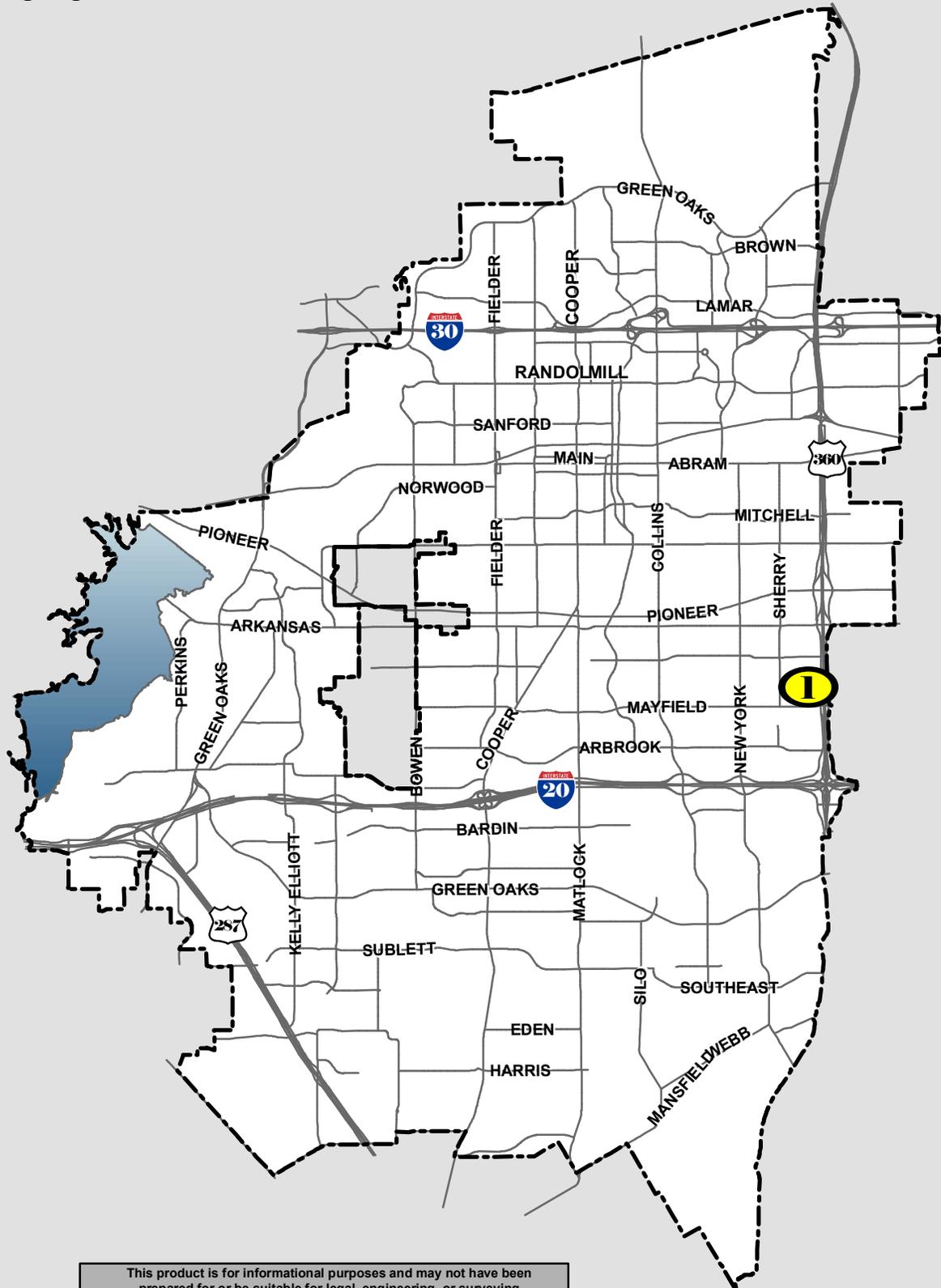


# PLANNING & ZONING

## June 3, 2015



### 1. Replat - Springridge Addition



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 3, 2015  
5:00 P.M.**

**I. CALL TO ORDER**

**II. DISCUSSION OF REGULAR SESSION AGENDA ITEMS**

**III. DIRECTOR UPDATE ON PREVIOUS COUNCIL ITEMS**

- 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.

**CC Approved 9-0-0 on 05/26/15 on final reading**

- B. Zoning Case PD15-3  
(Orville Person Bail Bonds – 622 West Main Street, Suite 109)

Application to change the zoning on approximately 0.319 acres from Downtown Business (DB) to Planned Development (PD) for Downtown Business (DB) uses plus a Bail Bond Service in Suite 109, with a Development Plan; generally located south of Main Street and east of South Cooper Street.

**Calling a City Council public hearing following a recommendation of denial by the Planning and Zoning Commission on May 20, 2015.**

**Public hearing Approved by CC 9-0-0 on 05/26/15 for the 6/02/15 CC meeting.**

**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.**

**IV. DISCUSSION OF FUTURE MEETING DATES AND TIMES**

(a) Planning and Zoning Commission Meeting on June 17, 2015

**V. ADJOURN**



## **AGENDA**

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**Planning and Zoning Commission  
Regular Session**

**Council Chamber  
101 West Abram Street**

**JUNE 3, 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 May 20, 2015 P&Z Meeting

**IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS**

- A. Replat – Springridge Addition, Lot 1BR, Block 35, zoned Planned Development (PD) for all Community Commercial (CC) plus warehouse and mini-warehouse; generally located south of Overbrook Drive and west of South Watson Road with the approximate address being 2500 Overbrook Drive.

**V. MISCELLANEOUS**

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

**VI. ADJOURN**

**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.**

# Staff Report



## Replat (Springridge Addition Lot 1BR)

Planning and Zoning Meeting Date: 6-3-15

Document Being Considered: Plat

### **RECOMMENDATION**

Consider replat on the consent agenda.

### **PRIOR BOARD OR COUNCIL ACTION**

None

### **ANALYSIS**

The applicant, Quine and Associates represented by Coy Quine, proposes to combine Lots 1B, 1C, 1D, 1E, and 1F, Block 35 of the Springridge Addition, approximately 8.446 acres in size, into one lot: Lot 1BR. The subject property is currently undeveloped. Lot 1BR is proposed to be developed with a mini-storage facility.

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 south of Overbrook Drive and west of South Watson Road with the approximate address being 2500 Overbrook Drive.
<u>Sector:</u>	East
<u>Council District:</u>	5
<u>Current Zoning:</u>	Planned Development (PD) for Community Commercial (CC) uses plus warehouse and mini-warehouses

### **ATTACHED**

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

### **STAFF CONTACT(S)**

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Community Development and Planning  
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Community Development and Planning  
817-459-6670  
[Nathaniel.Barnett@arlingtontx.gov](mailto:Nathaniel.Barnett@arlingtontx.gov)



LEGEND

- VOL VOLUME
- PG PAGE
- CAB CABINET
- SL SLIDE
- FIR FOUND IRON ROD
- SIR SET IRON ROD
- PRTCT PUBLIC RECORDS
- TARRANT COUNTY TEXAS

SPRINGRIDGE ADDITION  
SECOND INSTALLMENT  
V 388-135 P 26 PRTCT

MARTSY  
OVERBROOK PARK  
CAB. A SL. 1593 PRTCT

STATE OF TEXAS  
COUNTY OF DALLAS

STATE OF TEXAS  
COUNTY OF TARRANT

OWNER'S CERTIFICATE

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared MARK McDOWELL, 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 considerations therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

NOTARY PUBLIC in and for the State of TEXAS  
My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

THIS is to certify that I, SCOTT DAVIS, 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.

SCOTT DAVIS  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5111

NOTES:

- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- THE PURPOSE OF THIS REPLAT IS TO DEDICATE EASEMENTS NECESSARY FOR DEVELOPMENT OF LOTS 1BR & 2BR BLOCK 35
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS IF ANY ON THIS PROPERTY
- VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC AND PRIVATE STREET IN ACCORDANCE WITH CITY ORDINANCES. ALL LANDSCAPING WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE ORDINANCE.
- BASIS OF BEARING:  
EAST LINE OF LOTS 1C,1D,1E & 1F BLOCK 35OF SPRINGRIDGE ADDITION CAB. A SL. 9962 PRTCT S 00°03'00" E

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 attorneys' 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 1BR abutting, adjacent, or served by the "improvements" the full obligation and responsibility of maintaining and operating said "improvements".

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ALL STORAGE MAYFIELD, LTD, a Texas limited partnership, acting by and through its duly authorized agent, Mark McDowell, Attorney-in-Fact, does hereby adopt this plat designating the herein above described property as LOTS 1BR, AND 2BR, BLOCK 35, SPRINGRIDGE ADDITION, an Addition in the City of Arlington, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, alleys and easements shown thereon. Further, I hereby certify that no deed restrictions exist upon the property included within this plat which 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 plat does not alter or remove exiting deed restrictions or covenants, if any, on this property.

WITNESS my Hand at \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

BY: All Storage Mayfield Ltd, a Texas limited partnership

BY: All Storage Mayfield GP, Inc., a Texas corporation, its general partner

BY: Mark McDowell, Vice President

REPLAT  
SPRINGRIDGE ADDITION

LOT 1BR, BLOCK 35  
TOTAL ACREAGE 8.446  
BEING A REPLAT OF LOTS 1B,1C,1D,1E & 1F BLOCK 35  
SPRINGRIDGE ADDITION, AN ADDITION TO THE CITY OF ARLINGTON  
TARRANT, COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN  
CABINET A. PAGE 9962

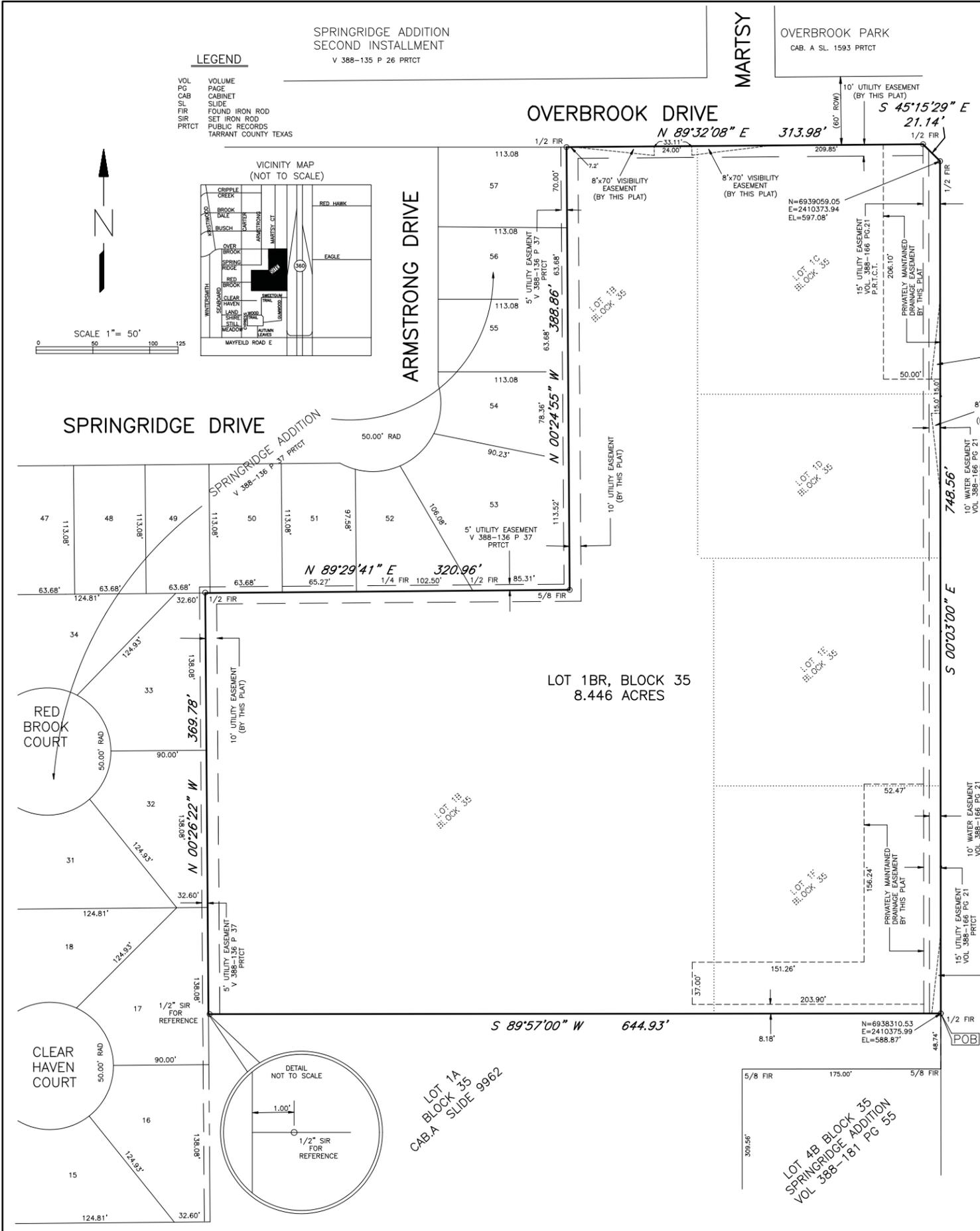
JOHN BLACKBURN SURVEY ABSTRACT 93  
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS  
JANUARY 23, 2014

DEVELOPER:  
Quine & Associates  
ATTN: Coy Quine  
301 S. Sherman, Suite 100  
Richardson, Texas 75081  
Phone: 972-669-8440

DAVIS LAND SURVEYING CO., INC.  
9777 FERGUSON ROAD SUITE 105  
DALLAS, TEXAS 75228  
214-321-0569  
EMAIL DLSC@SBCGLOBAL.NET

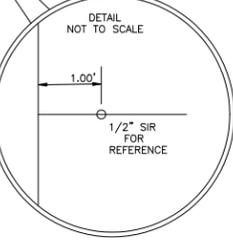
REVISED  
5/05/15

THIS PLAT IS RECORDED IN DOCUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_



LOT 4B BLOCK 35  
SPRINGRIDGE ADDITION  
VOL 388-181 PG 55

LOT 1A  
BLOCK 35  
CAB. A SLIDE 9962



SPRINGRIDGE DRIVE  
SPRINGRIDGE ADDITION  
V 388-136 P 57 PRTCT

ARMSTRONG DRIVE

SOUTH WATSON ROAD

LOT 1BR, BLOCK 35  
8.446 ACRES

OWNER:  
All Storage Mayfield  
c/o: Regional Management  
ATTN: Mark McDowell  
82 Armstrong Drive  
Mustang Oklahoma 73064  
Phone: 405-376-4509