition, approximately 4.064 acres in size, into two lots; Lots 1 and 2. The subject property is currently developed with existing structures.

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 south of Blue Danube Street and west of South Cooper Street with the approximate address being 3500 South Cooper Street.

Council District: 4

Current Zoning: Light Industrial (LI)

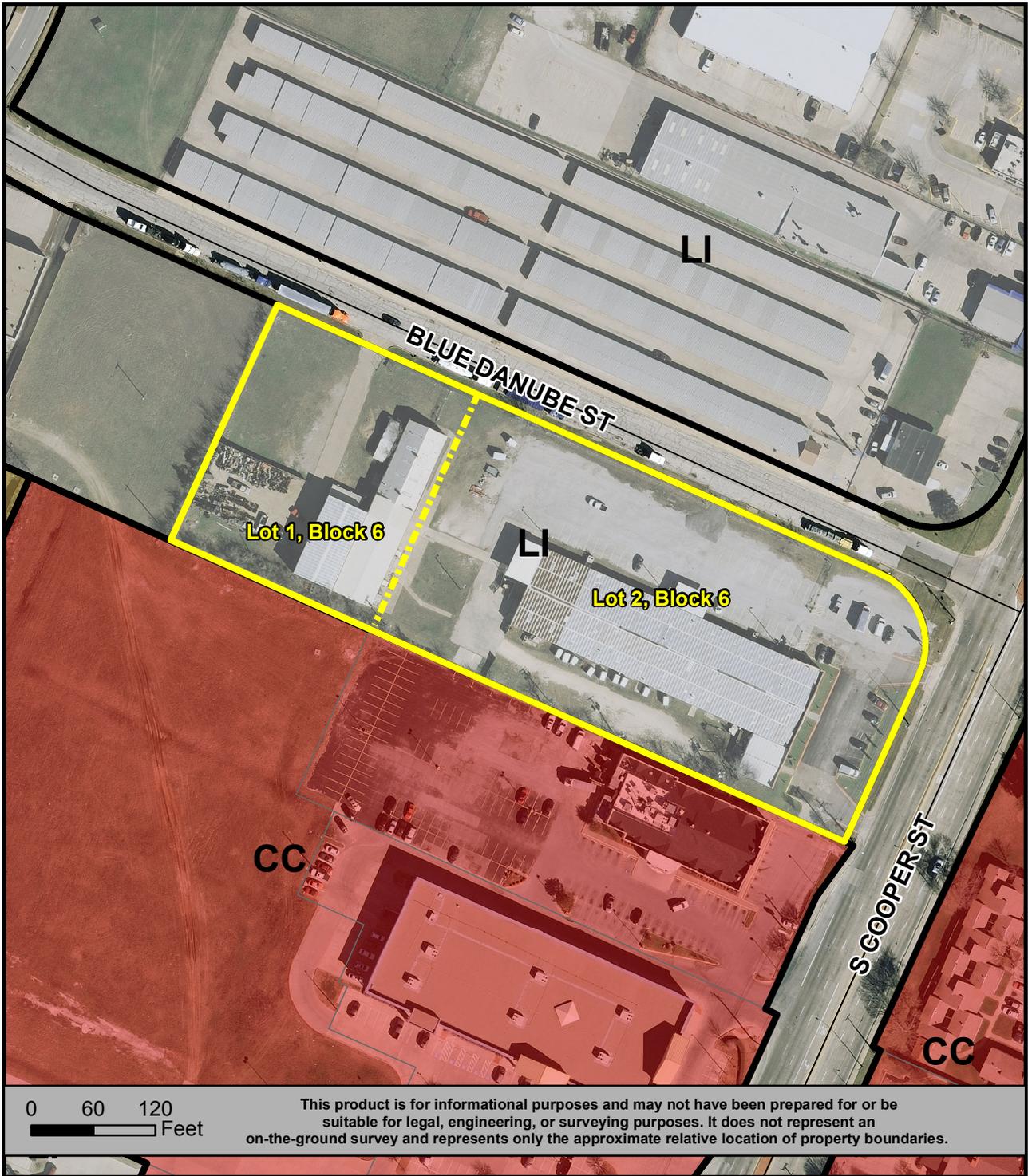
ATTACHED

- 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

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



LOCATION MAP

**SOUTHWOODS ADDITION
REPLAT**



Legend
D.R.T.C.T. - DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. - PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. - OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

MONUMENTS / HORIZONTAL & VERTICAL DATUMS / BEARING BASIS
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
○ Monuments are found if not marked MNS or CRS.
TBM ◆ Site benchmark (see vicinity map for general location)
Coordinate values, if shown, are US.SyFL/TxCS, 83,NCZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS, 83,NCZ)

VICINITY MAP
NOT TO SCALE

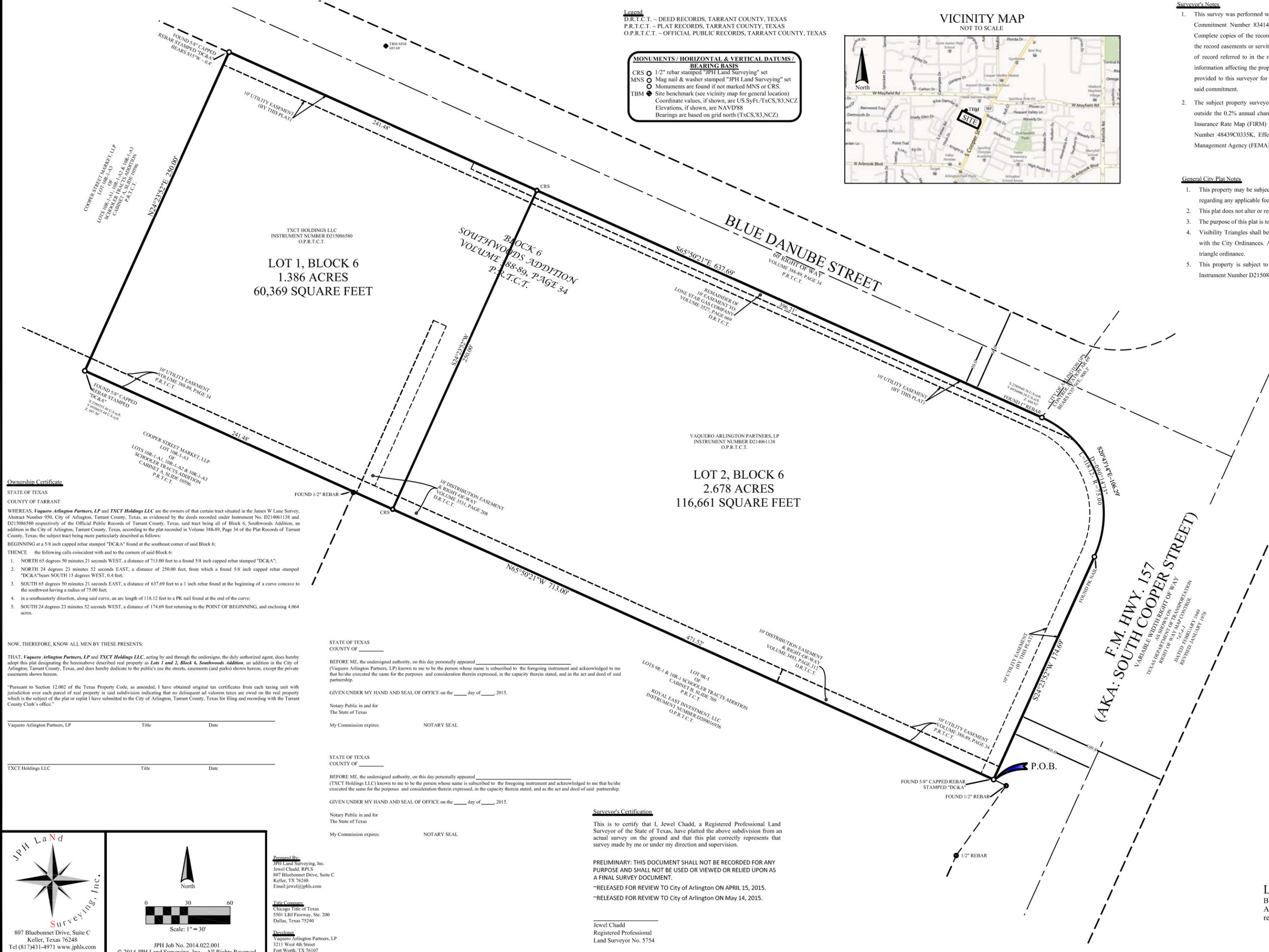


Surveyor's Notes

- This survey was performed with the benefit of a title commitment by Chicago Title Insurance Company, Commitment Number 83414001498, Effective Date: August 13, 2014 and issued August 27, 2014. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("record documents"), documents of record referred to in the record documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on this survey except for those items listed within Schedule B of said commitment.
- The subject property surveyed hereon, lies within OTHER AREAS - Zone X - areas determined to be outside the 0.2% annual chance floodplain, as shown on the National Flood Insurance Program's, Flood Insurance Rate Map (FIRM) for Tarrant County, Texas and Incorporated Areas, Panel 335 of 495, Map Number 48439C0335K, Effective Date: September 25, 2009 as published by the Federal Emergency Management Agency (FEMA).

General City Plat 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, if any, on this property.
- The purpose of this plat is to divide Block 6 into 2 lots.
- Visibility Triangles shall be provided at the intersections of all public and private streets in accordance with the City Ordinances. All landscaping within the visibility triangles shall comply with the visibility triangle ordinance.
- This property is subject to the Declaration of Easements and Restrictive Covenants recorded under Instrument Number D215086579 of the Official Public Records of Tarrant County, Texas.



Ownership Certificate

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS, *Vaquero Arlington Partners, LP* and *TXCT Holdings LLC* are the owners of that certain tract situated in the James W Lane Survey, Abstract Number 950, City of Arlington, Tarrant County, Texas, as evidenced by the deeds recorded under Instrument No. D214061138 and D215086580 respectively of the Official Public Records of Tarrant County, Texas, said tract being all of Block 6, Southwoods Addition, an addition in the City of Arlington, Tarrant County, Texas, according to the plat recorded in Volume 388-89, Page 34 of the Plat Records of Tarrant County, Texas; the subject tract being more particularly described as follows:
BEGINNING at a 5/8 inch capped rebar stamped "DC&A" found at the southeast corner of said Block 6;
THENCE the following calls coincident with and to the corners of said Block 6:
1. NORTH 65 degrees 50 minutes 21 seconds WEST, a distance of 713.00 feet to a found 5/8 inch capped rebar stamped "DC&A";
2. NORTH 24 degrees 23 minutes 52 seconds EAST, a distance of 250.00 feet, from which a found 5/8 inch capped rebar stamped "DC&A" bears SOUTH 15 degrees WEST, 0.4 feet;
3. SOUTH 65 degrees 50 minutes 21 seconds EAST, a distance of 637.69 feet to a 1 inch rebar found at the beginning of a curve concave to the southwest having a radius of 75.00 feet;
4. in a southeasterly direction, along said curve, an arc length of 118.12 feet to a PK nail found at the end of the curve;
5. SOUTH 24 degrees 23 minutes 52 seconds WEST, a distance of 174.69 feet returning to the POINT OF BEGINNING, and enclosing 4.064 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, *Vaquero Arlington Partners, LP* and *TXCT Holdings LLC*, acting by and through the undersigned, the duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as **Lots 1 and 2, Block 6, Southwoods Addition**, an addition in the City of Arlington, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, easements (and parks) shown hereon, except the private easements shown hereon.

"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."

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, the undersigned authority, on this day personally appeared _____
(*Vaquero Arlington Partners, LP*) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.
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: _____ NOTARY SEAL

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, the undersigned authority, on this day personally appeared _____
(*TXCT Holdings LLC*) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.
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: _____ NOTARY SEAL

Surveyor's Certification
This is to certify that I, Jewel Chadd, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.
PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
~RELEASED FOR REVIEW TO City of Arlington ON APRIL 15, 2015.
~RELEASED FOR REVIEW TO City of Arlington ON May 14, 2015.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754

JPH Land Surveying, Inc. logo and contact information. Includes a north arrow, a graphic scale bar (1" = 30'), and the address: 807 Bluebonnet Drive, Suite C, Keller, Texas 76248. Phone: (817)431-4971, website: www.jphls.com, and email: TBPLS Firm #100195-00.

Prepared By:
JPH Land Surveying, Inc.
Jewel Chadd, RPLS
807 Bluebonnet Drive, Suite C
Keller, TX 76248
Email: jewel@jphls.com

Title Company:
Chicago Title of Texas
5501 LBJ Freeway, Ste. 200
Dallas, Texas 75240

Drawings:
Vaquero Arlington Partners, LP
3211 West 4th Street
Fort Worth, TX 76107

F.M. HWY. 157
(AKA: SOUTH COOPER STREET)
VARIABLE WIDTH RIGHT OF WAY
AS SHOWN ON
RIGHT OF WAY MAP
DATED FEBRUARY 7, 2014
TEXAS DEPARTMENT OF TRANSPORTATION
REVISED JANUARY 1980

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

Chairman - Planning and Zoning Commission

Secretary - Planning and Zoning Commission
This plat is recorded in document number _____ Date: _____

REPLAT
Southwoods Addition
4.064 acres
Lots 1 and 2, Block 6, BEING a revision of Block 6, Southwoods Addition, an addition to the City of Arlington, Tarrant County, Texas according to the Plat recorded in Volume 388-89, Page 34 of the Plat Records of Tarrant County, Texas
Date: TBD

Staff Report



Replat (J. Blackwell Addition, Lot 34)

Planning and Zoning Meeting Date: 6-17-15

Document Being Considered: Plat

RECOMMENDATION

Consider replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, Lake Tower Properties, L. P. represented by Paula Lorimer, proposes to create two Lots 34R1 and 34R2, from Lot 34 of the J. Blackwell Addition, approximately 2.603 acres in size. The subject property is currently undeveloped. Lot 34R1 is proposed to be developed with a commercial/retail type development.

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

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

<u>Property Location:</u>	Generally located north of East Abram Street and east of South Collins Street with the approximate address of 1111 East Abram Street.
<u>Sector:</u>	East
<u>Council District:</u>	5
<u>Current Zoning:</u>	General Commercial (GC)

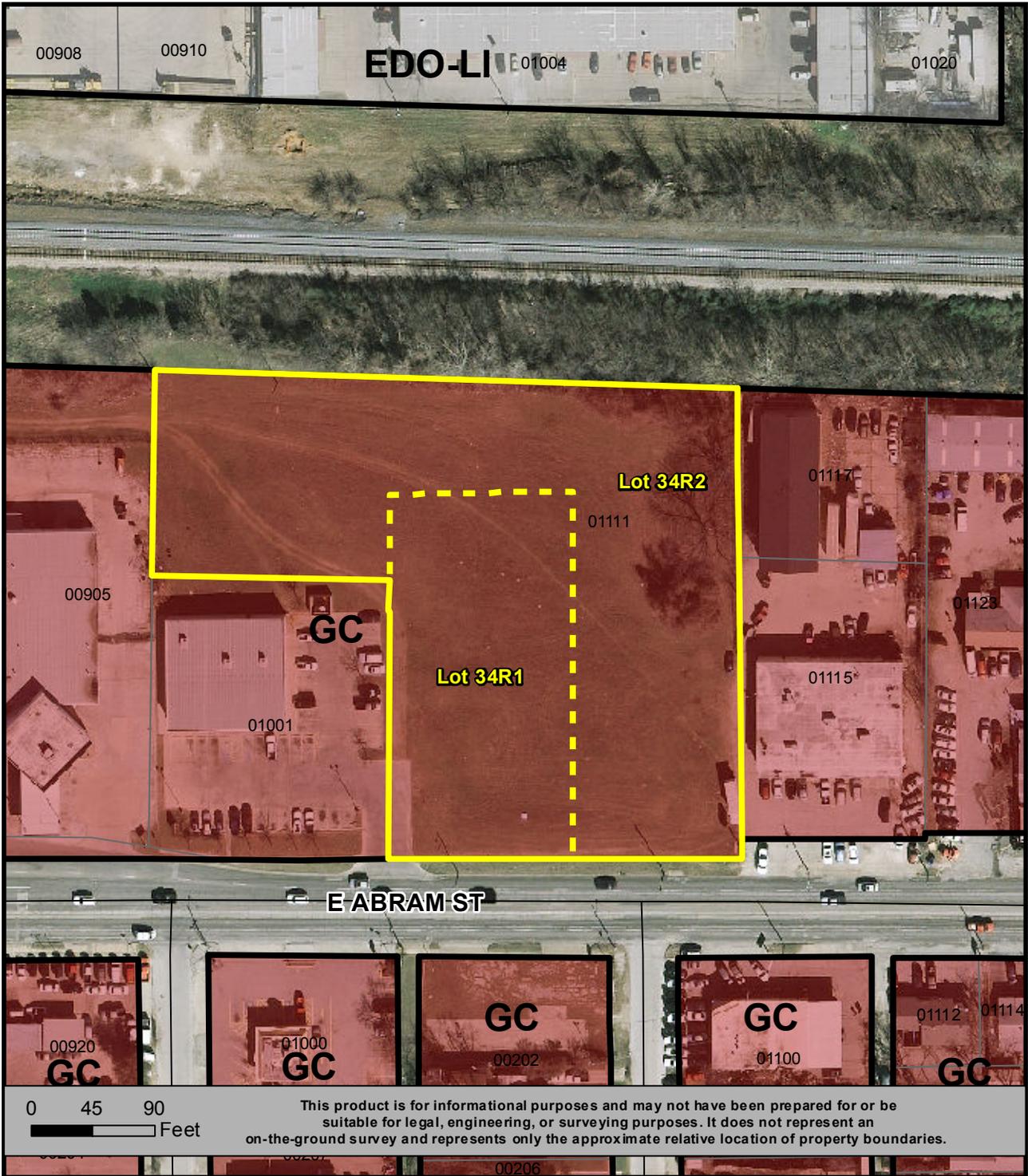
ATTACHED

- 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



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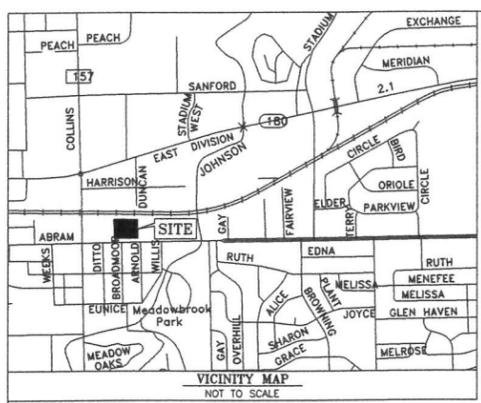
LOCATION MAP

**J. BLACKWELL ADDITION
REPLAT**



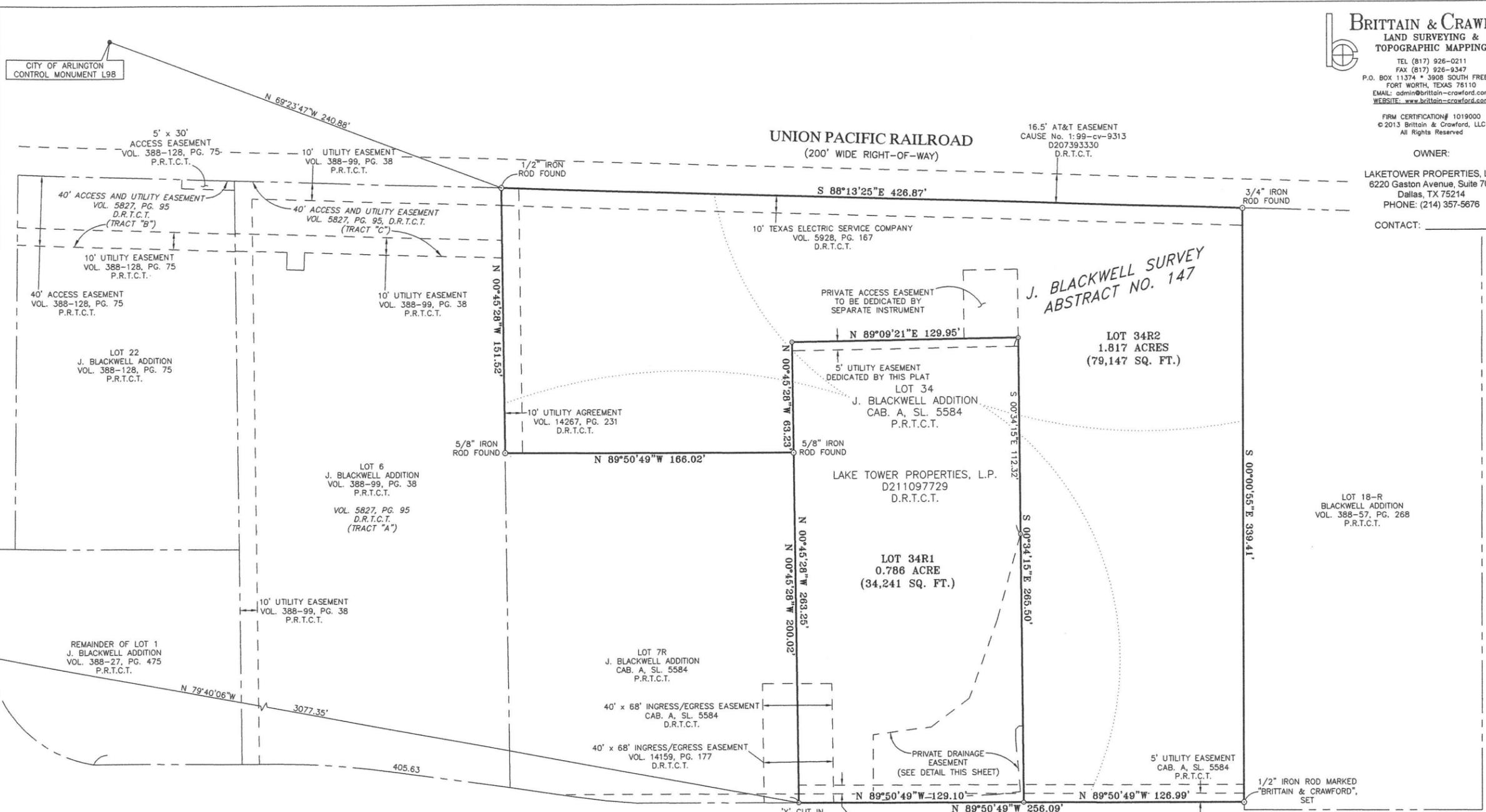
OWNER:
 LAKETOWER PROPERTIES, L.P.
 6220 Gaston Avenue, Suite 700
 Dallas, TX 75214
 PHONE: (214) 357-5676

CONTACT: _____



BEARING BASE:
 THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

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 48439C0355K, MAP REVISED SEPTEMBER 25, 2009.



- 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 ADDITION.
 - THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID COORDINATES ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, LAKETOWER PROPERTIES, L.P., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the J. BLACKWELL SURVEY, Abstract No. 147, City of Arlington, Tarrant County, Texas, according to the deed recorded in Instrument Number D211097729, of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

LEGAL DESCRIPTION

BEING all of Lot 34, J. BLACKWELL ADDITION, an addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 5584, of the Plat Records of Tarrant County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LAKETOWER PROPERTIES, L.P., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lots 34R1 and 34R2, J. Blackwell 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.

I hereby certify that no deed restrictions exist upon the property included within this plat that is in a platted subdivision at the present time wherein a lot thereof is limited by deed restrictions authorizing residential use but restricting same to not more than two residential units per lot. I further certify that this property does not alter or remove existing 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.

LAKETOWER PROPERTIES, L.P.

By: _____

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared _____ of LAKETOWER PROPERTIES, L.P., 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.

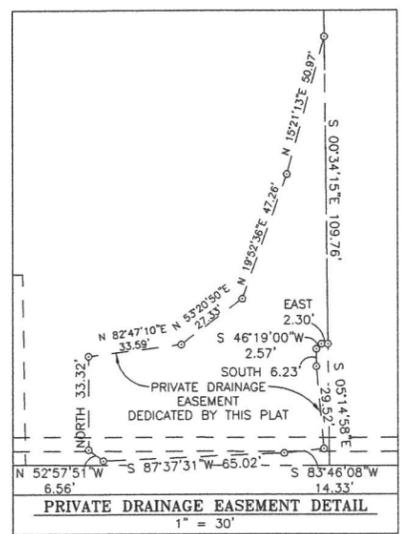
Notary Public in and for the State of Texas

My commission expires: _____

KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, Chris L. Blevins, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

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



NOTE:

The City of Arlington is not responsible for the design, construction, operation, maintenance, or use of any private drainage features and associated drainage easements, hereinafter referred to as "improvements", to be developed and constructed by the 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 attorney's fees for any negligence whatsoever, 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 to accept full responsibility and liability for the "improvements". All of the above shall be covenants running the land. It is expressly contemplated that the developer shall impose these covenants upon Lot 34R1 abutting, adjacent, or served by the "improvements" the full obligation and responsibility of maintaining and operating of said "improvements".

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

Chairman - Planning and Zoning Commission _____

Secretary - Planning and Zoning Commission _____

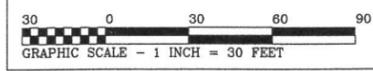
E. ABRAM STREET
 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

REPLAT
J. BLACKWELL ADDITION
LOTS 34R1 AND 34R2

BEING A REVISION OF LOT 34, J. BLACKWELL ADDITION, AN ADDITION TO THE CITY OF ARLINGTON TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 5584, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

MARCH 2015 / 2 LOTS
 2.603 ACRES

THIS PLAT IS RECORDED IN
 DOCUMENT NUMBER _____, DATED _____



Staff Report



Replat (Green's Field Addition Lots 5 & 1A1R3, Block 8R)

Planning and Zoning Meeting Date: 6-17-15

Document Being Considered: Plat

RECOMMENDATION

Consider a Replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, Quine and Associates, Inc., proposes to combine Lots 1A1R1 and 1A1R2, creating Lot 1A1R3, and subdivide a remainder of Block 8R, of the Green's Field Addition creating Lot 5. All existing structures on site are to remain. No new development has been proposed on either lot at this time.

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 Lamar Boulevard and west of North Cooper Street with the approximate addresses being 745 and 755 West Lamar Boulevard and 1806 North Cooper Street.

Sector: North

Council District: 1

Current Zoning: Community Commercial (CC)

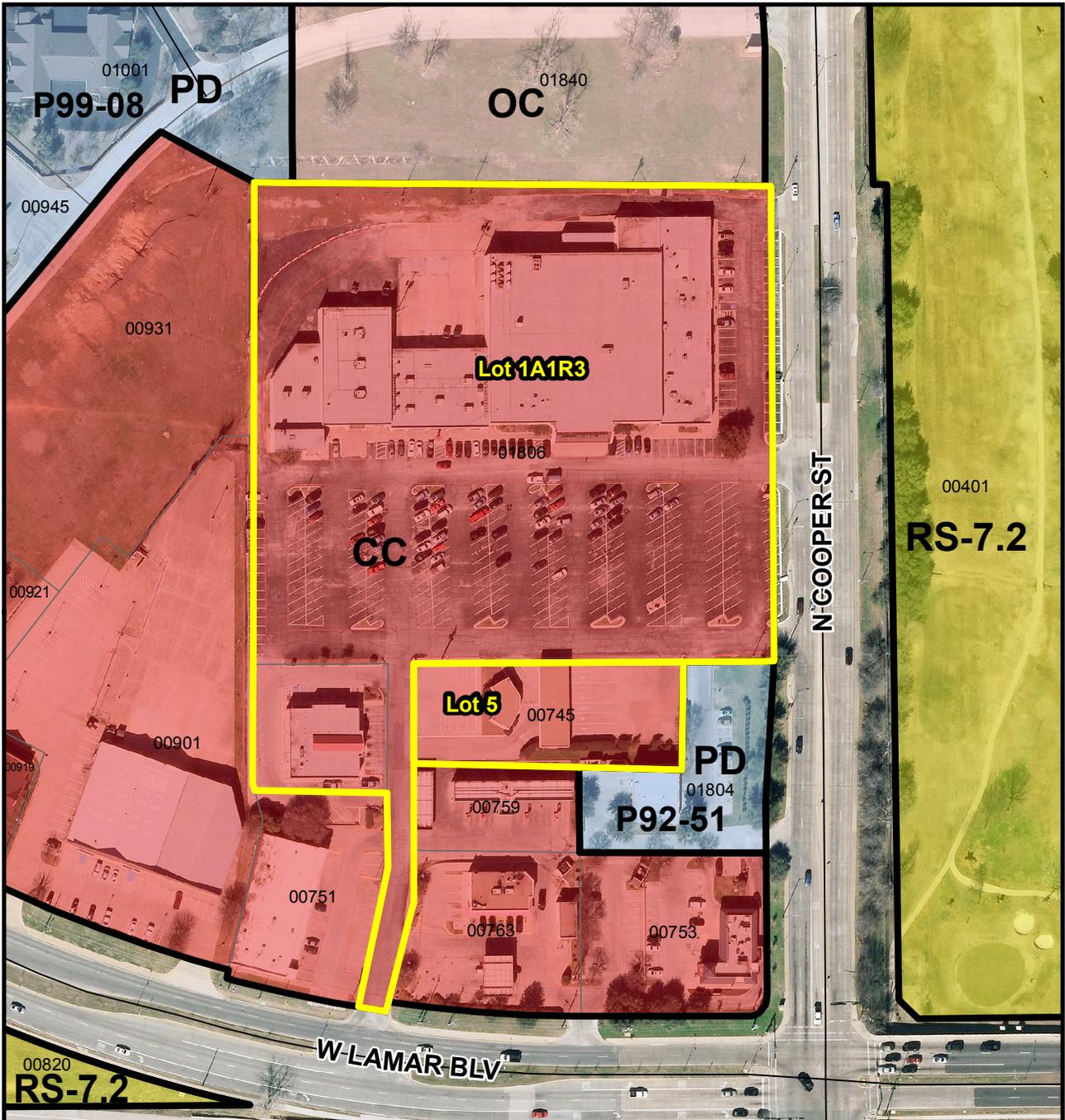
ATTACHED

- 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

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



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LOCATION MAP

GREEN'S FIELD ADDITION REPLAT



LEGEND OF SYMBOLS & ABBREVIATIONS

IRF	Iron Rod Found
CIRS	Capped Iron Rod Set
WV	Water Valve
Fire Hydrant	
Oncor Underground Elec.	ONCOR
Light Pole	
Power Pole	
Sanitary Sewer Manhole	
Clean Out	
Gas Meter	
Electric Meter	
Electric Control Box	
Property Line	_____
Adjoiner Property Line	_____
Chain Link Fence	—○—
Overhead Powerline	—P—P—

NOTES:

1. Building Line shall be in accordance with City Ordinance.
2. Visibility Triangles shall be provided at all public or private street or driveway intersection in accordance with current City Ordinance.
3. All landscaping (nothing over 2' in height as measured from to top of curb) within the visibility triangles shall comply with Visibility Triangles Ordinance.
4. This property may be subject to changes related to impact fees and the applicant should contact the City regarding applicable fees due.
5. All Existing structure will remain.
6. This property does not alter or remove existing deed restrictions or covenants, if any, on this property.
7. This plat does not increase the number of lots in the previously recorded subdivision nor attempt to alter or remove existing deed restrictions or covenants, if any, on this property.
8. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
9. The City of Arlington reserves the right to require minimum finish floor elevations on any lot within this subdivision
10. Bearing Source: All bearings are based on Texas State Plane Coordinate System, North Central Zone.

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.

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

J. Scott Cole, R.P.L.S.
Texas Registration No. 5411

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

Planning and Zoning Commissioner

Planning and Zoning Secretary

OWNER

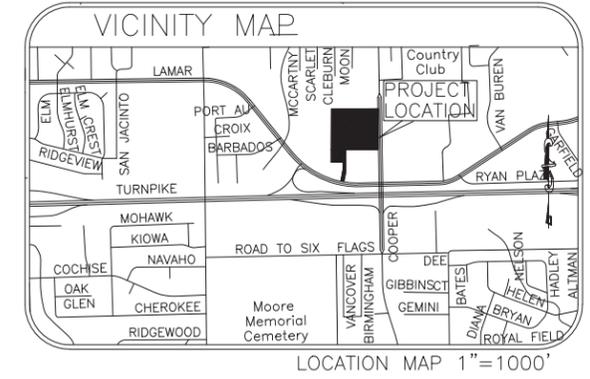
Crossroads Shopping Center, Ltd.
2727 L B J Fwy Ste 600
Dallas TX 75234-7488

Authorized Agent:

Brad Quine
Quine & Associates, Inc.
301 S. Sherman St. Suite 100
Richardson, Texas 75081
Phone: (972) 669-8440
Email: bquine@quine.com

SANDS SURVEYING CORPORATION

422 Willow Way,
Highland Village, Texas 75077
Phone: (817) 355-5253
Fax: (817) 510-0432
www.SandSurveyingTX.com



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Crossroads Shopping Center, Ltd., is the owner of that certain called 7.465 acre parcel of land situated in the J.M. Henderson Survey, Abstract No. 696, in the City of Arlington, Tarrant County, Texas and being all that certain called Lot 5 and Lot 1A1R3, Block 8R of the RePlat of Green's Field Addition, Section III Addition to the City of Arlington according to the Map or Plat thereof recorded under Clerk's File No. D215045301 of the Map or Plat Records of Tarrant County, Texas and being all that certain called Remainder of Block 8R of Green's Field Addition, Section III, an addition to the City of Arlington according to the Map or Plat thereof recorded in Volume 388-129, Page 42 of said Map or Plat records of Tarrant County, Texas said 7.465 acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete for corner in the West line of North Cooper Street (Variable width Right-of-Way) and being at the Southeast corner of said Lot 1A1, and same being at the Northeast corner of Lot 4, Block 8R of Green's Field Addition an addition to the City of Arlington, Tarrant County, Texas according to the plat thereof recorded in Cabinet B, Slide 591 of said Deed Records;

THENCE South 89°28'13" West with the South line of said Lot 1A1R1 and the North line of Lot 4 a distance of 101.03 feet to a PK nail set for corner in the South line of 1A1R1 at the most Northerly Northwest corner in said Lot 4 and the Northeast corner of said remainder tract;

THENCE South 00°42'03" West with the East line of said remainder tract and the West line of said Lot 4 a distance of 108.11 feet to point for corner at an angle corner in the West line of said Lot 4 and the Southeast corner of said remainder tract;

THENCE South 89°25'07" West with the South line of said remainder tract and the North line of said Lot 4 a distance of 106.0 feet passing the most Southerly Northwest corner of said Lot 4 and the Northeast corner of Lot 3B, Block 8R of Green's Field Addition, an addition to City of Arlington, according to the Map or Plat thereof recorded in Cabinet B, Slide 891 of said Plat Records and continuing a total distance of 277.97 feet to a point for corner at the Southwest corner of said Lot 3B and being in the East line of said Lot 1A1R1;

THENCE South 00°10'17" West with the East line of said Lot 1A1R1 and the West line of said Lot 3B and Lot 3A a distance of 147.00 feet to an "X" cut in concrete at an angle corner in said East and West lines;

THENCE South 11°23'26" West with the West line of said Lot 3A a distance of 117.36 feet to an "X" cut in concrete found for corner at the Southwest corner of the said Lot 3A and being in the North line of West Lamar Boulevard (Right-of-Way of 60 feet from centerline), and being at the beginning on a non-tangent curve to the right;

THENCE in a Northwesterly direction along the North line of said West Lamar Boulevard and with said non-tangent curve to the right having a radius of 1437.54 feet, the long chord which bears North 82°05'06" West-35.05 feet, for an arc length of 35.05 feet to an "X" cut in concrete at the Southeast corner of Lot 1A2, Block 8R;

THENCE North 11°05'35" East with the East line of said Lot 1A2 a distance of 141.69 feet to a Brass Monument found for corner along the East line of said Lot 1A2;

THENCE North 00°10'17" East with the East line of said Lot 1A2 a distance of 81.51 feet to a PK nail set for corner at the Northeast corner of said Lot 1A2 and being at an inside all corner in said South line of said Lot 1A1R2;

THENCE South 89°27'48" West with the North line of said Lot 1A2 a distance of 141.03 feet to a 1/2 inch iron rod found for corner at the Southwest corner of said Lot 1A1R2 and being in the East line of that certain called Lot 44 of the J.M. Henderson Addition according to the Map or Plat thereof recorded in Volume 388-208, Page 27 of said Map or Plat records;

THENCE North 00°10'17" East with the common line of said Lot 1A1R1 and said Lot 44 a distance of 620.77 feet to a 3/4 inch iron pipe found for corner at the Northwest corner of said Lot 1A1R1 and being at an inside all corner of Lot 62;

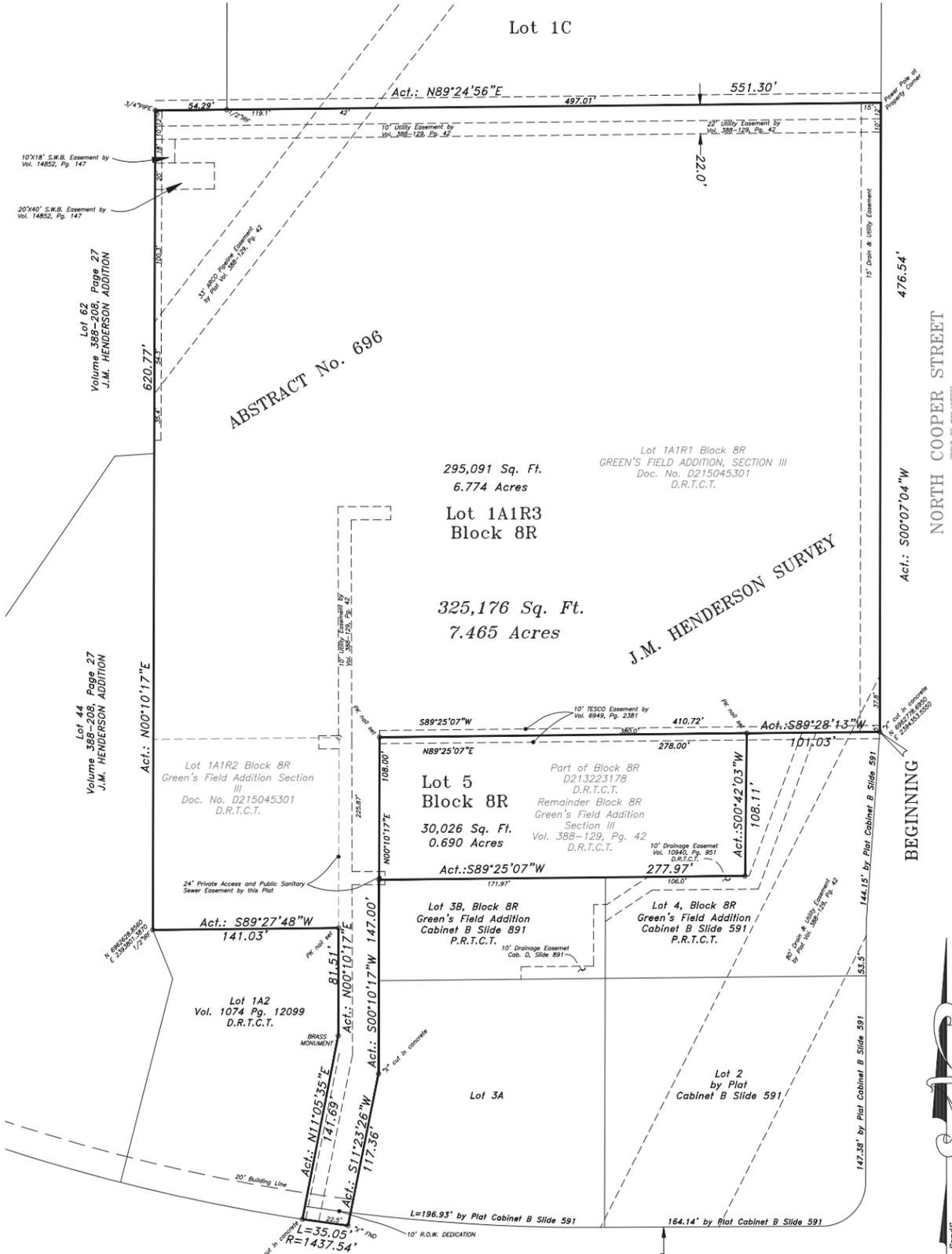
THENCE North 89°24'56" East with the North line of said 1A1R1 at a distance of 54.29 feet passing a 1/2 inch iron rod found for corner at the Southwest corner of Lot 1C, Block 8R and continuing a total distance of 551.30 feet to a Power Pole found on corner at the Northeast corner of said Lot 1A1R1 and being in the West line of said North Cooper Street;

THENCE South 00°07'04" West with the East line of said Lot 1A1R1 and the West line of said North Cooper Street a distance of 476.54 feet back to the POINT OF BEGINNING and CONTAINING: 325,176 square feet or 7.465 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Quine & Associates, Inc., acting by and through the undersigned, its duly authorized agent, THAT Crossroads Shopping Center, Ltd., do/does hereby adopt this plat designating the hereinabove described real property as Lots 5 & 1A1R3, Block 8R, Green's Field Addition, Section III, an addition to the City of Arlington, Tarrant County, Texas, and do/does hereby dedicate to the public's use the streets and easements shown thereon.

I hereby certify that no deed restrictions exist upon the property included within this plat that is in a platted subdivision at the present time wherein a lot thereof is limited by deed restrictions authorizing residential use but restricting same to not more than two residential units per lot. I further certify that this property does not alter or remove existing deed restrictions or covenants, if any, on this property.

Owner's Agent _____ Title _____



SANDS SURVEYING CORPORATION

422 Willow Way,
Highland Village Texas 75077
(817) 355-5253 ph
(817) 803-6139 fax
www.SandSurveyingTX.com

SCALE: 1"=50'
DATE: 6/05/2015
W.O.: 148568
DRAWN BY: JSC II
CHECKED BY: SC

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All Rights Reserved.
Texas Firm Registration No. 10014600

WEST LAMAR BOULEVARD
(RIGHT-OF-WAY OF 60 FEET FROM CENTERLINE)

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

*This plat is recorded in document # _____, Date _____.

Staff Report



Replat (William Stephens Addition Lots 48R1, 64A2R & 64A3R)	
Planning and Zoning Meeting Date: 6-17-15	Document Being Considered: Plat

RECOMMENDATION

Consider a Replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, Cobb Fendley, proposes to replat Lots 48R, 64A2 and 64A3, creating Lots 48R1, 64A2R, and 64A3R of the William Stephens Addition. The existing structure on Lot 48R, the Skatium skating rink, is to remain. Lots 64A2 and 64A3 are currently undeveloped. A car wash is proposed for Lot 64A2R and an animal clinic and office complex are proposed for Lot 64A3R.

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

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

<u>Property Location:</u>	Generally located north of West Nathan Lowe Road and east of South Cooper Street with the approximate address being 5521 South Cooper Street.
<u>Sector:</u>	Southeast
<u>Council District:</u>	2
<u>Current Zoning:</u>	Planned Development (PD) for Community Commercial (CC) uses plus a car wash

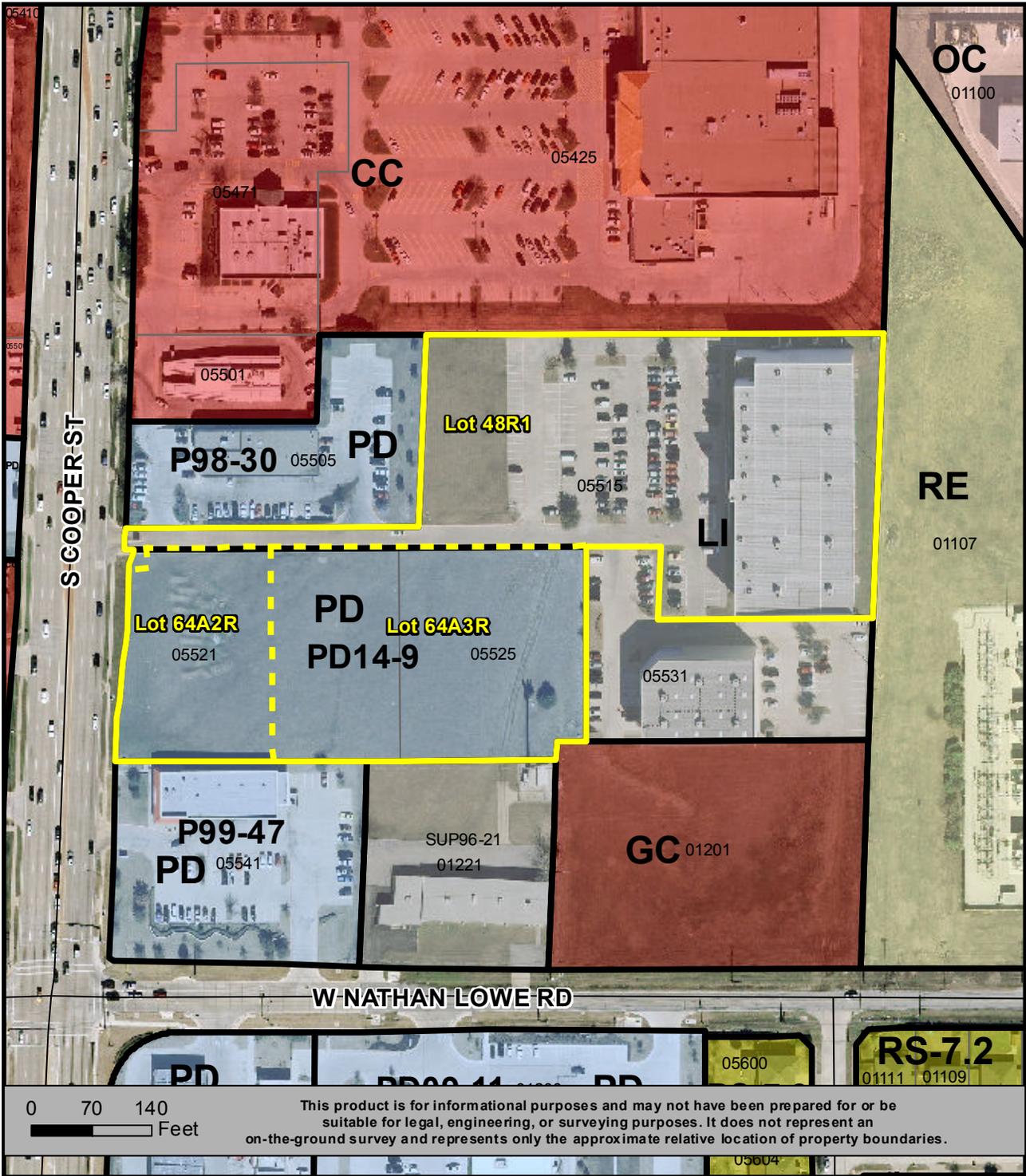
ATTACHED

- i. Location Map
- ii. 11 x 17 Plat (2 pages)

STAFF CONTACT(S)

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

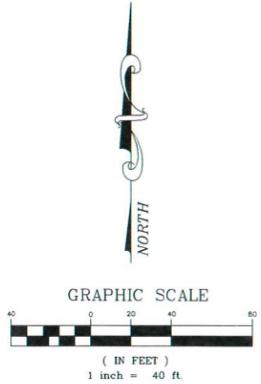
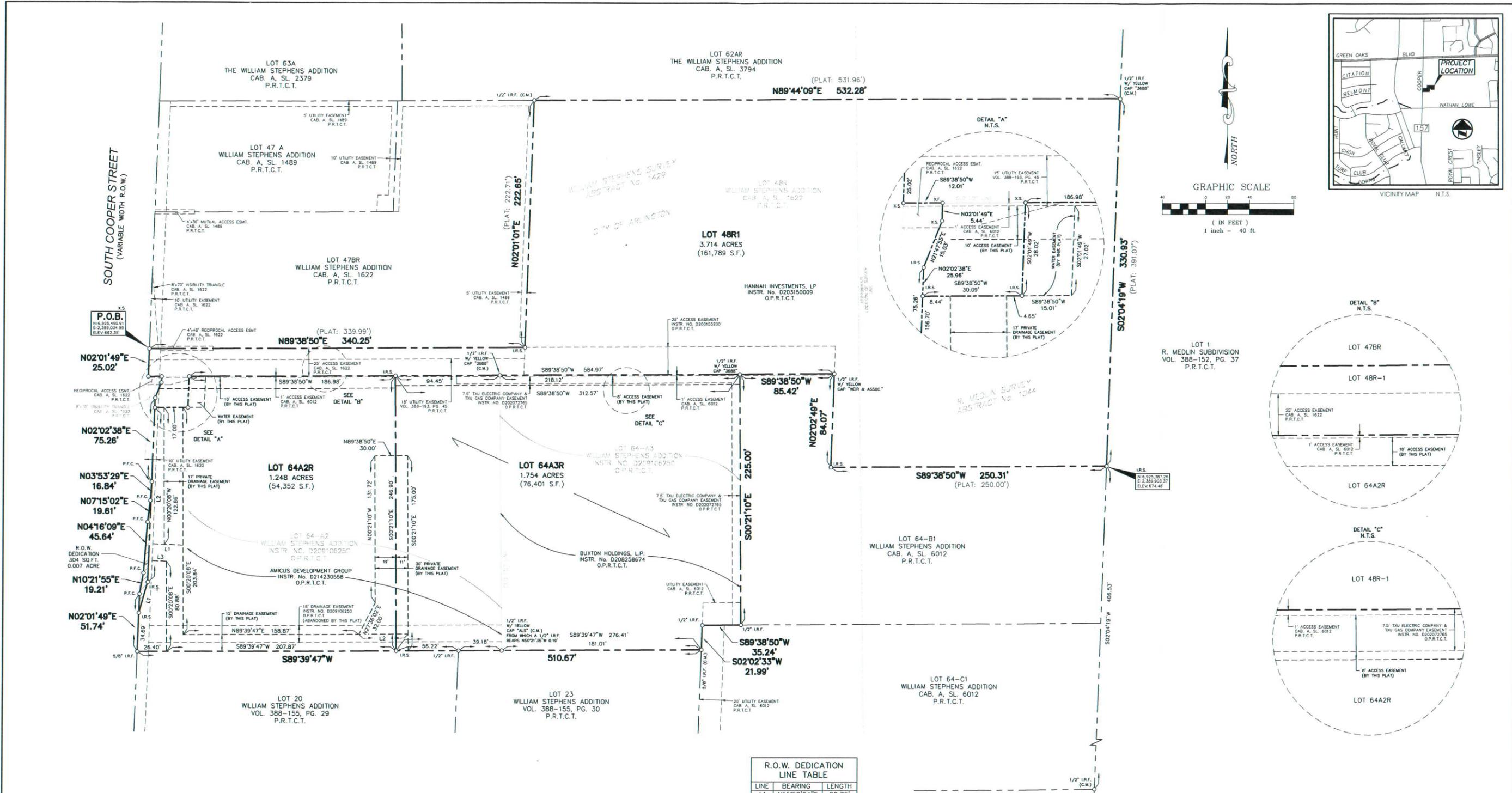
Nathaniel Barnett, AICP
Senior Planner
Community Development and Planning
817-459-6670
Shon.Brooks@arlingtontx.gov



LOCATION MAP

**WILLIAM STEPHENS ADDITION
REPLAT**





R.O.W. DEDICATION LINE TABLE		
LINE	BEARING	LENGTH
L1	N15°52'04\"E	28.75'
L2	N02°02'38\"E	156.70'

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°58'11\"E	27.43'
L2	N89°39'47\"E	45.00'
L3	N87°58'11\"W	13.04'

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- IR.F. IRON ROD FOUND
- IR.S. IRON ROD SET
- X.F. *\" CUT IN CONCRETE FOUND
- X.S. *\" CUT IN CONCRETE SET
- P.F.C. POINT FOR CORNER
- P.O.B. POINT OF BEGINNING
- (C.M.) CONTROLLING MONUMENT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- N.T.S. NOT TO SCALE

NOTES:

1. All coordinates and elevations are referenced to the City of Arlington GPS Control Network based on observations to monuments AR64 and AR81. All coordinates are surface values and may be converted to grid by dividing by a combined scale factor of 1.00012.
2. All iron rods found are 1/2\" unless otherwise noted. All iron rods set are 5/8\" with yellow cap marked \"COBB, FENDLEY & ASSOCIATES\".
3. The City of Arlington is only responsible for the permanent concrete pipe system within the drainage easement. The City of Arlington will not be responsible for other amenities, including but not limited to paving and fences within the Drainage Easement, and for general maintenance such as mowing.
4. This plat does not alter or remove deed restrictions, if any, on this property.
5. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
6. The purpose of this replat is to reconfigure Lots 48R, 64-A2 and 64-A3 and to dedicate right-of-way along South Cooper Street and all accompanying easements as shown hereon.
7. All Access Easements dedicated by this plat serve Lots 48R1, 64A2R & 64A3R.
8. All Private Drainage Easements dedicated by this plat are dedicated as Best Management Practices (BMPs) for Stormwater Treatment facilities.
9. *\" Visibility Triangles shall be provided at all public or private street intersections in accordance with current City Ordinances.
10. This property may be subject to charges related to impact fees and the applicant should contact the City of Arlington regarding any applicable fees due.

DATE: 01/23/2015	SCALE: 1\" = 40'
DRAWN BY: JT	CHECKED BY: CAG
SHEET NO. 1 of 2	JOB NUMBER: 1412-025-01
SHEET ID: 1412-025-01_RP.dwg	

CobbFendley
 TBPE Firm Registration No. 274
 TBPLS Firm Registration No. 100467
 6801 Gaylord Parkway, Suite 302
 Frisco, Texas 75034
 972.335.3214 | fax 972.335.3202
 www.cobbfindley.com

REPLAT
WILLIAM STEPHENS ADDITION
LOTS 48R1, 64A2R & 64A3R
 6.723 ACRES
 BEING A REPLAT OF LOT 48R, WILLIAM STEPHENS ADDITION
 CAB. A, SL. 1622, P.R.T.C.T. &
 LOTS 64-A2 & 64-A3, WILLIAM STEPHENS ADDITION
 INST. No. D209106250, P.R.T.C.T.
 LOCATED IN THE
 WM. STEPHENS SURVEY, ABSTRACT No. 1429
 & THE R. MEDLIN SURVEY, ABSTRACT No. 1049
 CITY OF ARLINGTON, TARRANT COUNTY, TEXAS
 -MAY 2015-

OWNER: AMICUS DEVELOPMENT GROUP, LLC
 515 CONGRESS AVENUE, STE 1515
 AUSTIN, TX 78701
 CONTACT: RONNIE CORBIN
 PHONE: (479) 221-6995

OWNER: BUXTON HOLDINGS, LP
 2651 SOUTH POLARIS DRIVE
 FORT WORTH, TX 76137
 CONTACT: BRYAN SPAIN
 PHONE: (817) 332-3681

OWNER: HANNAH INVESTMENTS, LP
 5515 SOUTH COOPER STREET, STE 200
 ARLINGTON, TX 76017
 CONTACT: LONNIE HANNAH
 PHONE: (817) 538-8250

STATE OF TEXAS §
COUNTY OF TARRANT §

OWNER'S CERTIFICATE

WHEREAS, AMICUS DEVELOPMENT GROUP, LLC is the owner of a tract of land described in a Special Warranty Deed recorded in Instrument Number D214230558 of the Official Public Records of Tarrant County, Texas, BUXTON HOLDINGS, L.P. is the owner of a tract of land described in a Warranty Deed recorded in Instrument Number D20825874 of the Official Public Records of Tarrant County, Texas and HANNAH INVESTMENTS, LP is the owner of a tract of land described in a Warranty Deed with Vendor's Lien recorded in Instrument Number D23150009 of the Official Public Records of Tarrant County, Texas, contained within the William Stephens Survey, Abstract No. 1429 and the R. Medlin Survey, Abstract No. 1044, City of Arlington, Tarrant County, Texas, said tracts being all of Lot 48R of the William Stephens Addition, an addition to the City of Arlington, Tarrant County, Texas as recorded in Cabinet A, Slide 1622 of the Plat Records of Tarrant County, Texas and all of Lots 64-A2 and 64-A3 of the William Stephens Addition, an addition to the City of Arlington, Tarrant County, Texas as recorded in Instrument Number D209106250 of the Plat Records of Tarrant County Texas, said tracts being more particularly described as follows:

BEGINNING at an "X" cut in concrete set in the easterly right-of-way line of South Cooper Street (a variable width right-of-way) at the most westerly northwest corner of said Lot 48R, same being the southwest corner of Lot 47BR of said William Stephens Addition (Cab. A, Sl. 1622);

THENCE North 89 degrees 38 minutes 50 seconds East, departing the easterly right-of-way line of said South Cooper Street, along the south line of said Lot 47BR and the north line of said Lot 48R, a distance of 340.25 feet to a 5/8-inch iron rod with yellow cap stamped "COBB, FENDLEY & ASSOCIATES" set for the southeast corner of said Lot 47BR;

THENCE North 02 degrees 01 minute 01 second East, along the east line of said Lot 47BR and a west line of said Lot 48R, a distance of 222.65 feet to a 1/2-inch iron rod found in the south line of Lot 62AR of the William Stephens Addition, an addition to the City of Arlington, Tarrant County, Texas as recorded in Cabinet A, Slide 3794 of the Plat Records of Tarrant County, Texas, same being the northeast corner of said Lot 47BR and the most northerly northwest corner of said Lot 48R;

THENCE North 89 degrees 44 minutes 09 seconds East, along the south line of said Lot 62AR, a distance of 532.28 feet to a 1/2-inch iron rod found with yellow cap stamped "3688" found for the southeast corner of said Lot 62AR and the northeast corner of said Lot 48R, same being in the westerly line of Lot 1 of the R. Medlin Subdivision, an addition to the City of Arlington, Tarrant County, Texas as recorded in Volume 388-152, Page 37 of the Plat Records of Tarrant County, Texas;

THENCE South 02 degrees 04 minutes 19 seconds West, along the west line of said Lot 1, a distance of 330.93 feet to a 5/8-inch iron rod with yellow cap stamped "COBB, FENDLEY & ASSOCIATES" set for the northeast corner of Lot 64-B1 of the William Stephens Addition an addition to the City of Arlington, Tarrant County, Texas as recorded in Cabinet A, Slide 6012 of the Plat Records of Tarrant County, Texas, from which a 1/2-inch iron rod found for the southeast corner of Lot 64-C1 of said William Stephens Addition (Cab. A, Sl. 6012) bears South 02 degrees 04 minutes 19 seconds West at a distance of 406.53 feet;

THENCE departing the west line of said Lot 1 and along the northerly line of said Lot 64-B1, the following three (3) calls:

South 89 degrees 38 minutes 50 seconds West, a distance of 250.31 feet to a 5/8-inch iron rod with yellow cap stamped "COBB, FENDLEY & ASSOCIATES" set for an interior ell corner of said Lot 64-B1;

North 02 degrees 02 minutes 49 seconds East, a distance of 84.07 feet to a 1/2-inch iron rod found with yellow cap stamped "WEIR & ASSOC." found for the most northerly northeast corner of said Lot 64-B1;

South 89 degrees 38 minutes 50 seconds West, a distance of 85.42 feet to a 1/2-inch iron rod found with yellow cap stamped "3688" found for the northwest corner of said Lot 64-B1, same being the northeast corner of said Lot 64-A3;

THENCE South 00 degrees 21 minutes 10 seconds East, along the west line of said Lot 64-B1, a distance of 225.00 feet to a 1/2-inch iron rod found in the north line of said Lot 64-C1 at the southwest corner of said Lot 64-B1;

THENCE South 89 degrees 38 minutes 50 seconds West, along the north line of said Lot 64-C1, a distance of 35.24 feet to a 1/2-inch iron rod found for the northwest corner of said Lot 64-C1;

THENCE South 02 degrees 02 minutes 33 seconds West, along the west line of said Lot 64-C1, a distance of 21.99 feet to a 5/8-inch iron rod found for the northeast corner of Lot 23 of the William Stephens Addition, an addition to the City of Arlington, Tarrant County, Texas as recorded in Volume 388-155, Page 30 of the Plat Records of Tarrant County, Texas;

THENCE South 89 degrees 39 minutes 47 seconds West, along the north line of said Lot 23, passing at a distance of 181.01 feet, a 1/2-inch iron rod with yellow cap stamped "ALS" found for the southwest corner of said Lot 64-A3 and for the southeast corner of said Lot 64-A2, passing at a distance of 220.19 feet, the northwest corner of said Lot 23 and the northeast corner of Lot 20 of the William Stephens Addition, an addition to the City of Arlington, Tarrant County, Texas as recorded in Volume 388-155, Page 29 of the Plat Records of Tarrant County, Texas and continuing along the north line of said Lot 20, in all, for a total distance of 510.67 feet to a 5/8-inch iron rod found in the easterly right-of-way line of said South Cooper Street at the northwest corner of said Lot 20, same being the southwest corner of said Lot 64-A2;

THENCE along the easterly right-of-way line of said South Cooper Street, the following ten (10) calls:

North 02 degrees 01 minute 49 seconds East, a distance of 51.74 feet to a point for corner;

North 10 degrees 21 minutes 55 seconds East, a distance of 19.21 feet to a point for corner;

North 04 degrees 16 minutes 09 seconds East, a distance of 45.64 feet to a point for corner;

North 07 degrees 15 minutes 02 seconds East, a distance of 19.61 feet to a point for corner;

North 03 degrees 53 minutes 29 seconds East, a distance of 16.84 feet to a point for corner;

North 02 degrees 02 minutes 38 seconds East, a distance of 75.26 feet to a 5/8-inch iron rod with yellow cap stamped "COBB, FENDLEY & ASSOCIATES" set for corner;

North 21 degrees 47 minutes 55 seconds East, a distance of 15.03 feet to a to an "X" cut in concrete set for corner;

North 02 degrees 01 minute 49 seconds East, a distance of 5.44 feet to an "X" cut in concrete found for corner;

South 89 degrees 38 minutes 50 seconds West, a distance of 12.01 feet to an "X" cut in concrete set for corner;

North 02 degrees 01 minute 49 seconds East, a distance of 25.02 feet to the **POINT OF BEGINNING**, containing 6.723 acres (292,845 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT AMICUS DEVELOPMENT GROUP, LLC, BUXTON HOLDINGS, L.P. & HANNAH INVESTMENTS, LP, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the herein above described property as LOTS 48R-1, 64A2R & 64A3R, WILLIAM STEPHENS 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.

We hereby certify that no deed restrictions exist upon the property included within this plat that is in a platted subdivision at the present time wherein a lot thereof is limited by deed restrictions authorizing residential use but restricting same to not more than two residential units per lot. We further certify that this property does not alter or remove existing deed restrictions or covenants, if any, on this property.

"Pursuant to Section 12.002 of the Texas Property Code, as amended, We have obtained original tax certificates from each taxing entity 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. We have submitted to the City of Arlington, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office."

PRIVATE ACCESS MAINTENANCE AGREEMENT

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 LOT(S) 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.

MAINTENANCE STATEMENT FOR BMP

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY STORM WATER TREATMENT FACILITY (IDENTIFIED AS A BEST MANAGEMENT PRACTICE(S) (BMPs) FOR STORM WATER QUALITY IN THE ACCEPTED STORM WATER MANAGEMENT SITE PLAN FOR THIS DEVELOPMENT), HEREINAFTER REFERRED TO AS "IMPROVEMENTS", TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR SUCCESSORS. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOT(S) 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.

BY: AMICUS DEVELOPMENT GROUP, LLC

Signature _____

Printed Name _____

Title _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2015.

Notary Public, State of Texas _____

BY: BUXTON HOLDINGS, L.P.

Signature _____

Printed Name _____

Title _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2015.

Notary Public, State of Texas _____

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

BY: HANNAH INVESTMENTS, LP

Signature _____

Printed Name _____

Title _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2015.

Notary Public, State of Texas _____

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

CERTIFICATE OF APPROVAL

APPROVED by the City of Arlington Planning and Zoning Commission on this the _____ day of _____, 2015.

Chairman, Planning & Zoning Commission _____

Secretary, Planning & Zoning Commission _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2015.

Notary Public, State of Texas _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2015.

Notary Public, State of Texas _____

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Chad A. Gulick, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Arlington, Texas.

Dated this the _____ day of _____, 2015.



PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Chad A. Gulick
Registered Professional Land Surveyor
No. 6021

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Chad A. Gulick, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

Notary Public, State of Texas _____

OWNER: AMICUS DEVELOPMENT GROUP, LLC 515 CONGRESS AVENUE, STE 1515 AUSTIN, TX 78701 CONTACT: RONNIE CORBIN PHONE: (479) 221-8555
OWNER: BUXTON HOLDINGS, L.P. 2651 SOUTH POLARIS DRIVE FORT WORTH, TX 76137 CONTACT: BRYAN SPAIN PHONE: (817) 332-3681
OWNER: HANNAH INVESTMENTS, LP 5515 SOUTH COOPER STREET, STE 200 ARLINGTON, TX 76017 CONTACT: LONNIE HANNAH PHONE: (817) 538-8250



REPLAT
WILLIAM STEPHENS ADDITION
LOTS 48R1, 64A2R & 64A3R
6.723 ACRES
BEING A REPLAT OF LOT 48R, WILLIAM STEPHENS ADDITION
CAB. A, SL. 1622, P.R.T.C.T &
LOTS 64-A2 & 64-A3, WILLIAM STEPHENS ADDITION
INST. No. D209106250, P.R.T.C.T.
LOCATED IN THE
WM. STEPHENS SURVEY, ABSTRACT No. 1429
& THE R. MEDLIN SURVEY, ABSTRACT No. 1049
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS
-MAY 2015-

DATE	SCALE:
01/23/2015	1" = 40'
DRAWN BY:	CHECKED BY:
JT	CAG
SHEET NO.	JOB NUMBER:
2 of 2	1412-025-01
SHEET ID:	
1412-025-01_RP.dwg	
Copyright Cobb, Fendley & Associates, Inc.	

Staff Report



Specific Use Permit SUP15-3 (Comfort Inn, Westway Place)	
Planning and Zoning Meeting Date: 6-17-15	Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Specific Use Permit SUP15-3.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request - The applicant requests approval of a Specific Use Permit (SUP) for a Limited Service Hotel on approximately 2.6 acres of land zoned Airport Overlay-Community Commercial (APO-CC) and Community Commercial (CC); addressed at 351 Westway Place, and generally located north of Westway Place and east of Centreway Place.

Limited service hotels in CC zoning require approval of a SUP. This is to ensure the use is compatible with the surrounding properties and consistent with the character of the area. No deviations to the Unified Development Code (UDC) standards are allowed through a SUP. However, approval of a SUP may establish reasonable conditions with regards to the operation of the use.

Site Information – The subject site is undeveloped. It is visible from the highway and situated northwest of the airport and less than one mile from the Arlington Highlands East development, which is located on the north side of Interstate 20.

Surrounding Land Uses – The subject site is surrounded by properties zoned Community Commercial (CC) and Industrial Manufacturing (IM), parts of which are in the Airport Overlay (APO) to the north, east, and south. The surrounding uses include a restaurant on the adjacent lot to the north of the subject site, as well as several office buildings to the south and west. The property immediately to the east is being developed with a Mercedes dealership.

Development Plan - The applicant proposes to develop a 66,000 square-foot, Limited Service Hotel. The subject site is planned to be subdivided into two lots. The hotel will occupy the western portion of the lot, thus leaving the eastern portion open for future development. The proposed hotel contains 105 guest rooms, an open lobby and lounge/waiting area, a small restaurant with a 54-seating capacity dining area, 2,244-square-foot swimming pool with a play area and jacuzzi, and over 5,000 square feet of indoor/outdoor meeting space. The outdoor meeting space will include a pergola surrounded by trees and shrubs to serve as a multi-functional amenity. In addition, the property will also include enhanced landscaping and a rectangular water fountain feature at the entrance. The building materials proposed for the hotel are stone, stucco, and glass with metal and glass canopies and metal accent features with LED lighting at the entrance. All of these features meet or exceed the established criteria of the UDC for a limited service hotel.

Landscaping – The applicant proposes to provide four-inch caliper Cedar Elm, Bur Oak, and Live Oak trees along Centreway Place and Westway Place at a rate of one for every 35 linear feet of street frontage in the required 15-foot wide landscape setback. The applicant also proposes to provide the requisite number of plants in the required landscape setback which will consist of Dwarf Wax Myrtle, Dwarf Yaupon Holly and Coralberry shrubs, and Gulf Muhly and Inland Sea Oates grasses. There will also be a row of four-inch caliper Live

Oak trees along the proposed eastern property line and nine Mexican Buckeye trees along the northern boundary, all of which are not required. The applicant proposes to use four-inch caliper Lacey Oak trees in the parking lot islands along with plantings covering 50% of each island. The dumpster enclosure will be surrounded by four-foot tall evergreen shrubs on three sides. There will also be small trees such as Desert Willows and Texas Mountain Laurel and shrubs planted around the proposed structure and the patio dining area to provide a shaded, relaxed environment.

Comprehensive Plan –The Comprehensive Plan (2015) identifies the subject site as a Regional Activity Center, which is intended to provide the opportunity to create special places that include residential, retail, offices, and entertainment. These areas are typically considerably larger and more diverse in land uses and other land use classifications. Commercial development in the Regional Activity Centers should be of a community convenience and regional destination nature. The addition of a limited service hotel in this area is compatible with the Regional Activity Center commercial land uses described in the Comprehensive Plan, therefore, the requested SUP is in general conformance with the Comprehensive Plan.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Plans (9 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

August 4, 2015

STAFF CONTACTS

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
Jennifer.Pruitt@arlingtontx.gov

Case Information



Applicant: A.H. Hotels represented by Hiral Patel

Property Owner: Redhawk Communities, Inc.

Sector Plan: Southeast

Council District: 3

Allowable Uses: All uses as itemized in attachment ii.

Development History: The subject site is currently platted as Lot 2R, Block 7R of the Westway Addition.

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

Case No.	Location	Request	Disposition
SUP13-1	4400 Waxwing	Development plan	Limited Service hotel
PD12-8	4251 S Collins	Development Plan	Limited Service hotel

Transportation: The proposed development has two points of access, one from Centreway Place and the other from Westway Place.

Thoroughfare	Existing	Proposed
Centreway Place	60-foot, 2-lane undivided Local road	60-foot, 2-lane undivided Local road
Westway Place	60-foot, 2-lane undivided Local road	60-foot, 2-lane undivided Local road

Traffic Impact: A Specific Use Permit (SUP) for a limited service hotel will generate similar traffic patterns as the base zoning. There will be no significant impact to the adjacent roadway systems.

Water & Sewer: Water and Sanitary Sewer are available in Beltway and Westway Place. Sewer is available in Centerway Place.

Drainage: The site is located in the South Fish Creek drainage basin. The site has no portion within the FEMA floodplain. No significant drainage impacts are expected to result from development of this site as long as all relevant city ordinances are complied with.

Case Information



Fire: Fire Station Number 9, located at 909 Wimbledon Drive, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

School District: Arlington 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
- East Arlington Review
- Far South Arlington Neighborhood Assn
- Fitzgerald Concerned Citizens
- Forest Hills HOA
- Harold Patterson Community Assn
- Northern Arlington Ambience
- Villages of Fairfield Neighborhood Assn
- WeCan (West Citizen Action Network)

Property Owners: 6
Letters of Support: 0
Letter of Opposition: 0

Itemized Allowable Uses



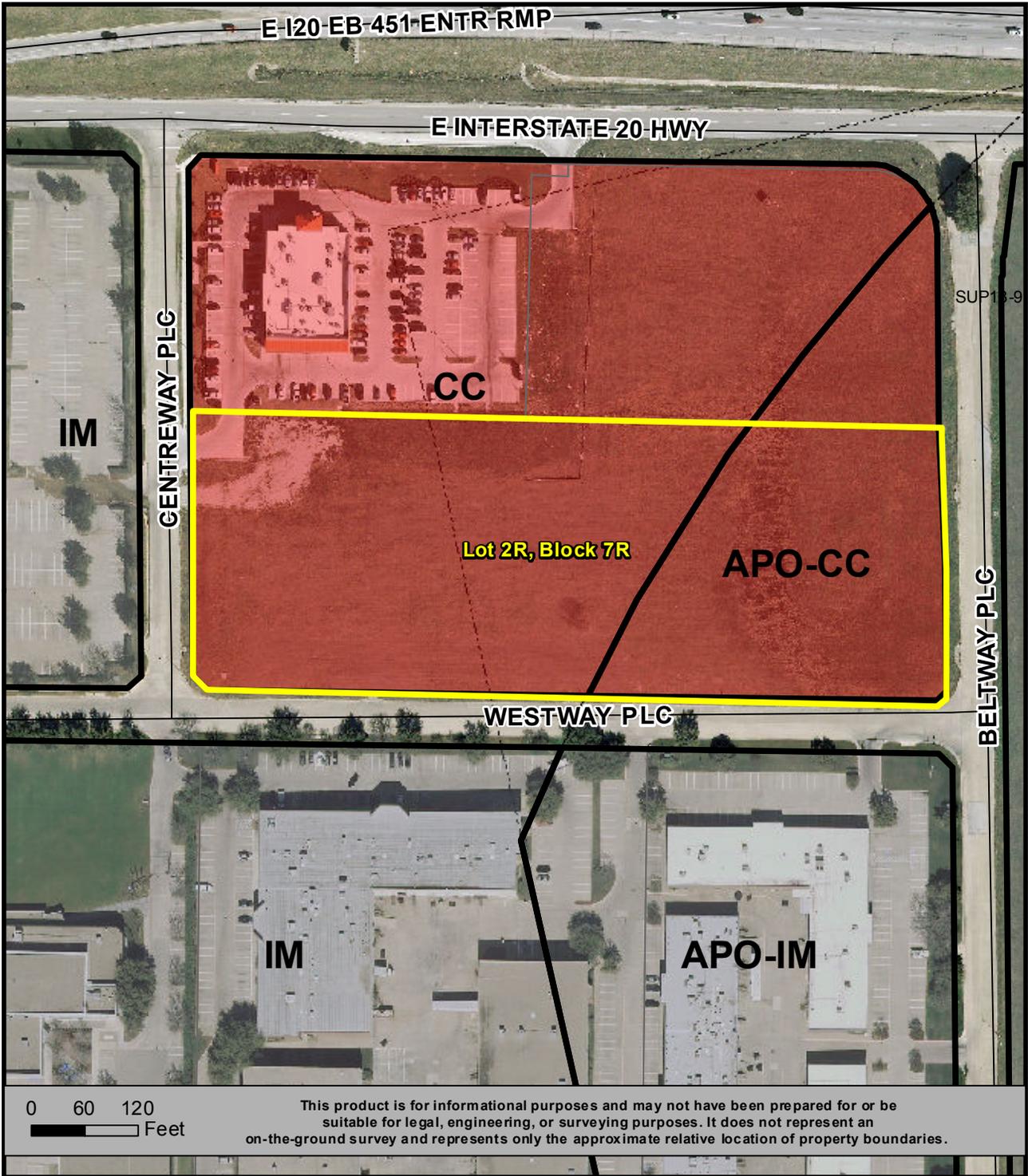
Allowable Uses:

Community Commercial (CC)

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

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

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



**LOCATION MAP
SUP15-3**

 **SPECIFIC USE PERMIT
for Limited Service Hotel
2.6 ACRES**





SUP15-3

North of Westway Place and east of Centreway Place.



View of site looking north.



View east.



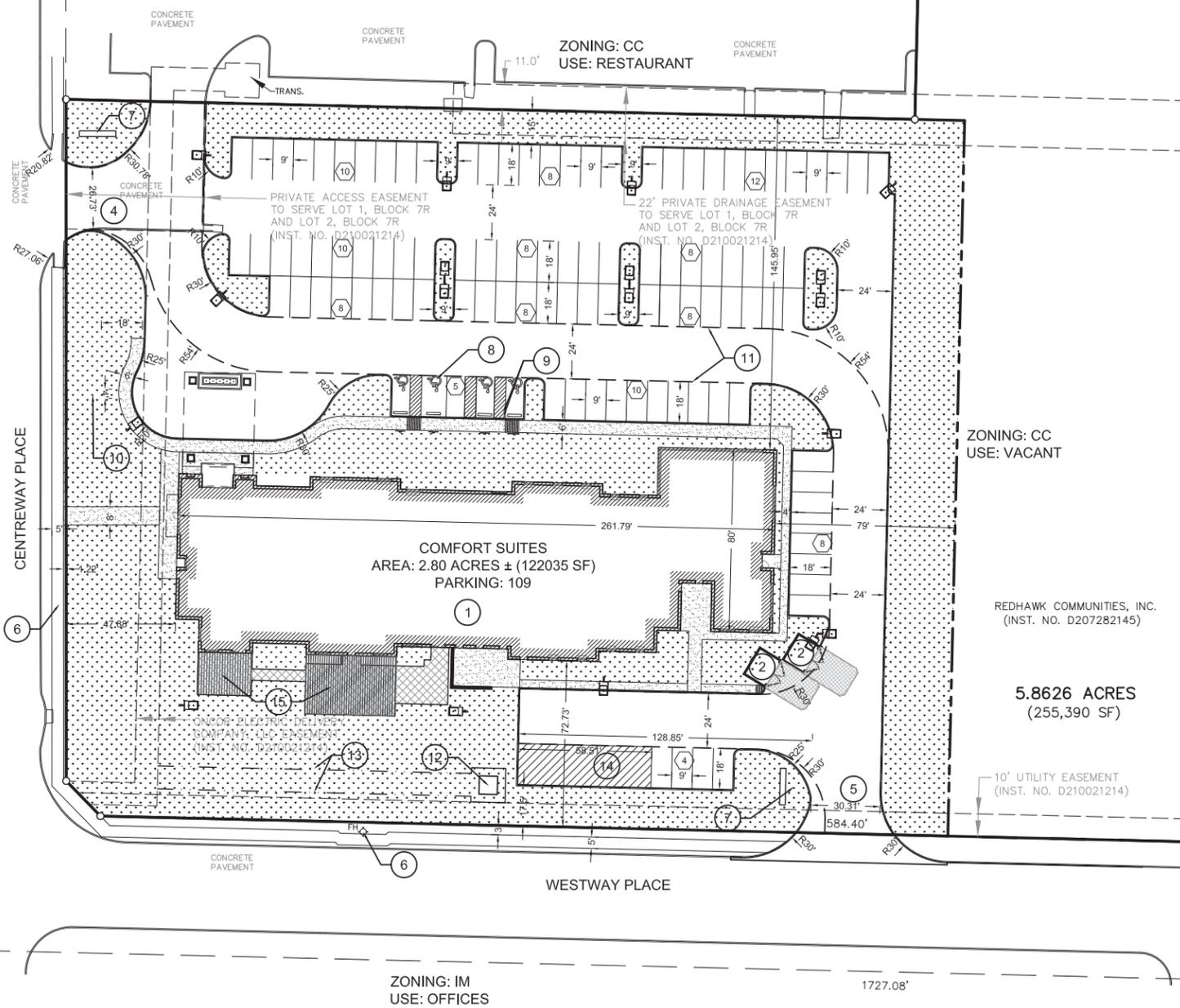
North of subject site.



View south.

BLOCK 6
WESTWAY ADDITION
(VOL. 388-161, PG. 40)

ZONING: IM
USE: OFFICES



ZONING: IM
USE: OFFICES

BLOCK 5-R
WESTWAY ADDITION
(VOL. 388-161, PG. 40)

LEGEND:

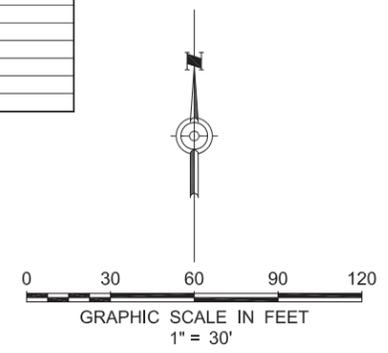
- PROPERTY LINE
- - - ADJOINED PROPERTY
- - - BUILDING SETBACK LINE
- - - EASEMENTS
- EXISTING CURB
- PROPOSED CURB AND GUTTER
- PAINTED STRIPE (TRAFFIC WHITE)
- PAINTED WALKWAY (TRAFFIC WHITE)
- CONCRETE PAVING (THICKNESS PER DETAIL ON SHEET C-5.0)
- 4" THICK CONCRETE SIDEWALK
- INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS)
- 16 PARKING STALL COUNT
- SITE LIGHTING (SEE ELECTRICAL PLANS)

NOTES BY SYMBOL:

- 1 COMFORT SUITES HOTEL - 19,200± SF BUILDING - SPRINKLED FOR FIRE PROTECTION
- 2 DUMPSTER WITH 7' TALL SOLID REINFORCED MASONRY ENCLOSURE COLORED TO MATCH PROPOSED BUILDING COLORS. DUMPSTER PAD TO BE 7" THICK CONC. APRON. DUMPSTER GATE TO BE SOLID 18 GAGE FACTORY FINISHED METAL GATED COLORED TO MATCH BUILDING COLORS.
- 3 EXISTING FIRE HYDRANT
- 4 EXISTING DRIVEWAY
- 5 PROPOSED DRIVEWAY
- 6 PROPOSED 4' SIDEWALK IN CITY ROW
- 7 PROPOSED SIGNAGE LOCATION. ALL SIGNAGE TO BE APPROVED AND INSTALLED UNDER A SEPARATE SIGN PERMIT.
- 8 HANDICAP ACCESSIBLE PARKING SPACE (TYP.) - 5 PLACES (4 - REGULAR, 1 VAN ACCESSIBLE). PROVIDE SIGNAGE AS REQUIRED
- 9 ADA POLE SIGNAGE & WHEELSTOPS (TYP.) - 5 PLACES
- 10 ADA COMPLIANT WALKWAY
- 11 FIRE LANE STRIPING
- 12 PROPOSED TRANSFORMER PAD LOCATION
- 13 PROPOSED UTILITY EASEMENT
- 14 LOADING ZONE
- 15 PATIO AREA PER LANDSCAPING PLAN

LAND USE CHART

DEVELOPMENT	COMFORT SUITES
EXISTING ZONING	C-C "CORRIDOR COMMERCIAL"
PROPOSED USE	LIMITED SERVICE HOTEL
SITE AREA	2.80 AC. (122,053 SF)
BUILDING AREA (SF)	19,212
BUILDING HEIGHT	66.5'
FLOOR AREA RATIO	0.54
IMPERVIOUS SURFACE AREA (SF)	91,635.8
105 ROOMS (1 PER ROOM)	105
PARKING PROVIDED	109
ADA SPACES REQUIRED	5
ADA SPACES PROVIDED	5
LOADING ZONE REQUIRED/PROVIDED	1



SITE PLAN

PART OF LOT 2R, BLOCK 7R - 122,053 SF (2.80 AC. ±)
WESTWAY ADDITION
LEWIS CROTZ SURVEY, ABS. NO. 361 &
WILLIAM D. LACEY SURVEY, ABS. NO. 929
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

OWNER
A.H. HOTELS, INC.
5516 GRENADA DRIVE, FORT WORTH, TX
ATTN: MR. HIRAL PATEL PH: (405) 476-0638

ENGINEER
THOMAS SITE DEVELOPMENT ENGINEERING INC.
4604 BILL SIMMONS ROAD, COLLEYVILLE, TX 76034
ATTN: MATHEW THOMAS, PE PH: (214) 680-2728

THOMAS
SITE DEVELOPMENT ENGINEERING INC.
REGISTRATION NO. F-50289
4604 BILL SIMMONS ROAD, COLLEYVILLE, TX 76034
PH: (214) 680-2728
EMAIL: MATHEW@THOMASENG.COM

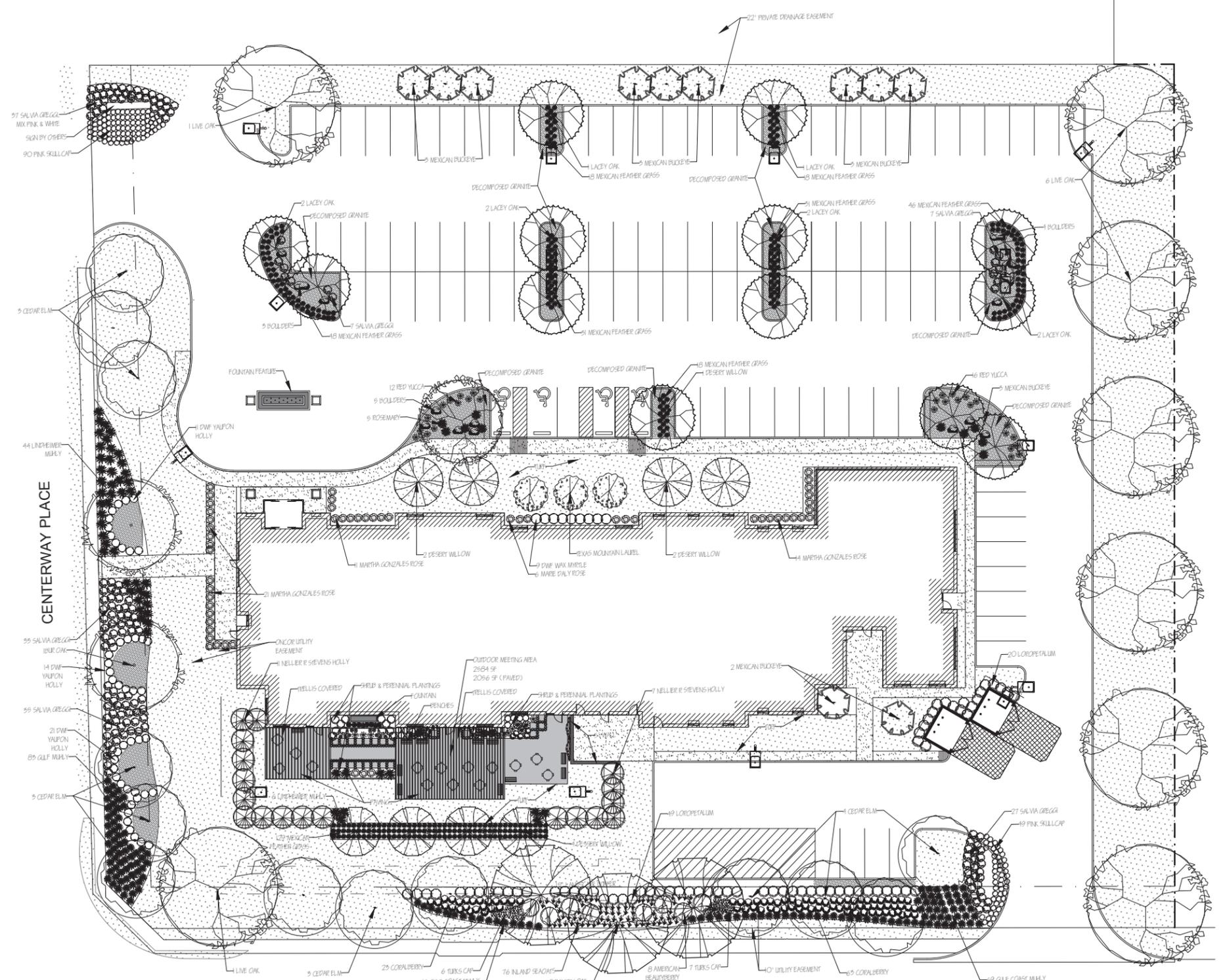
COMFORT SUITES
200 CENTREWAY PLACE, ARLINGTON, TEXAS 76018



DATE	DESCRIPTION	REVISION

C-2.0

T:\CHINA\CAD WORK FOLDER\201508 COMFORT SUITES - ARLINGTON DESIGN\SHEETS\C-2.0 SIP SITE PLAN - COMFORT SUITES ARLINGTON.dwg 6/5/2015 6:33:50 AM



Common Name	Botanical Name	Texas Native	Size	Qty	Notes
Bar Oak	<i>Quercus macrocarpa</i>	Tree	Yes 100 gal	2	4" cal min
Cedar Elm	<i>Ulmus crassifolia</i>	Tree	Yes 100 gal	13	4" cal min
Chinkapin Oak	<i>Quercus muhlenbergii</i>	Tree	Yes 100 gal	3	4" cal min
Coralberry	<i>Symphoricarpos orbiculatus</i>	Shrub	Yes 3 gal	86	
Dwarf Willow	<i>Chrysothrix linearis</i>	Tree	Yes 30 gal	8	
Dwarf Wax Myrtle	<i>Myrica pauciflora</i>	Shrub	Yes 3 gal	9	
Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	Shrub	Yes 3 gal	46	
Gulf Muhly	<i>Muhlenbergia capillaris</i>	Grass	Yes 3 gal	344	
Inland Sea Oats	<i>Chasmodon latifolium</i>	Grass	Yes 1 gal	84	
Lacey Oak	<i>Quercus glauca</i>	Tree	Yes 65 gal	14	3" cal min
Lindheimer Muhly / Big Muhly	<i>Muhlenbergia lindheimeri</i>	Grass	Yes 5 gal	50	
Live Oak	<i>Quercus virginiana</i>	Tree	Yes 100 gal	9	4" cal min
Loropetalum	<i>Loropetalum var. rubrum 'Burgundy'</i>	Shrub	No 5 gal	75	evergreen
Marie Daly	<i>Rosa spp.</i>	Polyantha	No 3 gal	6	
Martha Gonzales Rose	<i>Rosa spp.</i>	Rose	No 3 gal	46	
Mexican Buckeye	<i>Coprosma speciosa</i>	Small tree	Yes 10 gal	11	
Mexican Feather Grass	<i>Stipa tenuissima</i>	Grass	Yes 1 gal	477	
Nellie R. Stevens Holly	<i>Ilex x attenuata 'Nellie R. Stevens'</i>	Shrub	No 30 gal	18	
Pink Skullcap	<i>Scutellaria suffruticosa</i>	Perennial	Mexica 1 gal	139	
Red Yucca	<i>Hesperaloe parviflora</i>	Shrub-like	Yes 5 gal	28	
Rosemary	<i>Rosmarinus officinalis</i>	Perennial	No 3 gal	10	
Salvia greggii 'pink & white'	<i>Salvia greggii</i>	Perennial	Yes 1 gal	253	evergreen
Texas Mountain Laurel	<i>Calia secundiflora (Sophora secundiflora)</i>	Small tree	Yes 30 gal	3	multi-trunk 4" cal
Texas Red Oak	<i>Quercus texana</i>	Tree	Yes 100 gal	1	
Yucca	<i>Muhlenbergia arborescens var. drummondii</i>	Perennial	Yes 1 gal	13	

PLANT LIST

Jurisdiction of Project

REGULATORY AUTHORITIES:
 CITY OF ARLINGTON PLANNING & ZONING
 XXXXXXXXXXXXXXXXXXXX
 ARLINGTON, TEXAS
 817-490-4504

TEXAS DEPARTMENT OF LICENSING AND REGULATION
 ELIMINATION OF ARCHITECTURAL BARRIERS
 E.O. THOMPSON STATE OFFICE BUILDING
 920 COLORADO
 AUSTIN, TEXAS 78701
 (512) 463-3211
 (512) 475-2886 (FAX)

Landscaping Requirements

ARLINGTON UNIFIED DEVELOPMENT CODE
 ARTICLE 5. DESIGN AND DEVELOPMENT STANDARDS
 5.2 LANDSCAPING

5.2.2 B. PERIMETER LANDSCAPE, NON-RESIDENTIAL

WESTWAY PLACE (372 LIN FT)
 BUFFER WIDTH: 15'
 TREE REQUIREMENT: 3" CAL TREE, 1 PER 35'
 REQUIRED: 10.6 TREES
 MIN # OF PLANTS: 14 PER 50'
 REQUIRED: 104 PLANTS OF WHICH 52 ARE EVERGREEN
 MAXIMUM OF TURF COVER IN LANDSCAPE SETBACK: 40%
 MAX TURF: 2013 SQ. FT.

CENTREWAY PLACE (289 LIN FT)
 BUFFER WIDTH: 15'
 TREE REQUIREMENT: 3" CAL TREE, 1 PER 35'
 REQUIRED: 8.25 TREES
 MIN # OF PLANTS: 14 PER 50'
 REQUIRED: 84 PLANTS OF WHICH 42 ARE EVERGREEN
 MAXIMUM OF TURF COVER IN LANDSCAPE SETBACK: 40%
 MAX TURF: 1,633 SQ. FT.

5.2.2 E. PARKING LOT LANDSCAPING & SCREENING

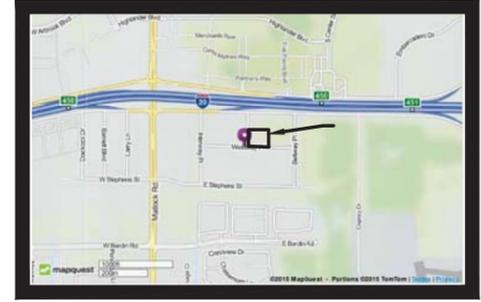
* LANDSCAPE ISLANDS SHALL CONTAIN 1 TREE AND AT LEAST 50% VEGETATIVE COVER OTHER THAN TURF GRASS.
 * NO PARKING SPACE SHALL BE LOCATED FARTHER THAN 90 FT FROM A TREE.

LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.
 NO EXISTING TREES ON SITE.

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED. SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR AND RFIZ WITH ENCLOSURE.

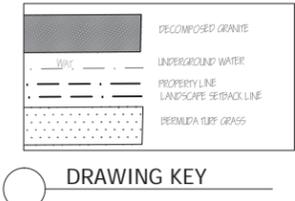
Site Location



Owner & Professionals Information

OWNERS
 A.H. HOTELS
 5516 GRENADA DR.
 FT. WORTH, TEXAS 76140

LANDSCAPE ARCHITECT
 CAROL FELDMAN
 FELDMAN DESIGN STUDIOS
 P.O. BOX 832346
 RICHARDSON, TEXAS 75083
 972.980.1730



FELDMAN DESIGN STUDIOS
 P.O. Box 832346, Richardson, Texas 75083
 Phone: 972.980.1730 Fax: 972.980.1740
 info@feldmandesign.com

NO.	ITEM DESCRIPTION	DATE
1.	SITE PLAN SUBMITTAL	4.23.15
2.	REVISED PER CITY COMMENTS (5.8.15)	5.15.15r
3.	MOVED FOUNTAIN	6.4.15
4.		
5.		
6.		
7.		



These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

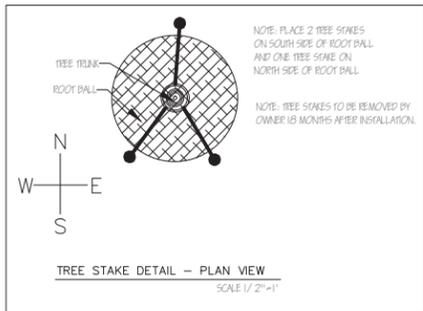
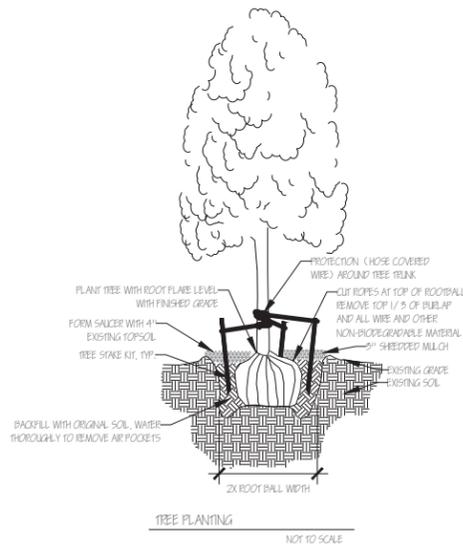
LANDSCAPE PLAN
COMFORT SUITES
WESTWAY PLACE & CENTREWAY PLACE
ARLINGTON, TEXAS

SHEET NO.
L1.01

LANDSCAPE PLAN



CONCEPT TRELLIS
No Scale



SECTION 02910 - SOIL PREPARATION

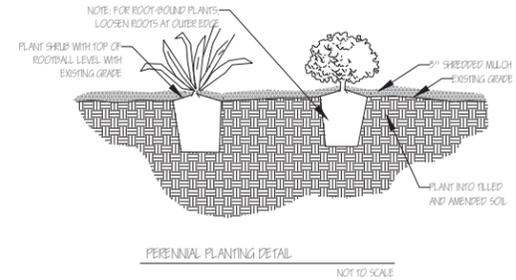
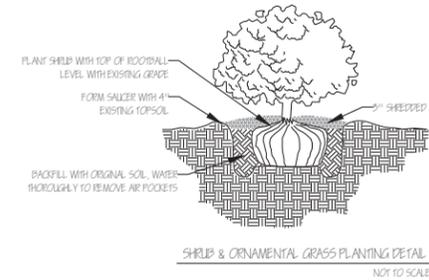
- PART 1 - GENERAL**
A. DESCRIPTION
 1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
B. EXAMINATION
 1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
 2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED REPARATION WORK.
C. APPROVALS
 1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

- PART 2 - PRODUCTS**
A. MATERIALS
 1. COMPOST:
 1.1. COTTON BUR COMPOST
 1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX, OR CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
 2. FERTILIZERS AND SUPPLEMENTS:
 2.1. A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE, OR APPROVED EQUAL.
 3. MULCH
 3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

- PART 3 - EXECUTION**
A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL
 1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
 1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
 1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
2. SHRUB BEDS:
 2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES.
 2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS.
 2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
 2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
 2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
3. SOD AND SEED AREAS
 3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
 3.2. ADD 1/2 INCH COMPOST TO ALL AREAS.
 3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

- NOTES**
GENERAL LANDSCAPE
 1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.
 2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.
 3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.
 4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)
 5. BOULDERS AND NATURAL ROCK MATERIAL USED IN BEDS AND SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR FAILURE TO OBTAIN OWNERS REVIEW OF THE ROCK QUALITY AND POSITIONING AND IS RESPONSIBLE FOR ANY MODIFICATIONS REQUIRED. ALL BOULDERS TO BE 'PLANTED' A MINIMUM OF 4 INTO THE PLANTING BEDS.
 6. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.



SECTION 02915 - LANDSCAPE PLANTING

- PART 1 - GENERAL**
A. SPECIAL CONDITIONS
 1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
 2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
 3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
 4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK, AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
B. REFERENCE STANDARDS
 1. AMERICAN STANDARD FOR NURSERY STOCK, APPROVED NOV. 6, 1996 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
 2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
 3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.
C. PREPARATION
 4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
 5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
6. COORDINATION WITH IRRIGATION SYSTEM:
 6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
 6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
 6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES:
 1. CONTAINER GROWN PLANTS SHALL HAVE BEEN STEPPED-UP AS NECESSARY TO PREVENT ROOT GIRDLING.
 2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
 3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
 1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
 2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
 3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
 4. DO NOT STAKE OR GUY ANY TREES. IN SPECIAL CASES, TREE STAKING MAY BE NECESSARY TO PRESERVE A TREE THAT CONTINUES TO BLOW OVER. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY TREES THAT NEED STAKING FOR A PERIOD OF ONE YEAR.
 5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
F. WARRANTY
 1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHERWISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
 2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

- PART 3 - EXECUTION**
A. PREPARATION FOR PLANT MATERIAL INSTALLATION
 1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
B. TIME OF PLANTING
 1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
C. TREE PLANTING
 1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
 2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
 3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
 4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
 5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
 7. COVER ALL TREE BALLS WITH A MINIMUM OF 3\"/>

END OF SECTION 02915

P.O. Box 892246, Richardson, Texas 75089
 Phone: 972.980.1750 Fax: 972.980.1740
 info@feldman.com

NO.	ITEM DESCRIPTION	DATE:	DATE:	DATE:	DATE:
1.	SITE PLAN SUBMITTAL	4.23.15			
2.	REVISED PER CITY COMMENTS (5.8.15)	5.15.15			
3.					
4.					
5.					
6.					
7.					

LANDSCAPE PLAN
COMFORT SUITES
WESTWAY PLACE & CENTREWAY PLACE
ARLINGTON, TEXAS

SHEET NO.

L1.02

LANDSCAPE DETAILS



2 SIMILAR POOL AREA
A2.0



3 SIMILAR POOL AREA
A2.0



4 SIMILAR FOUNTAIN STYLE
A2.0



1 FIRST FLOOR PLAN
A2.0 SCALE: 3/32"=1'-0"

rashmi C
ARCHITECTURE. PLANNING. INTERIORS
6803 CAPITOL HILL DR. ARLINGTON, TEXAS 76017
PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com

COMFORT SUITES
200 CENTERWAY, ARLINGTON, TEXAS 76018

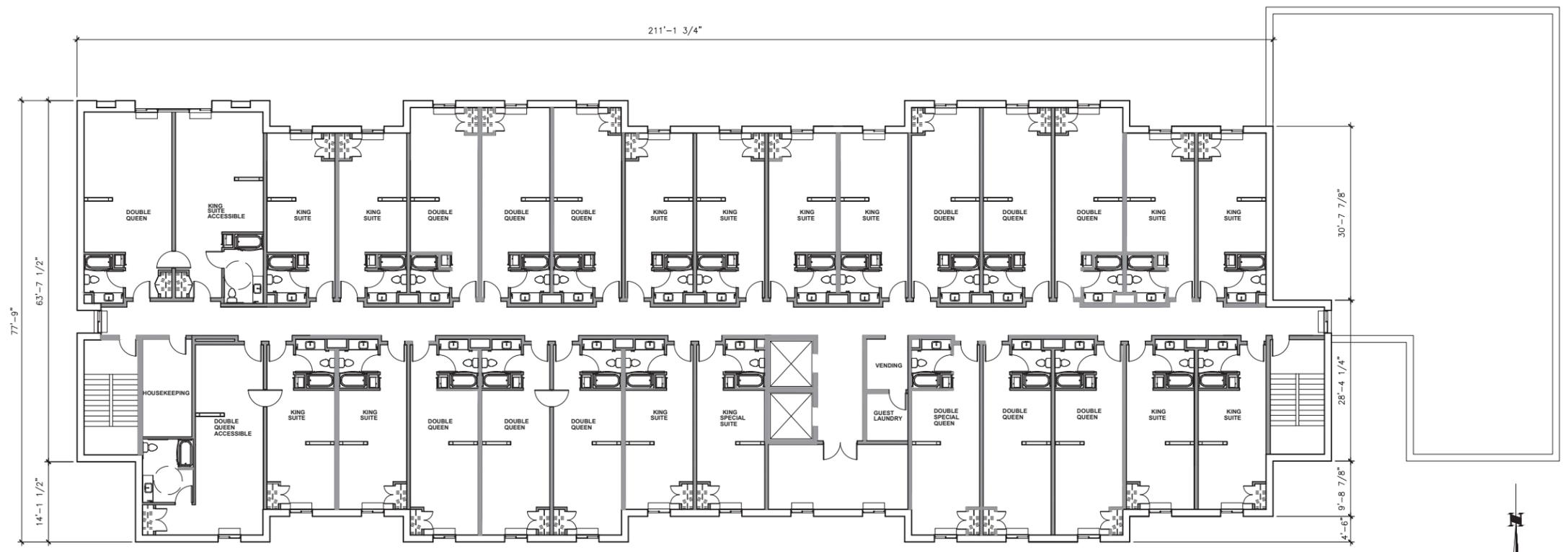


DATE	DESCRIPTION

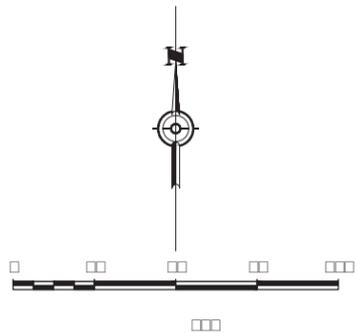
PART OF LOT 2R, BLOCK 7R, 122,053 SF (2.64 AC. ±)
WESTWAY APARTMENT
LEWIS COUNTY SURVEY A.S. NO. 10000
WILLIAM LACEY SURVEY A.S. NO. 10000
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

OWNER: RASHMI C. ANIEL ARCHITECTURE
ARCHITECTURE PLANNING INTERIORS
RENAIR ARCHITECTURE
ATTN: MR. RALPH PATIL
CAPITOL HILL ARLINGTON, TEXAS
PHONE: (817) 891-7918 EMAIL: rashmi@rashmic.com

A2.0



1 TYPICAL SECOND, THIRD & FOURTH FLOOR PLAN
 A2.1 SCALE: 3/32"=1'-0"



PART OF LOT 2R, BLOCK 7R, 122,053 SF (2.64 AC. ±)
 WESTWAY APARTMENT
 LEWIS COUNTY, TEXAS
 WILLAM LACEY, ARCHITECT
 CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

OWNER: RASHMI C. ANIEL ARCHITECTURE
 ARCHITECTURE PLANNING INTERIORS
 6803 CAPITOL HILL DR. ARLINGTON, TEXAS 76017
 PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com

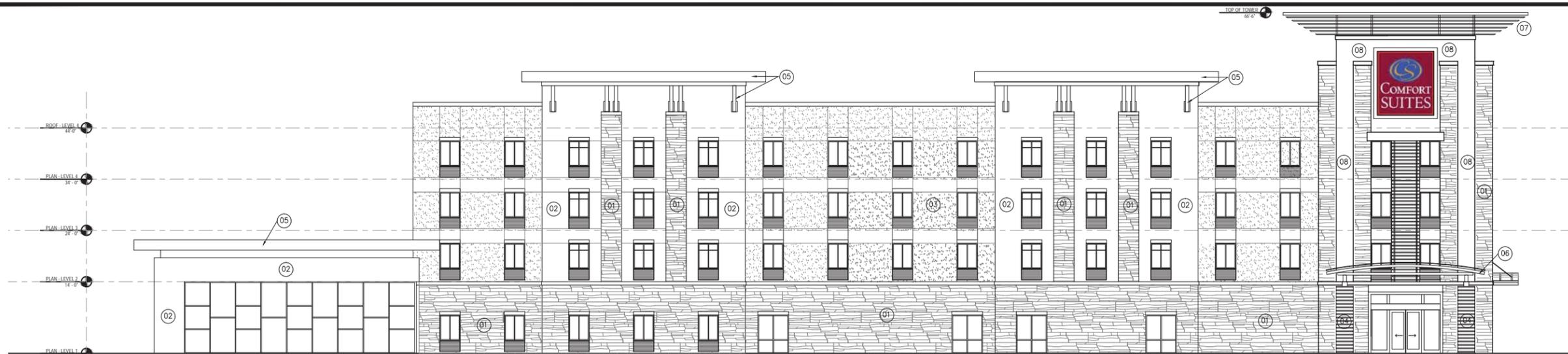
REVISION	DESCRIPTION	DATE

A2.1



COMFORT SUITES
 200 CENTERWAY, ARLINGTON, TEXAS 76018

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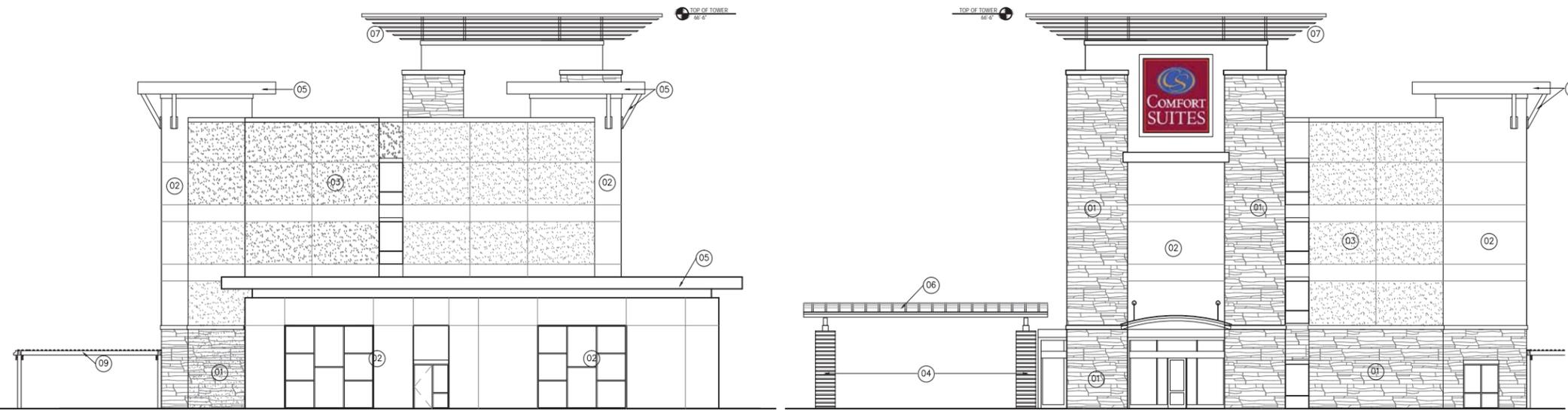


1 NORTH ELEVATION
A2.2 SCALE: 3/32"=1'-0"

MATERIAL	MATERIAL DESCRIPTION
01	STONE CULTURED STONE - COUNTRY LEDGESTONE-WOLF CREEK
02	STUCCO COLOR-1 SHERWIN WILLIAMS - SW 6375 (LRV38%)- HONEYCOMB
03	STUCCO COLOR-2 SHERWIN WILLIAMS - SW 7025 (LRV20%)- BACKDROP
04	SILVER METAL LOUVERS PAC-CLAD METALLIC SILVER FINISH
05	SILVER METAL OVERHANG & BRACKETS PAC-CLAD METALLIC SILVER FINISH
06	METAL AND GLASS CANOPY PAC-CLAD METALLIC SILVER FINISH & PPG OR EQUAL GLASS
07	LED COLORED ACCENT MTL TOP FEATURE CUSTOM
08	BACK LIT RESIN PANEL ENTRANCE FEATURE 3-FORM OR EQUAL EXTERIOR RESIN PANELS
09	TRELLIS FOR OUTDOOR-MEETING AREA

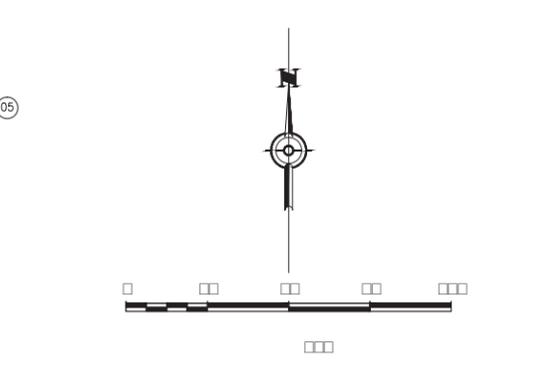


2 SOUTH ELEVATION
A2.2 SCALE: 3/32"=1'-0"



3 EAST ELEVATION
A2.2 SCALE: 3/32"=1'-0"

4 WEST ELEVATION
A2.2 SCALE: 3/32"=1'-0"



PART OF LOT 2R, BLOCK 7R, 122,053 SF (2.64 AC. ±)
 WESTWAY APARTMENT
 LEWIS COUNTY, TEXAS
 WILLAM LACEY, TEXAS
 CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

OWNER: WESTWAY APARTMENTS, INC.
 ARCHITECT: RASHMI C. INTERIORS
 ATTORNEY: RALPH PATIL, P.C. PLANNING: RASHMI C. INTERIORS

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COMFORT SUITES
 200 CENTERWAY, ARLINGTON, TEXAS 76018



DATE	DESCRIPTION	REVISION

A2.2



NORTH ELEVATION

COMFORT SUITES
200 CENTERWAY ,ARLINGTON,TX

rashmi C
ARCHITECTURE: PLANNING: INTERIORS



SOUTH ELEVATION

COMFORT SUITES
200 CENTERWAY ,ARLINGTON, TX

rashmi C
ARCHITECTURE: PLANNING: INTERIORS



WEST ELEVATION



EAST ELEVATION

COMFORT SUITES
200 CENTERWAY ,ARLINGTON, TX

rashmi C
ARCHITECTURE: PLANNING: INTERIORS