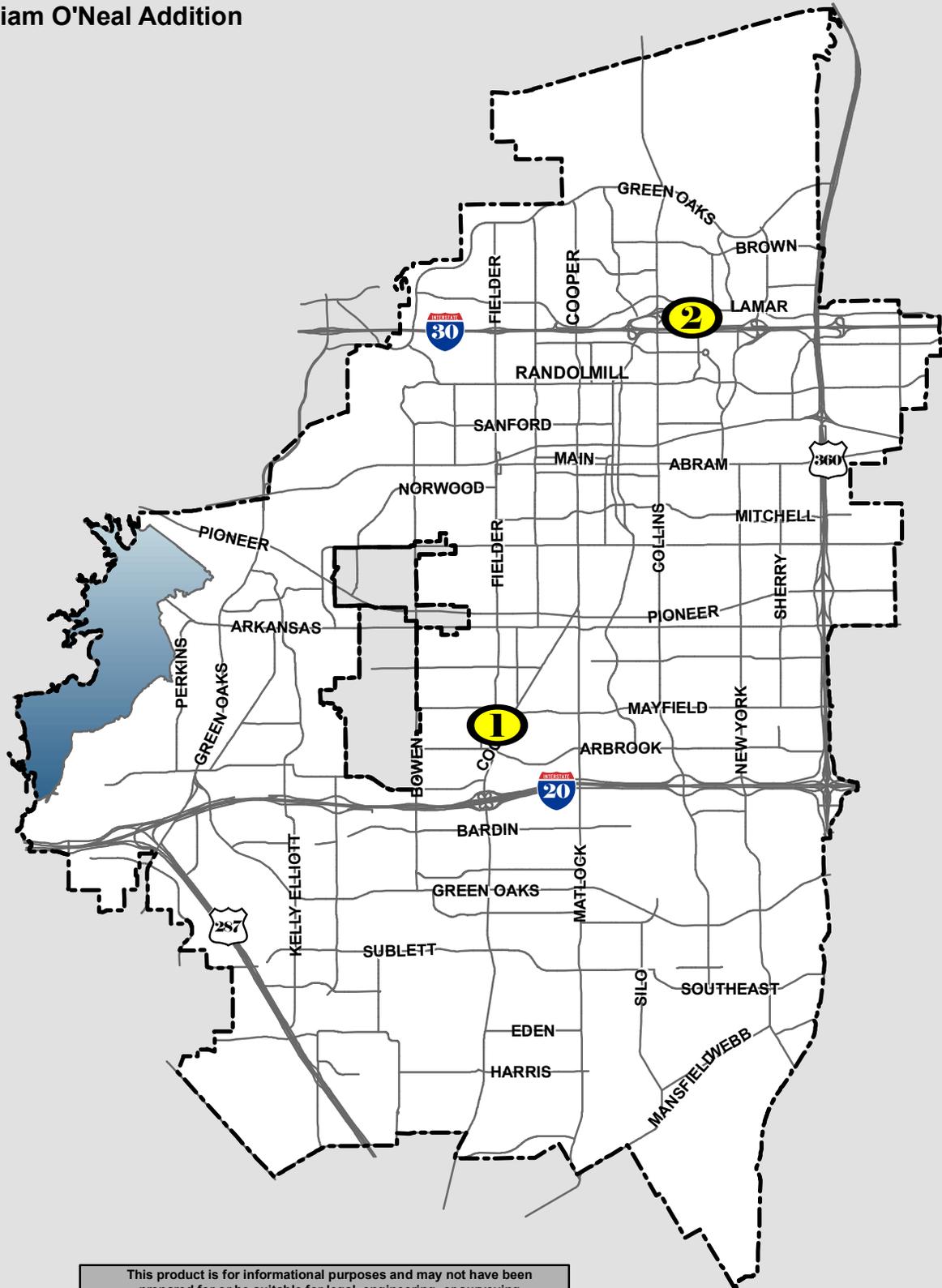


PLANNING & ZONING

December 2, 2015



1. Replat - Schooler Tracts Addition
2. Replat - William O'Neal Addition



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





AGENDA

**Planning and Zoning Commission
Work Session**

**Council Briefing Room, 3rd floor
101 West Abram Street**

**December 2, 2015
4:00 P.M.**

I. CALL TO ORDER

II. CONTINUED DISCUSSION OF ALTERNATIVE FINANCIAL INSTITUTIONS

III. DISCUSSION OF OUTSIDE STORAGE

IV. DISCUSSION OF REGULAR SESSION AGENDA ITEMS

V. DIRECTOR UPDATE ON PREVIOUS COUNCIL ITEMS

- A. Zoning Case ZA15-3
(4247 Pleasantview Drive)

Application to change the zoning of property to Limited Office (LO) on approximately 0.573 acres zoned Residential Single-Family 7.2 (RS-7.2) and generally located north of the West Interstate 20 Highway service road and east of Pleasantview Drive.

CC Approved 8-0-0 on 11/10/15 on final reading

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

- B. Zoning Case PD15-7
(2540 East Abram Street)

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

CC Approved 8-0-0 on 11/10/15 on final reading

- C. Zoning Case PD15-9
(3712 Kelly Perkins Road)

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

CC Approved 9-0-0 on 11/17/15 on final reading

- D. Specific Use Permit SUP15-7
(3411 Hastings Drive)

Application for approval of a Specific Use Permit (SUP) for a secondary living unit on approximately .193 acres of land zoned Residential Single-Family-7.2 (RS-7.2) and generally located north of West Park Row Drive and west of Norwood Lane.

CC Approved 9-0-0 on 11/17/15 on final reading

- E. Specific Use Permit SUP10-23R2
(408 113th Street)

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

CC Approved 9-0-0 on 11/17/15 on final reading

VI. DISCUSSION OF FUTURE MEETING DATES AND TIMES

- (a) Planning and Zoning Commission Two-Hour Bus Tour – December 18, 2015

- (b) Planning and Zoning Commission Meeting on December 16, 2015

VII. ADJOURN



AGENDA

**Planning and Zoning Commission
Regular Session**

**Council Chamber
101 West Abram Street**

**DECEMBER 2, 2015
5:30 P.M.**

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

I. CALL TO ORDER

II. PLEDGE

III. APPROVAL OF MINUTES

- A. Minutes of November 4, 2015 P&Z Meeting

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Replat – Schooler Tracts Addition, Lots 11R-1A and 11R-1B; Zoned Community Commercial (CC), generally located west of South Cooper Street and south of Blue Danube Street with the approximate addresses being 3518 South Cooper Street and 1500 Blue Danube Street.
- B. Replat – William O’Neal Addition, Lot 29-R1; Zoned Entertainment District Overlay-Community Commercial (EDO-CC), generally located west of Baird Farm Rd. and south of East Lamar Boulevard with the approximate address being 1361 Horton Circle.

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

V. MISCELLANEOUS

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

VI. ADJOURN

Staff Report



Replat (Schooler Tracts Addition)

Planning and Zoning Meeting Date: 12-2-15

Document Being Considered: Plat

RECOMMENDATION

Consider a Replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, Cates-Clark & Associates, LLP, represented by Daniel Stewart, proposes to reconfigure Lot 11R-1 and 10R-1-A3 of the Schooler Tracts Addition creating Lots 11R-1A and 11R-1B. The proposal also includes the creation of a 20-foot Drainage Easement between the two lots. The subject site is currently developed with a retail store building with a proposed expansion of approximately 12,843 square feet on Lot 11R-1A. There is no proposed development on Lot 11R-1B at this time.

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 west of South Cooper Street and south of Blue Danube Street with the approximate addresses being 3518 South Cooper Street and 1500 Blue Danube Street.

Sector: West

Council District: 4

Current Zoning: Community Commercial (CC)

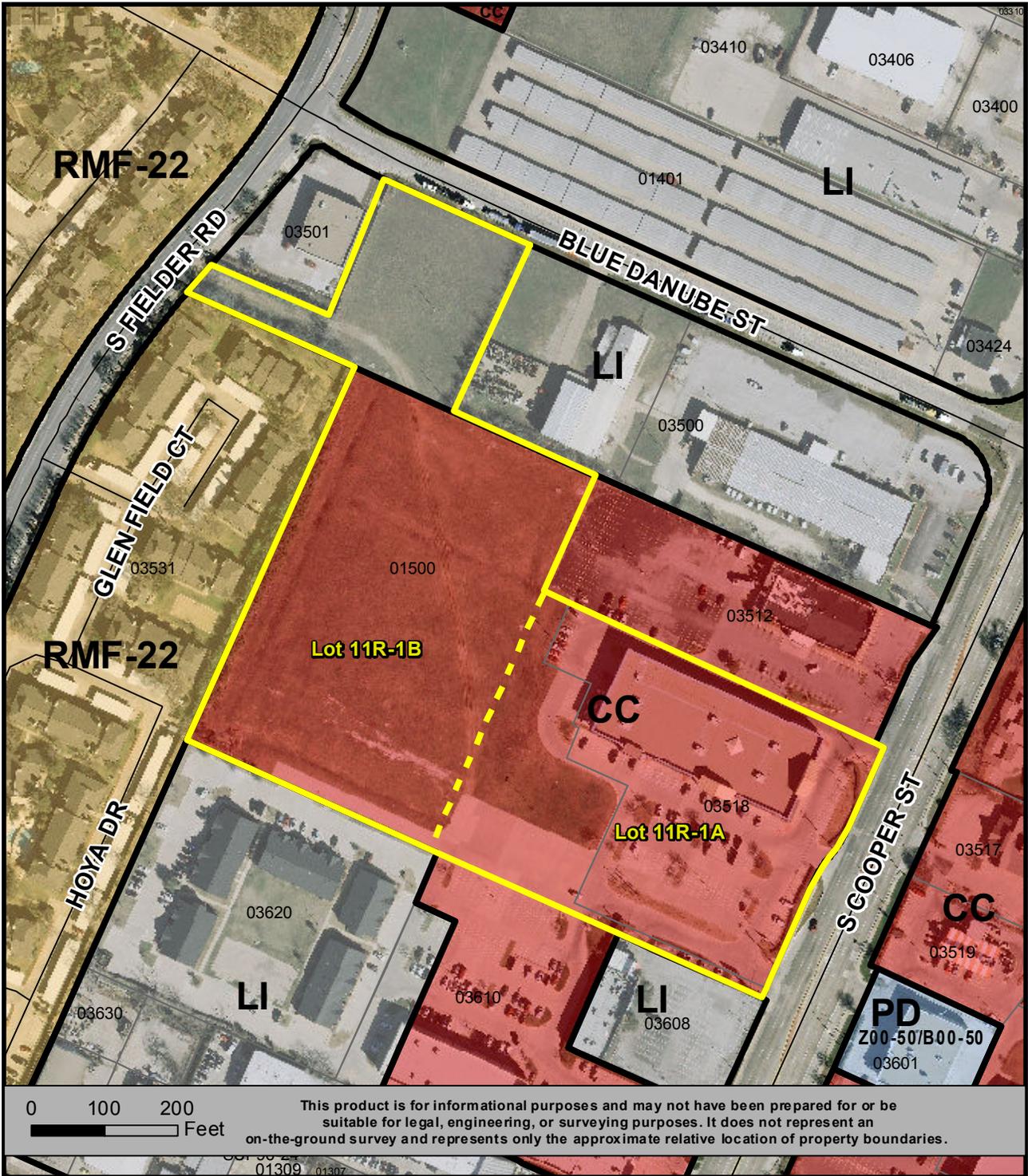
ATTACHED

- 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

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



LOCATION MAP

**SCHOOLER TRACTS ADDITION
REPLAT**



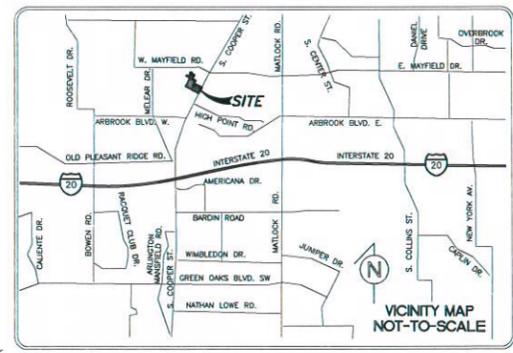
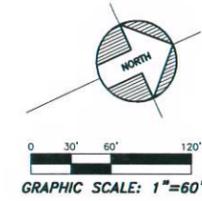
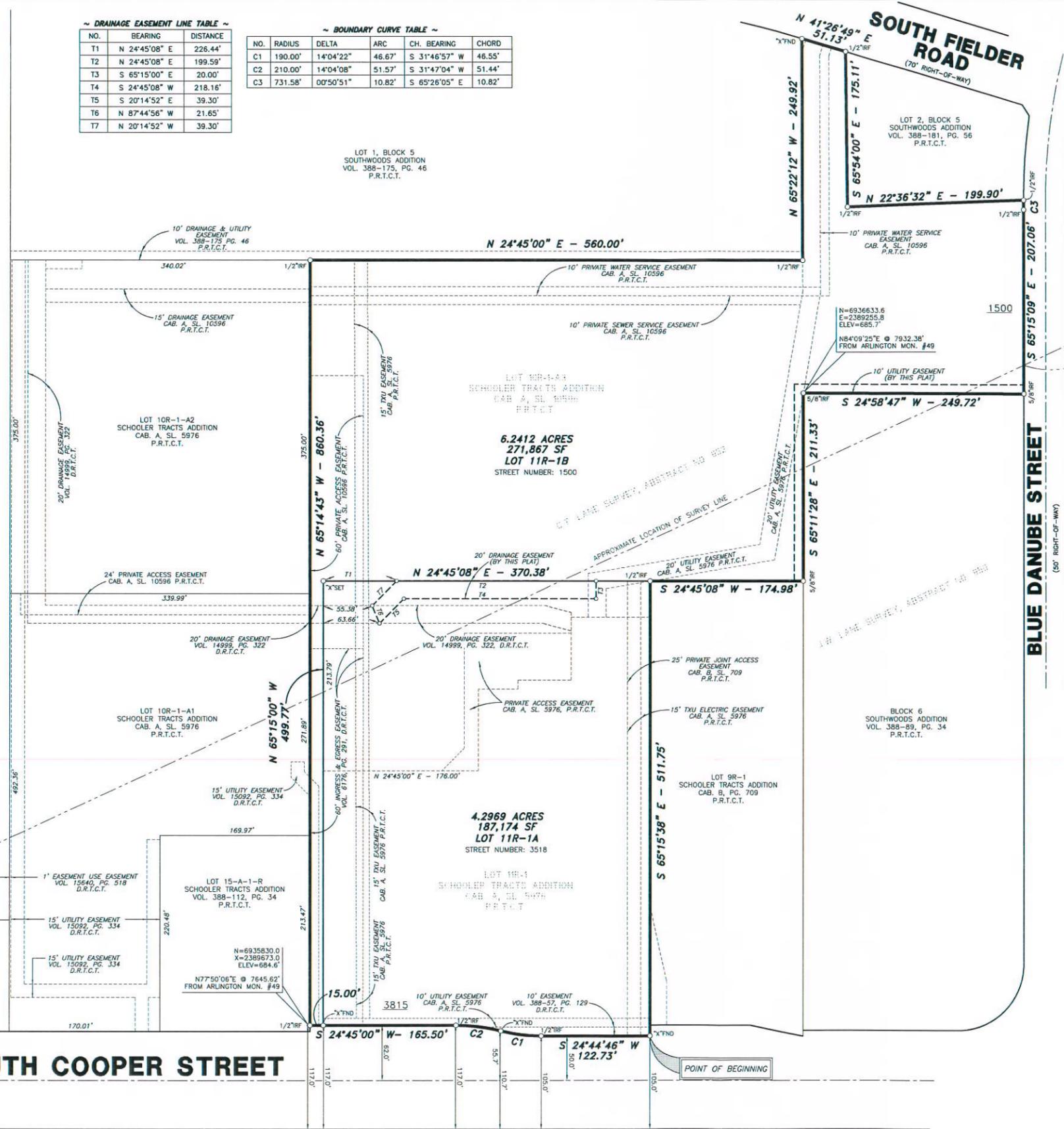
~ DRAINAGE EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
T1	N 24°45'08" E	226.44'
T2	N 24°45'08" E	199.59'
T3	S 65°15'00" E	20.00'
T4	S 24°45'08" W	218.16'
T5	S 20°14'52" E	39.30'
T6	N 87°44'56" W	21.65'
T7	N 20°14'52" W	39.30'

~ BOUNDARY CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	190.00'	14°04'22"	46.67'	S 31°46'57" W	46.55'
C2	210.00'	14°04'08"	51.57'	S 31°47'04" W	51.44'
C3	731.58'	00°50'51"	10.82'	S 65°26'05" E	10.82'

LOT 1, BLOCK 5
SOUTHWOODS ADDITION
VOL. 388-175, PG. 46
P.R.T.C.T.



LEGEND

CAB.	CABINET
SL	SLIDE
"X" FND	"X" CUT FOUND IN CONCRETE
"X" SET	"X" CUT SET IN CONCRETE
IRF	IRON ROD FOUND
PG.	PAGE
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY TEXAS

- NOTES:
1. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
 2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
 3. VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL PUBLIC OR PRIVATE STREET OR DRIVEWAY INTERSECTIONS IN ACCORDANCE WITH CURRENT CITY ORDINANCE.
 4. THE CITY OF ARLINGTON WILL ONLY BE RESPONSIBLE FOR THE PERMANENT PIPE SYSTEM, WITHIN THE PUBLIC DRAINAGE EASEMENT. THE CITY OF ARLINGTON WILL NOT BE RESPONSIBLE FOR OTHER AMENITIES, INCLUDING BUT NOT LIMITED TO PAVING AND FENCES WITHIN THE DRAINAGE EASEMENT, AND FOR GENERAL MAINTENANCE AND MOWING.
 5. THE FOLLOWING LOTS ARE TO BE SERVED BY THE PRIVATE ACCESS EASEMENTS SHOWN HEREON: LOTS 111-1A AND 111-1B.

OWNER (LOT 111-1A)
LOGAN ARLINGTON PROPERTIES, L.P.
400 PERIMETER CENTER TERRACE
ATLANTA, GEORGIA 30346
CONTACT: JEFF FINKEL
(678) 338-4566

OWNER (LOT 111-1B)
COOPER STREET MARKET, LP
2918 WINGATE
FORT WORTH, TEXAS 76107
CONTACT: REESE PETTIGREW
(817) 335-5881

ENGINEER
CATES-CLARK & ASSOCIATES, LLP
14800 QUORUM DR., STE 500
DALLAS, TEXAS 75254
CONTACT: DANIEL STEWART, P.E.
(972) 385-2272
FAX: (972) 980-1627

SURVEYOR
BLUE SKY SURVEYING & MAPPING CORP.
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
CONTACT: DAVID PETREE, R.P.L.S.
(214) 358-4500
FAX: (214) 358-4600

REPLAT
SCHOOLER TRACTS ADDITION
LOT 111-1A AND LOT 111-1B

BEING A 2 LOT REPLAT OF
LOT 111-1 AND LOT 10R-1-A3
SCHOOLER TRACTS ADDITION
(CAB. A, SL. 5976 AND CAB. A, SL. 10596)
AN ADDITION TO THE CITY OF ARLINGTON
TARRANT COUNTY, TEXAS

NOVEMBER 4, 2015

THIS PLAT IS RECORDED IN DOCUMENT NUMBER _____ DATED _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS LOGAN ARLINGTON PROPERTIES L.P. AND COOPER STREET MARKET, LP., ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE C.T. LANE SURVEY, ABSTRACT NO. 952 AND THE J. W. LANE SURVEY, ABSTRACT NO. 950 AND BEING ALL OF LOT 10R-1-A3 OF THE SCHOOLER TRACTS ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 10596 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF LOT 11R-1 OF SAID SCHOOLER TRACTS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 5976 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" FOUND IN CONCRETE FOR THE MOST EASTERLY CORNER OF SAID LOT 11R-1, SAID POINT ALSO BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF SOUTH COOPER STREET, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE SOUTH 24° 44' 46" WEST AND FOLLOWING ALONG SOUTH COOPER STREET AND ALONG THE SOUTHEAST LINE OF SAID LOT 11R-1 FOR A DISTANCE OF 122.73 FEET TO A 1/2" IRON ROD FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14° 04' 22" AND A RADIUS OF 190.00 FEET WITH A CHORD BEARING SOUTH 31° 46' 57" WEST FOR A DISTANCE OF 46.55 FEET;

SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 46.67 FEET TO AN "X" CUT FOUND IN CONCRETE, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14° 04' 08" AND A RADIUS OF 210.00 FEET WITH A CHORD BEARING SOUTH 31° 47' 04" WEST FOR A DISTANCE OF 51.44 FEET;

SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 51.57 FEET TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 24° 45' 00" WEST, AND CONTINUING ALONG SOUTH COOPER STREET, PASSING AT A DISTANCE OF 150.50 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHERN MOST CORNER OF SAID LOT 11R-1, AND BEING A SOUTHERLY CORNER OF SAID LOT 10R-1-A3, CONTINUING FOR A TOTAL DISTANCE OF 165.50 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAME BEING THE SOUTHERN MOST CORNER OF SAID LOT 10R-1-A3, AND BEING ON A NORTHEASTERLY LINE OF LOT 15-A-1-R OF SAID SCHOOLER TRACTS ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-112, PAGE 34 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 65° 14' 43" WEST AND DEPARTING SOUTH COOPER STREET, FOLLOWING ALONG THE COMMON LINE OF LOT 10R-1-A3 AND LOT 15-A-1-R, PASSING AT A DISTANCE OF 213.47 FEET THE MOST NORTHERLY CORNER OF SAID LOT 15-A-1-R, SAME BEING AN EASTERLY CORNER OF LOT 10R-1-A1 OF SAID SCHOOLER TRACTS ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 5976 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, PASSING AT A DISTANCE OF 485.36 FEET THE MOST NORTHERLY CORNER OF SAID LOT 10R-1-A1, AND CONTINUING FOR A TOTAL DISTANCE OF 860.36 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT ALSO BEING A WESTERLY CORNER OF SAID LOT 10R-1-A3, SAID POINT ALSO BEING ON THE SOUTHEAST LINE OF LOT 1, BLOCK 5 OF THE SOUTHWOODS ADDITION, AN ADDITION TO THE CITY OF ARLINGTON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-175, PAGE 46 OF THE PLAT RECORDS OF TARRANT COUNTY TEXAS;

THENCE NORTH 24° 45' 00" EAST AND FOLLOWING ALONG THE SOUTHEAST LINE OF SAID LOT 1, BLOCK 5 SAME BEING THE NORTHWEST LINE OF SAID LOT 10R-1-A3 FOR A DISTANCE OF 560.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 65° 22' 12" WEST A DISTANCE OF 249.92 FEET TO AN "X" CUT FOUND FOR CORNER ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SOUTH FIELDER ROAD, A 70 FOOT RIGHT-OF-WAY, SAME BEING A COMMON CORNER FOR SAID LOT 1, BLOCK 5 AND SAID LOT 10R-1-A3;

THENCE NORTH 41° 26' 49" EAST AND FOLLOWING ALONG THE SOUTHEAST LINE OF SAID SOUTH FIELDER ROAD, SAME BEING A NORTHWEST LINE OF SAID LOT 10R-1-A3 FOR A DISTANCE OF 51.13 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAME BEING A CORNER FOR LOT 10R-1-A3, SAID CORNER ALSO BEING A WESTERLY CORNER OF LOT 2, BLOCK 5 OF THE SOUTHWOODS ADDITION, AN ADDITION TO THE CITY OF ARLINGTON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-181, PAGE 56 OF THE PLAT RECORDS OF TARRANT COUNTY TEXAS;

THENCE SOUTH 65° 54' 00" EAST AND DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID SOUTH FIELDER ROAD, FOLLOWING ALONG THE COMMON LINES OF SAID LOT 2, BLOCK 5 AND SAID LOT 10R-1-A3 FOR A DISTANCE OF 175.11 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 22° 36' 32" EAST, FOLLOWING ALONG THE COMMON LINES OF SAID LOT 2, BLOCK 5 AND SAID LOT 10R-1-A3 FOR A DISTANCE OF 199.90 FEET TO A 1/2" IRON ROD FOUND FOR CORNER ON THE SOUTHWESTERN RIGHT-OF-WAY LINE OF BLUE DANUBE STREET, A 50-FOOT RIGHT-OF-WAY, AND BEING THE MOST NORTHERN CORNER OF SAID LOT 10R-1-A3, AND ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07° 50' 51" AND A RADIUS OF 731.58 FEET, WITH A CHORD BEARING SOUTH 65° 26' 05" EAST FOR A DISTANCE OF 10.82 FEET;

SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT AND FOLLOWING ALONG SAID BLUE DANUBE STREET FOR AN ARC DISTANCE OF 10.82 FEET TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 65° 15' 09" EAST AND CONTINUING ALONG SAID BLUE DANUBE STREET, AND ALONG THE NORTHEAST LINE OF SAID LOT 10R-1-A3 FOR A DISTANCE OF 207.06 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE MOST NORTHERLY CORNER OF BLOCK 6, SOUTHWOODS ADDITION, AN ADDITION TO THE CITY OF ARLINGTON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-89, PAGE 34 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE SOUTH 24° 58' 47" WEST AND DEPARTING BLUE DANUBE STREET AND FOLLOWING ALONG THE NORTH LINE OF SAID BLOCK 6, AND ALONG A SOUTHEAST LINE OF SAID LOT 10R-1-A3 FOR A DISTANCE OF 249.72 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE MOST WESTERLY CORNER OF SAID BLOCK 6;

THENCE SOUTH 65° 11' 28" EAST AND FOLLOWING ALONG A SOUTHWEST LINE OF SAID BLOCK 6 AND ALONG A NORTHEAST LINE OF SAID LOT 10R-1-A3 FOR A DISTANCE OF 211.33 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE MOST NORTHERN CORNER OF LOT 9R-1 OF THE SCHOOLER TRACTS ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, PAGE 709 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE SOUTH 24° 45' 08" WEST FOR A DISTANCE OF 174.98 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAME BEING THE MOST WESTERLY CORNER OF SAID LOT 9R-1;

THENCE SOUTH 65° 15' 38" EAST FOR A DISTANCE OF 511.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.5381 ACRES (459,041 SQUARE FEET) OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LOGAN ARLINGTON PROPERTIES, L.P., AND COOPER STREET MARKET, LP., A TEXAS LIMITED PARTNERSHIP, SUCCESSOR IN INTEREST TO COOPER STREET MARKET, INC., TEXAS LIMITED CORPORATION, DO HEREBY BIND THEMSELVES AND THEIR HEIRS, ASSIGNEES AND SUCCESSORS OF TITLE THIS PLAT DESIGNATING THE HEREINBOVE DESCRIBED PROPERTY AS LOTS 11R-1A AND 11R-1B, SCHOOLER TRACTS ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND RIGHT-OF-WAY EASEMENTS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF GARBAGE COLLECTION AGENCIES AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, AS AMENDED, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS FOR FILING AND RECORDING WITH THE TARRANT COUNTY CLERK'S OFFICE.

WITNESS OUR HANDS AT DALLAS, TEXAS, _____ DAY OF _____, 2015.

JEFF FINKEL
LOGAN ARLINGTON PROPERTIES, L.P.
OWNER LOT 11R-1A

REESE PETTIGREW
COOPER STREET MARKET, LP.
OWNER LOT 11R-1B

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JEFF FINKEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED REESE PETTIGREW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

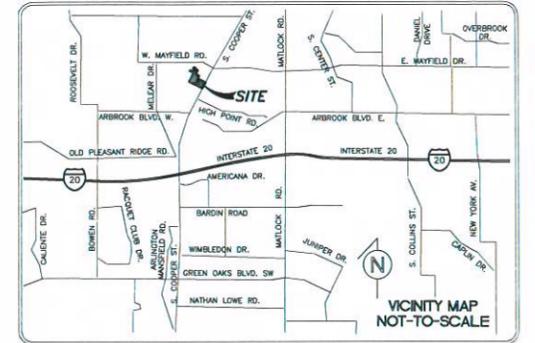
GIVEN UNDER MY HAND AND SEAL OF OFFICE, _____ DAY OF _____, 2015

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS, HEREIN REFERRED TO AS "IMPROVEMENTS", DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS PREDECESSORS, OR TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS SUCCESSORS. DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS 11R-1A AND 11R-1B 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.

JEFF FINKEL
LOGAN ARLINGTON PROPERTIES, L.P.
OWNER LOT 11R-1A

REESE PETTIGREW
COOPER STREET MARKET, LP.
OWNER LOT 11R-1B



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID PETREE, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ARLINGTON.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

Chairman - Planning and Zoning Commission

Secretary - Planning and Zoning Commission

OWNER (LOT 11R-1A)
LOGAN ARLINGTON PROPERTIES, L.P.
400 PERIMETER CENTER TERRACE
ATLANTA, GEORGIA 30346
CONTACT: JEFF FINKEL
(678) 338-4566

OWNER (LOT 11R-1B)
COOPER STREET MARKET, LP
2918 WINGATE
FORT WORTH, TEXAS 76107
CONTACT: REESE PETTIGREW
(817) 335-5881

ENGINEER
CATES-CLARK & ASSOCIATES, LLP
14800 QUORUM DR., STE 500
DALLAS, TEXAS 75254
CONTACT: DANIEL STEWART, P.E.
(972) 385-2272
FAX: (972) 980-1627

SURVEYOR
BLUE SKY SURVEYING & MAPPING CORP.
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
CONTACT: DAVID PETREE, R.P.L.S.
(214) 358-4500
FAX: (214) 358-4600

**REPLAT
SCHOOLER TRACTS ADDITION
LOT 11R-1A AND LOT 11R-1B**

BEING A 2 LOT REPLAT OF
LOT 11R-1 AND LOT 10R-1-A3
SCHOOLER TRACTS ADDITION
(CAB. A, SL. 5976 AND CAB. A, SL. 10596)
AN ADDITION TO THE CITY OF ARLINGTON
TARRANT COUNTY, TEXAS

NOVEMBER 4, 2015

THIS PLAT IS RECORDED IN DOCUMENT NUMBER _____ DATED _____

Staff Report



Replat (William O'Neal Addition)

Planning and Zoning Meeting Date: 12-2-15

Document Being Considered: Plat

RECOMMENDATION

Consider a Replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, D.R. Horton, Inc., represented by Bret Blankenship, proposes to replat Lot29-R, a 5.977-acre tract of the William O'Neal Addition. The purpose of this replat is to create new easements and abandon existing easements to accommodate the proposed design of the new D.R. Horton National Headquarters on Lot 29-R1.

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

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

<u>Property Location:</u>	Generally located west of Baird Farm Rd. and south of East Lamar Boulevard with the approximate address being 1361 Horton Circle.
<u>Sector:</u>	North
<u>Council District:</u>	1
<u>Current Zoning:</u>	Entertainment District Overlay-Community Commercial (EDO-CC)

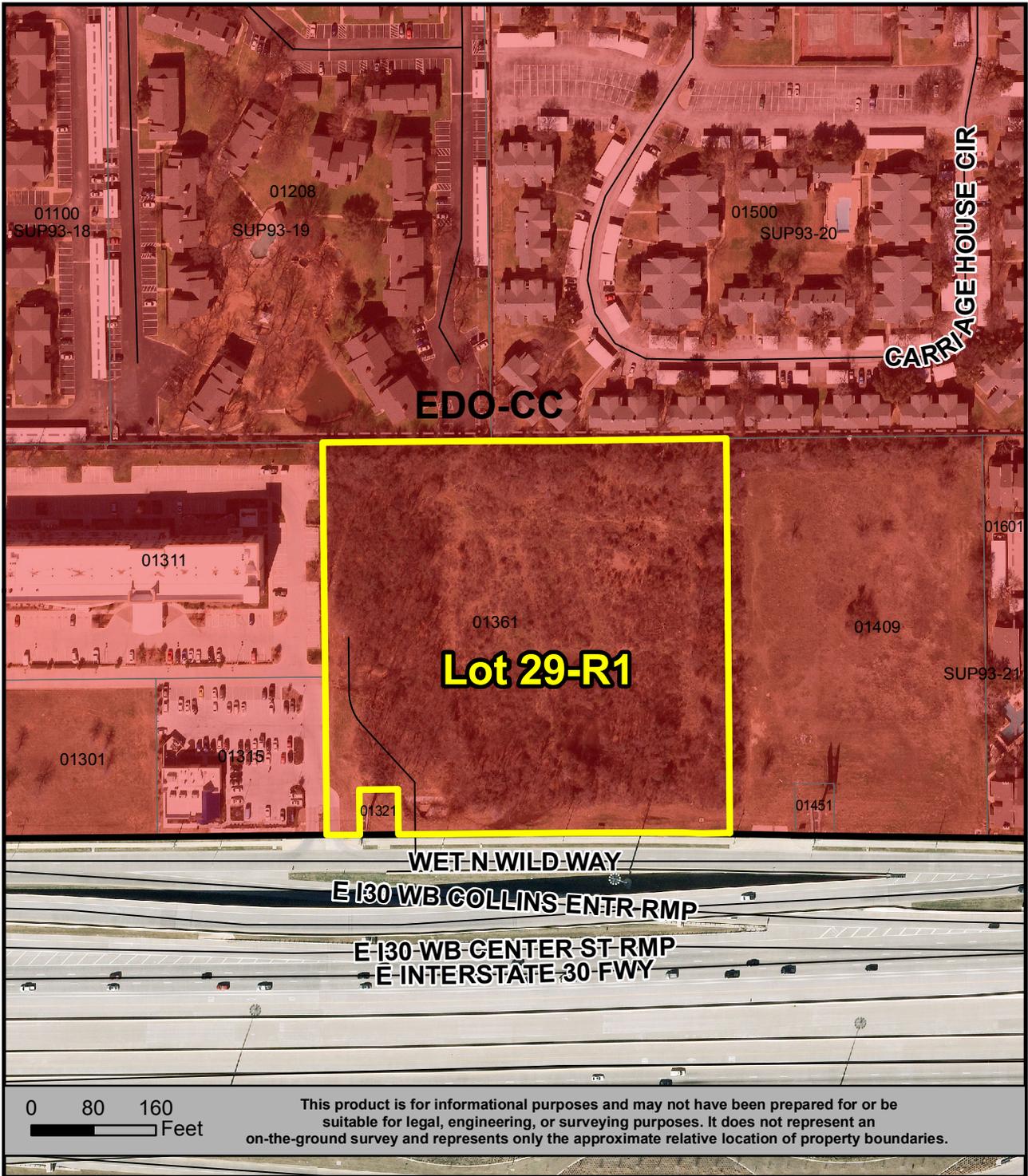
ATTACHED

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

STAFF CONTACT(S)

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

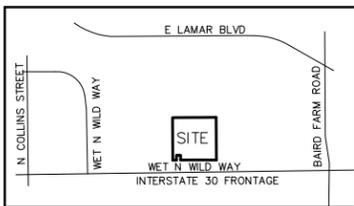
Kevin Charles
Senior Planner
Community Development and Planning
817-459-6515
Kevin.Charles@arlingtontx.gov



LOCATION MAP

**WILLIAM O'NEAL ADDITION
REPLAT**

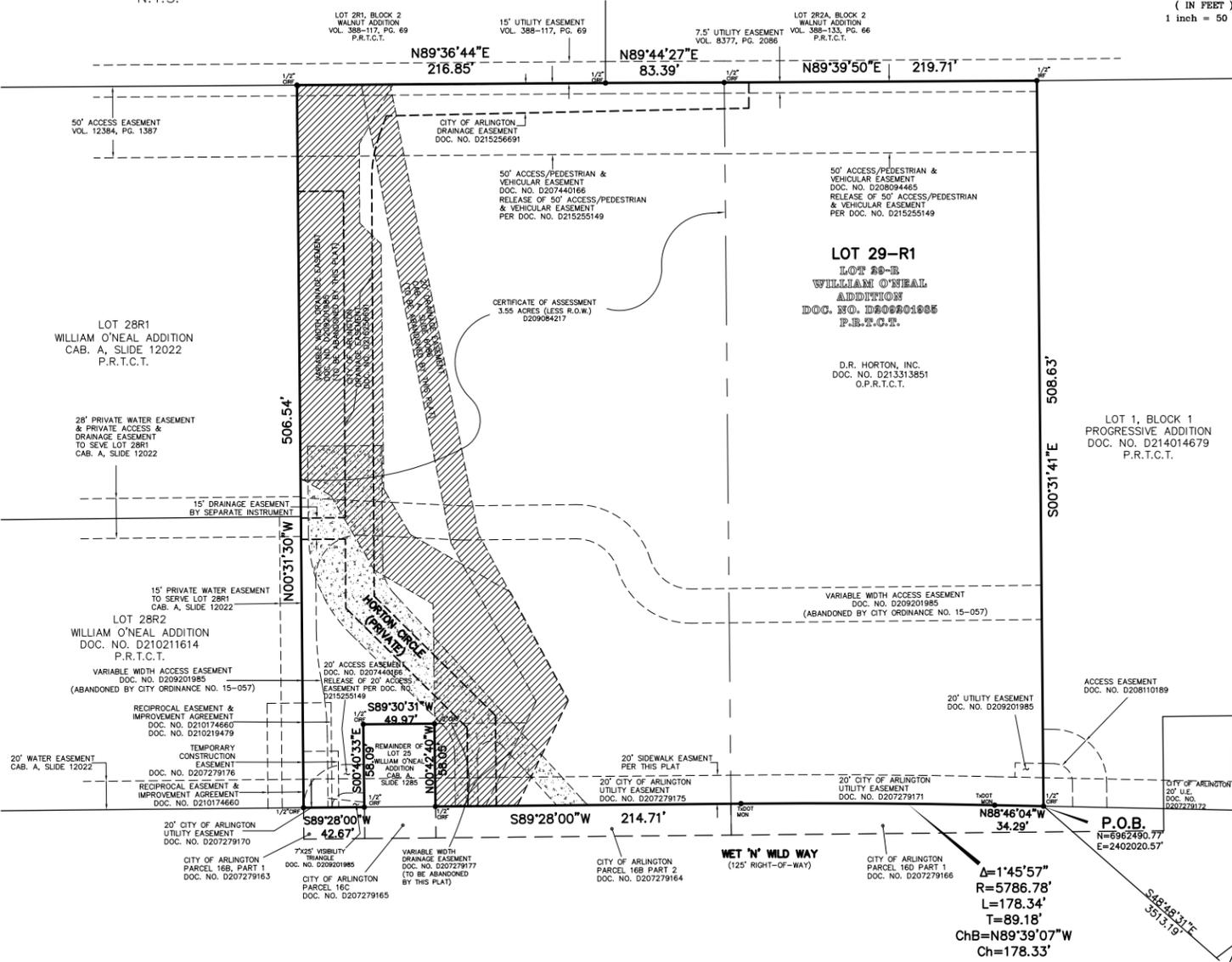
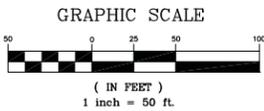




LOCATION MAP
N.T.S.

LEGEND

- POB POINT OF BEGINNING
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- P.R.T.C.T. PLAT RECORDS TARRANT COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- EASEMENT THAT ARE HATCHED ARE TO BE ABANDONED BY THIS PLAT
- HORTON CIRCLE (PRIVATE)



STATE OF TEXAS ~
COUNTY OF TARRANT~

WHEREAS, D.R. Horton, Inc. is the owner of a parcel of land located in the City of Arlington, Tarrant County, Texas, a part of the William O'Neal Survey, Abstract Number 1190, and being all of Lot 29-R, Replat of William O'Neal Addition, an addition to the City of Arlington as recorded in Document Number D214014679, Plat Records of Tarrant County, Texas, and also being all that parcel of land described as Tract 1 in deed to D.R. Horton, Inc. as recorded in Document Number D213313851, Official Public Records of Tarrant County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "JPH LAND SURVEYING" found at the southeast corner of said Lot 29-R, said point being the southwest corner of Lot 1, Block 1, Progressive Addition, an addition to the City of Arlington as recorded in Document Number D214014679, Plat Records of Tarrant County, Texas, said point also being in the north right-of-way line of Wet N Wild Way (a 125 foot right-of-way);

THENCE along the south line of said Lot 29-R and the north right-of-way line of Wet N Wild Way as follows:
North 88 degrees 42 minutes 04 seconds West, 58.05 feet to a one-half inch iron rod with cap stamped Transportation Monument found for corner;
Northwesterly, 178.34 feet along a curve to the left having a central angle of 01 degrees 45 minutes 57 seconds, a radius of 5786.78 feet, a tangent of 89.18 feet, and whose chord bears North 89 degrees 39 minutes 07 seconds West, 178.33 feet to a Texas Department of Transportation Monument found for corner;
South 89 degrees 28 minutes 00 seconds West, 214.71 feet to a one-half inch iron rod with cap stamped RPLS No. 5310 found for corner;

THENCE continuing along the south line of said Lot 29-R as follows:
North 00 degrees 42 minutes 04 seconds West, 58.05 feet to a one-half inch iron rod with cap stamped RPLS No. 5310 found for corner;
South 89 degrees 30 minutes 31 seconds West, 49.97 feet to a one-half inch iron rod with cap stamped RPLS No. 5310 found for corner;
South 00 degrees 40 minutes 33 seconds East, 58.09 feet to a one-half inch iron rod with cap stamped RPLS No. 5310 found for corner, said point also being in the north right-of-way line of Wet N Wild Way;

THENCE South 89 degrees 28 minutes 00 seconds West, 42.67 feet along the north right-of-way line of Wet N Wild Way to a one-half inch iron rod with cap stamped RPLS No. 5310 found at the southwest corner of said Lot 29-R, said point also being the southeast corner of Lot 28R-2, William O'Neal Addition, an addition to the City of Arlington as recorded in Cabinet A, Slide 12022, Plat Records of Tarrant County, Texas;

THENCE North 00 degrees 31 minutes 30 seconds West, 506.54 feet to a one-half inch iron rod with cap stamped RPLS No. 5310 found at the northwest corner of said Lot 29-R, said point being the northeast corner of Lot 28R-1, of said William O'Neal Addition, said point also being in the south line of Lot 2R1, Block 2, Walnut Addition, an addition to the City of Arlington as recorded in Volume 388-117, Page 69, Plat Records of Tarrant County, Texas;

THENCE North 89 degrees 36 minutes 44 seconds East, 216.85 feet along the north line of said Lot 29R to a one-half inch iron rod with cap found for corner, said point being the southeast corner of said Lot 2R1, said point also being the southwest corner of Lot 2R2A, Block 2, Walnut Addition, an addition to the City of Arlington as recorded in Volume 388-133, Page 66, Plat Records of Tarrant County, Texas;

THENCE along the north line of said Lot 29R and the south line of said Lot 2R2A as follows:
North 89 degrees 44 minutes 27 seconds East, 83.39 feet to a one-half inch iron rod with cap found for corner;
North 89 degrees 39 minutes 50 seconds East, 219.71 feet to a one-half inch iron rod found at the northeast corner of said Lot 29R, said point also being the northwest corner of said Lot 1, Block 1;

THENCE South 00 degrees 31 minutes 41 seconds East, 508.63 feet along the east line of said Lot 29R and the west line of said Lot 1, Block 1 to the POINT OF BEGINNING and containing 260,338 square feet or 5.977 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That D.R. Horton, Inc. does hereby adopt this plat designating hereinabove described property as **WILLIAM O'NEAL ADDITION, LOT 29-R1**, an addition to the City of Arlington, Tarrant County, Texas and does hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use of using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND THIS _____ DAY OF _____, 2015.

Rick Rawlings, Vice President, CIO, D.R. Horton, Inc.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Rick Rawlings, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARK W. HARP, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Arlington, Tarrant County, Texas.

MARK W. HARP, R.P.L.S. No. 6425



STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

Notary Public in and for the State of Texas

REPLAT
WILLIAM O'NEAL ADDITION
LOT 29-R1
BEING A REPLAT OF LOT 29-R,
WILLIAM O'NEAL ADDITION AS RECORDED
IN DOC. NO. D209201985, P.R.T.C.T.

5.977 ACRES OUT OF THE
WILLIAM O'NEAL SURVEY, ABSTRACT NO. 1190,
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

D.R. HORTON, INC. OWNER/DEVELOPER
301 Commerce Street, Suite 500 (817) 390-8200
Fort Worth, Texas 76102

JBI PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B (972)248-7676
Addison, Texas 75001
Contact: Jeff Miles, P.E.
TBPE No. F-438 TBPLS No. 10076000

Notes

- Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the City of Arlington, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office.
- The City of Arlington is not responsible for the design, construction, operation, maintenance, or use of any private drainage features and associated drainage easements, hereinafter referred to as "improvements", to be developed and constructed by the 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 whatsoever, 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 to accept full responsibility and liability for the "improvements".

General Notes

- According to the Flood Insurance Rate Map Number 48439C0240K, Map Revised September 25, 2009, Subject tract lies within Zone X (unshaded). Areas determined to be outside of the 0.2 percent annual chance floodplain.
- The basis of bearing is derived from GPS observations using the City of Arlington geodetic monuments (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD 83)
- No buildings exist on this property.
- The subject tract and adjoining tracts are zoned EDO-CC, according to the City of Arlington's online zoning map.
- This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees.
- This plat does not alter or remove deed restrictions or covenants, if any on this property.
- Elevations are NAVD 88.
- The purpose of the Replat is to create new easements and remove existing easements to meet the needs of the new design layout.

All of the above shall be covenants running the land. It is expressly contemplated that the developer shall impose these covenant upon Lot 1 abutting, adjacent, or served by the "improvements" the full obligation and responsibility of maintaining and operating said "improvements".

AMANDA Sequence No. 15-851183 Plotted by: mharp Plot Date: 11/17/2015 9:44 AM Drawing: H:\Projects\HO2001-DRH Arlington Office\dwg\ho2001-pt.dwg Saved By: mharp Save Time: 11/17/2015 9:43 AM