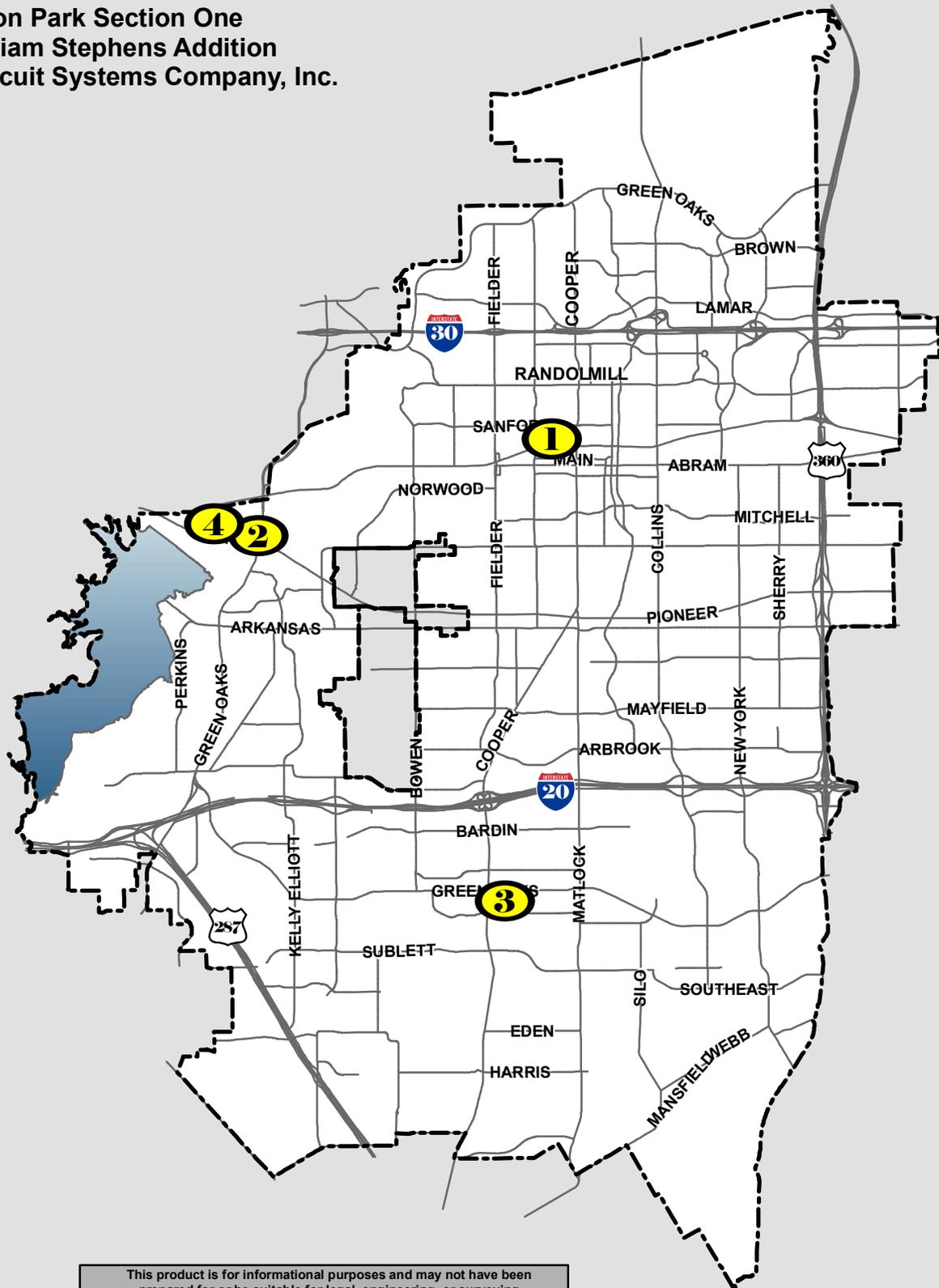


PLANNING & ZONING

July 15, 2015



1. Replat - Hillcrest Addition
2. Replat - Orion Park Section One
3. Replat - William Stephens Addition
4. PD15-5 - Circuit Systems Company, Inc.



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**

**JULY 15, 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 31, 2015
- (b) Planning and Zoning Commission Meeting on August 5, 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**

**JULY 15, 2015
5:30 P.M.**

Meeting order is subject to change per the Commission's Discretion

I. CALL TO ORDER

II. PLEDGE

III. APPROVAL OF MINUTES

- A. Minutes of June 17, 2015 P&Z Meeting

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Replat – Hillcrest Addition, Lots 19E-1 & 19E-2, Block 7, Zoned Residential Medium Density (RM-12); generally located south of West Sanford Street and west of Orange Street with the approximate address being 608 Orange Street.
- B. Replat – Orion Park Section One, Lots 1BR1 & 1BR2, Block 2, Zoned Community Commercial (CC), Industrial Manufacturing (IM), Planned Development (PD) for all CC uses plus a package liquor store, and PD for IM specifically for high impact gas drilling excluding all other uses and a Specific Use Permit for gas drilling and production; generally located north of West Pioneer Parkway and west of West Green Oaks Boulevard with the approximate addresses being 5201 and 5301 West Pioneer Parkway.

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.

- C. 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. Zoning Case PD15-5
(Circuit Systems Company, Inc. – 5201 West Pioneer Parkway)

Application to change the zoning on approximately 7.168 acres from Community Commercial (CC), Industrial Manufacturing (IM), Planned Development (PD) for all CC uses plus a package liquor store, and PD for IM specifically for high impact gas drilling excluding all other uses and a Specific Use Permit for gas drilling and production to Planned Development (PD) for limited Light Industrial (LI) uses, with a Development Plan; generally located north of West Pioneer Parkway and west of West Green Oaks Boulevard.

VI. MISCELLANEOUS

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

VII. ADJOURN

Staff Report



Replat (Hillcrest Addition Lots 19E-1 & 19E-2, Block 7)

Planning and Zoning Meeting Date: 7-15-15

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 19E, Block 7, creating Lots 19E-1 and 19E-2 of the Hillcrest Addition. A demolition permit has been issued for the existing structure on the existing lot. Two new single family homes are proposed for the newly created lots.

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 West Sanford Street and west of Orange Street with the approximate address being 608 Orange Street.

Sector: Central

Council District: 1

Current Zoning: Residential Medium Density 12 (RM-12)

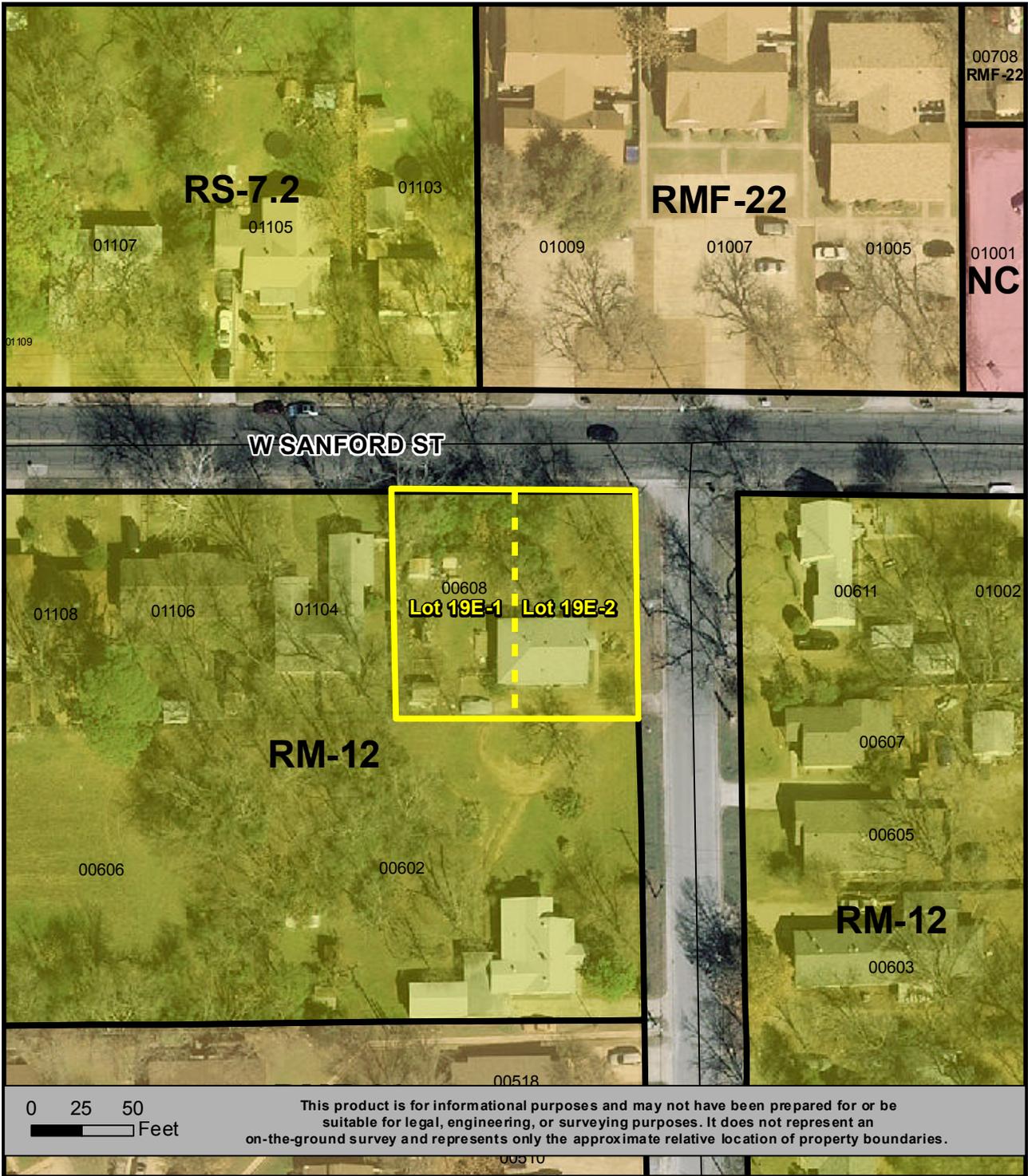
ATTACHED

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

STAFF CONTACT(S)

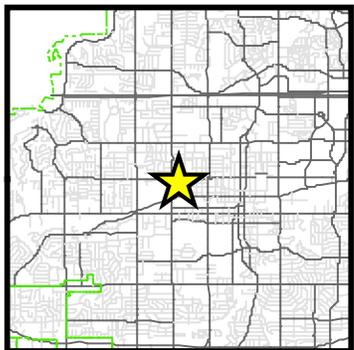
Gincy Thoppil, AICP
Development Planning Manager
Community Development and Planning
817-459-6662
Gincy.Thoppil@arlingtontx.gov

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

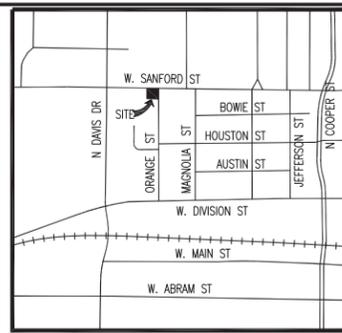
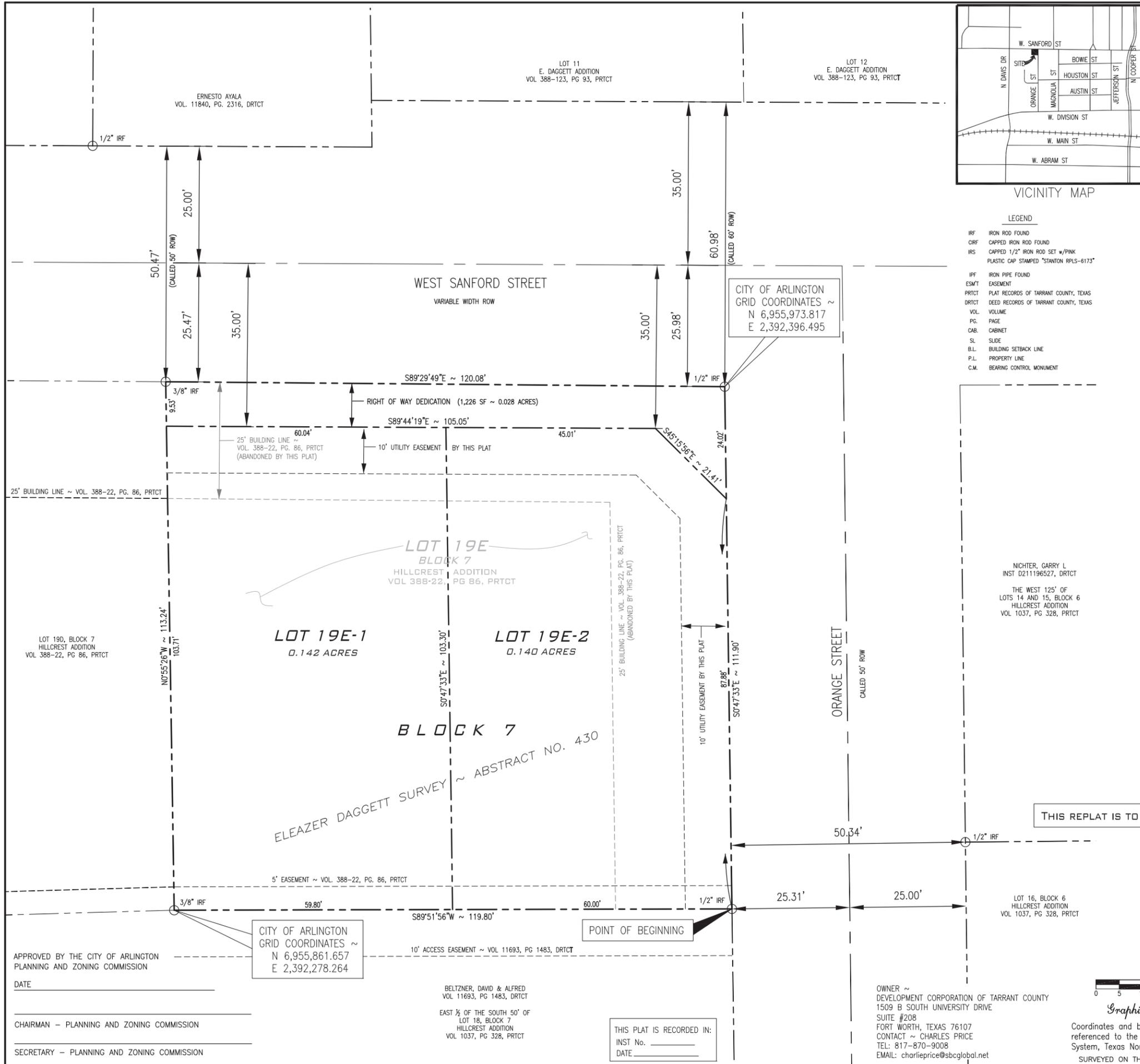


LOCATION MAP

**HILLCREST ADDITION
REPLAT**



Z:\HILLCREST 19E REPLAT 2015\SURVEY\HILLCREST 19E SURVEY.dwg, 6/24/2015 4:23:42 PM, R:\dhhp PDF Printarea.pc3



LEGEND

- IRF IRON ROD FOUND
- CRF 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
- PRCT PLAT RECORDS OF TARRANT COUNTY, TEXAS
- DRCT DEED RECORDS OF TARRANT COUNTY, TEXAS
- VOL VOLUME
- PG PAGE
- CAB CABINET
- SL SLIDE
- B.L. BUILDING SETBACK LINE
- P.L. PROPERTY LINE
- C.M. BEARING CONTROL MONUMENT

§ STATE OF TEXAS
§ COUNTY OF TARRANT

WHEREAS, DEVELOPMENT CORPORATION OF TARRANT COUNTY, acting by and through the undersigned, its duly authorized agent, is the sole owner of all of Lot 19E, Block 7, Hillcrest Addition, an addition to the City of Arlington, Tarrant County, Texas, as recorded in Volume 388-22, Page 86, Plat Records of Tarrant County, Texas (PRCT), located in the Eleazer Daggett Survey, Abstract Number 430, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found, said iron rod being the southeast corner of subject tract and being located in the west right-of-way line of Orange Street, a 50 foot right-of-way;

THENCE South 89°51'56" West, departing the Orange Street right-of-way line, a distance of 119.80 feet, to a 3/8" Iron rod found, at the southeast corner of Lot 19D, Block 7, Hillcrest Addition, an addition to the City of Arlington, Tarrant County, Texas as recorded in Volume 388-22, Page 86, PRCT, for corner;

THENCE North 00°55'26" West, with the east line of aforementioned Lot 19D, a distance of 113.24 feet, to a 3/8" Iron rod found in the south right-of-way of West Sanford Street, called 50 foot right-of-way at this point, and also being the northeast corner of Lot 19D, for corner;

THENCE South 89°29'49" East, with the south right-of-way line of West Sanford Street, a distance of 120.08 feet to a 1/2" iron rod found being at south west side of the Intersection of West Sanford Street, called 60 foot right-of-way at this point, and Orange Street, a 50 foot right of way, for corner;

THENCE South 00°47'33" East, with the west right-of-way line of Orange Street, a distance of 111.90 feet to the POINT OF BEGINNING of herein described tract, containing an area of 13,499.30 square feet, or 0.310 acres of land.

The basis of bearing is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum 1983 (NAD83) 1993 Adjustment.

This Plat does not alter or remove deed restrictions or covenants, if any on this property.

This property may be subject to charges related to Impact fees, and the applicant should contact the City regarding any applicable fees due.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DEVELOPMENT CORPORATION OF TARRANT COUNTY, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as LOTS 19E-1 AND 19E-2, BLOCK 7, HILLCREST 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 thereon.

Pursuant to Section 12.002 of the Texas Property Code, as amended, we 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.

FOR: DEVELOPMENT CORPORATION OF TARRANT COUNTY

Charles Price, President

§ STATE OF TEXAS
§ COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES PRICE, 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 and as the act and deed of said Individual.

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

Notary Public, for the State of Texas

SURVEYOR'S CERTIFICATE

THIS is to certify that Joyce Presley Stanton, a Registered Professional Land Surveyor in the State of Texas, has platted the above subdivision from an actual survey on the ground, and that this plat accurately 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 Presley Stanton
Registered Professional Land Surveyor
Texas Registration No. 6173

THIS REPLAT IS TO CREATE 2 LOTS FROM ONE

0.310 ACRE TRACT
REPLAT
HILLCREST ADDITION
LOTS 19E-1 & 19E-2, BLOCK 7

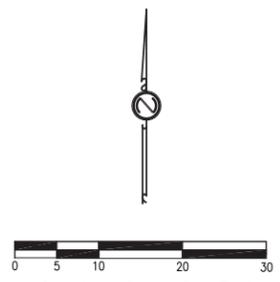
BEING A REPLAT OF LOT 19E, BLOCK 7, HILLCREST ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-22, PAGE 86, PLAT RECORDS OF TARRANT COUNTY, TEXAS IN THE ELEAZER DAGGETT SURVEY, ABSTRACT NO. 430.

ARLINGTON, TARRANT COUNTY, TEXAS

DATE: MAY, 2015 SCALE: 1" = 10' FILE: Z:/HILLCREST 19E REPLAT 2015

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 NO. E-615 & S-100049-00
EMAIL: jstanton@dterry.com



Coordinates and bearings recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.

SURVEYED ON THE GROUND MARCH 23, 2015

APPROVED BY THE CITY OF ARLINGTON
PLANNING AND ZONING COMMISSION

DATE _____

CHAIRMAN - PLANNING AND ZONING COMMISSION _____

SECRETARY - PLANNING AND ZONING COMMISSION _____

CITY OF ARLINGTON
GRID COORDINATES ~
N 6,955,861.657
E 2,392,278.264

BELTZNER, DAVID & ALFRED
VOL 11693, PG 1483, DRCT

EAST 1/2 OF THE SOUTH 50' OF
LOT 18, BLOCK 7
HILLCREST ADDITION
VOL 1037, PG 328, PRCT

POINT OF BEGINNING

THIS PLAT IS RECORDED IN:
INST No. _____
DATE _____

OWNER ~
DEVELOPMENT CORPORATION OF TARRANT COUNTY
1509 B SOUTH UNIVERSITY DRIVE
SUITE #208
FORT WORTH, TEXAS 76107
CONTACT ~ CHARLES PRICE
TEL: 817-870-9008
EMAIL: charlieprice@sbcglobal.net

Staff Report



Replat (Orion Park Section One Lots 1BR1 & 1BR2, Block 2)

Planning and Zoning Meeting Date: 7-15-15

Document Being Considered: Plat

RECOMMENDATION

Consider a Replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, Mycoskie McInnis Associates, proposes to replat Lots 1BR and 1A, Block 2, creating Lots 1BR1 and 1BR2 of the Orion Park Addition. Concurrent to this replat, the applicant has also requested for a zoning change, which is also on the same agenda for consideration. The existing building on Lot 1A is to remain with an addition proposed for the 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 north of West Pioneer Parkway and west of West Green Oaks Boulevard with the approximate addresses being 5201 and 5301 West Pioneer Parkway.
<u>Sector:</u>	West
<u>Council District:</u>	4
<u>Current Zoning:</u>	Community Commercial (CC), Industrial Manufacturing (IM), Planned Development (PD) for all CC uses plus a package liquor store, and PD for IM specifically for high impact gas drilling and a Specific Use Permit for gas drilling and production.

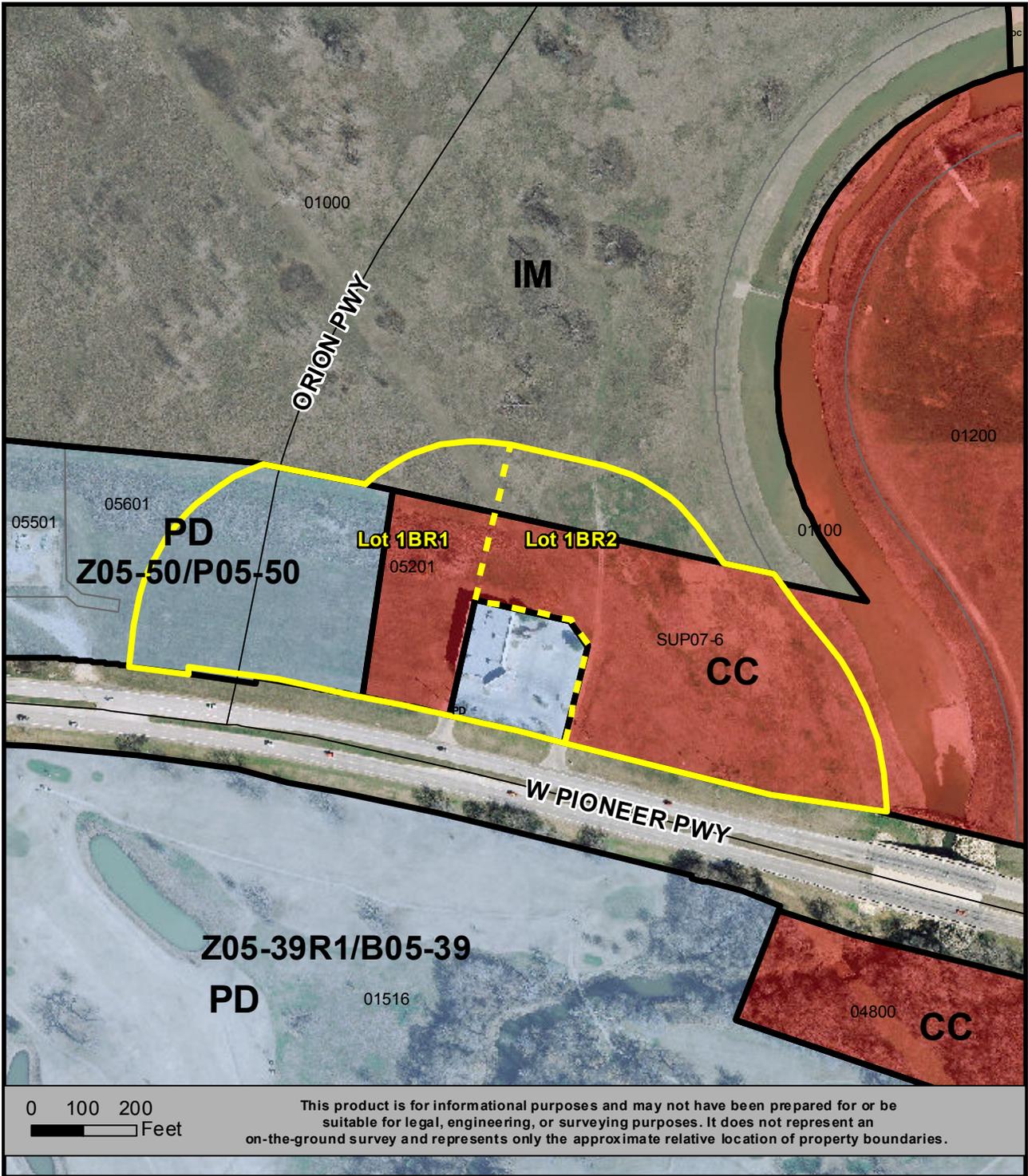
ATTACHED

- 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

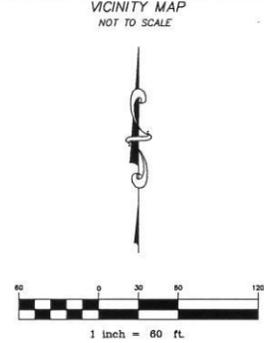
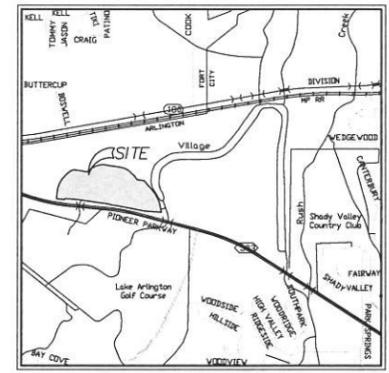
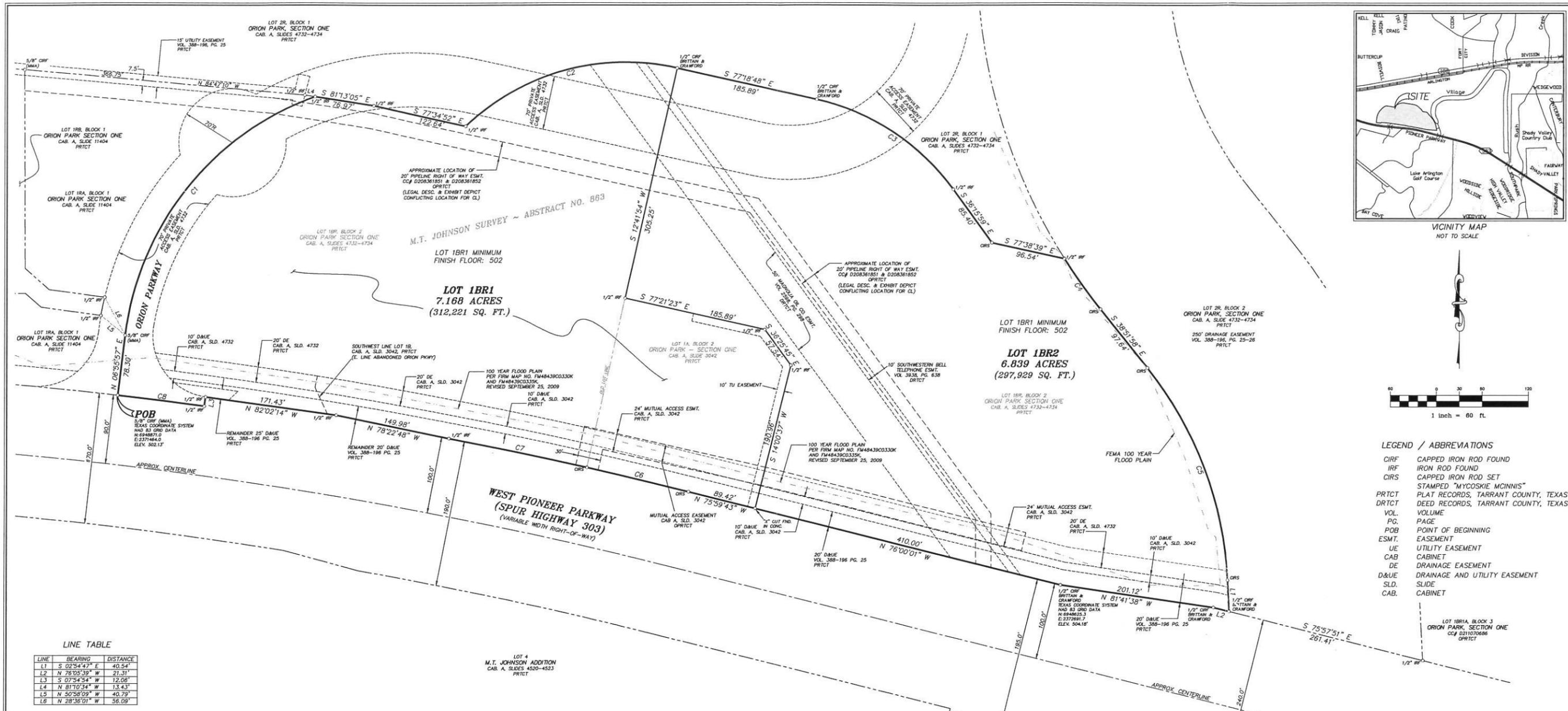
Shon Brooks
Senior Planner
Community Development and Planning
817-459-6514
Shon.Brooks@arlingtontx.gov



LOCATION MAP

**ORION PARK SECTION ONE
REPLAT**





LEGEND / ABBREVIATIONS

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- PRCT PLAT RECORDS, TARRANT COUNTY, TEXAS
- DRCT DEED RECORDS, TARRANT COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- POB POINT OF BEGINNING
- ESMT. EASEMENT
- UE UTILITY EASEMENT
- CAB. CABINET
- DE DRAINAGE EASEMENT
- D&UE DRAINAGE AND UTILITY EASEMENT
- SLD. SLIDE
- CAB. CABINET

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°54'47" E	40.54'
L2	N 76°03'39" W	21.31'
L3	S 07°54'54" W	12.06'
L4	N 81°10'34" W	13.43'
L5	N 50°58'09" W	40.79'
L6	N 28°36'07" W	56.09'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	416.06'	375.87'	63°25'19"	N 38°37'15" E	395.14'
C2	297.6'	305'	55°54'23"	N 74°44'23" E	285.94'
C3	217.65'	305'	40°51'09"	S 56°53'09" E	213.06'
C4	80.36'	725'	6°21'02"	S 35°40'58" E	80.32'
C5	299.15'	476.74'	35°57'11"	S 20°53'23" E	294.27'
C6	135.6'	5825.58'	1°19'58"	N 76°40'22" W	135.6'
C7	184.06'	5825.58'	1°48'33"	N 78°45'58" W	184.06'
C8	113.62'	5819.58'	1°07'07"	N 82°53'44" W	113.62'

- GENERAL NOTES**
- THE BEARINGS AND GRID COORDINATES SHOWN HERE ON ARE IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4302, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK.
 - VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC AND PRIVATE STREETS IN ACCORDANCE WITH CITY ORDINANCES. ALL LANDSCAPING (NOTHING OVER 2 FEET IN HEIGHT AS MEASURED FROM THE TOP OF THE CURB) WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE ORDINANCE.
 - THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
 - THE CITY OF ARLINGTON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION.
 - THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AND ZONE "AE", ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48439C0333K AND NO. 48439C0335K, REVISED SEPTEMBER 25, 2009.

STORMWATER MANAGEMENT AND PRIVATE ACCESS EASEMENT MAINTENANCE STATEMENT

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE FOLLOWING:
 -PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS.
 -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), HERINAFTER COLLECTIVELY 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 FORGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS 1BR2 AND 1BR2, BLOCK 2 ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

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



MERLE W. MILLER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5438
 STATE OF TEXAS
 DATE: JULY 9, 2015

**REPLAT
 LOT 1BR1 & LOT 1BR2, BLOCK 2
 ORION PARK SECTION ONE**
 AN ADDITION TO THE CITY OF ARLINGTON
 TARRANT COUNTY, TEXAS
 BEING 14.007 ACRES OF LAND LOCATED IN THE
 M.T. JOHNSON SURVEY, ABSTRACT NO. 863
 CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

JULY, 2015
 SURVEYOR/ENGINEER:
mima
 OWNER:
 GRADY KING & COMPANY, LLC
 PO BOX 171328, ARLINGTON, TEXAS 76003
 CONTACT: GRADY KING
 PHONE: 817-300-2681
 EMAIL: GKING@CIRSYS.CO.COM
 OWNER:
 JSCP PARTNERS, LP,
 1601 ELM STREET, SUITE 300
 THANKSGIVING TOWER
 DALLAS, TEXAS 75201
 CONTACT: STEPHEN L. BROWN
 PHONE: 214-871-3320
 EMAIL: SBROWN@SOWELL.CO.COM

mycoskie+mcinnis+associates
 civil engineering surveying landscape architecture planning
 tps registration number: 1 - 2759
 tpls registration/license number: 10088000
 200 east abram
 arlington, texas 76010
 817-469-1671
 fax: 817-274-8757
 www.mmtexas.com
 SHEET 1 OF 2

OWNER'S CERTIFICATE
STATE OF TEXAS X
COUNTY OF TARRANT X

WHEREAS JSCP PARTNERS, L.P., ACTING BY AND THROUGH THE UNDERSIGNED, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE M.T. JOHNSON SURVEY, ABSTRACT NO. 863, IN THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS;

BEING A 14.007 ACRE TRACT OF LAND LOCATED IN THE M.T. JOHNSON SURVEY, ABSTRACT NO. 863, IN THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 1BR, BLOCK 2, ORION PARK SECTION ONE, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDES 4732-4734, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT), AND BEING ALL LOT 1A, BLOCK 2, ORION PARK SECTION ONE, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 3042, PRTCT, SAID 14.007 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "MYCOSKIE MCINNIS"; FOR THE SOUTHWEST CORNER OF SAID LOT 1BR, BLOCK 2, SAME BEING THE SOUTHWEST CORNER OF LOT 1RA, BLOCK 1, ORION PARK SECTION ONE, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 11404, PRTCT, AND BEING ON THE NORTH RIGHT OF WAY LINE OF WEST PIONEER PARKWAY (SPUR HIGHWAY 303), SAID POINT OF BEGINNING HAVING A NAD 83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6948871.0 E:2371464.0 (SEE NOTE AT BOTTOM OF DESCRIPTION FOR REFERENCED NETWORK);

THENCE NORTH 06 DEGREES 55 MINUTES 57 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1BR, BLOCK 2, A DISTANCE OF 78.30 FEET, TO A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "MYCOSKIE MCINNIS"; FROM WHICH TO A 1/2 INCH IRON ROD FOUND FOR THE EASTERNMOST SOUTHWEST CORNER OF LOT 1BR, BLOCK 1, OF SAID ORION PARK SECTION ONE BEARS NORTH 50 DEGREES 58 MINUTES 09 SECONDS WEST, A DISTANCE OF 40.79 FEET, AND FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE EASTERNMOST SOUTHWEST CORNER OF LOT 1BR, BLOCK 1, OF SAID ORION PARK SECTION ONE BEARS NORTH 28 DEGREES 36 MINUTES 01 SECONDS WEST, A DISTANCE OF 56.09 FEET, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 375.87 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AND CONTINUING ALONG THE WEST LINE OF SAID LOT 1BR, BLOCK 2, THROUGH A CENTRAL ANGLE OF 63 DEGREES 25 MINUTES 19 SECONDS, AN ARC LENGTH OF 418.08 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 38 DEGREES 37 MINUTES 15 SECONDS EAST, A CHORD LENGTH OF 395.14 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1BR, BLOCK 2, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 81 DEGREES 10 MINUTES 34 SECONDS WEST, A DISTANCE OF 13.43 FEET;

THENCE ALONG THE NORTH LINE OF SAID LOT 1BR, BLOCK 2, THE FOLLOWING CALLS:

SOUTH 81 DEGREES 13 MINUTES 05 SECONDS EAST, A DISTANCE OF 76.97 FEET, TO A 1/2 INCH IRON ROD FOUND;

SOUTH 77 DEGREES 34 MINUTES 52 SECONDS EAST, A DISTANCE OF 122.64 FEET, TO A 1/2 INCH IRON ROD FOUND, BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 305.00 FEET;

ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55 DEGREES 54 MINUTES 23 SECONDS, AN ARC LENGTH OF 297.60 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 74 DEGREES 44 MINUTES 23 SECONDS EAST, A CHORD LENGTH OF 285.94 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "BRITAIN & CRAWFORD";

SOUTH 77 DEGREES 18 MINUTES 48 SECONDS EAST, A DISTANCE OF 185.89 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "BRITAIN & CRAWFORD"; BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 305.00 FEET;

ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 40 DEGREES 53 MINUTES 09 SECONDS, AN ARC LENGTH OF 217.65 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 56 DEGREES 53 MINUTES 09 SECONDS EAST, A CHORD LENGTH OF 213.06 FEET, TO A 1/2 INCH IRON ROD FOUND;

SOUTH 36 DEGREES 15 MINUTES 59 SECONDS EAST, A DISTANCE OF 85.40 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

SOUTH 77 DEGREES 38 MINUTES 39 SECONDS EAST, A DISTANCE OF 96.54 FEET, TO 1/2 INCH IRON ROD FOUND, BEING ON THE WEST LINE OF LOT 2R, BLOCK 2, ORION PARK SECTION ONE, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDES 4732-4734, PRTCT, SAME BEING THE WEST LINE OF A 250 FEET DRAINAGE EASEMENT, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-196, PAGES 25-26, PRTCT, BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 725.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AND ALONG THE WEST LINE OF SAID LOT 2R, BLOCK 2, THROUGH A CENTRAL ANGLE OF 06 DEGREES 21 MINUTES 02 SECONDS, AN ARC LENGTH OF 80.36 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 35 DEGREES 40 MINUTES 58 SECONDS EAST, A CHORD LENGTH OF 80.32 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

THENCE SOUTH 38 DEGREES 51 MINUTES 58 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF SAID LOT 2R, BLOCK 2, A DISTANCE OF 97.64 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS"; BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 478.74 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 35 DEGREES 57 MINUTES 11 SECONDS, AN ARC LENGTH OF 299.15 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 20 DEGREES 53 MINUTES 23 SECONDS EAST, A CHORD LENGTH OF 294.27 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

THENCE SOUTH 02 DEGREES 54 MINUTES 47 SECONDS EAST, A DISTANCE OF 40.54 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "BRITAIN & CRAWFORD"; BEING ON THE NORTH RIGHT OF WAY LINE OF SAID WEST PIONEER PARKWAY (SPUR HIGHWAY 303), FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1BR1A, BLOCK 3, ORION PARK SECTION ONE, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D211070686, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (PRTCT) BEARS SOUTH 75 DEGREES 57 MINUTES 51 SECONDS EAST, A DISTANCE OF 261.41 FEET;

THENCE WESTERLY, ALONG THE NORTH RIGHT OF WAY LINE OF SAID WEST PIONEER PARKWAY (SPUR HIGHWAY 303), THE FOLLOWING CALLS:

NORTH 76 DEGREES 05 MINUTES 39 SECONDS WEST, A DISTANCE OF 21.31 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "BRITAIN & CRAWFORD";

NORTH 81 DEGREES 41 MINUTES 38 SECONDS WEST, A DISTANCE OF 201.12 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "BRITAIN & CRAWFORD";

NORTH 76 DEGREES 00 MINUTES 01 SECONDS WEST, A DISTANCE OF 410.00 FEET, TO AN "X" CUT FOUND IN CONCRETE, BEING THE SOUTHWEST CORNER OF LOT 1A, BLOCK 2, ORION PARK SECTION ONE, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 3042, PRTCT;

NORTH 75 DEGREES 59 MINUTES 43 SECONDS WEST, A DISTANCE OF 89.42 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS"; BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5829.58 FEET;

ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01 DEGREES 19 MINUTES 58 SECONDS, AN ARC LENGTH OF 135.60 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 76 DEGREES 40 MINUTES 22 SECONDS WEST, A CHORD LENGTH OF 135.60 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS"; BEING THE SOUTHWEST CORNER OF SAID LOT 1A, BLOCK 2, AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5829.58 FEET;

ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01 DEGREES 48 MINUTES 33 SECONDS, AN ARC LENGTH OF 184.06 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 78 DEGREES 14 MINUTES 38 SECONDS WEST, A CHORD LENGTH OF 184.06 FEET, TO A 1/2 INCH IRON ROD FOUND;

NORTH 78 DEGREES 22 MINUTES 48 SECONDS WEST, A DISTANCE OF 149.98 FEET, TO A 1/2 INCH IRON ROD FOUND;

NORTH 82 DEGREES 02 MINUTES 14 SECONDS WEST, A DISTANCE OF 171.43 FEET, TO A 1/2 INCH IRON ROD FOUND;

SOUTH 07 DEGREES 54 MINUTES 54 SECONDS WEST, A DISTANCE OF 12.06 FEET, TO A 1/2 INCH IRON ROD FOUND, BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5819.58 FEET;

ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01 DEGREES 07 MINUTES 07 SECONDS, AN ARC LENGTH OF 113.62 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 82 DEGREES 53 MINUTES 44 SECONDS WEST, A CHORD LENGTH OF 113.62 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 14,007 ACRES (610,149 SQUARE FEET) OF LAND, MORE OR LESS;

BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA OPS REFERENCE NETWORK. COORDINATE VALUES ARE PROVIDED FOR LOCATION PURPOSES ONLY (GENERAL) AND SHOULD NOT BE SOLELY RELIED UPON WHEN CONDUCTING A BOUNDARY RETRACEMENT SURVEY.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GRADY KING & COMPANY, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1BR1 & 1BR2, ORION PARK SECTION ONE, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATED TO THE PUBLICS' USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, 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 THIS _____ DAY OF _____, 2015.

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JSCP PARTNERS, L.P., ACTING BY AND THROUGH THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1BR1 & 1BR2, ORION PARK SECTION ONE, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATED TO THE PUBLICS' USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, 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 THIS _____ DAY OF _____, 2015.

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

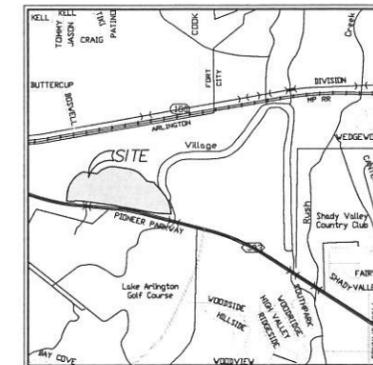
MY COMMISSION EXPIRES: _____

APPROVED:
DIRECTOR OF COMMUNITY DEVELOPMENT AND PLANNING ON _____, 2015.

DIRECTOR OF COMMUNITY DEVELOPMENT AND PLANNING

APPROVED:
CHAIRMAN OF THE PLANNING AND ZONING COMMISSION ON _____, 2015.

CHAIRMAN OF THE PLANNING AND ZONING COMMISSION



VICINITY MAP
NOT TO SCALE



REPLAT
LOT 1BR1 & LOT 1BR2, BLOCK 2
ORION PARK SECTION ONE
AN ADDITION TO THE CITY OF ARLINGTON
TARRANT COUNTY, TEXAS
BEING 14.007 ACRES OF LAND LOCATED IN THE
M.T. JOHNSON SURVEY, ABSTRACT NO. 863
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

JULY, 2015
SURVEYOR/ENGINEER:

mima

mycoskie+mcinnis+associates
civil engineering surveying landscape architecture planning

texas registration number: 1 - 2759
texas registration/license number: 10088000
200 east abram
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

SHEET 2 OF 2

THIS PLAT IS FILED IN DOCUMENT _____, DATE: _____

Staff Report



Replat (William Stephens Addition Lots 48R1, 64A2R1 & 64A2R2)	
Planning and Zoning Meeting Date: 7-15-15	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 and 64A2, creating Lots 48R1, 64A2R1, and 64A2R2 of the William Stephens Addition. The existing structure on Lot 48R, the Skatium skating rink, is to remain. Lot 64A2 is currently undeveloped. A car wash is proposed for Lot 64A2R1 and an office complex is proposed for Lot 64A2R2.

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

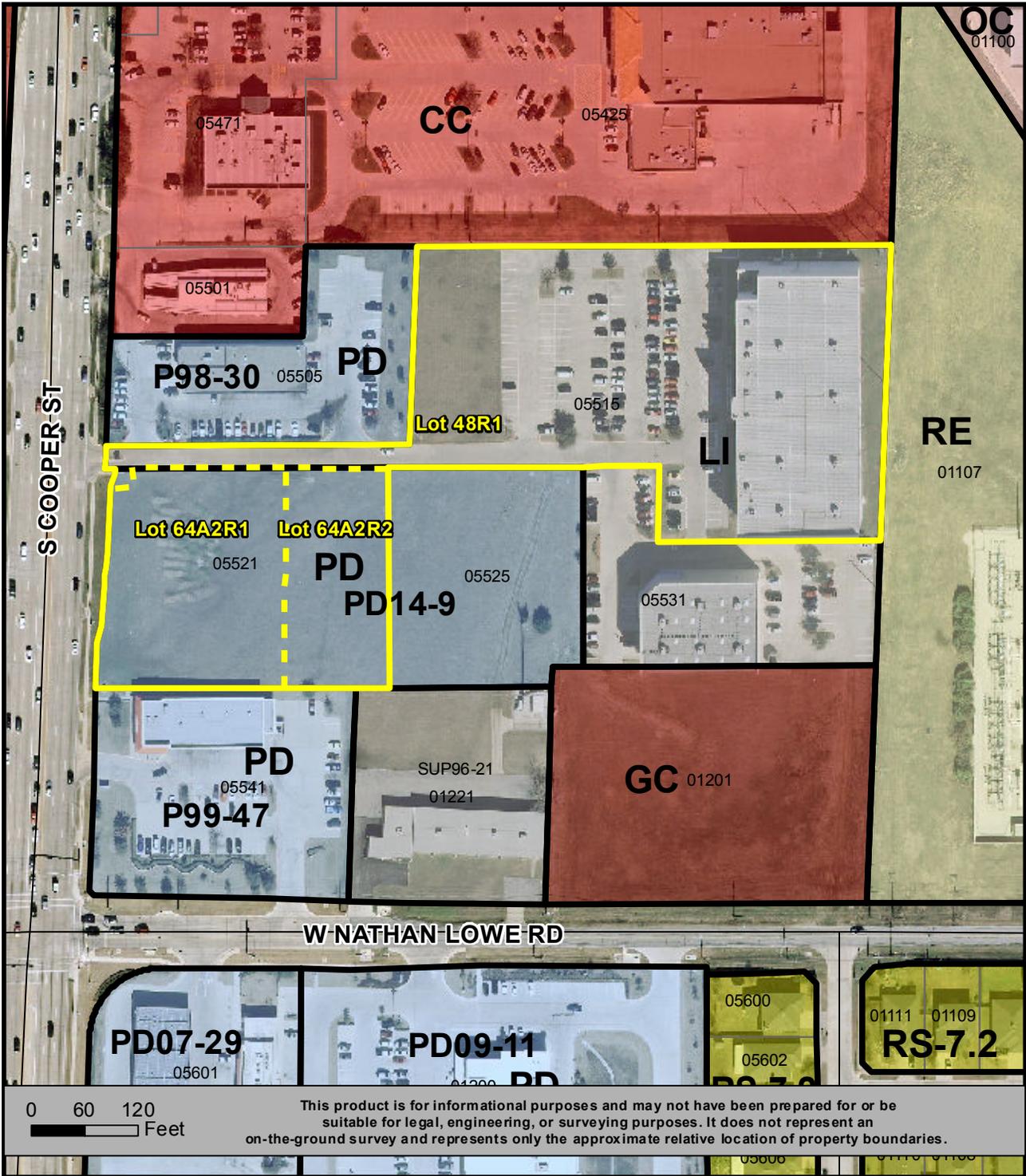
ATTACHED

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

STAFF CONTACT(S)

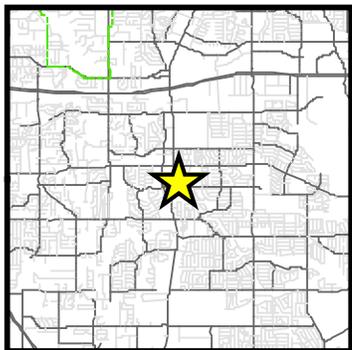
Gincy Thoppil, AICP
Development Planning Manager
Community Development and Planning
817-459-6662
Gincy.Thoppil@arlingtontx.gov

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



LOCATION MAP

WILLIAM STEPHENS ADDITION REPLAT



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 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 D203150009 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 Lot 64-A2 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, along the northerly line of said Lot 64-B1 and along the northerly line of Lot 64-A3 of said William Stephens Addition (Inst. No. D209106250) 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 303.54 feet to a 1/2-inch iron rod found with yellow cap stamped "3688" found for the northwest corner of said Lot 64-A3;

THENCE South 00 degrees 34 minutes 22 seconds East, along the west line of said Lot 64-A3, a distance of 246.92 feet to a 1/2-inch iron rod with yellow cap stamed "ALS" found for the southwest corner of said Lot 64-A3 and being in the north line 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, from which a 1/2-inch iron rod found bears North 50 degrees 21 minutes 35 seconds West at a distance of 0.19 feet;

THENCE South 89 degrees 39 minutes 47 seconds West, along the north line of said Lot 23, passing at a distance of 39.18 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 329.66 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 5.507 acres (239,882 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT AMICUS DEVELOPMENT GROUP, LLC & 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, 64A2R1 & 64A2R2, 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 unity 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 REPAIR 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 REPAIR 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: **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

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 _____ Date
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

REPLAT

**WILLIAM STEPHENS ADDITION
LOTS 48R1, 64A2R1 & 64A2R2
5.507 ACRES**

BEING A REPLAT OF LOT 48R, WILLIAM STEPHENS ADDITION
CAB. A, SL. 1622, P.R.T.C.T &
LOT 64-A2, 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
-JULY 2015-



OWNER:
AMICUS DEVELOPMENT GROUP, LLC
515 CONGRESS AVENUE, STE 1515
AUSTIN, TX 78701
CONTACT: RONNIE CORBIN
PHONE: (479) 221-9595

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

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

Staff Report



Zoning Case PD15-5 (Circuit Systems Company, Inc.)

Planning and Zoning Meeting Date: 7-15-15

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Planned Development PD15-5, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant requests to change the zoning on approximately 7.169 acres addressed at 5201 West Pioneer Parkway, and generally located north of West Pioneer Parkway and west of West Green Oaks Boulevard.

Current zoning: Community Commercial (CC);
Industrial Manufacturing (IM);
Planned Development (PD) for all CC uses plus a package liquor store;
and
PD for IM limited to high impact gas drilling uses and a Specific Use Permit for gas drilling and production.

Requested zoning: Planned Development (PD) for limited Light Industrial (LI) uses, with a Development Plan

Excluded uses: Halfway House, Domestic violence shelter, Massage therapy clinic, Bail bond service, Country club, marina, Tattoo parlor or piercing studio, Gun range (indoor), Nightclub, Specialty paraphernalia sales, Pawn shop, Bar, Microbrewery, micro distillery, winery, Wrecker service, Salvage yard (indoor), Airport or landing field, Electric generating plant, Cold storage plant, Pawn shop, Package liquor store, Sexually oriented business, Trailer camp | RV park, Gun club, skeet, or target range (outdoor), Boat and accessory sales, rental and service, Stables, commercial, Food processing, Wrecker service, Auto repair garage, major, and Firearm sales.

The subject site includes the entire lot addressed at 5301 West Pioneer Parkway and a portion of the lot addressed at 5201 West Pioneer Parkway. Concurrent to this zoning case, the applicant has also submitted a replat to create the subject site as one lot, which is also on the same agenda for consideration.

In 1996 a package liquor store was developed at 5301 West Pioneer Parkway; which is currently vacant. The other lot is undeveloped. At the time of the building's construction, the subject site and the adjacent property's zoning was the same, therefore, no transitional buffer was required between the properties.

Adjacent Land Uses

The property to the east is zoned CC and is developed with a church. The adjacent property to the west is developed with a gas well drilling site and zoned PD for all IM uses limited to

high impact gas drilling use and a Specific Use Permit for gas drilling and production. The property to the north is undeveloped, and is zoned IM. Lake Arlington Golf Course is located on the south side of West Pioneer Parkway, which is zoned PD for CC uses limited to a municipal golf course.

Circuit Systems Company, Inc.

The applicant is proposing to relocate their existing business, Circuit Systems Company, Inc., to the proposed location for purposes of expansion.

The Circuit Systems Company has operated for over 30 years and is currently located at 2628 Colorado Circle, adjacent to Colorado Lane in Arlington. The company is one of a limited number of U.S based producers of aerospace bonding jumper cables, bus bars, and grounding straps. Additionally, the company's products are used on commercial and military aircraft. Starting their business in a single lease space, the Circuit Systems Company has grown to include multiple lease spaces including the majority of the building it currently occupies.

Development Plan

The development plan proposes an addition of 9,788 square feet to the existing building of 11,880 square feet, with a total building area of 21,668 square feet. The proposed building will include approximately 16,017 square feet of light manufacturing area and 5,651 square feet of office and administration area.

The existing tilt wall panel building will be repainted. Natural stone will be applied at strategic locations as an accent material for added visual appeal to the street facing building elevation or the south elevation. The entry feature will be enhanced with the stone treatment from the ground up to the roof level.

The proposed addition will continue a matching appearance of painted tilt wall panels with reveals, and accent stone on the southern elevation. There will be a series of three canopies to enhance the walls' appearance as well as three windows included on the southern elevation of the proposed addition. While visible, but further away from the buildings main entrance, the west elevation will include reveals in the concrete tilt wall panels and painted with an earth tone.

Landscaping and Screening

Phase 1: The lot with the former package liquor store contains many existing mature trees in the street frontage landscape setback area, ranging from seven to 13 caliper inches in size. Complying with the Unified Development Code (UDC) requirements, additional landscape islands have been proposed within the internal parking lot with trees having a minimum of four inches caliper at installation. The dumpster enclosure is screened by existing six-inch caliper and eight-inch caliper trees. The applicant proposes to plant five shrubs at the base of the enclosure on the south side.

Phase 2: The applicant proposes an artificial lot line to demarcate the extent of development (including landscaping) on the undeveloped lot on the west side. Based on that, Phase 2 will only have a street frontage of 184 linear feet, which would require 15 feet of landscape setback area with one four-inch caliper tree for every 45 feet of the required landscape setback, and would account to four trees. The applicant is exceeding the minimum requirements by proposing six four-inch caliper trees on the lot demarcated by the artificial lot line, and an additional four four-inch caliper trees extending beyond the artificial lot line for additional screening. Per the UDC, 14 plants per 50 linear feet are required in that landscape setback area. The applicant is proposing 17 plants per 50 linear feet.

The loading docks are proposed to be screened from view from West Pioneer Parkway by an eight foot-eight inch (8'-8") tall screening wall constructed using tilt wall panels with reveals to match the walls used for the building. In front of the screening wall, the applicant is proposing six Nellie R. Stevens Hollies for additional visual appeal.

Deviations

With this case, the applicant is seeking deviation in the screening and buffering requirements adjacent to the CC zoned property to the east. Per the UDC, a minimum 30-foot buffer is required separating LI and CC zoning districts. In this buffer, one tree for every 450 square feet of buffer area is required and a minimum six foot masonry screening wall is required along the property line.

Parking

Based on the proposed use, 24 parking spaces are required. The site currently has 72 parking spaces. No new parking spaces have been provided with this development plan.

Comprehensive Plan Analysis

The Comprehensive Plan, *99 Square Miles*, contains goals in this area to maintain residential uses supported by neighborhood convenience and light office commercial uses. While light manufacturing is not included as ideal in this development area, the proposed use is a target industry in the City's Economic Development Strategy as "aerospace products" including manufacturing and research and development functions. Further, the specific site of this zoning request has a history of industrial-type zoning, and does not have any immediate residential development that would be negatively impacted by the proposed activities. Additionally, the PD for LI uses plus light manufacturing will limit the future uses of the site to uses that are more appropriate in this development area.

The proposed development advances many of the City's long term economic development goals, and is in a generally appropriate location for the types of activities proposed. The zoning request is in general conformance with the City's Comprehensive Plan.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Development Plan (5 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
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817-459-6662
Gincy.Thoppil@arlingtontx.gov

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

Case Information



Applicant: Mycoskie McInnis Associates represented by Cliff Mycoskie, RLA

Property Owner: JSCP Partners, L.P. represented Stephen L. Brown

Sector Plan: West

Council District: 4

Allowable Uses: Light Industrial

Development History: The subject site is currently being replatted to Lot 1BR1 & 1BR2, Block 2 Orion Park Section One.

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

Transportation: The proposed development has two points of access from West Pioneer Parkway.

Thoroughfare	Existing	Proposed
West Pioneer Parkway	190' - 4 Lane Divided Major Arterial	190' - 6 Lane Divided Major Arterial

Traffic Impact: The proposed zoning will generate similar traffic patterns as the existing zoning and will not impact the adjacent street system.

Water & Sewer: Water is available from a 12-inch water line in West Pioneer Parkway. Sanitary Sewer is available from a 10-inch sanitary sewer line in West Pioneer Parkway.

Drainage: The site is located within the Lower Village Creek drainage basin. No portion of the site is located in a floodplain. No significant drainage impacts are expected to result from development of this site as long as the site complies with relevant city ordinances.

Fire: Fire Station Number 14, located at 5501 Ron McAndrew, provides protection to this site. The estimated fire response time is within five minutes, which is in keeping with recommended standards.

School District: Arlington Independent School District.

Notices Sent:
Neighborhood Associations: ACTION North
Arlington Alliance for Responsible Government

Case Information



Arlington Chamber of Commerce
East Arlington Review
East Arlington Review
Far South Arlington Neighborhood Assn
Forest Hills HOA
Northern Arlington Ambience
WeCan (West Citizen Action Network)
Enclave of Shady Valley HOA
Enclave of Shady Valley HOA
Shady Valley West HOA

Property Owners: 5
Letters of Support: 0
Letter of Opposition: 0

Itemized Allowable Uses



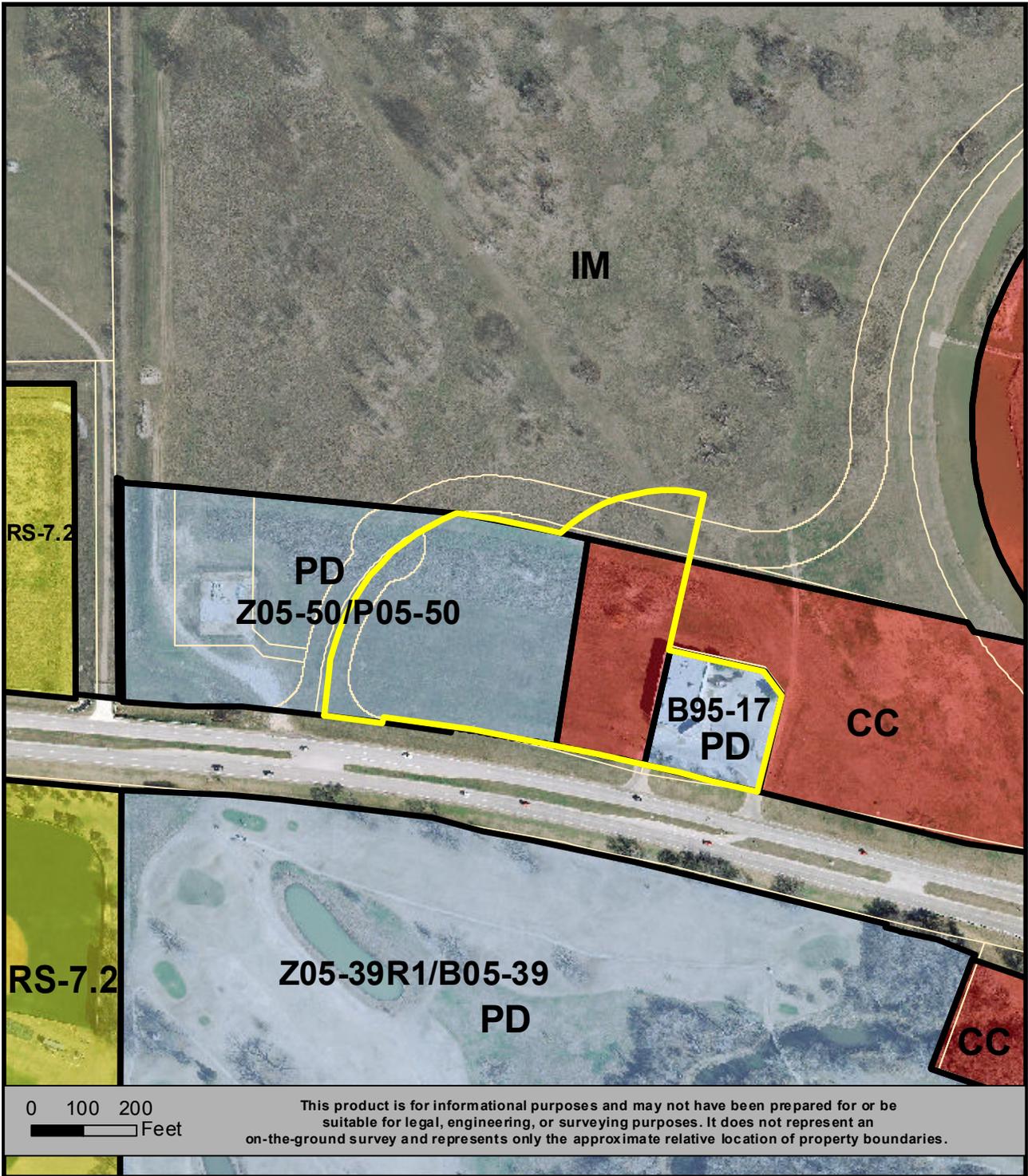
Allowable Uses

Planned Development (PD) for limited Light Industrial (LI) uses, with a Development Plan.

Permitted - Art gallery or museum, Emergency shelter, Government administration and civic buildings, Mortuary/crematory/funeral chapel, Philanthropic institution (other than listed), Religious assembly, Business school, University/college/seminary, Hospital, Medical or dentist office or clinic, Cemetery, Community garden, Public park or playground, Crop production, Kennel, commercial, Veterinary Clinic, Car wash, Gasoline sales, Motor vehicle rental, Motor vehicle sale, new, Catering service, Restaurant, Restaurant, take-out and delivery only, Office, business or professional, Telemarketing call center, General personal services (other than listed), Private club/lodge/fraternal organization, Golf course, Recreation, general outdoor (other than listed), Building and landscaping materials and lumber sales, General retail store (other than listed), Nursery, garden shop or plant sales, Second-hand goods store, Swimming pool, spa and accessory sales and service, Cleaners, commercial, Heavy machinery rental, sales, and service, Medical or scientific research laboratory, Custom and craft work, Manufacturing, light, Transit passenger terminal, Electric utility substation, Radio or TV station or studio, Utility lines, towers or metering station, Utility installation other than listed, Contractors plant, shop and/or storage yards, Distribution Center/warehouse, Wholesale supply business

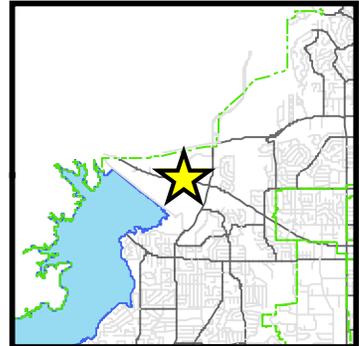
Specific Use Permit (SUP) - Full service hotel, motel, residences hotel/motel, large scale retail, day care, public or private school, Gas drilling, Auto service center, Motor vehicle sales, used, Hotel, limited service, Residence hotel, Day care center, Gas well, Telecommunications Facilities Towers >75ft., Stealth towers>100ft.

Conditions (C) - Financial service, Restaurant with drive-through, Hotel, full service, Open-air vending, Building maintenance sales and service, Telecommunications Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75ft., Stealth towers ≤100ft., Self-storage facility, Outside storage



**LOCATION MAP
PD15-5**

CC, IM, PD for CC, PD for IM to PD for limited LI uses
7.168 ACRES



PD15-5

North of West Pioneer Parkway and west of West Green Oaks Boulevard



View of the subject site. View west from entrance at West Pioneer Parkway.



View of adjacent church property. View east.



View of the adjacent gas well site. View west.



View of notification sign. View west on West Pioneer Parkway.

CIRCUIT SYSTEMS COMPANY, INC.

CURRENT ZONING
COMMUNITY COMMERCIAL (CC), INDUSTRIAL MANUFACTURING (IM) & PLANNED DEVELOPMENT (PD)

PROPOSED ZONING
PLANNED DEVELOPMENT (PD) FOR LIMITED LIGHT INDUSTRIAL (LI) USES

OWNER/DEVELOPER

LOT 1A, BLOCK 2
GRADY KING & COMPANY, LLC
PO BOX 171328
ARLINGTON, TX 76003
CONTACT: GRADY KING
PH: 817-300-2681

OWNER

PORTION OF LOT 1BR, BLOCK 2
JSCP PARTNERS L.P.
1601 ELM STREET, STE. 300
DALLAS, TEXAS 75201
CONTACT: STEPHEN L. BROWN
PH: 214-871-5320

**ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT**

MYCOSKIE+MCINNIS+ASSOCIATES
200 E. ABRAM STREET
ARLINGTON, TEXAS 76010
CONTACT: JACOB SUMPTER, AICP
PH: 817-469-1671

ARCHITECT

ERIN ARCHITECTS
10711 PRESTON ROAD, STE. 250
DALLAS, TEXAS 75230
CONTACT: ED NELSON AIA, NCARB, LEED AP
PH: 214-361-8485

LEGAL

LOT 1A & A PORTION OF LOT 1BR OF THE ORION PARK - SECTION ONE ADDITION

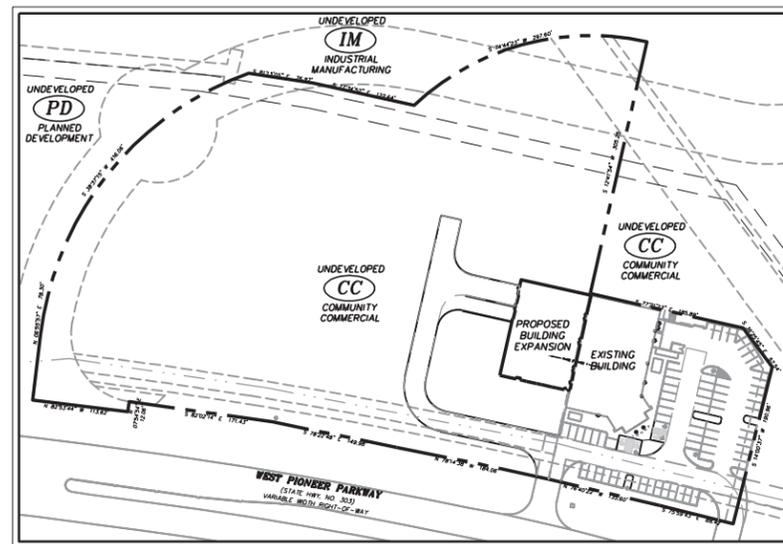
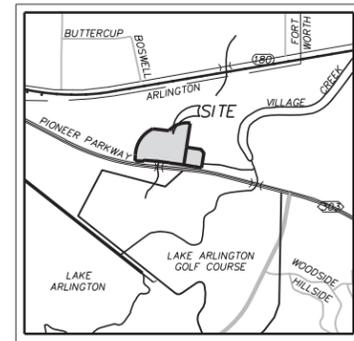
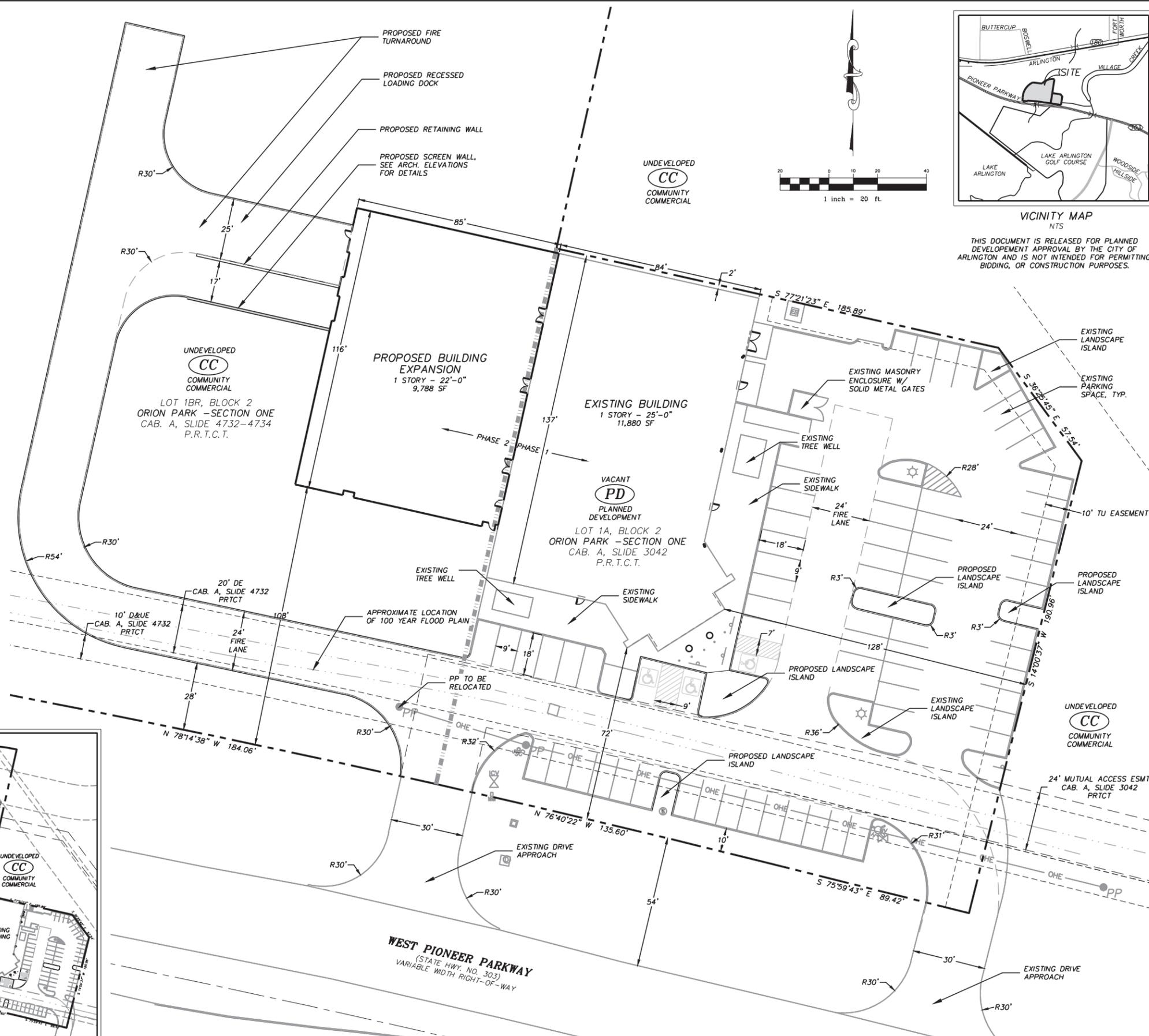
SITE DATA TABLE

1. AREA OF SUBJECT PROPERTY	7.168 AC, 312,238 SF
2. # OF LOTS	1 (PROPOSED)
3. EXISTING - GROSS BUILDING SF	11,880 SF
4. PROPOSED - GROSS BUILDING SF	9,788 SF

PARKING TABLE

REQUIREMENT	#	SPACES REQUIRED	SPACES PROVIDED
LIGHT MANUFACTURING	0.8 PS / 1,000 SF	16,017 SF	13 PS 37 PS
OFFICE/ADMINISTRATION	2 PS / 1,000 SF	5,651 SF	11 PS 35 PS
TOTAL			24 PS 72 PS
ACCESSIBLE		3 PS	3 PS

- ALL PARKING IS EXISTING AND NO NEW PARKING IS PROPOSED.
- ALL ON SITE SPACES ARE A MINIMUM 9' X 18'.



CIRCUIT SYSTEMS COMPANY, INC.
PLANNED DEVELOPMENT
ARLINGTON, TEXAS

PROJECT TITLE:
CIRCUIT SYSTEMS COMPANY, INC.
PLANNED DEVELOPMENT

m|ma
mycoskie mcinnis associates
license registration number: 1 - 2759
200 east abram
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmotexas.com

PROJECT NUMBER: 2780-00-01
PROJECT MANAGER: J. SUMPTER
DRAWN BY: D. JOINER
CHECKED BY: J. SUMPTER
ISSUE DATE: 07/07/2015

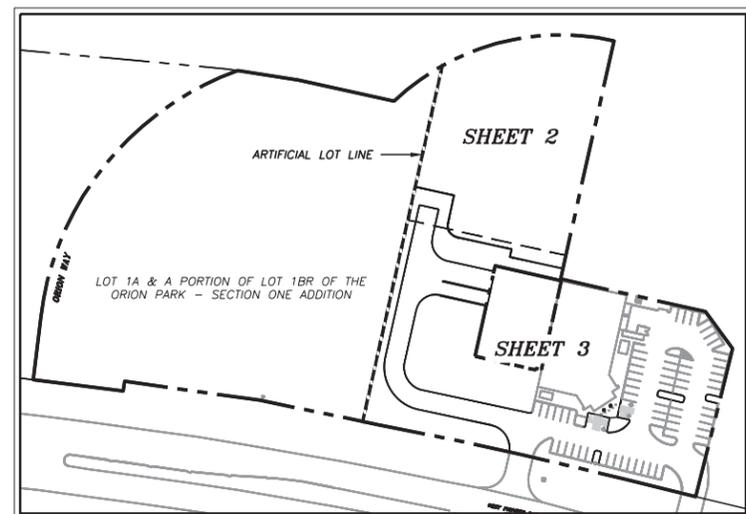
REV. DATE DESCRIP. BY
SHEET CONTENT:
SITE PLAN PD15-5

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	CE	7	CEDAR ELM / ULMUS CRASSIFOLIA	B & B OR CONTAINER	4" CAL.	10'-11' HT., 8' MIN. SPREAD
	CP	7	CHINESE PISTACHE / PISTACIA CHINENSIS	B & B OR CONTAINER	4" CAL.	10'-11' HT., 8' MIN. SPREAD
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	AS	28	AUTUMN SAGE 'RASPBERRY' / SALVIA GREGGII	3 GAL.		
	CG	17	BRIGHT BEAD COTONEASTER / COTONEASTER GLAUCOPHYLLUS	3 GAL.		
	DW	3	DESERT SPOON / DASYLIRION WHEELERI	3 GAL.		
	IB	38	DWARF BURFORD HOLLY / ILEX CORNUTA 'BURFORDII NANA'	3 GAL.		
	EG	21	GLOSSY ABELIA / ABELIA GRANDIFLORA 'EDWARD GOUCHER'	3 GAL.		
	LG	5	GREEN CLOUD TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM	3 GAL.		
	LM	46	LINDHEIMER'S MUHLY / MUHLENBERGIA LINDHEIMERI	3 GAL.		
	MF	55	MEXICAN FEATHER GRASS / NASSELLA TENUISSIMA	1 GAL.		
	NS	6	NELLIE R. STEVENS HOLLY / ILEX X 'NELLIE R. STEVENS MUST BE 4" IN HEIGHT AT TIME OF PLANTING	B&B OR CONTAINER		4' MIN. HT., 2.5' MIN. SPREAD
	ZM	15	ZEXMENIA / WEDELIA HISPIDA	1 GAL.		
GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	BS	461	BERKELEY SEDGE / CAREX TUMULICOLA	1 GAL.		
	CB	27,947 SF	COMMON BERMUDA / CYNODON DACTYLON	HYDROMULCH		
	TI	86	TRAILING INDIGO BUSH / DALEA GREGGII	1 GAL.		

PLANT MATERIAL NOTES:

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



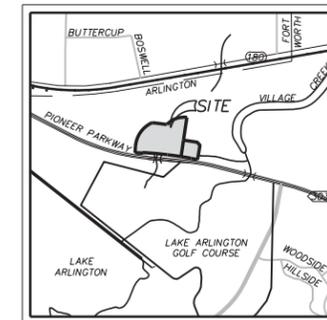
OVERALL PROPERTY
1"=100'

LANDSCAPE DATA

ELEMENT	REQUIRED	PROVIDED
PERIMETER LANDSCAPE SETBACK	15' SETBACK	15' SETBACK AT PROPOSED IMPROVEMENTS, 10' SETBACK AT EXISTING IMPROVEMENTS
PERIMETER LANDSCAPE SETBACK TREES	PIONEER PARKWAY: 427.73' FRONTAGE = 427.73/35' = (13), 3" CAL. TREES REQUIRED	(10) 4" CALIPER PROPOSED TREES AND (7) EXISTING TREES, MIN. 7" CALIPER
LANDSCAPE SETBACK PLANTS REQ'D	REQUIRED: 14 SHRUBS PER EACH LINEAR FOOT OF FRONTAGE; PIONEER PARKWAY: 427.73' FRONTAGE = 427.73/50 = 8.55, 8.55 X 14 = 120 SHRUBS REQUIRED	(122) SHRUBS PROVIDED
PARKING LOT TREES	ONE (1), 3" CAL. TREE PER 10 PARKING SPACES PROVIDED (SPACES ADJACENT TO LANDSCAPE SETBACK AND GARAGE SPACES ARE NOT INCLUDED). PARKING SPACES PROVIDED: 57 SPACES (NOT ADJACENT TO LANDSCAPE SETBACK) PARKING LOT ISLANDS / TREES REQUIRED: 1 PER 10 SPACES = (6) PARKING LOT ISLANDS / TREES REQ'D	(11) PARKING LOT ISLANDS PROVIDED (8) PARKING LOT TREES PROVIDED, MIN. 4" CALIPER

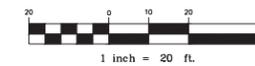
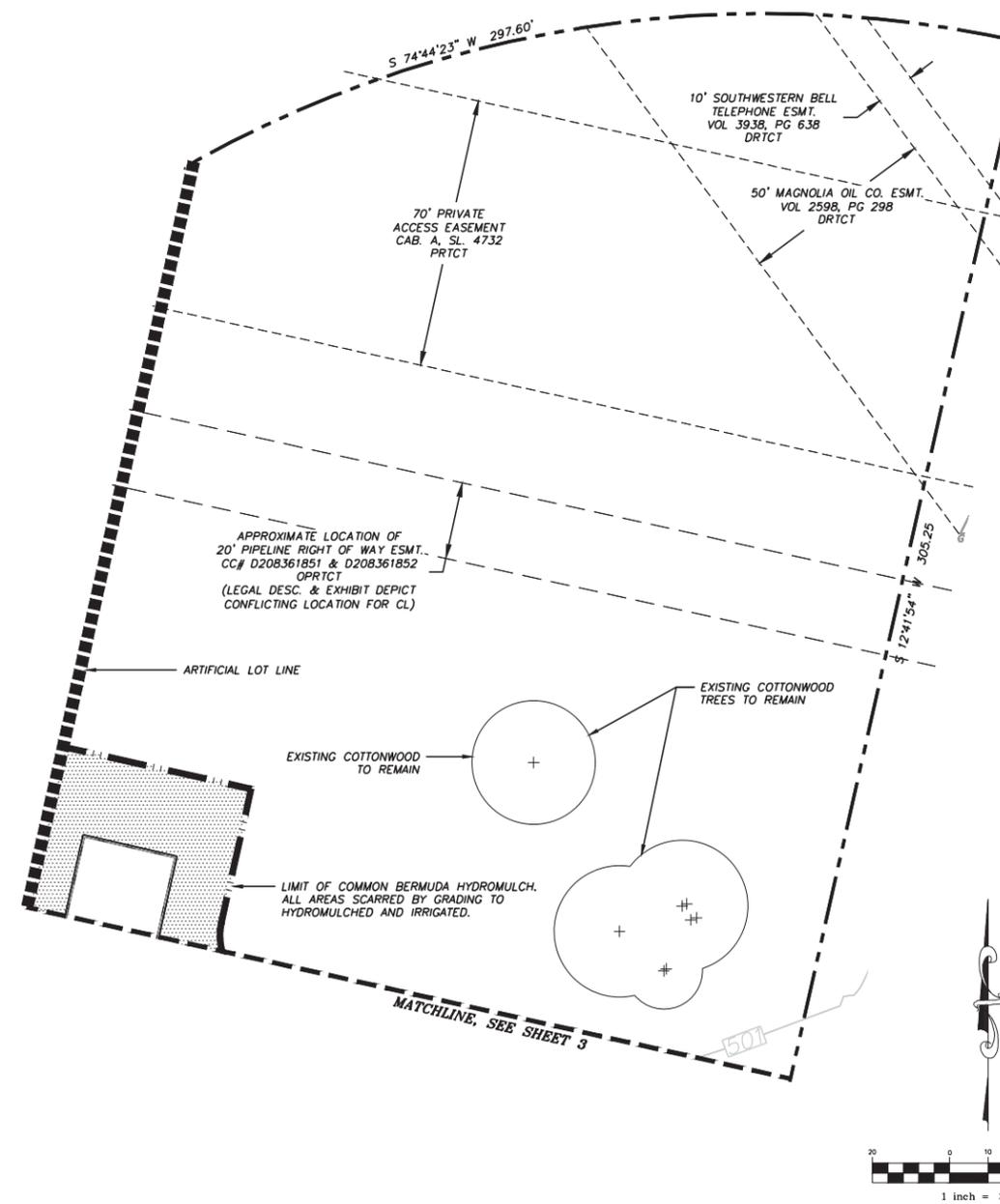
TREE MITIGATION NOTE:

ALL PROTECTED TREES CURRENTLY ON SITE WILL BE PRESERVED. THESE PLANS DO NOT PROPOSE THE REMOVAL OF ANY PROTECTED TREES.



VICINITY MAP
NTS

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**CIRCUIT SYSTEMS
COMPANY, INC.**
PLANNED DEVELOPMENT
ARLINGTON, TEXAS

PROJECT TITLE:
**CIRCUIT SYSTEMS
COMPANY, INC.
PLANNED DEVELOPMENT**

mma
myosotis maclain associates
landscape architecture and site planning
license registration number: 1 - 2759
200 east abram
arlington, texas 76010
817-469-1671
fax: 817-374-8757
www.mma-texas.com

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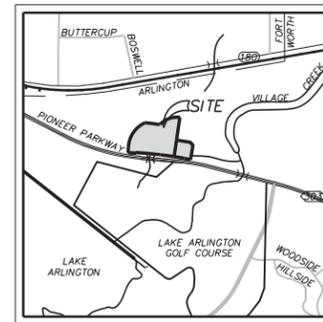
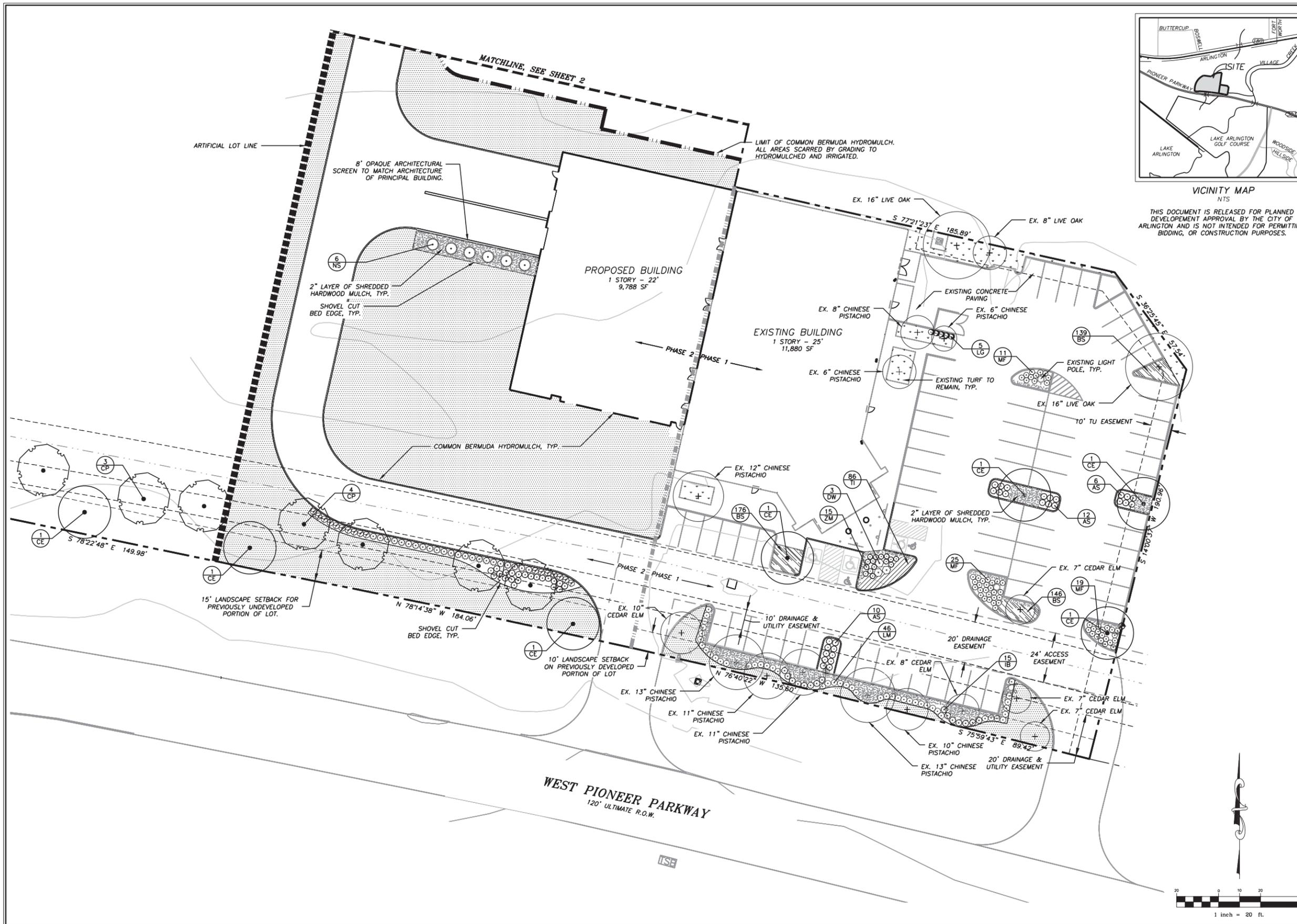
PROJECT NUMBER: 2780-00-01
PROJECT MANAGER: J. SUMPTER
DRAWN BY: D. JOINER
CHECKED BY: J. SUMPTER
ISSUE DATE: 07/07/2015

REV. DATE DESCRIP. BY
SHEET CONTENT:
**LANDSCAPE
PLAN
PD15-5**

SHEET NO:

2

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VICINITY MAP
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**CIRCUIT SYSTEMS
COMPANY, INC.**
PLANNED DEVELOPMENT
ARLINGTON, TEXAS

PROJECT TITLE:
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COMPANY, INC.**
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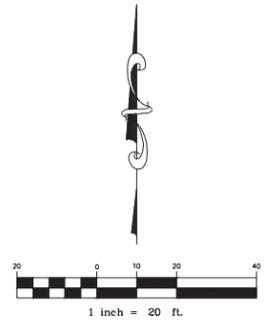
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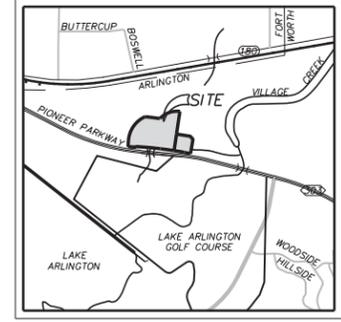
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PLAN
PD15-5**

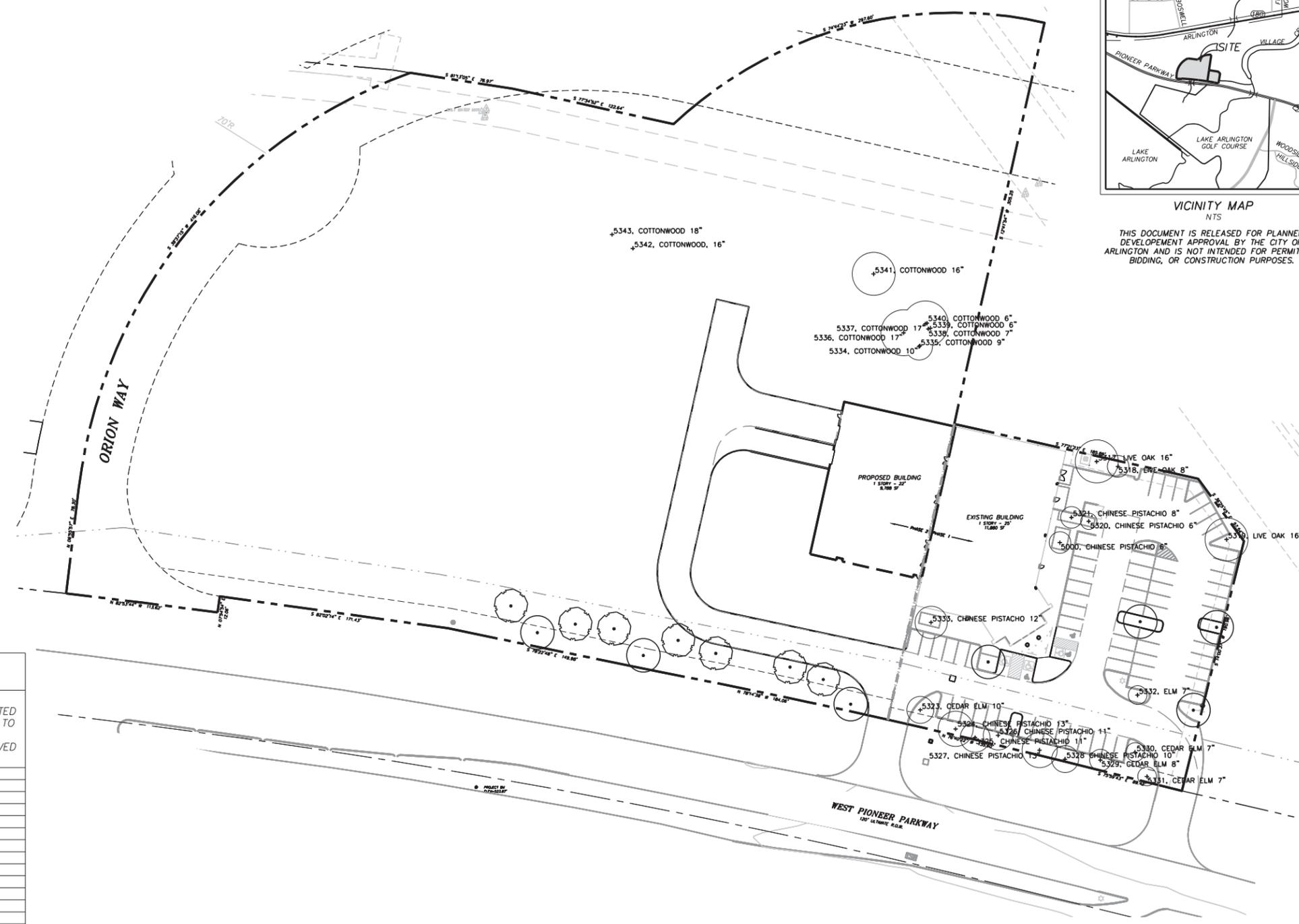
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**CIRCUIT SYSTEMS
COMPANY, INC.
PLANNED DEVELOPMENT
ARLINGTON, TEXAS**

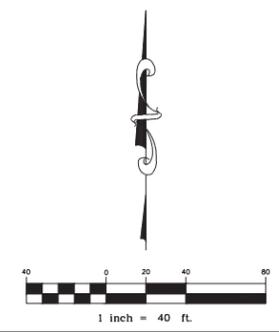


VICINITY MAP
NTS
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TREE MITIGATION DATA				
TAG #	SPECIES	CALIPER INCHES	NON-PROTECTED	PROTECTED INCHES TO BE PRESERVED
5000	CHINESE PISTACHIO	6		6
5317	LIVE OAK	16		16
5318	LIVE OAK	8		8
5319	LIVE OAK	16		16
5320	CHINESE PISTACHIO	6		6
5321	CHINESE PISTACHIO	8		8
5323	CEDAR ELM	10		10
5324	CHINESE PISTACHIO	13		13
5325	CHINESE PISTACHIO	11		11
5326	CHINESE PISTACHIO	11		11
5327	CHINESE PISTACHIO	13		13
5328	CHINESE PISTACHIO	10		10
5329	CEDAR ELM	8		8
5330	CEDAR ELM	7		7
5331	CEDAR ELM	7		7
5333	CHINESE PISTACHIO	12		12
5334	COTTONWOOD	10	10	
5335	COTTONWOOD	9	9	
5336	COTTONWOOD	17	17	
5337	COTTONWOOD	17	17	
5338	COTTONWOOD	7	7	
5339	COTTONWOOD	6	6	
5340	COTTONWOOD	6	6	
5341	COTTONWOOD	16	16	
		TOTALS:	88	162
		NEGATIVE TREE POINT TOTAL:	-0-	
		POSITIVE TREE POINT TOTAL:	+162	
		TREE POINT TOTAL:	+142	

PROPOSED TREE LEGEND						
TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	CE	7	CEDAR ELM / ULMUS CRASSIFOLIA	B & B OR CONTAINER	4" CAL.	10'-11' HT., 8' MIN. SPREAD
	CP	7	CHINESE PISTACHE / PISTACIA CHINENSIS	B & B OR CONTAINER	4" CAL.	10'-11' HT., 8' MIN. SPREAD



PROJECT TITLE:
**CIRCUIT SYSTEMS
COMPANY, INC.
PLANNED DEVELOPMENT**

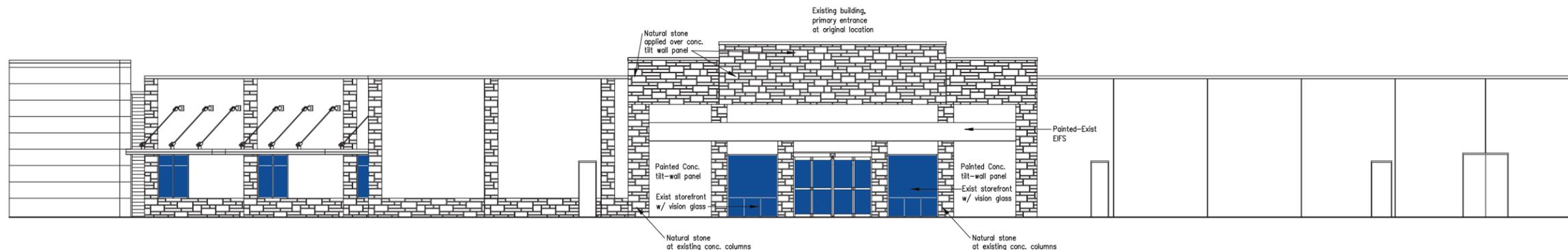
mima
mynorcia mclinnis associates
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arlington, texas 76010
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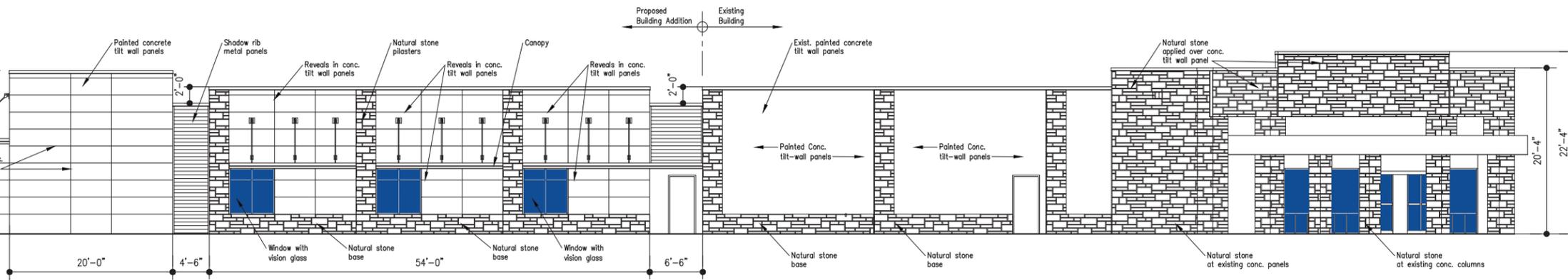
PROJECT NUMBER: 2780-00-01
PROJECT MANAGER: J. SUMPTER
DRAWN BY: D. JOINER
CHECKED BY: J. SUMPTER
ISSUE DATE: 07/07/2015

REV. DATE DESCRIP. BY
SHEET CONTENT:
**TREE MITIGATION
PLAN
PD15-5**

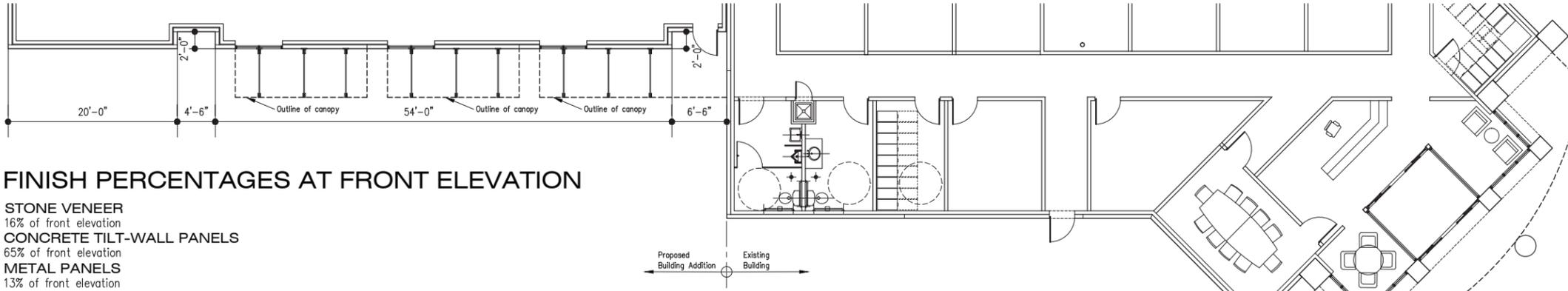
SHEET NO:
4
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4.00-1 SOUTHEAST ELEVATION
1/8"=1'-0"



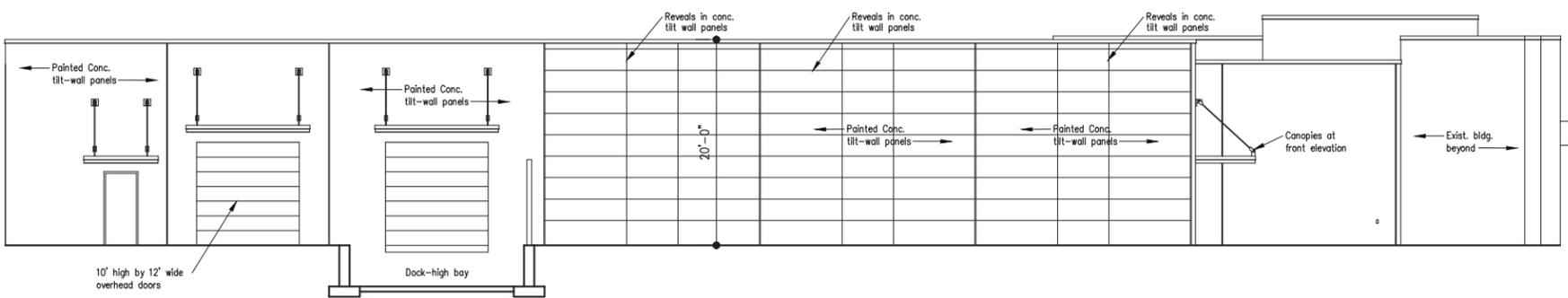
4.00-2 SOUTH ELEVATION
1/8"=1'-0"



FINISH PERCENTAGES AT FRONT ELEVATION

- STONE VENEER**
16% of front elevation
- CONCRETE TILT-WALL PANELS**
65% of front elevation
- METAL PANELS**
13% of front elevation
- WINDOW AREA, ALL WINDOWS SHALL BE VISION GLASS**
6% of front elevation

4.00-2B PARTIAL BUILDING PLAN FACING PIONEER PARKWAY
1/8"=1'-0"



4.00-3 WEST ELEVATION
1/8"=1'-0"

COLOR SCHEDULE

- STONE VENEER**
To be selected
- CONCRETE TILT-WALL PANELS**
Earth tone, exact color to be selected
- METAL PANELS**
Shadow Rib Panels, finish to match window frames
- CANOPIES**
Earth Tone, exact color to be selected
- WINDOW FRAMES**
Finish to match existing
- WINDOW VISION GLASS**
Tint color to match existing