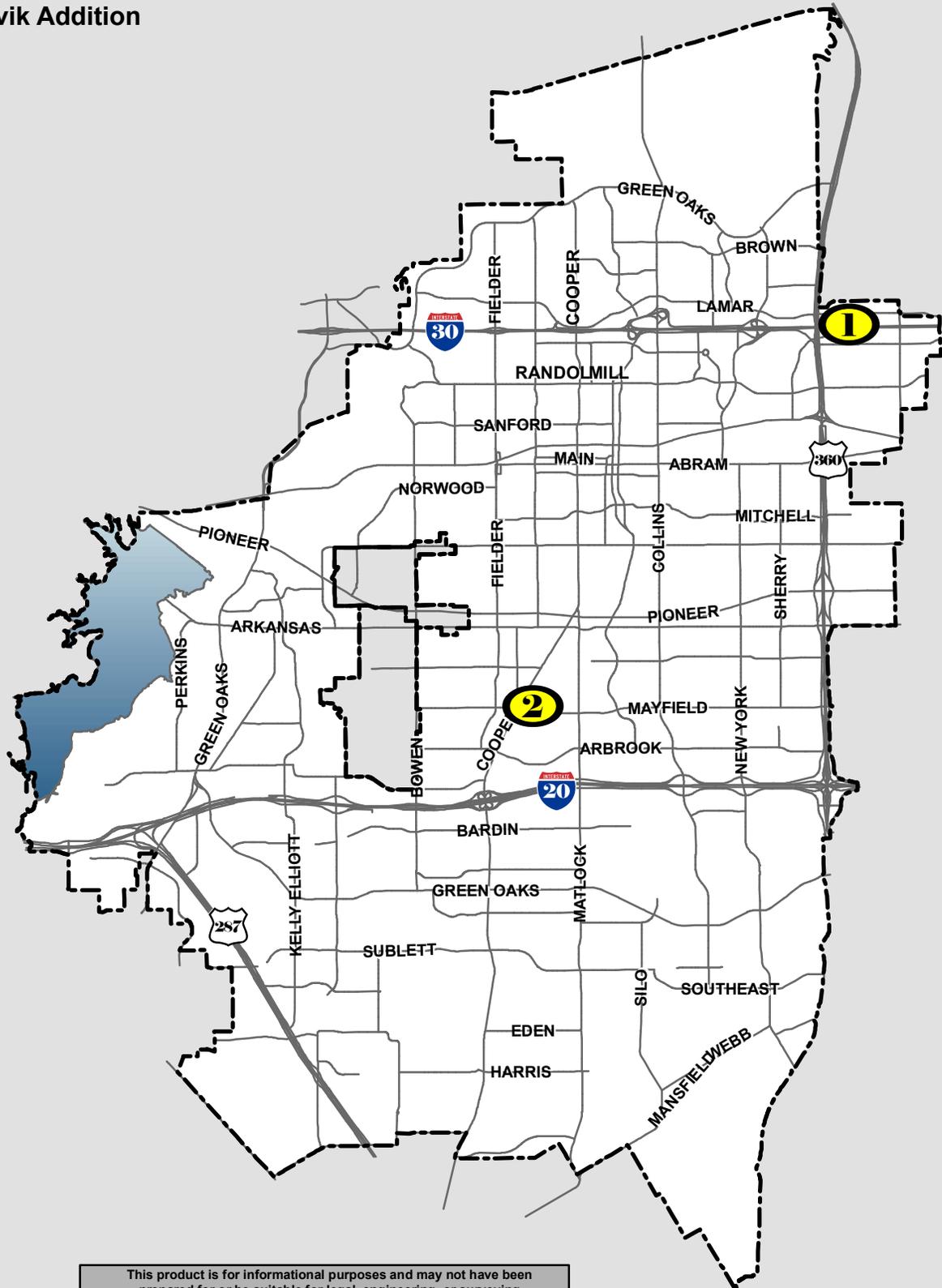


PLANNING & ZONING

September 2, 2015



1. Replat - GSID Ind. Comm. No. 1
2. Replat - Lervik Addition



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





AGENDA

**Planning and Zoning Commission
Work Session**

**Council Chamber
101 West Abram Street**

**SEPTEMBER 2, 2015
5:00 P.M.**

I. CALL TO ORDER

II. DISCUSSION OF REGULAR SESSION AGENDA ITEMS

III. DIRECTOR UPDATE ON PREVIOUS COUNCIL ITEMS

- A. Zoning Case PD15-4
(Cherry Sage - 2300 Cherry Sage Drive)

Application to change the zoning on approximately 0.47 acres from Planned Development – Commercial Adjacency (PD-CA) for Residential Single Family – 15 (RS-15) uses to Planned Development (PD) for Residential Single Family – 7.2 (RS-7.2) uses, with a Development Plan; generally located south of Cherry Sage Drive and west of Fox Glen Drive.

CC Approved 7-0-0 on 08/25/15 on final reading

- B. Specific Use Permit SUP15-3
(Comfort Suites, Westway Place – 351 Westway Place)

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

CC Approved 7-0-0 on 08/25/15 on final reading

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.

- C. 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 limited to high impact gas drilling 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.

CC Approved 7-0-0 on 08/25/15 on final reading

IV. DISCUSSION OF FUTURE MEETING DATES AND TIMES

- (a) Planning and Zoning Commission Meeting on September 16, 2015

V. ADJOURN



AGENDA

**Planning and Zoning Commission
Regular Session**

**Council Chamber
101 West Abram Street**

**SEPTEMBER 2, 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 August 19, 2015 P&Z Meeting

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Replat - Great Southwest Industrial District Industrial Community No. 1, Lots 1R and 2R, Block 10, zoned Entertainment District Overlay - Industrial Manufacturing (EDO-IM); generally located south of Avenue H East and west of Avenue G Street with the approximate address being 700 Avenue H East.
- B. Replat - Lervik Addition, Lots 1R1A and 2R1, Block 1, zoned Light Industrial (LI); generally located north of West Mayfield Road and east of South Cooper Street with the approximate address being 1111 West Mayfield Road.

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

V. MISCELLANEOUS

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

VI. ADJOURN

Staff Report



Replat (Industrial Community No. 1, GSID Lots 1R and 2R, Block 10)	
Planning and Zoning Meeting Date: 9-2-15	Document Being Considered: Plat

RECOMMENDATION

Consider a Replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, Wier & Associates, proposes to subdivide Site 2, Block 10, creating two lots, Lots 1R and 2R, Block 10, of the Industrial Community No. 1, Great Southwest Industrial District. There is an existing hotel on the proposed Lot 1R and the proposed Lot 2R is undeveloped. The Interstate 30/Highway 360 project may minimally impact this lot in the future.

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

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

<u>Property Location:</u>	Generally located south of Avenue H East and west of Avenue G Street with the approximate addresses being 700 Avenue H East.
<u>Sector:</u>	East
<u>Council District:</u>	1
<u>Current Zoning:</u>	Entertainment District Overlay - Industrial Manufacturing (EDO-IM)

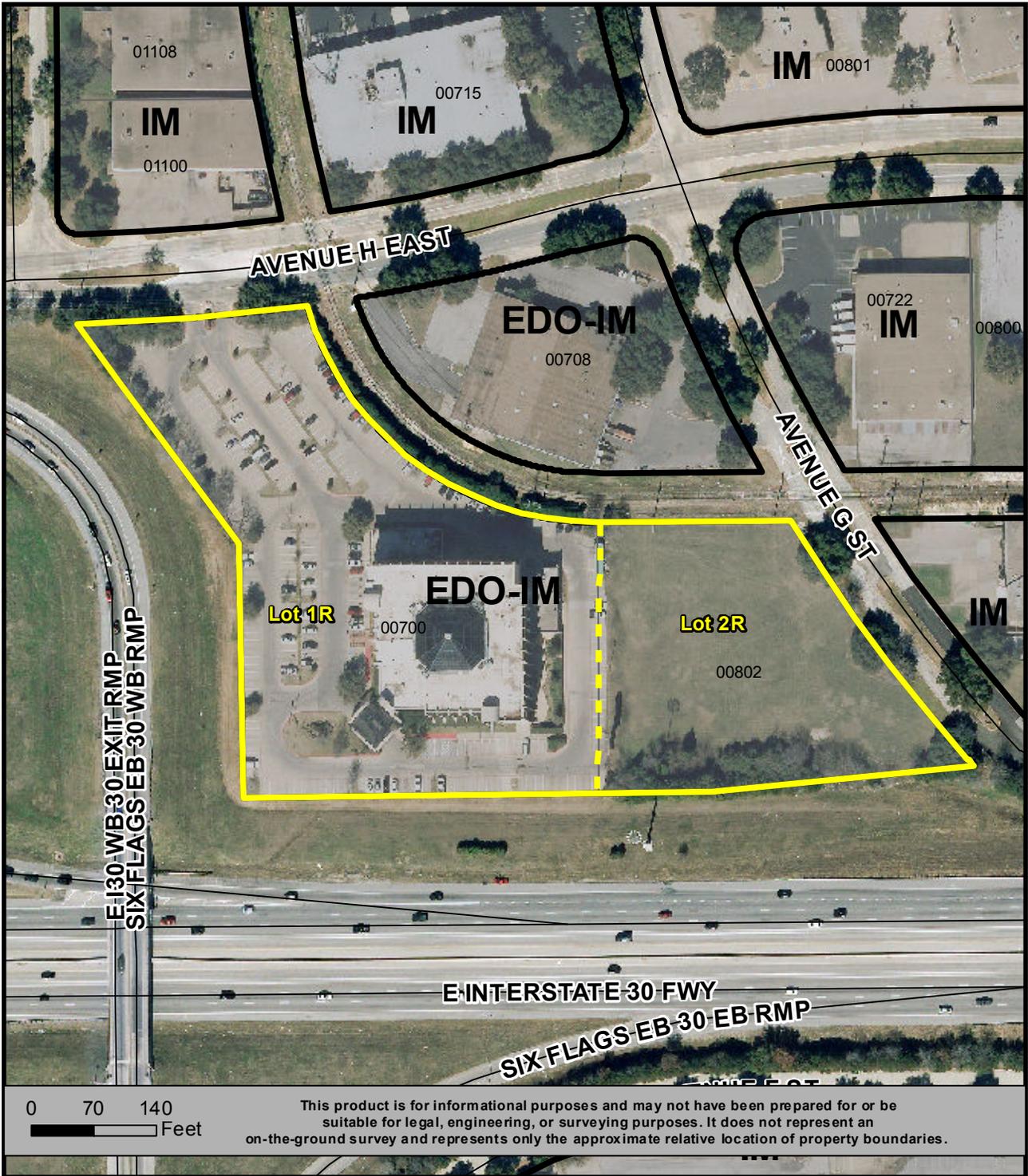
ATTACHED

- 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

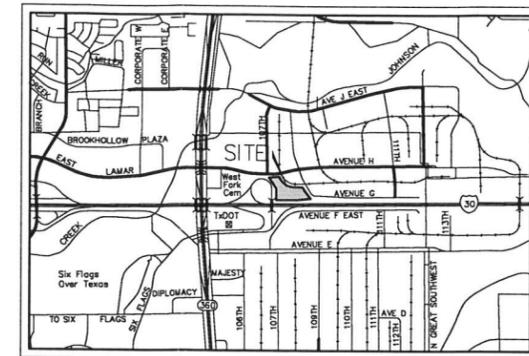
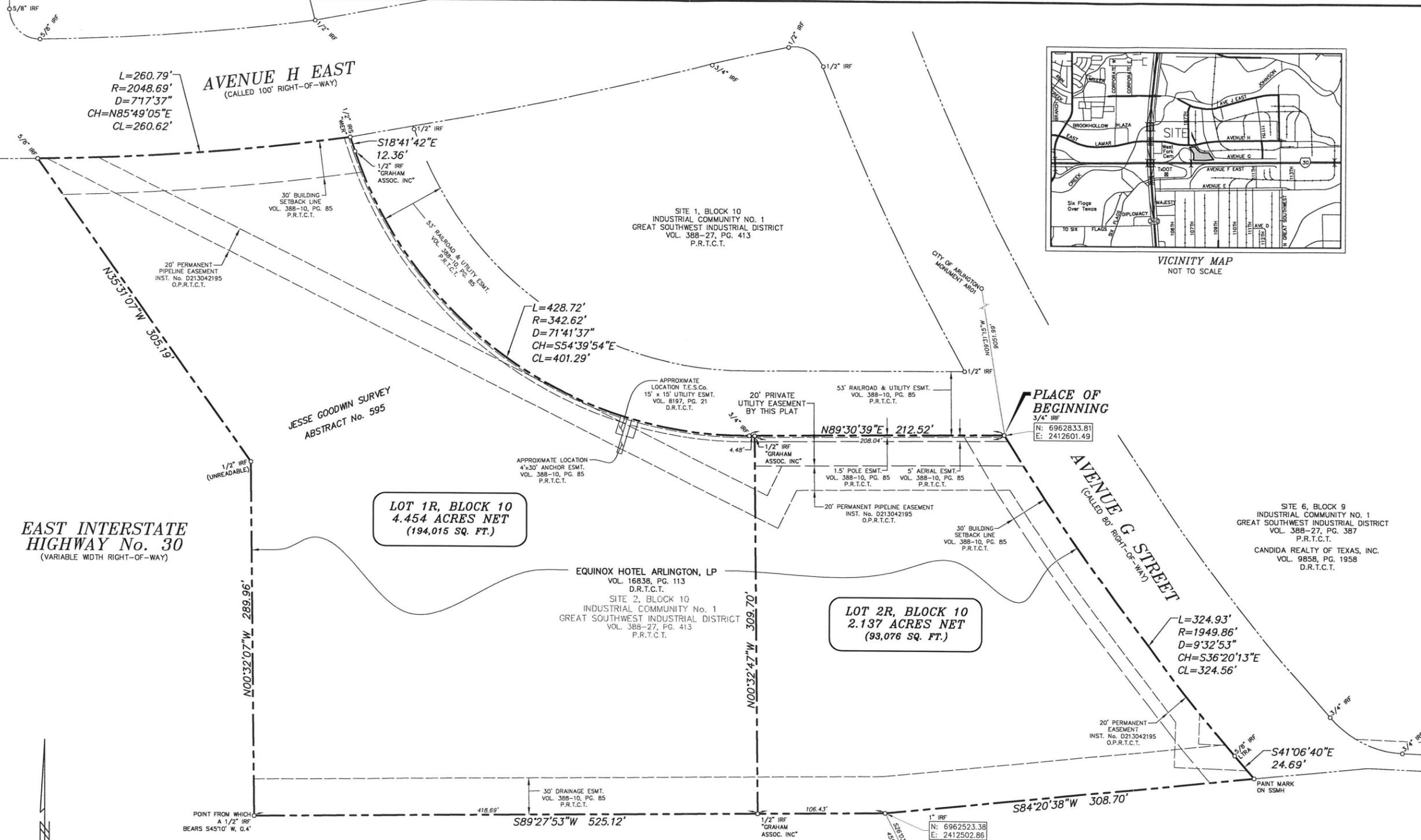
Nathaniel Barnett, AICP
Senior Planner
Community Development and Planning
817-459-6670
Nathaniel.Barnett@arlingtontx.gov



LOCATION MAP
INDUSTRIAL COMMUNITY NO.1
GREAT SOUTHWEST
INDUSTRIAL DISTRICT
REPLAT



PRINTED: 8/14/2015 10:58 AM FILE: WIER-SURVEY.STB LAST SAVED: 8/14/2015 10:58 AM SAVED BY: AARON.LS FILE: REPLAT-15080.DWG



VICINITY MAP NOT TO SCALE

EAST INTERSTATE HIGHWAY No. 30
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1R, BLOCK 10
4.454 ACRES NET
(194,015 SQ. FT.)

LOT 2R, BLOCK 10
2.137 ACRES NET
(93,076 SQ. FT.)

SITE 6, BLOCK 9
INDUSTRIAL COMMUNITY No. 1
GREAT SOUTHWEST INDUSTRIAL DISTRICT
VOL. 388-27, PG. 387
P.R.T.C.T.
CANDIDA REALTY OF TEXAS, INC.
VOL. 9858, PG. 1958
D.R.T.C.T.

EQUINOX HOTEL ARLINGTON, LP
VOL. 16838, PG. 113
D.R.T.C.T.
SITE 2, BLOCK 10
INDUSTRIAL COMMUNITY No. 1
GREAT SOUTHWEST INDUSTRIAL DISTRICT
VOL. 388-27, PG. 413
P.R.T.C.T.

SITE 1, BLOCK 10
INDUSTRIAL COMMUNITY No. 1
GREAT SOUTHWEST INDUSTRIAL DISTRICT
VOL. 388-27, PG. 413
P.R.T.C.T.

JESSE GOODWIN SURVEY
ABSTRACT No. 595

PLACE OF BEGINNING
3/4" IRF
N: 6962833.81
E: 2412601.49



EAST INTERSTATE HIGHWAY No. 30
(VARIABLE WIDTH RIGHT-OF-WAY)

**REPLAT
INDUSTRIAL COMMUNITY No. 1
GREAT SOUTHWEST INDUSTRIAL
DISTRICT
LOTS 1R & 2R, BLOCK 10**

BEING A REPLAT OF SITE 2, BLOCK 10, INDUSTRIAL COMMUNITY No. 1, GREAT SOUTHWEST INDUSTRIAL DISTRICT BEING 6.591 ACRES OF LAND LOCATED IN THE JESSE GOODWIN SURVEY, ABSTRACT NO. 595, TARRANT COUNTY, TEXAS
TWO LOTS TOTAL
JULY 2015

**PRELIMINARY
FOR REVIEW PURPOSES ONLY**
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

SURVEYOR:
WIER & ASSOCIATES INC.
701 HIGHLANDER SUITE 300
ARLINGTON, TEXAS, 76015
CONTACT: Aaron L. Stringfellow
E-MAIL: Aaron.LS@WierAssociates.com
PH: 817-467-7700
FAX: 817-467-7713

OWNER:
EQUINOX HOTEL ARLINGTON, LP
2422 LAKE STREET
SAN FRANCISCO, CA 94121
CONTACT: BILL FLEISHMAN
E-MAIL: BF@EquinoxHotels.com
PH: (415) 668-6887
FAX: (415) 668-7674

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

THIS PLAT IS RECORDED IN INSTRUMENT # _____ DATE _____

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, EQUINOX HOTEL ARLINGTON, LP, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE JESSE GOODWIN SURVEY, ABSTRACT NO. 595, TARRANT COUNTY, TEXAS, BEING ALL OF SITE 2, BLOCK 10, INDUSTRIAL COMMUNITY NO. 1, GREAT SOUTHWEST INDUSTRIAL DISTRICT, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-27, PAGE 413, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF AVENUE G (A CALLED 80 FOOT WIDE RIGHT-OF-WAY) WITH THE SOUTH LINE OF A 53 FOOT WIDE RAILROAD AND UTILITY EASEMENT SHOWN ON THE PLAT RECORDED IN VOLUME 388-10, PAGE 85, P.R.T.C.T., SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID SITE 2 AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID AVENUE G AND THE EAST LINE OF SAID SITE 2 AS FOLLOWS:

(1) SOUTHEASTERLY, AN ARC LENGTH OF 324.93 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1949.86 FEET, A DELTA ANGLE OF 09°32'53" AND A CHORD BEARING OF SOUTH 36°20'13" EAST, 324.56 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "LTRA";

(2) SOUTH 41°06'40" EAST, A DISTANCE OF 24.69 FEET TO A PAIN MARK ON A SANITARY SEWER MANHOLE LID AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID AVENUE G WITH THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. 30 (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID SITE 2;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY No. 30 AND THE SOUTH LINE OF SAID SITE 2 AS FOLLOWS:

(1) SOUTH 84°20'38" WEST, A DISTANCE OF 308.70 FEET TO A 1" IRON ROD FOUND;

(2) SOUTH 89°27'53" WEST, AT A DISTANCE OF 106.43 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GRAHAM ASSOC INC", AND CONTINUING IN ALL A TOTAL DISTANCE OF 525.12 FEET TO A POINT FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 45°10' WEST, A DISTANCE OF 0.4 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID SITE 2;

(3) NORTH 00°32'07" WEST, A DISTANCE OF 289.96 FEET TO A 1/2" IRON ROD FOUND WITH A CAP (UNREADABLE);

(4) NORTH 35°31'07" WEST, A DISTANCE OF 305.19 FEET TO A 5/8" IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF AVENUE H EAST WITH THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY No. 30, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID SITE 2 AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE EASTERLY, AN ARC DISTANCE OF 260.79 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID AVENUE H EAST, THE NORTH LINE OF SAID SITE 2, AND ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2048.69 FEET, A DELTA ANGLE OF 07°17'37", AND A CHORD BEARING OF NORTH 85°49'05" EAST, 260.62 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID AVENUE H EAST WITH THE SOUTH LINE OF SAID 53 FOOT RAILROAD AND UTILITY EASEMENT;

THENCE ALONG THE NORTH LINE OF SAID SITE 2 AND THE SOUTH LINE OF SAID 53 FOOT RAILROAD AND UTILITY EASEMENT, AS FOLLOWS:

(1) SOUTH 18°41'42" EAST, A DISTANCE OF 12.36 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GRAHAM ASSOC. INC", BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

(2) SOUTHEASTERLY, AN ARC LENGTH OF 428.72 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 342.62 FEET, A DELTA ANGLE OF 71°41'37", AND A CHORD BEARING OF SOUTH 54°39'54" EAST, 401.29 FEET TO A 3/4" IRON ROD FOUND;

(3) NORTH 89°30'39" EAST, AT A DISTANCE OF 4.48 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GRAHAM ASSOC INC", AND CONTINUING IN ALL A TOTAL DISTANCE OF 212.52 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 6.591 ACRES (287,091 SQUARE FEET) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

THAT EQUINOX HOTEL ARLINGTON, LP, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOTS 1R & 2R, BLOCK 10, INDUSTRIAL COMMUNITY NO. 1, GREAT SOUTHWEST INDUSTRIAL DISTRICT, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN HEREON EXCEPT THE PRIVATE EASEMENTS SHOWN HEREON;

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, AS AMENDED BY THE TEXAS LEGISLATURE, I HAVE OBTAINED 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 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.

I HEREBY CERTIFY THAT THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

WITNESS MY HAND AT SAN FRANCISCO, CALIFORNIA THIS THE _____

DAY OF _____, 2015.

FOR: EQUINOX HOTEL ARLINGTON, LP

BY: _____
(Owner name)

Printed Name: _____

Title: _____

COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

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/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

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

NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA

COMMISSION EXPIRES: _____

APPROVED BY CITY OF ARLINGTON PLANNING AND ZONING COMMISSION ON _____ DAY OF _____, 2015.

CHAIRPERSON
PLANNING AND ZONING COMMISSION

SECRETARY
PLANNING AND ZONING COMMISSION

* NOTES *

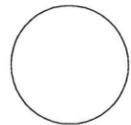
1. VISIBILITY TRIANGLES SHOULD BE PROVIDED AT ALL PUBLIC OR PRIVATE STREET INTERSECTIONS IN ACCORDANCE WITH CITY ORDINANCE.
2. ALL LANDSCAPING (NOTHING OVER 2 FEET IN HEIGHT AS MEASURED FROM THE TOP OF THE CURB) WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY ORDINANCE.
3. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY OF ARLINGTON REGARDING ANY APPLICABLE FEES DUE.
4. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
5. THE CITY OF ARLINGTON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION.
6. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.
7. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "WIER & ASSOC INC" UNLESS NOTED OTHERWISE.
8. THE PURPOSE FOR THIS REPLAT IS TO SUBDIVIDE THE CURRENT LOT INTO TWO LOTS.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT I, AARON L. STRINGFELLOW, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, AND ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, R.P.L.S. NO. 5798 ON 07-28-15. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

Aaron L. Stringfellow, R.P.L.S.
STATE OF TEXAS NO. 6373



THIS PLAT IS RECORDED IN INSTRUMENT # _____ DATE _____

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

SURVEYOR:
WIER & ASSOCIATES INC.
701 HIGHLANDER SUITE 300
ARLINGTON, TEXAS, 76015
CONTACT: Aaron L. Stringfellow
E-MAIL: AaronLS@WierAssociates.com
PH: 817-467-7700
FAX: 817-467-7713

OWNER:
EQUINOX HOTEL ARLINGTON, LP
2422 LAKE STREET
SAN FRANCISCO, CA 94121
CONTACT: BILL FLEISHMAN
E-MAIL: BF@EquinoxHotels.com
PH: (415) 668-6887
FAX: (415) 668-7674

REPLAT
INDUSTRIAL COMMUNITY No. 1
GREAT SOUTHWEST INDUSTRIAL
DISTRICT
LOTS 1R & 2R, BLOCK 10
BEING A REPLAT OF SITE 2, BLOCK 10, INDUSTRIAL COMMUNITY NO. 1, GREAT SOUTHWEST INDUSTRIAL DISTRICT BEING 6.591 ACRES OF LAND LOCATED IN THE JESSE GOODWIN SURVEY, ABSTRACT NO. 595, TARRANT COUNTY, TEXAS
TWO LOTS TOTAL
JULY 2015

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

Staff Report



Replat (Lervik Addition Lots 1R1A and 2R1, Block 1)	
Planning and Zoning Meeting Date: 9-2-15	Document Being Considered: Plat

RECOMMENDATION

Consider a Replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, WMSA Partners, Ltd., proposes to replat Lots 1R1 and 2R, creating Lots 1R1A and 2R1, Block 1, of the Lervik Addition. Lot 1R1 has an existing hair salon and Lot 2R has an auto repair shop. The applicant proposes to move the lot line, enlarging Lot 2R and reducing Lot 1R1 as well as add a five-foot utility easement along the southern property line of both 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 north of West Mayfield Road and east of South Cooper Street with the approximate addresses being 1111 West Mayfield Road.

Sector: East

Council District: 4

Current Zoning: Light Industrial (LI)

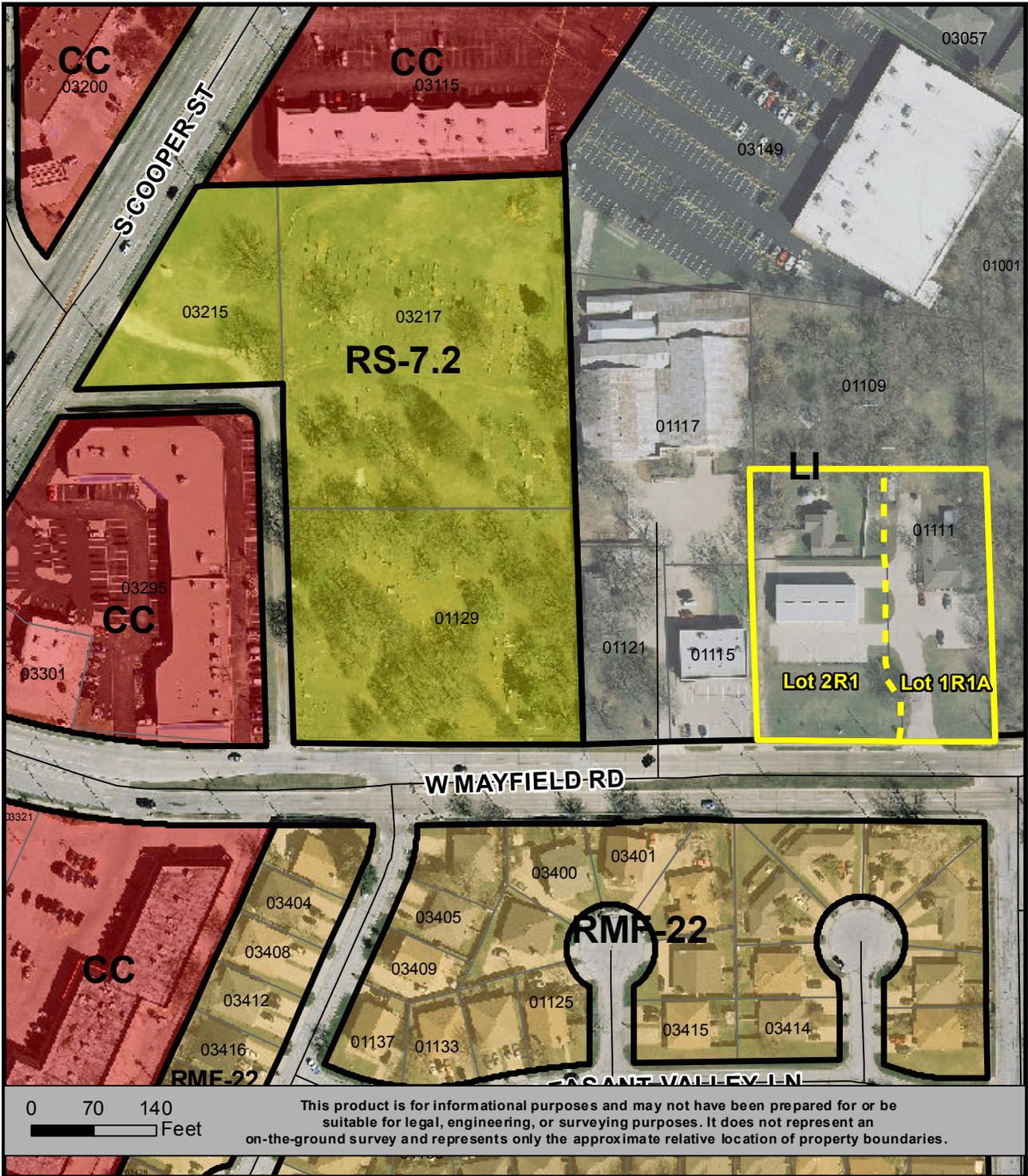
ATTACHED

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

STAFF CONTACT(S)

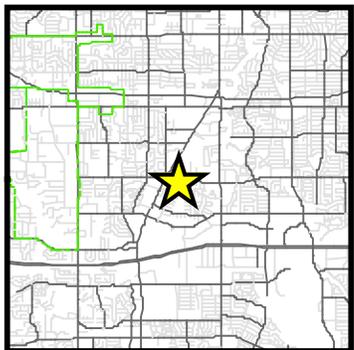
Gincy Thoppil, AICP
Development Planning Manager
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Gincy.Thoppil@arlingtontx.gov

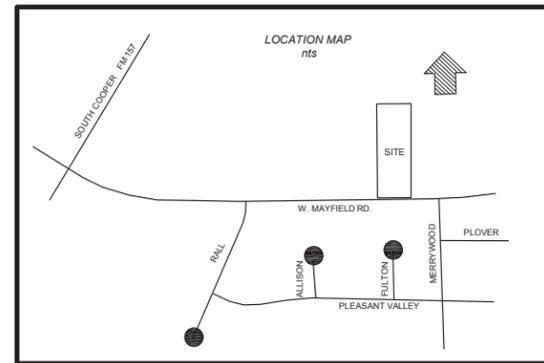
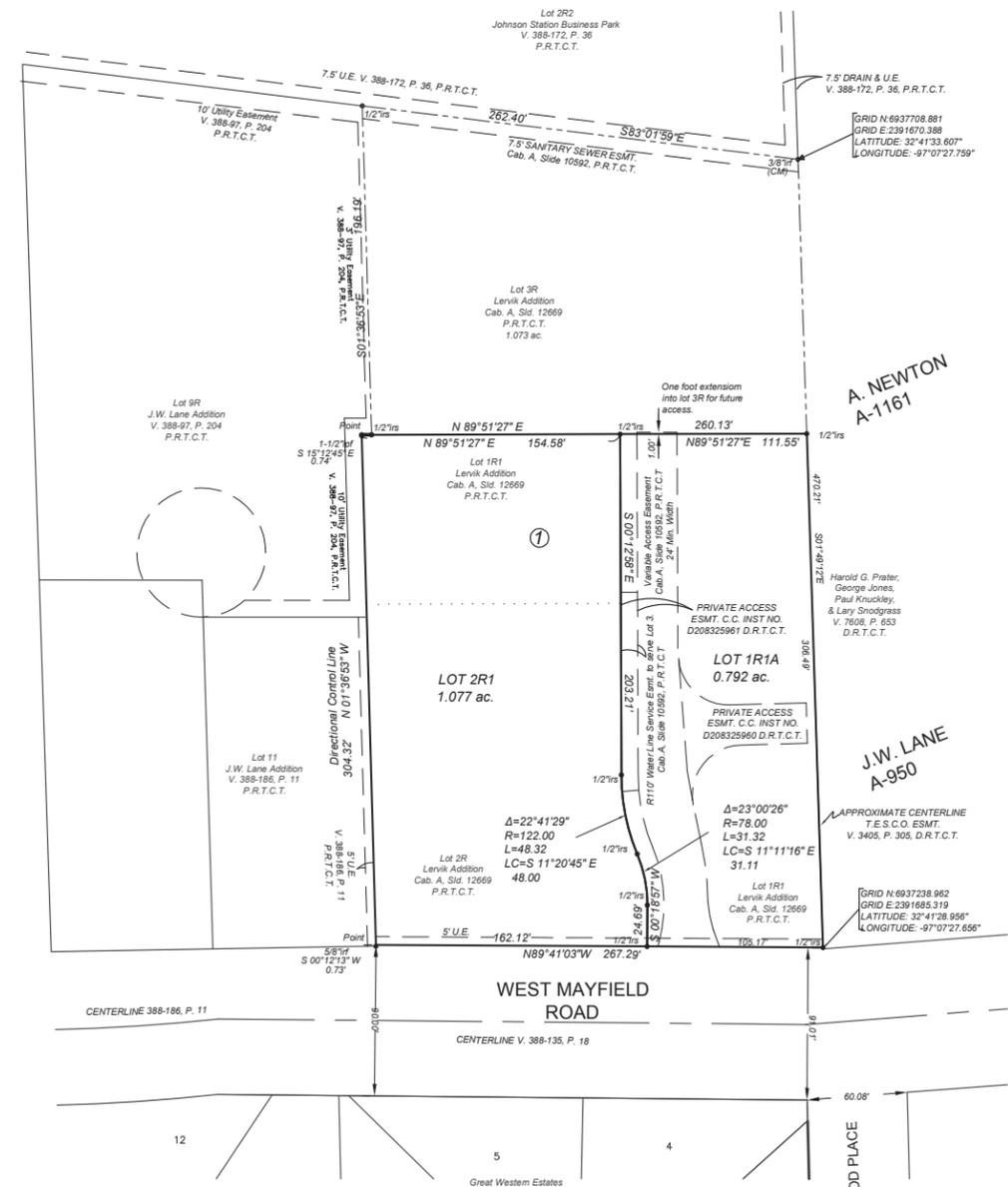
Nathaniel Barnett, AICP
Senior Planner
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817-459-6670
Nathaniel.Barnett@arlingtontx.gov



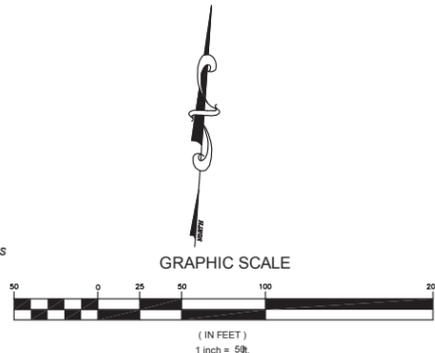
LOCATION MAP

**LERVIK ADDITION
REPLAT**





- NOTES:**
1. Visibility triangles should be provided at all public and/or private street intersections in accordance with City Ordinance.
 2. 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 Ordinance.
 3. The City of Arlington reserves the right to require minimum finish floor elevations on any lot contained in this addition.
 4. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 5. Lots 1R1A, 2R1, and 3R, Block 1 are to be served by the private access easement.
 6. This plat does not alter or remove deed restrictions or covenants, if any on this property.



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 INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS 1R1A, 2R1 AND 3R, BLOCK 1, ABUTTING, ADJACENT OR SERVED BY THE "IMPROVEMENTS." 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.

Developer's/Owner's signature _____

Statement for private access easement

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS, HEREIN REFERRED TO AS "IMPROVEMENTS," DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS PREDECESSORS, OR TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS SUCCESSORS. DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS 1R1A, 2R1 AND 3R, BLOCK 1, 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.

Developer's/Owner's signature _____

STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS, Johan Lervik and Kenny Nguyen are the sole owners of a tract of land situated in the J. W. Lane Survey, Abstract Number 950 and the A. Newton Survey, Abstract Number 1161, Arlington, Tarrant County, Texas, as recorded in Instrument Number D205204887 and Instrument Number D214276063 D.R.T.C.T., and being more particularly described as follows:

BEING all of Lots 1R1 and 2R, Lervik Addition, an Addition to the City of Arlington, Tarrant County, Texas as Recorded in Cabinet A, Slide 12669, Plat Records, Tarrant County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Johan Lervik and Kenny Nguyen do hereby adopt this plat designating the herein above described real property as Lots 1R1A and 2R1, Block 1, LERVIK ADDITION, an Addition to the City of Arlington, Tarrant County, Texas, and do hereby dedicate to the public's use the streets and easements shown thereon.

Johan Lervik, Lots 1R1A, Block 1 Kenny Nguyen, Lot 2R1, Block 1

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day, personally appeared Johan Lervik, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

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

Notary Public, in and for the the State of Texas
My Commission Expires: _____

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day, personally appeared Kenny Nguyen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

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

Notary Public, in and for the the State of Texas
My Commission Expires: _____

THIS is to certify that I, Herbert S. Beasley, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground; and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and imprinted "BEASLEY 4050". Irons that are damaged, disturbed, or not so marked are not original corners.



Herbert S. Beasley
Registered Professional Land Surveyor
Texas Registration No. 4050

THIS is to certify that I, William M. Smith, Jr., a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground by Herbert S. Beasley, a Registered Professional Land Surveyor of the State of Texas, and that this plat correctly represents that survey.



William M. Smith, Jr.
Registered Professional Land Surveyor
Texas Registration No. 4647

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

REGISTERED PROFESSIONAL SURVEYORS
HERBERT S. BEASLEY
LAND SURVEYORS L.P.
• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
FIRM NO. 10094900
METRO 817-429-0194
FAX 817-446-5488
hsbeasley@msn.com

WMSA Partners, Ltd.
Engineers - Surveyors - Planners
Firm Reg. No. F-9681

PH 817-903-1182 P.O. Box 699
bud@wmsaonline.com Arlington, Texas 76004

Owner:
Kenny Nguyen
1930 Overbrook Drive
Arlington, Texas 76014
Inst. No. D214276069
D.R.T.C.T.

Owner:
Johan Lervik
1111 West Mayfield Road
Arlington, Texas 76015
PH: 817-874-8835
Inst. No. D205204887
D.R.T.C.T.

Replat
Lervik Addition
Lots 1R1A and 2R1, Block 1

Being a Revision of Lots 1R1 and 2R, Block 1, Lervik Addition
an Addition to the City of Arlington, Tarrant County, Texas
as Recorded in Cabinet A, Slide 10592, Tarrant County, Texas
1.869 acres located in the J. W. Lane Survey
Abstract Number 950 and the A. Newton Survey
Abstract Number 1161
Arlington, Tarrant County, Texas

2 Lots
March, 2015

This plat filed in County Clerk's Document No. _____