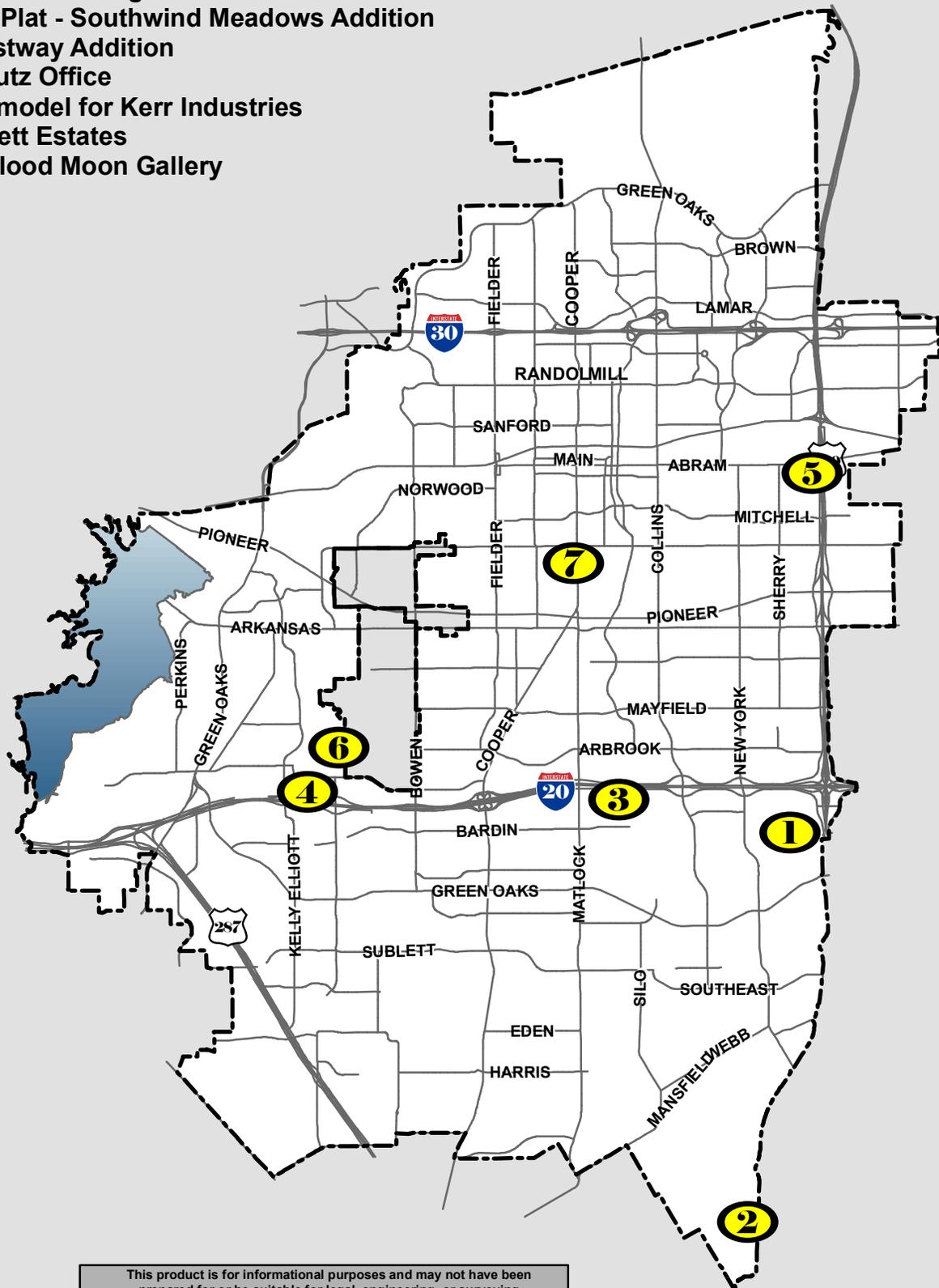


PLANNING & ZONING

October 7, 2015



1. Preliminary Plat - Arlington Commerce Center Phase 3
2. Preliminary Plat - Southwind Meadows Addition
3. Replat - Westway Addition
4. ZA15-3 - Kautz Office
5. PD15-7 - Remodel for Kerr Industries
6. PD15-9 - Rhett Estates
7. SUP15-6 - Blood Moon Gallery



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, 3rd floor
101 West Abram Street**

**OCTOBER 7, 2015
4:00 P.M.**

I. CALL TO ORDER

II. DISCUSSION OF AIRPORT DEVELOPMENT PLAN

III. DISCUSSION OF REGULAR SESSION AGENDA ITEMS

IV. DISCUSSION OF FUTURE MEETING DATES AND TIMES

(a) Planning and Zoning Commission Meeting on October 21, 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
Regular Session**

**Council Chamber
101 West Abram Street**

**OCTOBER 7, 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 September 16, 2015 P&Z Meeting

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Preliminary Plat – Arlington Commerce Center Phase 3 (Zoned Industrial Manufacturing [IM]); generally located south of East Bardin Road and east of New York Avenue with the approximate address being 2300, 2310 and 2330 East Bardin Road.
- B. Preliminary Plat – Southwind Meadows Addition, Lots 1 through 34, Lot 34X, Block 1; Lots 1 through 10, Lot 10X, Block 2; Lot 1, Block 3; Lots 1 through 6, Block 4; Lots 1 through 42, Lot 3X and 36X, Block 5; Lots 1 through 21, Lot 1X, 11X, and 21X, Block 6; Lots 1 through 12, Block 7; Lots 1 through 12, Block 8; Lots 1 through 9, Block 9; Lots 1 through 4, Block 9; Lots 1 through 10, Lot 5X, 7X, and 10X, Block 10 (Zoned Planned Development [PD]); generally located south of Ragland Road and west of South Watson Road with the approximate addresses being 944, 1000, 1010, 1020, and 1030 Ragland Road.

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

- C. Replat – Westway Addition, Lots 2R1 and 2R2 (Zoned Community Commercial [CC] and Airport Overlay – Community Commercial [APO-CC]); generally located north of Westway Place and east of Centreway Place with the approximate address being 351 Westway Place.

V. PUBLIC HEARING FOR ZONING CASES

- A. Thoroughfare Development Plan Amendment

Consider revisions to the Thoroughfare Development Plan to include the following:

- 1. Downgrade E. Lamar Blvd. between Lincoln Drive and Ryan Plaza Drive from a 6-lane major arterial to a 3-lane major arterial with one west-bound lane of traffic and two east-bound lanes of traffic.

- B. Thoroughfare Development Plan Amendment

Consider revisions to the Thoroughfare Development Plan to include the following:

- 1. Remove Sherry Street from Interstate 20 to Creek Crossing Lane.

- C. Zoning Case ZA15-3
(Kautz Office – 4247 Pleasantview Drive)

Application to change the zoning on approximately .0573 acres from Residential Single-Family 7.2 (RS-7.2) to Limited Office (LO); generally located north of West Interstate 20 Highway service road and east of Pleasantview Drive.

- D. Zoning Case PD15-7
(Remodel for Kerr Industries – 2540 East Abram Street)

Application to change the zoning on approximately 11.251 acres from General Commercial (GC) to Planned Development (PD) for limited Industrial Manufacturing (IM) uses, with a Development Plan; south of East Abram Street and west of South Watson Road.

- E. Zoning Case PD15-9
(Rhett Estates - 3712 Kelly Perkins Road)

Application to change the zoning on approximately 3.812 acres from Residential Single-Family 7.2 (RS-7.2) to Planned Development (PD) for Residential Single-Family 7.2 (RS-7.2) uses, with a Development Plan; generally located south of Curt Drive and west of Kelly Perkins Road.

- F. Specific Use Permit SUP15-6
(Blood Moon Gallery - 1718 South Cooper Street)

Application for approval of a Specific Use Permit for a Tattoo Parlor on approximately 0.6 acres currently zoned Community Commercial (CC); generally located south of West Park Row Drive and west of South Cooper Street.

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 (Arlington Commerce Center, Phase 3)

Planning and Zoning Meeting Date: 10-7-15

Document Being Considered: Plat

RECOMMENDATION

Following the public hearing, consider a preliminary plat.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, Goodwin and Marshall, Inc., represented by Edward W. Eckart, P.E., proposes to plat five non-residential lots from 102.318 acres of the Josiah O'Daniel Survey, Abstract No. 1186. The subject property is currently undeveloped and involves three different owners. Lots 1, 2, and 4 are owned by the Peyco Family, LTD, Lot 3 is owned by Chesapeake Land Development Company, LLC, and Lot 5 is owned by Texas Midstream Gas Services, LLC.

An amendment to the Thoroughfare Development Plan (TDP) to remove Sherry Street is being processed concurrently. Sherry Street will not connect to the residential community located to the south and serve as a road for industrial purposes primarily from Bardin Road to its terminus at Lot 4.

Lots 1, 2, and 4 will be developed with warehouse uses. A site plan for a nearly 300,000-square-foot warehouse for Lot 1 is currently under review. Lot 3 is a gas well site. Lot 5 is undeveloped with no immediate plans for development with access to Sherry Street through a private access easement.

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

<u>Property Location:</u>	Generally located south of East Bardin Road and east of New York Avenue with the approximate addresses being 2300, 2310, and 2330 East Bardin Road.
<u>Sector:</u>	Southeast
<u>Council District:</u>	3
<u>Current Zoning:</u>	Industrial Manufacturing (IM)

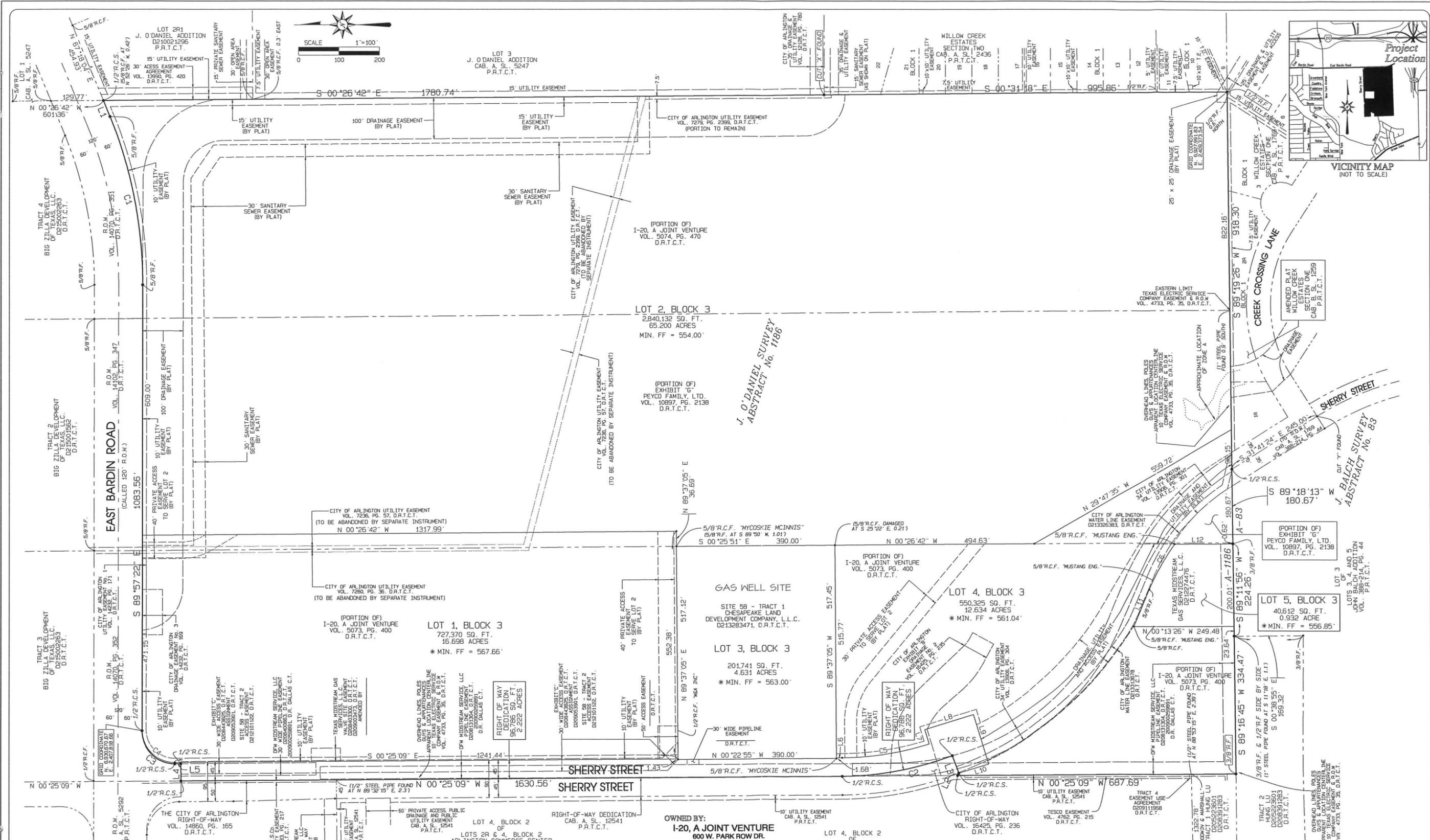
ATTACHED

- i. Location Map
- ii. 11X17 Plat (2 pages)

STAFF CONTACT(S)

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

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



CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	CHORD
C1	1050.00	22°43'26"	420.40'	N78°42'19"E	417.65'	
C2	800.00	19°57'15"	278.51'	N10°23'47"W	277.21'	
C3	80.00	90°31'44"	126.40'	N44°46'19"E	113.66'	
C4	80.00	90°27'47"	126.31'	S44°48'44"W	113.59'	
C5	755.00	16°38'27"	219.28'	S08°44'22"E	218.51'	
C6	565.00	12°56'52"	127.68'	S60°31'17"E	127.41'	

LINE DATA

LINE	BEARING	DISTANCE
L1	N67°18'04"E	42.35'
L2	S64°15'59"E	6.38'
L3	N69°37'35"E	43.00'
L4	N69°30'27"E	41.62'
L5	N00°29'33"W	14.79'
L6	N00°25'09"W	14.04'
L7	N72°56'24"E	36.41'
L8	S17°03'36"E	125.00'
L9	S72°56'24"W	125.00'
L10	N17°03'36"W	76.16'
L11	S67°12'12"E	97.06'
L12	S00°13'26"E	146.38'

ABBREVIATION LEGEND

ABBREVIATION	DESCRIPTION
R.O.W.	RIGHT OF WAY
CAB.	CABINET
S.L.	SLIDE
VOL.	VOLUME
P.G.	PAGE
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
R.F.	REBAR FOUND
R.C.F.	REBAR WITH CAP FOUND
R.C.S.	REBAR WITH CAP SET 'GOODWIN & MARSHALL'
MIN. FF	MINIMUM FINISHED FLOOR

OWNED BY:
I-20, A JOINT VENTURE
 600 W. PARK ROW DR.
 ARLINGTON, TX. 76010
 Metro (214) 476-6554

CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.
 6100 NORTH WESTERN AVE.
 OKLAHOMA CITY, OK 73118

TEXAS MIDSTREAM GAS SERVICES, L.L.C.
 P.O. BOX 18162
 OKLAHOMA CITY, OK 73154

DEVELOPED BY:
EXETER PROPERTY GROUP
 301 Congress Avenue, Suite 220
 Austin, Texas 78701
 Metro (214) 476-6554

PREPARED BY:
GOODWIN & MARSHALL
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 2405 Mustang Drive, Grapevine, TX 76051
 Metro (817) 329-4373
 TBPLS FIRM No. 10021700

PRELIMINARY PLAT
ARLINGTON COMMERCE CENTER
PHASE 3
LOTS 1 - 5, BLOCK 3
 102.318 ACRES
J. O'DANIEL SURVEY
 ABSTRACT No. 1186
CITY OF ARLINGTON
 TARRANT COUNTY, TEXAS
 SEPTEMBER 2015
 5 LOTS

Preliminary, this document shall not be recorded for any purpose. Issued for review Thu Sep 24 10:17:51 2015

E:\N056B - Exeter\G060\PLAT\PLAT.PLT

MAINTENANCE STATEMENT:

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

THE CITY OF ARLINGTON WILL NOT BE RESPONSIBLE FOR, OR MAINTAIN ANY NON-DRAINAGE RELATED IMPROVEMENTS WITHIN THE DRAINAGE EASEMENT, INCLUDING BUT NOT LIMITED TO PAVING AND FENCES. DEVELOPER, OR HIS SUCCESSOR, WILL JOINTLY AND SEVERALLY OPERATE AND MAINTAIN THE IMPROVEMENTS. THIS RESPONSIBILITY WILL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

- a. FREQUENT MOWING IN ACCORDANCE WITH THE FIRE PREVENTION AND NUISANCE CHAPTERS OF THE CITY CODE, AS AMENDED, AND ROUTINE MAINTENANCE OF THE IMPROVEMENTS AND DRAINAGE EASEMENTS.
- b. PERIODIC REMOVAL OF DEBRIS FROM THE IMPROVEMENTS AND DRAINAGE AREAS.
- c. THE IMPROVEMENTS AND DRAINAGE AREA CROSS SECTIONS WILL BE MAINTAINED TO THE APPROVED DESIGNED SLOPE, GRADE, CONTOUR, AND VOLUME, INCLUDING ANY CONCRETE STRUCTURES.
- d. AREAS OF EROSION WILL BE REPAIRED. SOIL MATERIALS USED IN REPAIRS WILL BE OF CONSISTENT AND COMPATIBLE CHARACTERISTICS WITH THE SURROUNDING MATERIALS AND SHALL BE COMPACTED TO A DENSITY EQUALING THAT OF THE UNDISTURBED SURROUNDING MATERIAL.
- e. NO ADDITIONAL IMPROVEMENTS WILL BE ALLOWED WITHIN DRAINAGE EASEMENTS WITHOUT THE ADVANCE WRITTEN PERMISSION OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ARLINGTON.
- f. UPON REQUEST FROM THE CITY, PROVIDING ANNUALLY, ON OR BEFORE JANUARY 31 OF EACH YEAR TO THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ARLINGTON, A WRITTEN REPORT SPECIFICALLY DESCRIBING THE OPERATION AND MAINTENANCE OF THE IMPROVEMENTS FOR THE PRECEDING YEAR INCLUDING PROCEDURES USED, THE NAMES OF PERSONS RESPONSIBLE FOR EACH PROCEDURE AND THE DATE OF EACH PROCEDURE, RESPECTIVELY.
- g. DEVELOPER, OR HIS SUCCESSOR, WILL CORRECT THE CONDITION OF THE IMPROVEMENTS OR ANY MAINTENANCE DEFICIENCIES REGARDING THE IMPROVEMENTS THAT THE CITY REASONABLY BELIEVES NECESSARY FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY WITHIN THIRTY (30) DAYS FROM DATE OF WRITTEN NOTICE FROM THE CITY.

DEVELOPER'S /OWNER'S SIGNATURE _____

NOTES:

1. Bearings and Grid Coordinates are referenced to Texas State Plane Coordinate System, North Central Zone, NAD83.
2. The Property Owner's Association shall be responsible for the maintenance of perimeter fencing.
3. The asterisk placed next to a finished floor elevation indicates that a Federal Emergency Management Agency (FEMA) Elevation Certificate is not required.

ACCESS AGREEMENT STATEMENT:

THE TWO 40' WIDE PRIVATE ACCESS, PUBLIC DRAINAGE AND UTILITY EASEMENTS ACROSS LOT 1 AND THE 30' WIDE PRIVATE ACCESS, PUBLIC DRAINAGE AND UTILITY EASEMENT ACROSS LOT 4 ARE TO SERVE LOT 2.

THE CITY OF ARLINGTON WILL NOT BE RESPONSIBLE FOR THE CONTINUING MAINTENANCE OF THE PRIVATE ACCESS EASEMENTS AND THEIR ASSOCIATED IMPROVEMENTS.

OWNED BY:

I-20, A JOINT VENTURE
600 W. PARK ROW DR.
ARLINGTON, TX. 76010
Metro (214) 476-6554

PEYCO FAMILY, LTD.
1703 N. PEYCO DR.
ARLINGTON, TX. 76001
Metro (214) 476-6554

**CHESAPEAKE LAND DEVELOPMENT
COMPANY, L.L.C.**
6100 NORTH WESTERN AVE.
OKLAHOMA CITY, OK 73118

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301 Congress Avenue, Suite 220
Austin, Texas 78701
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MARSHALL**
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700

DATA TABLE	
RESIDENTIAL LOTS	0 AC. 0
NON RESIDENTIAL LOTS	5 AC. 100.096
PUBLIC STREET R.O.W.	2,222 AC.
PARK	0 AC.
OPEN SPACE	0 AC.

PRELIMINARY PLAT
ARLINGTON COMMERCE CENTER
PHASE 3
LOTS 1 - 5, BLOCK 3
102.318 ACRES
J. O'DANIEL SURVEY
ABSTRACT No. 1186
CITY OF ARLINGTON
TARRANT COUNTY, TEXAS
SEPTEMBER 2015
5 LOTS

Staff Report



Preliminary Plat (Southwind Meadows)

Planning and Zoning Meeting Date: 10-7-15

Document Being Considered: Plat

RECOMMENDATION

Following the public hearing, consider a preliminary plat.

PRIOR BOARD OR COUNCIL ACTION

Planned Development PD15-1 was approved by City Council August 4, 2015.

ANALYSIS

The applicant, Brown and Gay Engineers, represented by Bo Trainor, proposes to plat 160 residential lots, one commercial lot, and ten open space lots from 48.21 acres of the Ralph Graves Survey, Abstract 569.

The plat is in conformance with the approved zoning PD15-1 for this site. Amenity and open space lots will be held in common ownership labeled as X lots on the plat and are to be maintained by a Property Owners Association. The perimeter fencing and landscaping along Ragland Road, South Watson Road, and Southwind Drive are included in these lots. Additionally, the trail located in the electric easement and the amenity lot is included in common ownership.

A flood study will be required for the land south of Southwind Drive prior to the approval of a final plat for that area.

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

<u>Property Location:</u>	Generally located south of Ragland Road and west of South Watson Road with the approximate addresses being 944, 1000, 1010, 1020, and 1030 Ragland Road.
<u>Sector:</u>	Southeast
<u>Council District:</u>	3
<u>Current Zoning:</u>	Planned Development (PD) for Residential Single-Family 5 (RS-5) and Community Commercial (CC) uses, with a Development Plan.

ATTACHED

- i. Location Map
- ii. 11X17 Plat

STAFF CONTACT(S)

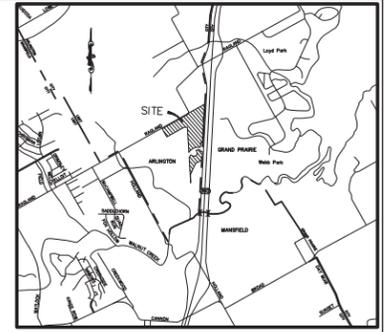
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Development Planning Manager
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817-459-6662
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Shon Brooks
Senior Planner
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817-459-6514
Shon.Brooks@arlingtontx.gov

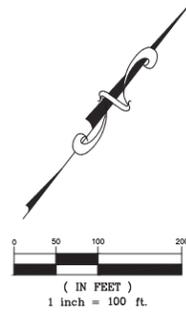


LEGEND

CIRF IRON ROD WITH YELLOW PLASTIC CAP STAMP "CARTER BURGESS" FOUND
 IRFC IRON ROD WITH YELLOW PLASTIC CAP STAMP "RPLS 4023" FOUND
 CIRS IRON ROD WITH YELLOW PLASTIC CAP STAMP "RPLS 4023" SET
 IRF IRON ROD FOUND
 BL BUILDING LINE (SET BACK)
 D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 R.P.R.D.C.T. REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
 CC# COUNTY CLERK FILE NUMBER
 U.E. UTILITY EASEMENT
 VOL. VOLUME
 PG. PAGE
 STREET NAME CHANGE
 ROW DE. RIGHT-OF-WAY
 D.E. DRAINAGE EASEMENT



VICINITY MAP
(NOT TO SCALE)



€ LINE TABLE

LINE	BEARING	LENGTH
L19	N31° 41' 27.57" W	120.16'
L20	N58° 25' 29.86" E	340.98'
L21	N31° 34' 30.14" W	141.19'
L22	N31° 34' 30.14" W	119.57'
L23	N58° 25' 29.86" E	236.19'
L24	N19° 27' 07.25" W	126.90'
L25	N85° 43' 14.90" E	85.03'
L26	N48° 12' 42.85" E	55.23'
L27	S39° 24' 20.15" E	10.04'
L28	S88° 02' 37.16" E	20.28'
L29	S01° 57' 22.84" W	205.97'
L30	S88° 02' 37.16" E	235.00'
L31	S01° 57' 22.84" W	25.00'
L32	S04° 16' 51.88" E	110.50'
L33	N85° 43' 08.12" E	22.08'
L34	S88° 02' 37.16" E	143.98'
L35	S01° 57' 22.84" W	270.00'
L36	S04° 16' 51.88" E	269.98'
L37	S04° 16' 51.88" E	270.74'
L38	S04° 16' 51.88" E	260.79'
L39	S04° 16' 51.88" E	228.36'
L40	N85° 43' 08.12" E	24.70'
L41	N85° 43' 08.12" E	27.08'
L42	S88° 02' 37.16" E	143.98'
L43	S01° 57' 30.72" W	256.43'
L44	S88° 02' 37.16" E	46.98'
L45	S80° 24' 47.14" W	210.90'
L46	N85° 43' 08.12" E	39.36'
L47	N85° 43' 08.12" E	200.07'
L48	N88° 02' 29.28" W	41.60'
L49	N01° 57' 30.72" W	101.99'
L50	S03° 07' 54.77" E	220.96'
L51	N88° 03' 13.97" W	463.77'

LOT CORNERS LINE TABLE

LINE	BEARING	LENGTH
L52	N43° 02' 29.28" W	14.14'
L53	S40° 43' 08.12" W	14.14'
L54	S49° 16' 51.88" E	14.14'
L55	N48° 57' 30.72" E	14.14'
L56	S40° 43' 08.12" W	14.14'
L57	S49° 16' 51.88" E	14.14'
L58	N48° 57' 30.72" E	14.14'
L59	S67° 42' 41.11" E	13.31'
L60	S40° 43' 08.12" W	14.14'
L61	N37° 28' 07.68" W	12.70'
L62	S49° 16' 51.88" E	14.14'
L63	N46° 57' 26.78" E	14.14'
L64	S40° 18' 08.43" W	14.24'
L65	N43° 02' 33.22" W	14.14'
L66	S49° 44' 28.11" E	14.03'
L67	N46° 57' 26.78" E	14.14'
L68	S39° 53' 11.89" W	14.35'
L69	N43° 02' 33.22" W	14.14'
L70	S49° 58' 16.08" E	13.82'
L71	S10° 30' 06.16" W	14.24'
L72	N70° 49' 01.62" W	10.29'
L73	N81° 57' 21.28" W	12.90'
L74	N13° 25' 29.86" E	14.14'
L75	N76° 34' 30.14" W	14.14'
L76	S13° 25' 29.86" W	14.14'
L77	S76° 34' 30.14" E	14.14'
L78	N67° 46' 38.12" W	13.30'
L79	S28° 59' 17.48" W	13.27'
L80	S48° 12' 42.85" E	35.10'
L81	S13° 22' 01.47" W	14.13'
L82	N46° 07' 51.44" E	7.17'
L83	S43° 02' 37.16" E	7.07'

€ CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C5	02°17'45"	500.00'	238.20'	121.41'	235.95'	N72° 04' 22.38" W
C6	03°30'32"	300.00'	196.40'	101.86'	192.91'	N66° 57' 58.68" E
C7	00°22'57"	400.00'	16.63'	8.32'	16.63'	N49° 24' 11.35" E
C8	04°21'43"	400.00'	288.76'	151.00'	282.53'	N71° 16' 31.34" W
C9	03°50'28"	200.00'	122.61'	63.30'	120.70'	N21° 50' 36.02" W
C10	01°10'46"	250.00'	70.60'	35.53'	70.36'	S77° 37' 45.02" E
C11	02°22'51"	500.00'	195.62'	99.08'	194.38'	N80° 44' 52.38" W
C12	01°53'43"	520.00'	141.84'	71.36'	141.40'	S77° 21' 13.36" E
C13	02°22'51"	230.00'	89.99'	45.58'	89.41'	N80° 44' 52.38" W
C14	00°30'41"	250.00'	13.58'	6.79'	13.57'	N03° 30' 51.46" E
C15	01°13'36"	250.00'	50.37'	25.27'	50.28'	S86° 11' 04.99" W
C16	00°51'21"	250.00'	23.15'	11.58'	23.14'	S83° 03' 57.63" E
C17	02°23'41"	250.00'	120.31'	61.34'	119.15'	N18° 51' 21.62" E
C18	00°41'00"	250.00'	133.88'	68.59'	132.29'	N17° 18' 00.88" W
C19	00°14'23"	250.00'	27.23'	13.63'	27.21'	S88° 50' 19.42" W
C20	00°05'25"	500.00'	44.42'	22.23'	44.41'	N00° 35' 12.03" E
C23	03°46'12"	800.00'	457.56'	235.23'	451.34'	S75° 33' 39.99" W

- GENERAL NOTES:**
- The following lots will be owned and maintained by the HOA associated with this Preliminary Plat:
 - Lot 35x, Block 1
 - Lot 36x, Block 1
 - Lot 11x, Block 2
 - Lot 43x, Block 5
 - Lot 1x, Block 11
 - Lot 7x, Block 11
 - Lot 13x, Block 11
 - The following lots are owned and maintained by the Southwind Community Association, Inc.:
 - Lot 44x, Block 5
 - Lot 14x, Block 11
 - The drainage easement that is cross hatched will be vacated or reconfigured based on the final drainage configuration.

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N01°57'31"E	235.00'
L2	N88°02'40"W	100.00'
L3	S01°57'20"W	225.00'
L4	N88°02'40"W	51.46'
L5	N30°20'54"W	28.88'
L6	N59°58'55"E	96.00'
L7	S01°57'31"W	185.00'
L18	N59°58'55"E	22.34'

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5°30'18"	560.00'	552.27'	S63°42'11"W	530.16'
C4	15°05'33"	803.31'	211.60'	S84°32'36"W	210.89'

"NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."

PRELIMINARY
RELEASED 07/24/2015 FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE.

A PRELIMINARY PLAT OF
SOUTHWIND MEADOWS

BEING A 48.21 ACRE TRACT OF LAND SITUATED IN THE
RALPH GRAVES SURVEY, ABSTRACT NO. 569
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS
August 18, 2015
BEING 160 RESIDENTIAL LOTS & 1 COMMERCIAL LOT

OWNER/DEVELOPER:
SOUTHWIND COMMUNITY ASSOC., INC.
2415 Avenue J, Suite 100
Arlington, TX 76006

ENGINEERS/SURVEYORS:
BROWN & GAY ENGINEERS, INC.
500 W. 7th Street, Suite 1800
Forth Worth, Texas 76102
Phone: (817) 872-6149 Direct
Contact Person: BO TRAINOR

OWNER/DEVELOPER:
INLAND LAND ADVISORS, LLC
735 Plaza Boulevard, Suite 234
Coppell, TX, 75019
Phone: (972) 318-2885
Contact Person: MIKE CUCCO

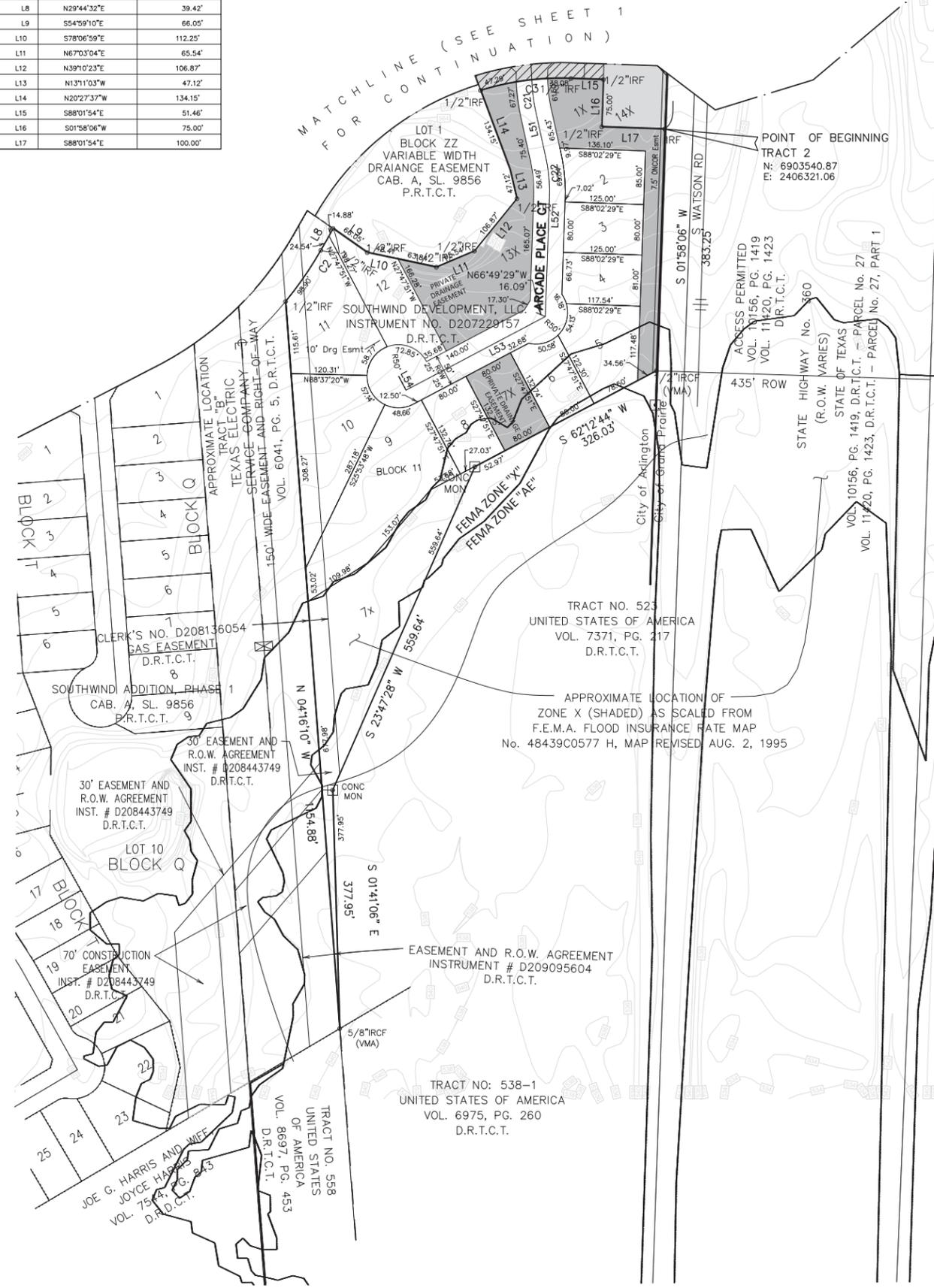
BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C2	9°46'13"	580.00'	98.90'	N34°37'38"E	98.78'
C3	18°56'38"	440.00'	145.48'	N82°29'47"E	144.82'

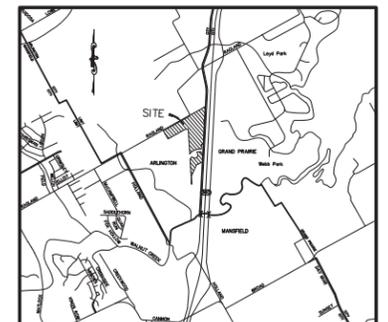
BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L8	N29°44'32"E	39.42'
L9	S54°59'10"E	66.05'
L10	S78°06'59"E	112.25'
L11	N67°03'04"E	65.54'
L12	N39°10'23"E	106.87'
L13	N13°11'03"W	47.12'
L14	N20°27'37"W	134.15'
L15	S88°01'54"E	51.46'
L16	S01°58'06"W	75.00'
L17	S88°01'54"E	100.00'

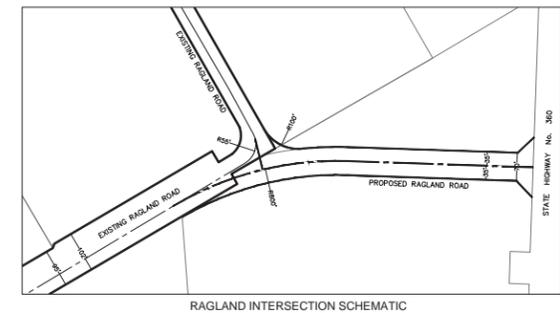
"NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."



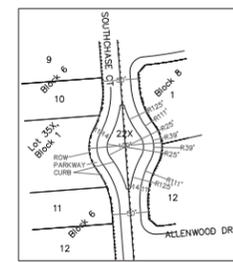
BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 4			BLOCK 5			BLOCK 6			BLOCK 7			BLOCK 8			BLOCK 9			BLOCK 10			BLOCK 11		
LOT #	AREA (sq ft)	AREA (Acres)	LOT #	AREA (sq ft)	AREA (Acres)	LOT #	AREA (sq ft)	AREA (Acres)	LOT #	AREA (sq ft)	AREA (Acres)	LOT #	AREA (sq ft)	AREA (Acres)	LOT #	AREA (sq ft)	AREA (Acres)	LOT #	AREA (sq ft)	AREA (Acres)	LOT #	AREA (sq ft)	AREA (Acres)	LOT #	AREA (sq ft)	AREA (Acres)	LOT #	AREA (sq ft)	AREA (Acres)	LOT #	AREA (sq ft)	AREA (Acres)
1	4000.00	0.092	1	4000.00	0.092	1	4000.00	0.092	1	4000.00	0.092	1	4000.00	0.092	1	4000.00	0.092	1	4000.00	0.092	1	4000.00	0.092	1	4000.00	0.092	1	4000.00	0.092	1	4000.00	0.092



VICINITY MAP (NOT TO SCALE)



RAGLAND INTERSECTION SCHEMATIC



DETAIL A

- LEGEND**
- IRF IRON ROD WITH YELLOW PLASTIC CAP STAMP "CARTER BURGESS" FOUND
 - IRFC IRON ROD WITH YELLOW PLASTIC CAP STAMP "RPLS 4023" FOUND
 - IRCS IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 4023" SET
 - IRF IRON ROD FOUND
 - BL BUILDING LINE (SET BACK)
 - D.R.D.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - R.P.R.D.C.T. REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
 - CC# COUNTY CLERK FILE NUMBER
 - U.E. UTILITY EASEMENT
 - VOL. VOLUME
 - PG. PAGE
 - STREET NAME CHANGE
 - ROW RIGHT-OF-WAY
 - D.E. DRAINAGE EASEMENT

☉ LINE TABLE

LINE	BEARING	LENGTH
L51	N12° 25' 35.29"W	75.40'
L52	S01° 57' 30.72"W	189.57'
L53	S62° 12' 08.86"W	250.19'
L54	S27° 47' 51.14"E	25.00'

☉ CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C21	009°17'41"	250.00'	40.56'	20.32'	40.51'	N07° 46' 45.03"E
C22	014°23'06"	250.00'	62.77'	31.55'	62.60'	S05° 14' 02.28"W

PRELIMINARY
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A PRELIMINARY PLAT OF
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ENGINEERS/SURVEYOR
BROWN & GAY ENGINEERS, INC.
500 W. 7th Street, Suite 1800
Forth Worth, Texas 76102
Phone: (817) 872-6149 Direct
Contact Person: BO TRAINOR

OWNER/DEVELOPER:
SOUTHWIND COMMUNITY ASSOC., INC.
2415 Avenue J, Suite 100
Arlington, TX 76006

OWNER/DEVELOPER:
INLAND LAND ADVISORS, LLC
735 Plaza Boulevard, Suite 234
Coppell, TX, 75019
Phone: (972) 318-2885
Contact Person: MIKE CUCCO

Staff Report



Replat (Westway Addition, Lots 2R1 and 2R2, Block 7R)

Planning and Zoning Meeting Date: 10-7-15

Document Being Considered: Plat

RECOMMENDATION

Consider a Replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, Thomas Site Development Engineering, Inc., proposes to subdivide Lot 2R, Block 7R, creating two lots, Lots 2R1 and 2R2, Block 7R, of the Westway Addition. A Specific Use Permit (SUP) has been approved to construct a Comfort Suites Hotel on Lot 2R1. Lot 2R2 will remain available for future commercial development.

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

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Property Location: Generally located north of Westway Place and east of Centreway Place with the approximate address being 351 Westway Place.

Sector: Southeast

Council District: 3

Current Zoning: Community Commercial (CC) and Airport Overlay – Community Commercial (CC)

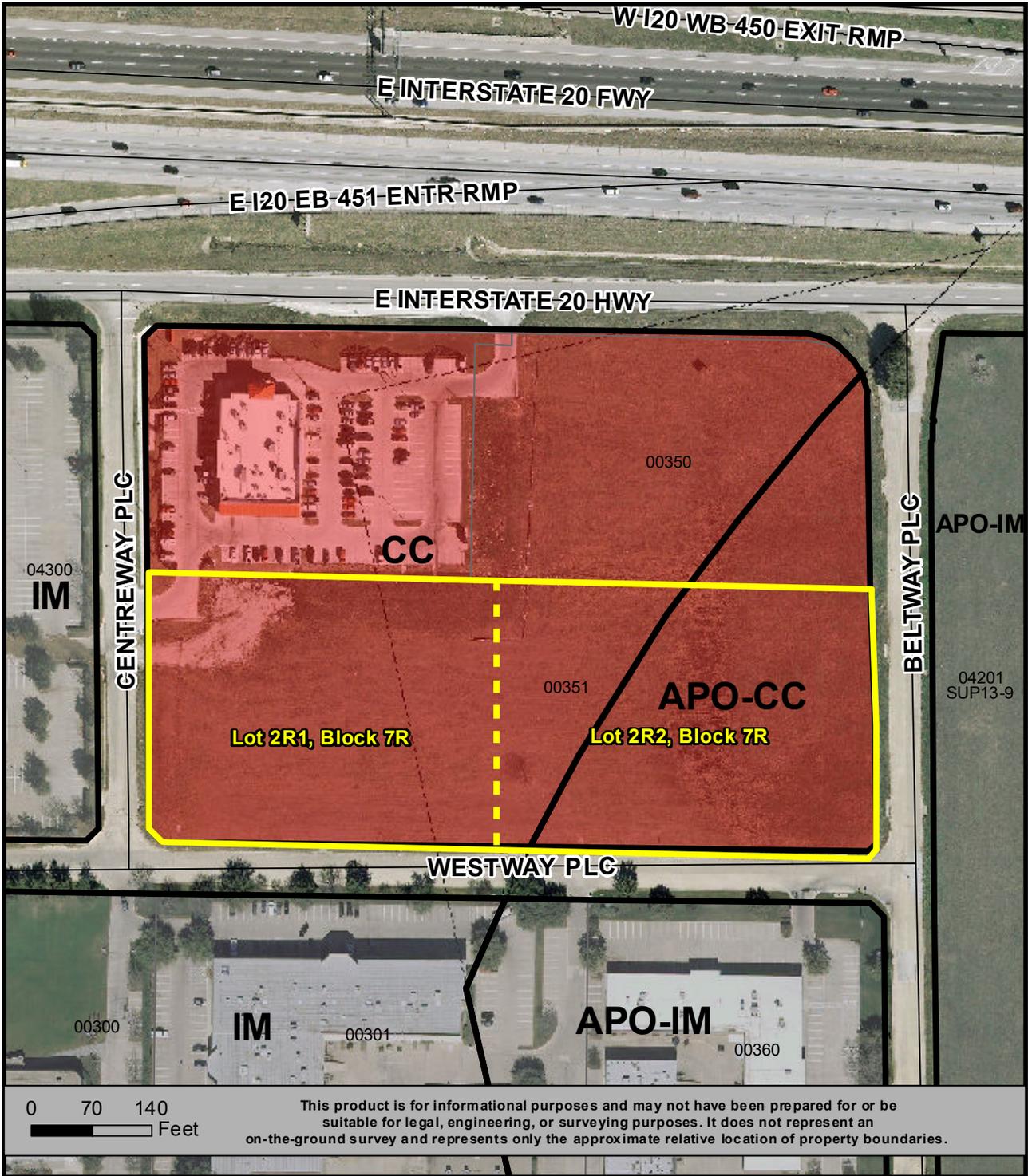
ATTACHED

- 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

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



LOCATION MAP

**WESTWAY ADDITION
REPLAT**



OWNER'S CERTIFICATE

WHEREAS The Garrett Group, LLC, is the owner of a 6,051 acre parcel of land situated in the Lewis Crotz, Survey, Abstract No. 361, City of Arlington, Tarrant County, Texas, said tract being Lot 2R, Block 7R, Westway, an addition to the City of Arlington, Tarrant County, Texas, according to the plat thereof recorded in Document No. D213029297 of the Official Public Records of Tarrant County, Texas, said parcel being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod with "HALFF" cap found at the Southeast end of a right-of-way corner clip at the intersection of North right-of-way line Westway Place (a 60 foot wide right-of-way) and the East right-of-way line Centerway Place (a 60 foot wide right-of-way); said point being the most Southerly Southwest corner of said Lot 2R;

THENCE North 44°40'50" West, along said right-of-way corner clip, for a distance of 21.48 feet to the most Westerly Southwest corner of said Lot 2R and being in the said East right-of-way of Centerway Place;

THENCE North 00°38'07" West, with the said East right-of-way line of Centerway Place, for a distance of 298.00 feet to a 5/8-inch steel rod with "BURY" cap found at the Northwest corner of said Lot 2R, said point being the Southwest corner of Lot 1, Block 7R, Westway, an addition to the City of Arlington, Tarrant County, Texas, according to the plat thereof recorded in Document No. D210021214 of the Official Public Records of Tarrant County, Texas

THENCE South 89°15'39" East with the South line of said Lot 1, for a passing distance of 372.33 feet to a 5/8-inch steel rod with "BURY" cap found at the Southeast corner of Lot 1 said point being the Southwest corner of Lot 3R, Block 7R of the first referenced Westway addition, then continuing with the South line of said Lot 3R, for an additional distance of 466.25 feet for a total distance of 838.58 feet to a 5/8 inch steel rod with "TERRACORP" cap set in the West right-of-way line of Beltway Place (a variable width right-of-way);

THENCE Southerly with said West right-of-way line of Beltway Place the following three calls

1. South 00°37'25" East, for a distance of 8.13 feet to a 5/8 inch steel rod with "TERRACORP" cap set;
2. South 02°31'58" East, for a distance of 150.08 feet to a 5/8 inch steel rod with "TERRACORP" cap set;
3. South 00°37'25" East, for a distance of 145.30 feet to a 1/2 inch steel rod with "PACHECO KOCH" cap found at the Northeast end of a right-of-way corner clip at the intersection of said Beltway Place and said Westway Place;

THENCE South 44°53'46" West, with said corner clip, for a distance of 14.03 feet to a 1/2 inch steel rod with "HALFF" cap found in the said North right-of-way line of Westway Place;

THENCE North 89°14'25" West with said North right-of-way line of Westway Place for a distance of 818.58 feet to the POINT OF BEGINNING and containing 263,569 square feet or 6,051 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY 77-ESE PRESENTS:

THAT, The Garrett Group, LLC, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat designating the hereinabove described real property as LOTS 2R1, BLOCK 7R, WESTWAY 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 ad valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the City of Arlington, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office"

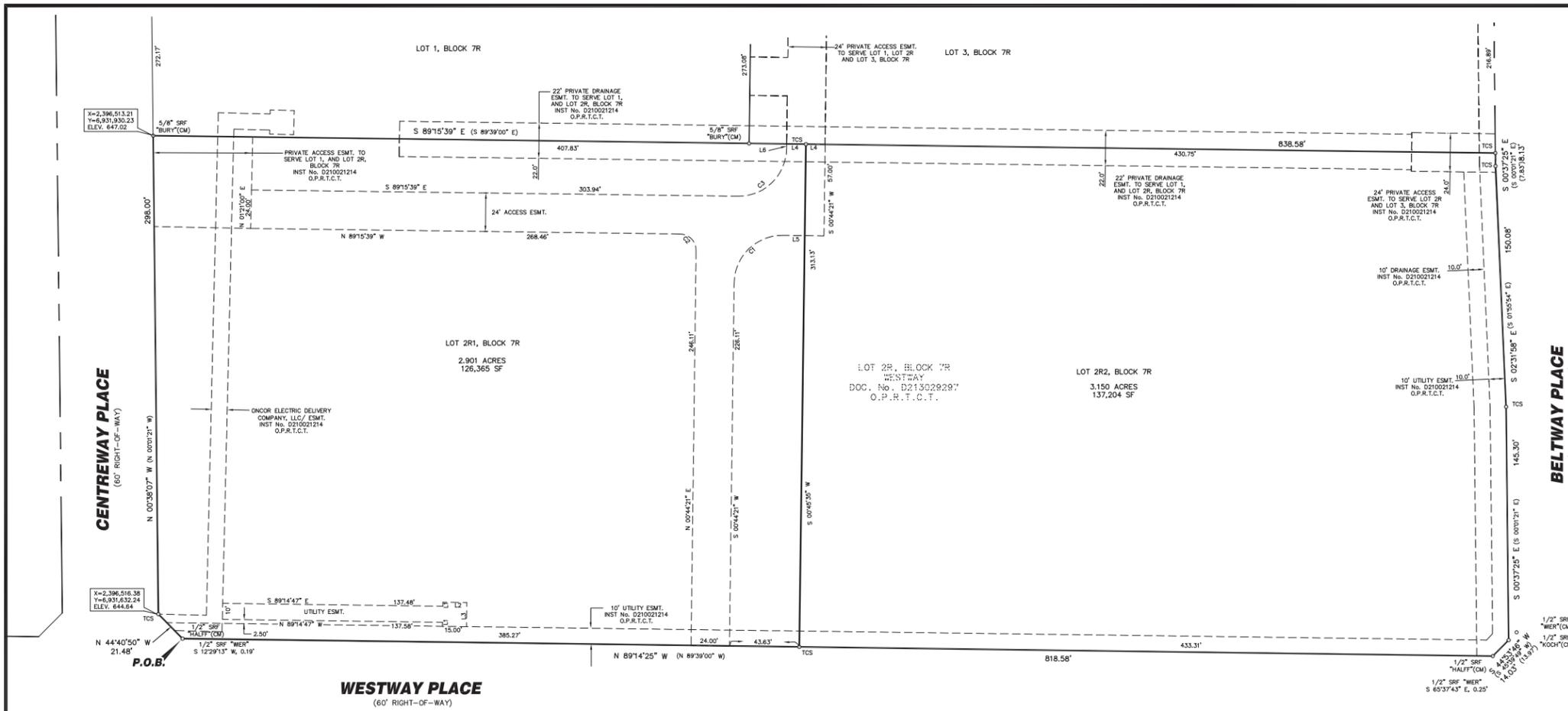
By: _____
Pat Garrett
V.P. Land Division

REPLAT
WESTWAY

LOTS 2R1 & 2R2, BLOCK 7R
BEING A REVISION OF
LOT 2R, BLOCK 7R, WESTWAY
AN ADDITION TO THE CITY OF ARLINGTON,
TARRANT COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
INSTRUMENT No. D210021214
PLAT RECORDS OF TARRANT COUNTY, TEXAS
AND BEING SITUATED IN THE
LEWIS CROTZ SURVEY, ABSTRACT No. 361 AND
WILLIAM D. LACY SURVEY, ABSTRACT No. 929
TARRANT COUNTY, TEXAS
2 LOTS, 6.051 ACRES

9/18/2015

TerraCorp Associates LLC
3960 Broadway Blvd. Ste 236
Garland, TX 75043
ph. 972-805-4526, fax 972-805-4526
www.terracorpssurvey.com TBPLS Reg No. 101858-00



LINE	BEARING	DIST
L1	N 00°00'00"	2.50'
L2	N 00°00'00"	15.00'
L3	N 00°00'00"	15.00'
L4	S 89°15'39"	12.00'
L5	N 89°15'39"	23.74'
L6	N 00°44'21"	3.00'

C1	C2	C3
A=90°00'00"	A=89°59'59"	A=90°00'00"
R=30.00'	R=10.00'	R=30.00'
T=30.00'	T=10.00'	T=30.00'
L=47.12'	L=15.71'	L=47.12'
CB=N 44°44'21" W	CB=N 44°15'39" W	CB=N 44°44'21" E
CD=42.43'	CD=14.14'	CD=42.43'

MAINTENANCE STATEMENT
THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE FOLLOWING:

PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS. ANY STORM WATER TREATMENT FACILITY (IDENTIFIED AS A BEST MANAGEMENT PRACTICE(S)/BMP(S) FOR STORM WATER QUALITY IN THE ACCEPTED STORM WATER MANAGEMENT SITE PLAN FOR THIS DEVELOPMENT).

HEREINAFTER COLLECTIVELY REFERRED TO AS IMPROVEMENTS, DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS PREDECESSORS, OR TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS SUCCESSORS, DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS INCLUDING ANY NON-PERFORMANCE OF THE FORGOING, DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND, DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS 1 & 2, BLOCK 7R ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS, THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

By: _____
Pat Garrett
V.P. Land Division

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Pat Garrett, of The Garrett Group, LLC, 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 Pat Garrett

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:

OWNER:
The Garrett Group, LLC
One Betterworld Cir, Suite 200
Temecula, CA 92590

WESTWAY PLACE
(60' RIGHT-OF-WAY)

CENTREWAY PLACE
(60' RIGHT-OF-WAY)

BELTWAY PLACE
(RIGHT-OF-WAY VARIES)

SURVEYOR'S CERTIFICATE

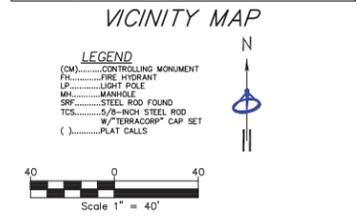
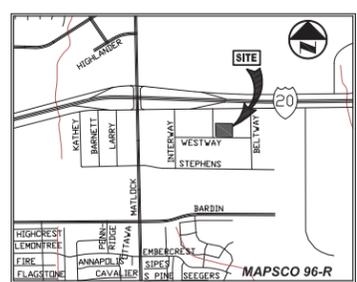
THIS is to certify that I, Neil D. Culver, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Neil D. Culver
Registered Professional Land Surveyor No. 5211



GENERAL NOTES

1. Bearings shown hereon are based on NAD83(CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Geosack "GeoNet" RTK GPS Network.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas, Map No. 48439C0365K, Community-Panel No. 485454 0365 K, Effective Date: September 25, 2009. 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 the 0.25 annual chance floodplain.
3. Visibility Triangles shall be provided at the intersections of all public and private streets in accordance with City Ordinances. All landscaping within the visibility triangles shall comply with the visibility triangle ordinance.
4. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
5. This plat does not alter or remove deed restrictions, if any, on this property.
6. Selling a portion of a plotted lot by metes and bounds is a violation of State Law.
7. The most northerly northwest corner of Lot 1 is located North 35 degrees, 16 minutes, 29 seconds East, a distance of 3223.15 feet from City of Arlington Monument No. AR 52. Coordinates are based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, as established by the City of Arlington BPS Monument No. AR 52, based on observation made on October 10, 2009.
8. Temporary turnaround easements shall be automatically abandoned upon extension of public street or upon provision for suitable connection between street and firelanes or driveways on adjacent lots in the surveyor's opinion, the easement is abandoned.
9. The survey abstract lines shown hereon are approximate and are not located on the ground.



CITY APPROVAL STATEMENT

Approved by the City of Arlington Planning and Zoning Commission on: _____
Chairman - Planning and Zoning Commission Date _____
Secretary - Planning and Zoning Commission Date _____

DRAWING: TMS031086P.PLA:1.dwg

Staff Report



Thoroughfare Development Plan Amendment – Lamar Blvd

Planning and Zoning Meeting Date: 10-7-15

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider an ordinance approving an amendment to the Thoroughfare Development Plan for the City of Arlington.

PRIOR BOARD OR COUNCIL ACTION

On September 16, 2015, the Planning and Zoning Commission recommended approval of Development Plan DP14-2 for multi-family use, by a vote of 7-0-1.

ANALYSIS

In association with the proposed Arlington Commons development, the following Thoroughfare Development Plan (TDP) amendment is proposed.

- Downgrade East Lamar Boulevard between Lincoln Drive and Ryan Plaza Drive from a 6-lane major arterial to a 3-lane major arterial with one west-bound lane of traffic and two east-bound lanes of traffic.

Kimley Horn and Associates was retained to complete an analysis to ascertain the impacts of the proposed TDP amendment on the roadway network in and around the area of the proposed development. The analysis showed acceptable levels of service on the roadways expected to be most immediately impacted by the change.

The City Council will consider the revisions to the Thoroughfare Development Plan at their October 13, 2015 meeting.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

Ordinance

Thoroughfare Development Plan Amendment Map
Kimley Horn Analysis

Under separate cover:

None

Available in the City Secretary's Office:

None

STAFF CONTACT(S)

James F. Parajon, FAICP

Deputy City Manager

Economic Development

817-459-6154

Jim.Parajon@arlingtontx.gov

Alicia Winkelblech, AICP, CNU-A

Acting Assistant Director

Community Development and Planning

817-459-6686

Alicia.Winkelblech@arlingtontx.gov

Ordinance No. _____

**An ordinance approving and adopting revisions to the
Thoroughfare Development Plan for the City of
Arlington**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON,
TEXAS:

I.

That the Thoroughfare Development Plan for the City of Arlington is hereby amended by the approval and adoption of the following revisions:

1. Downgrade E. Lamar Blvd. between Lincoln Drive and Ryan Plaza Drive from a 6-lane major arterial to a 3-lane major arterial with one west-bound lane of traffic and two east-bound lanes of traffic.

II.

Substantial copies of maps showing the revisions to the Thoroughfare Development Plan are attached hereto and incorporated herein for all intents and purposes.

This ordinance shall become effective upon second publication.

PRESENTED AND GIVEN FIRST READING on the 13th day of October, 2015, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, PASSED AND APPROVED on the 27th day of October 2015, by a vote of ___ ayes and ___ nays at a regular meeting of the City Council of the City of Arlington, Texas.

W. JEFF WILLIAMS, Mayor

ATTEST:

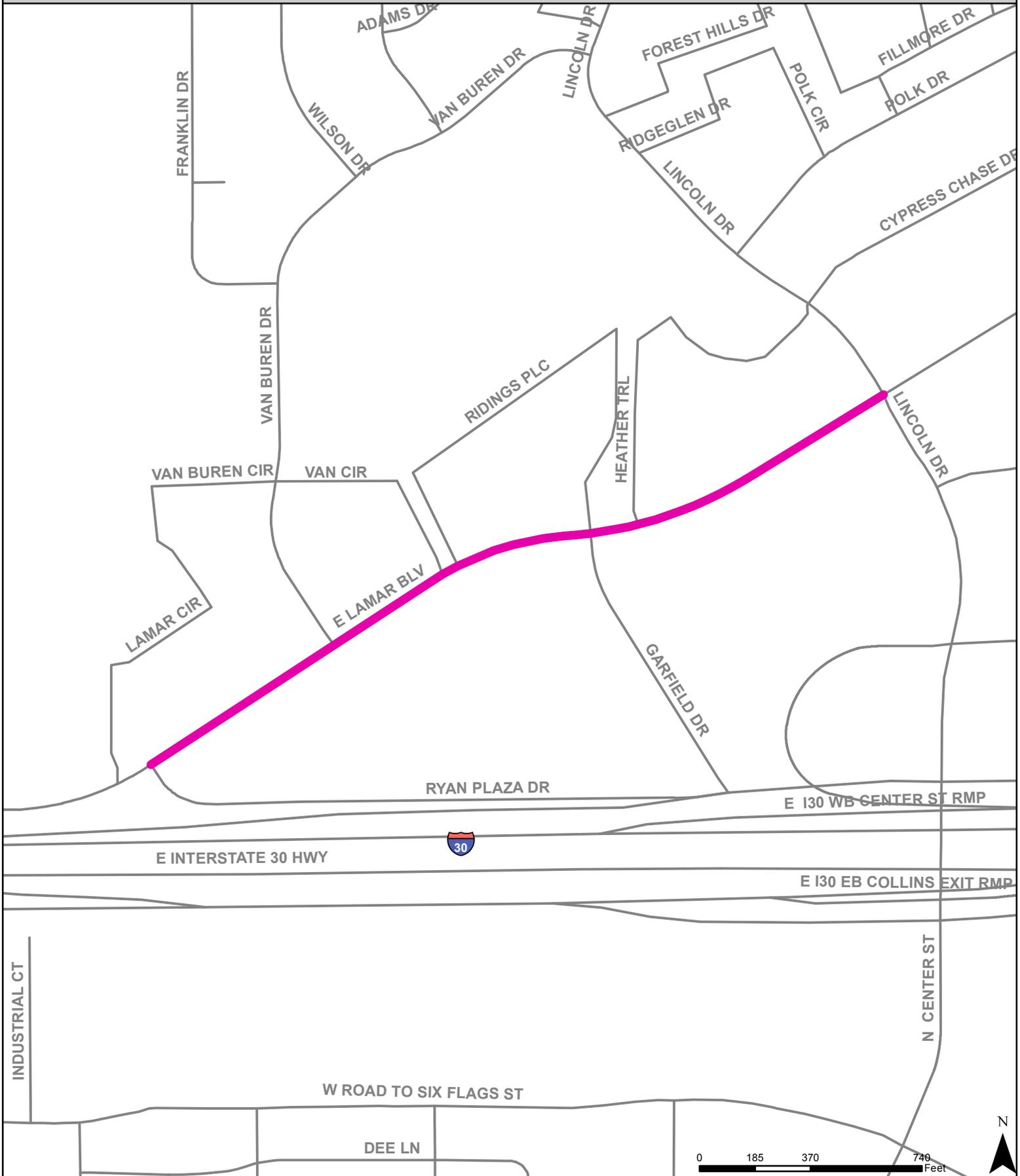
MARY SUPINO, City Secretary

APPROVED AS TO FORM:
TERIS SOLIS, City Attorney

BY _____

Thoroughfare Development Plan Amendment

East Lamar Boulevard Between Lincoln Drive and Ryan Plaza Drive



September 11, 2015

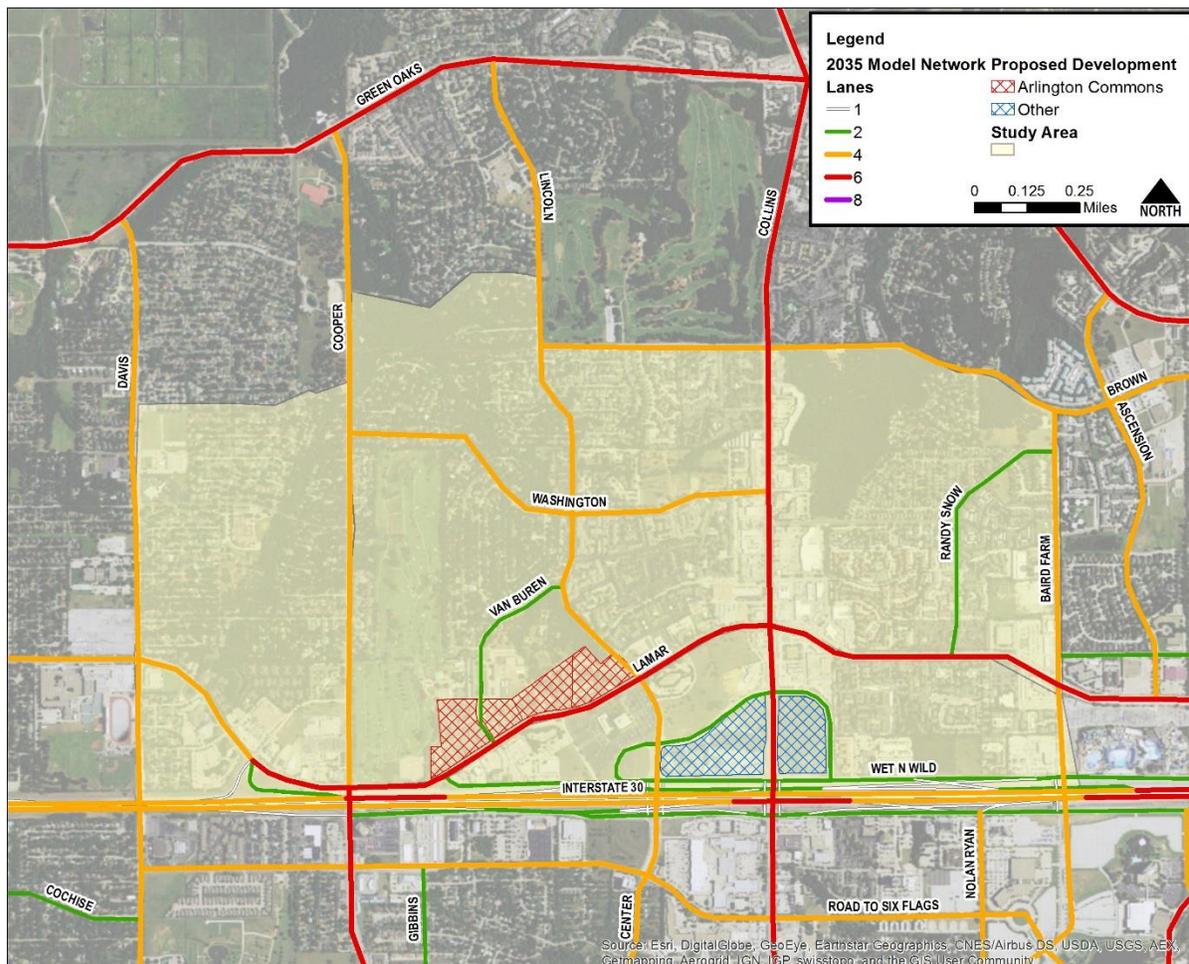
To: Alicia Winkelblech
City of Arlington, TX

From: Drew Brawner, AICP
Rob Rae, AICP

RE: **Arlington Commons Subarea Transportation Model Analysis**

Overview

The purpose of this study is to evaluate the impacts that the proposed road diet along Lamar Boulevard between Ryan Plaza Drive and Lincoln Drive will have on the planned City of Arlington Thoroughfare Plan, in addition to proposed development projects in the area. This study performed a refined subarea analysis of the planned (2035) thoroughfare network in the area bounded by the following: Davis Drive, Brown Boulevard, Baird Farm Road, and Interstate 30. The study area is illustrated below with the proposed developments highlighted in the cross hatch.



Proposed Development

Three proposed development areas have been considered as part of this analysis that may impact travel demand in the Lamar-Collins area. These developments were included in the refinement of the travel demand model network and 2035 demographics.

Arlington Commons

This proposed development is to be located along the north side of Lamar Boulevard between Rolling Hills Country Club and Lincoln Drive. Based on the submitted site plan, the mixed-use development is anticipated to include 1,725 apartment residential units, 5,800 square feet of sit-down restaurant space, and 100,000 square feet of general office space. The residential development is anticipated to have two (2) primary street access points, one along Lamar Blvd. and another near the intersection of Van Buren Drive and Lamar Blvd. The office building will have access near the intersection of Lincoln Drive and Lamar Blvd.

N. Collins & I-30 (Northwest Site)

This proposed development is to be located on the northwest corner of N. Collins Street and Interstate 30. For the purpose of this study, a future land use assumption of 500,000 square feet of office space was used.

N. Collins & I-30 (Northeast Site)

This proposed development is to be located on the northeast corner of N. Collins Street and Interstate 30. For the purpose of this study, a future land use assumption of 200,000 square feet of retail shopping center space was used.

Study Approach

The travel demand model (TDM) was utilized to estimate traffic projections within the study area limits. These traffic projections were developed for the build out projection model year (2035).

Traffic projections were developed for the study area with the following three (3) options:

- **Adopted TDP Scenario:** Lamar Blvd. as 6 lanes from Cooper St. to Collins St.
- **Existing 4-Lane Scenario:** Lamar Blvd. as 4 lanes from Cooper St. to Collins St.
- **“Road Diet” 3-Lane Scenario:** Lamar Blvd. as 3 lanes from Ryan Plaza Dr. to Lincoln Dr. (1 lane westbound, 2 lanes eastbound)

Modeling Methodology

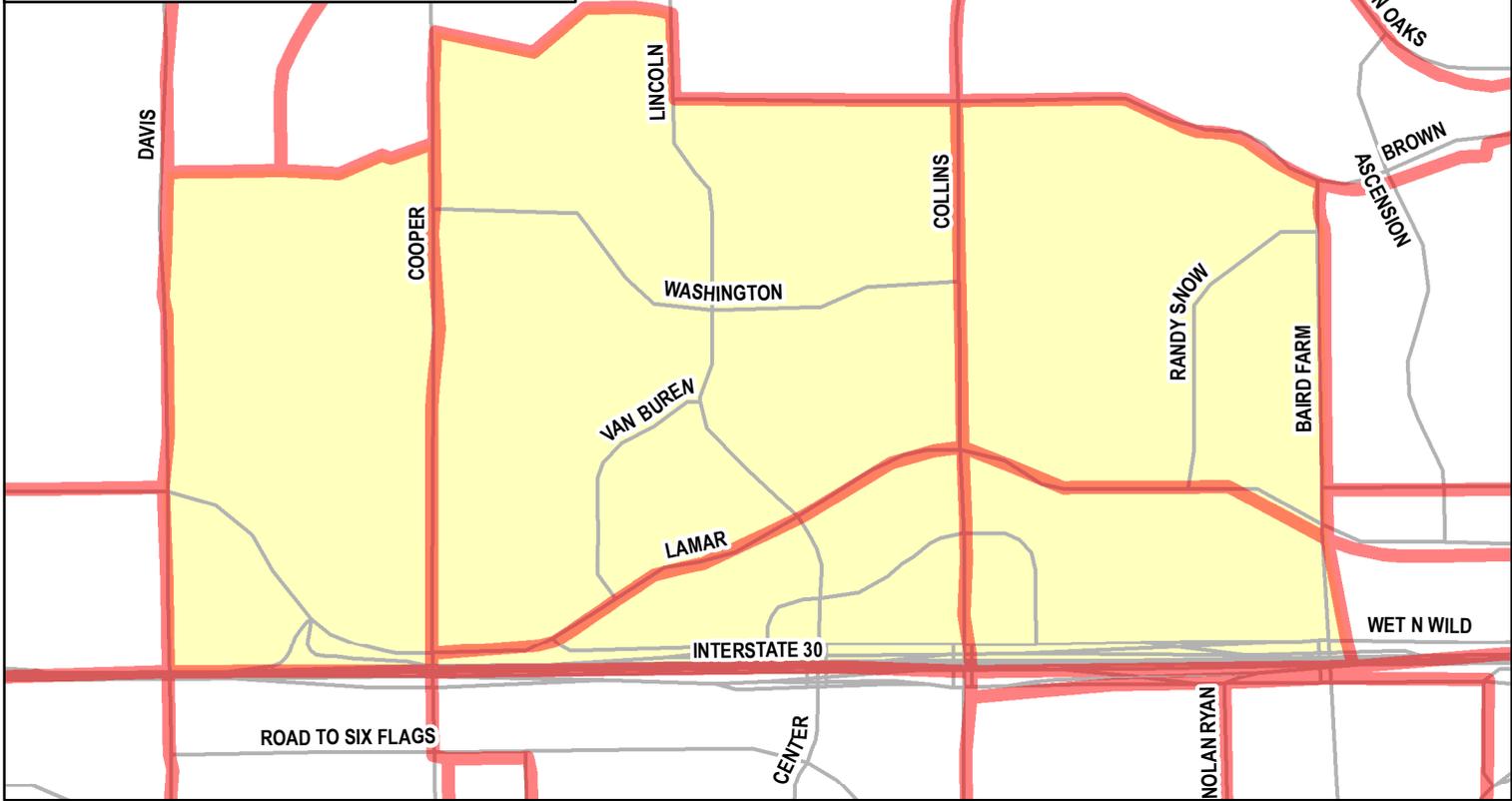
As part of the 2011 Arlington Thoroughfare Development Plan, Kimley-Horn developed a Travel Demand Model (TDM) for the City of Arlington. Using this TDM, the roadway network and demographics can be adjusted within the planned development Study Area. For this study, adjustments to the modeling only occurred within the study area.

Once the appropriate adjustments are completed, the Four-Step Modeling Process (trip generation, trip distribution, modal split, and trip assignment) can be performed in TransCAD. This macro model is an excellent tool to compare existing and future traffic volumes on roadways at a regional or sub-regional level.

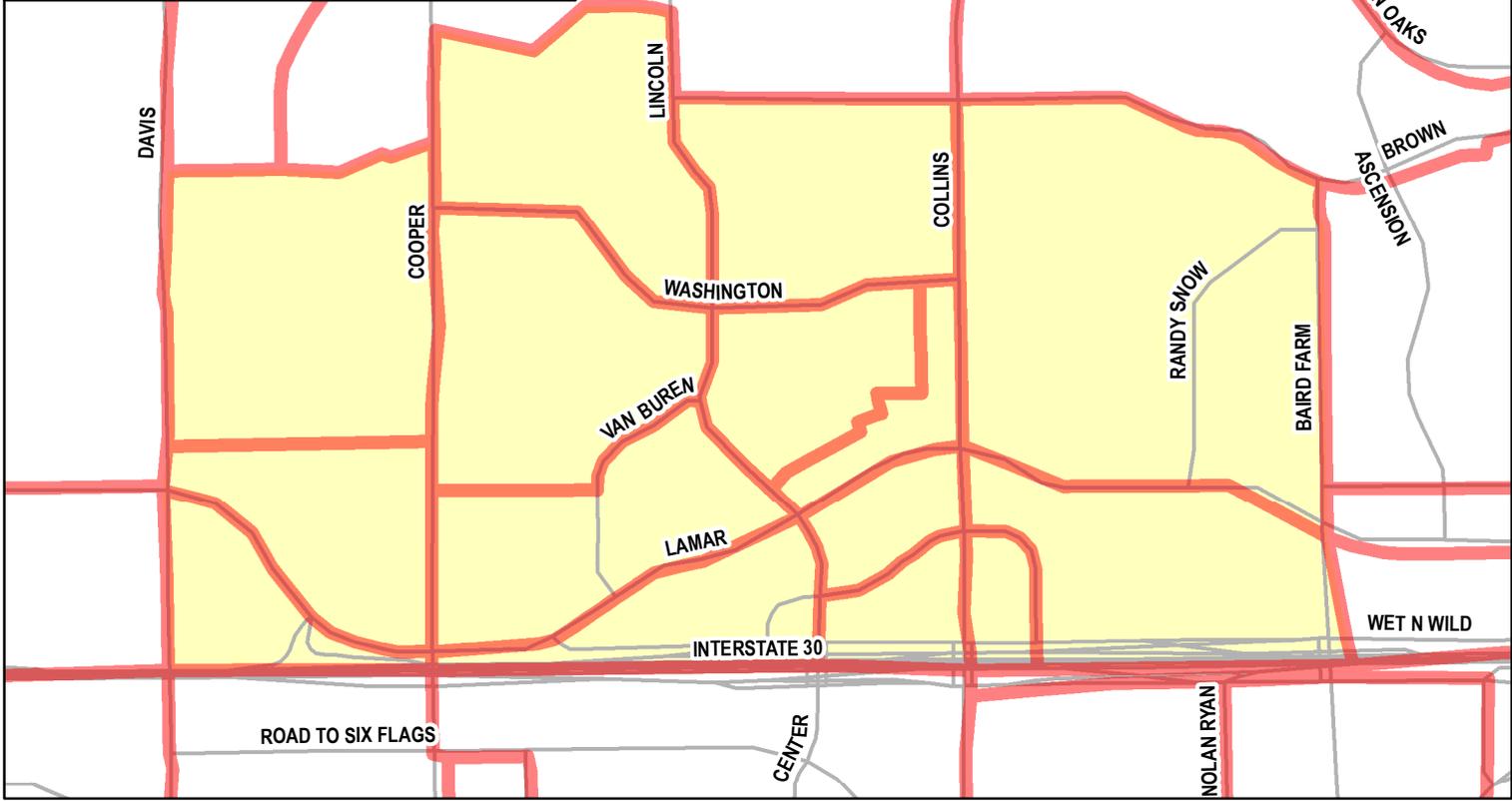
Demographic Adjustments

One of the primary inputs into the TDM is demographics, which includes households and employment data. In the TDM, each Traffic Analysis Zone (TAZ) has the demographics needed to determine how many trips are generated and where the trips are going. For this study, five (5) TAZs from the 2011 TDM were included in the study area. The study area was further subdivided into fifteen (15) TAZs to more accurately reflect how trips are assigned to the network in this area. Future year (2035) household units and population were distributed proportionately among the refined TAZs, and anticipated household units and employees yielded by the proposed developments were included in the model demographics. The projected number of employees was estimated using a conversion of floor area of proposed land use (in square feet) per employee (based on the *Institute of Transportation Engineers Trip Generation Manual*). An illustration of the TAZ refinement is shown in **Exhibit 1**.

A) Existing TAZs and 2035 Model Network



B) Modified TAZs

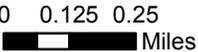


Legend

- 2035 Model Network
- Study Area
- ▭ TAZ Boundary

Exhibit 1: Modified TAZs
Arlington Commons Study Area

 NORTH

 0 0.125 0.25 Miles

Kimley»Horn **Sept 2015**

Model Results

The travel demand model run results are provided in the attached **Exhibits 2 and 3**.

6-Lane Lamar (Existing TDP) Scenario Findings:

- Projected volumes on Lamar Blvd within the study area are moderate (17,000-26,000 daily trips)
- Lamar performs at a high level of service (A-B) under its planned configuration as a 6-lane major arterial
- The sections of Lincoln Drive and N. Collins St. between Lamar and Interstate 30 perform at poor levels of service (LOS E)

A 6-lane configuration of Lamar Blvd. is proposed in the TDP to provide additional east-west vehicle capacity and act as a reliever route for many of the through trips in the area. The widening of Lamar Blvd. to 6 lanes within this study area may attract additional traffic from other nearby arterials and establish this route as a primary through connection for trips between Cooper St., N. Collins St., and Interstate 30. Many of the trips generated by the planned developments at N. Collins and I-30 are anticipated to utilize Lincoln Drive and Collins St. to access Interstate 30 and other areas of Arlington.

4-Lane Lamar Scenario Findings:

- Projected volumes on Lamar Blvd. decreased from the 6-lane alternative (12,000-20,000 daily trips)
- Level of Service on Lamar remained high (A-B) east of Ryan Plaza Dr.
- Level of Service on Lamar decreased to moderate levels (D) between Cooper St. and Ryan Plaza Dr.
- Reduced east-west trips along Lamar are sufficiently distributed onto area collectors/arterials
- Traffic volumes increased on Lincoln Drive south of Lamar

A 4-lane configuration of Lamar Blvd. is anticipated to adequately serve the increase in trips from the planned developments. By reducing the capacity and travel speed from a 6-lane major arterial to a 4-lane minor arterial, many of the trips that were originally attracted to Lamar as a through route were distributed to other nearby roadways, most notably Road to Six Flags and the I-30 frontage road. The section of Lincoln Drive between Lamar Blvd. and I-30 remained an attractive distributor of trips, with the traffic volumes nearing capacity.

3-Lane Lamar (Road Diet) Scenario Findings:

- Projected volumes on Lamar Blvd. further decreased from the 6-lane alternative (9,500-18,000 daily trips)
- With the reduced traffic volumes, Level of Service on Lamar remained high (A-B) east of Van Buren Dr.
- Level of Service on Lamar performed at acceptable levels (C) between Cooper St. and Van Buren Dr.
- Reduced east-west trips along Lamar are sufficiently distributed onto area collectors/arterials

- Traffic volumes increased further on Lincoln Drive south of Lamar

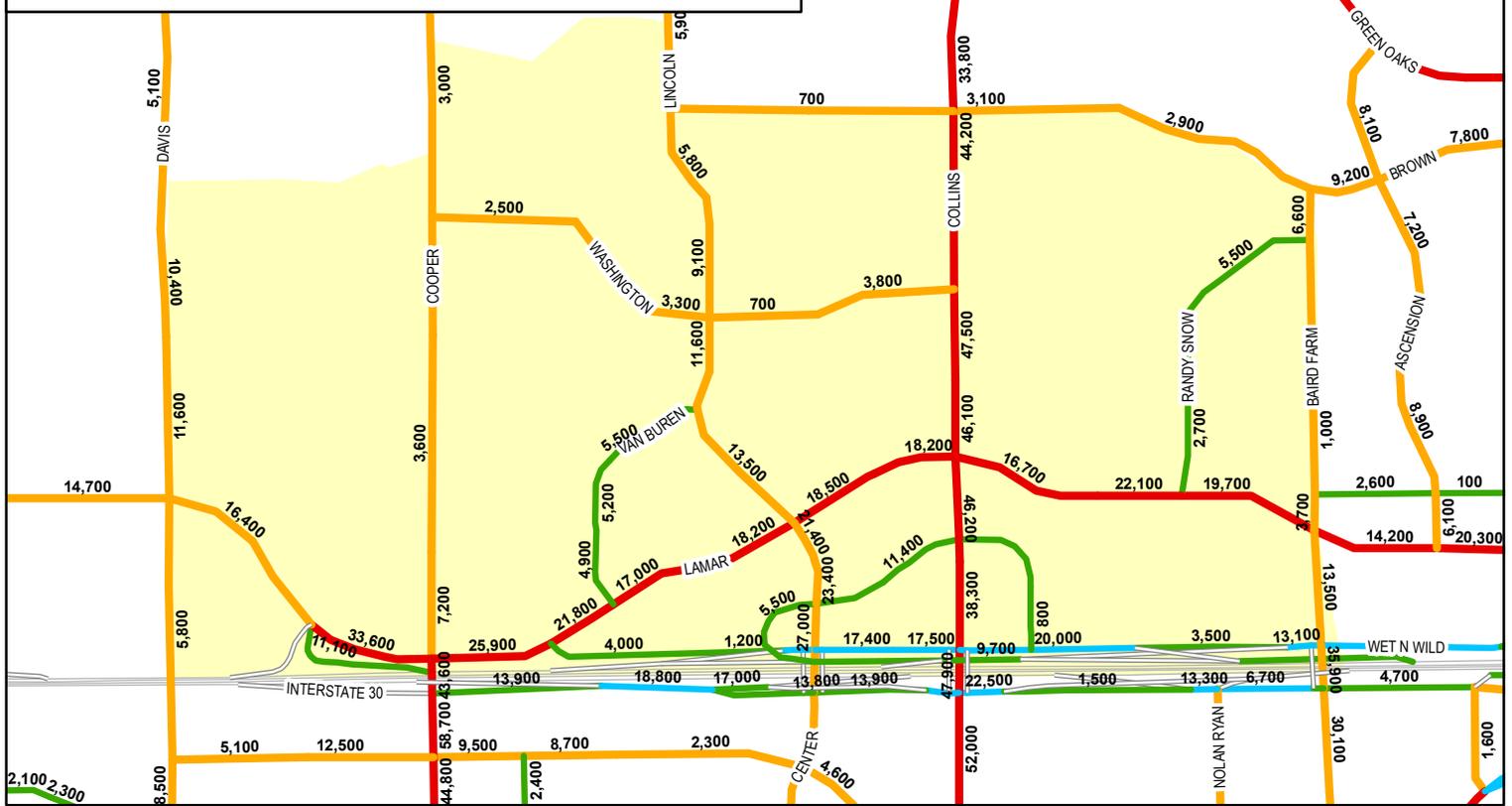
A 3-lane configuration of Lamar Blvd. (1 lane westbound, 2 lanes eastbound) is anticipated to adequately serve the increase in trips from the planned developments. By reducing the capacity and travel speed from a 6-lane major arterial to a 3-lane urban arterial, many of the trips that were originally attracted to Lamar as a through route were distributed to other nearby roadways, most notably Road to Six Flags, Washington Drive, and the I-30 frontage road. The section of Lincoln Drive between Lamar Blvd. and I-30 remained an attractive distributor of trips for the existing and planned office space, and the roadway exhibited congestion levels nearing capacity, which may need to be mitigated.

Preliminary Recommendation

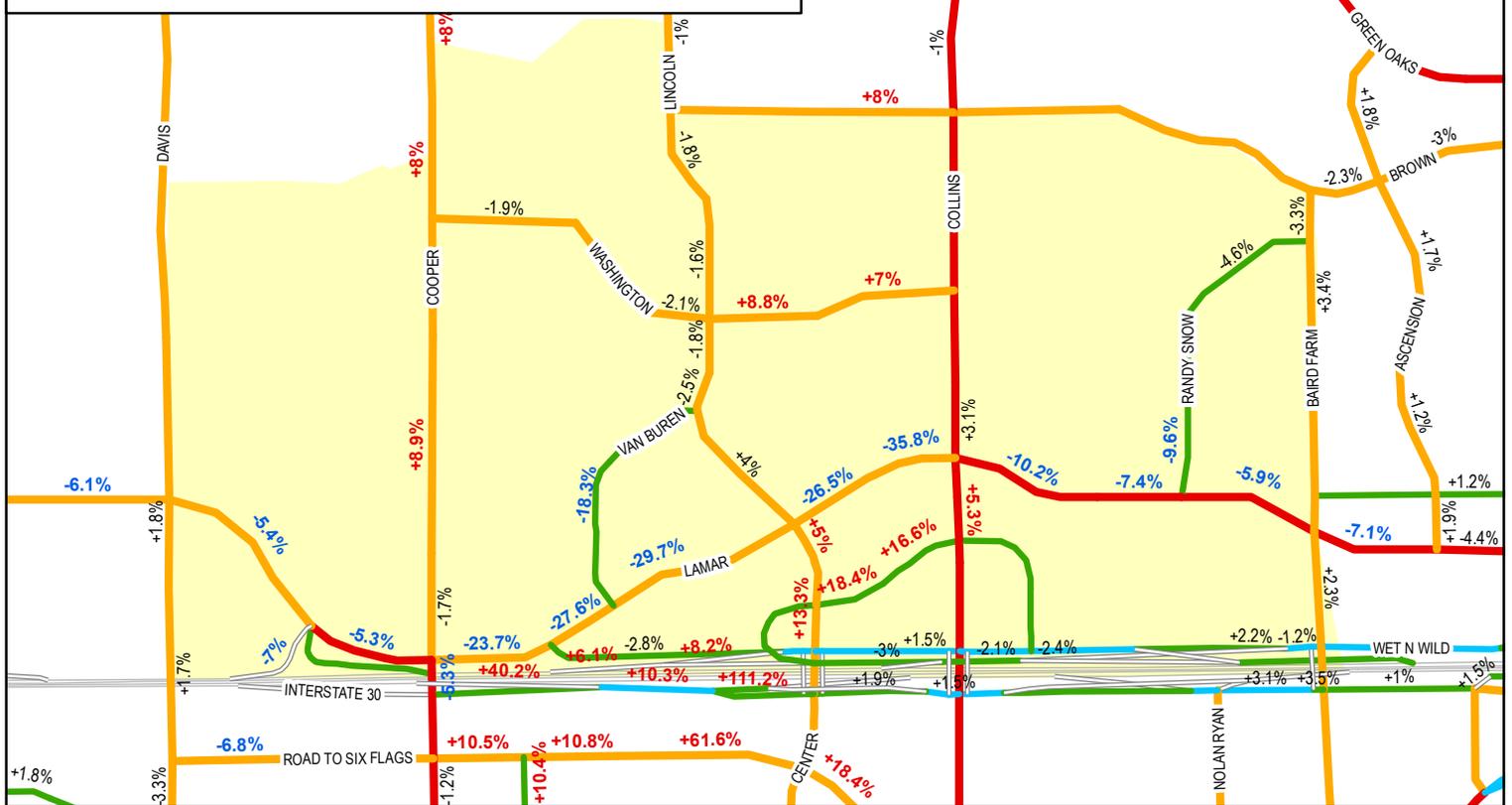
Planned Lamar Boulevard Traffic Operations

The proposed development site plan requests the conversion of Lamar Boulevard within the development area to a 3-lane divided arterial with on-street parking. This would be a reduction from the planned 6-lane major arterial on the current Thoroughfare Development Plan, as well as a reduction from the current configuration as a 4-lane divided roadway. The results of the travel demand model analysis demonstrates that by reducing lane capacity and travel speed along Lamar Blvd., there would be a significant reduction in through trips, and this section of the thoroughfare would primarily serve as access to the adjacent development. Many of the surrounding east-west thoroughfares were shown to have sufficient capacity to accommodate the shift in trips away from Lamar Blvd., and it is not anticipated that this portion of Lamar Blvd. needs to function as a 6-lane major arterial. Given the planned land use redevelopment in the area to a more urban residential context, slower travel speeds and a lower level of service would be acceptable.

A) Current Adopted Thoroughfare Plan (2035 Model Volumes)



B) Lamar 4-Lane Scenario (% Volume Difference)



Legend

- | | | | |
|-------|---|--------------------|-----------------|
| Lanes | 3 | 2035 Model Network | % Volume Impact |
| | 1 | Study Area | < 5% Change |
| | 2 | | > 5% Increase |
| | 4 | | > 5% Decrease |
| | 6 | | |

Exhibit 2: Lamar 4-Lane Scenario Arlington Commons Study Area

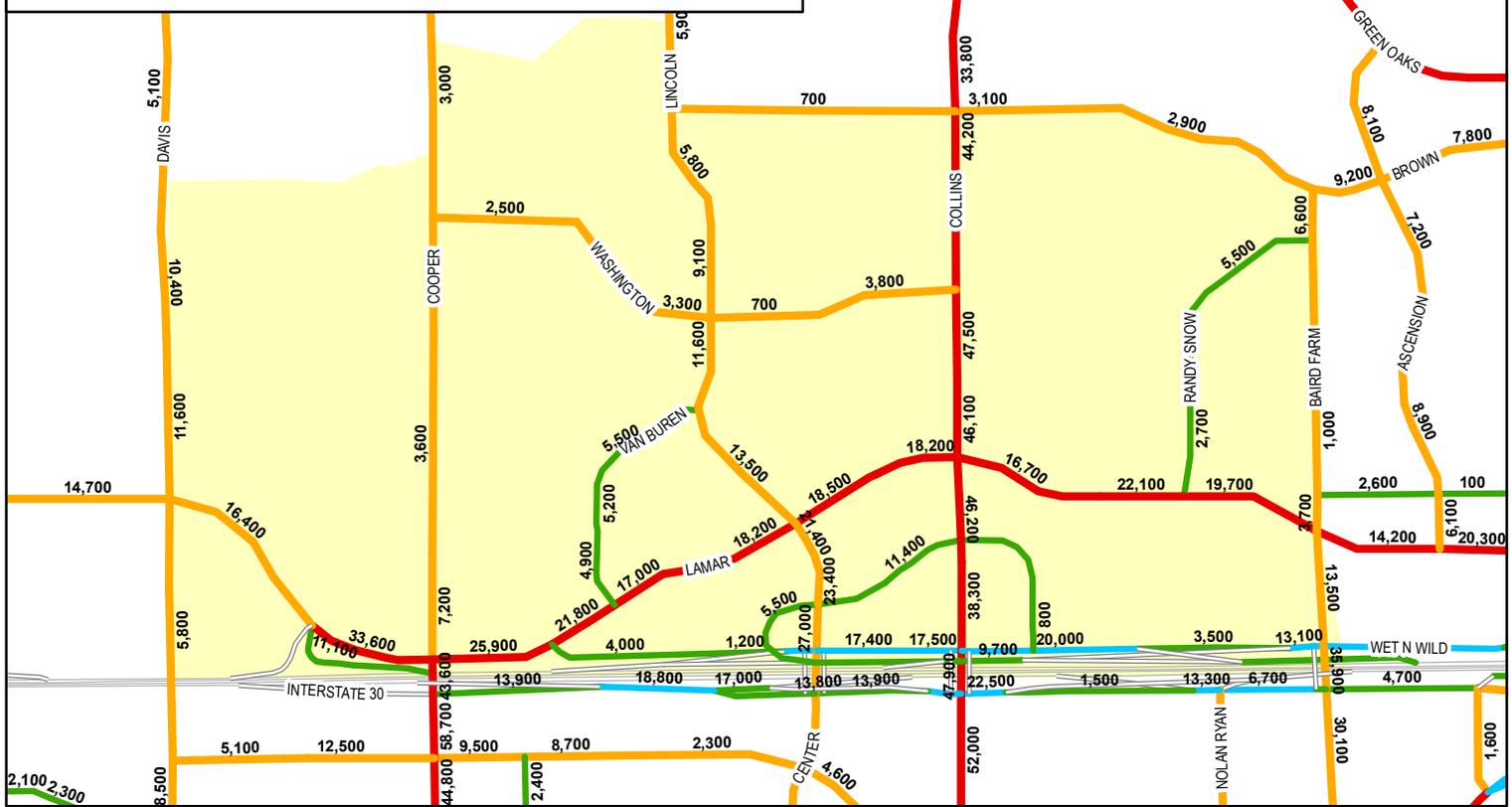


Kimley Horn

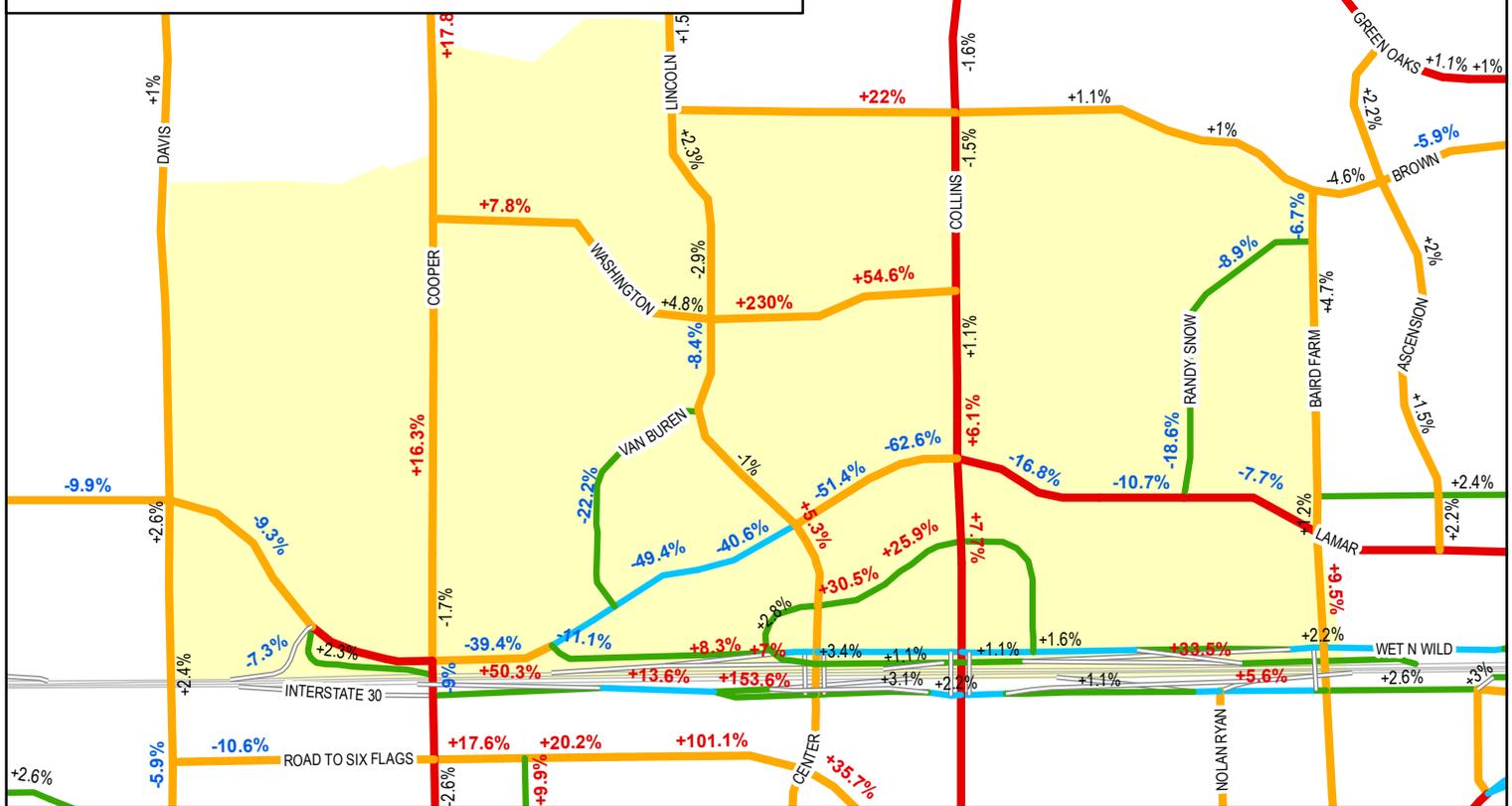
Sept 2015

0 0.125 0.25
Miles

A) Current Adopted Thoroughfare Plan (2035 Model Volumes)



B) Lamar 3-Lane Scenario (% Volume Difference)



Legend

- | | | | |
|-------|---|----------------------|-----------------|
| Lanes | 3 | — 2035 Model Network | % Volume Impact |
| | 1 | Study Area | < 5% Change |
| | 4 | | >5% Increase |
| | 2 | | >5% Decrease |
| | 6 | | |

Exhibit 3: Lamar 3-Lane Scenario Arlington Commons Study Area



Kimley»Horn

Sept 2015

0 0.125 0.25
Miles

9-11-15
2035 Traffic Volume Scenario Summary
Arlington Commons Thoroughfare Subarea

Thoroughfare	Section		Lamar 6 Lane (Thoroughfare Plan)				Scenario 1: Lamar 4 Lane (Existing)					Scenario 2: Lamar 3 Lane (Proposed)				
	From	To	Volume	Capacity	LOS	V/C	Volume	% Change	Capacity	LOS	V/C	Volume	% Change	Capacity	LOS	V/C
Lamar Blvd.	Cooper St.	Ryan Plaza Dr.	25,900	45,000	A-B	0.58	19,800	-23.6%	26,000	D	0.76	17,700	-31.7%	26,000	C	0.68
	Ryan Plaza Dr.	Van Buren Dr.	21,900	45,000	A-B	0.49	15,800	-27.9%	26,000	A-B	0.61	13,800	-37.0%	19,000	C	0.73
	Van Buren Dr.	Lincoln Dr.	17,700	45,000	A-B	0.39	12,800	-27.7%	26,000	A-B	0.49	10,600	-40.1%	19,000	A-B	0.56
	Lincoln Dr.	N Collins St.	18,400	45,000	A-B	0.41	12,700	-31.0%	26,000	A-B	0.49	11,500	-37.5%	26,000	A-B	0.44
Lincoln Dr.	Washington Dr.	Lamar Blvd.	14,100	26,000	A-B	0.54	14,100	0.0%	26,000	A-B	0.54	14,200	0.7%	26,000	A-B	0.55
	Lamar Blvd.	I 30 WBFR	24,000	26,000	E	0.92	26,000	8.3%	26,000	E	1.00	26,600	10.8%	26,000	F	1.02
N Collins St. (FM 157)	Washington Dr.	Lamar Blvd.	46,900	45,000	F	1.04	47,400	1.1%	45,000	F	1.05	47,300	0.9%	45,000	F	1.05
	Lamar Blvd.	I 30 WBFR	41,500	45,000	E	0.92	42,700	2.9%	45,000	E	0.95	43,000	3.6%	45,000	E	0.96
I-30 WB Frontage	Lincoln Dr.	N Collins St.	17,500	21,750	D	0.80	17,900	2.3%	21,750	D	0.82	17,800	1.7%	21,750	D	0.82
	N Collins St.	N Collins St. Exit	19,500	21,750	E	0.90	19,800	1.5%	21,750	E	0.91	20,000	2.6%	21,750	E	0.92
Ryan Plaza	Lamar Blvd.	I 30 WB Entrance	2,700	14,500	A-B	0.19	2,600	-3.7%	14,500	A-B	0.18	2,400	-11.1%	14,500	A-B	0.17
	I 30 WB Entrance	Lincoln Dr.	15,200	21,750	C	0.70	16,300	7.2%	21,750	C	0.75	16,200	6.6%	21,750	C	0.74
	Lincoln Dr.	N Collins St.	11,200	26,000	A-B	0.43	13,200	17.9%	26,000	A-B	0.51	14,400	28.6%	26,000	A-B	0.55
Washington	Cooper St.	Lincoln Dr.	3,000	24,000	A-B	0.13	3,000	0.0%	24,000	A-B	0.13	3,200	6.7%	24,000	A-B	0.13
	Lincoln Dr.	N Collins St.	2,300	24,000	A-B	0.10	2,500	8.7%	24,000	A-B	0.10	4,300	87.0%	24,000	A-B	0.18

Note: LOS Determination

If Volume/Service Volume Ratio is ≤ 0.64 then Level of Service = A or B

If Volume/Service Volume Ratio is $0.65 < x \leq 0.74$ then Level of Service = C

If Volume/Service Volume Ratio is $0.75 < x \leq 0.84$ then Level of Service = D

If Volume/Service Volume Ratio is $0.84 < x \leq 1.00$ then Level of Service = E

If Volume/Service Volume Ratio is > 1.0 then Level of Service = F

Staff Report



Thoroughfare Development Plan Amendment – Sherry Street

Planning and Zoning Meeting Date: 10-7-15 | Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider an ordinance approving an amendment to the Thoroughfare Development Plan for the City of Arlington.

PRIOR BOARD OR COUNCIL ACTION

None.

ANALYSIS

In association with the preliminary plat for Arlington Commerce Center, Phase 3, the following Thoroughfare Development Plan (TDP) amendment is proposed.

- Remove Sherry Street from Interstate 20 to Creek Crossing Lane.

The TDP's current proposed alignment for this section of Sherry Street bisects the southwest portion of an unplatted lot and provides a direct connection between a property proposed for industrial use and an existing residential neighborhood. By removing this section of Sherry Street from the TDP, the roadway will provide local access to the industrial site without negatively impacting the adjacent residential community. The amendment will also allow for greater utilization of the land proposed for development.

The City Council will consider the revisions to the Thoroughfare Development Plan at their October 13, 2015 meeting.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:	Ordinance Thoroughfare Development Plan Amendment Map
Under separate cover:	None
Available in the City Secretary's Office:	None

STAFF CONTACT(S)

James F. Parajon, FAICP
Deputy City Manager
Economic Development
817-459-6154
Jim.Parajon@arlingtontx.gov

Alicia Winkelblech, AICP, CNU-A
Acting Assistant Director
Community Development and Planning
817-459-6686
Alicia.Winkelblech@arlingtontx.gov

Ordinance No. _____

**An ordinance approving and adopting revisions to the
Thoroughfare Development Plan for the City of
Arlington**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON,
TEXAS:

I.

That the Thoroughfare Development Plan for the City of Arlington is hereby amended by the approval and adoption of the following revisions:

1. Remove Sherry Street from Interstate 20 to Creek Crossing Lane.

II.

Substantial copies of maps showing the revisions to the Thoroughfare Development Plan are attached hereto and incorporated herein for all intents and purposes.

This ordinance shall become effective upon second publication.

PRESENTED AND GIVEN FIRST READING on the 13th day of October, 2015, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, PASSED AND APPROVED on the 27th day of October 2015, by a vote of __ ayes and __ nays at a regular meeting of the City Council of the City of Arlington, Texas.

W. JEFF WILLIAMS, Mayor

ATTEST:

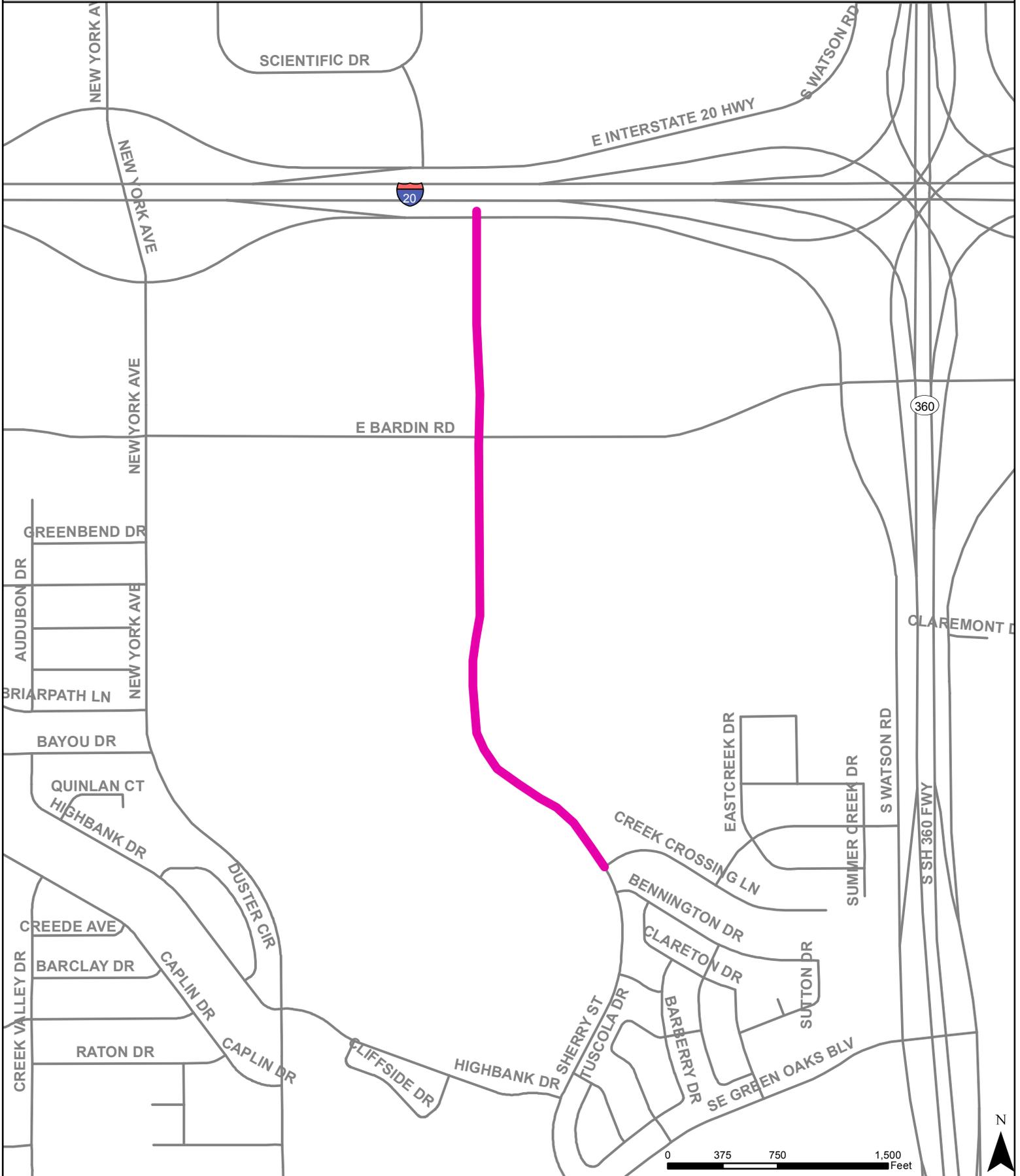
MARY SUPINO, City Secretary

APPROVED AS TO FORM:
TERIS SOLIS, City Attorney

BY _____

Thoroughfare Development Plan Amendment

Sherry Street from Interstate 20 Highway to Creek Crossing Lane



Staff Report



Zoning Case ZA15-3 (Kautz Office)

Planning and Zoning Meeting Date: 10-7-15

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case ZA15-3.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant requests to change the zoning on approximately 0.573 acres addressed at 4247 Pleasantview Drive, and generally located north of the West Interstate 20 Highway service road and east of Pleasantview Drive.

Current zoning: Residential Single-Family 7.2 (RS-7.2)

Requested zoning: Limited Office (LO)

The subject site is developed with an existing single family residence and an accessory building. There was another accessory building on this site, which was demolished in July of this year.

The applicant would like to use the subject site for an office use and hence is requesting a zoning change to LO.

Permits shall be required for remodeling the existing structure as well as addition of a parking lot. During permit review, staff will ensure compliance with buffering, landscaping, and other non-residential design standards. The existing building, when converted to office will require a minimum of three parking spaces, along with required landscaping. The existing accessory building will be used as a storage building for the office.

The proposed office zoning will require a transitional landscape buffer of 15 feet, with one three-inch caliper tree for every 450 square feet of buffer area. It also requires the installation of a screening fence at the north and east property lines. The applicant is proposing a new eight-foot cedar fence at the property line adjacent to the single-family residences to the north and a new six-foot cedar fence at the east and south property lines abutting the church and undeveloped property which meets the requirements of the City's Unified Development Code (UDC). The existing accessory building encroaches within the setback and buffer and hence will be considered a non-conforming structure.

Adjacent Land Uses

The properties to the north, east and west are zoned RS-7.2. The properties to the north and west across Pleasantview Drive are developed with single-family residential homes. The property to the east is developed with a church. The property to the south is undeveloped and zoned Office Commercial (OC).

Comprehensive Plan Analysis

The proposed zoning change from RS-7.2 to LO is requested to allow the subject site to be used as an office. The LO district is intended to provide for the development of small-scale,

low-intensity professional office uses near or adjacent to residential neighborhoods. The district encourages the conversion of existing residential structures to offices uses, provided that the office use is compatible in scale, character, and intensity with adjacent residential uses. This district is appropriate in areas that are transitioning from residential to non-residential uses, or are mixed-use in character. Adequate street access and parking capacity should be available to serve the office use.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

October 27, 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: Clawson Consulting, LLC represented by Charles Clawson

Property Owner: Hans Kautz

Sector Plan: West

Council District: 4

Allowable Uses: Limited Office

Development History: The subject site is currently platted, developed with a 1,218-square-foot structure and commonly known as a portion of Lot 16 of the Moore, Dobkins, and Estes Addition.

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

Transportation: The proposed development has one points of access. This point of access is from Pleasantview Drive.

Thoroughfare	Existing	Proposed
Pleasantview Drive	50-foot, 2-lane undivided local	50-foot, 2-lane undivided local

Traffic Impact: Change in zoning will have minimal impact on the traffic in the area. The site is a 0.578 acre lot, currently used as a single-family residence. The proposed zoning change will allow the existing use to become a small single-tenant office. The trips generated from the zoning change will not result in a significant increase.

Water & Sewer: There is an 8" water main within the Pleasantview Drive right-of-way to the west of this site. There is a 6" sanitary sewer main within the Pleasantview Drive right-of-way to the west of this site. There is also a 42" transmission line within the Pleasantview Drive right-of-way. This line may not be tapped for service to the site.

Drainage: This site is located within the Rush Creek drainage basin. The site has no portion within the FEMA floodplain. There is a structure that may be located within a drainage easement. No plat of this property has been provided, nor is there one on file to verify if an easement extends to this property. The adjacent property to the south has a drainage easement that is contiguous to a drainage channel on this site.

Case Information



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 7, located at 4000 Little Road, provides protection to this site. The estimated fire response time is within five minutes, which is in keeping with recommended standards.

School District: Arlington Independent School District.

Notices Sent:

Neighborhood
Associations:

ACTION North
Arlington Alliance for Responsible Government
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
Bay Springs HOA
Eagle Chase Subdivision
Overland Stage Neighborhood Assoc
Willow Bend/Thousand Oaks Additions

Property Owners: 25
Letters of Support: 0
Letter of Opposition: 0

Itemized Allowable Uses



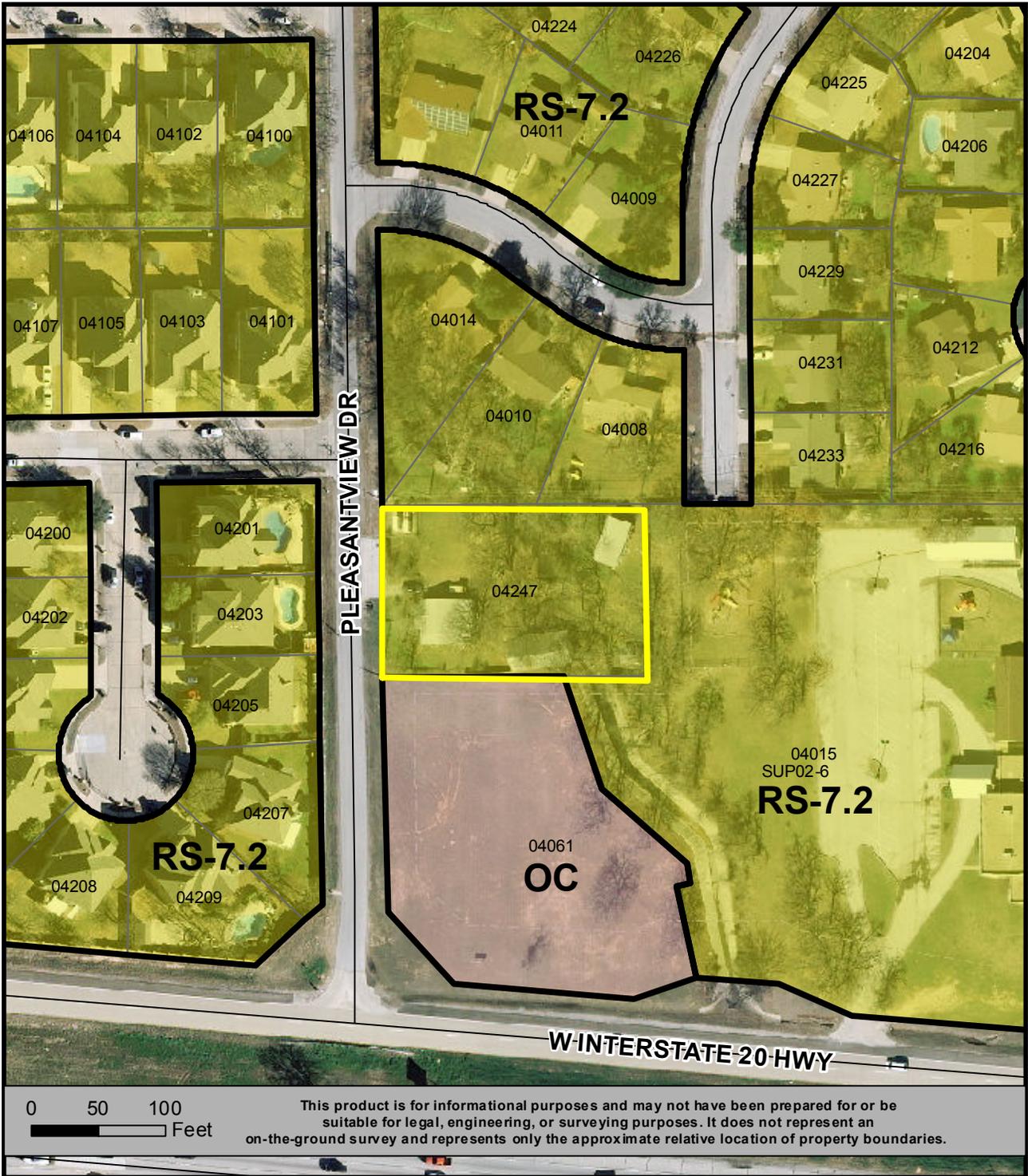
Allowable Uses

Limited Office (LO)

Permitted - Art gallery or museum, Government administration and civic buildings, Philanthropic institution (other than listed), Religious assembly, Medical or dental office or clinic, Community garden, Public park or playground, Office, business or professional, Country club, Golf course, Utility lines, towers or metering station,

Specific Use Permit (SUP) - Gas well, Telecommunication Facilities, Towers >75 ft., Stealth towers >100 ft., Private club/lodge/fraternal organization,

Conditions- Telecommunication Facilities, Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75 ft., Stealth towers ≤100 ft.



LOCATION MAP ZA15-3

**RS-7.2 to LO
0.573 ACRES**



ZA15-3

North of the West Interstate 20 Freeway service road and east of Pleasantview Drive



View of the subject site. View west from entrance at Pleasantview Drive.



View of adjacent property. View south.



View of homes across Pleasantview Drive. View west.



View of notification sign. View north on Pleasantview Drive.

Staff Report



Zoning Case PD15-7 (Remodel for Kerr Industries)

Planning and Zoning Meeting Date: 10-7-15

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Planned Development PD15-7, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant requests to change the zoning on approximately 11.251 acres addressed at 2540 East Abram Street, and generally located south of East Abram Street and west of South Watson Road.

Current zoning: General Commercial (GC);

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

The subject site is developed with a 101,257 square-foot structure, currently vacant and formerly used as a nightclub, and zoned General Commercial (GC). The applicant is proposing to use the site for aftermarket conversion of General Motors products contracted by Kerr Industries. The conversions include adding light bars and other emergency lighting, radio equipment, up-graded power systems, interior modifications for prisoner detainment and K9 transport, the installation of ballistics panels, in addition to commercial vehicle installations to allow for a variety of storage and function options needed for many different professions.

The interior of the building is proposed to be remodeled to provide administrative offices for Kerr Industries and open floor area used for the installation of vehicle enhancements for use in commercial, EMS and fire, and law enforcement vehicles by Kerr as noted above. A portion of the site fronting East Abram Street shall be used as off-site employee parking for the General Motors Assembly Plant across East Abram Street. A pedestrian bridge spanning Abram Street will be constructed to allow GM personnel to access the added parking area safely. The pedestrian bridge is currently in review for a commercial building permit. The remainder of the existing parking lot will be used for the storage of vehicles awaiting modification, and completed vehicles awaiting shipment from the site.

Adjacent Land Uses

The property in the northeast corner of the site is zoned Community Commercial (CC) and is used as a multi-tenant retail center. The property to the west and south of the site is developed and zoned as Planned Development (PD) for multi-family. The subject site is adjacent to State Highway 360 to the east. The property to the north of the subject site across East Abram Street is the General Motors Assembly Plant, zoned Industrial Manufacturing (IM).

Limited Uses

The site will be limited to the following uses with the approval of this Planned Development.

Commercial parking
Light manufacturing
Warehouse
Trade school

Auto parts accessory and sales
Temporary construction storage yard
Temporary construction field office

Development Plan

In this remodel, no expansion of the building is proposed. The front façade is proposed to be remodeled with the existing canopy reworked to maintain the existing structure and remove the message display signs. The existing storefront glass will be removed with the installation of a more secure solid front façade. The existing pole sign is proposed to be removed with the conversion of the site. Future signs on site will be in compliance with the UDC.

REQUIREMENTS	REQUIRED	PROPOSED
<p>Screening</p> <p>(Industrial use next to residential/commercial use)</p>	<p>6' min to 8' max height;</p> <p>100% masonry or sustainable material with 30-year life expectancy</p>	<p>Complied</p> <p>a. Along west and south property lines: Repair and extend existing 6' masonry wall</p> <p>b. Along north and east property line adjacent to CC zoning (retail strip): 6' precast masonry wall</p>
<p>Loading Dock/Service Bay Screening</p> <p>Product Loading and Unloading (Includes vehicles from transporters)</p>	<p>Opaque Screen</p>	<p>Complied</p> <p>a. Along north property line at E. Abram: 4' tall masonry wall with 6' masonry columns with ornamental iron fencing topper (similar to the screening across E. Abram street at GM)</p> <p>b. Along east property line at SH 360: New 6' tall split-faced CMU wall interior to the property line adjacent to the parking lot.</p> <p>c. Six 3"-caliper trees located on two islands.</p>
<p>Landscape Setback</p>	<p>Along E Abram/15 feet Along SH360/20 feet</p> <p>One 3" tree per 35'</p>	<p>a. Along E Abram Street: 0 feet with 12 trees</p> <p>b. Along SH360: 10 feet with 17 trees (Additional 4 trees existing (approximately one tree per 25'))</p>
<p>Internal Parking Lot Landscaping</p>	<p>One island per 10 spaces One tree per island/50% vegetative cover other than turf grass.</p>	<p>a. Islands at the terminus of each row of parking. With one row of stalls. Islands have one tree; with two rows of stalls islands have two trees. 36 total trees.</p>
<p>Transitional Buffer</p>	<p>30' Required</p> <p>One tree for every 450 sq. ft.</p>	<p>a. Along west and south property lines: no landscaping due to existing paved fire lane in buffer</p> <p>b. Along east property line adjacent to CC zoning: none provided</p> <p>c. Along north property line adjacent to CC zoning: 10' with approximately 16 trees one tree per 175 sq. ft.</p>

Comprehensive Plan Analysis

While the proposed use does not fit with the Mixed-Use Residential land uses described in the Comprehensive Plan, the site borders a Regional Industrial Center and is buffered from single-family housing by a multi-family development and various commercial uses. The proposed use is compatible with the goals of the Comprehensive Plan and the Economic Development Strategy, as it reinvests in a vacant building and provides an economic benefit to the established assembly plant across the street. An elevated pedestrian crossing over East Abram Street is being proposed, and is needed to safely use the parking lot for employee parking. With enhanced landscaping, the requested PD 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. Development Plan (4 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

October 27, 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/
Property Owner:** General Motors, LLC, represented by Dirk Taylor

Sector Plan: East

Council District: 5

Allowable Uses: Industrial Manufacturing

Development History: The subject site is currently unplatted and located in the A.C. Wingate survey. No previous zoning cases have occurred in the general vicinity within the past five years.

Transportation: The proposed development has three points of access. Two points of access are from East Abram Street and one from South Watson Road.

Thoroughfare	Existing	Proposed
East Abram Street	Varies with transition to entrance ramp to S.H. 360. 120' ROW at western property line before widening to include entrance ramp intersection with S.H. 360. Approximately 215' at eastern property line adjacent to 2544 E. Abram St.	No additional Right of Way is required for the current improvements.

Traffic Impact: The previous use of "Drinking Place" per the Trip Generation Manual from the Institute of Transportation Engineers generates 1,564 trips in the PM peak hour. The proposed use for the existing building as "manufacturing" per the manual will generate 79 trips in the AM peak hour, 76 trips in the PM peak hour, and 385 average daily trips. The addition of parking for General Motors will provide approximately 275 parking spaces. Based on that number of employees, the AM peak hour will generate 107 trips, the PM peak hour will generate 110 trips, and the average daily traffic will generate 585 trips. The additional trips will not benefit the adjacent roadway systems.

Water & Sewer: Water and sanitary sewer are available to the site. Water mains exist in the East Abram Street right-of-way and the

Case Information



South Watson Road right-of way. Sanitary sewer exists along the eastern portion of the property.

Drainage:

This site is in the North Cottonwood 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 provided compliance with all relevant City ordinances.

Fire:

Fire Station Number 2, located at 1727 Sherry Street, provides protection to this site. The estimated fire response time is within five minutes, which is in keeping with recommended standards.

School District:

Arlington Independent School District.

Notices Sent:

Neighborhood
Associations:

ACTION North
Arlington Alliance for Responsible Government
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.
Parkview Addition Community

Property Owners:

6

Letters of Support:

0

Letter of Opposition:

0

Itemized Allowable Uses



Allowable Uses

Planned Development (PD) for limited Industrial Manufacturing (IM) uses, with a Development Plan.

Permitted – Auto parts accessory and sales, commercial, light manufacturing, warehouse, trade school, temporary construction field office; temporary construction storage yard

Excluded Uses

Auto service, minor auto repair, major auto repair garage, 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, 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, wrecker service, salvage or reclamation of products (indoor), church, college, university or seminar, business 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.

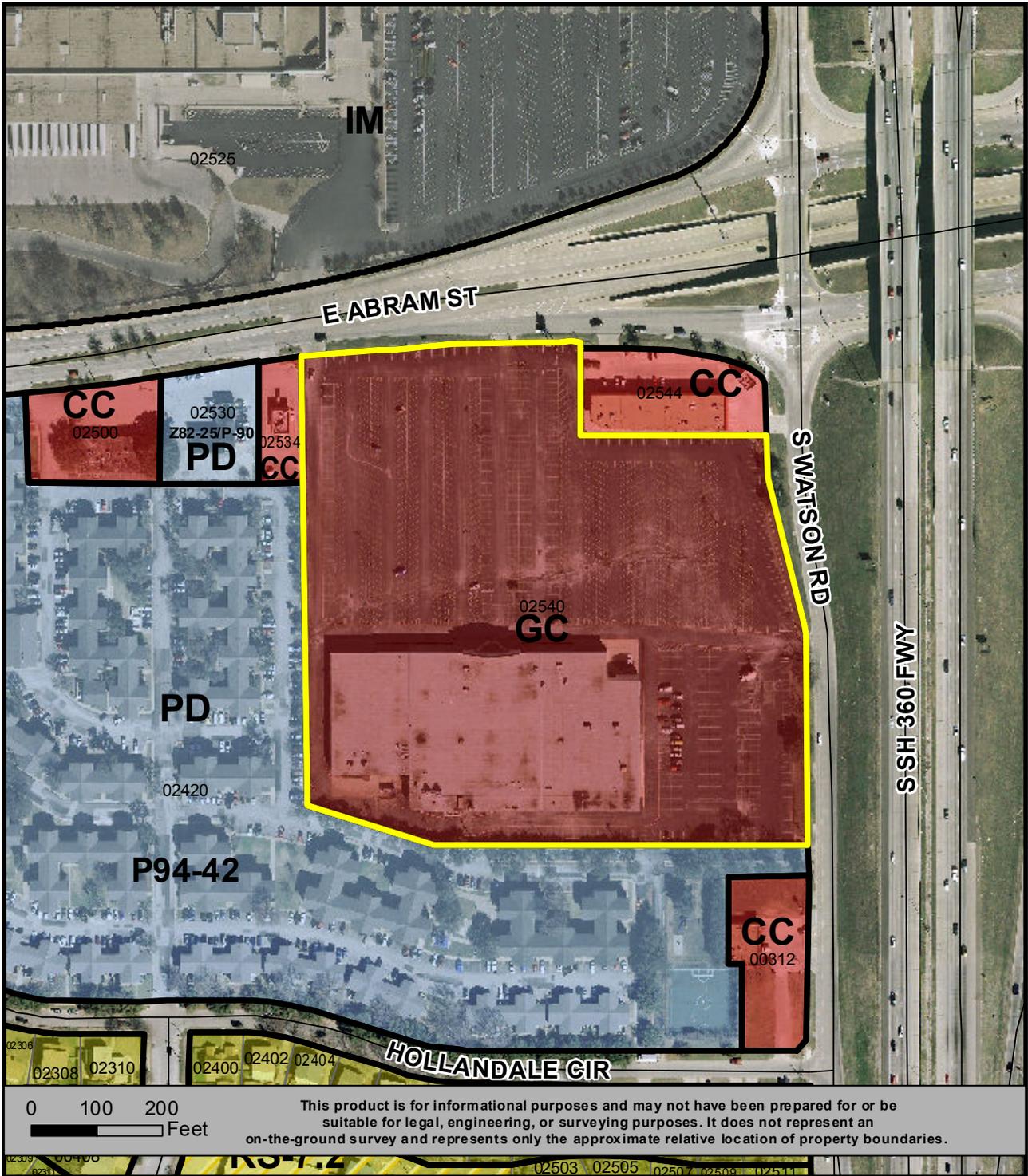
Specific Use Permit (SUP) - Full service hotel, motel, residences hotel/motel, gun club or outdoor target range, horse or auto racing, large scale retail, asphalt or concrete batch plant, livestock sales/shipping facilities, high impact use, salvage or reclamation of products (outdoor), day care, public 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

Itemized Allowable Uses



field office; temporary construction storage yard, accessory outside display and sales; nursery, and accessory outside storage.



**LOCATION MAP
PD15-7**

**PD FOR LIMITED IM USES,
WITH A DEVELOPMENT PLAN
11.251 ACRES**

PD15-7

South of East Abram Street and west of South Watson Road



View of the subject site. View south from East Abram Street.



View of adjacent general commercial property. View east.



View of the apartments. View south.



View of notification sign. View south along South State Highway 360 frontage road.



Not to scale

Rendered Site Plan



Yaupon Holly



Chinese Pistache



Not to scale

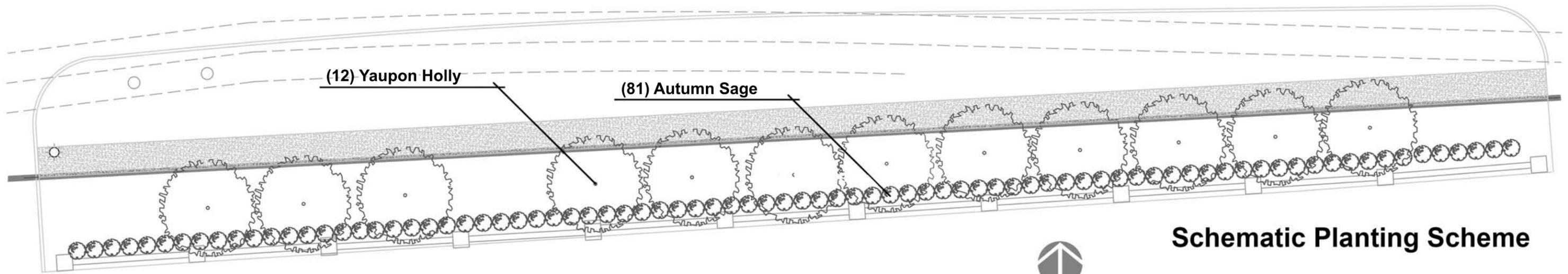
Rendered Site Plan



Eastern Red Cedar



Crape Myrtle



Schematic Planting Scheme



Not to Scale



Abram Street Buffer Perspective

Proposed Plant List

(12) Yaupon Holly

- Planted 15' on center
- Evergreen
- Drought tolerant

(81) Autumn Sage

- Planted 3' on center
- Semievergreen
- Drought tolerant

Proposed Plant List

(7) Yaupon Holly

- Planted 25' on Center
- Evergreen
- Drought Tolerant

(9) Crape Myrtle

- Planted 25' on Center
- Semievergreen
- Drought Tolerant

(121) Autumn Sage

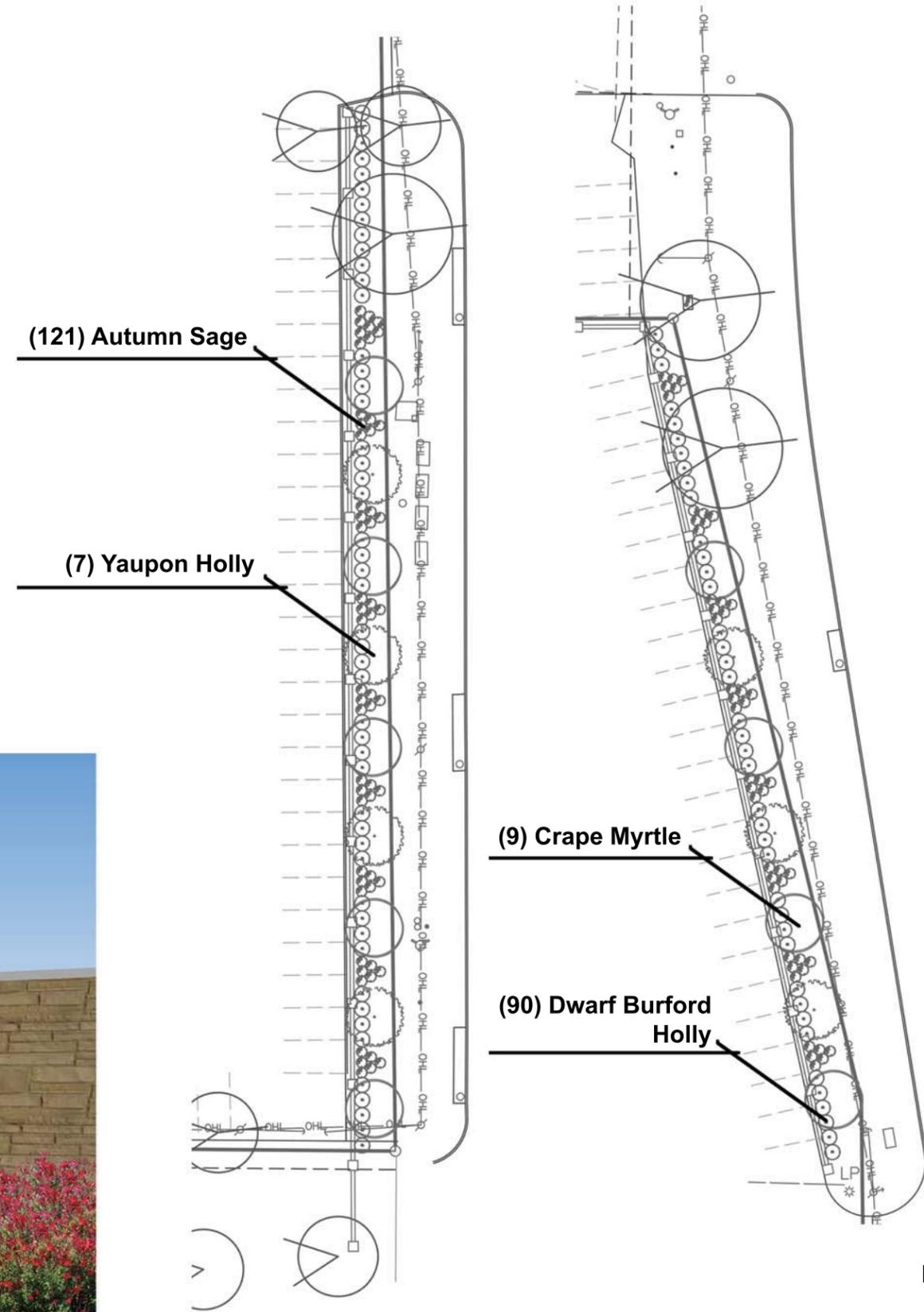
- Planted 3' on center
- Semievergreen
- Drought tolerant

(90) Dwarf Burford Holly

- Planted 4' on center
- Evergreen
- Drought tolerant



Watson Road Buffer Perspective



Schematic Planting Scheme

Not to Scale

Staff Report



Zoning Case PD15-9 (Rhett Estates)

Planning and Zoning Meeting Date: 10-7-15

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD15-9, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request - The applicant requests to change the zoning on approximately 12.9 acres addressed at 3712 Kelly Perkins Road, and generally located south of Curt Drive and west of Kelly Perkins Road.

Current zoning: Residential Single-Family 7.2 (RS-7.2)

Requested zoning: Planned Development (PD) for all Residential Single-Family 7.2 (RS-7.2) uses, with a Development Plan.

Existing Conditions

The subject property is currently developed with one single family detached structure, which is set back approximately 540 feet from the front property line along Kelly Perkins Road. All of the surrounding area is zoned RS-7.2. The area north of the subject site consists primarily of residences on large single family lots with an average lot size of approximately 60,000 square feet. The preliminary plat for Belle Maison Estates proposes 13 new lots with an average size of 9,900 square feet. The area south of the subject site consists of residential subdivisions with an average lot size of approximately 10,000 square feet.

The property has frontage on Kelly Perkins Road to the east. Kelly Perkins Road has a rural character, being a two-lane undivided local road with 50-foot right-of-way. Across from Kelly Perkins Road is the City of Pantego.

Development Plan

The applicant proposes to develop the area in front of the existing house on the subject site with eight residential lots deriving access through a private street running east-west along the center of the site, ending in a cul-de-sac. This nine-lot subdivision will be gated and shall have a homeowners association responsible for maintaining the perimeter landscaping, private street, and fencing.

Through the rezoning of this site to a Planned Development, the applicant is requesting a deviation to the required minimum lot depth for RS-7.2 zoning, to be reduced from 100 feet to 75 feet.

Additionally, the applicant proposes to increase the minimum lot width, lot area, and gross living area of the dwelling units.

The following table compares the proposed standards for the Rhett Estates with the dimensional standards required for RS-7.2 zoning district.

Dimensional Standards	RS-7.2	Proposed Rhett Estates
Lot Dimensions:		
Lot Area (minimum)	7,200 square feet	Complies. (Ranges from 7,488 sq.ft. to 11,405 sq.ft. for the proposed eight new lots. The existing house would have a separate 61,509 sq.ft. lot.
Lot Width (minimum)	60 feet	Complies. (Ranges from 100 to 153 feet)
Lot Depth (minimum)	100 feet	Does not comply. (75 feet for the proposed eight new lots)
Lot Coverage (maximum)	50%	Shall comply
Gross Living Area (minimum)	1,500 square feet	2,000 square feet
Setbacks:		
Street front (minimum)	20 feet	Shall comply
Street side (minimum)	15 feet	Shall comply
Interior side/rear (minimum)	5 feet	Shall Comply

The applicant is proposing to add the following development standards above and beyond the minimum requirements in the Unified Development Code (UDC):

- The minimum roof pitch of the new dwelling units shall be 8:12. The existing house has a roof pitch of 6:12.
- No front-facing garages shall be allowed unless separated by a porte-cochere.
- A six-foot tall stone and/or brick wall is proposed along Kelly Perkins Road.

Streetscape

Along Kelly Perkins Road, there is an existing 30-foot pipeline easement, of which 19 feet shall be dedicated for future right-of-way (ROW). In the same easement area, the applicant is proposing to install landscaping, access control location, stacking lane, and five-foot wide sidewalk.

The development is gated and will provide a 28-foot private street with 11-foot parkway on either side. In the parkway area, two trees shall be provided per lot; however, no sidewalk is proposed. No sidewalk has been proposed in the parkway.

Sector Plan Conformity

The Comprehensive Plan contains goals to develop residential neighborhoods with a variety of housing styles, to encourage the provision of affordable quality housing to attract new middle and upper income families to Arlington, as well as providing high quality housing options for Arlington's current residents.

The Hike and Bike Plan calls for an off-street trail along the Kelly Perkins Road frontage at this site. To plan for the future trail, a planted buffer of three to five feet (5 feet preferably) between the edge of the sidewalk and the back of the curb, or the edge of the sidewalk and the edge of the street, shall be provided. If it is less than five feet, a physical barrier should be provided between the sidewalk and roadway. The dedicated 12-foot trail should begin from this setback.

The proposed single-family development is consistent with the strategies and goals in the Comprehensive Plan, as it increases the available supply of upper-income housing and provides a pleasant residential neighborhood environment in west Arlington.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Uses
- iii. Location Map
- iv. Photos
- v. Site Plan (six pages)
- vi. Applicants narrative
- vii. Letter of Opposition

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

October 27, 2015

STAFF CONTACTS

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

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

Case Information



Applicant: Cotter Associates, LLC, represented by Brian Cotter

Property Owner: JC Barba Ruano and Veronica Ruano

Sector Plan: West

Council District: 4

Allowable Uses: Proposed Planned Development (PD) for Residential Single-Family 7.2 (RS-7.2) uses, with a Development Plan.

Development History: The subject site is an unplatted tract of land, currently zoned Residential Single-Family 7.2 (RS-7.2). A plat will be required to be approved and filed with the County prior to the development of the site.

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

Transportation: The proposed development has one point of access.

Thoroughfare	Existing	Proposed
Kelly Perkins Road	50-foot; 2-lane undivided rural road	57-foot; 2-lane undivided rural road

Traffic Impact: The zoning change will have no significant impact to the adjacent roadway system.

Water & Sewer: Water is available in Kelly Perkins Road. Sanitary sewer is available and may have to be extended to the site.

Drainage: This project is located within the Rush Creek drainage basin. No portion of the site is within the FEMA floodplain. No significant drainage impacts are expected to result from development of this site as long as the developer complies with all relevant City ordinances.

Additional Right of Way may be required at the time of platting, to accommodate Kelly Perkins Road drainage.

Fire: Fire Station Number 7, located at 4000 Little Road, provides protection to this site. The estimated fire response time is five minutes, which is in keeping with recommended standards.

School District: This property is located in the Arlington Independent School District (AISD). The elementary, middle, and high schools that will serve the subject site are under capacity.

Case Information



Notices Sent:

Neighborhood
Associations:

- ACTION North
- Arlington Chamber of Commerce
- Arlington Neighborhood Council
- East Arlington Renewal
- East Arlington Review
- East Arlington Review
- Far South Arlington Neighborhood Assn
- Forest Hills HOA
- Northern Arlington Ambience
- WeCan (West Citizen Action Network)
- North meadow Park Estates Crime Watch

Property Owners:

24

Letters of Support:

0

Letter of Opposition:

0

Itemized Allowable Uses

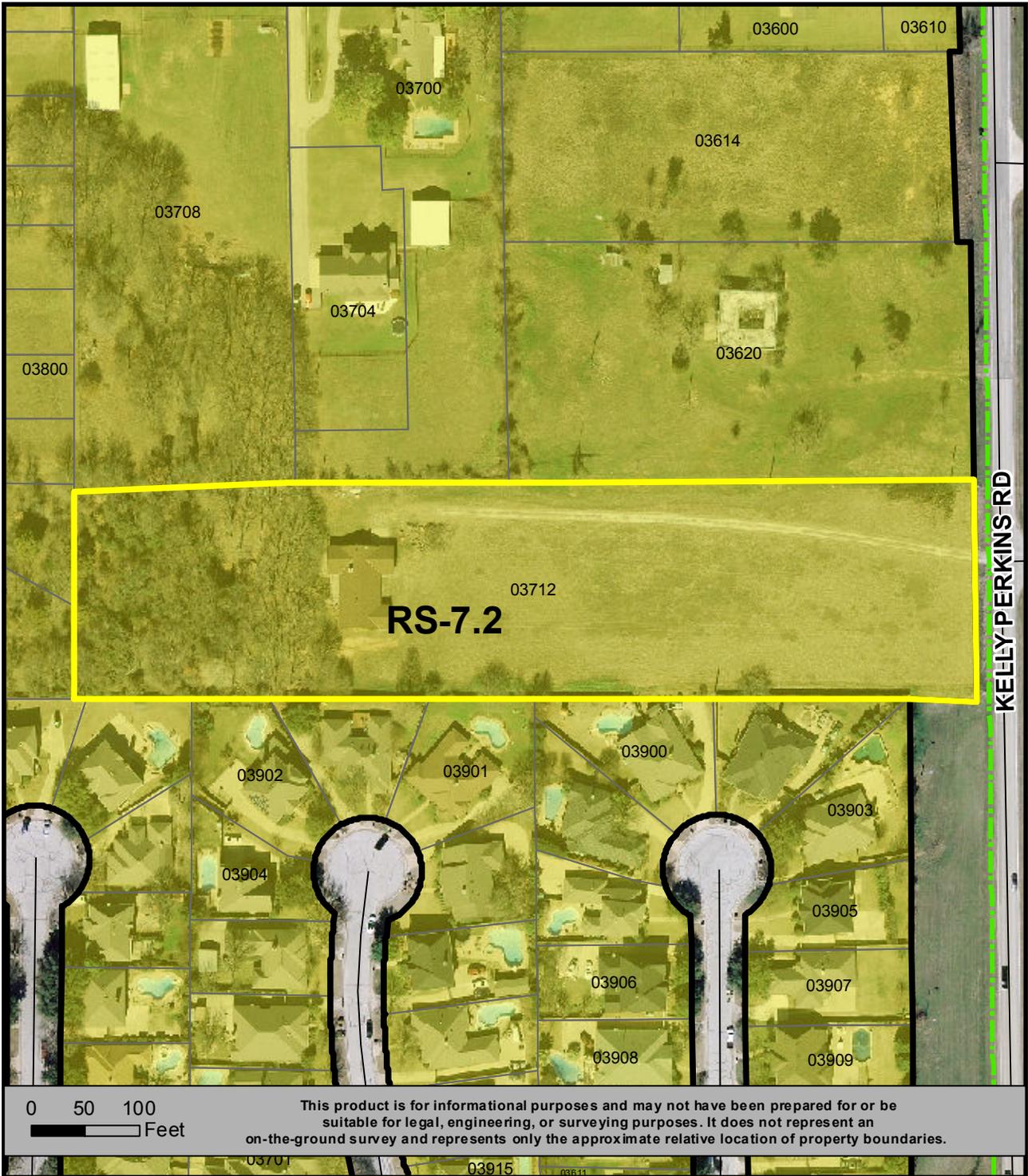


Allowable Uses:**Planned Development (PD) for Residential Single-Family 7.2 (RS-7.2) uses, with a Development Plan**

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
PD15-9

 **Planned Development for Residential Single-Family-7.2**
3.812 Acres





PD15-9

South of Curt Drive and west of Kelly Perkins Road



View of the adjacent property to the east across Kelly Perkins Road.



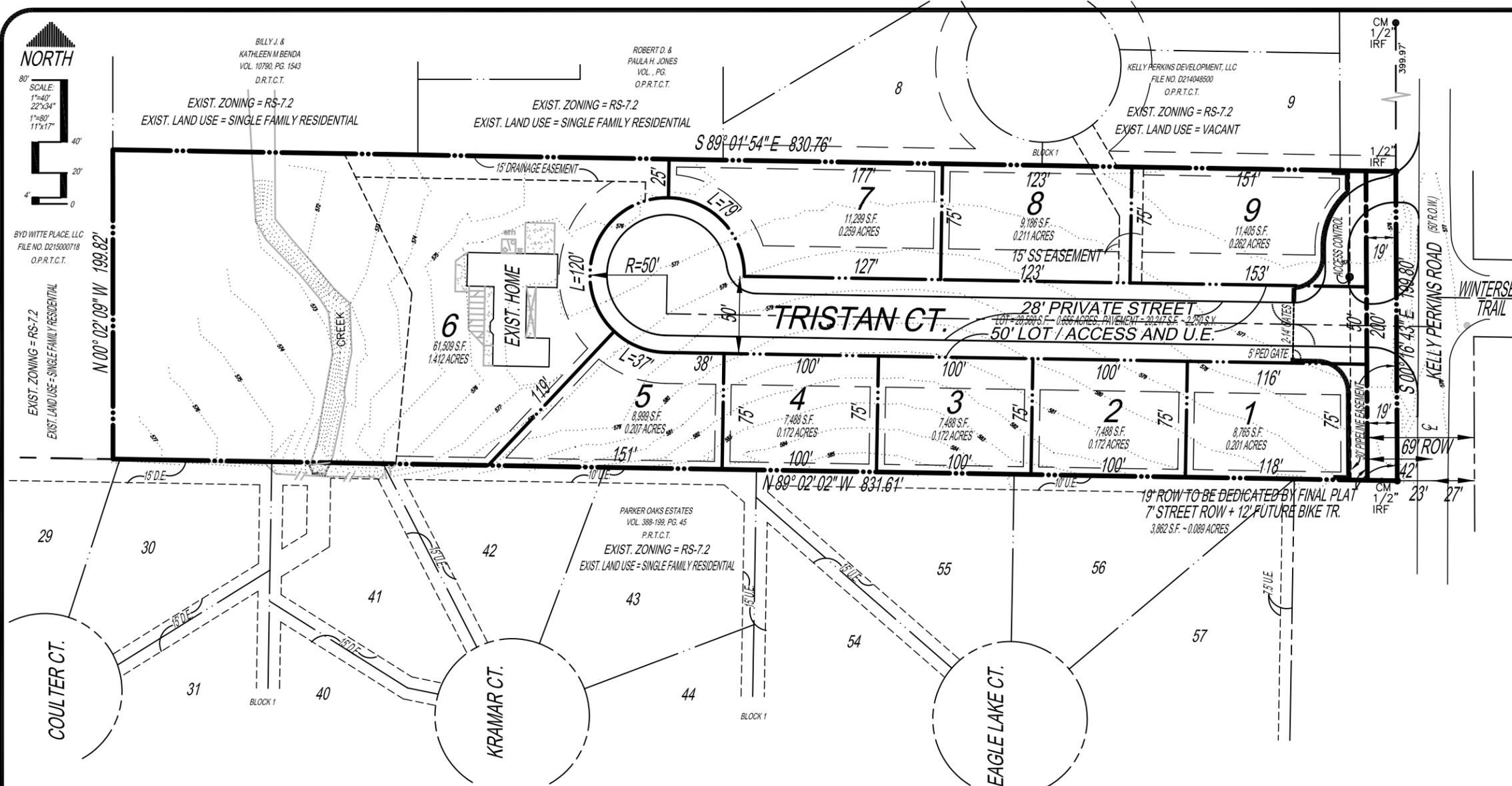
View of the residential property to south.



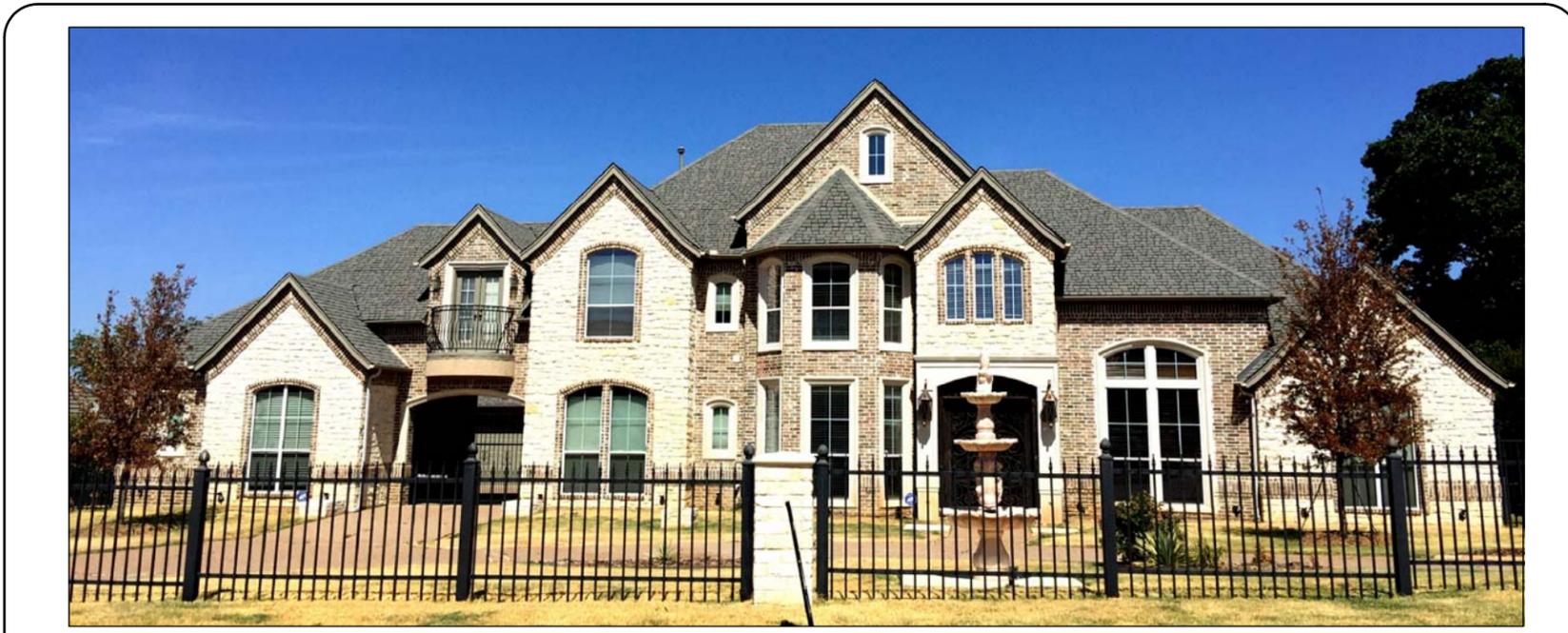
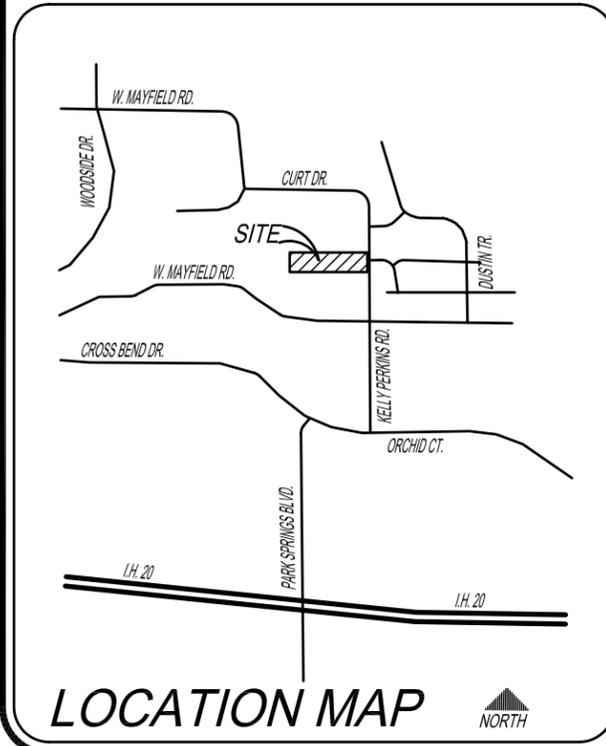
View of the property to the north, future site of Belle Maison Estates. View north.



View west of the subject property from Kelly Perkins Road.



SITE DATA:
 TOTAL SITE AREA = 166,048 SQUARE FEET or 3.812 ACRES
 KELLY PERKINS ROW DEDICATION AREA = 3,862 SQUARE FEET or 0.089 ACRES
 TRISTAN COURT PRIVATE STREET LOT AREA = 28,560 SQUARE FEET or 0.656 ACRES
 TOTAL LOT AREA = 133,626 SQUARE FEET or 3.068 ACRES
 TOTAL SINGLE FAMILY LOTS = 9
 DENSITY = 2.4 LOTS PER ACRE
 AVERAGE LOT AREA = 14,847 SQUARE FEET
 BUILDING SETBACK LINES PER "RS-7.2" ZONING: FRONT = 20', SIDE = 5', REAR = 5'
 TOTAL PAVEMENT AREA = 20,246 SQUARE FEET = 12.2 % OF SITE AREA.
 THE SINGLE FAMILY RESIDENTIAL STRUCTURES IN THIS ADDITION WILL COMPLY WITH ALL RS-7.2 STANDARDS IN ADDITION TO THE FOLLOWING:
 MIN. SQUARE FOOT OF EACH HOME 2,000 SQUARE FEET.
 MIN. ROOF PITCH = 6:12
 EACH HOME BUILDER WILL INSTALL A MIN. OF 3 CANOPY TREES BETWEEN THE FRONT FACADE OF THE HOME AND THE PROPERTY LINE.
 GARAGES SHALL NOT FACE THE STREET UNLESS SEPARATED BY A PORTA CACHET, J-SWING ENTRY GARAGES SHALL BE PERMITTED.
 EACH HOME SHALL HAVE A MIN. OF 2 ENCLOSED GARAGE PARKING SPACES.
 MIN. FRONT FACADE SOFFIT HEIGHT = 10'
 EACH CUSTOM HOME BUILDER MAY BUILD SIDE AND REAR YARD FENCES IN ACCORDANCE WITH CITY ORDINANCE AND PERMITTING REQUIREMENTS.
 EXISTING ZONING = RS-7.2 SINGLE FAMILY RESIDENTIAL.
 PROPOSED ZONING: PD FOR ALL RS-7.2 USES AND REQUIREMENTS, EXCEPT THE MINIMUM LOT DEPTH SHALL BE REDUCED TO 74' TO PERMIT WIDE WIDTH LOTS FOR IMPRESSIVE FRONT FACADES AND BUILDING FOOTPRINT WITH SMALL REAR YARDS.



HOUSE PLAN CONCEPT OF THE STYLE EACH CUSTOM HOME BUILDER MAY BUILD.

FULLER ENGINEERING & LAND SURVEYING, INC.
 Texas Registered Engineering Firm # F-8331 and Surveying Firm # 10091800
 2411 GARDEN PARK COURT, ARLINGTON, TX. 76013 - PH# (817)856-2442, FAX# (817)451-5676

COTTER ASSOCIATES, LLC
 LAND DEVELOPMENT DESIGN CONSULTANTS
 LAND PLANNING * PROJECT MANAGEMENT * LANDSCAPE ARCHITECTURE
 2004 Hill Country Court, Arlington, Texas 76012
 Phone: (817) 919-4475
 Email: CALLCOTTER@SBCGLOBAL.NET

OWNER:
JC BARBA RUANO and VERONICA RUANO
 inst: D210133487, O.P.R.T.C.T.
 11200 BRADY OAKS CT., FORT WORTH, TEXAS 76135
 Phone: (817) 800-6808 - Email: barbaajc121@aol.com

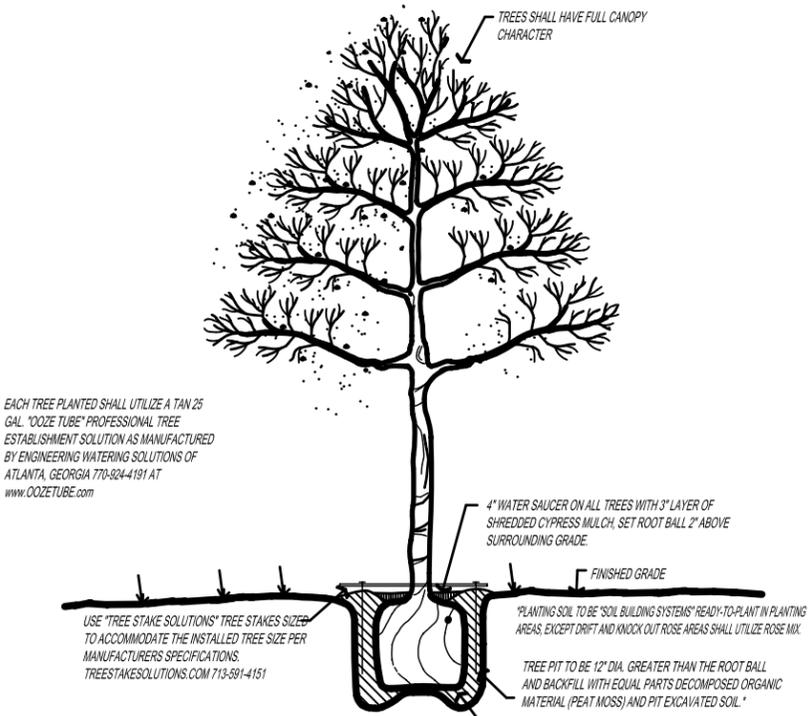
DEVELOPER:
BENSON DEVELOPMENT
 4900 W. MAYFIELD RD., ARLINGTON, TEXAS 76016
 Phone: (417) 291-8223 - Email: dbenson1117@yahoo.com

**PD DEVELOPMENT PLAN
 RHETT ESTATES**

3.812 ACRES IN THE T.W. WATSON SURVEY ABST. 1689
 CITY OF ARLINGTON, TARRANT COUNTY TEXAS
 3712 KELLY PERKINS RD., ARLINGTON, TEXAS 76016

THIS PD IS TO CREATE A UNIQUE EMPTY NESTER COMMUNITY WITH LOTS THAT WILL BE A MIN. OF 100' WIDE TO PERMIT AN IMPRESSIVE FRONT FACADE OF THE HOMES EQUIVALENT TO LARGE ESTATES HOMES. REDUCED LOT DEPTH OF 74' IS REQUIRED BY THIS PD.

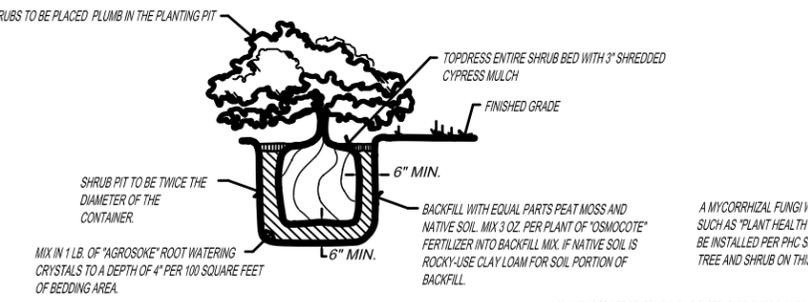
9 SINGLE FAMILY "RS-7.2" LOTS AND 1 COMMON LOT FOR PRIVATE STREET
 REVISED: SEPTEMBER 25, 2015



EACH TREE PLANTED SHALL UTILIZE A TAN 25 GAL. "OOZE TUBE" PROFESSIONAL TREE ESTABLISHMENT SOLUTION AS MANUFACTURED BY ENGINEERING WATERING SOLUTIONS OF ATLANTA, GEORGIA 770-824-4191 AT WWW.OOZETUBE.COM

NOTE: THE TREES AND LARGE SHRUBS ON THIS PROJECT SHALL BE INSTALLED AS PER THE TREE DETAIL. "DUCKBILLS" SHALL NOT BE REQUIRED FOR SHRUBS. "MIX IN 'OSMOCOTE' TIME RELEASE FERTILIZER TO THE BACKFILL SOIL AND PEAT MOSS AT A RATE OF 8 OZ. PER TREE. A MYCORRHIZAL FUNGI WITH RHIZOSPHERE BACTERIA SUCH AS "PLANT HEALTH CARE TREE SAVER" SHALL BE INSTALLED PER PHC SPECIFICATIONS WITH EACH TREE AND LARGE SHRUB ON THIS PROJECT

TREE PLANTING DETAILS



SHRUBS TO BE PLACED PLUMB IN THE PLANTING PIT

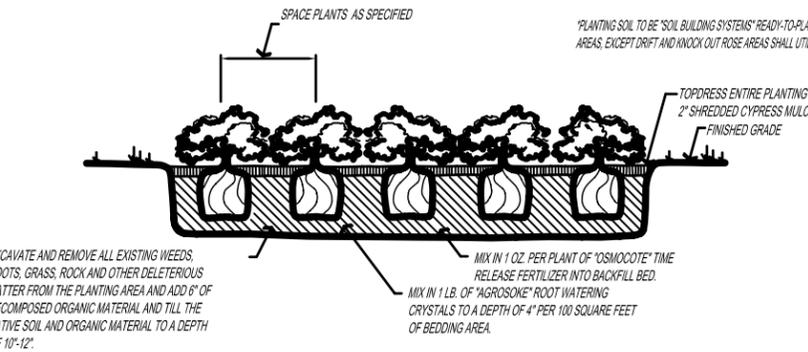
TOPDRESS ENTIRE SHRUB BED WITH 3" SHREDDED CYPRESS MULCH

SHRUB PIT TO BE TWICE THE DIAMETER OF THE CONTAINER

MIX IN 1 LB. OF "AGROSOKE" ROOT WATERING CRYSTALS TO A DEPTH OF 4" PER 100 SQUARE FEET OF BEDDING AREA

A MYCORRHIZAL FUNGI WITH RHIZOSPHERE BACTERIA SUCH AS "PLANT HEALTH CARE TREE SAVER" SHALL BE INSTALLED PER PHC SPECIFICATIONS WITH EACH TREE AND SHRUB ON THIS PROJECT

SHRUB PLANTING DETAILS

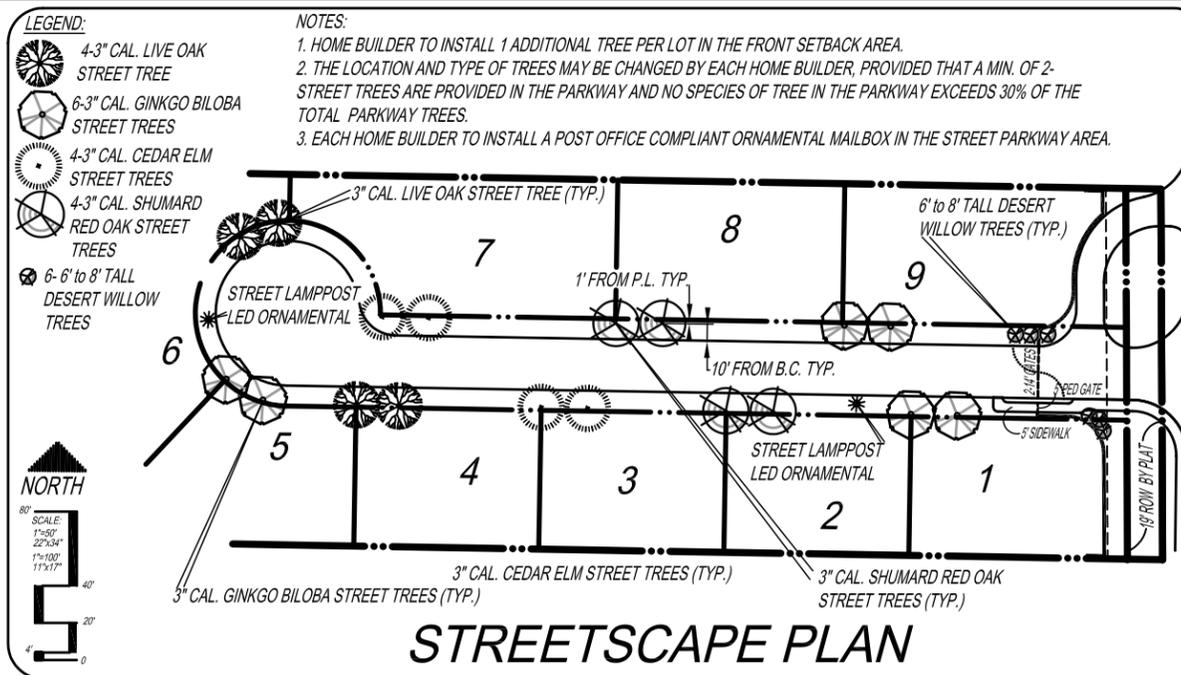


EXCAVATE AND REMOVE ALL EXISTING WEEDS, ROOTS, GRASS, ROCK AND OTHER DELETERIOUS MATTER FROM THE PLANTING AREA AND ADD 6" OF DECOMPOSED ORGANIC MATERIAL AND TILL THE NATIVE SOIL AND ORGANIC MATERIAL TO A DEPTH OF 10"-12"

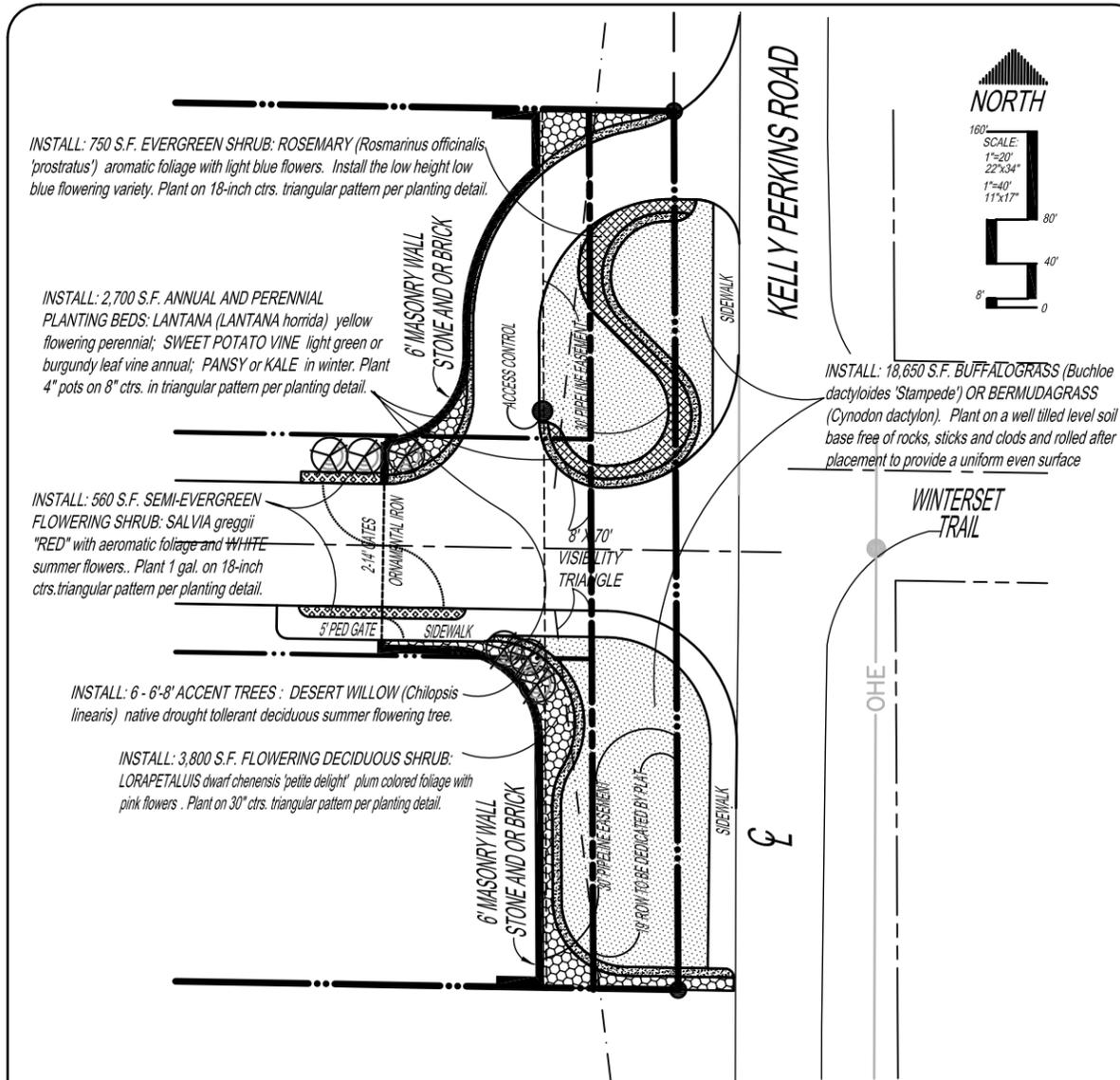
MIX IN 1 OZ. PER PLANT OF "OSMOCOTE" TIME RELEASE FERTILIZER INTO BACKFILL BED.

MIX IN 1 LB. OF "AGROSOKE" ROOT WATERING CRYSTALS TO A DEPTH OF 4" PER 100 SQUARE FEET OF BEDDING AREA.

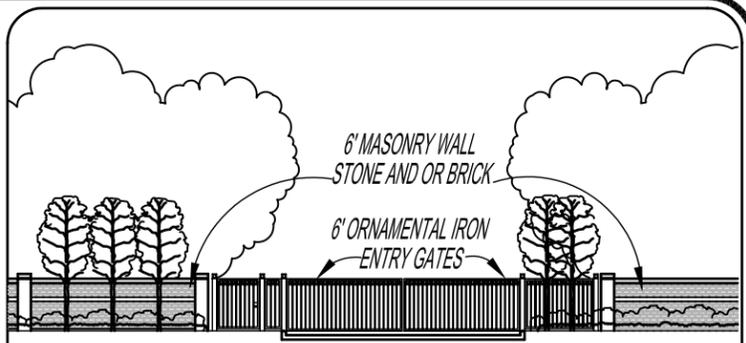
GROUNDCOVER AND PERENNIAL PLANTING DETAILS



STREETSCAPE PLAN



ENTRY LANDSCAPE PLAN



ENTRANCE / GATE ELEVATION



FULLER ENGINEERING & LAND SURVEYING, INC.

Texas Registered Engineering Firm # F-8331 and Surveying Firm # 10091800
2411 GARDEN PARK COURT, ARLINGTON, TX. 76013 - PH# (817)856-2442, FAX# (817)451-5676

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PD DEVELOPMENT PLAN RHETT ESTATES

3.812 ACRES IN THE T.W. WATSON SURVEY ABST. 1689
CITY OF ARLINGTON, TARRANT COUNTY TEXAS
3712 KELLY PERKINS RD., ARLINGTON, TEXAS 76016

THIS PD IS TO CREATE A UNIQUE EMPTY NESTER COMMUNITY WITH LOTS THAT WILL BE A MIN. OF 100' WIDE TO PERMIT AN IMPRESSIVE FRONT FACADE OF THE HOMES EQUIVALENT TO LARGE ESTATES HOMES. REDUCED LOT DEPTH OF 74' IS REQUIRED BY THIS PD.

9 SINGLE FAMILY "RS-7.2" LOTS AND 1 COMMON LOT FOR PRIVATE STREET
SHEET 2 OF 2 ENTRY LANDSCAPE PLAN ~ REV. 9-25-15

INSTALL: 750 S.F. EVERGREEN SHRUB: ROSEMARY (*Rosmarinus officinalis 'prostratus'*) aromatic foliage with light blue flowers. Install the low height low blue flowering variety. Plant on 18-inch ctrs. triangular pattern per planting detail.

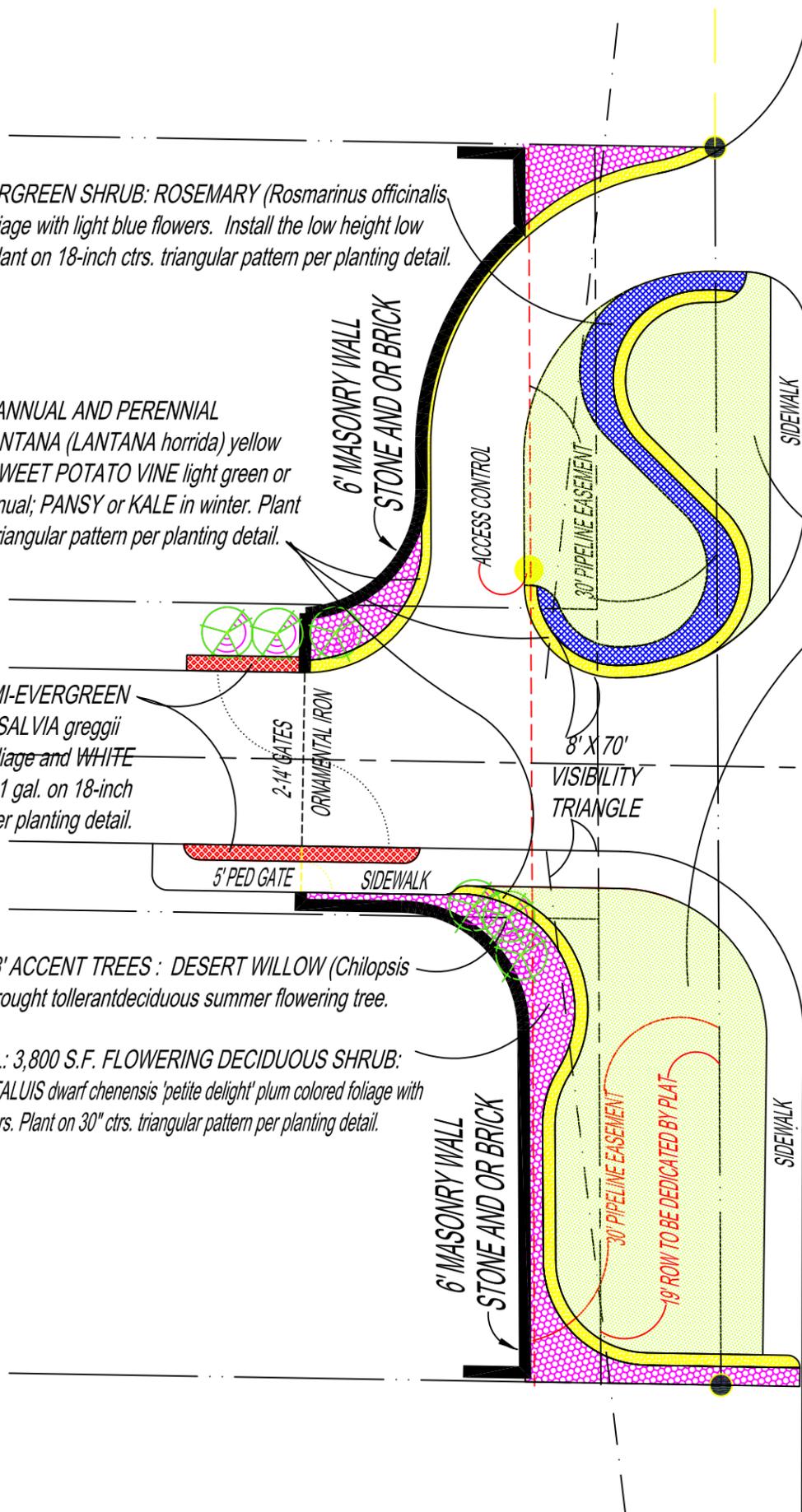
INSTALL: 2,700 S.F. ANNUAL AND PERENNIAL PLANTING BEDS: LANTANA (*LANTANA horrida*) yellow flowering perennial; SWEET POTATO VINE light green or burgundy leaf vine annual; PANSY or KALE in winter. Plant 4" pots on 8" ctrs. in triangular pattern per planting detail.

INSTALL: 560 S.F. SEMI-EVERGREEN FLOWERING SHRUB: SALVIA greggii "RED" with aromatic foliage and WHITE summer flowers.. Plant 1 gal. on 18-inch ctrs. triangular pattern per planting detail.

INSTALL: 6 - 6'-8' ACCENT TREES: DESERT WILLOW (*Chilopsis linearis*) native drought tollerantdeciduous summer flowering tree.

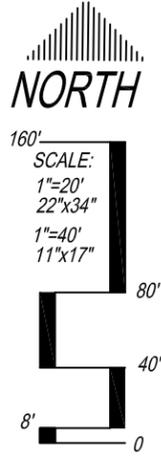
INSTALL: 3,800 S.F. FLOWERING DECIDUOUS SHRUB: LORAPETALUIS dwarf chenensis 'petite delight' plum colored foliage with pink flowers. Plant on 30" ctrs. triangular pattern per planting detail.

INSTALL: 18,650 S.F. BUFFALOGRASS (*Buchloe dactyloides 'Stampede'*) OR BERMUDAGRASS (*Cynodon dactylon*). Plant on a well tilled level soil base free of rocks, sticks and clods and rolled after placement to provide a uniform even surface



KELLY PERKINS ROAD

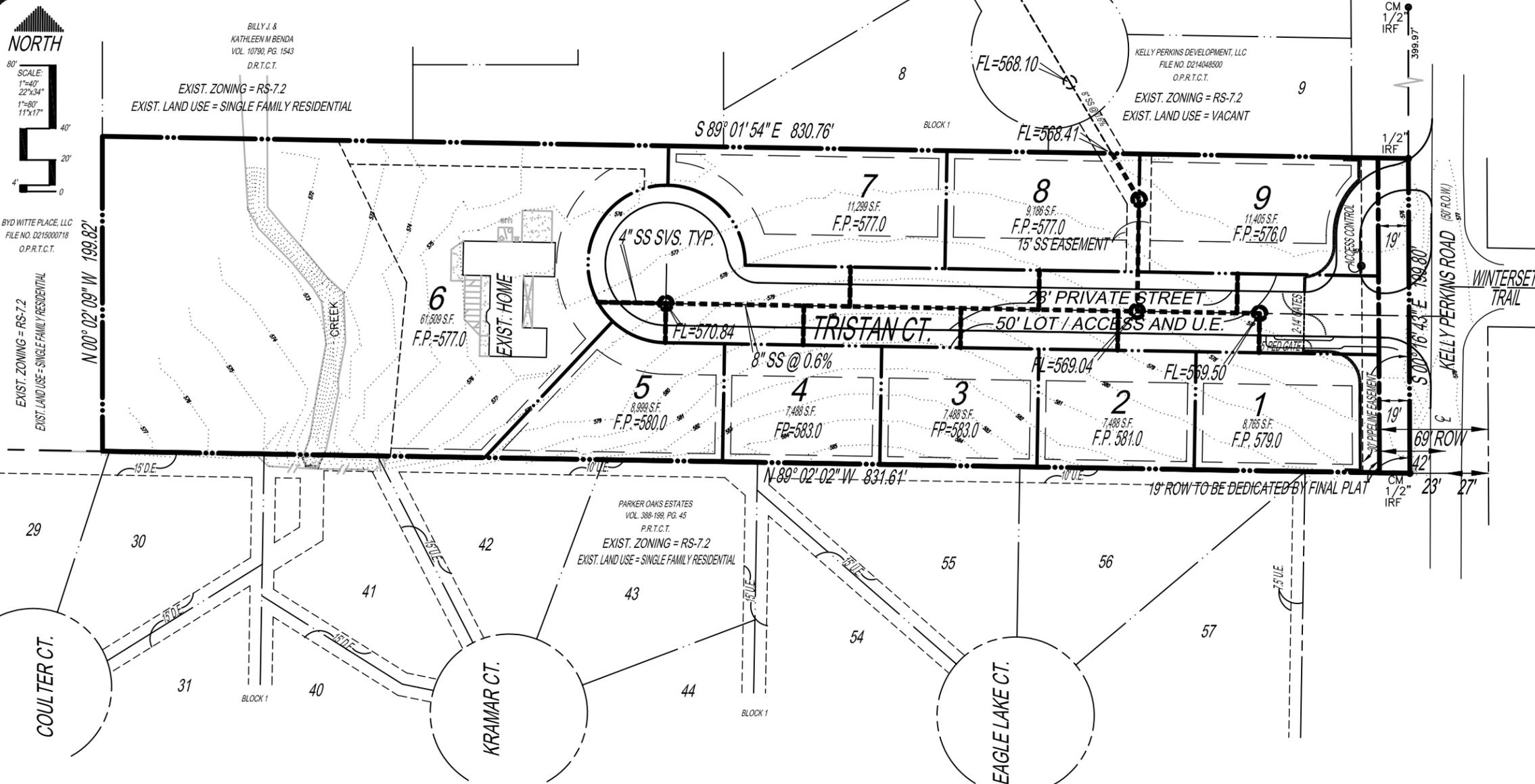
WINTERSET TRAIL



ENTRY LANDSCAPE PLAN



HOUSE PLAN CONCEPT OF THE STYLE EACH CUSTOM HOME BUILDER MAY BUILD.



SITE DATA:

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 TOTAL SINGLE FAMILY LOTS = 9
 DENSITY = 2.4 LOTS PER ACRE
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 TOTAL PAVEMENT AREA = 20,246 SQUARE FEET = 12.2 % OF SITE AREA.
 THE SINGLE FAMILY RESIDENTIAL STRUCTURES IN THIS ADDITION WILL COMPLY WITH ALL RS-7.2 STANDARDS IN ADDITION TO THE FOLLOWING:

- MIN. SQUARE FOOT OF EACH HOME 2,000 SQUARE FEET.
- MIN. ROOF PITCH = 6:12
- EACH HOME BUILDER WILL INSTALL A MIN. OF 3 CANOPY TREES BETWEEN THE FRONT FACADE OF THE HOME AND THE PROPERTY LINE.
- GARAGES SHALL NOT FACE THE STREET UNLESS SEPARATED BY A PORTA CACHET, J-SWING ENTRY GARAGES SHALL BE PERMITTED.
- EACH HOME SHALL HAVE A MIN. OF 2 ENCLOSED GARAGE PARKING SPACES.
- MIN. FRONT FACADE SOFFIT HEIGHT = 10'
- EACH CUSTOM HOME BUILDER MAY BUILD SIDE AND REAR YARD FENCES IN ACCORDANCE WITH CITY ORDINANCE AND PERMITTING REQUIREMENTS.

EXISTING ZONING = RS-7.2 SINGLE FAMILY RESIDENTIAL.
 PROPOSED ZONING: PD FOR ALL RS-7.2 USES AND REQUIREMENTS, EXCEPT THE MINIMUM LOT DEPTH SHALL BE REDUCED TO 74' TO PERMIT WIDE WIDTH LOTS FOR IMPRESSIVE FRONT FACADES AND BUILDING FOOTPRINT WITH SMALL REAR YARDS.

FULLER ENGINEERING & LAND SURVEYING, INC.

Texas Registered Engineering Firm # F-8331 and Surveying Firm # 10091800
 2411 GARDEN PARK COURT, ARLINGTON, TX. 76013 - PH# (817)856-2442, FAX# (817)451-5676

COTTER ASSOCIATES, LLC
 LAND DEVELOPMENT DESIGN CONSULTANTS
 LAND PLANNING * PROJECT MANAGEMENT * LANDSCAPE ARCHITECTURE
 2004 Hill Country Court, Arlington, Texas 76012
 Phone: (817) 919-4475
 Email: CALLCOTTER@SBCGLOBAL.NET

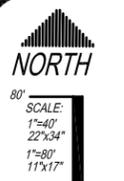
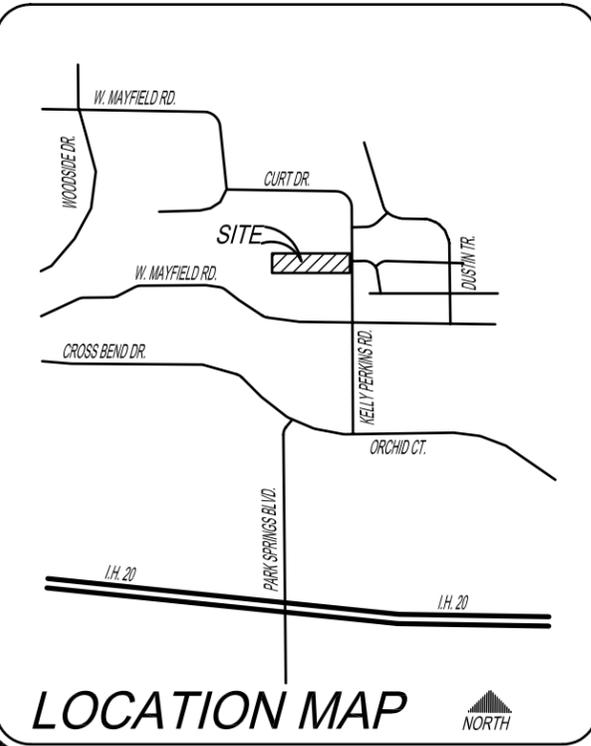
DEVELOPER: **BENSON DEVELOPMENT**
 4900 W. MAYFIELD RD., ARLINGTON, TEXAS 76016
 Phone: (417) 291-8223 - Email: dbenson1117@yahoo.com

OWNER: **JC BARBA RUANO and VERONICA RUANO**
 inst.: D210133487, O.P.R.T.C.T.
 11200 BRADY OAKS CT., FORT WORTH, TEXAS 76135
 Phone: (817) 800-6808 - Email: barbaajc121@aol.com

SANITARY SEWER CONCEPT PLAN
RHETT ESTATES

3.812 ACRES IN THE T.W. WATSON SURVEY ABST. 1689
 CITY OF ARLINGTON, TARRANT COUNTY TEXAS
 3712 KELLY PERKINS RD., ARLINGTON, TEXAS 76016

THIS PD IS TO CREATE A UNIQUE EMPTY NESTER COMMUNITY WITH LOTS THAT WILL BE A MIN. OF 100' WIDE TO PERMIT AN IMPRESSIVE FRONT FACADE OF THE HOMES EQUIVALENT TO LARGE ESTATES HOMES. REDUCED LOT DEPTH OF 75' IS REQUIRED BY THIS PD.
 9 SINGLE FAMILY "RS-7.2" LOTS AND 2 COMMON LOTS FOR OPEN SPACE AND PRIVATE STREET
 REVISED: SEPTEMBER 25, 2015



BYD WITTE PLACE, LLC
 FILE NO. D219000718
 O.P.R.T.C.T.

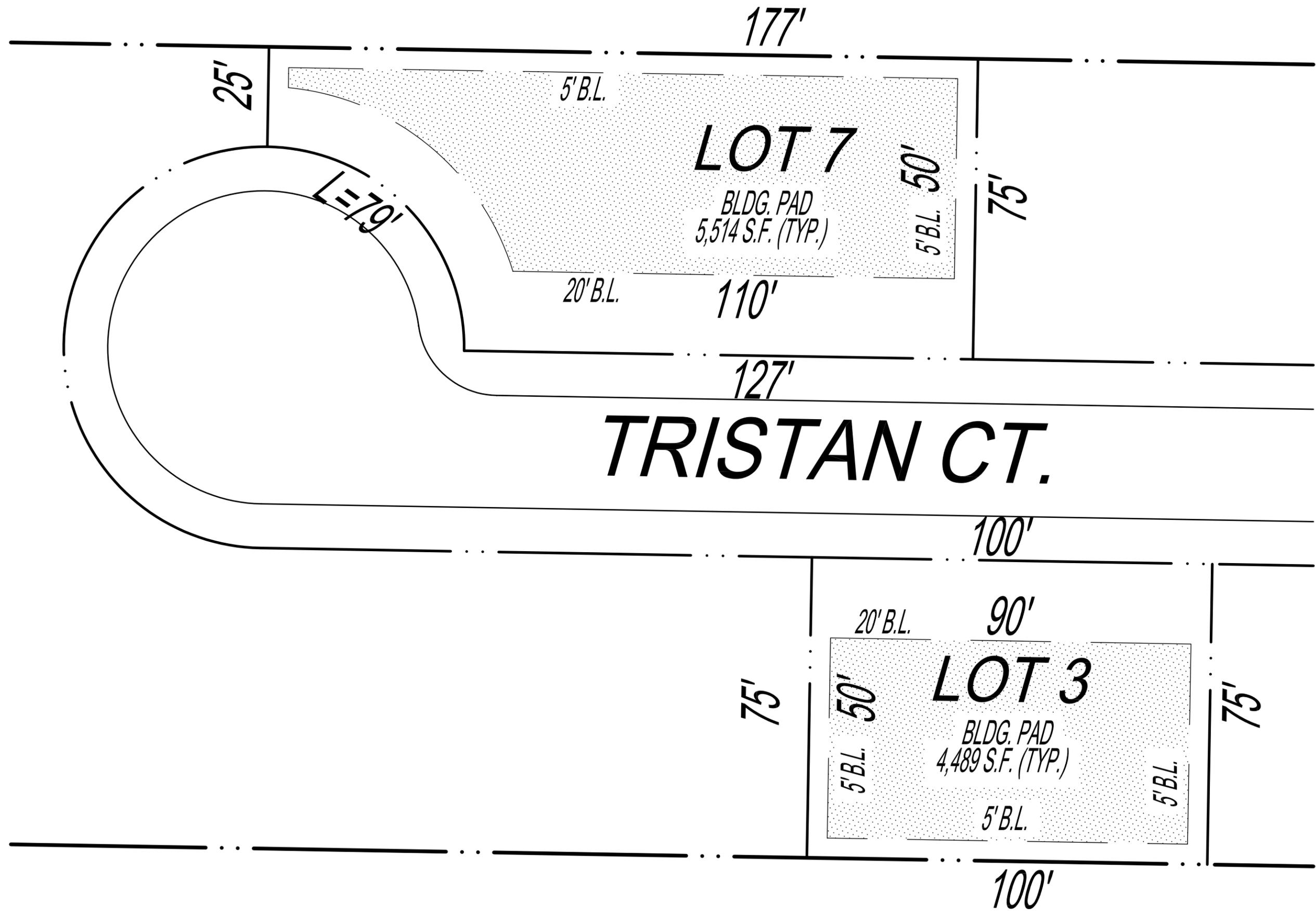
EXIST. ZONING = RS-7.2
 EXIST. LAND USE = SINGLE FAMILY RESIDENTIAL

BILLY J. &
 KATHLEEN M BENDA
 VOL. 10780, PG. 1543
 D.R.T.C.T.

EXIST. ZONING = RS-7.2
 EXIST. LAND USE = SINGLE FAMILY RESIDENTIAL

KELLY PERKINS DEVELOPMENT, LLC
 FILE NO. D214048500
 O.P.R.T.C.T.
 EXIST. ZONING = RS-7.2
 EXIST. LAND USE = VACANT

PARKER OAKS ESTATES
 VOL. 388-198, PG. 45
 P.R.T.C.T.
 EXIST. ZONING = RS-7.2
 EXIST. LAND USE = SINGLE FAMILY RESIDENTIAL



RHETT ESTATES TYPICAL BLDG PADS

RHETT ESTATES

PD NARATIVE STATEMENT

THIS PD IS DESIGNED TO CREATE A UNIQUE EMPTY NESTER COMMUNITY WITH LOTS THAT WILL BE A MINIMUM OF 100' WIDE TO PERMIT AN IMPRESSIVE FRONT FACADE OF THE HOMES EQUIVALENT TO LARGE ESTATE HOMES. FRONT FACING GARAGES WILL NOT BE PERMITTED. THIS PD ON LAND PRESENTLY ZONED RS-7.2 IS FOR ALL RS-7.2 USES AND REQUIREMENTS EXCEPT A MINIMUM LOT DEPTH OF 74' IS REQUIRED BY THIS PD.

THIS PD IS A DEPARTURE FROM THE TYPICAL EMPTY NESTER PRODUCT ON A 60' WIDE LOT THAT HAS A FRONT FACADE OF THE HOMES THAT IS DOMINATED BY A GARAGE FACING THE STREET AND DOES NOT RESEMBLE THE ESTATE HOMES THAT EMPTY NESTERS ARE MOVING FROM. THE LOTS PROPOSED BY THIS PD MEET THE NEEDS OF THE COMMUNITY AND PROVIDE IMPRESSIVE FRONT FACADES.

Dear Mayor Jeff Williams,

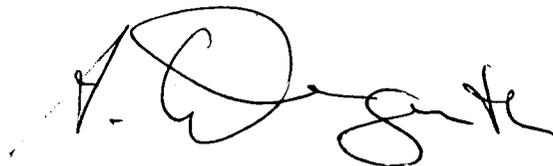
Dear City Council Members, and dear Members of the Planning and Zoning Commission,

This letter highlights serious concerns regarding the development at 3712 Kelly Perkins for the following reasons:

1. To my knowledge the developer has not provided a study on the ecological impact of the development. The property encompasses a native forest and valuable grassland, both serving as habitats for many species, including the endangered bumble bee and monarch butterfly, several species of birds including the redbirds and various mammals.
2. The developer has not evaluated the expected consequences and costs due to flooding linked to the development. The changes of the surface area from soil with a high capacity to store moisture to concrete or paved surfaces with low moisture storage capability would significantly enhance the possibility of flash flooding of the adjacent rivers including the Kee Branch and Rush Creek. Moreover, there is a high risk of flooding of Kelly Perkins Road if the development is granted. For example, during Spring 2015 Kelly Perkins was nearly flooded without the development, and with even more extreme rainfall predicted for the future it is likely that this road will be flooded.
3. Based on the experience with the development on Curt Drive, the noise and air pollution impact of the development will be severe. The developer will likely use noisy machinery, working late hours into the night. The NOx and particle emissions from the development lead to increased local ozone concentrations, which are already above the safe minimum values on many days, enhancing respiratory problems in particular for elderly, sick, and young people.
4. Kelly Perkins is a road which is used frequently by kids traveling to school by bicycle, on foot, or by car. Increased traffic would make this road unsafe.
5. Kelly Perkins Road is already heavily damaged due to the recent and ongoing development on Curt Drive. Based on this experience, we expect even more damages by the development of Kelly Perkin 3712.
6. The development will increase the Urban Heat Island, which exceeds at its maximum 9F as based on TCEQ and NCTCOG lidar data.

Thus we urgently appeal not to develop this property.

Sincerely,



Cornelia and Arne Winguth, 3902 Kramar Court, Arlington, TX 76016

Arlington
9/27/2015

Staff Report



Specific Use Permit SUP15-6 (Blood Moon Gallery)

Planning and Zoning Meeting Date: 10-7-15

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Specific Use Permit SUP15-6.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request - The applicant requests approval of a Specific Use Permit (SUP) for a tattoo parlor addressed at 1718 South Cooper Street, and generally located south of West Park Row Drive and west of South Cooper Street.

Tattoo parlors are permitted by right in the General Commercial (GC), Light Industrial (LI) and Industrial Manufacturing (IM) zoning districts. However, an SUP approval is required for a tattoo parlor use in the Community Commercial (CC) zoning district.

A SUP provides a means to develop certain uses on a property while ensuring that the use is compatible with adjacent property and consistent with the character of the neighborhood. Approval of a SUP may establish reasonable conditions on the operation or location of the business with site upgrades including landscaping and signage.

Site Information - The proposed tattoo parlor will be located in approximately 1,200-square-foot leased space in an existing 6,000-square-foot retail shopping center, developed on a 0.6-acre tract of land, platted as Lot 1 of the Larry Conley Addition, and zoned CC. Access to the site is via Lynda Lane to the south and South Cooper Street to the east.

The site has no existing green space as it is a fully paved lot and the applicant is not proposing any site upgrades, except for the installation of three planters. The planters shall be placed one at each end of the parking row directly facing the structure and one located near the drive approach on Lynda Lane.

Since this will be a 'change of use' for that tenant space, the existing two pole signs on this lot will have to be removed, per Section 7.2.2.A. Change in Use, of the Unified Development Code. The site is eligible for one 20-foot tall, 75-square-foot multi-tenant ground sign.

Surrounding Land Uses - The subject site, located at the northwest corner of South Cooper Street and Lynda Lane, is currently zoned Community Commercial (CC), and presently includes office and personal services uses. Property to the north is also zoned CC and developed as a drive-through restaurant. Property across the street to the east is zoned CC and is developed as a shopping center including office, restaurant, and retail uses. The property to the south across Lynda Lane is also zoned CC and is developed as a drive-through restaurant. West of the site is also CC-zoned but is a residential use, developed with a single family home. While the subject property sits adjacent to commercially zoned properties, the predominant development in the area is residential.

Sector Plan Conformity – The proposed tattoo parlor would be located within a tenant space in the existing building, which includes a mix of offices and personal service uses. Because of the residentially zoned property adjacent to the west of the subject site, there is potential that the addition of the use at this location may have a negative effect on the area, given the unusual hours of operation typically kept by this use.

When considering whether to approve a request for an SUP, the Planning and Zoning Commission (and/or City Council) is required to base its decision on its findings of the extent to which the proposed use: (1) complies with the general criteria of Section 10.3.8 of the UDC (which includes allowing a use that is consistent with the Comprehensive Plan); (2) complements or is compatible with the surrounding uses and community facilities; and (3) contributes to, enhances, or promotes the welfare of the area and adjacent properties.

This request for a SUP is in potential conflict with the Comprehensive Plan, if stipulations are not included to preserve the residential character of the surrounding neighborhoods. The proposed tattoo parlor is not compatible, nor does it complement the surrounding uses. Such a use does not contribute to, enhance, or promote the welfare of the area and adjacent properties.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Site Plan (1 page)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

October 27, 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: Blood Moon fine art and tattoo gallery, represented by Nancy Etter

Property Owner: Juan Tijerina

Sector Plan: Central

Council District: 5

Allowable Uses: All uses as itemized in attachment ii.

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

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

Transportation: The proposed development has two points of access.

Thoroughfare	Existing	Proposed
Lynda Lane	50-foot; 2-lane undivided minor collector	50-foot; 2-lane undivided minor collector
South Cooper Street	130-foot, 6 lane divided, arterial	130-foot, 6 lane divided, arterial

Traffic Impact: The zoning change will have no significant impact to the adjacent roadway system.

Water & Sewer: Water and sanitary sewer services are available to the subject site.

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

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

School District: This property is located in the Arlington Independent School District (AISD) and shall have no impact on the schools serving this site. The elementary, middle, and high schools that will serve the subject site are under capacity.

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
FW ISD
HEB ISD
Arlington Townhome HOA
Heart of Arlington Neighborhood Assn
Pine Grove HOA

Property Owners:

14

Letters of Support:

0

Letter of Opposition:

0

Itemized Allowable Uses



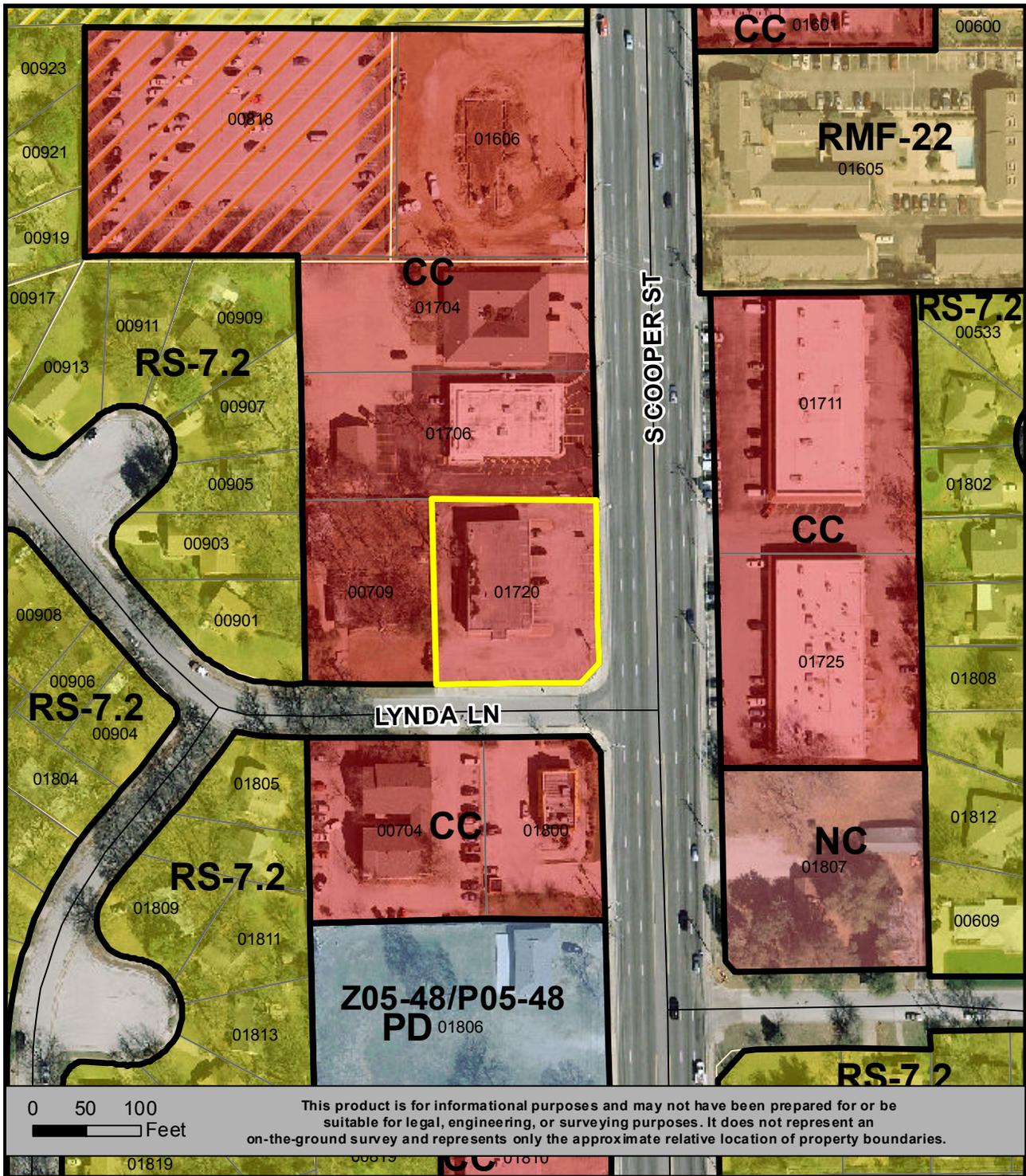
Allowable Uses:

Community Commercial (CC)

Permitted – Nursing home, Art gallery or museum, Government administration and civic buildings, Domestic violence shelter, Mortuary/crematory/funeral chapel, Philanthropic institution (other than listed), Religious assembly, Business school, Public or private school, University/college/seminary, Hospital, Medical or dental office or clinic, Cemetery, Community garden, Public park or playground, Crop production, Gasoline sales, Catering service, Restaurant, Restaurant/take-out and delivery only, Office/business or professional, Telemarketing call center, Day care center, Private club/lodge/fraternal, General personal services (other than listed), Massage therapy clinic, Recreation/indoor (other than listed), Wedding chapel, Country club, Golf course, Major tourist attraction, General retail store (other than listed), Firearm sales, Pawn shop, Second-hand goods store, Swimming pool/spa and accessory sales and service, Medical or scientific research laboratory, Electric utility substation, Radio or TV station or studio, Utility lines, towers or metering station.

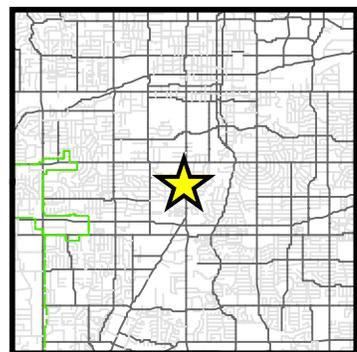
Specific Use Permit – Halfway House, Hospital/psychiatric, Hotel/limited service, Residence hotel, Bail bond service, Banquet hall, Billiard parlor, Tattoo parlor, Bowling alley, Bingo hall, Gun range, Night club, Recreation general outdoor (other than listed), Marina, Specialty paraphernalia sales, Wrecker service, Gas well, Transit passenger terminal, Utility installation other than listed, Telecommunication Facilities Towers >75 ft., Stealth towers >100 ft., Self-storage facility.

Conditions – Kennel/commercial, Veterinary clinic, Motor vehicle rental, Financial services, Restaurant with drive-through, Sidewalk café, Hotel/full service, Skating rink, Teen club, Theatre indoor, Building and landscaping materials and lumber sales, Nursery/garden shop or plant sales, Food processing, Custom and craft work, Telecommunication Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75 ft., Stealth towers ≤100 ft.



LOCATION MAP SUP15-6

Specific Use Permit For
Tattoo Parlor



SUP15-6

South of West Park Row Drive and west of South Cooper Street



View of the adjacent development to the east across South Cooper Street.



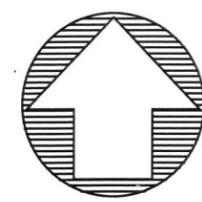
View of the adjacent development to the south across Lynda Lane.



View of the adjacent development to the north.



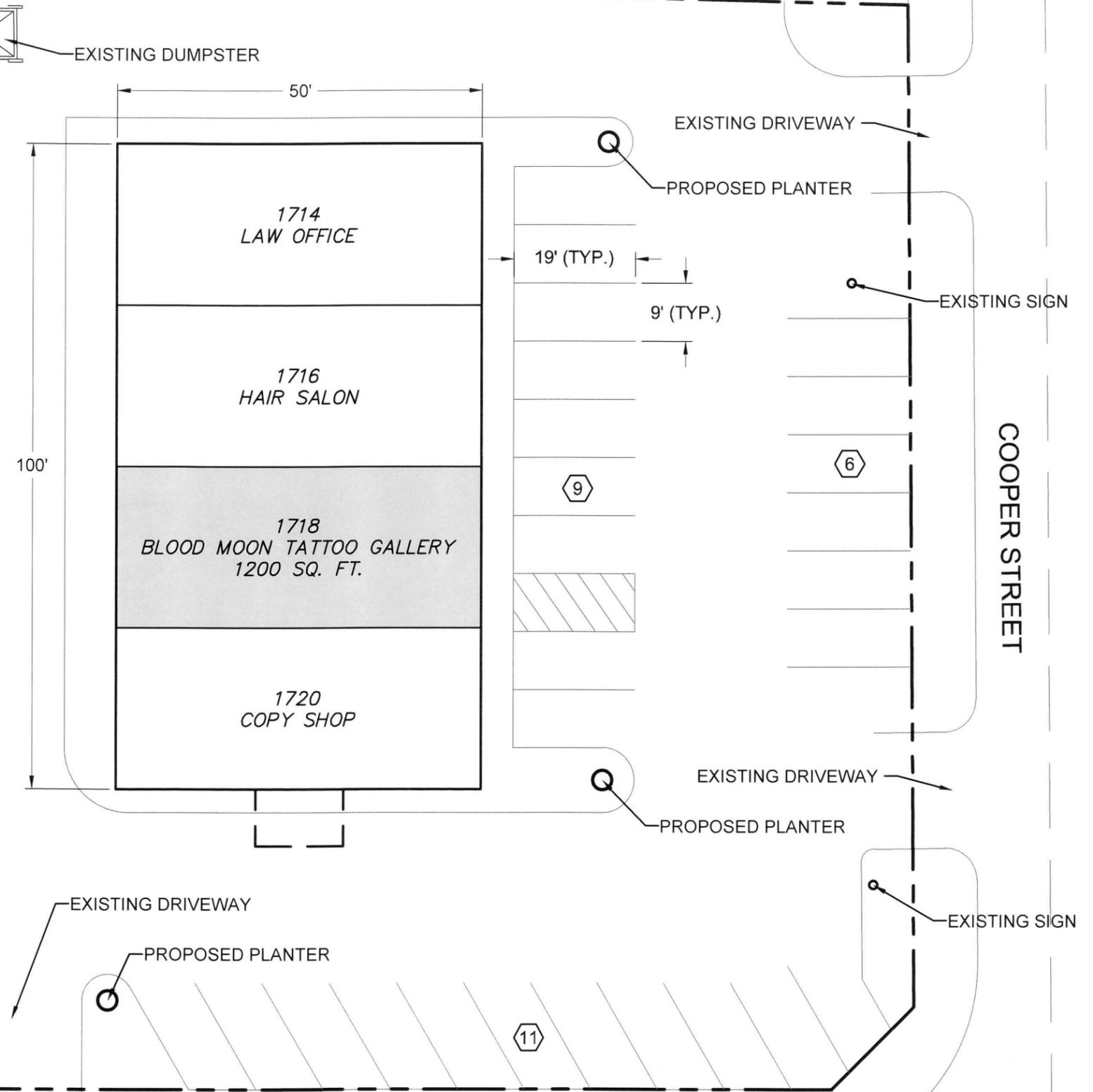
View west, looking at the subject site.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



BLOOD MOON TATTOO GALLERY
1718 S. COOPER STREET
ARLINGTON, TEXAS