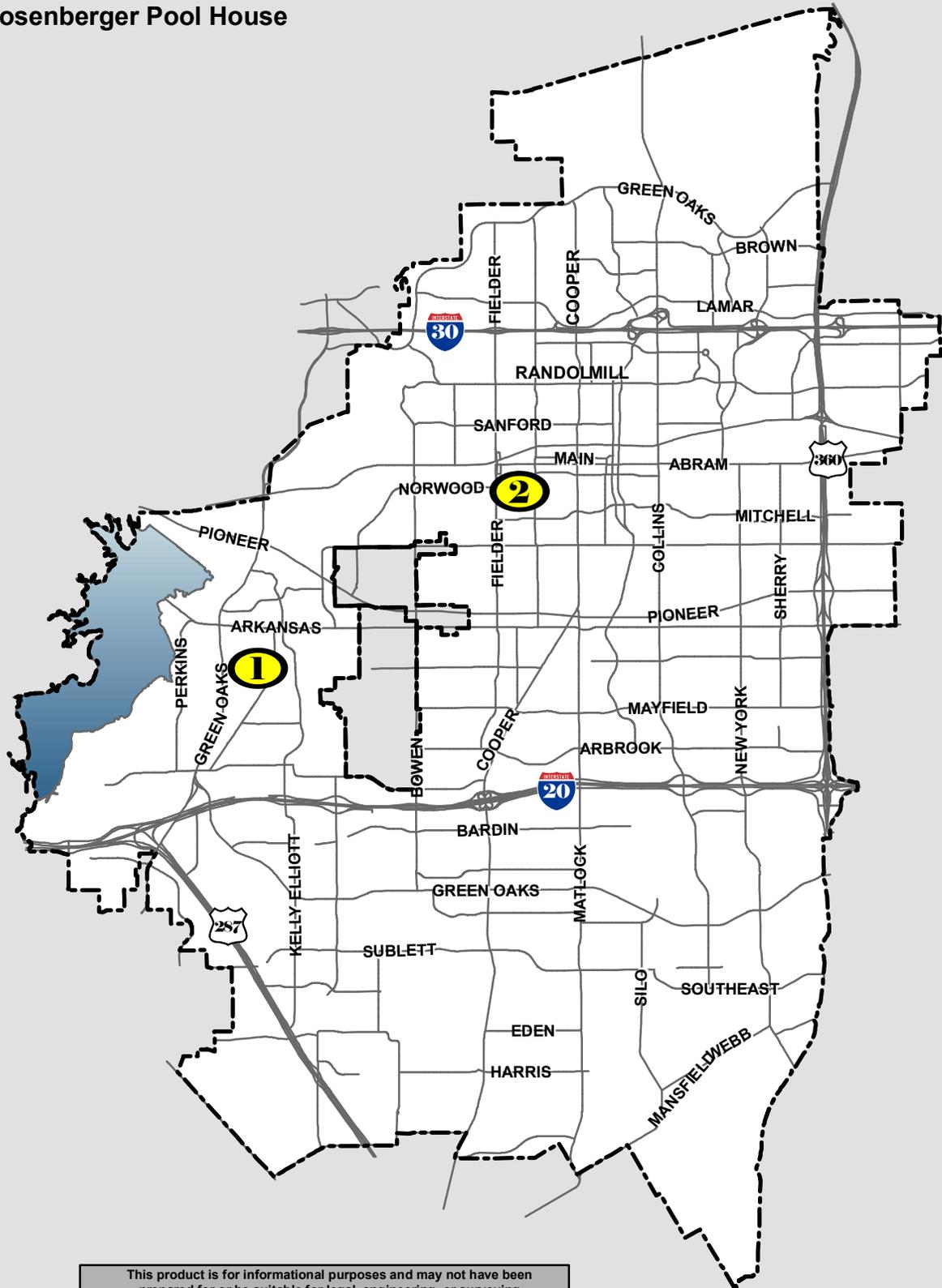


# PLANNING & ZONING

## August 5, 2015



1. Replat - Wooded Acres Addition
2. SUP15-4 - Rosenberger Pool House



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 Chamber  
101 WEST ABRAM STREET**

### **JOINT WORK SESSION**

***Planning and Zoning Commission and***

***The Planning and Zoning Commission***

**SITTING AS**

**THE CAPITAL IMPROVEMENTS PROGRAM ADVISORY COMMITTEE**

**AUGUST 5, 2015**

**4:30 P.M.**

- I. CALL TO ORDER**
  
- II. CIPAC – DISCUSSION OF THE JULY 2015 IMPACT FEE SEMI-ANNUAL REPORT**
  
- III. DISCUSSION OF THE REGULAR SESSION AGENDA ITEMS**
  
- IV. DISCUSSION OF FUTURE MEETING DATES AND TIMES**
  - a) Planning and Zoning Commission Meeting – August 19, 2015
  
- V. ADJOURN**

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



## **AGENDA**

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**PLANNING AND ZONING  
COMMISSION**

**Council Chamber  
101 WEST ABRAM STREET**

**THE PLANNING AND ZONING COMMISSION  
SITTING AS THE  
CAPITAL IMPROVEMENTS PROGRAM ADVISORY COMMITTEE**

**AUGUST 5, 2015  
5:30 P.M.**

**I. CALL TO ORDER**

- II.** A resolution conveying to the City Council the July 2015 Semi-Annual Report of the Capital Improvements Program Advisory Committee, including recommendations relative to the implementation and administration of the adopted Land Use Assumptions, Impact Fees Capital Improvement Plans, and the "Impact Fees" and "Subdivision Rules and Regulations" chapters of the Code of the City of Arlington, Texas, 1987

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

**IV. ADJOURN**

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# Staff Report



<b>Capital Improvements Program Advisory Committee (CIPAC) July 2015 Semi-Annual Report</b>	
Planning and Zoning Meeting Date: 8-5-15	Document Being Considered: Resolution

## **RECOMMENDATION**

Approve a resolution to transmit the Capital Improvements Program Advisory Committee (CIPAC) Semi-Annual Report to City Council.

## **PRIOR BOARD OR COUNCIL ACTION**

None

## **ANALYSIS**

Attached is a resolution to transmit the July 2015 CIPAC Semi-Annual Report to City Council, fulfilling the state-mandated requirement for impact fee programs. Staff will be available to answer questions about the report during the work session.

Action on the resolution is scheduled during the Committee's formal session this evening. The report and CIPAC's comments will then be transmitted to City Council.

In addition, after review of statements of qualifications submitted by three firms, staff is currently negotiating a contract to update the City's Impact Fee Program with Freese and Nichols and will bring the contract forward for Council consideration on September 1, 2015. The program update is expected to be complete by the third quarter of FY16 and any adopted updates would take effect January 1, 2017.

## **FINANCIAL IMPACT**

None

## **ADDITIONAL INFORMATION**

Attached:	Resolution
Under separate cover:	July 2015 CIPAC Semi-Annual Report
Available in the City Secretary's office:	None

## **CITY COUNCIL DATE**

August 25, 2015

## **STAFF CONTACT(S)**

Alicia Winkelblech, AICP, CNU-A  
Acting Assistant Director  
Community Development & Planning  
817-459-6686  
[Alicia.Winkelblech@arlingtontx.gov](mailto:Alicia.Winkelblech@arlingtontx.gov)

Lyndsay Mitchell, AICP  
Principal Planner  
Community Development & Planning  
817-459-6653  
[Lyndsay.Mitchell@arlingtontx.gov](mailto:Lyndsay.Mitchell@arlingtontx.gov)

## Resolution No. CIP15-B

**A resolution conveying to the City Council the July 2015 Semi-Annual Report of the Capital Improvements Program Advisory Committee, including recommendations relative to the implementation and administration of the adopted Land Use Assumptions, Impact Fees Capital Improvements Plans, and the "Impact Fees" and "Subdivision Rules and Regulations" Chapters of the Code of the City of Arlington, Texas, 1987.**

- WHEREAS, on December 8, 1987, by Resolution No. 87-625, the City Council appointed a **Capital Improvements Program Advisory Committee** ("CIPAC"); and
- WHEREAS, on April 25, 1989, by Ordinance No. 89-49, the City Council adopted the "Impact Fees" Chapter of the Code of the City of Arlington, Texas, 1987; and
- WHEREAS, on December 7, 1993, by Ordinance No. 93-134, the City Council amended the "Impact Fees" Chapter of the Code of the City of Arlington, Texas, 1987, to update the Land Use Assumptions, Roadway, Sanitary Sewer and Water Impact Fee Capital Improvement Plans and the Impact Fee Assessment and Collection Rates; and
- WHEREAS, on June 16, 1998, by Ordinance No. 98-72, the City Council repealed the then existing "Impact Fees" Chapter of the Code of the City of Arlington, Texas, 1987, by the adoption of a new "Impact Fees" Chapter becoming fully implemented effective January 1, 1999 to update the Land Use Assumptions, Roadway, Sanitary Sewer and Water Impact Fee Capital Improvement Plans and the Impact Fee Assessment and Collection Rates; and
- WHEREAS, On April 1, 2003, by Ordinance No. 03-042, the City Council amended the "Impact Fees" Chapter of the Code of the City of Arlington Texas, 1987, to update the Land Use Assumptions, Roadway, Sanitary Sewer and Water Impact Fee Capital Improvement Plans and the Impact Fee Assessment and Collection Rates; and
- WHEREAS, On October 11, 2005, by Ordinance No. 05-090, the City Council amended the "Impact Fees" Chapter of the Code of the City of Arlington, Texas, 1987, through the amendment of Article I, entitled General Provisions, by the amendment of Section 1.17, Refunds, Subsection (D); and
- WHEREAS, Chapter 395 of the Texas Local Government Code requires CIPAC to file a Semiannual Report to the City Council evaluating the City's progress in achieving Impact Fee Capital Improvement Plans and identifying problems implementing such plans or administering the City's Impact Fee Program; and

WHEREAS, CIPAC continues to monitor and review the procedures for implementing and administering the "Impact Fees" Chapter of the Code of the City of Arlington, Texas, 1987, and its related components; and

WHEREAS, at this time, CIPAC conveys to the City Council its **Semi-Annual Report**, dated JULY 2015, which report includes recommendations relative to Land Use Assumptions, Impact Fee Capital Improvement Plans, and the "Impact Fees" and "Subdivision Rules and Regulations" Chapters of the Code of the City of Arlington, Texas, 1987; NOW THEREFORE,

BE IT RESOLVED BY THE **CAPITAL IMPROVEMENTS PROGRAM ADVISORY COMMITTEE** OF THE CITY OF ARLINGTON, TEXAS:

I.

That the Capital Improvements Program Advisory Committee hereby conveys to the City Council of the City of Arlington, Texas, for its consideration and approval, the **July 2015 Semi-Annual Report** of the Capital Improvements Program Advisory Committee.

II.

A copy of such report is attached hereto and incorporated herein for all intents and purposes.

PRESENTED AND PASSED on this the **5th** day of **August, 2015**, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays at a regular meeting of the **Capital Improvements Program Advisory Committee** of the **City of Arlington, Texas**.

\_\_\_\_\_  
CHAIR, Capital Improvements  
Program Advisory Committee

ATTEST:

\_\_\_\_\_  
SECRETARY, Capital  
Improvements Program  
Advisory Committee

APPROVED AS TO FORM:  
TERIS SOLIS, City Attorney

By \_\_\_\_\_



## AGENDA

---

**Planning and Zoning Commission  
Regular Session**

**Council Chamber  
101 West Abram Street**

**AUGUST 5, 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 July 15, 2015 P&Z Meeting

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

- A. Replat – Wooded Acres Addition, Lots 8-BR-1 and BR-2, Block 2, Zoned Residential Single-Family 7.2 (RS-7.2); generally located east of Wooded Acres Drive and west of Little Road with the approximate address being 2707 Wooded Acres Drive.

**V. PUBLIC HEARING FOR ZONING CASES**

- A. Specific Use Permit SUP15-4  
(Rosenberger Pool House – 1408 West Second Street)

Application for approval of a Specific Use Permit for a Secondary Living Unit, on a property currently zoned Residential Single-Family 7.2 (RS-7.2); generally located south of West Second Street and west of South Davis Drive.

**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.**

## **VI. MISCELLANEOUS**

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

## **VII. ADJOURN**

# Staff Report



<b>Replat (Wooded Acres Addition Lots 8-BR-1 and BR-2, Block 2)</b>	
Planning and Zoning Meeting Date: 8-5-15	Document Being Considered: Plat

## **RECOMMENDATION**

Consider a Replat on the consent agenda.

## **PRIOR BOARD OR COUNCIL ACTION**

None

## **ANALYSIS**

The applicant, Di Sciuillo-Terry, Stanton, & Associates, Inc, proposes to replat Lot 8, Block 2, creating Lots 8-BR-1 and 8-BR-2, Block 2, of the Wooded Acres Addition. The site is developed with one single family home located in Lot 8-BR-1. There is an existing accessory structure located in Lot 8-BR-2. This structure shall be demolished once the property has been replatted so that it may be developed with a single family residential structure.

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 east of Wooded Acres Drive and west of Little Road.
<u>Sector:</u>	West
<u>Council District:</u>	2
<u>Current Zoning:</u>	Residential Single-Family-7.2 (RS-7.2)

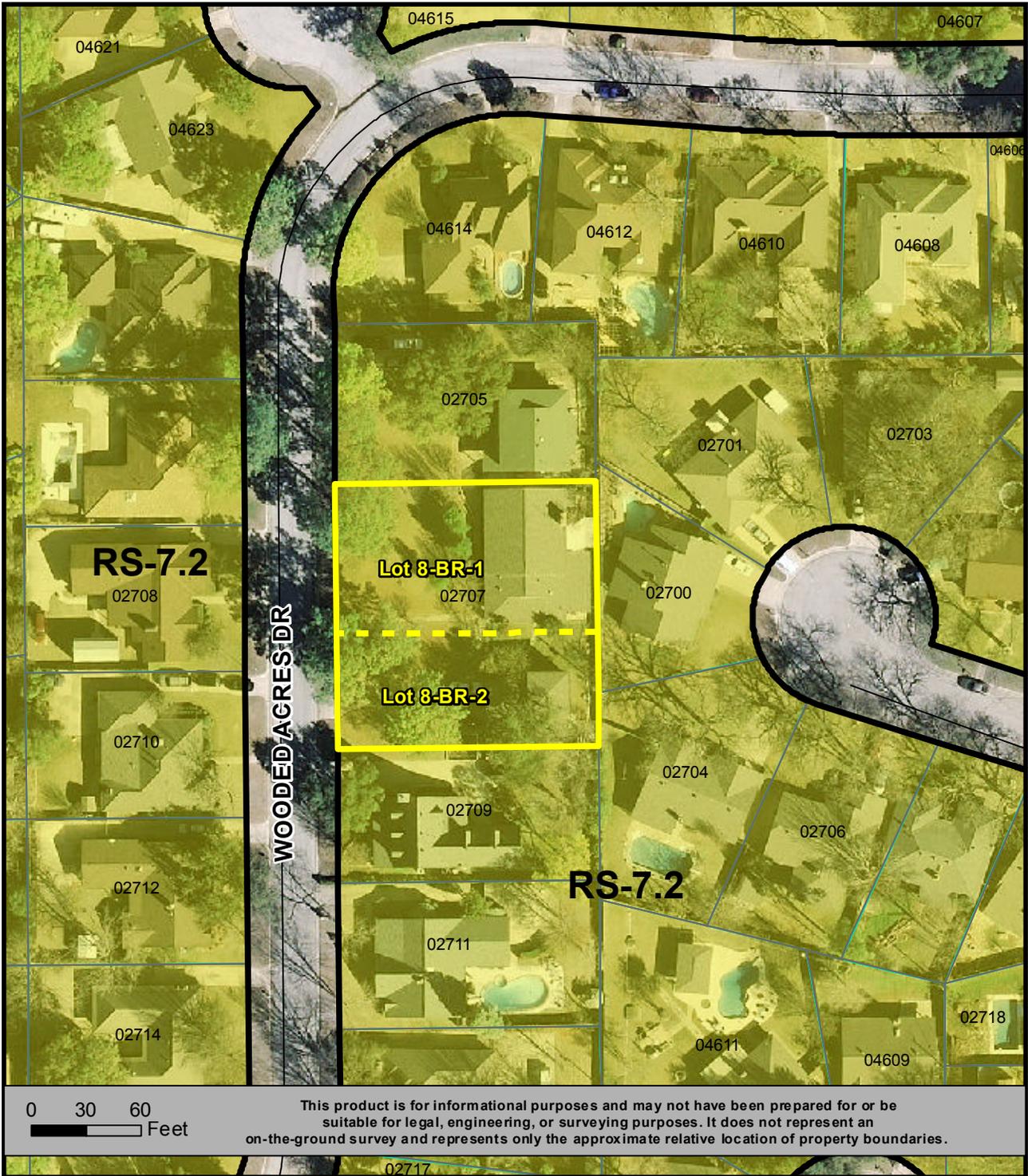
## **ATTACHED**

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

## **STAFF CONTACT(S)**

Gincy Thoppil, AICP  
Development Planning Manager  
Community Development and Planning  
817-459-6662  
[Gincy.Thoppil@arlingtontx.gov](mailto:Gincy.Thoppil@arlingtontx.gov)

Kevin Charles  
Senior Planner  
Community Development and Planning  
817-459-6515  
[Kevin.Charles@arlingtontx.gov](mailto:Kevin.Charles@arlingtontx.gov)

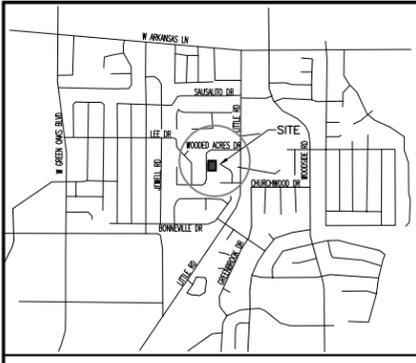


**LOCATION MAP**

**WOODED ACRES  
REPLAT**



Z:\WOODED ACRES LOT 8-A 8-B\Wooded Acres-Lots 8BR1-8BR2-PLAT.dwg, 6/29/2015 4:16:09 PM, 1:2.23256



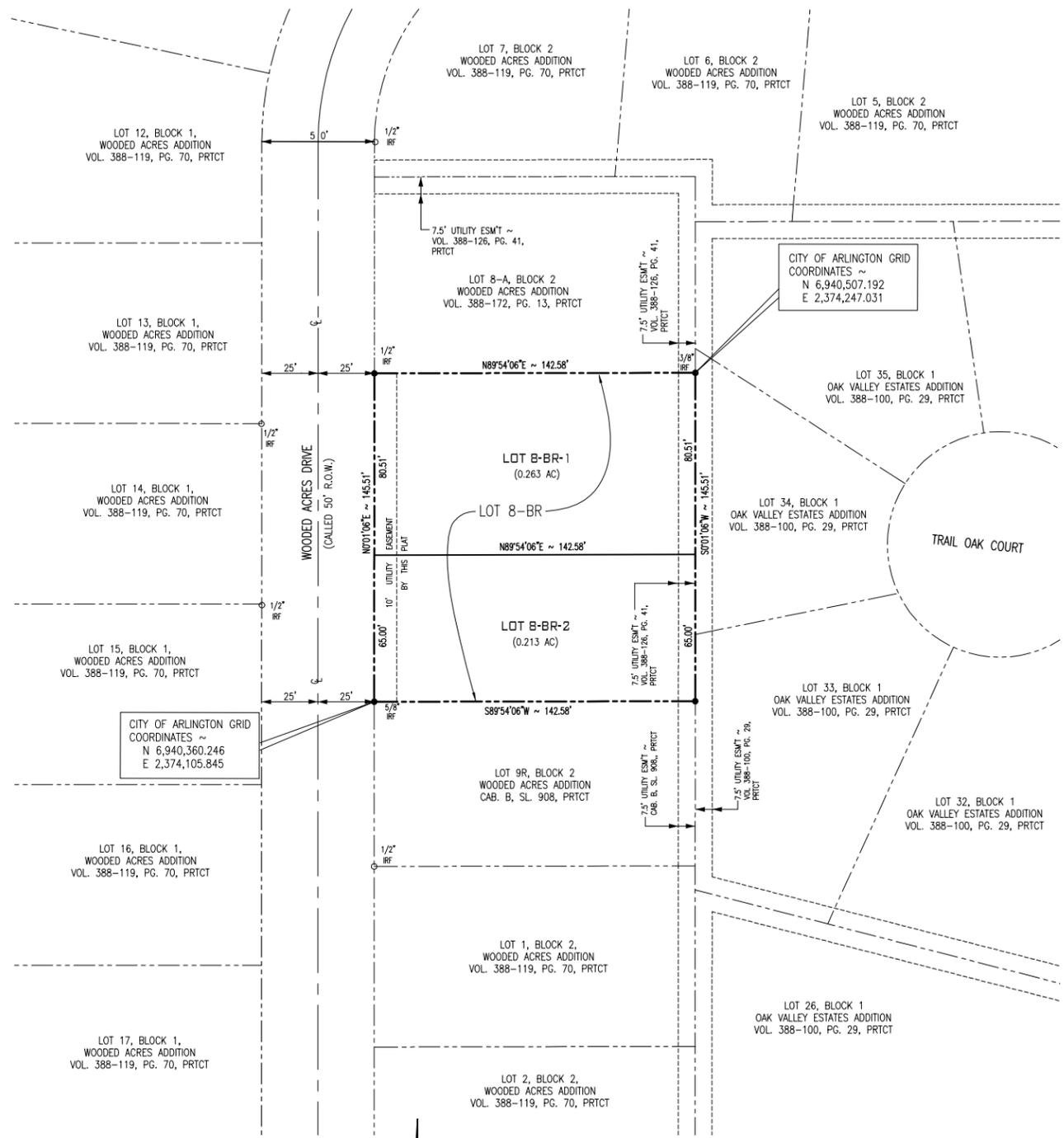
VICINITY MAP NOT TO SCALE

LEGEND

- IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
IRS CAPPED 1/2" IRON ROD SET w/PINK
PLASTIC CAP STAMPED "STANTON RPLS-6173"
IPF IRON PIPE FOUND
ESMT EASEMENT
PRTCT PLAT RECORDS OF TARRANT COUNTY, TEXAS
DRCT DEED RECORDS OF TARRANT COUNTY, TEXAS
VOL VOLUME
PG PAGE
CAB CABINET
C.M. BEARING CONTROL MONUMENT

NOTES:

- 1. Visibility Triangles shall be provided at all public or private street intersections in accordance with 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.
2. 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.
3. All iron rods set (IRS) are 1/2" in diameter and have a pink plastic cap stamped "STANTON RPLS-6173".
4. The City of Arlington reserves the right to require minimum finished floor elevations on any lot contained within this addition.
5. This plat does not alter or remove deed restrictions or covenants, if any, on the property.

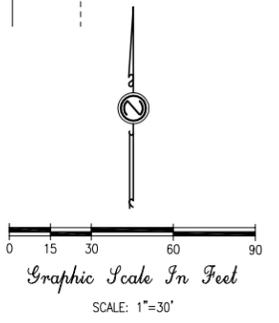


CITY OF ARLINGTON GRID COORDINATES ~ N 6,940,507.192 E 2,374,247.031

CITY OF ARLINGTON GRID COORDINATES ~ N 6,940,360.246 E 2,374,105.845

APPROVED BY THE CITY OF ARLINGTON PLANNING AND ZONING COMMISSION
DATE
CHAIRMAN - PLANNING AND ZONING COMMISSION
SECRETARY - PLANNING AND ZONING COMMISSION

THIS PLAT IS RECORDED IN:
INST. NO.
DATE:



NOTE: The purpose of this Replat is to create two lots from one lot.

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS, TUONG-AN WONG is the sole owner of a tract of land in the J. P. Alford Survey, A-48, City of Arlington, Tarrant County, Texas, according to the deed recorded in Instrument No. D215086034, Deed of Records of Tarrant County, Texas, and more particularly described as follows:
BEING all of Lot 8-BR, Block 2, Wooded Acres, an addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 908, Plat Records of Tarrant County, Texas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, TUONG-AN WONG does hereby adopt this plat designating the herein above described real property as LOT 8-BR-1 and LOT 8-BR-2, BLOCK 2, WOODED ACRES, an addition to the City of Arlington, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon. 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.

WITNESS MY HAND AT Arlington, Texas, this the \_\_\_ day of \_\_\_, 2015.
TUONG-AN WONG

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned authority, on this day personally appeared Tuong-An Wong, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_ day of \_\_\_, 2015.

Notary Public, The State Of Texas
My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE
THIS is to certify that I, Joyce P. Stanton, 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.
Joyce P. Stanton
Registered Professional Land Surveyor
Texas Registration No. 6173

REPLAT
LOT 8-BR-1 AND LOT 8-BR-2, BLOCK 2, WOODED ACRES

2 LOTS
0.476 ACRE TRACT

BEING ALL OF LOT 8-BR, BLOCK 2, WOODED ACRES, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 908, PLAT RECORDS OF TARRANT COUNTY, TEXAS

OWNER:
TUONG-AN WONG
5800 BAY CLUB DRIVE
ARLINGTON, TEXAS 76013
CONTACT ~ HUBERT WONG
TEL: 817-881-3816
EMAIL: Htconstructiondfw@gmail.com

ARLINGTON, TARRANT COUNTY, TEXAS
DATE: JUNE, 2015 SCALE: 1"=30' FILE: WOODED ACRES LOT 8-A 8-B
DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
908 WEST MAIN STREET \* ARLINGTON, TEXAS 76013
TELEPHONE: 817-275-3361 \* FAX: 817-275-8920
ESTABLISHED 1953 \* FIRM Nos. E-615 & 5-100049-00
EMAIL: jstanton@dterry.com

LOT 13, BLOCK 1,  
WOODED ACRES ADDITION  
VOL. 388-119, PG. 70, PRTCT

LOT 14, BLOCK 1,  
WOODED ACRES ADDITION  
VOL. 388-119, PG. 70, PRTCT

LOT 15, BLOCK 1,  
WOODED ACRES ADDITION  
VOL. 388-119, PG. 70, PRTCT

LOT 8-A, BLOCK 2  
WOODED ACRES ADDITION  
VOL. 388-172, PG. 13, PRTCT

LOT 35, BLOCK 1  
OAK VALLEY ESTATES ADDITION  
VOL. 388-100, PG. 29, PRTCT

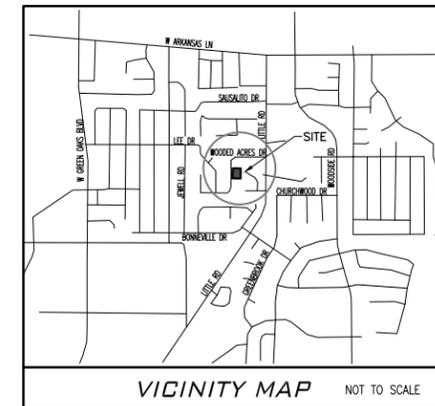
LOT 34, BLOCK 1  
OAK VALLEY ESTATES ADDITION  
VOL. 388-100, PG. 29, PRTCT

LOT 33, BLOCK 1  
OAK VALLEY ESTATES ADDITION  
VOL. 388-100, PG. 29, PRTCT

LOT 9A, BLOCK 2  
WOODED ACRES ADDITION  
CAB. B, SL. 908, PRTCT

OWNER:

TUONG-AN WONG  
5800 BAY CLUB DRIVE  
ARLINGTON, TEXAS 76013  
CONTACT ~ HUBERT WONG  
TEL: 817-881-3816  
EMAIL: Htconstructiondfw@gmail.com



LEGEND

- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- IRS CAPPED 1/2" IRON ROD SET w/PINK PLASTIC CAP STAMPED "STANTON RPLS-6173"
- IPF IRON PIPE FOUND
- ESMT EASEMENT
- PRTCT PLAT RECORDS OF TARRANT COUNTY, TEXAS
- DRTCT DEED RECORDS OF TARRANT COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- C.M. BEARING CONTROL MONUMENT

IMPROVEMENT SKETCH  
LOT 8-BR-1 AND LOT 8-BR-2, BLOCK 2,  
WOODED ACRES

BEING ALL OF LOT 8-BR, BLOCK 2, WOODED ACRES, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 908, PLAT RECORDS OF TARRANT COUNTY, TEXAS

ARLINGTON, TARRANT COUNTY, TEXAS

DATE: JUNE, 2015 SCALE: 1"=10' FILE: WOODED ACRES LOT 8-A 8-B

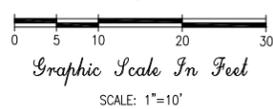


DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING

908 WEST MAIN STREET • ARLINGTON, TEXAS 76013  
TELEPHONE: 817-275-3361 • FAX: 817-275-8920  
ESTABLISHED 1953 • FIRM Nos. E-615 & S-100049-00

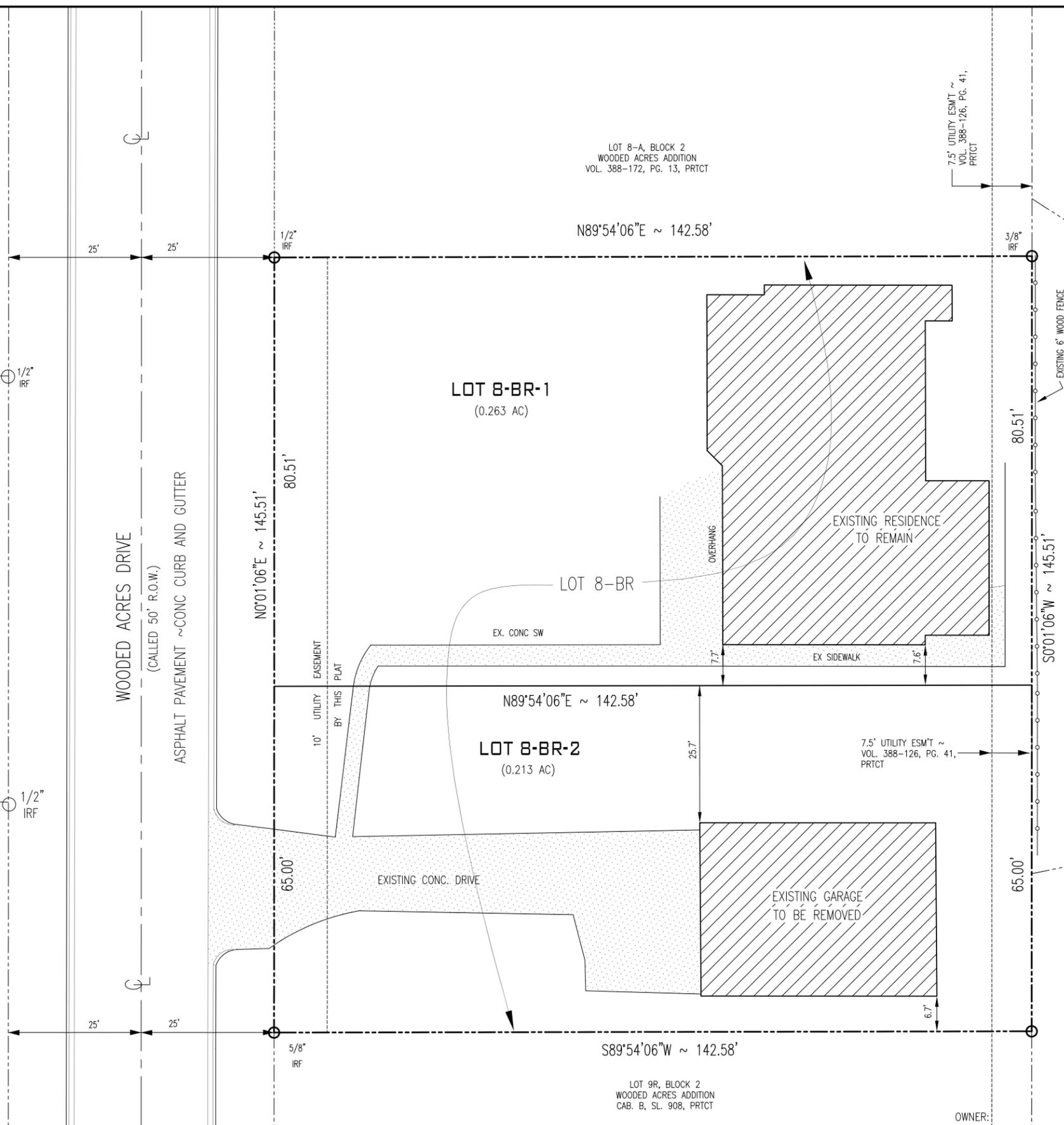
EMAIL: jstanton@terry.com

FP-943



2 LOTS  
0.476 ACRE TRACT

NOTE: The purpose of this Replat is to create two lots from one lot.



# Staff Report



## Specific Use Permit SUP15-4 (Rosenberger Pool House)

Planning and Zoning Meeting Date: 8-5-15

Document Being Considered: Ordinance

### **RECOMMENDATION**

Following the public hearing, consider Specific Use Permit SUP15-4.

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

None

### **ANALYSIS**

**Request** - The applicant requests approval of a Specific Use Permit (SUP) for a Secondary Living Unit on approximately 1.5 acres of land zoned Conservation District Overlay-Residential Single-Family-7.2 (CDO-RS-7.2); addressed at 1408 West Second Street, and generally located south of West Second Street and west of South Davis Drive.

**Zoning Requirements or Standards** – Secondary living units in RS-7.2 are only allowed with SUP approval. The structure must meet all standards as applied to the primary structure except the requirement for minimum gross living area, the requirement for a garage or carport, and the off-street parking requirements. Additionally, the structure must not contain more than one bedroom, more than one kitchen, or more than one bathroom. 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.

**Site Information** – The site is currently developed with a single-family home. The proposed SUP would allow for a secondary living unit.

This site is located in the Oak Hill Neighborhood Conservation District Overlay. This overlay requires that any new residential construction use materials that are consistent with the types of materials used on the other homes on the block face. Materials typically found on houses in the neighborhood include brick, stone and wood siding. Renovations to and expansions of existing homes are encouraged, especially when the renovation or expansion is consistent with the style, form and structure of the existing or original structure.

**Surrounding Land Uses** – The properties to the west, east, and north across West Second Street also have single family homes. The University of Texas at Arlington stadium sits to the south.

**Proposed Plan** - The applicant proposes to develop a 753-square-foot pool house as an accessory structure. This structure will include a living area, bedroom, and bathroom. The structure will match the character of the existing primary residential structure on the lot. This shall be accomplished by the following;

- Roof- Hip style, incorporating an 8:12 slope with one-foot overhang, weathered wood colored asphalt shingles to match the existing primary structure.
- Masonry- brick veneer to match existing house
- Entry- Recessed, with a covered porch and multi-folding door system

The entire structure shall be located in the back yard, behind the existing six-foot tall privacy fence and directly adjacent to the swimming pool. The proposed building shall be

setback 32 feet from the rear and 37 feet from the side property lines.

**Comprehensive Plan** – The proposed secondary living unit will be designed to meet all required design standards of secondary living units as well as the Conservation District overlay requirements. The addition of a secondary living unit in this area is compatible with the established residential land uses described in the Comprehensive Plan, as it provides an additional, high-quality housing type to an over one-acre lot in a way that would not negatively impact the neighborhood. 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 (2 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

**CITY COUNCIL DATE**

August 25, 2015

**STAFF CONTACTS**

Gincy Thoppil, AICP  
Development Planning Manager  
Community Development and Planning  
817-459-6662  
[Gincy.Thoppil@arlingtontx.gov](mailto:Gincy.Thoppil@arlingtontx.gov)

Kevin Charles  
Senior Planner  
Community Development and Planning  
817-459-6515  
[Kevin.Charles@arlingtontx.gov](mailto:Kevin.Charles@arlingtontx.gov)

# Case Information



**Applicant:** HGC Development

**Property Owner:** Jay and Tonya Rosenberger

**Sector Plan:** Central

**Council District:** 5

**Allowable Uses:** All uses as itemized in attachment ii.

**Development History:** The subject site is currently platted as Lot 7, of the Oakhill Acres Addition.

There have been no zoning cases in the general vicinity in the past five years.

**Transportation:** The proposed development has two points of access, one from West Second Street and the other from Elliott Street.

Thoroughfare	Existing	Proposed
West Second Street	50-foot, 2-lane undivided Local road	50-foot, 2-lane undivided Local road
Elliott Street	40-foot, 2-lane undivided Local road	40-foot, 2-lane undivided Local road

**Traffic Impact:** A Specific Use Permit (SUP) for a secondary living unit 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 West Second Street and Elliott Street. Sewer is available in West Second Street.

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

**Fire:** Fire Station Number 1, located at 401 West Main Street, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

**School District:** Arlington Independent School District.

# Case Information

---



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  
East Arlington Review  
Far South Arlington Neighborhood Assn  
Forest Hills HOA  
Northern Arlington Ambience  
Oak Hill Neighborhood  
WeCan (West Citizen Action Network)

Property Owners:

10

Letters of Support:

0

Letter of Opposition:

0

# ***Itemized Allowable Uses***



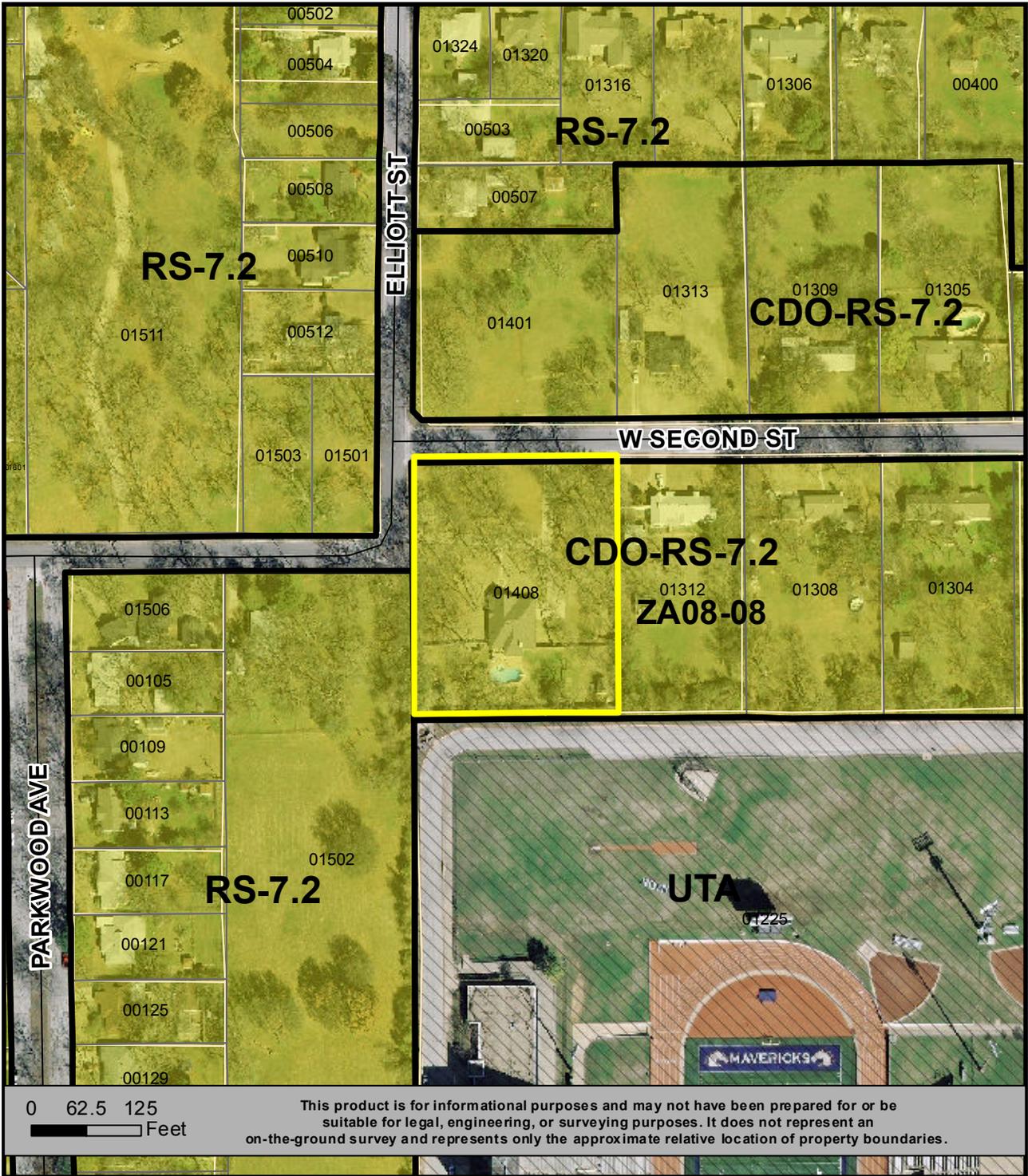
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**Allowable Uses: RESIDENTIAL SINGLE FAMILY-7.2 (RS-7.2)**

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

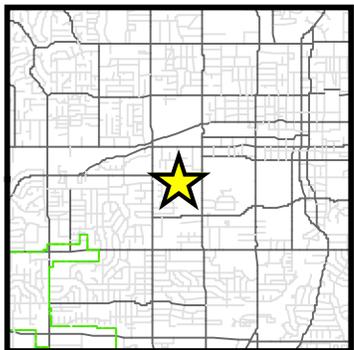
**Specific Use Permit (SUP)** - Assisted living facility ( $\geq 7$  residents), Philanthropic institution (other than listed), Bed and breakfast inn, Day care center, Country club, Marina, Airport or landing field, Gas well, Telecommunication Facilities Towers  $\leq 75$  ft., Stealth towers  $\leq 100$  ft., Telecommunication Facilities Towers  $> 75$  ft., Stealth towers  $> 100$  ft., Community center (private), and Secondary living unit.

**Conditions (C)** - Telecommunication Facilities Building-mounted antennae and towers, Accessory building, Alternative energy system, Carport, and Home-based business.



## LOCATION MAP SUP15-4

SPECIFIC USE PERMIT FOR  
SECONDARY LIVING UNIT



## **SUP15-4**

South of West Second Street and west of South Davis Drive



View of the property across West Second Street. View north.



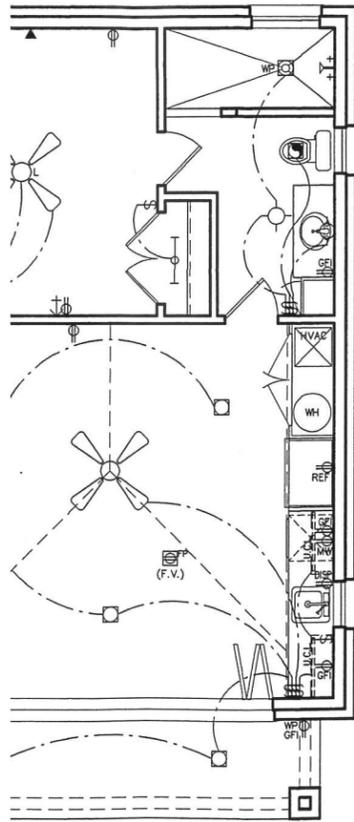
View of subject site. View south.



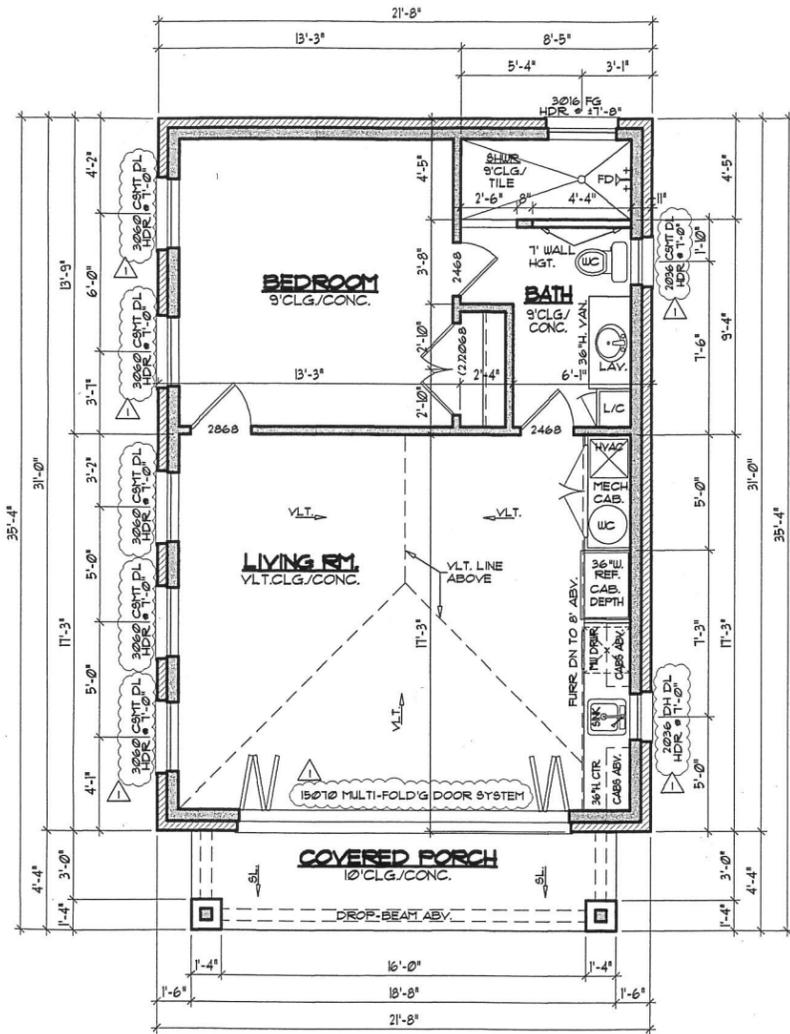
View of adjacent undeveloped residential property as seen from the subject site. View southwest.



View of adjacent undeveloped property located west of the subject site. View northwest.



2ND FLOOR  
TRICAL LAYOUT  
1'-0"

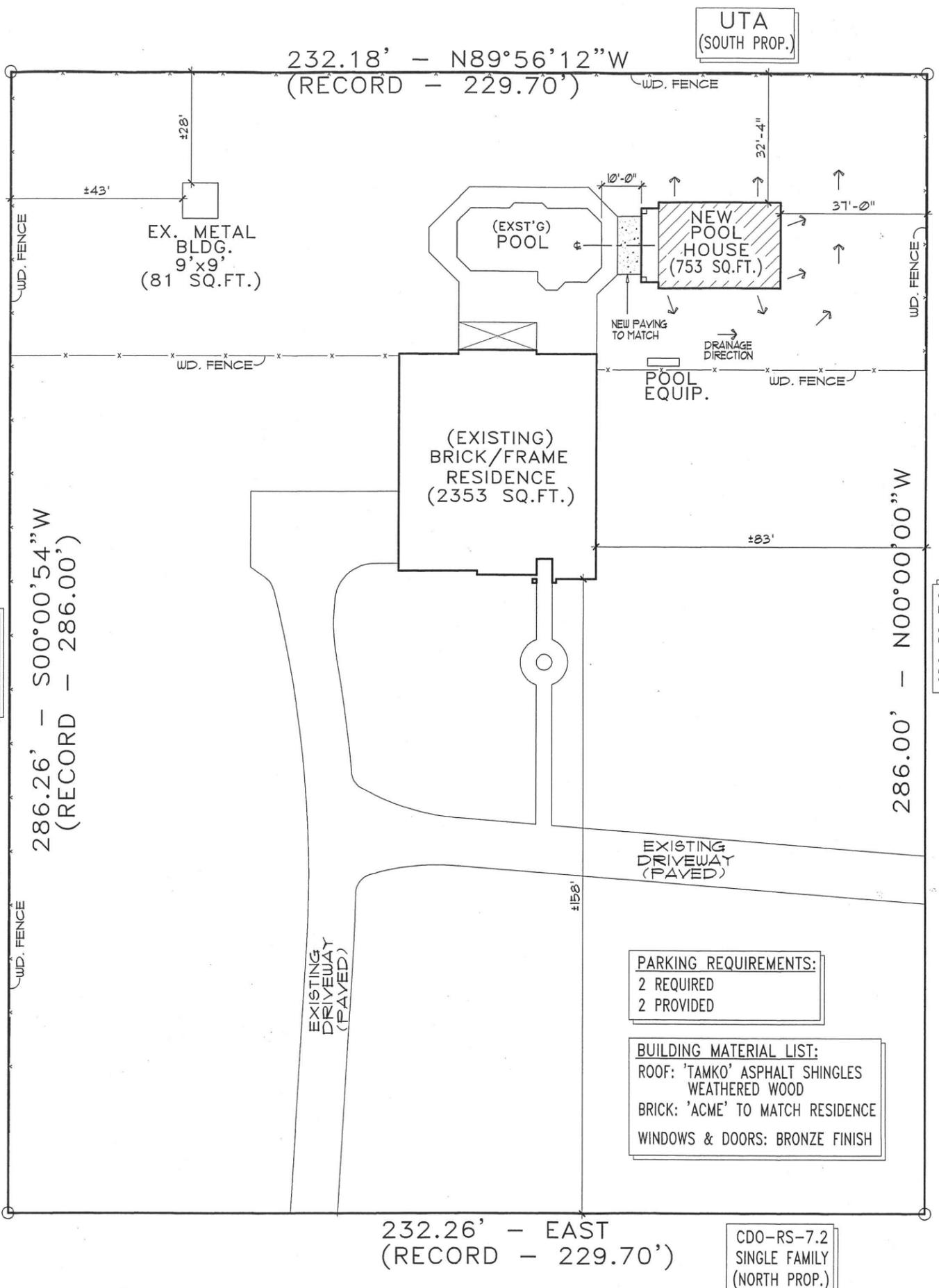


2 GROUND FLOOR PLAN  
SCALE: 1/4"=1'-0"



CDO-RS-7.2  
SINGLE FAMILY  
(EAST PROP.)

286.26' - S00°00'54"W  
(RECORD - 286.00')



PROPERTY DESCRIPTION:  
1408 W SECOND STREET

1 SITE PLAN

PARKING REQUIREMENTS:  
2 REQUIRED  
2 PROVIDED

BUILDING MATERIAL LIST:  
ROOF: 'TAMKO' ASPHALT SHINGLES  
WEATHERED WOOD  
BRICK: 'ACME' TO MATCH RESIDENCE  
WINDOWS & DOORS: BRONZE FINISH

CDO-RS-7.2  
SINGLE FAMILY  
(NORTH PROP.)

UTA  
(SOUTH PROP.)

CDO-RS-7.2  
SINGLE FAMILY  
(WEST PROP.)

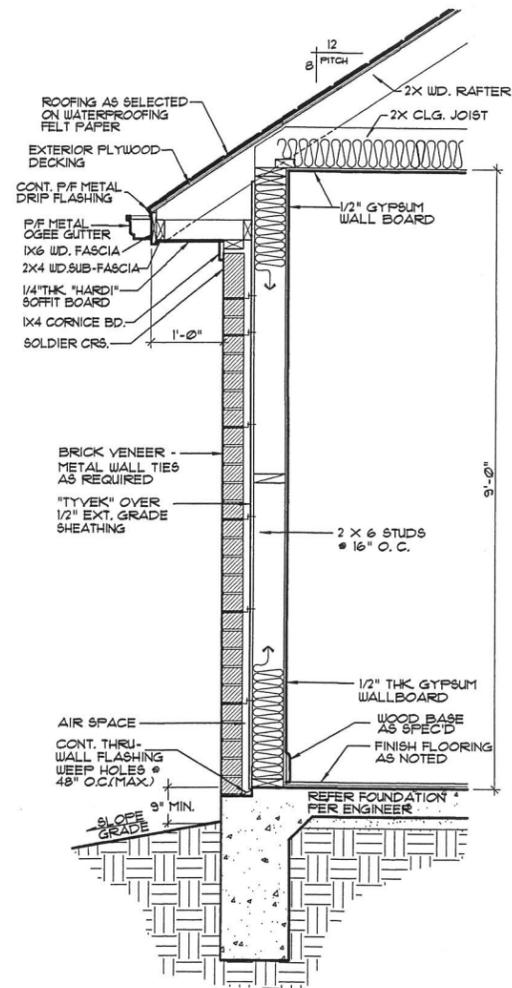
**ROSENBERGER POOL HOUSE**  
1408 W. SECOND STREET  
ARLINGTON, TARRANT COUNTY, TEXAS

**HGC**  
RESIDENTIAL DEVELOPMENT  
200 N. BALLEE AVENUE, SUITE 309, FORT WORTH, TEXAS  
(817) 336-5172 FAX (817) 336-0816

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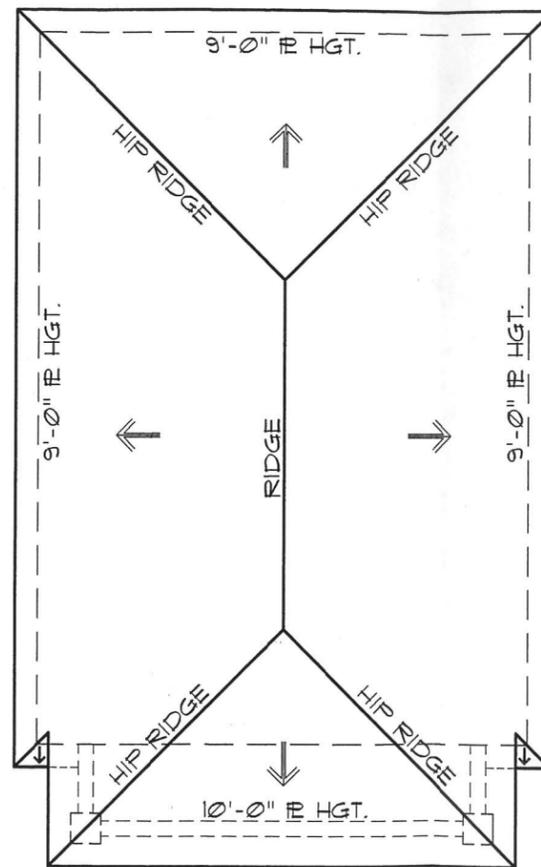


Δ 04-11-14  
REVISION:  
GCG  
DRAWN  
11-14-14

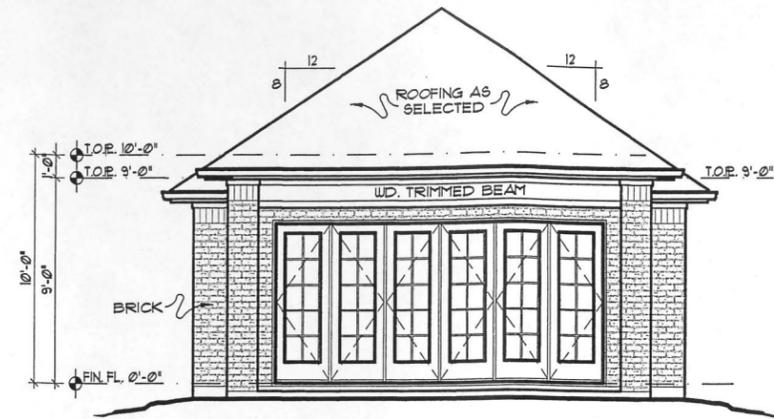


⑥ **TYPICAL WALL SECTION**  
SCALE: 3/4"=1'-0"

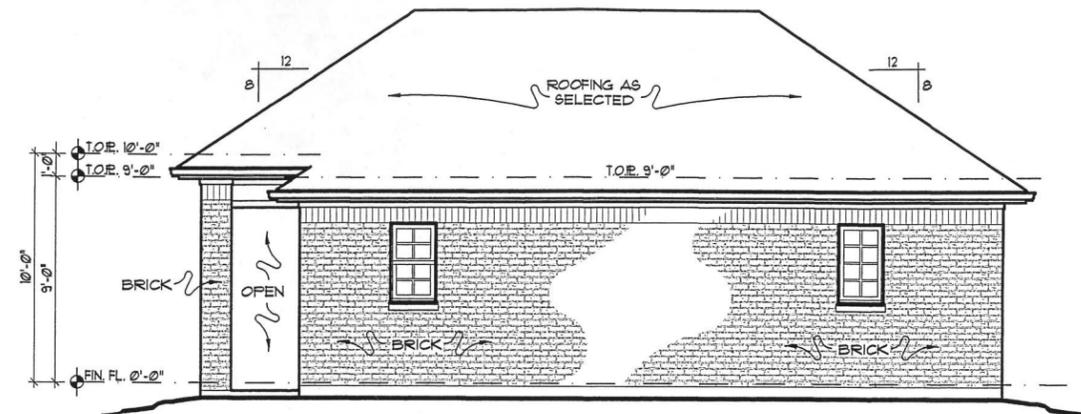
ROOF PITCH TO BE 8 : 12 UN.O.  
OVERHANG TO BE 1'-0" UN.O.  
FLASH ALL ROOF INTERSECTIONS AND  
VERTICAL SURFACES  
ARROWS INDICATE DIRECTION OF DRAINAGE.



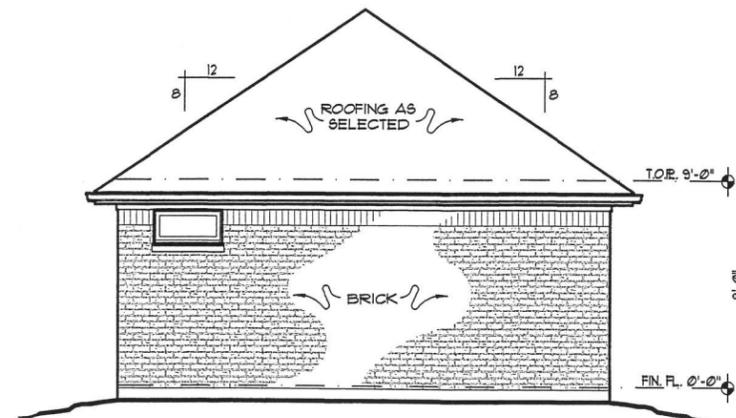
⑤ **ROOF PLAN**  
SCALE: 1/4"=1'-0"



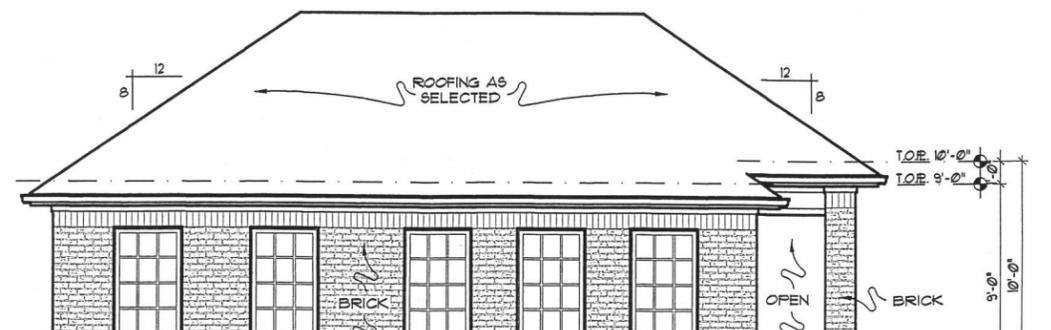
① **FRONT ELEVATION-POOL SIDE**  
SCALE: 1/4"=1'-0"



② **RIGHT-SIDE ELEVATION**  
SCALE: 1/4"=1'-0"



③ **REAR ELEVATION**  
SCALE: 1/4"=1'-0"



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