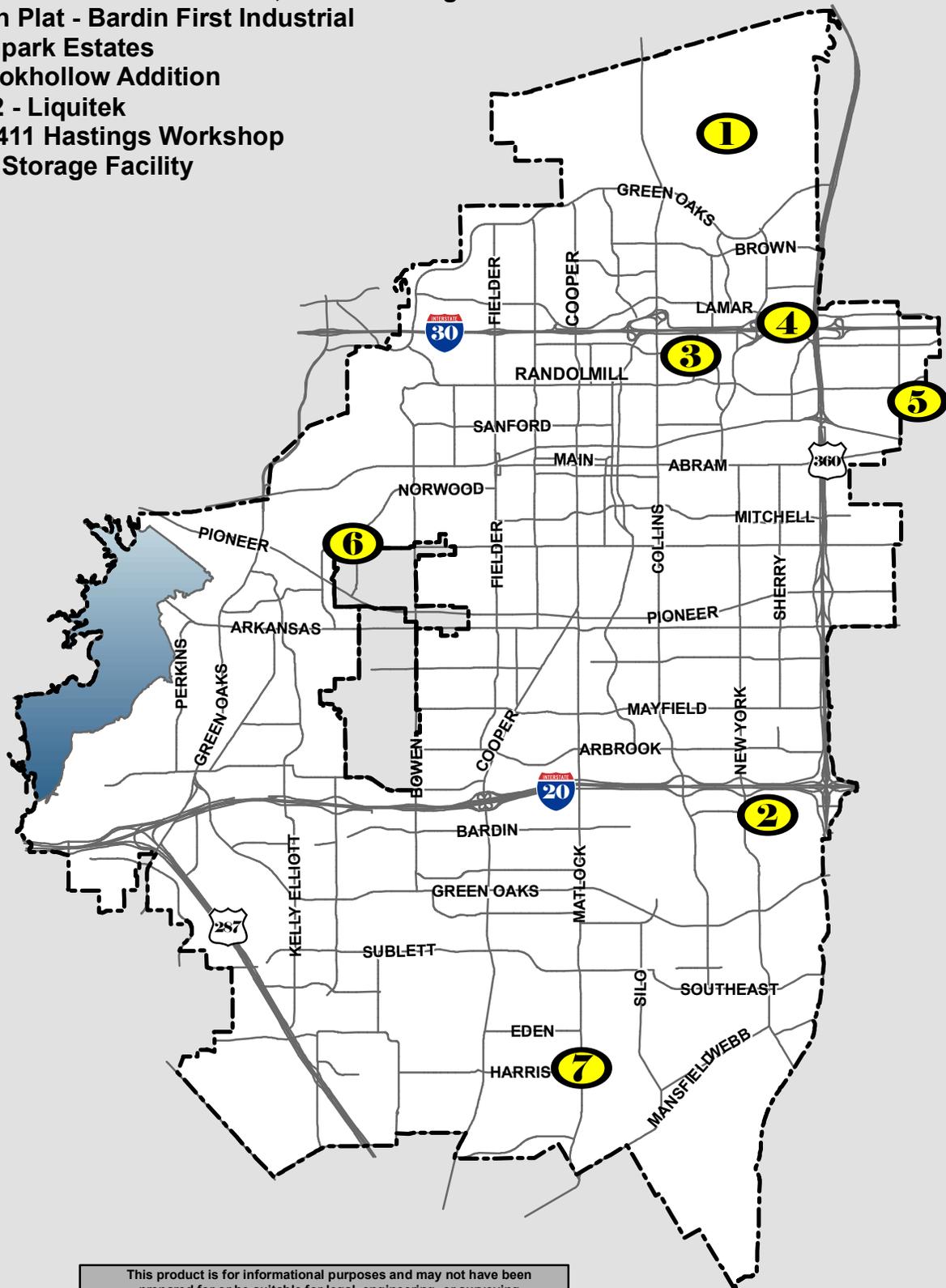


PLANNING & ZONING

October 21, 2015



1. Preliminary Plat - Viridian Addition, Viridian Village 1G
2. Combination Plat - Bardin First Industrial
3. Replat - Ballpark Estates
4. Replat - Brookhollow Addition
5. SUP10-23R2 - Liquitek
6. SUP15-7 - 3411 Hastings Workshop
7. PD15-8 - All Storage Facility



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





AGENDA

**PLANNING AND ZONING COMMISSION
WORK SESSION**

**Council Briefing Room
101 WEST ABRAM STREET**

JOINT WORK SESSION

Planning and Zoning Commission and

The Planning and Zoning Commission

SITTING AS

THE CAPITAL IMPROVEMENTS PROGRAM ADVISORY COMMITTEE

OCTOBER 21, 2015

3:00 P.M.

I. CALL TO ORDER

II. CIPAC – IMPACT FEE PRESENTATION

III. DISCUSSION OF THE REGULAR SESSION AGENDA ITEMS

IV. DISCUSSION OF FUTURE MEETING DATES AND TIMES

a) Planning and Zoning Commission Two-Hour Bus Tour – October 30, 2015

b) Planning and Zoning Commission Meeting – November 4, 2015

V. ADJOURN

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



AGENDA

**PLANNING AND ZONING
COMMISSION**

**Council Chamber
101 WEST ABRAM STREET**

**THE PLANNING AND ZONING COMMISSION
SITTING AS THE
AIRPORT ZONING COMMISSION**

**OCTOBER 21, 2015
5:30 P.M.**

I. CALL TO ORDER

II. Consider adopting the Development Plan for the Arlington Municipal Airport as a component of City's Comprehensive Plan *99 Square Miles*.

III. DISCUSSION OF FUTURE MEETING DATES AND TIMES

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.

Staff Report



Airport Development Plan and Airport Layout Plan

Planning and Zoning Meeting Date: 10-21-15 | Action Being Considered: Ordinance

RECOMMENDATION

Approve an ordinance adopting the Development Plan for the Arlington Municipal Airport as a component of the City's Comprehensive Plan - *99 Square Miles*, and authorizing submission of the Airport Layout Plan to the Federal Aviation Administration (FAA) and the Texas Department of Transportation (TxDOT) Aviation Division.

PRIOR BOARD OR COUNCIL ACTION

On October 23, 2007, City Council passed Resolution No. 07-656 adopting the Airport Master Plan and the supporting Airport Layout Plans for the Arlington Municipal Airport.

On October 15, 2013, City Council passed Resolution No. 13-251 authorizing the execution of a Grant Agreement with the Texas Department of Transportation for production of an Airport Development Plan and Airport Layout Plan.

On May 13, 2014, City Council passed Minute Order No. 05132014-21 authorizing the negotiation and execution of Grant Amendment #1 to the Airport Development Plan Grant Agreement with the Texas Department of Transportation (TxDOT) of Austin, Texas, for airport planning services.

On October 7, 2015, the Planning and Zoning Commission was briefed on the Airport Development Plan in afternoon session.

ANALYSIS

The Arlington Municipal Airport is designated as a Reliever Airport, and is included in the Federal Aviation Administration (FAA) National Plan of Integrated Airport Systems and the Texas Airport System Plan. This allows the City to receive federal and state grants for up to 90 percent of the cost of eligible capital improvements. In order to qualify for these grants, the Airport must periodically update the required planning documents and submit them for approval by the FAA and the TxDOT Aviation Division.

The current Airport Master Plan was adopted in October 2007, and provided development assumptions and capital project recommendations to accommodate the Airport's growth. Of 14 capital projects identified for years 2008-2018, 10 have been completed, two are obsolete, and two projects have been programmed for funding by TxDOT Aviation in the next two years. As a result, the Airport's required planning documents have become outdated.

The Airport received 90 percent funding for a Development Plan, which has the same planning components as a Master Plan, but the scope can include a wider range of services. Coffman Associates was retained for the planning project that included forecasts of future demand, an assessment of future facility needs, an evaluation of airport development alternatives, a capital project list, and a noise contour evaluation. Coffman Associates also produced the Airport Layout Plan, a set of drawings that depict existing conditions and proposed capital improvement projects needed to meet the Airport's projected growth. Once the Airport Layout

Plan is approved by the FAA and TxDOT Aviation, the projects included become eligible for federal and state grant funding.

As each study phase was completed, a draft report was posted to the City's website, and made available for public comment. Two public workshops were held to obtain input, and the drafts were reviewed by the Plan Advisory Committee (PAC) in a series of three meetings. Neighborhood representatives, City Council members, Airport tenants, Airport commercial operators, TxDOT Aviation officials, various City departments, the Aircraft Owners and Pilots Association, and the National Business Aviation Association were invited to participate on the PAC.

The result is an Airport Development Plan that presents a recommended land use, development, and capital investment strategy to meet the projected growth of the Airport over the next 10 years. However, capital project requests will be made based on actual growth in demand, and pavement condition assessments, which could result in a significantly different project timeline than the one proposed in the Plan.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:	Executive Summary of the Airport Development Plan
Under separate cover:	None
Available in the City Secretary's office:	Arlington Municipal Airport Development Plan

STAFF CONTACT(S)

Karen VanWinkle
Airport Manager
817-459-5559
karen.vanwinkle@arlingtontx.gov

CAPITAL IMPROVEMENT PROGRAM

A program for the orderly development of the Airport has been prepared during the study process and will require investments from public and private entities. The Development Plan considers a planning horizon of 10+ years and improvements are proposed for specific periods within the planning horizons. However, flexibility is built into the plan to allow the City of Arlington to respond to demand, changing needs, and compliance requirements. The Development Plan has identified approximately \$71.0 million in capital improvement needs during the timeframe. The breakdown of funding is presented in today's dollars.

Many projects are eligible for grant funding from the FAA and TxDOT. Under current funding mechanisms, approximately \$54.5 million of the total is eligible for grant-in-aid funding. An additional \$16.5 million will be the responsibility of the City of Arlington and/or other local funding sources.

CIP COSTS

Total Short Term	\$28,317,700	\$22,930,630	\$5,387,070
Total Long Term	\$33,936,100	\$24,597,340	\$9,338,760
Total Ultimate Term	\$8,704,100	\$6,957,290	\$1,746,810
CIP Total	\$70,957,900	\$54,485,260	\$16,472,640

DEVELOPMENT PLAN IMPLEMENTATION

The Arlington Municipal Airport Development Plan has been undertaken to evaluate the Airport's capabilities and role, and to plan for the timely development of new or expanded facilities that may be required to meet future demand. The ultimate goal of the Development Plan is to provide systematic guidelines for the Airport's overall maintenance, development, and operation.

An Airport Development Plan is intended to be a proactive document which identifies and then plans for future facility development in advance of the actual need for the facilities. This is done to ensure that the City of Arlington can coordinate project approvals, design, financing, and construction to avoid experiencing detrimental effects due to inadequate facilities.

Arlington Municipal Airport serves as a vital economic asset for the City of Arlington and surrounding region. As such, it should be carefully and thoughtfully planned and subsequently developed in a manner which matches the development goals of the community. The preparation of the Development Plan is evidence that the City of Arlington recognizes the importance of air transportation to the region, as well as the unique challenges operating an airport presents. The investment in an airport yields many benefits to the community and region.



The continued development of Arlington Municipal Airport demonstrates the City's commitment to growth and prosperity while also remaining sensitive to the needs of residents and businesses located near the Airport. The Development Plan provides the tools that the City of Arlington will need to meet the challenges of the future. By providing a safe and efficient facility, Arlington Municipal Airport will remain a valuable component to the surrounding region.



For more information, please contact:

Airport Administration
Arlington Municipal Airport
5000 South Collins Street
Arlington, TX 76018
(817) 459-5570



September 2015

Arlington Municipal Airport



Airport Development Plan Executive Summary

AIRPORT OVERVIEW

Located in one of the fastest growing regions in the country, Arlington Municipal Airport is situated on approximately 500 acres within the City of Arlington and accommodates a wide variety of aviation activities. The Airport is designated as a reliever airport, which provides general aviation aircraft with an attractive alternative to using busy commercial services airports.

Having excellent access to regional highway infrastructure, Arlington Municipal Airport provides a top notch facility for the aviation industry that serves as a major economic engine for the City of Arlington and the surrounding region. Furthermore, the Airport is located a short distance from AT&T Stadium, which is home to the Dallas Cowboys and a host of significant special events throughout the year.

An array of aviation activity, ranging from single engine piston-powered aircraft up to corporate business jets and air cargo operators, makes up the 75,000 annual operations at the Airport.

Existing airfield features include:

- Runway 16-34 – 6,080' x 100'
- Airport traffic control tower (ATCT)
- Precision instrument landing system (ILS) approach
- Approximately 600,000 square feet of hangar and maintenance storage space
- Abundant aircraft parking aprons and tiedowns
- Full-service fixed base operator (FBO)
- Full and self-service 100LL and Jet A fuels

DEMAND-BASED PLAN

Airport planning begins with an analysis of future demand expected to occur at the facility. For Arlington Municipal Airport, this involved updating forecasts to identify potential aviation demand for based aircraft and annual aircraft operations over the next 10 years. Recognizing the realities of year-to-year fluctuations in activity, the plan focuses on potential demand levels rather than future dates in time. The short and long term planning milestones take into consideration the reasonable range of aviation demand projections prepared for the Development Plan. By planning according to activity milestones, the plan can accommodate unexpected shifts or changes in aviation demand, which can help the Airport serve actual needs of users, while maintaining a safe and efficient airport environment. For Arlington Municipal Airport, the number of based aircraft and annual aircraft operations are forecast to increase during the planning period when considering a diverse economy and continued development of airport facilities.

AIRPORT DEVELOPMENT

Arlington Municipal Airport continues to be developed as a facility that can handle a wide array of general aviation activities. The Development Plan Concept presents the recommended configuration for the Airport, which preserves and enhances the facility's role while meeting Federal Aviation Administration (FAA)

FORECAST SUMMARY	BASE YEAR 2014	2019	2024
BASED AIRCRAFT			
Single Engine Piston	205	217	228
Multi-Engine Piston	27	28	30
Turboprop	3	6	10
Business Jet	3	6	12
Helicopter	16	18	20
Total	254	275	300
ANNUAL OPERATIONS			
General Aviation			
Itinerant	40,151	43,050	46,200
Local	32,819	35,700	38,850
Total General Aviation Operations	72,970	78,750	85,050
Air Taxi	1,262	1,680	2,310
Military	107	315	315
Air Carrier	306	315	315
Total Annual Operations	74,645	81,060	87,990
PEAK OPERATIONS			
Peak Month	7,539	8,187	8,887
Design Day	251	273	296
Busy Day	352	382	415
Design Hour	38	41	44
ANNUAL INSTRUMENT APPROACHES			
	N/A	1,360	1,475

and Texas Department of Transportation – Aviation Division (TxDOT) design standards to the extent practicable. Flexibility will be very important to future development at the Airport, as activity and growth may not occur as predicted. This Development Plan provides stakeholders with a general guide that, if followed, can maintain the Airport's long term viability and allow the Airport to continue to provide air transportation services to the region. The following summarizes the airside and landside recommendations to best meet the needs of projected demand at Arlington Municipal Airport.

Airside

- Adhere to ultimate Runway Design Code C-III standards on Runway 16-34 and Taxiway Design Group (TDG) 3 standards on those taxiways serving the runway system.

- Extend Runway 16-34 700 feet to the north to better accommodate the projected mix of aircraft operations utilizing the Airport.
- Continued rehabilitation of airfield pavements to support aircraft utilization.
- Improve taxiway geometry to include realigning Taxiway H and relocating Taxiway J.
- Extend perimeter access roads on airport property to assist personnel in better maintaining a safe operating environment.

Landside

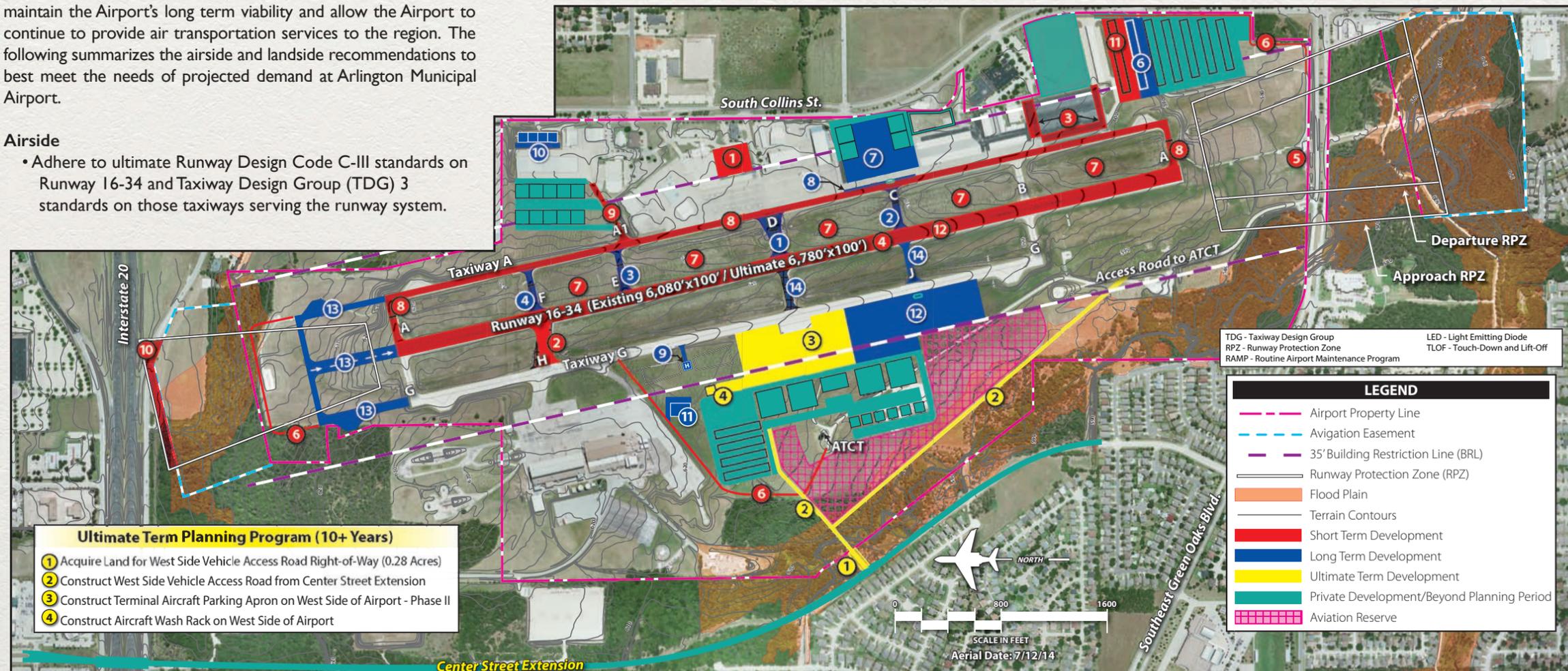
- Construct additional aircraft storage hangars in existing development areas, as well as through the redevelopment of certain parcels.

Short Term Planning Program (1-5 Years)

- 1 Expand Terminal Aircraft Parking Apron
- 2 Realign Taxiway H at Intersection of Runway 16-34
- 3 Reconstruct South Aircraft Parking Apron
- 4 Rehabilitate Portions of Runway 16-34 (General Pavement Maintenance)
- 5 Implement Drainage Improvements on South Side of Airport
- 6 Construct Perimeter Access Roads on North, South, and West Sides of Airport
- 7 Implement Drainage Improvements on East Infield Area
- 8 Reconstruct Taxiway A to Meet TDG 3 Standards - 50' wide / Relocate Hold Lines
- 9 Rehabilitate Taxiway A1
- 10 Acquire Land for Approach Protection in North RPZ (1.68 Acres)
- 11 Construct T-Hangar Facility and Taxilane Access in Southeast Development Area - Phase I
- 12 Reconstruct Runway 16-34
- 13 Conduct Miscellaneous Annual RAMP Projects (Not Pictured)

Long Term Planning Program (6-10 Years)

- 1 Reconstruct Taxiway D to Meet TDG 3 Standards / Relocate Hold Line
- 2 Reconstruct/Rehabilitate Taxiway C to Meet TDG 3 Standards - 50' wide / Relocate Hold Line
- 3 Reconstruct/Rehabilitate Taxiway E to Meet TDG 3 Standards - 50' wide / Relocate Hold Line
- 4 Reconstruct/Rehabilitate Taxiway F to Meet TDG 3 Standards - 50' wide / Relocate Hold Line
- 5 Implement LED Technology on Airfield Lighting and Signage (Not Pictured)
- 6 Construct T-Hangar Facility and Taxilane Access in Southeast Development Area - Phase II
- 7 Redevelop City T-Hangar Area (Remove T-Hangars / Reconstruct Aircraft Parking Apron)
- 8 In-Fill Apron Areas Adjacent to East Side of Taxiway A / Construct No-Taxi Island
- 9 Construct Rotorcraft TLOF Facility
- 10 Construct Box Hangars in Northeast Development Area
- 11 Construct Airport Maintenance Facility and Staging Area
- 12 Construct Terminal Aircraft Parking Apron on West Side of Airport - Phase I
- 13 Extend Runway 16-34 and Parallel Taxiways A and G 700' North / Displace Runway 16 Threshold 700'
- 14 Relocate Taxiway J from the Runway High Energy Area - 50' wide
- 15 Conduct General Pavement Maintenance (Not Pictured)
- 16 Conduct Miscellaneous Annual RAMP Projects (Not Pictured)



Ultimate Term Planning Program (10+ Years)

- 1 Acquire Land for West Side Vehicle Access Road Right-of-Way (0.28 Acres)
- 2 Construct West Side Vehicle Access Road from Center Street Extension
- 3 Construct Terminal Aircraft Parking Apron on West Side of Airport - Phase II
- 4 Construct Aircraft Wash Rack on West Side of Airport

TDG - Taxiway Design Group
 RPZ - Runway Protection Zone
 RAMP - Routine Airport Maintenance Program

LED - Light Emitting Diode
 TLOF - Touch-Down and Lift-Off

LEGEND

- Airport Property Line
- Aviation Easement
- 35' Building Restriction Line (BRL)
- Runway Protection Zone (RPZ)
- Flood Plain
- Terrain Contours
- Short Term Development
- Long Term Development
- Ultimate Term Development
- Private Development/Beyond Planning Period
- Aviation Reserve

SCALE IN FEET
 0 800 1600
 Aerial Date: 7/12/14



AGENDA

**Planning and Zoning Commission
Regular Session**

**Council Chamber
101 West Abram Street**

**OCTOBER 21, 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 October 7, 2015 P&Z Meeting

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Preliminary Plat – Viridian Addition, Viridian Village 1G, Lots 1X-82X, Block 1 and Lots 1X-65X, Block 2 (Zoned Planned Development [PD]); generally located south of Lakes of Bird's Fort Trail and east North Collins Street with the approximate address being 4301 North Collins Street.
- B. Combination Plat – Bardin First Industrial, Lot 2, Block 1 (Zoned Industrial Manufacturing [IM]); generally located south of East Bardin Road and east of New York Avenue with the approximate address being 4551 New York Avenue.

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 – Ballpark Estates, Lots 22R1 and 22R2, Block A (Zoned Entertainment District Overlay – Planned Development [EDO-PD] for all Festival [F] uses plus Medium Density Multi-Family [MF18] uses); generally located south of East Road to Six Flags Street and west of Pennant Drive with the approximate address being 1206 East Road to Six Flags Street.
- D. Replat – Brookhollow Addition, Lots 1A3A and 1A3B (Zoned Entertainment District Overlay – Community Commercial [EDO-CC]); generally located north of Interstate 30 Highway and west of North Watson Road with the approximate address being 2300 East Lamar Boulevard.

V. PUBLIC HEARING FOR ZONING CASES

- A. Specific Use Permit SUP10-23R2
(Liquitek – 408 113th Street)

Application for approval of a revision to the Specific Use Permit for a High Impact use, on approximately 2.378 acres, currently zoned Industrial Manufacturing (IM); generally located east of 113th Street and south of East Randol Mill Road.

- B. Specific Use Permit SUP15-7
(3411 Hastings Workshop – 3411 Hastings Drive)

Application for approval of a Specific Use Permit for a Secondary Living Unit, on approximately 0.193 acres, currently zoned Residential Single-Family 7.2 (RS-7.2); generally located north of West Park Row and west of Norwood Lane.

- C. Zoning Case PD15-8
(All Storage Facility – 709 Harris Road)

Application to change the zoning on approximately 2.951 acres from Planned Development (PD) for limited Community Commercial (CC) uses to Planned Development (PD) for a Self-Storage Facility, with a Development Plan; generally located north of West Harris Road and west of Matlock Road.

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



Preliminary Plat (Viridian Village 1G)	
Planning and Zoning Meeting Date: 10-21-15	Document Being Considered: Plat

RECOMMENDATION

Following the public hearing, consider a preliminary plat.

PRIOR BOARD OR COUNCIL ACTION

On May 20, 2008, City Council approved the 2008.16-acre Viridian Planned Development District with concept brief "PD07-5" by a vote of 9-0-0.

On September 30, 2008, City Council approved the addition of a 55.57-acre tract of land into the Viridian Planned Development District with concept brief "PD07-5R1" by a vote of 8-0-0.

On June 23, 2009, City Council approved the first development plan "PD07-5R1-DP1" for Villages 1a, 1c, and 1d within 'Planning Area 1' of the Viridian Planned Development by a vote of 9-0-0.

On February 08, 2011, City Council approved the second development plan "PD07-5R1-DP2" for Villages 1b, and 1e within 'Planning Area 1' of the Viridian Planned Development by a vote of 9-0-0.

On February 07, 2012, City Council approved an alternative sign package "PD07-5R2-ASP" for the Viridian Planned Development by a vote of 7-0-0.

On June 24, 2013, City Council approved an updated concept brief to the 2008.16-acre Viridian Planned Development District with concept brief "PD07-5R3" by a vote of 9-0-0.

On June 16, 2015, City Council approved the third development plan "PD07-5R3-DP3" for Viridian Village 1F by a vote of 8-0-1.

On September 15, 2015, City Council approved the fourth development plan "PD07-5R3-DP4" for Viridian Village 1G by a vote of 7-0-1.

On September 16, 2015, the Planning and Zoning Commission approved the Viridian Village 1F Preliminary Plat by a vote of 7-0-1.

ANALYSIS

The applicant, HC LOBF Arlington, LLC, represented by Robert Kembel, proposes to plat 112 residential lots and 35 non-residential lots and open space ("X") lots from approximately 9.949 acres of the William Jenkins Survey and Samuel Kephart Survey, being Lots 1X-82X, Block 1 and Lots 1X-65X, Block 2. All of the X lots will be held in common ownership and shall be maintained by a Property Owners Association. The proposed residential lots will be developed with an attached single family townhome product. Each building typically consists of three to five units.

The subject site is part of a larger development, zoned PD for various uses. This portion of the site was specifically identified for single family attached residential uses. The proposed lot dimensions for Phase 1G meet the minimum lot dimensions for the attached single family products of the approved PD as well as comply with the Development Plan PD07-5R3-DP4.

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

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Property Location: Generally located south of Lakes of Bird’s Fort Trail and east North Collins Street with the approximate address of 4101 North Collins Street.

Sector: North

Council District: 1

Current Zoning: Planned Development (PD) certain institutional uses; certain office uses; certain recreation and entertainment uses; certain residential and lodging uses; certain retail and personal service uses; certain temporary uses; certain utilities, communication, and transportation uses; and the following miscellaneous uses: distribution centers, gas drilling and production, community centers, community homes, libraries, medical clinic or ambulatory surgical centers, boutique hotels, extended care facilities, car washes, custom and craft work, farmers market, gasoline sales, personal services, veterinarian clinic, temporary outdoor sales, and radio, television, or microwave tower, and related accessory uses with development plan approval.

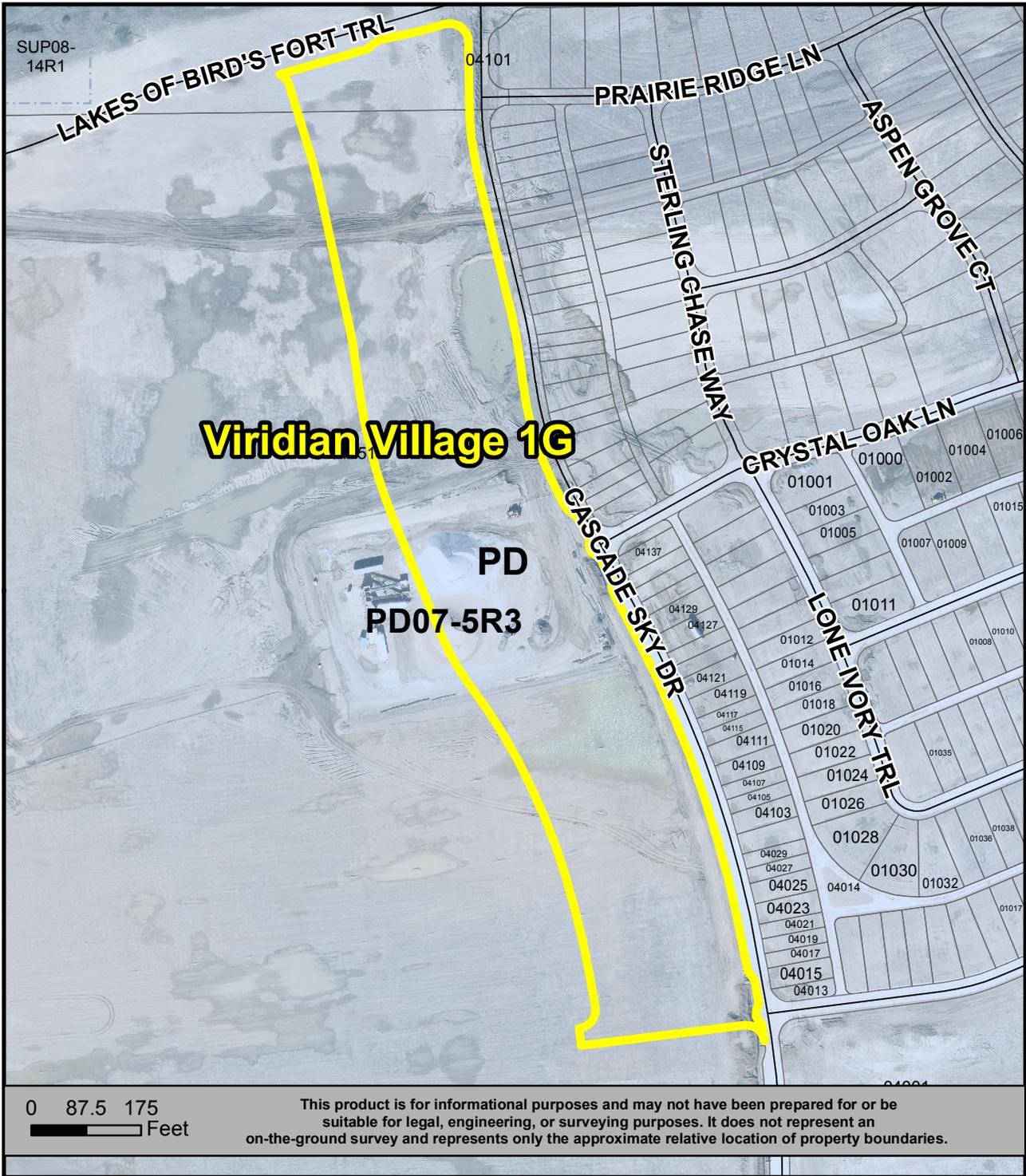
ATTACHED

- i. Location Map
- ii. 11 x 17 Plat
- iii. Overall Village Plan

STAFF CONTACT(S)

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

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



LOCATION MAP

**VIRIDIAN VILLAGE 1G
PRELIMINARY PLAT**





VIRIDIAN

PRELIMINARY PLAT
VILLAGE 1G



CITY OF ARLINGTON
TEXAS

AMANDA No. 15-821407

INDEX

PRELIMINARY PLAT
VILLAGE 1G
AMANDA No. 15-821407

SHEET No.

DESCRIPTION

P1
P2
P3
P4
P5
P6
P7
P8
P9

PRELIMINARY PLAT
PRELIMINARY PLAT
PRELIMINARY PLAT
TYPICAL SECTIONS
DRAINAGE AREA MAP
DRAINAGE PLAN
STORMWATER MANAGEMENT SITE PLAN
WATER & SANITARY SEWER LAYOUT
FIRE LAYOUT

OWNER

HC LOBF ARLINGTON, HC
835 E. LAMAR BLVD, STE 254
ARLINGTON, TX 76011
(972) 757-7586

DEVELOPER

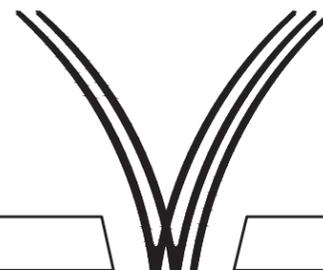
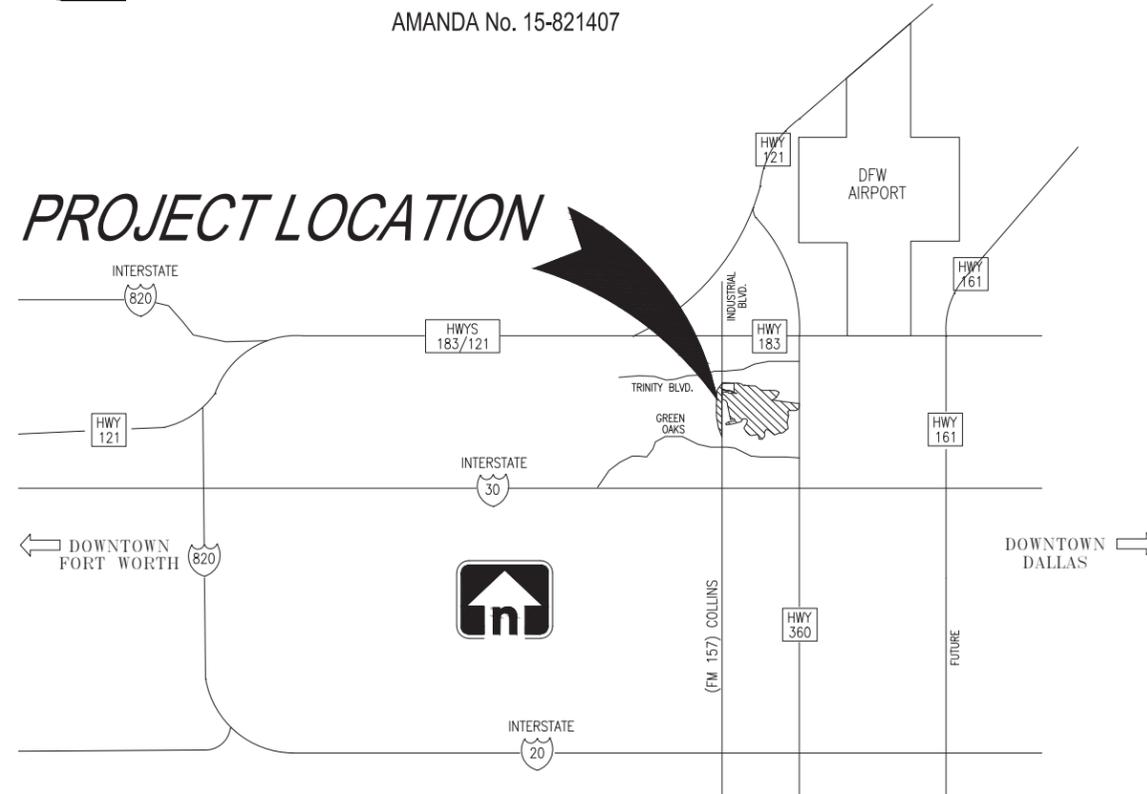
VIRIDIAN MUNICIPAL
MANAGEMENT DISTRICT
835 E. LAMAR BLVD, STE 254
ARLINGTON, TX 76011
(972) 757-7586
HOWARD PORTEUS

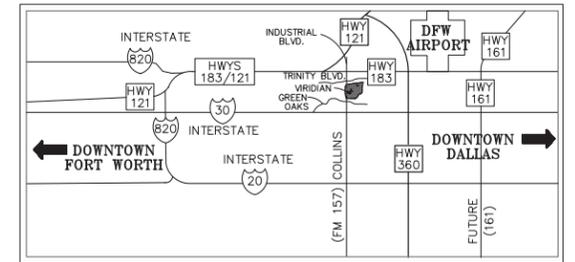
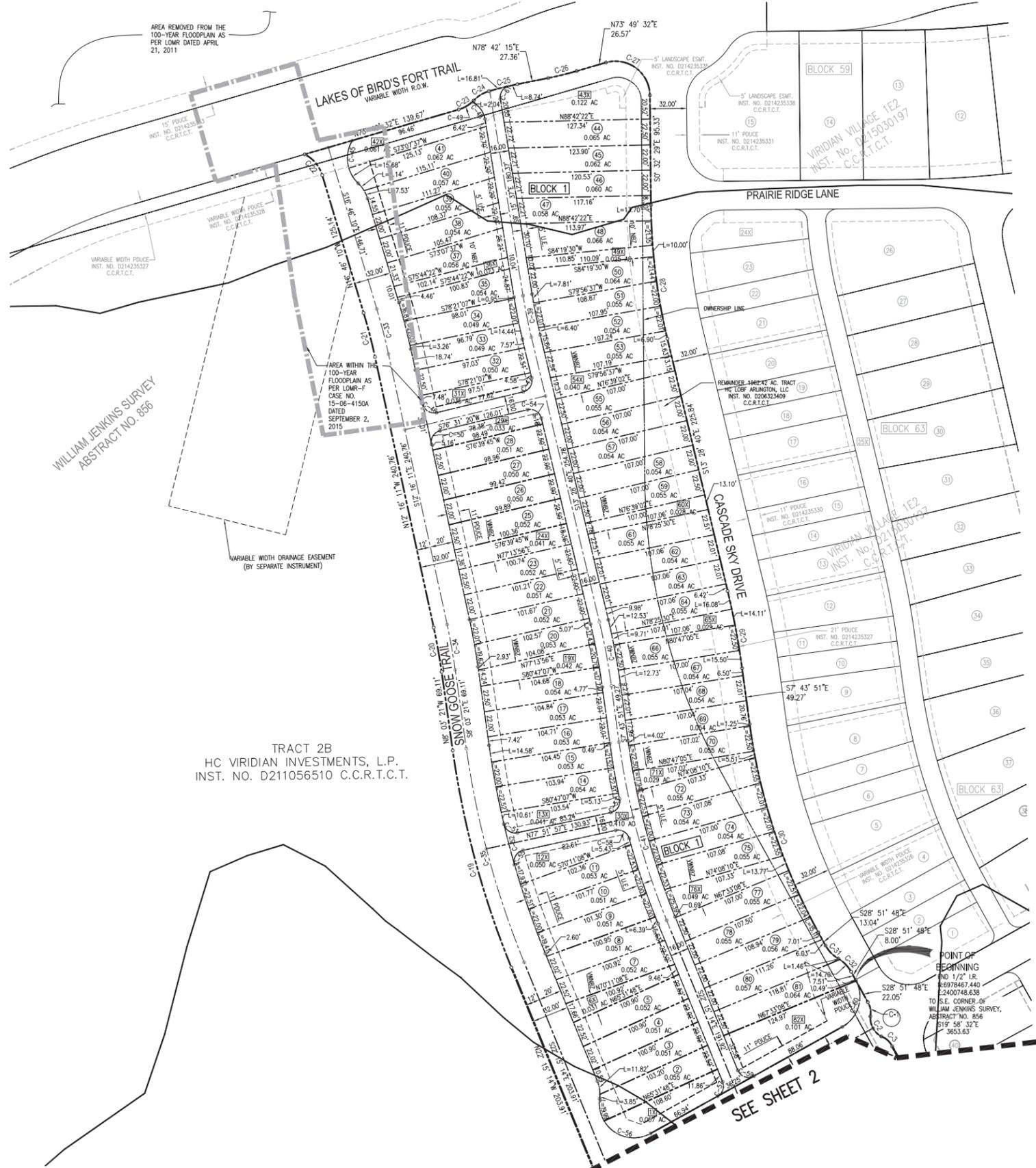
ENGINEER



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 600
ARLINGTON, TEXAS 76011 817/490-8535
TBP# FIRM: F-1191/TBPLS FIRM: 101538-00

PROJECT LOCATION





LEGEND

POUCE ESMT	PUBLIC SIDEWALK, DRAINAGE, UTILITY, AND CONSTRUCTION CITY EASEMENT
ESMT	EASEMENT
C.C.R.T.C.T.	COUNTY CLERK RECORDS TARRANT COUNTY TEXAS
INST. NO.	INSTRUMENT NUMBER
VWNBZ	VARIABLE WIDTH NO BUILD ZONE
NBZ	NO BUILD ZONE

NOTES:

1. LOT DIMENSIONS AND AREAS ARE APPROXIMATE.
2. ALL PARKS, OPEN SPACES AND PRIVATE ACCESS EASEMENTS ARE DESIGNATED AS "X" LOTS.
3. THE LIMITS OF THE 100-YR FLOODPLAIN ARE BASED ON THE MOST CURRENT LOMR-F, CASE NO. 15-06-4150A DATED SEPTEMBER 2, 2015.
4. ANY "X" LOTS FULLY CONTAINED WITHIN THE DEDICATED R-O-W INFERS THE RIGHTS TO MAINTENANCE AND CONSTRUCTION.
5. BASIS OF BEARING IS CITY OF ARLINGTON GPS MONUMENTATION (NAD83).
6. LOT 82x BLOCK 1, LOT 65x BLOCK 2 ARE ACCESS, PUBLIC UTILITY, AND DRAINAGE EASEMENTS.
7. AREA OUTSIDE OF 100YR FLOODPLAIN LINE, AS A PART OF FIRM MAP NO. 48439C0240K, DATED SEPTEMBER 25, 2009. REMOVED PER LOMR EFFECTIVE APRIL 21, 2011, LOMR-F EFFECTIVE AUGUST 28, 2012, AND LOMR-F, CASE NO. 15-06-4150A, DATED SEPTEMBER 2, 2015.



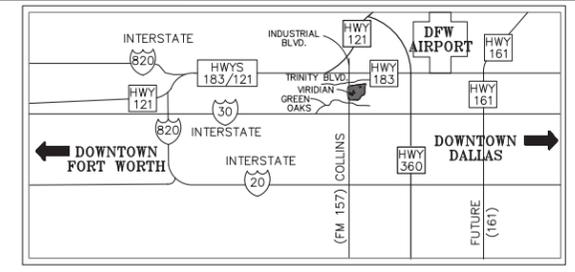
PRELIMINARY PLAT

VIRIDIAN VILLAGE 1G
 9.949 ACRES
 433,416 S.F.
 LOTS 1X-82X, BLOCK 1
 LOTS 1X-65X, BLOCK 2
 112 SINGLE FAMILY & 35 NON RESIDENTIAL LOT 2 BLOCKS

WILLIAM JENKINS SURVEY, ABST. No. 856
 CITY OF ARLINGTON,
 TARRANT COUNTY, TEXAS
 OCTOBER 2015



OWNER
 VIRIDIAN HOLDINGS, LP.
 835 EAST LAMAR BLVD STE. 254
 ARLINGTON, TEXAS 76011
 PHONE: 972-757-7586
DEVELOPER
 VIRIDIAN MUNICIPAL
 MANAGEMENT DISTRICT
 835 EAST LAMAR BLVD STE. 254
 ARLINGTON, TEXAS 76011
 PHONE: 972-757-7586
 HOWARD PORTEUS



TRACT 2B
 HC VIRIDIAN INVESTMENTS, L.P.
 INST. NO. D211056510 C.C.R.T.C.T.



TRACT 2B
 HC VIRIDIAN INVESTMENTS, L.P.
 INST. NO. D211056510 C.C.R.T.C.T.

LEGEND

PDUCE ESMT	PUBLIC SIDEWALK, DRAINAGE, UTILITY, AND CONSTRUCTION CITY EASEMENT
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PRELIMINARY PLAT



VIRIDIAN VILLAGE 1G

9.949 ACRES
 433,416 S.F.
 LOTS 1X-82X, BLOCK 1
 LOTS 1X-65X, BLOCK 2
 112 SINGLE FAMILY & 35 NON RESIDENTIAL LOT 2 BLOCKS

WILLIAM JENKINS SURVEY, ABST. No. 856
 CITY OF ARLINGTON,
 TARRANT COUNTY, TEXAS
 OCTOBER 2015



OWNER
 VIRIDIAN HOLDINGS, LP.
 835 EAST LAMAR BLVD STE. 254
 ARLINGTON, TEXAS 76011
 PHONE: 972-757-7586

DEVELOPER
 VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT
 835 EAST LAMAR BLVD STE. 254
 ARLINGTON, TEXAS 76011
 PHONE: 972-757-7586
 HOWARD PORTEUS

Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 900 SW FLAUGS DRIVE, SUITE 900
 ARLINGTON, TEXAS 76011 (817) 648-8830
 TDFE FIRM: F-19191DPLS.FRM: 101538-80

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-1	42° 03' 25"	17.62'	6.77'	12.93'	S10° 20' 40"E	12.64'
C-2	64° 25' 03"	18.70'	11.78'	21.02'	S28° 27' 44"E	19.93'
C-3	47° 44' 44"	15.93'	7.05'	13.27'	S47° 39' 53"E	12.89'
C-4	30° 52' 12"	30.00'	8.28'	16.16'	S13° 25' 42"E	15.97'
C-5	30° 52' 12"	30.00'	8.28'	16.16'	S13° 25' 41"E	15.97'
C-6	18° 47' 12"	1819.75'	301.04'	596.67'	S19° 28' 12"E	594.01'
C-7	30° 52' 12"	30.00'	8.28'	16.16'	S25° 30' 42"E	15.97'
C-8	30° 52' 12"	30.00'	8.28'	16.16'	S25° 30' 42"E	15.97'
C-9	0° 14' 00"	1838.50'	3.75'	7.49'	S9° 57' 36"E	7.49'
C-10	40° 32' 39"	16.74'	6.18'	11.85'	S10° 16' 12"W	11.60'
C-11	71° 09' 37"	17.83'	12.76'	22.15'	S10° 08' 38"E	20.75'
C-12	34° 42' 49"	18.52'	5.79'	11.22'	S27° 44' 44"E	11.05'
C-13	0° 40' 46"	1838.50'	10.90'	21.80'	S8° 11' 22"E	21.80'
C-14	88° 36' 35"	30.00'	29.28'	46.40'	N52° 54' 15"W	41.91'
C-15	91° 37' 52"	30.00'	30.87'	47.98'	N36° 58' 32"E	43.03'
C-16	7° 50' 09"	1575.75'	107.92'	215.50'	N12° 45' 29"W	215.34'
C-17	20° 11' 16"	984.00'	175.17'	346.70'	N26° 46' 12"W	344.91'
C-18	14° 36' 36"	341.00'	43.71'	86.95'	N29° 33' 32"W	86.72'
C-19	14° 11' 53"	791.00'	98.51'	196.01'	N15° 09' 17"W	195.51'
C-20	4° 12' 51"	534.00'	19.65'	39.28'	N10° 09' 46"W	39.27'
C-21	4° 29' 58"	504.00'	19.80'	39.58'	N14° 31' 11"W	39.57'
C-22	46° 34' 18"	30.00'	12.91'	24.38'	N40° 03' 19"W	23.72'
C-23	29° 55' 35"	30.00'	8.02'	15.67'	N58° 51' 44"E	15.49'
C-24	29° 55' 35"	30.00'	8.02'	15.67'	N58° 51' 44"E	15.49'
C-25	4° 52' 43"	300.00'	12.78'	25.54'	N76° 15' 53"E	25.54'
C-26	4° 52' 43"	300.00'	12.78'	25.54'	N76° 15' 53"E	25.54'
C-27	105° 37' 59"	30.00'	39.55'	55.31'	S53° 21' 29"E	47.80'
C-28	12° 56' 11"	520.00'	58.95'	117.41'	S7° 00' 35"E	117.16'
C-29	5° 44' 49"	680.00'	34.13'	68.21'	S10° 36' 16"E	68.18'
C-30	21° 07' 57"	520.00'	97.00'	191.79'	S18° 17' 49"E	190.71'
C-31	30° 52' 13"	30.00'	8.28'	16.16'	S44° 17' 54"E	15.97'
C-32	30° 52' 13"	30.00'	8.28'	16.16'	S44° 17' 53"E	15.97'

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-33	4° 29' 58"	516.00'	20.27'	40.52'	S14° 31' 11"E	40.51'
C-34	4° 12' 51"	546.00'	20.09'	40.16'	S10° 09' 46"E	40.15'
C-35	14° 11' 53"	779.00'	97.02'	193.04'	S15° 09' 17"E	192.55'
C-36	14° 36' 36"	329.00'	42.17'	83.89'	S29° 33' 32"E	83.66'
C-37	20° 11' 16"	996.00'	177.30'	350.93'	S26° 46' 12"E	349.12'
C-38	9° 28' 02"	1587.75'	131.47'	262.35'	S11° 56' 33"E	262.05'
C-39	4° 13' 03"	500.00'	18.41'	36.81'	S11° 22' 08"E	36.80'
C-40	5° 44' 49"	565.00'	28.36'	56.67'	S10° 36' 16"E	56.65'
C-41	14° 31' 23"	635.00'	80.91'	160.96'	S14° 59' 33"E	160.53'
C-42	14° 36' 36"	205.00'	26.28'	52.27'	S29° 33' 32"E	52.13'
C-43	20° 11' 16"	1120.00'	199.38'	394.62'	S26° 46' 12"E	392.58'
C-44	9° 28' 02"	1711.75'	141.74'	282.84'	S11° 56' 33"E	282.51'
C-45	47° 44' 56"	30.00'	13.28'	25.00'	S7° 07' 04"W	24.28'
C-46	91° 12' 29"	10.00'	10.21'	15.92'	S57° 52' 26"E	14.29'
C-47	90° 00' 00"	10.00'	10.00'	15.71'	N31° 31' 20"E	14.14'
C-48	55° 41' 09"	20.00'	10.56'	19.44'	N37° 06' 11"W	18.68'
C-49	26° 01' 28"	30.00'	6.93'	13.63'	N60° 48' 48"E	13.51'
C-50	88° 47' 31"	10.00'	9.79'	15.50'	N32° 07' 34"E	13.99'
C-51	88° 48' 57"	10.00'	9.80'	15.50'	N57° 43' 35"W	14.00'
C-52	2° 45' 25"	759.00'	18.26'	36.52'	S14° 41' 49"E	36.52'
C-53	89° 58' 36"	10.00'	10.00'	15.70'	S32° 52' 39"W	14.14'
C-54	90° 00' 00"	10.00'	10.00'	15.71'	S58° 28' 40"E	14.14'
C-55	93° 56' 28"	10.00'	10.71'	16.40'	N30° 53' 43"E	14.62'
C-56	88° 30' 38"	30.00'	29.23'	46.34'	N74° 45' 57"W	41.87'
C-57	83° 13' 58"	10.00'	8.88'	14.53'	S19° 21' 45"W	13.28'
C-58	86° 51' 47"	10.00'	9.47'	15.16'	S58° 42' 10"E	13.75'
C-59	96° 46' 02"	10.00'	11.26'	16.89'	N70° 38' 15"W	14.95'
C-60	88° 29' 31"	30.01'	29.23'	46.36'	S16° 43' 19"W	41.88'
C-61	78° 49' 02"	10.00'	8.22'	13.76'	N30° 08' 54"E	12.70'
C-62	96° 40' 11"	30.00'	33.71'	50.62'	N12° 38' 39"E	44.82'
C-63	89° 33' 00"	10.00'	9.92'	15.63'	N77° 15' 17"W	14.09'
C-64	90° 31' 41"	10.00'	10.09'	15.80'	S12° 42' 23"W	14.21'
C-65	95° 29' 41"	10.00'	11.01'	16.67'	S71° 16' 25"E	14.80'
C-66	88° 26' 20"	10.00'	9.73'	15.44'	N13° 45' 03"E	13.95'
C-67	89° 02' 30"	10.00'	9.83'	15.54'	N62° 20' 55"W	14.02'
C-68	90° 56' 09"	10.00'	10.16'	15.87'	S27° 39' 46"W	14.26'
C-69	91° 20' 38"	10.00'	10.24'	15.94'	S76° 21' 28"E	14.31'
C-70	89° 15' 43"	10.00'	9.87'	15.58'	S28° 29' 59"W	14.05'
C-71	71° 17' 24"	30.00'	21.51'	37.33'	S61° 33' 51"E	34.97'
C-72	90° 48' 43"	10.00'	10.14'	15.85'	N37° 23' 06"E	14.24'
C-73	90° 40' 35"	10.00'	10.12'	15.83'	N61° 31' 52"W	14.23'
C-74	89° 12' 18"	10.00'	9.86'	15.57'	S52° 36' 23"E	14.04'
C-75	92° 51' 44"	30.00'	31.54'	48.62'	N36° 21' 36"E	43.47'
C-76	73° 04' 11"	30.00'	22.23'	38.26'	N82° 29' 10"W	35.72'
C-77	83° 26' 35"	10.00'	8.92'	14.56'	S19° 15' 26"W	13.31'
C-78	1° 09' 06"	1016.00'	10.21'	20.42'	S17° 15' 07"E	20.42'
C-79	0° 32' 41"	1607.75'	7.64'	15.28'	S16° 24' 13"E	15.28'

LOTS	NUMBER	USES	ACRES
RESIDENTIAL	112	SINGLE FAMILY	7.600
NON- RESIDENTIAL	35	PUBLIC ACCESS/PARK/OPENSOURCE	2.35
TOTAL	147		9.950



PRELIMINARY PLAT

VIRIDIAN VILLAGE 1G

9.949 ACRES
433,416 S.F.

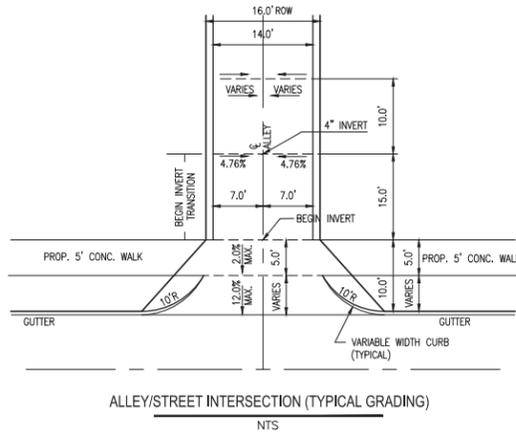
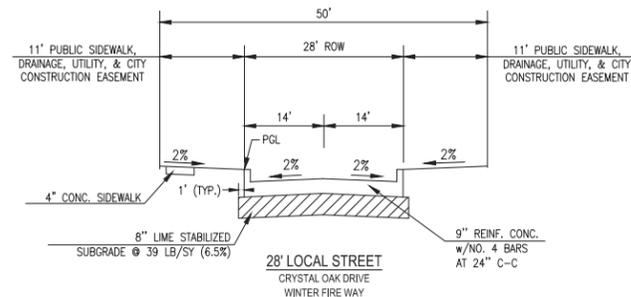
LOTS 1X-82X, BLOCK 1
LOTS 1X-65X, BLOCK 2
112 SINGLE FAMILY & 35 NON RESIDENTIAL LOT
2 BLOCKS

OWNER
VIRIDIAN HOLDINGS, LP.
835 EAST LAMAR BLVD STE. 254
ARLINGTON, TEXAS 76011
PHONE: 972-757-7586

DEVELOPER
VIRIDIAN MUNICIPAL
MANAGEMENT DISTRICT
835 EAST LAMAR BLVD STE. 254
ARLINGTON, TEXAS 76011
PHONE: 972-757-7586
HOWARD PORTEUS

WILLIAM JENKINS SURVEY, ABST. No. 856
CITY OF ARLINGTON,
TARRANT COUNTY, TEXAS
OCTOBER 2015

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 S.W. FLAGSHIP DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 849-8535
TDFE FROM F-119/TDFPS FROM 101538-00

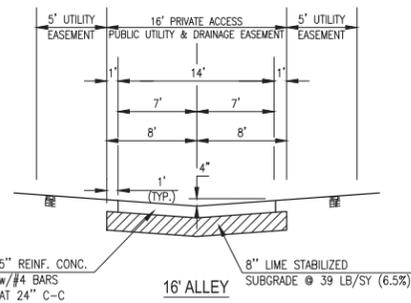
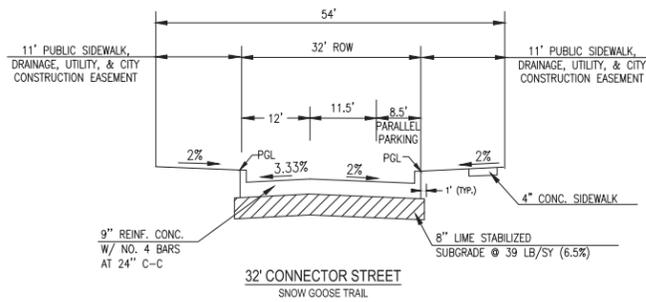


ALLEY/STREET INTERSECTION (TYPICAL GRADING)

NTS

NOTES:

1. ALL PAVING DESIGNED FOR A 50-YEAR DESIGN LIFE.
2. ALL REINFORCING STEEL SHALL BE NO. 4 BARS ASTM 616 GRADE 60 SPACED ON 24 INCHES CENTER TO THE CENTER BOTH WAYS
3. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3600 PSI, A MINIMUM FLEXURAL STRENGTH OF 575 PSI AT 7 DAYS AND AIR ENTRAINMENT MIXTURE OF 3%-6%.
4. ALL PAVEMENT SUBGRADE TO BE STABILIZED USING 39 LBS OF HYDRATED LIME (6.5% APPLICATION BY DRY WEIGHT OF SOIL) COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY PER ASTM 698 WITHIN 0-4% ABOVE OPTIMUM MOISTURE CONTENT, ASSUMING A DRY UNIT WEIGHT OF 106 LB/CY FOR THE IN-PLACE SOIL. IN SOME AREAS, A GREATER QUANTITY OF LIME (OR LIME SERIES TEST) MAY BE REQUIRED AT THE DISCRETION OF THE CITY.
5. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS-SLOPE OF 1/4\"/>



LEGEND:

- PGL = PROFILE GRADE LINE
- VG = VALLEY GUTTER



TYPICAL SECTIONS

CITY OF ARLINGTON
TARRANT COUNTY, TEXAS



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
800 SIX FLASS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TSPE FIRM: F-1191/TBPLS FIRM: 101538-00

DRAWN BY: BB
DATE: 8/17/2015

PROJECT NO. 2345-1200
SHEET 4 OF 9

SHEET
P4

CAUTION:
 EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

DRAINAGE AREA	AREA IN ACRES	CCa 5 YEAR	CCa 25 YEAR	CCa 100 YEAR	Tc (MIN)	I _s (IN/HR)	I ₂₅ (IN/HR)	I ₁₀₀ (IN/HR)	Q _s (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
G1	0.47	0.58	0.64	0.73	10.00	5.74	7.55	9.24	1.57	2.27	3.17
G2a	0.60	0.58	0.64	0.73	10.00	5.74	7.55	9.24	2.00	2.90	4.05
G2b	0.91	0.58	0.64	0.73	10.00	5.74	7.55	9.24	3.03	4.40	6.14
G3	1.51	0.58	0.64	0.73	10.00	5.74	7.55	9.24	5.03	7.30	10.19
G4a	0.53	0.58	0.64	0.73	10.00	5.74	7.55	9.24	1.77	2.56	3.58
G4b	1.28	0.58	0.64	0.73	10.00	5.74	7.55	9.24	4.26	6.19	8.64
G5a	0.79	0.58	0.64	0.73	10.00	5.74	7.55	9.24	2.63	3.82	5.33
G5b	0.50	0.58	0.64	0.73	10.00	5.74	7.55	9.24	1.67	2.42	3.37
G6	0.64	0.58	0.64	0.73	10.00	5.74	7.55	9.24	2.13	3.09	4.32
G7	0.71	0.58	0.64	0.73	10.00	5.74	7.55	9.24	2.37	3.43	4.79
G8	0.09	0.58	0.64	0.73	10.00	5.74	7.55	9.24	0.30	0.43	0.61
G9	0.32	0.58	0.64	0.73	10.00	5.74	7.55	9.24	1.07	1.55	2.16
G10	18.88	1.00	1.00	1.00	15.90	4.73	6.30	7.79	89.36	118.93	147.04
G11	0.19	0.58	0.64	0.73	10.00	5.74	7.55	9.24	0.63	0.92	1.28
G12	0.15	0.58	0.64	0.73	10.00	5.74	7.55	9.24	0.50	0.72	1.01

LEGEND

- DRAINAGE AREA ACRES
- FLOW ARROW
- EXIST. CONTOUR



VIRIDIAN
VILLAGE 1G

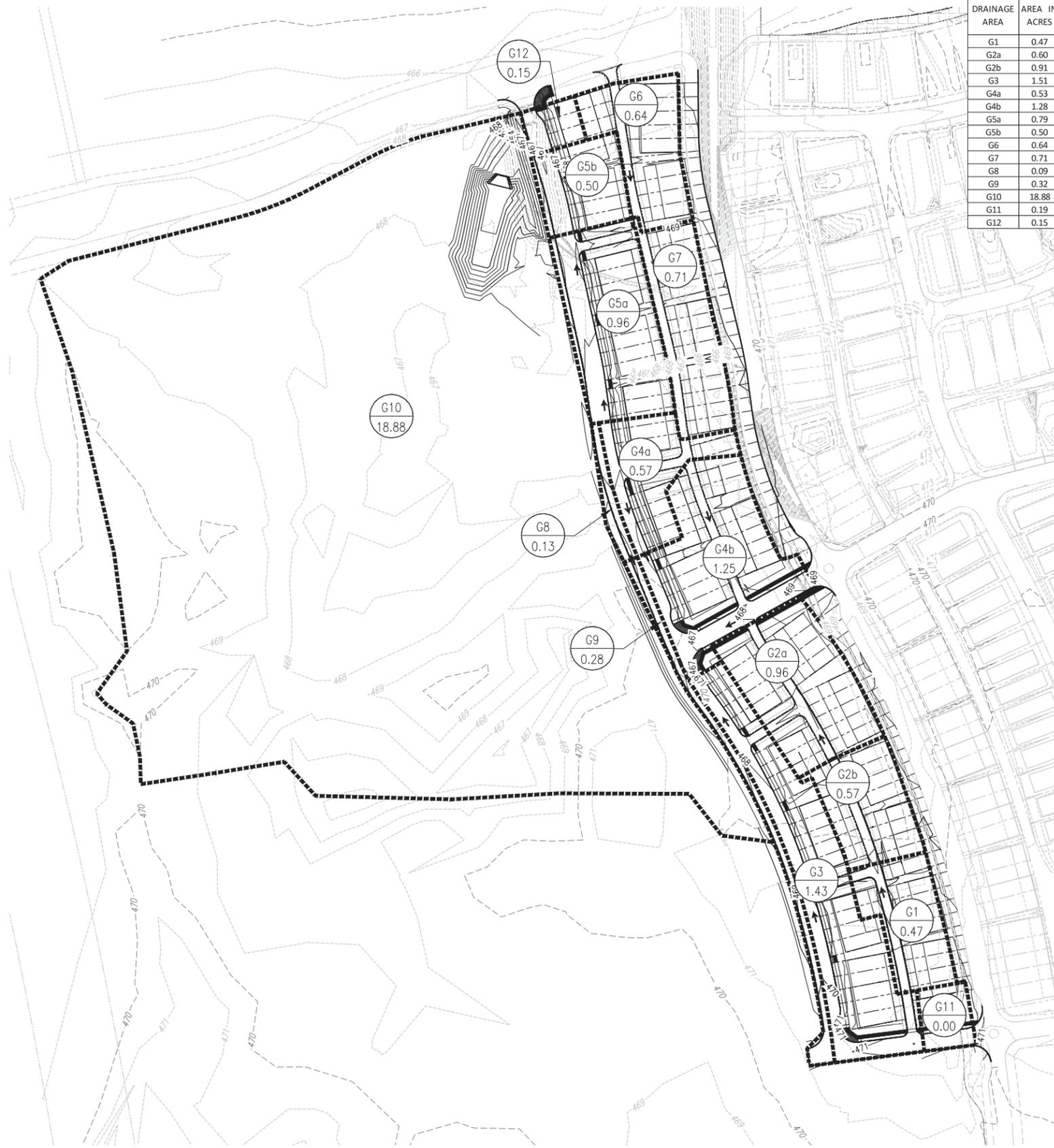
DRAINAGE AREA MAP

CITY OF ARLINGTON
TARRANT COUNTY, TX

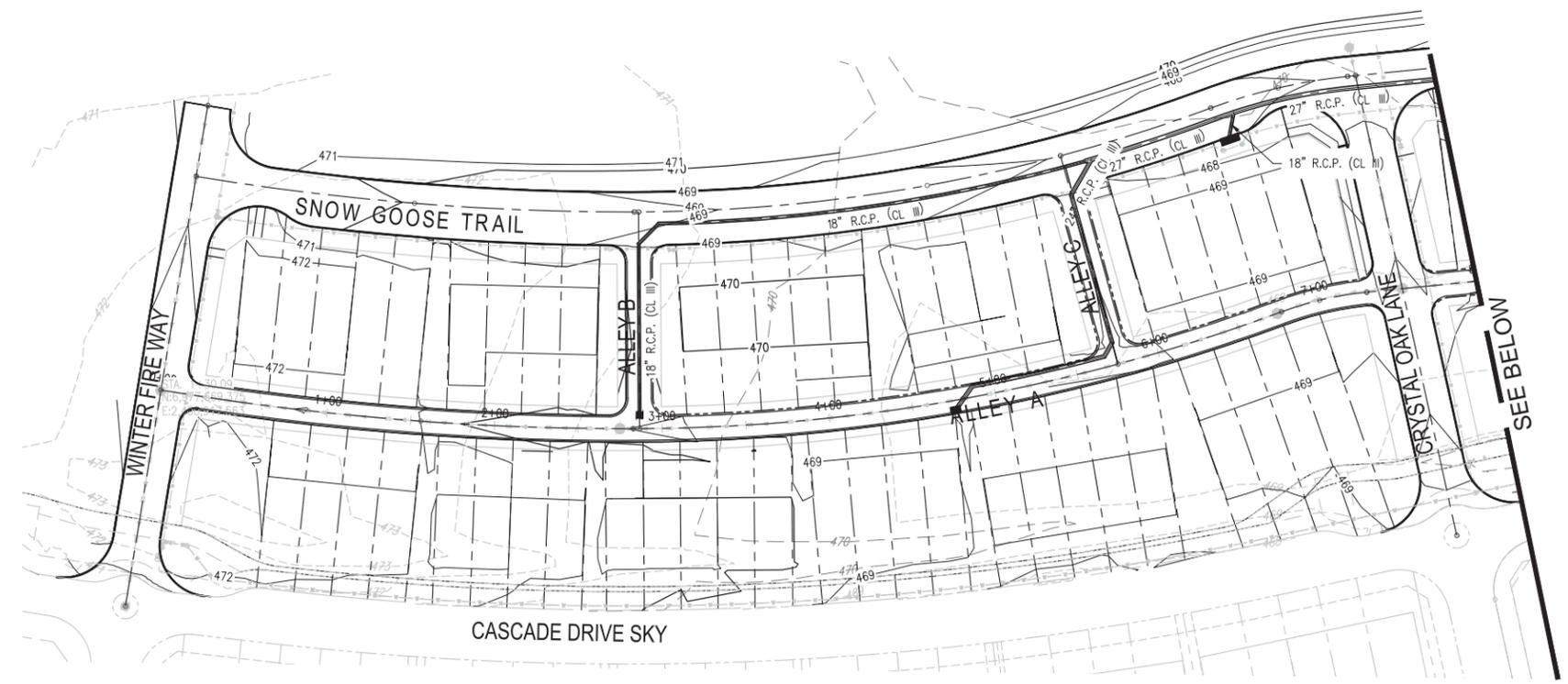
Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
800 SIX FLASS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TSPE FIRM: F-1191/TBPLS FIRM: 101538-00

DRAWN BY: As-Noted	PROJECT NO.	SHEET
DATE: 3/19/2015	SHEET 5 OF 9	P5

PLOTTED BY: ANNE HEPPER
 PLOTTED ON: 8/27/2015 10:20 AM
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 SHEET SIZE: ANSI EXPAND D: 34.00 X 22.00 INCHES(1) 1"=1'



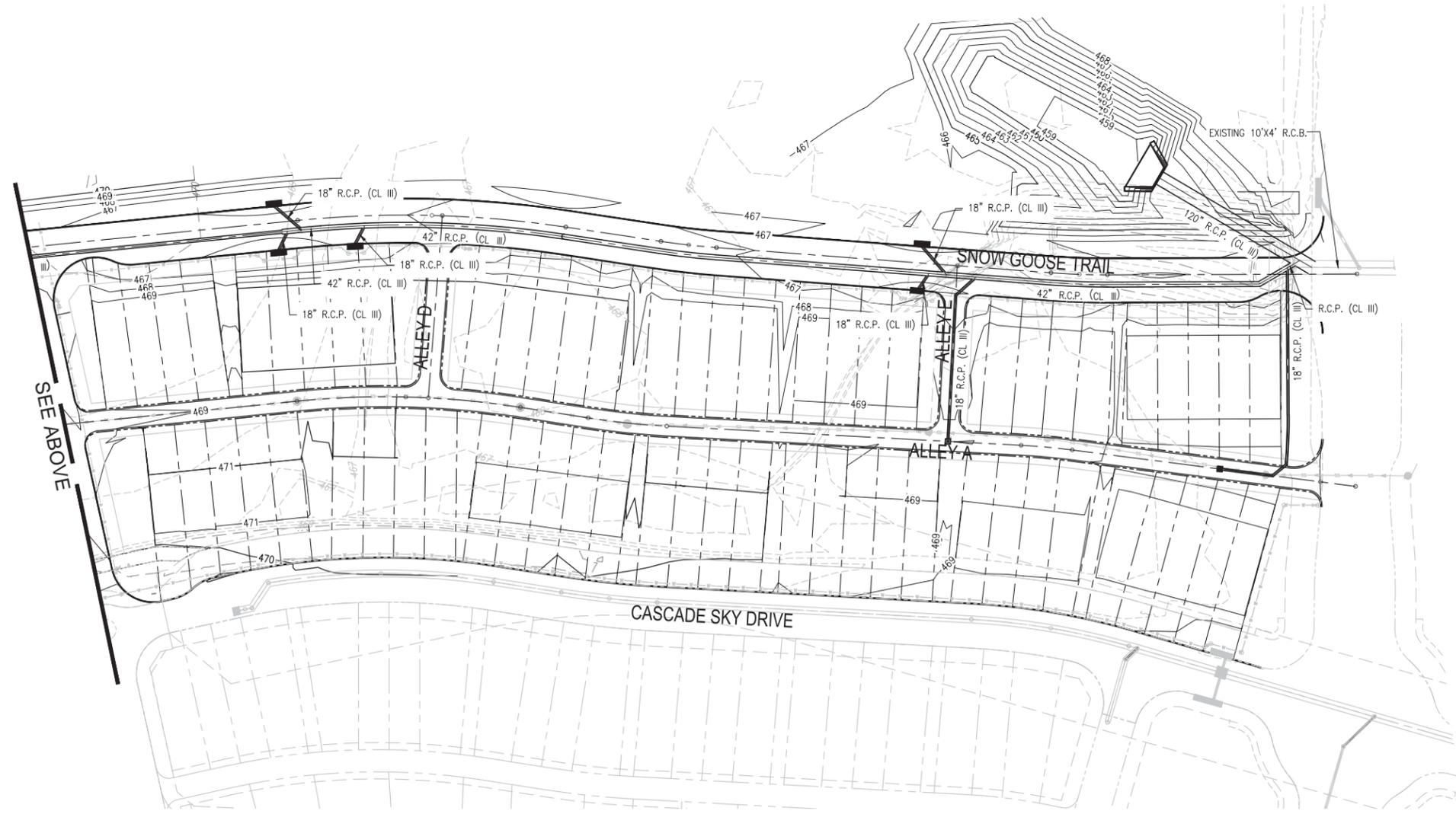
CAUTION:
EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.



NOTE:
NO BUILDINGS, FENCES, OR OTHER STRUCTURES ARE ALLOWED TO BE PLACED WITHIN THE EROSION CLEAR ZONE.

FEMA MAPS: 48439C0336H
48439C0337H

PANEL NUMBERS: 336 OF 595
337 OF 595



VIRIDIAN
VILLAGE 1G

DRAINAGE PLAN

**CITY OF ARLINGTON
TARRANT COUNTY, TEXAS**

 **Graham Associates, Inc.**
CONSULTING ENGINEERS & PLANNERS
800 SIX FLASS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TSPE FIRM: F-1191/TBPLS FIRM: 101538-00

DRAWN BY: BB
DATE: 3/6/2015

PROJECT NO. --
SHEET 6 OF 9

SHEET
P6

CAUTION:
EXISTING UTILITIES AND UNDERGROUND FACILITIES ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

Viridian Master BMP - Lake Best Management Practice (BMP)

Lake Viridian is a 274-acre body of water which buffers the development on the north from the Trinity River on the south and east of the property. Lake Viridian is the upstream lake in a system of five tiered lakes to be constructed on the approximately 2,200-acre Viridian property.

Lake Viridian is to function as both a recreational amenity, as well as a BMP (a master lake) for the entire community. The lake is to be constructed in two separate grading operations.

Initially, Lake Viridian is designed for approximately 1.9 million cubic yards of dirt removal. The lake bottom will undulate around elevation 427, the development at elevation 466+ and normal pool elevation 445. 21 feet of free board is located above and 18 feet of sediment capacity is below, the lake surface. This approximates 5 million cubic yards (CY) of sediment capacity storage within Lake Viridian. This provides ample capacity for sediment loss from the both the development construction phase and ultimate build out. The lake bottom is to be over excavated at drainage out falls as a sediment trap, as this is the point where velocities are to be dissipated and sediment will collect.

Drainage outfalls have been designed with low flow systems which release the first 1/2 inch of rainfall (5-year storm) above normal pool elevation, sift the flow through a sediment and debris trap and finally filter the water overland thru environmentally designed rain gardens, prior to streaming into the lake. Viridian Park Lane has been designed as a super-elevated roadway to eliminate point discharge and allow runoff to flow uniformly into the sediment-controlling landscape buffer zone. The Viridian Municipal Management District (VMD) is to be responsible for ownership and maintenance of this sediment filtering system and outfall structures, along with sediment control within the overall lake system.

Outfalls are to be inspected weekly or after every rainfall event of 1/2 inch or greater in compliance Texas Commission on Environmental Quality (TCEQ) regulations, specifically TXR150000.



MAINTENANCE SCHEDULE

THE DEBRIS SEPERATOR AND OUTFALLS SHALL BE INSPECTED WEEKLY AND SHALL BE CLEANED OUT ANNUALLY OR MORE FREQUENTLY, IF REQUIRED.

LEGEND

- LAKES
- DEBRIS SEPARATOR
- LAKE BOUNDARY*
- PHASE 1G BOUNDARY



PLOTTED BY: ANNE HEPNER
PLOTTED ON: 8/27/2015 10:16 AM
FILE NAME: J:\VIRIDIAN\PHASE 1\CD\DWG\STWRY\PEAK\STWMSD.DWG
SHEET SIZE: ANSI EXPAND D (36.00 X 22.00 INCHES) 1 - 1

VIRIDIAN
VILLAGE 1G

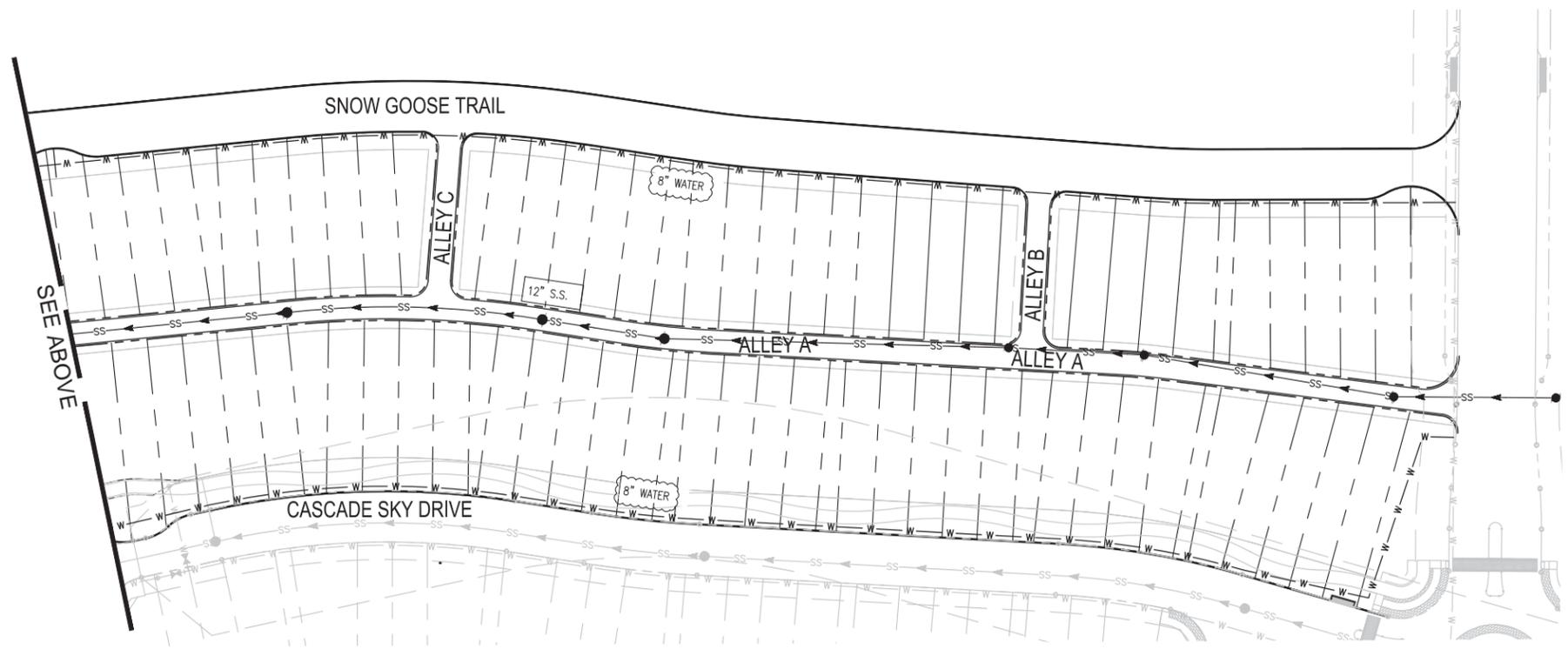
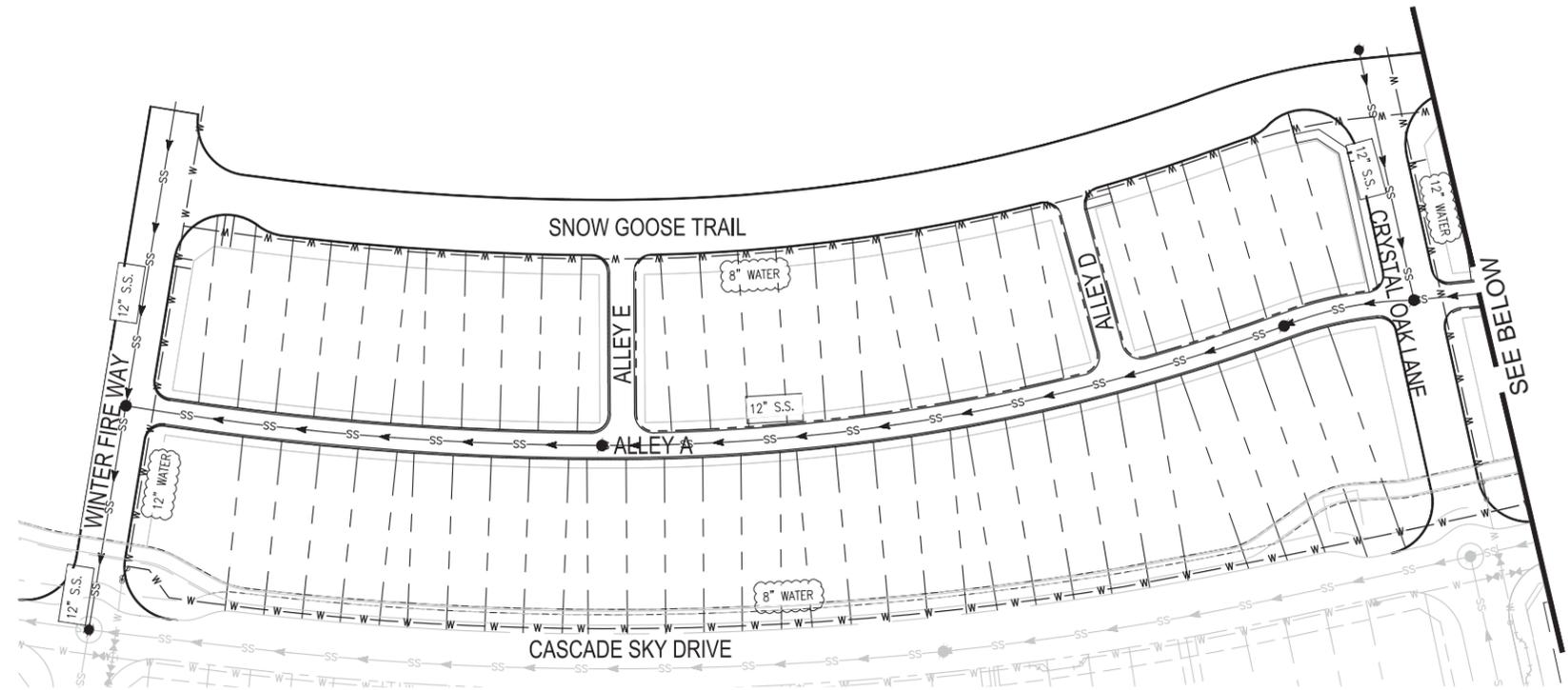
STORMWATER
MANAGEMENT SITE PLAN

CITY OF ARLINGTON
TARRANT COUNTY, TX

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
800 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TPEE FIRM: F-11917BPLS FIRM: 101538-00

DRAWN BY: GAI	PROJECT NO. -	SHEET
DATE: 8/18/2015	SHEET 7 OF 9	P7

CAUTION:
 EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.



VIRIDIAN
 VILLAGE 1G

WATER AND SANITARY SEWER LAYOUT

CITY OF ARLINGTON
 TARRANT COUNTY, TEXAS

 **Graham Associates, Inc.**
 CONSULTING ENGINEERS & PLANNERS
 810 SIX FLASS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011 (817) 640-8535
 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

DRAWN BY: BB	PROJECT NO. --	SHEET
DATE: 3/6/2015	SHEET 8 OF 9	P8

PLOTTED BY: ANNE HEPPER
 PLOTTED ON: 8/27/2015 10:37 AM
 FILE NAME: J:\VIRIDIAN\PHASE 1\0\DWG\SURVEY\PLAN\1G WATER SANITARY LAYOUT.DWG
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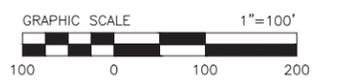
CAUTION:
 EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.



LEGEND

- ◆ PROPOSED/EXISTING FIRE HYDRANT
- 150' HOSE PULL
- 500' FIRE HYDRANT HOSE PULL

NOTE:
 IF THERE IS 25' OR LESS BETWEEN THE ENDS OF THE FIRE HOSE LAYING LENGTH NO 13R FIRE PROTECTION SPRINKLER SYSTEM IS REQUIRED.



VIRIDIAN VILLAGE 1G	
FIRE LAYOUT	
CITY OF ARLINGTON TARRANT COUNTY, TEXAS	
Graham Associates, Inc. CONSULTING ENGINEERS & PLANNERS <small>800 SIX FLASS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011 (817) 640-8535 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00</small>	
DRAWN BY: GAI DATE: 06/18/2015	PROJECT NO. 2345-1200 SHEET 9 OF 9
SHEET P9	

PLOTTED BY: ANNE HEPPER
 PLOTTED ON: 8/27/2015 3:32 PM
 FILE NAME: J:\VIRIDIAN\PHASE 10\CAD\SURVEY\PLAT\FIRE_LAYOUT.DWG
 SHEET SIZE: ANSI EXPAND D: 34.00 X 22.00 INCHES; 11" x 17"

CAUTION:
EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

LEGEND

-  VILLAGE LINE
-  VILLAGE
-  PLANNING AREA 1
-  PLANNING AREA 2
-  PLANNING AREA 3
-  TOWN CENTER

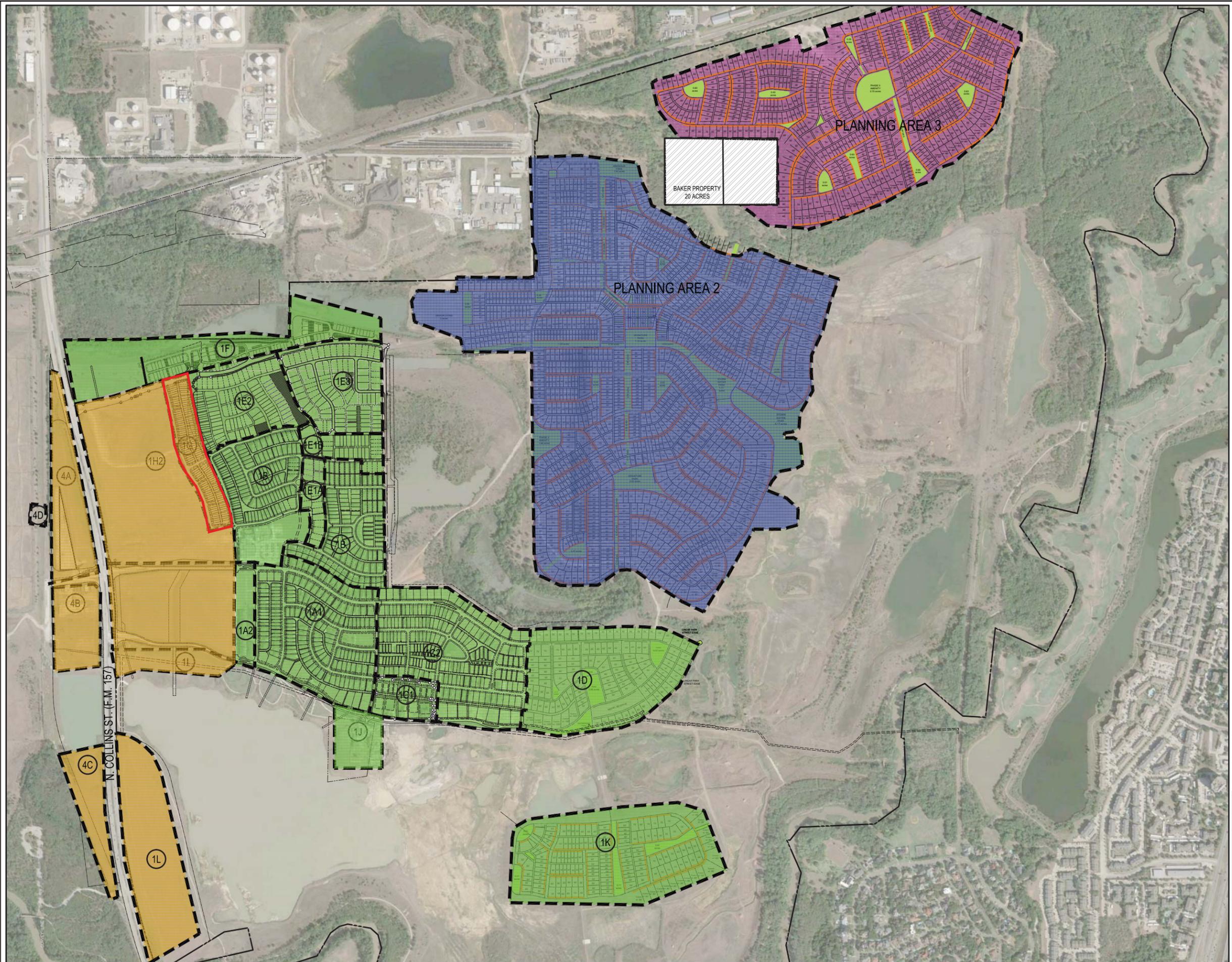


OVERALL VILLAGE EXHIBIT

CITY OF ARLINGTON
TARRANT COUNTY, TEXAS



DRAWN BY: GAI	PROJECT NO. 2345-1200	SHEET
DATE: 6/3/2015	SHEET OF	1



PLOTTED BY: ANNE HEPPER
PLOTTED ON: 6/19/2015 11:44 AM
FILE NAME: J:\VIRIDIAN\DEVELOPMENT PLANS\F & P\STATION\CO\OVERALL VILLAGE PLANNING
SHEET SIZE: ANSI EXPAND D: 34.500 X 22.000 INCHES: 11" X 17"

Staff Report



Combination Plat (Bardin First Industrial, Lots 1 & 2, Block 1)	
Planning and Zoning Meeting Date: 10-21-15	Document Being Considered: Plat

RECOMMENDATION

Consider combination plat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, Pacheco Koch, proposes a combination plat for 23.665 acres of the Josiah O'Daniel Survey, Abstract 1186, creating Lots 1 and 2, Block 1, of the Bardin First Industrial Addition. The applicant is proposing a warehouse building on Lot 2 with future industrial development proposed for Lot 1.

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 East Bardin Road and east of New York Avenue with the approximate address of 4551 New York Avenue
<u>Sector:</u>	Southeast
<u>Council District:</u>	3
<u>Current Zoning:</u>	Industrial Manufacturing (IM)

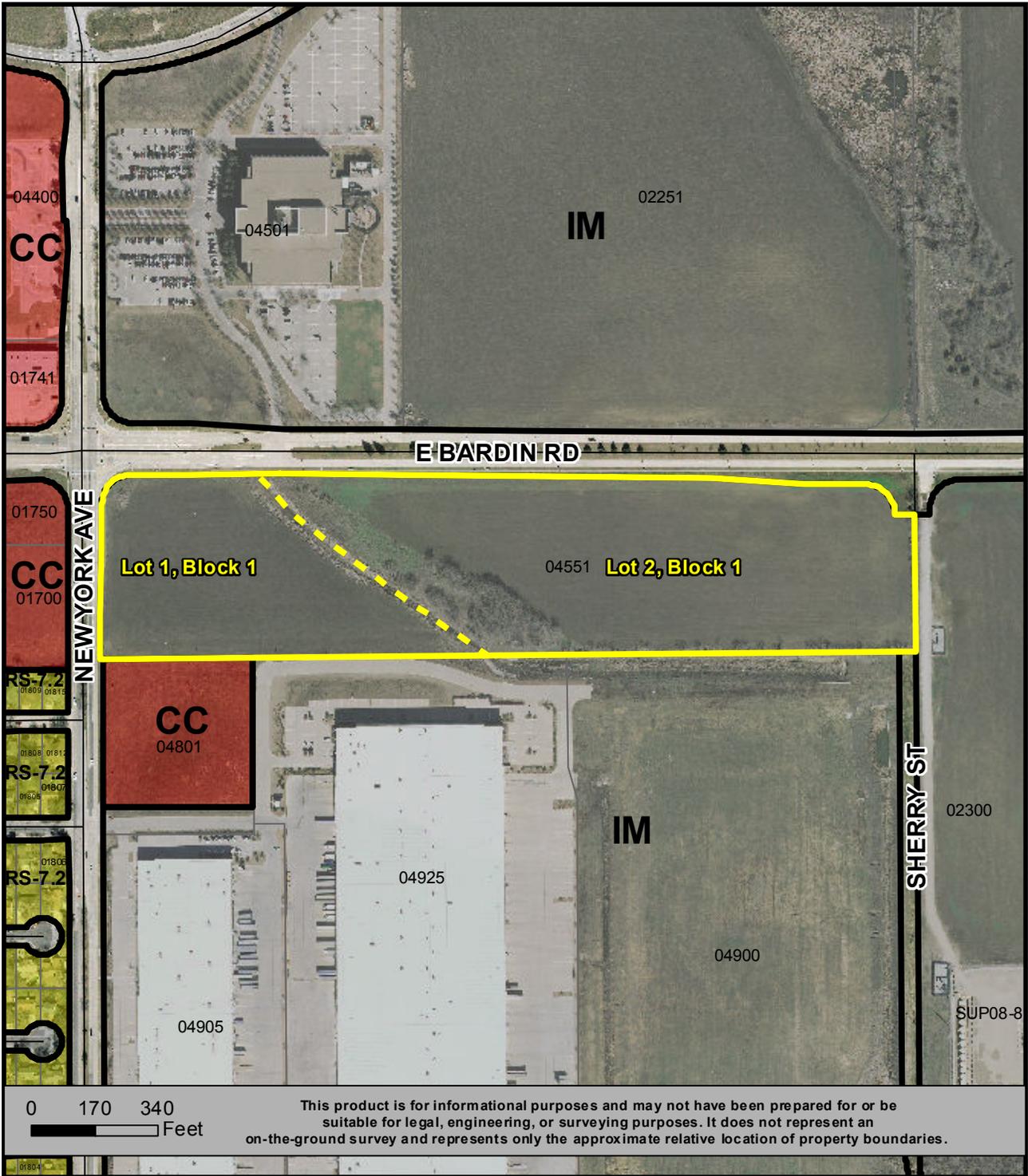
ATTACHED

- 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

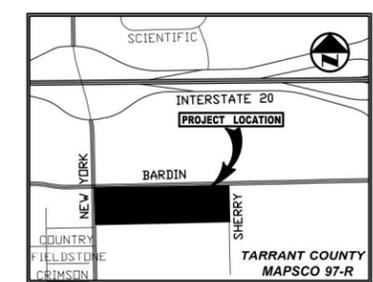
Nathaniel Barnett, AICP
Senior Planner
Community Development and Planning
817-459-6670
Nathaniel.Barnett@arlingtontx.gov



LOCATION MAP

**BARDIN FIRST INDUSTRIAL
COMBINATION PLAT**





VICINITY MAP (NOT TO SCALE)

LEGEND

- IRF 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP FOUND
- (C.M.) CONTROLLING MONUMENT
- IRS 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- ABSTRACT LINE
- PROPERTY LINE
- - - EASEMENT LINE

EAST BARDIN ROAD

(CAB. A, SLIDE 5292)

LOT 1, BLOCK 1
UZZIEL ADDITION
(CAB. A, SLIDE 5292)

LOT 1, BLOCK 1
LIBERTY INDUSTRIAL ADDITION
(INST. NO. D214196785)

LOT 2, BLOCK 1
15.888 ACRES
(692,074 SF)

LOT 1, BLOCK 1
7.704 ACRES
(335,570 SF)

LOT 2R, BLOCK 2
ARLINGTON COMMERCE CENTER
(INST. NO. D213057722)

LOT 3, BLOCK 2
ARLINGTON COMMERCE CENTER
(CAB A, SLIDE 12541)

LOT 4, BLOCK 2
ARLINGTON COMMERCE CENTER
(INST. NO. D213057722)

LOT 1, BLOCK 12
WESTPOINTE BUSINESS CENTER
(CAB. B, SLIDE 1062)

LOT 2, BLOCK 12
WESTPOINTE BUSINESS CENTER
(CAB. B, SLIDE 1062)

BLOCK 15R
WESTPOINTE BUSINESS CENTER
(VOL. 388-189, PG. 16)

NEW YORK AVENUE

POINT OF BEGINNING

$\Delta = 90^{\circ}07'13''$
 $R = 80.00'$
 $L = 125.83'$
 $T = 80.17'$
 $CB = N 44^{\circ}58'53'' E$
 $CD = 113.26'$

23.665 TOTAL ACRES
(1,030,860 TOTAL SF)

MINIMUM FINISHED FLOOR ELEVATION = 578.00* (SEE NOTE 7)

MINIMUM FINISHED FLOOR ELEVATION = 578.00* (SEE NOTE 7)

N: 6,930,175.44
E: 2,405,516.70

MWER 08/30/2015 8:29AM
M:\DWG-30_3024-15_048\DWG\SURVEY CSD 2012_3024-15_048CP.DWG

BARDIN FIRST INDUSTRIAL ADDITION, LOTS 1 & 2, BLOCK 1 - COMBINATION PLAT

SHEET 1 OF 2
COMBINATION PLAT
BARDIN FIRST INDUSTRIAL ADDITION
LOTS 1 & 2, BLOCK 1

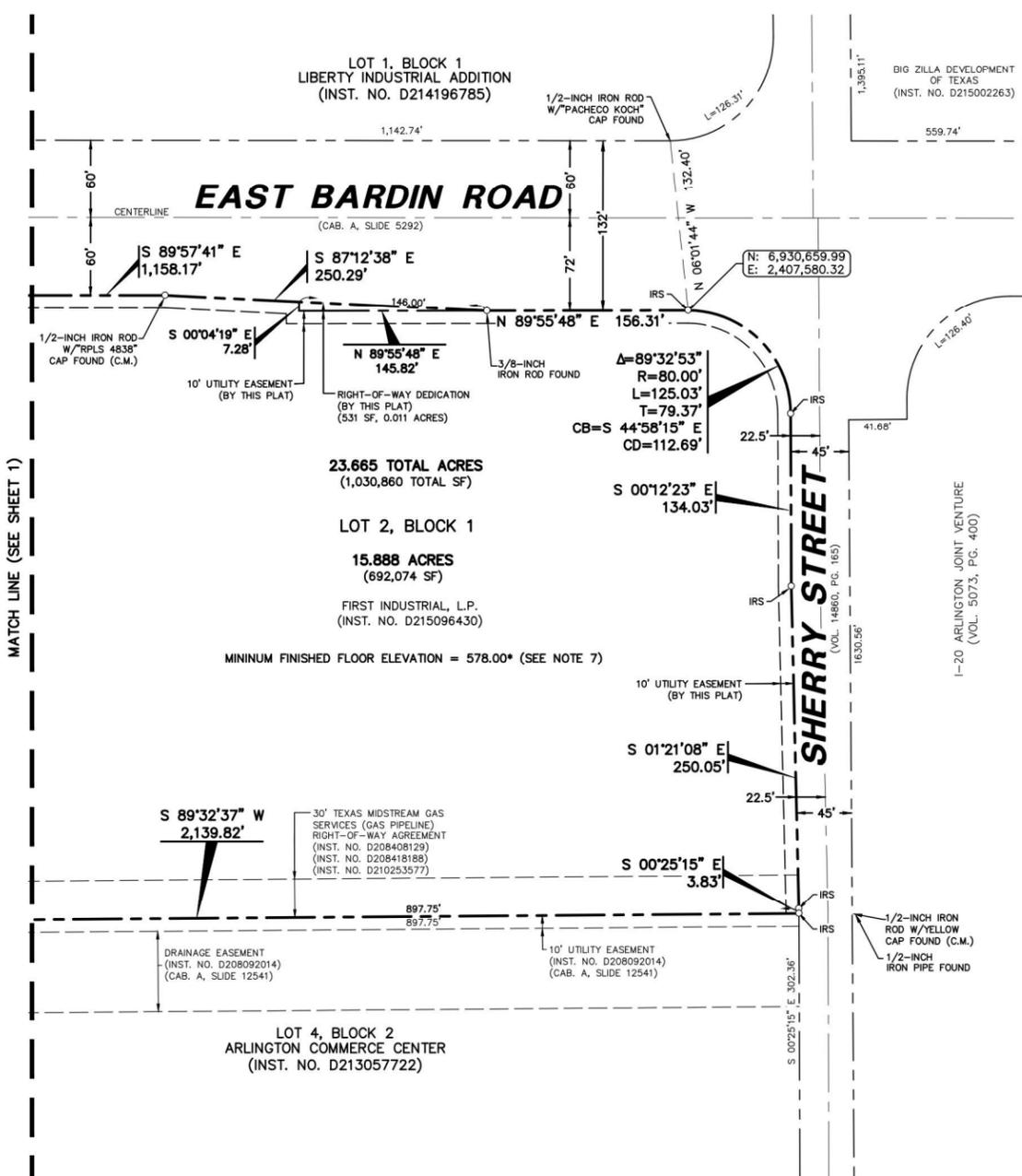
BEING A 23.665 ACRE TRACT OF UNPLATTED LAND OUT OF THE M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 1125, JOSIAH. O'DANIEL SURVEY, ABSTRACT NO. 1186, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS
2 LOTS, 7.704 AND 15.888 ACRES
4551 NEW YORK AVE.

THIS PLAT IS RECORDED IN:
INSTRUMENT NO. _____
DATE: _____

ENGINEER/SURVEYOR:
PACHECO KOCH CONSULTING, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: KYLE HARRIS

OWNER/DEVELOPER:
FIRST INDUSTRIAL, L.P.
8800 JAMEEL ROAD, SUITE 150
HOUSTON, TEXAS 77040
PH: 713-343-5815
CONTACT: CHAD PARRISH

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805	
DRAWN BY CTP/CJS	CHECKED BY KCH	SCALE 1"=60'	DATE SEPT. 2015
		JOB NUMBER 3024-15.048	



OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF TARRANT §
 WHEREAS, FIRST INDUSTRIAL, L.P. is the sole owner of a 23.667 acre tract of land situated in the Memphis, El Paso and Pacific Railroad Company Survey, Abstract No. 1125 and the Josiah O'Daniel Survey, Abstract No. 1186, Tarrant County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to First Industrial, L.P., recorded in Instrument No. D215096430 of the Official Public Records of Tarrant County, Texas; said 23.667 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found for corner at the southeast intersection of the south right-of-way line of East Bardin Road (a variable width right-of-way) and the east right-of-way line of New York Avenue (a variable width right-of-way); said point being the northernmost corner of said A.R.C. tract;
 THENCE, along the said south line of East Bardin Road and the north line of said First Industrial tract, the following five (5) calls:
 South 89 degrees, 57 minutes, 31 seconds East, a distance of 147.70 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;
 North 88 degrees, 53 minutes, 45 seconds East, a distance of 250.05 feet to a 1/2-inch iron rod with "RPLS 4838" cap found at an angle point;
 South 89 degrees, 57 minutes, 41 seconds East, a distance of 1,158.17 feet to a 1/2-inch rod with "RPLS 4838" cap found at an angle point;
 South 87 degrees, 12 minutes, 38 seconds East, a distance of 250.29 feet to a 3/8-inch iron rod found at an angle point;
 North 89 degrees, 55 minutes, 48 seconds East, a distance of 156.31 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the southwest intersection of the said south line of East Bardin Road and the west right-of-way line of Sherry Street (a 45-foot wide right-of-way); said point also being the beginning of a non-tangent curve to the right;

THENCE, along the said west line of Sherry Street, the following four (4) calls:
 In a southeasterly direction, along said curve to the right, having a central angle of 89 degrees, 32 minutes, 53 seconds, a radius of 80.00 feet, a chord bearing and distance of South 44 degrees, 58 minutes, 15 seconds East, 112.69 feet, an arc distance of 125.03 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the end of said curve;
 South 00 degrees, 12 minutes, 23 seconds East, a distance of 134.03 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;
 South 01 degrees, 21 minutes, 08 seconds East, a distance of 250.05 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;
 South 00 degrees, 25 minutes, 15 seconds East, a distance of 3.83 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the northeast corner of Lot 4, Block 2, Arlington Commerce Center, an addition to the City of Arlington, Texas according to the plot recorded in Instrument No. D213057722 of said Official Public Records;

THENCE, South 89 degrees, 32 minutes, 37 seconds West, departing the said west line of Sherry Street, along the north line of said Lot 4 and the south line of said A.R.C. tract, passing a 1/2-inch iron rod with "GOODMAN-MARSHALL" cap found for the northwest corner of said Lot 4 and the northeast corner of Lot 2R, Block 2 of said Arlington Commerce Center at a distance of 897.75 feet, continuing along the north line of said Lot 2R, passing a 1/2-inch iron rod with "GOODMAN-MARSHALL" cap found for the northwest corner of said Lot 2R and the northeast corner of Lot 3, Block 2 of said Arlington Commerce Center, an addition to the City of Arlington, Texas according to the plot recorded in Cabinet A, Slide 12541 of Plat Records of Tarrant County, Texas, at a distance of 1,339.82 feet, continuing along the north line of said Lot 3 for a total distance of 2,139.82 feet to a 1/2-inch iron rod with "J.N. TERRY #3597" cap found for corner in the said east line of New York Avenue; said point being the southwest corner of said A.R.C. tract and the northwest corner of said Lot 3;

THENCE, along the said east line of New York Avenue and the west line of said A.R.C. tract, the following four (4) calls:
 North 00 degrees, 03 minutes, 57 seconds West, a distance of 112.83 feet to a 1/2-inch iron rod with "RPLS 4838" cap found at an angle point;
 North 03 degrees, 44 minutes, 07 seconds East, a distance of 180.40 feet to a 1/2-inch iron rod with "RPLS 4838" cap found at an angle point;
 North 00 degrees, 04 minutes, 43 seconds West, a distance of 119.71 feet to a 1/2-inch iron rod with "RPLS 4838" cap found at an angle point; said point being the beginning of a tangent curve to the right;
 In a northeasterly direction, along said curve to the right, having a central angle of 90 degrees, 07 minutes, 13 seconds, a radius of 80.00 feet, a chord bearing and distance of North 44 degrees, 58 minutes, 15 seconds East, 113.26 feet, an arc distance of 125.83 feet to the POINT OF BEGINNING;

CONTAINING, 1,030,860 square feet or 23.665 acres of land, more or less.

SURVEYOR'S CERTIFICATE

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



Kyle Coleman Harris
 Registered Professional Land Surveyor
 No. 6266

STATE OF TEXAS §
 COUNTY OF DALLAS §
 BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kyle Coleman Harris, 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.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2015.

Notary Public in and for
 The State of Texas
 My Commission Expires _____

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, FIRST INDUSTRIAL, L.P., acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat designating the hereinabove described real property as BARDIN FIRST INDUSTRIAL ADDITION, LOTS 1 & 2, BLOCK 1, 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.
 This plat 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 unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent taxes are owed on the real property which is the subject of the plat or report I have submitted to the City of Arlington, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office.

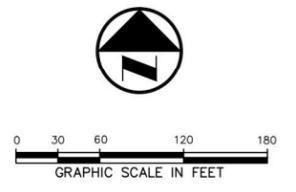
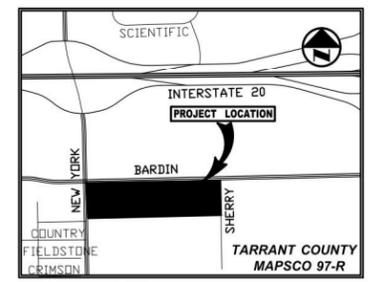
CHAD A. PARRISH
 Director of Development

STATE OF TEXAS §
 COUNTY OF HARRIS §
 BEFORE ME, the undersigned authority, on this day personally appeared Chad A. Parrish, 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 Liberty Property Trust.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2015.

Notary Public in and for
 The State of Texas
 My commission expires: _____

ENGINEER/SURVEYOR:
 PACHECO KOCH CONSULTING, LLC
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TEXAS 75231
 PH: 972-235-3031
 CONTACT: KYLE HARRIS

OWNER/DEVELOPER:
 FIRST INDUSTRIAL, L.P.
 8800 JAMEL ROAD, SUITE 150
 HOUSTON, TEXAS 77040
 PH: 713-343-5815
 CONTACT: CHAD PARRISH



LEGEND

IRF	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP FOUND
(C.M.)	CONTROLLING MONUMENT
IRS	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
---	ABSTRACT LINE
---	PROPERTY LINE
---	EASEMENT LINE

MAINTENANCE STATEMENT

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) [BMP(S)] FOR STORM WATER QUALITY IN THE ACCEPTED STORM WATER MANAGEMENT SITE PLAN FOR THIS DEVELOPMENT), HEREAFTER REFERRED TO AS "IMPROVEMENTS" TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR SUCCESSORS. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS 1 AND 2, 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 _____

NATURAL CHANNEL STATEMENT

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE NATURE OR CONDITION, INCLUDING EROSION OF THE NATURAL CHANNEL AND ASSOCIATED DRAINAGE EASEMENTS, HEREIN REFERRED TO AS "DRAINAGE FEATURES". 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 NATURE, CONDITION OR USE OF THE DRAINAGE FEATURES, 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 DRAINAGE FEATURES. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS 1 AND 2, BLOCK 1 ABUTTING, ADJACENT OR SERVED BY THE DRAINAGE FEATURES. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID DRAINAGE FEATURES, INCLUDING PERIODIC REMOVAL OF DEBRIS FROM THE DRAINAGE FEATURES AND DRAINAGE AREA. ACCESS TO THE DRAINAGE FEATURES 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 _____

GENERAL NOTES

- Bearing system for this survey is based on a bearing of South 89 degrees, 57 minutes, 38 seconds East for the south line of East Bardin Road, based on the North American Datum of 1983, Texas State Plane Coordinate System, North Central Texas, Zone 4202, State Plane Surface Bearings, based on Reference Frame: NAD83 (GCRS96), EPOCH: 2002.00;
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas, Map No. 48439C0365 K, Community-Panel No. 485454 0365 K, Effective Date: August 23, 2000. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
 Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
- Visibility Triangles shall be provided at the public or private street or driveway intersections in accordance with current City Ordinance. 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.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- This plat does not alter or remove deed restrictions, if any, on this property.
- Selling a portion of a platted lot by metes and bounds is a violation of State Law.
- The asterisk placed next to a finished floor elevation indicates that a Federal Emergency Management Agency (FEMA) Elevation Certificate will not be required for this lot.
- The City of Arlington reserves the right to require a minimum finish floor elevation on any lot within this subdivision.

CITY APPROVAL STATEMENT

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

Chairman - Planning and Zoning Commission _____

Secretary - Planning and Zoning Commission _____

THIS PLAT IS RECORDED IN:
 INSTRUMENT NO. _____
 DATE: _____

SHEET 2 OF 2
 COMBINATION PLAT
BARDIN FIRST INDUSTRIAL ADDITION
LOTS 1 & 2, BLOCK 1
 BEING A 23.665 ACRE TRACT OF UNPLATTED LAND OUT OF THE M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 1125, JOSIAH. O'DANIEL SURVEY, ABSTRACT NO. 1186, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS
 2 LOTS, 7.704 AND 15.888 ACRES
 4551 NEW YORK AVE.

Pacheco Koch	7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805			
DRAWN BY CTP/CJS	CHECKED BY KCH	SCALE 1"=60'	DATE SEPT. 2015	JOB NUMBER 3024-15.048

MWER_09/30/2015 - 8:30AM
 M:\DWG-30_3024-15_048\DWG\SURVEY C3D_2012_3024-15_048CP.DWG

BARDIN FIRST INDUSTRIAL ADDITION, LOTS 1 & 2, BLOCK 1 - COMBINATION PLAT

Staff Report



Replat (Ballpark Estates, Lots 22R1 & 22R2, Block A)

Planning and Zoning Meeting Date: 10-21-05

Document Being Considered: Plat

RECOMMENDATION

Consider replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, City Bank of Texas, proposes to subdivide Lot 22R, Block A of Ballpark Estates into two lots: Lot 22R1 and 22R2, Block A, of Ballpark Estates.

The existing structures on proposed Lot 22R1 will remain. The applicant is proposing to subdivide this property in order to assist in the selling of Lot 22R2. Lot 22R2 is currently part of the original development plan (PD06-07R1). Currently, there are no plans for the development of this lot.

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 East Road to Six Flags Street and west of Pennant Drive with the approximate address of 1206 East Road to Six Flags Street

Sector: East

Council District: 1

Current Zoning: Entertainment District Overlay – Planned Development (EDO-PD) for all Festival (F) uses plus Medium Density Multi-Family (MF18) uses

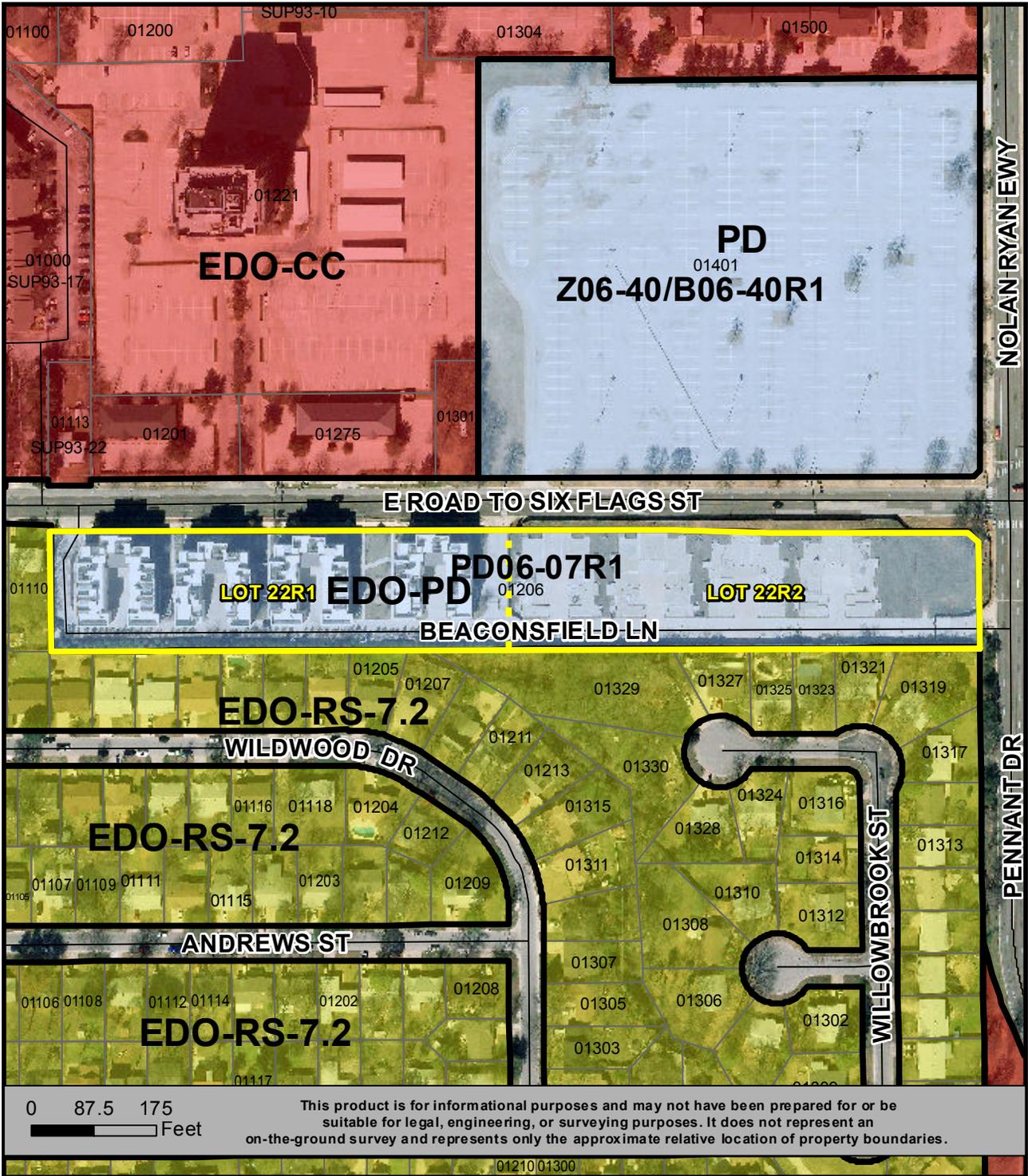
ATTACHED

- 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

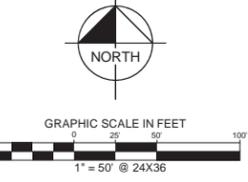
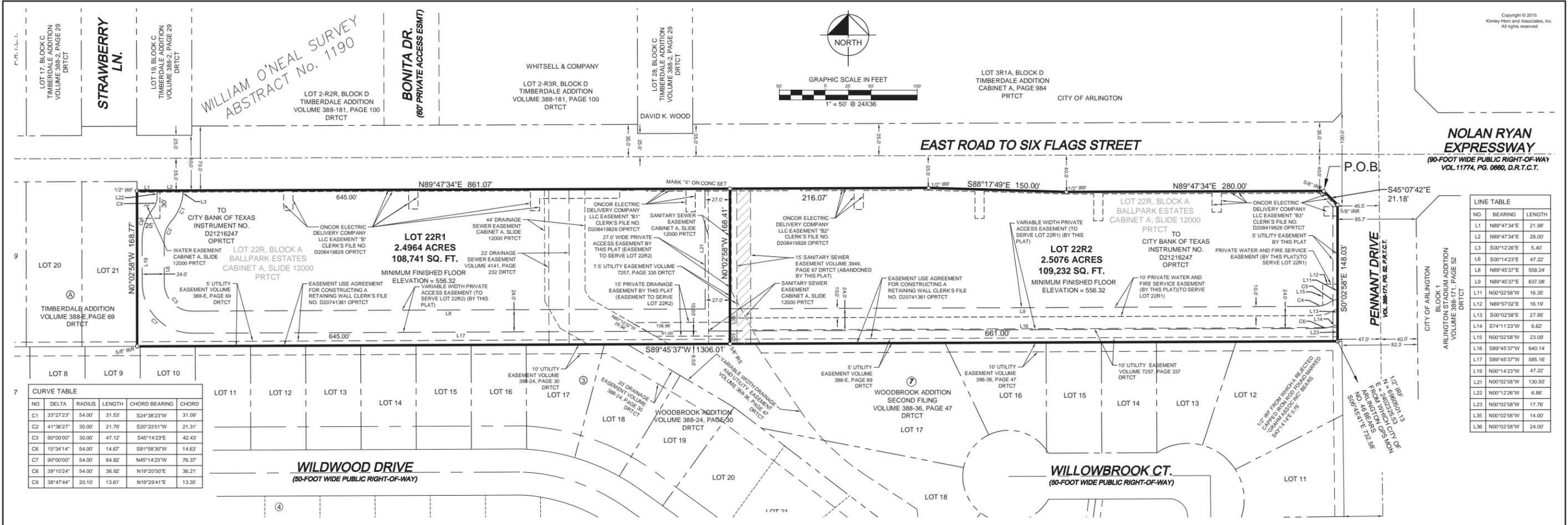
Bryan Isham
Planner
Community Development and Planning
817-459-6654
Bryan.Isham@arlington.tx.gov



LOCATION MAP

**BALLPARK ESTATES
REPLAT**





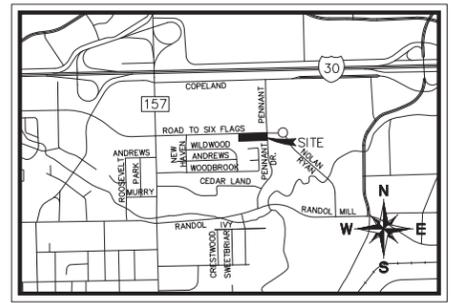
NOLAN RYAN EXPRESSWAY
90-FOOT WIDE PUBLIC RIGHT-OF-WAY
VOL. 11774, PG. 0880, D.R.T.C.T.

LINE TABLE

NO.	BEARING	LENGTH
L1	N89°47'34"E	21.98'
L2	N89°47'34"E	28.00'
L3	S00°12'26"E	5.40'
L4	S00°14'23"E	47.22'
L5	N89°45'37"E	558.24'
L6	N89°45'37"E	637.08'
L7	N00°02'58"W	16.35'
L8	N89°57'02"E	16.19'
L9	S00°02'58"E	27.95'
L10	S74°11'23"W	6.62'
L11	N00°02'58"W	23.09'
L12	S89°45'37"W	640.14'
L13	S89°45'37"W	585.16'
L14	N00°14'23"W	47.22'
L15	N00°02'58"W	130.50'
L16	N00°12'26"E	6.86'
L17	N00°02'58"W	17.76'
L18	N00°02'58"W	14.00'
L19	N00°02'58"W	24.00'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	33°27'23"	54.00'	31.53'	S24°38'23"W	31.09'
C2	41°36'27"	30.00'	21.79'	S20°33'51"W	21.31'
C3	90°00'00"	30.00'	47.12'	S45°14'23"E	42.43'
C4	15°34'14"	54.00'	14.67'	S81°58'30"W	14.63'
C5	90°00'00"	54.00'	84.82'	N45°14'23"W	76.37'
C6	39°10'24"	54.00'	36.92'	N19°20'50"E	36.21'
C7	38°47'44"	20.10'	13.61'	N19°29'41"E	13.35'



LEGEND

P.O.B.	POINT OF BEGINNING
IRFC	5/8" IRON ROD W/ 'KHA' CAP FOUND
IRS	5/8" IRON ROD W/ 'KHA' CAP SET
IRF	IRON ROD FOUND
PKF	PK NAIL FOUND
POSE	PUBLIC OPEN SPACE EASEMENT
PKS	PK NAIL SET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
DRCT	DEED RECORDS OF TARRANT COUNTY, TEXAS
OPRTCT	OFFICIAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS

WHEREAS, City Bank of Texas, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the W. ONEAL SURVEY, Abstract No. 1190, City of Arlington, Tarrant County, Texas, according to the deed recorded in Instrument No. D21216247 of the Official Public Records of Tarrant County, Texas and being all of Lot 22R in Block A of BALLPARK ESTATES, an addition to the City of Arlington, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Page 12000 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 5/8" iron rod recovered marked "KHA" for a northeasterly corner of said Lot 33R at the northerly corner clip of the south right-of-way line of East Road to Six Flags Street (having a variable width right-of-way) and the west right-of-way line of Pennant Drive (having a 82 foot to 85 foot right-of-way)

THENCE S 45°07'42" E, along said corner clip, a distance of 21.18 feet to a capped 5/8" iron rod recovered marked "KHA" at the southerly corner of said corner clip;

THENCE S 0°02'58" E, along the east line of said Lot 22R and said west right-of-way line of Pennant Drive, a distance of 148.03 feet to a 1/2" iron rod found for the southeast corner of said Lot 22R and being in the north line of Block 7 of WOODBROOK ADDITION, SECOND FILING, an addition to the City of Arlington, Tarrant County, Texas according to the plat thereof recorded in Volume 388-24, Page 30 of said Deed Records, a distance of 1306.01 feet to a capped 5/8" iron rod recovered marked "KHA" for the southwest corner of said Lot 22R and the southeast corner of Lot 21 in Block A of TIMBERDALE ADDITION, an addition to the City of Arlington, Tarrant County, Texas according to the plat thereof recorded in Volume 388-E, Page 69 of said Deed Records;

THENCE N 0°02'58" W, along the west line of said Lot 22R and the east line of said Lot 21, a distance of 168.77 feet to 1/2" iron rod found for the northwest corner of said Lot 22R and being in said south right-of-way line of East Road to Six Flags Street (having a 60 foot right-of-way at this point);

THENCE easterly along north line of said Lot 22R and said south right-of-way line of East Road to Six Flags Street the following:

N 89°47'34" E, a distance of 861.07 feet to a 1/2" iron rod found;
S 88°17'49" E, a distance of 150.00 feet to a 1/2" iron rod found;
N 89°47'34" E, a distance of 280.00 feet to the **POINT OF BEGINNING** and containing 5.0040 acres or 217,973 square feet of land.

Basis for bearings are per the plat of BALLPARK ESTATES, an addition to the City of Arlington, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Page 12000 of the Plat Records of Tarrant County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, City Bank of Texas acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as

LOTS 22R1 AND 22R2, BLOCK A, BALLPARK ESTATES

an addition to the City of Arlington, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, easements, and parks shown thereon except the private easements shown thereon.

I hereby certify that this plat 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 by the Texas Legislature, I have obtained Tax Certificates for 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.

EXECUTED THIS _____ day of _____, 2015.

CITY BANK OF TEXAS

By: Morris Wilcox
Title:

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me, the undersigned authority, on this day, personally appeared Morris Wilcox known to me to be the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that he executed the same for the purpose and consideration expressed and in the capacity therein stated.

This the _____ day of _____, 2015.

Notary Public, State of Texas

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

Chairman - Planning and Zoning Commission

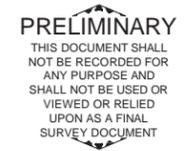
Secretary - Planning and Zoning Commission

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, James Paul Ward, a Registered Professional Land Surveyor in the State of Texas, have plated the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision

JAMES PAUL WARD
Registered Professional Land Surveyor No. 5606
KIMLEY-HORN AND ASSOCIATES, INC.
801 Cherry Street, Unit 11
Suite 950
Fort Worth, Texas 76102
(817) 335-6511



OWNER
CITY BANK OF TEXAS
5219 CITY BANK PARKWAY
LUBBOCK, TX 79407
806-792-7101
ATTN: MORRIS WILCOX

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 Cherry Street, Unit 11, Suite 950
Fort Worth, Texas 76102
Contact: Paul Ward, RPLS
Tel. No.: (817) 335-6511

REPLAT BALLPARK ESTATES
LOTS 22R1 and 22R2, Block A,
being a revision of Lot 22R, Block A of Ballpark Estates
an addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 12000 of the Plat Records of Tarrant County, Texas
October, 2015



801 Cherry Street, Unit 11, # 950 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

This plat is recorded in Document No. _____, dated _____, 2015

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JPW	DAB	07/16/2015	061274516	1 OF 1

DVD NAME: K:\CITY_SURVEY\061274516\061274516\BALLPARK ESTATES\REPLAT.DWG PLOTTED BY: WARD, PAUL, 07/20/15 10:50 AM LAST SAVED: 07/16/15 9:58 AM

Staff Report



Replat (Brookhollow Addition, Lots 1A3A & 1A3B, Block 8)	
Planning and Zoning Meeting Date: 10-21-15	Document Being Considered: Plat

RECOMMENDATION

Consider replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, Spry Surveyors, proposes a replat for 2.9733 acres of the Brookhollow /Arlington Section 4 Addition, subdividing Lot 1-A-3, Block 8 into two lots; 1A3A and 1A3B, Block 8, of the Brookhollow/Arlington Section 4 Addition. Currently Lot 1A3A is being redeveloped for a restaurant use. The applicant proposes to develop a commercial use on the future Lot 1A3B.

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 Interstate 30 Highway and west of North Watson Road with the approximate address being 2300 East Lamar Boulevard
<u>Sector:</u>	North
<u>Council District:</u>	1
<u>Current Zoning:</u>	Entertainment District Overlay – Community Commercial (EDO-CC)

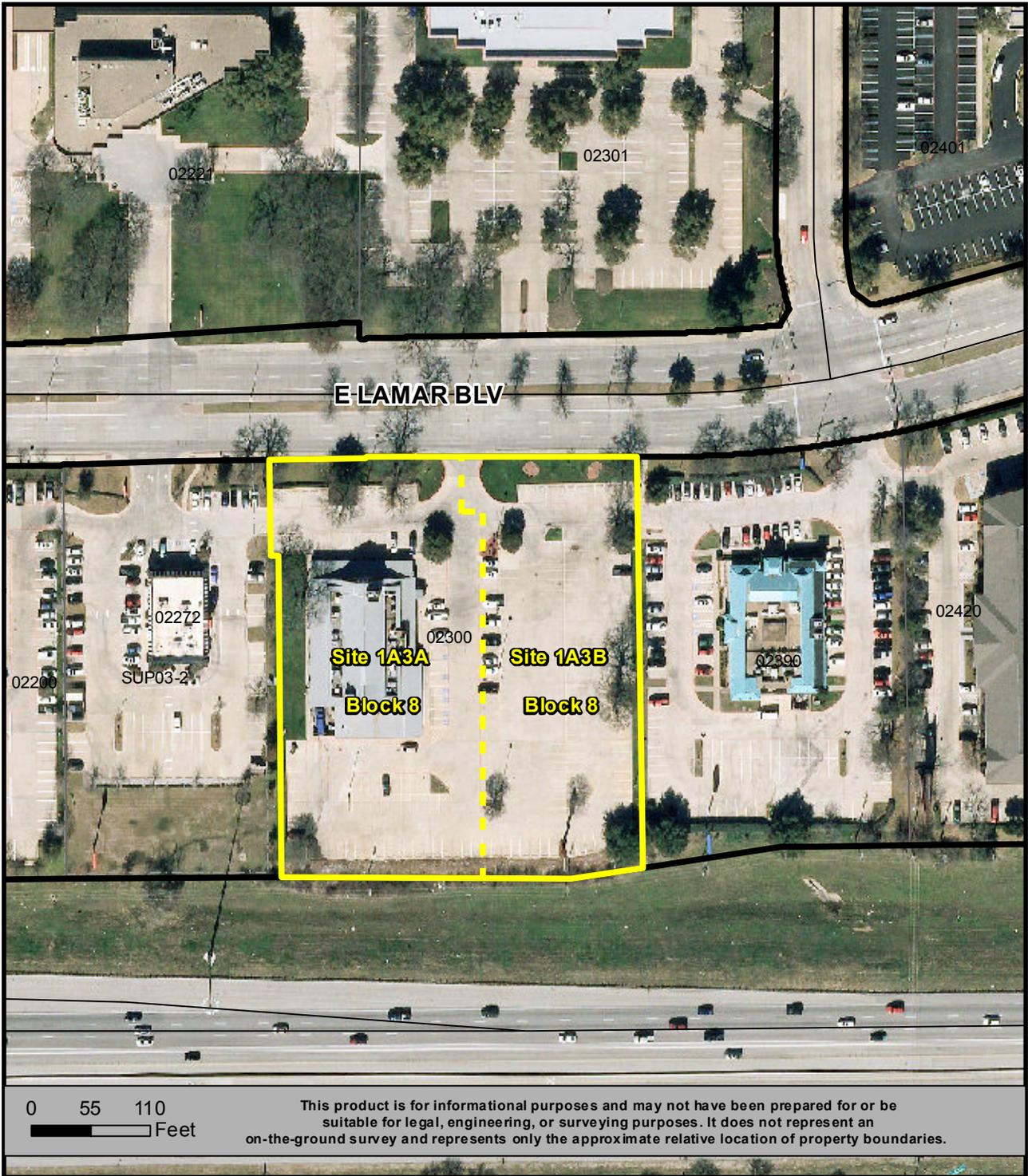
ATTACHED

- i. Location Map
- ii. 11 x 17 Plat (1 page)

STAFF CONTACT(S)

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

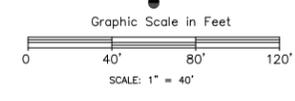
Kevin Charles
Senior Planner
Community Development and Planning
817-459-6515
Kevin.Charles@arlingtontx.gov



LOCATION MAP

**BROOKHOLLOW ADDITION
REPLAT**





- LEGEND** NOT TO SCALE
- PROPERTY CORNER
 - INTERIOR PROPERTY CORNER

- ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
 - VOL. VOLUME
 - PG. PAGE
 - CAB. CABINET
 - SL. SLIDE
 - DOC. NO. DOCUMENT NUMBER
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - P.O.B. POINT OF BEGINNING
 - C.M. CONTROLLING MONUMENT
 - U.E. UTILITY EASEMENT
 - B.L. BUILDING LINE

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Plotting Rules and Regulations of the City Plan Commission of the City of Arlington, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647

Date: AUGUST 03, 2015

Surveyor's Signature



OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, CP 2300 Lamar, LLC, is the owner of all that certain 2.9733 acres of land, which is out of Site 1-A-3, Block 8, Brookhollow/Arlington Addition, described in the plat recorded in Cabinet A, Page 1637 in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), by virtue of the deed recorded in Document Number D214015763, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the J. Wilson Survey, A-1631, City of Arlington, Tarrant County, Texas and more particularly described by metes and bounds as follows: (all bearings shown hereon are based on the record bearings of said plat of Brookhollow/Arlington Addition)

BEGINNING at a 1/2" iron rod with a cap stamped "Brittan & Crawford" found for the northwest corner of herein described tract, in the south right-of-way line of East Lamar Boulevard (Right-Of-Way Varies), common to the southwest corner of Right-of-way Parcel No. 9 to the City of Arlington, recorded in Volume 12803, Page 70 in the Deed Records of Tarrant County, Texas;

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared David Carlton Lewis, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2015.

Notary Signature _____ Notary Stamp: _____

THENCE South 89° 57' 18" East - 340.40' along the south right-of-way line of said East Lamar Boulevard to a 1/2" iron rod with a cap stamped "HALFF" found for the northeast corner of the herein described tract, common to the southeast corner of said Right-of-way Parcel No. 9 in the west line of Site 1-A-2, Block 8, of said Brookhollow/Arlington Addition, from which a 1/2" iron rod with a cap stamped "HALFF" found in the south right-of-way line of said East Lamar Boulevard, bears South 89° 57' 18" East - 22.88';

THENCE South 00° 02' 42" West - 377.90' along the common line of the herein described tract and Site 1-A-2, to a 1/2" iron rod with a cap stamped "HALFF" found for the southeast corner of the herein described tract, in the north right-of-way line of Interstate Highway 30 (R.O.W. Varies), dedicated in Volume 2903, Page 343 D.R.T.C.T.;

THENCE South 81° 40' 55" West - 67.27' along the north line of said Interstate Highway 30, to a 5/8" iron rod with a cap stamped "J.O.M." found for an angle corner, of the herein described tract;

THENCE North 89° 57' 18" West - 266.73' continuing along the north line of said Interstate Highway 30, to a 1/2" iron rod with a cap stamped "SPRY" found for the southwest corner of the herein described tract, common to the southeast corner of Site 1A4R, Block 8, Brookhollow/Arlington Addition, recorded in Cabinet A, Slide 5973 P.R.T.C.T., from which a found 60d nail bears North 31° 14' 56" East - 2.88', and from which a 1/2" iron rod with a cap stamped "Brittan & Crawford" found for the southwest corner of said Site 1A4R, Block 8, Brookhollow/Arlington Addition;

THENCE North 00° 02' 42" East - 298.83' to a 5/8" iron rod with a cap stamped "J.O.M." found for an angle corner of the herein described tract;

THENCE North 89° 57' 18" West - 7.12' to a 5/8" iron rod with a cap stamped "J.O.M." found for an angle corner of the herein described tract;

THENCE North 00° 02' 42" East - 88.85' to the POINT OF BEGINNING and containing 2.9733 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That CP 2300 Lamar, LLC, the Owner, does hereby adopt this plat designating the herein before described property as SITE 1A3A, & SITE 1A3B, BLOCK 8, BROOKHOLLOW/ARLINGTON SECTION 4, an addition to the City of Arlington, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same.

Witness our hands this _____ day of _____, 2015.

Signature _____ Title _____

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2015.

Notary Signature _____ Notary Stamp: _____

Certificate of Approval of the Planning and Zoning Commission

This plat has been submitted to and considered by the PLANNING AND ZONING COMMISSION of the City of Arlington, and is hereby approved by such Commission.

This _____ day of _____, 2015, to approve this Plat.

BY: _____ Chairman

Attest: _____ Secretary

- NOTES**
- Unless otherwise noted, all corners shown hereon are 1/2" iron rods set with a cap stamped "SPRY".
 - The Surveyor has not physically located any underground utilities and/or improvements which may be located on, under or near the subject property.
 - Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
 - According to the Flood Insurance Rate Map No. 48439C0240 K, published by the Federal Emergency Management Agency, dated September 25, 2009, the extreme southern portion of the surveyed property shown hereon lies within the special flood hazard area shaded "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood. Further, local permitting agencies may require actual topographic support data for final determination of flood limits, regarding construction permits. The flood zone "X" as shown hereon is based on the map on the City of Arlington's website <http://gis.arlingtontx.gov/maponline>.
 - The surveyed property is currently Zoned "CC" community commercial according to the City of Arlington.
 - All bearings shown hereon based on Site 1-A-3, Block 8, Brookhollow/Arlington Addition, described in the plat recorded in Cabinet A, Page 1637 in the Plat Records of Tarrant County, Texas.
 - This plat does not alter or remove deed restrictions or covenants, if any on this property.
 - This property may be subject to changes related to impact fee 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. The minimum finish floor elevations shown are based on the most current information available at the time the plat is filed and may be subject to change. Additional lots, other than those shown, may also be subject to minimum finish floor criteria.
 - Visibility triangles shall be provided at all public or private street intersections in accordance with current City ordinance. All landscaping (nothing over 2 feet in height as measured from the top of the curb) within the visibility triangles shall comply with the Visibility Ordinance.

REPLAT
BROOKHOLLOW/ARLINGTON SECTION 4

SITE 1A3A, & SITE 1A3B, BLOCK 8, BEING A REVISION OF SITE 1-A-3, BLOCK 8, BROOKHOLLOW/ARLINGTON SECTION 4, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, PAGE 1637 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS
AUGUST 25, 2015

OWNER: CP 2300 Lamar, LLC, 607 Loving Court, Southlake, TX 76092, Phone: 210-321-3228

ENGINEER: The Bousquet Group, Inc., 501 S. Carroll Blvd., Ste.201, Denton, TX 76201, Phone: 940-566-0088, Fax: 940-566-0008

SURVEYOR: Spry Surveyors, 8241 Mid-Cities Blvd., Ste.100, North Richland Hills, TX 76182, Phone: 817-776-4049, Firm Reg. No. 10112000

SPRY PROJECT NO. 025-014-30
DATE: SEPTEMBER 2015

THIS PLAT WAS FILED IN DOCUMENT NO. _____ ON DATE _____

Sep_30_2015 2:27pm S:\jobFolders\025_Misc Commercial Land Title\025-014_2300 E. Lamar\30-Relat\spry-2300E-Lamar-Relat.dwg

Staff Report



Specific Use Permit SUP10-23R2 (Liquitek)

Planning and Zoning Meeting Date: 10-21-15

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Specific Use Permit SUP10-23R2.

PRIOR BOARD OR COUNCIL ACTION

On December 8, 2010, the Planning and Zoning Commission recommended approval of SUP10-23 by a vote of 5-0-0, subject to conditions.

On February 8, 2011, City Council approved SUP10-23 by a vote of 9-0-0.

ANALYSIS

Request - The applicant requests approval of a revision to the Specific Use Permit (SUP) for a High Impact use on approximately 2.378 acres of land zoned Industrial Manufacturing (IM); addressed at 408 113th Street, and generally located east of 113th Street and south of East Randol Mill.

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

Site Information – The site lies within the Great Southwest Industrial Park and is surrounded by industrial uses on all sides. North Great Southwest Parkway and East Randol Mill Road, both Major Arterials, are located in close proximity to the site providing direct access to Interstate 30 and nearby rail transportation. The subject site is developed with two existing buildings on site both used to operate Liquitek, a liquid processing facility at this location. The process includes removing water from the material and returning water to the City’s sewer system per an existing City of Arlington Wastewater Permit.

The applicant proposes to add a building for additional processing and storage to the site. The proposed building will contain dewatering boxes and water treatment equipment used in the processing of waste from restaurants, churches, and schools. The applicant is including shutter fans in each end of the proposed building and providing a second air scrubber on site solely for odor control of the proposed building.

Five additional parking spaces will be required and are provided for the proposed project. The applicant is also proposing to install seven Cedar Elm trees to the site. In addition, shrubs are proposed to screen the existing areas. Misting nozzles have been installed on perimeter fencing emitting an odor-reducing fragrance to assist in odor control.

Past Violations - Liquitek was granted an administrative revision SUP10-23R1 in 2012, which included an expansion of a concrete slab and cover for the exterior storage area. Due to odor issues, the cover was enclosed to limit the odor escape. The applicant acknowledges completing work in excess of the permit by enclosing the structure. Hence, in addition to the proposed building, the SUP revision also requests to rectify the past unpermitted work.

The business has been issued multiple city violations for odorous emissions. The applicant has installed an air scrubber, misting devices, and altered their operating practices in an effort to minimize the odorous emissions.

Additionally, Liquitek has been in violation of wastewater leaving the facility in excess of allowable limits. Through the stipulations put in place from P&Z and City Council through the original SUP approval and the City's Water Department enforcing additional sampling and monitoring, the site has not been in recent violation of excess levels of waste leaving the facility.

Comprehensive Plan – The addition of the building at this location is compatible with the Regional Industrial Center land uses described in the Comprehensive Plan and the Economic Development Strategy, as it can allow the existing business to grow in a compatible location. The requested SUP is in general conformance with the Comprehensive Plan.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Plans (3 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

November 10, 2015

STAFF CONTACTS

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

Case Information



Applicant: Liquitek LLC represented by David Martin

Property Owner: LJC Properties LLC represented by Ann Ngo

Sector Plan: East

Council District: 1

Allowable Uses: All uses as itemized in attachment ii.

Development History: The subject site is currently platted as Site 23 of the Great Southwest Industrial Community No. 2 Sixth Installment. SUP10-23 for this site was approved February 11, 2011. SUP10-23R1 was administratively completed October 30, 2012.

Transportation: The site has two points of access, both from 113th Street.

Thoroughfare	Existing	Proposed
113 th Street	60-foot; 2-lane undivided local road	60-foot; 2-lane undivided local road

Traffic Impact: The additional 4,125 sf building will generate similar traffic patterns and will not significantly impact the adjacent roadway system.

Water & Sewer: Water is available along 113th Street. Sewer is available along 113th Street and along the Great Southwest Industrial District 6th installment Comm 2 Lead Track No. 18.3.

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

Fire: Fire Station Number 11, located at 2204 Ballpark Way, provides protection to this site during the reconstruction of Fire Station Number 5 located at 2921 East Randol Mill Road. The estimated fire response time is five minutes, which is in keeping with recommended standards.

School District: Arlington Independent School District.

The proposed zoning request is located in the Arlington Independent School District and has no impact on the schools serving this site.

Case Information



Notices Sent:

Neighborhood
Associations:

ACTION North
Arlington Alliance for Responsible Government
Arlington Chamber of Commerce
East Arlington Review
Far South Arlington Neighborhood Assn
Forest Hills HOA
Northern Arlington Ambience
WeCan (West Citizen Action Network)
Arlington ISD
Kennedale ISD
Mansfield ISD
FW ISD
HEB ISD
Central Arlington Property Owners, Inc.

Property Owners: 8
Letters of Support: 0
Letter of Opposition: 0

Itemized Allowable Uses



Allowable Uses: Industrial Manufacturing (IM)

Permitted – Crop production, bar, night club, banquet hall, wedding chapel, bingo parlor, bowling alley, billiards, indoor theatre, skating rink, gun range (indoor), recreation-inside/outside, public park, playground or golf course, country club with golf course, yacht club or marina, catering service, cleaning laundry, copy center, restaurant, nursery, garden shop or plant sales; building and landscape materials and lumber sales, antique shop, second hand goods, pawn shop, rental store, new retail gun sales, boat accessory sales, rental, and service, specialty paraphernalia, general retail store, tattoo parlor, massage therapy, personal household service, package liquor stores, auto parts accessory and sales, auto service, minor auto repair, major auto repair garage, gasoline sales, car wash, motor vehicle sales and rental, commercial parking, veterinary clinic, commercial kennel, commercial stables, radio or TV studio, bail bond service, swimming pool accessory sales and service, heavy machinery and equipment sales/rental/service, commercial cleaners, custom and craft work, wholesale supply business, cold storage plant, distribution center, food processing, light manufacturing, warehouse, wrecker service, salvage or reclamation of products (indoor), church, college, university or seminar, business school, trade school, government facility, museum or art gallery, philanthropic institution, private club, lodge or fraternal organization, medical or scientific research lab, mortuary or funeral chapel, cemetery, emergency shelter, women’s shelter, electric utility substation, railroad yard, shop, or roundhouse, transit passenger terminal, transit passenger shelter, utility lines, towers, or metering stations, utility installation, accessory caretakers quarters, accessory garage-private, and customarily incidental.

Specific Use Permit (SUP) - Full service hotel, motel, residences hotel/motel, gun club or outdoor target range, horse or auto racing, large scale retail, asphalt or concrete batch plant, livestock sales/shipping facilities, high impact use, salvage or reclamation of products (outdoor), day care, public or private school, halfway house, prison, airport, heliport or landing field, and electric generating plant and gas drilling.

Conditions (C) - Trailer camp or park, teen club, sexually oriented business, open air vending, large scale retail, alcohol sales, recycling collection center, mini-warehouses, outside storage, wireless telecommunications facilities, temporary carnival, circus or amusement ride, temporary construction field office; temporary construction storage yard, accessory outside display and sales; nursery, and accessory outside storage.



LOCATION MAP
SUP10-23R2

 **REVISION TO A SPECIFIC USE PERMIT**
2.378 ACRES

W  E
N
S



SUP10-23R2

East of 113th Street and South of East Randol Mill



View of the subject site, location of the proposed structure. View east.



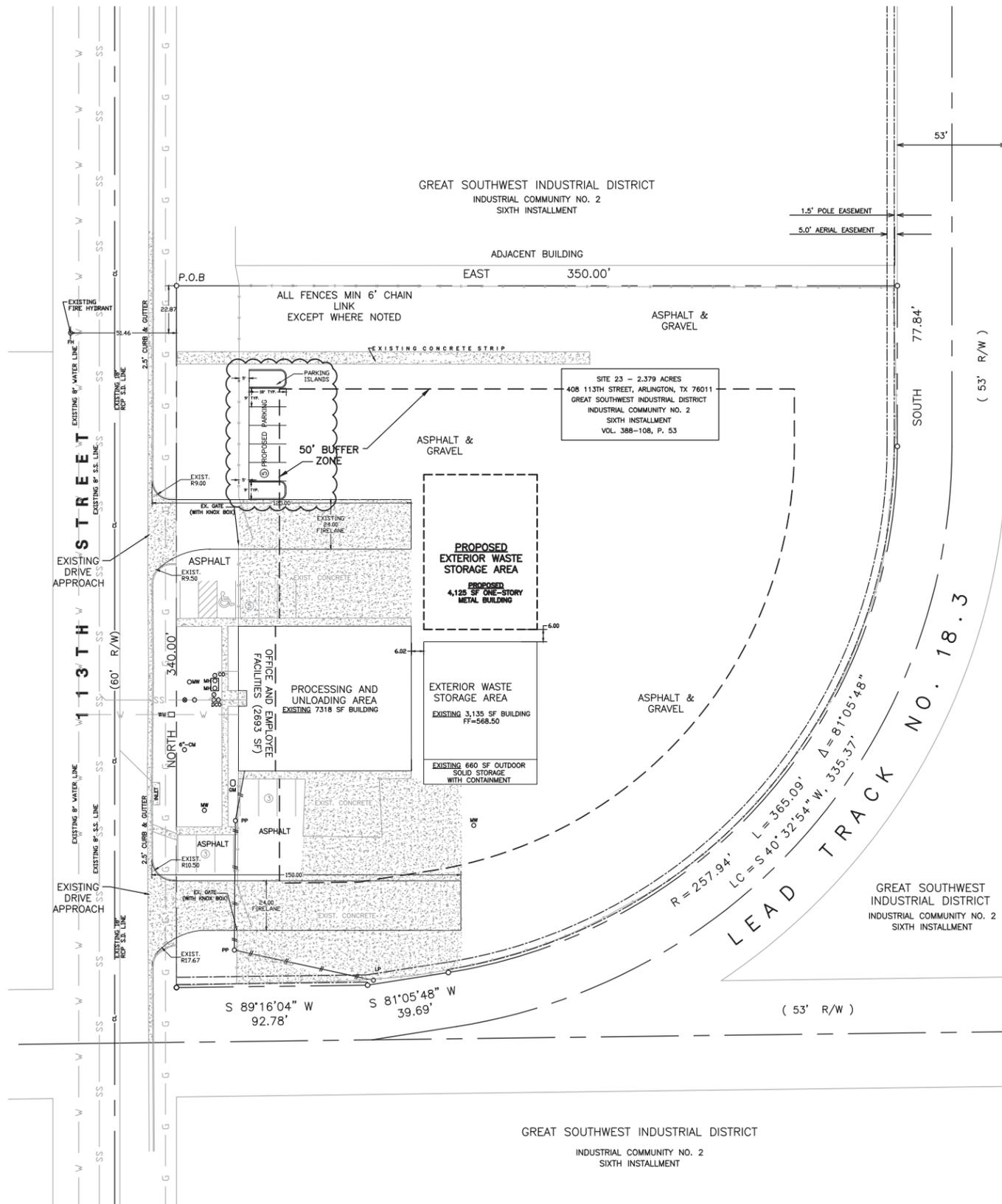
View of subject site. View south.



View of adjacent commercial warehouse property as seen from the subject site. View southeast.

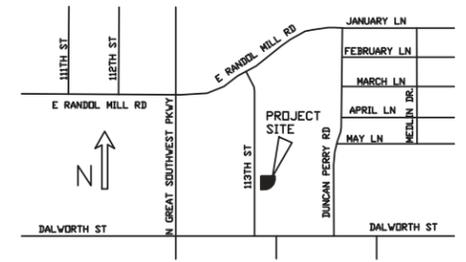


View of subject site with notification sign. View southeast.



GENERAL DEVELOPMENT NOTES

1. THE CITY IS TO BE NOTIFIED 24 HOURS PRIOR TO ANY CONSTRUCTION.
2. WORK WILL NOT BE ACCEPTED WITHOUT A PERMIT AND INSPECTION OF WORK BY THE CITY (OR ITS DESIGNATED ENGINEERING REPRESENTATIVE).
3. NO PERSON SHALL OPEN, TURN OFF, INTERFERE WITH, ATTACH ANY HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY OR WATER COOPERATIVE UNLESS DULY AUTHORIZED TO DO SO.
4. ARRANGEMENTS FOR CONSTRUCTION OF WATER LINES SHALL BE MADE THROUGH THE CITY OR APPLICABLE WATER COOPERATIVE.
5. ROUGH GRADING IS TO BE DONE PRIOR TO CONSTRUCTION OF UTILITIES.
6. ALL BORES UNDER EXISTING STREETS OR ALLEYS SHALL BE LINED WITH SMOOTH STEEL CARRIER PIPES UNLESS OPEN CUTTING OF THE STREET IS PERMITTED. ENDS OF STEEL CARRIER PIPE TO BE SEALED WITH GROUT OR APPROVED RUBBER BOOT.
7. THERE WILL BE NO EXTRA PAY ITEMS FOR PLUGGING EXISTING AND PROPOSED RCP'S AND SEWER LINES.
8. THE CONTRACTOR SHALL ADJUST THE TOPS OF MANHOLES, VALVES, METER BOXES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO FIT THE FINISHED PAVING AND SHOULDERS. THERE WILL BE NO SEPARATE PAY ITEM FOR THIS WORK AND THE COST SHALL NOT BE INCLUDED IN THE BID PRICE FOR OTHER ITEMS.
9. THE CONTRACTOR SHALL PROTECT ALL EXISTING WATER, SEWER, GAS, TELEPHONE, ETC. UTILITIES. DAMAGED UTILITIES SHALL BE REPLACED OR PAID FOR BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
10. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE UNLESS SPECIFICALLY NOTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ON-SITE ANY UTILITIES THAT MAY CONFLICT WITH THE CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF EXISTING UNDERGROUND UTILITIES, THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY OWNER.
11. FIRE LANES SHALL BE PROPERLY MARKED WITH A SIX-INCH RED STRIPE WITH FOUR INCH WHITE LETTERS STATING "FIRE LANE NO PARKING" EVERY TEN TO TWENTY-FIVE FEET ALONG THE ENTIRE LENGTH OF FIRE LANE. FIRE LANE MARKINGS SHALL BE ON THE VERTICAL SURFACE OF THE CURB WHEN A CURB IS PRESENT.



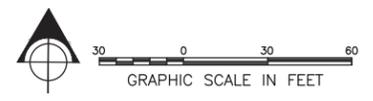
VICINITY MAP
NOT TO SCALE

SITE DEVELOPMENT DATA		
ZONING IM - INDUSTRIAL MANUFACTURING		
EXISTING USE		
HIGH IMPACT SUP 10-23		
PROPOSED USE		
HIGH IMPACT SUP 10-23		
SITE DATA		
103,629 SQ. FT. (2.379 acres)		
BUILDING USES / AREAS		
OFFICE / ADMINISTRATIVE (EXISTING BLDG.)		2693 SQ. FT.
INDOOR STORAGE (EXISTING BLDG.)		3135 SQ. FT.
INDOOR STORAGE (PROPOSED BLDG.)		4125 SQ. FT.
PROCESSING / UNLOADING (EXISTING BLDG.)		4625 SQ. FT.
BUILDING HEIGHT		
MAIN BUILDING (EXISTING)		23 FT
INDOOR STORAGE (EXISTING)		19 FT
INDOOR STORAGE (PROPOSED)		23 FT
OFF-STREET PARKING		
USE / FORMULA	REQUIRED	PROVIDED
OFFICE / ADMINISTRATIVE (SCHEDULE B) (2 SP/1000 GFA) 2693 GFA	6	6
INDOOR STORAGE OR PROCESSING (SCHEDULE C) (0.8 SP/1000 GFA) 11,885 GFA	10	10
TOTAL REQUIRED PARKING SPACES (INCLUDING ACCESSIBLE PARKING)	16	16

CONTRACTOR TO CONTACT ALL UNDERGROUND UTILITY COMPANIES PRIOR TO BEGINNING OF ANY EXCAVATION WORK. EXERCISE CAUTION WHEN WORKING IN AREA NEAR OVERHEAD ELECTRIC LINES

LEGEND	
— W — W —	EXISTING WATER LINE
— SS — SS —	EXISTING SANITARY SEWER
— X — X —	EXISTING FENCING
— G — G —	EXISTING GAS LINE
○	EXISTING MONITORING WELL
⊕	EXISTING FIRE HYDRANT
□	EXISTING CLEAN OUT
○	EXISTING MANHOLE
○	EXISTING GAS METER
○	EXISTING WATER METER

C1 SUP SITE PLAN
SCALE: 1" = 30'

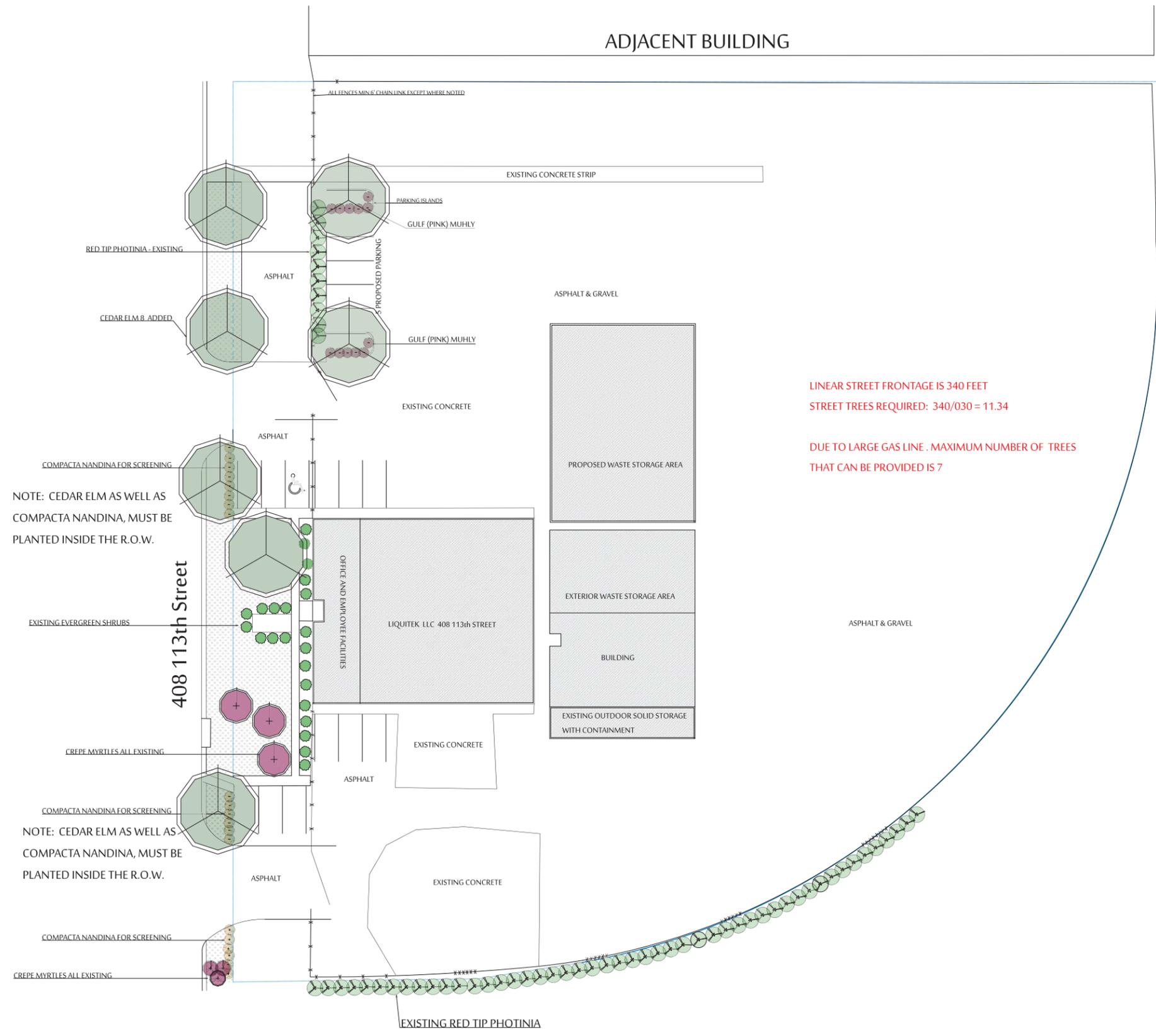
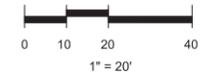


AME Engineering, Inc.
TEXAS FIRM F-16469
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JESSICA J. KILGORE, P.E. 106106 ON JULY 15, 2015 REVISED AUGUST 24, 2015
EMAIL: mail@ameengineer.com
PHONE: 817-653-4122
FAX: 817-754-6615
MAIL: 3825 W Green Oaks Blvd Ste 200, Arlington TX 76016



LIQUITEK, LLC
FACILITY ADDITION
408 113TH STREET
ARLINGTON, TX
CONTACT NAME: KEVIN WHITE
CONTACT PHONE: 817-652-2780

AME PROJECT # 1067
SHEET NUMBER
C1



LINEAR STREET FRONTAGE IS 340 FEET
STREET TREES REQUIRED: 340/030 = 11.34

DUE TO LARGE GAS LINE . MAXIMUM NUMBER OF TREES
THAT CAN BE PROVIDED IS 7

Landscape

Quantity	Symbol	Description
Grasses		
12		Pink Muhly 3 gal
Shrubs Under 4 Feet		
22		Existing Evergreen Shrub 3 gal
20		Nandina dom. compacta 5 Gallon
Trees		
6		Crape Myrtle, Arapaho Red 60 inch EXISTING
7		Elm, Cedar 3 to 3 1/2
59		Photinia, Red-Tip 5 gallon EXISTING

AME PROJECT #

LIQUITEK, LLC
408 113TH STREET
ARLINGTON TX

SHEET #

LANDSCAPE 1



EMAIL: mail@ameengineering.com
PHONE: 817-552-4122
FAX: 817-552-4915
MAIL: 3025 W Green Oaks Blvd Ste 200, Arlington TX 76016

9/14/2015

Signature
DESIGNER



Staff Report



Specific Use Permit SUP15-7 (3411 Hastings Workshop)

Planning and Zoning Meeting Date: 10-21-15

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Specific Use Permit SUP15-7 for a secondary living unit.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request - The applicant requests approval of a Specific Use Permit (SUP) for a secondary living unit on approximately .193 acres of land zoned Residential Single-Family-7.2 (RS-7.2); addressed at 3411 Hastings Drive, and generally located north of West Park Row Drive and west of Norwood Lane.

Zoning Requirements or Standards – Secondary living units in RS-7.2 are only allowed with SUP approval. The structure must meet all standards as applied to the primary structure except; the requirement for minimum gross living area, the requirement for a garage or carport, and the off-street parking requirements. Additionally, the structure must not contain more than one bedroom, more than one kitchen, or more than one bathroom. This is to ensure the use is compatible with the surrounding properties and consistent with the character of the area. No deviations to the Unified Development Code (UDC) standards are allowed through a SUP.

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

Surrounding Land Uses – The properties to the north, west, east, and south across Hastings Drive also have single family homes.

Proposed Plan - The applicant proposes to expand the existing 313-square-foot accessory building (hobby shop) with an additional 120 square feet, which would include a bathroom, and utility room. The structure will match the character of the existing primary residential structure on the lot which consists of brick, stone, and wood siding. This shall be accomplished by the following:

- Roof- Hip style, incorporating a 5:12 slope with GAF Timberline Cedar Bend asphalt shingles to match the existing primary structure.
- Wood siding to match existing accessory building. The Unified Development Code allows for accessory structures greater than 200 square feet but less than 550 square feet to be constructed of any approved building material except for metal. Only accessory structures greater than 550 square feet are required to meet Section 5.5.3.C.5, *Exterior Finish Materials*.

The entire structure shall be located in the back yard, behind the existing six-foot tall privacy fence. The proposed building shall be setback approximately seven feet from the rear and six feet from the side property lines.

Comprehensive Plan – The addition of a secondary living unit in this area is compatible with the established residential land uses described in the Comprehensive Plan, as it provides an additional housing amenity in a way that would not negatively impact the

neighborhood. The requested SUP is in general conformance with the Comprehensive Plan.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Plans (4 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

November 10, 2015

STAFF CONTACTS

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

Kevin Charles
Senior Planner
Community Development and Planning
817-459-6515
Kevin.Charles@arlingtontx.gov

Case Information



Applicant/ Owner: Duane Keilstrup

Sector Plan: West

Council District: 4

Allowable Uses: All uses as itemized in attachment ii.

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

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

Transportation: The proposed development has one point of access from Hastings Drive.

Thoroughfare	Existing	Proposed
Hastings Drive	50-foot, 2-lane undivided Local road	50-foot, 2-lane undivided Local road

Traffic Impact: A Specific Use Permit (SUP) for a secondary living unit will not alter underlying zoning and will therefore generate similar traffic patterns as the base zoning. There will be no significant impact to the adjacent roadway systems.

Water & Sewer: Water and Sanitary Sewer are available in the Hastings Drive Right-of-Way.

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

Fire: Fire Station Number 3, located at 1820 South Fielder Road, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

School District: Arlington Independent School District.

The proposed zoning request is located in the Arlington Independent School District and has no impact on the schools serving this site.

Case Information



Notices Sent:

Neighborhood
Associations:

ACTION North
Arlington Alliance for Responsible Government
East Arlington Review
Far South Arlington Neighborhood Assn
Forest Hills HOA
Northern Arlington Ambience
WeCan (West Citizen Action Network)
Arlington ISD
Kennedale ISD
Mansfield ISD
HEB ISD
Enclave of Shady Valley HOA
Graham Square Neighborhood Assn
Lakewood Addition HOA
Shady Valley West HOA
Villas of Tuscany HOA
Woodland West

Property Owners:

28

Letters of Support:

0

Letter of Opposition:

0

Itemized Allowable Uses

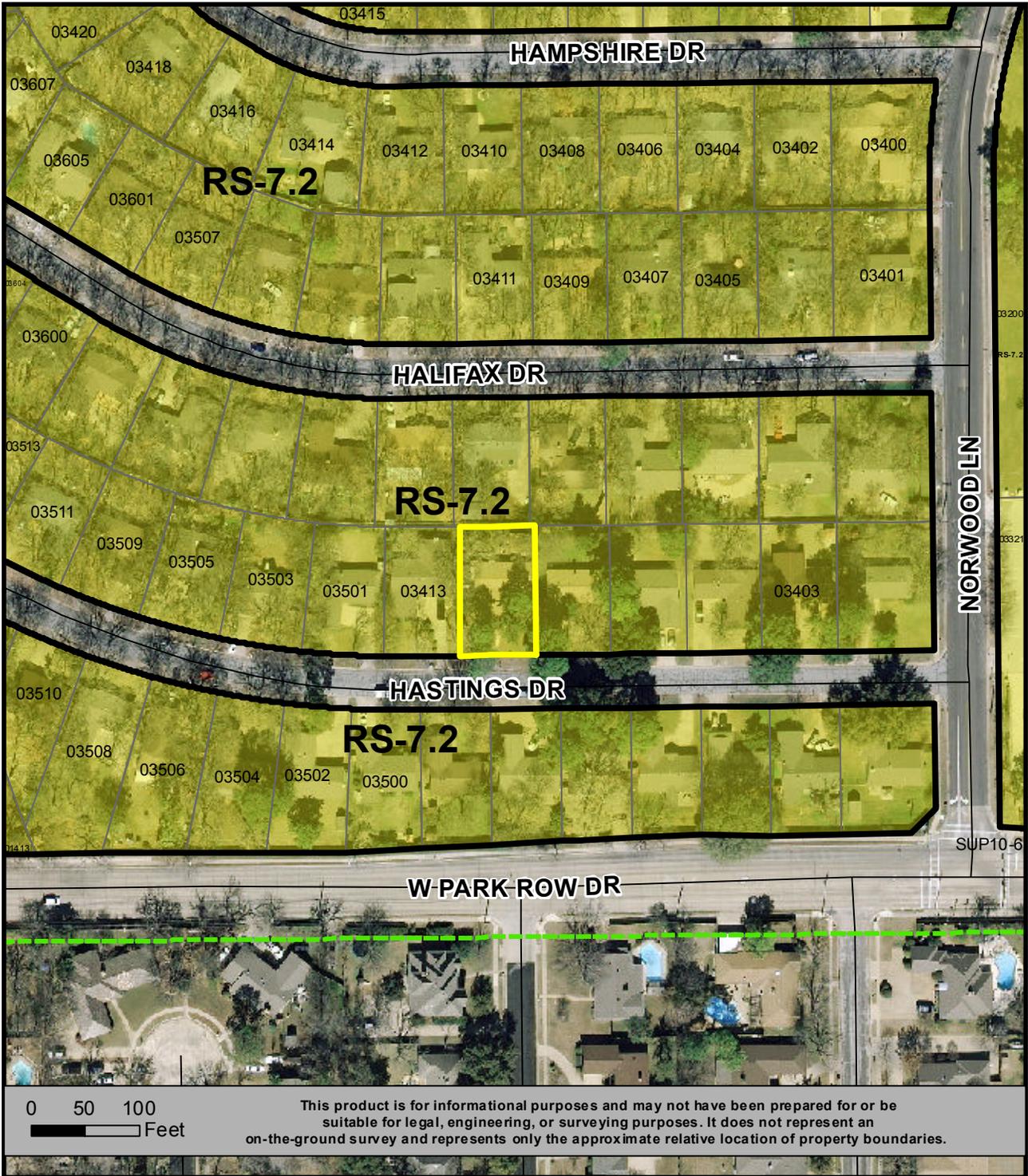


Allowable Uses: RESIDENTIAL SINGLE FAMILY-7.2 (RS-7.2)

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

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

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



**LOCATION MAP
SUP15-7**

**SPECIFIC USE PERMIT FOR
SECONDARY LIVING UNIT**



SUP15-7

North of West Park Row Drive and west of Norwood Lane



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



View of subject site. View north.



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



View of adjacent residential property located east of the subject site. View east.

EXISTING BUILDING NOTES AS DESCRIBED:

1. 4X4 POSTS IN CONCRETE @36" O.C.
2. 4X6 CONT. ON CONCRETE FOOTING AT QUARTER POINTS.
3. 2X12 FLOOR JOISTS @12" O.C.
4. 3/4" THICK PLYWOOD TOUGUE AND GROOVE FLOORING.

FOUNDATION CONSTRUCTION IS ADEQUATE FOR RESIDENTIAL CONSTRUCTION PER 2009 IBC.

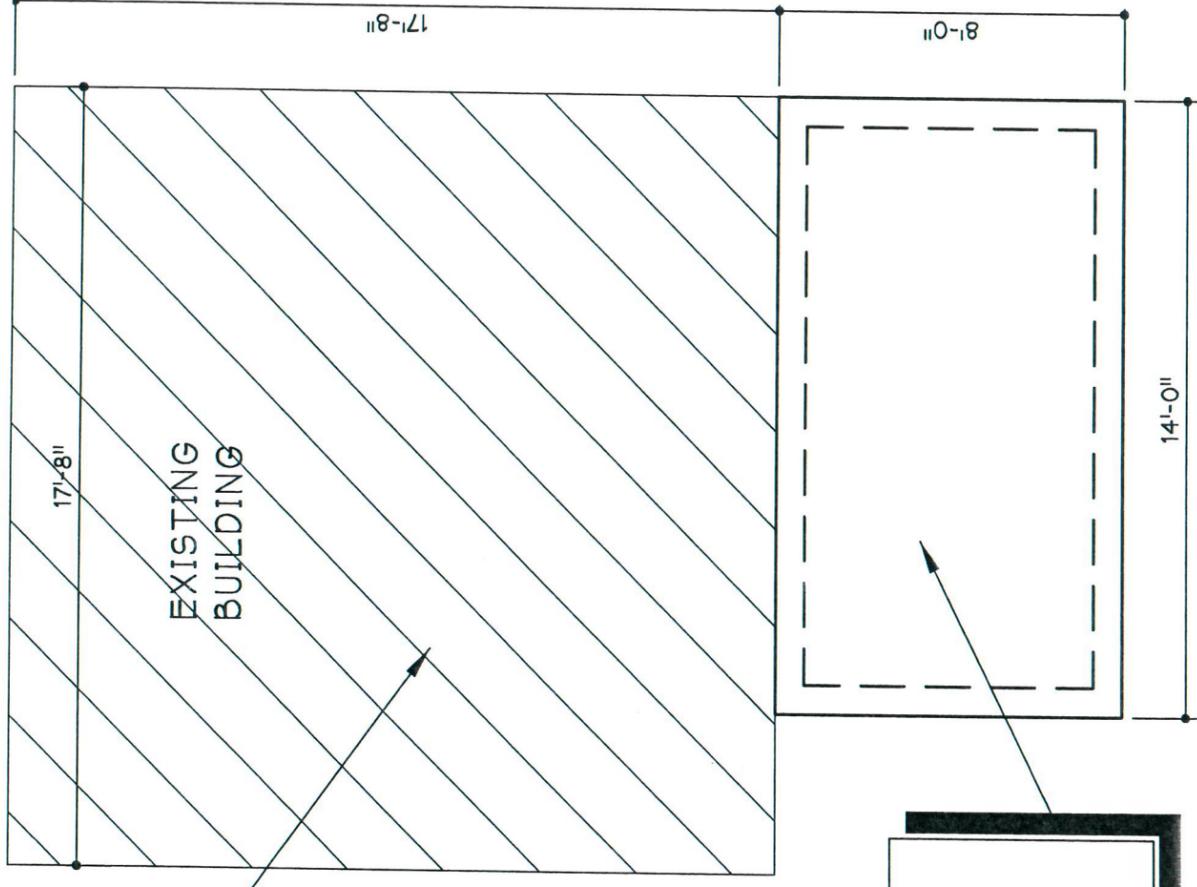


7-9

PAUL LUNDSTROM, PE
F-16918

NEW FOUNDATION CONSTRUCTION NOTES:

1. 4" MIN. THICK SLAB-ON-GRADE W/ #4@12" O.C. E.W.
2. PERIMETER CONCRETE GRADE BEAM SHALL BE MIN. 8" WIDE AND MIN. 12" DEEP. GRADE BEAM DEPTH SHALL EXTEND A MIN. 8" BELOW FIN. GRADE. REINFORCE WITH MIN. 2-#4 BOT. CONT.
3. PROVIDE MIN. 10 MIL POLY VAPOR BARRIER UNDER SLAB.



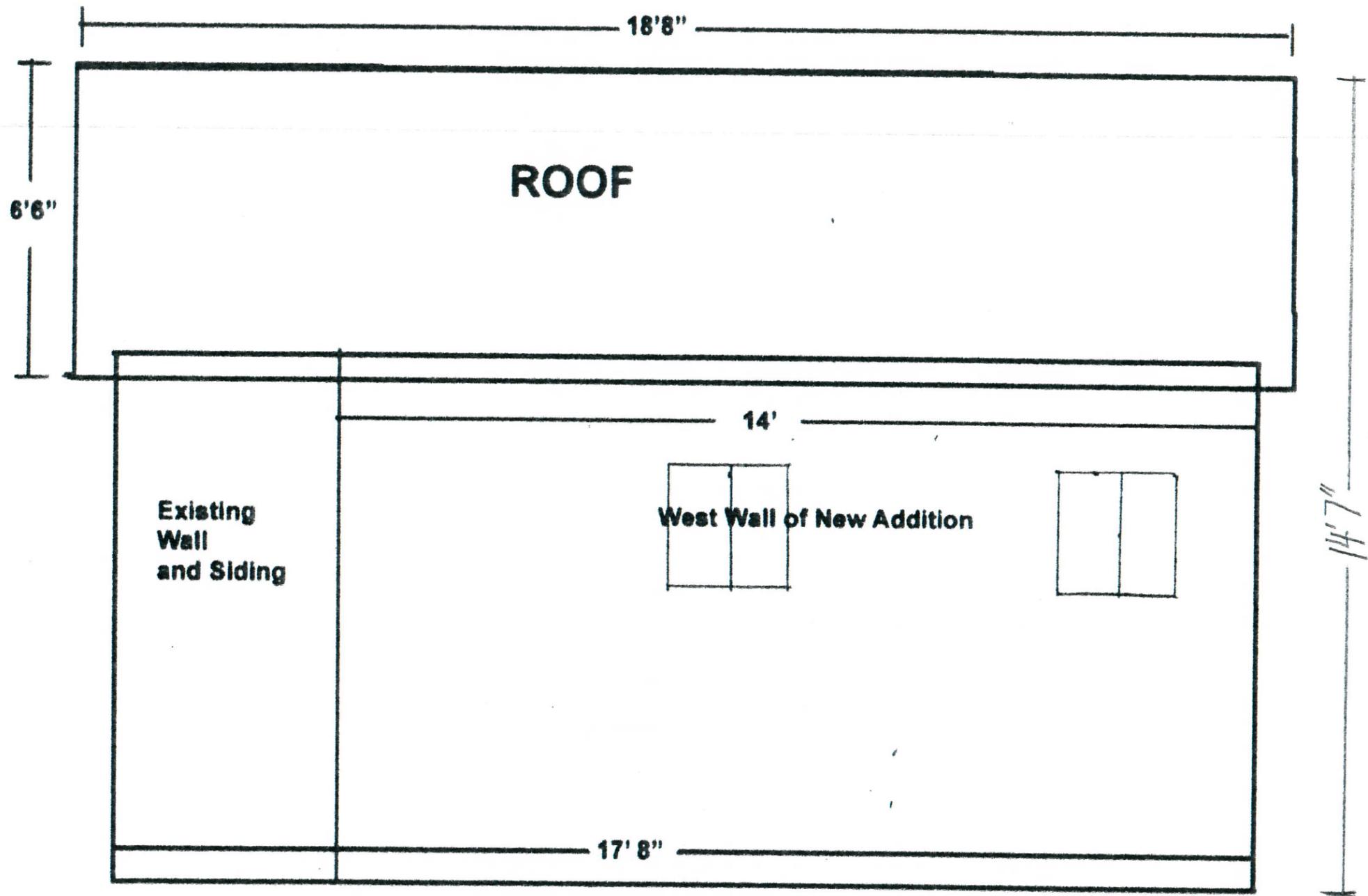
PLAN
NORTH

1

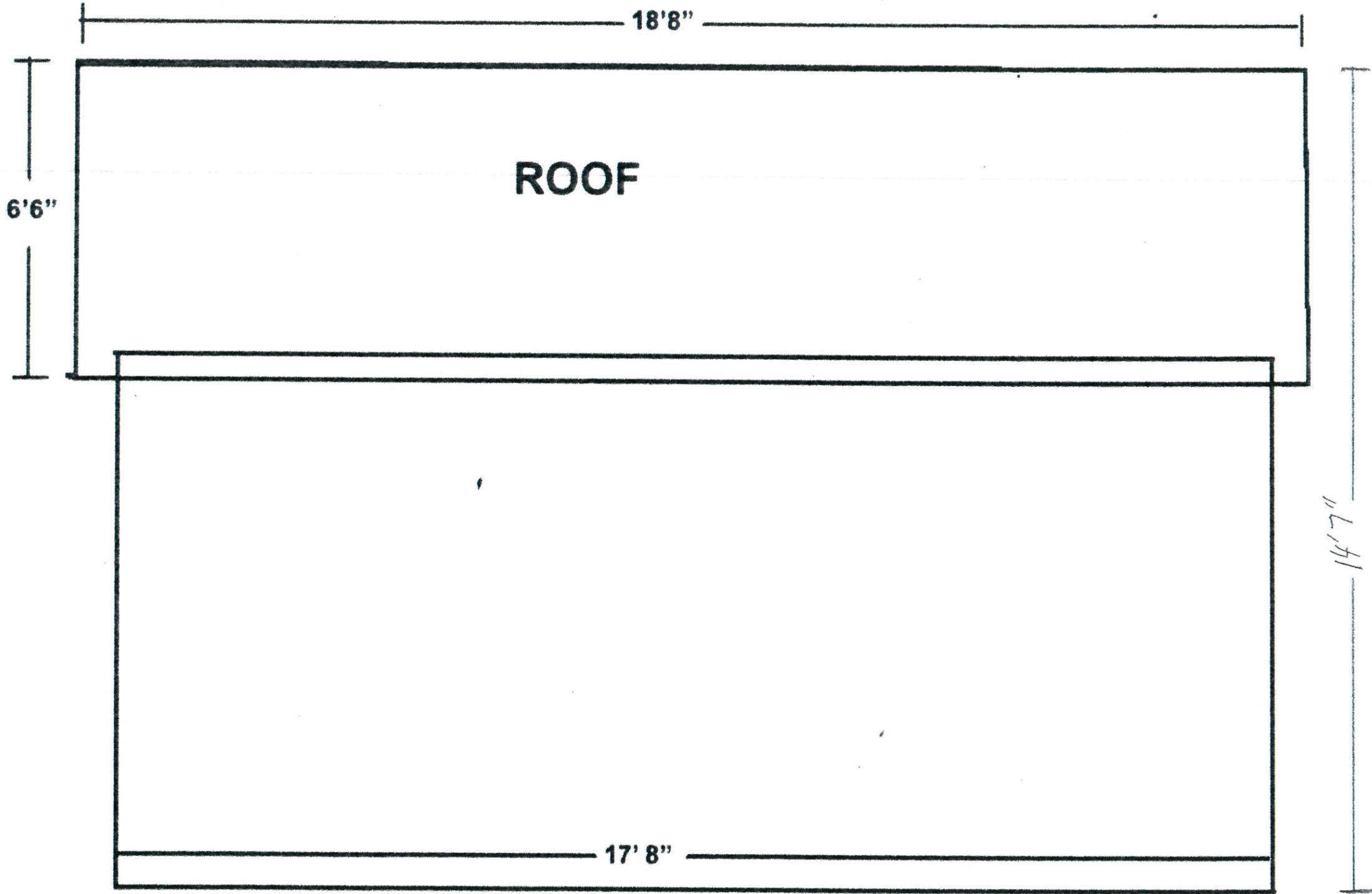
FOUNDATION PLAN

1/4"=1'-0"

RESIDENCE AT 3411 HASTINGS DR.
ARLINGTON, TX 76013



West Elevation



East Elevation

PD15-8

(All Storage – 709 Harris Road)

From: James Maibach [<mailto:jmaibach@peycosouthwest.com>]
Sent: Thursday, October 15, 2015 10:48 AM
To: Jennifer Pruitt
Cc: Alan Rose
Subject: Re: PD15-8 letter

Jennifer, based on our clients request to me last week, we are formally withdrawing this case as of this email. Sorry for the late notice, we had hoped to continue the work but the development costs have exceeded our clients budget and he is withdrawing for the deal. Thanks for your patience and understanding. Sincerely, Jim Maibach

Sent from my iPad

On Oct 15, 2015, at 9:59 AM, Jennifer Pruitt <Jennifer.Pruitt@arlingtontx.gov> wrote:

Mr. Maibach, we are in the process of getting out P&Z packets finalized for distribution tomorrow. I am just following up on the Withdrawal (WD) letter for the PD15-8 All Storage project. Is it possible to get that letter send to us via email today? I would appreciate it. Thank you much, we are also getting some calls from surrounding properties and once we get the letter we feel at liberty to disclose the WD, this is just in case people are planning on attending the hearing for this item. Thank you. Jennifer



Jennifer Pruitt, AICP, LEED AP
Principal Planner

Community Development and Planning, City of Arlington
817.459.6138 | Fax 817.459.6669

Mail Stop 01-0241 | 101 W. Abram St. | Arlington, TX 76010
www.arlingtontx.gov | www.myarlingtontx.com

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