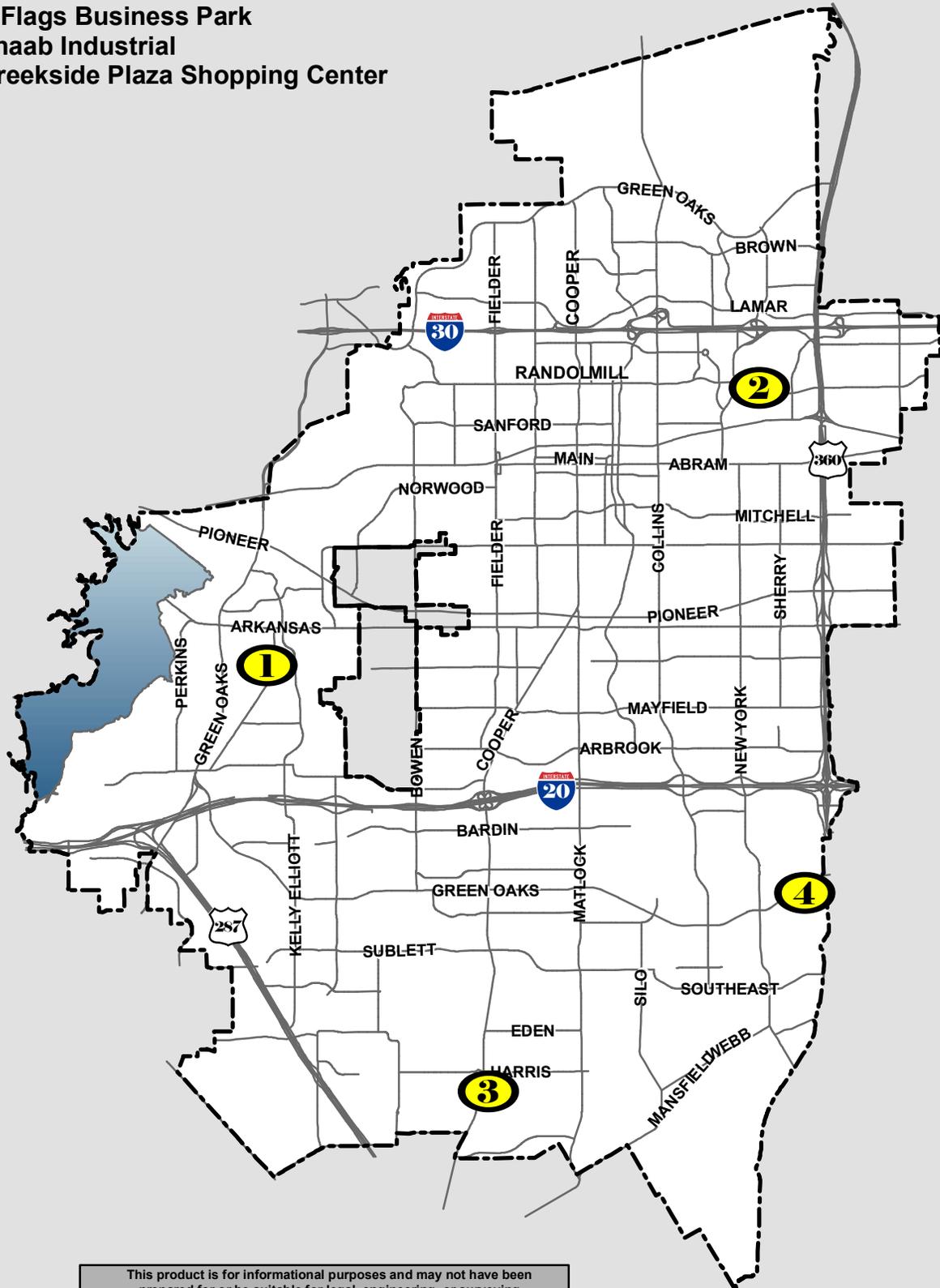


PLANNING & ZONING

January 6, 2016



1. Replat - Wooded Acres Addition
2. Replat - Six Flags Business Park
3. ZA15-8 - Schaab Industrial
4. PD15-12 - Creekside Plaza Shopping Center



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**

**January 6, 2016
4:15 P.M.**

I. CALL TO ORDER

II. DISCUSSION OF REGULAR SESSION AGENDA ITEMS

III. DISCUSSION OF FUTURE MEETING DATES AND TIMES

(b) Planning and Zoning Commission Meeting on January 20, 2016

IV. ADJOURN

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



AGENDA

**Planning and Zoning Commission
Regular Session**

**Council Chamber
101 West Abram Street**

**JANUARY 6, 2016
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 December 16, 2015 P&Z Meeting

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Replat – Wooded Acres Addition, Lot 8-BR1 and Lot 8-BR2, Block 2 zoned Residential Single-Family 7.2 (RS-7.2); generally located east of Wooded Acres Drive and west of Little Road with the approximate address being 2707 Wooded Acres Drive.
- B. Replat - Six Flags Business Park, Sites 54R1 and 54R2; Zoned Entertainment District Overlay - Industrial Manufacturing (EDO-IM) generally located north of East Randol Mill Road and east of Magic Mile Street with the approximate address being 600 - 602 Magic Mile Street.

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. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case ZA15-8
(Schaab Industrial - 7415 South Cooper Street)

Application to change the zoning on approximately 2.079 acres from Residential Estate (RE) to General Commercial (GC) and Light Industrial (LI); generally located south of West Harris Road and east of South Cooper Street.

- B. Zoning Case PD15-12
(Creekside Plaza Shopping Center - 2344 Southeast Green Oaks Boulevard)

Application to change the zoning on approximately 6.696 acres from Community Commercial (CC) and Residential Estate (RE) to Planned Development (PD) for all Community Commercial (CC) uses plus a package liquor store, with a Development Plan; generally located south of Southeast Green Oaks Boulevard and west of South SH 360 Freeway.

- C. UDC Amendments Related to Payday Lending and Outside Storage

VI. MISCELLANEOUS

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

VII. ADJOURN

Staff Report



Replat (Wooded Acres Addition Lots 8-BR1 and BR2, Block 2)	
Planning and Zoning Meeting Date: 1-6-16	Document Being Considered: Plat

RECOMMENDATION

Consider a Replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

On August 5, 2015, this replat request was withdrawn at P&Z due to the non-conformity that would have been created by this approval.

ANALYSIS

The applicant, Di Sciuillo-Terry, Stanton, & Associates, Inc, proposes to replat Lot 8-BR, Block 2, creating Lots 8-BR1 and 8-BR2, Block 2, of the Wooded Acres Addition. The site is developed with one single family home located on the proposed Lot 8-BR1.

Since the withdrawal of the initial application, the accessory structure has been demolished and a two-car garage has been constructed on the site of the proposed Lot 8-BR1.

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 east of Wooded Acres Drive and west of Little Road.
<u>Sector:</u>	West
<u>Council District:</u>	2
<u>Current Zoning:</u>	Residential Single-Family-7.2 (RS-7.2)

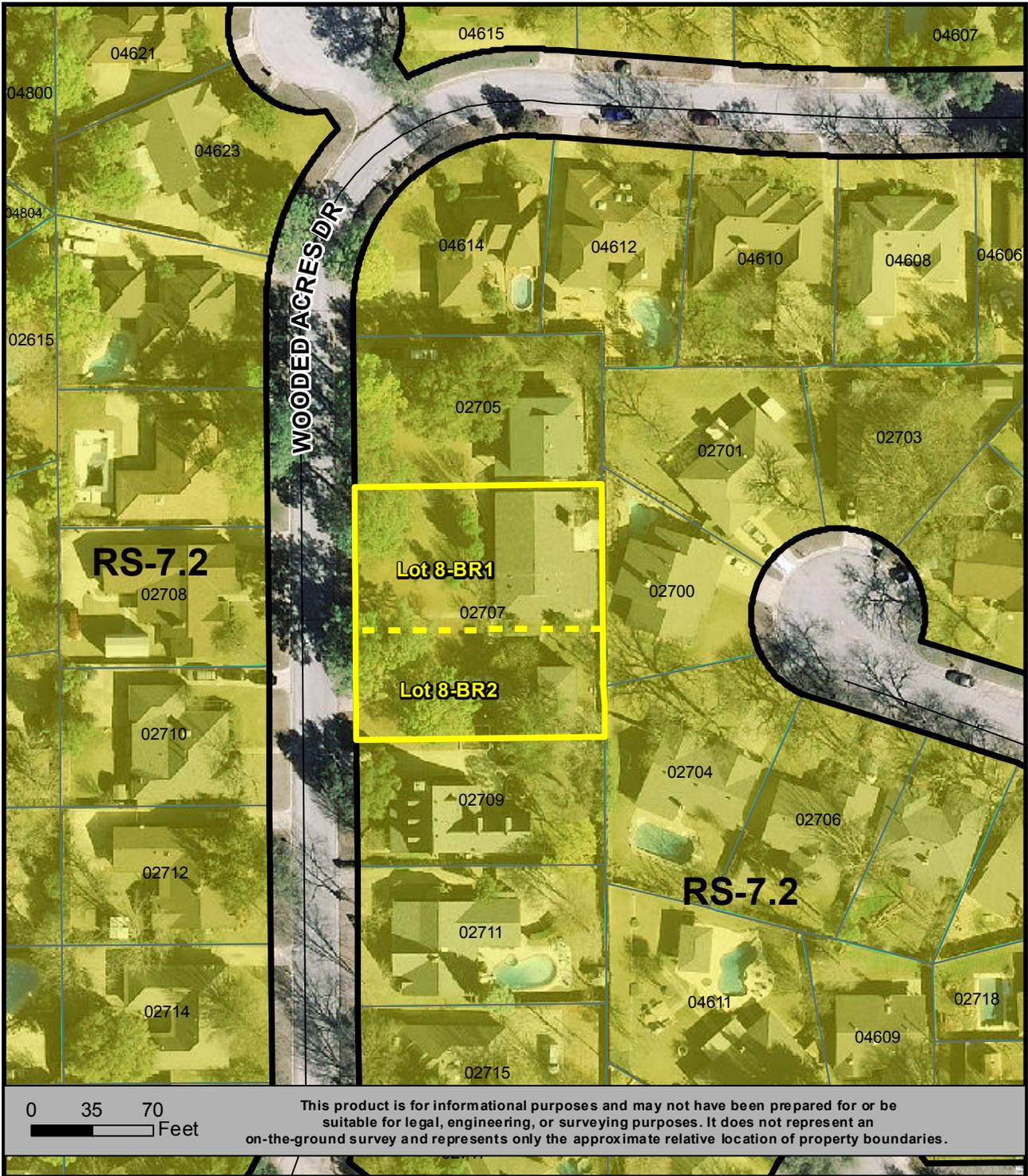
ATTACHED

- i. Location Map
- ii. 11 x 17 Plat
- iii. Improvement Sketch

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

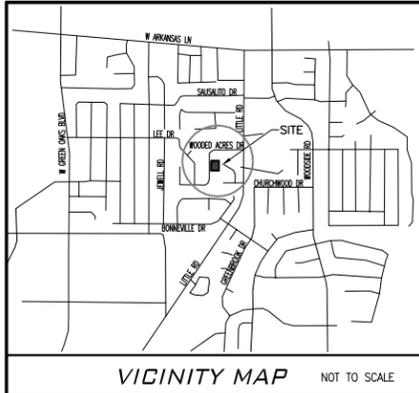


LOCATION MAP

**WOODED ACRES
REPLAT**



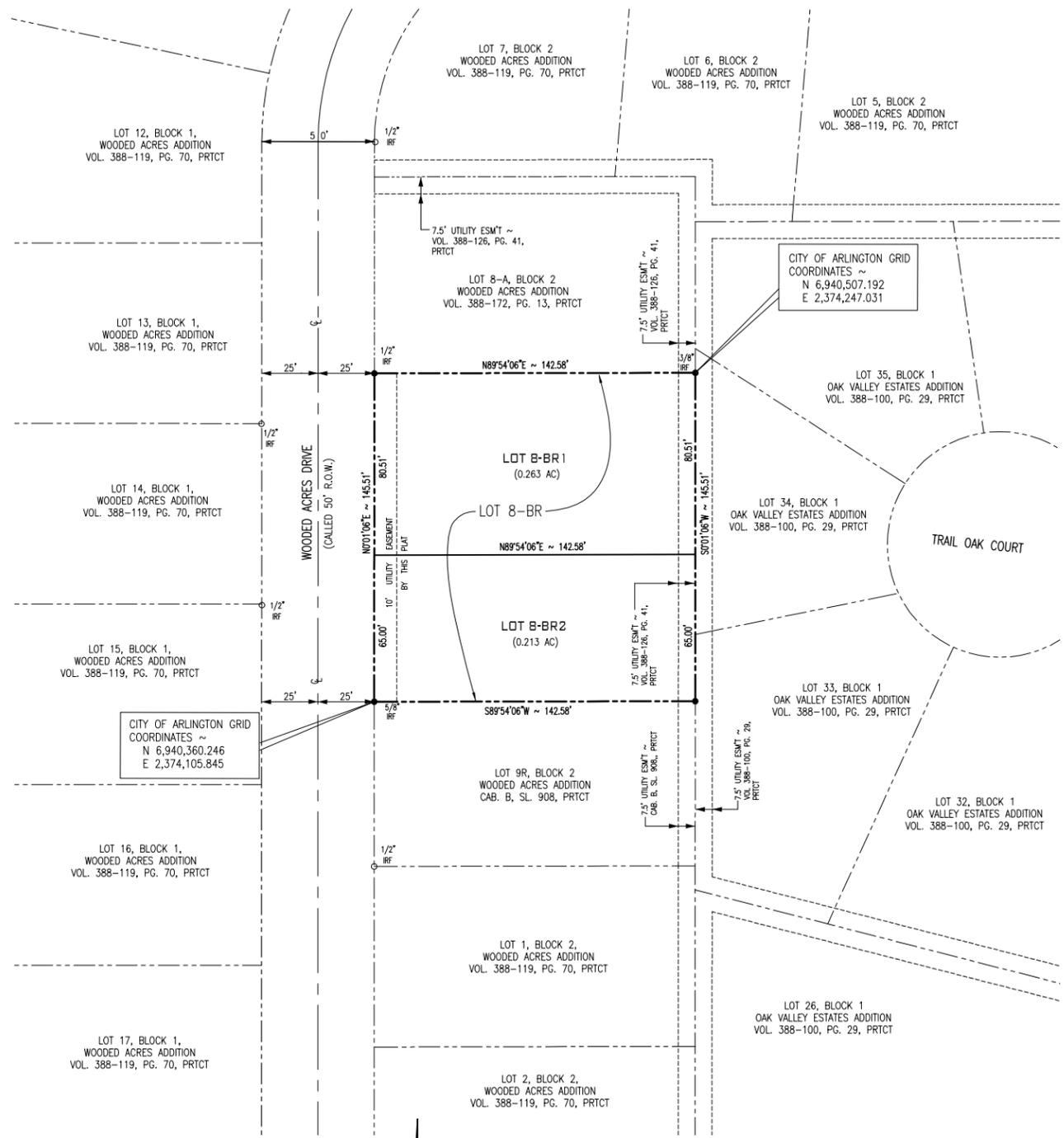
Z:\WOODED ACRES LOT 8-A 8-B\Wooded Acres-Lots 8BR1-8BR2-PLAT.dwg, 12/16/2015 12:58:31 PM, 1:2.23256



VICINITY MAP NOT TO SCALE

- LEGEND**
- IRF IRON ROD FOUND
 - CIRF CAPPED IRON ROD FOUND
 - IRS CAPPED 1/2" IRON ROD SET w/PINK PLASTIC CAP STAMPED "STANTON RPLS-6173"
 - IPF IRON PIPE FOUND
 - ESMT EASEMENT
 - PRCT PLAT RECORDS OF TARRANT COUNTY, TEXAS
 - DRCT DEED RECORDS OF TARRANT COUNTY, TEXAS
 - VOL VOLUME
 - PG PAGE
 - CAB CABINET
 - C.M. BEARING CONTROL MONUMENT

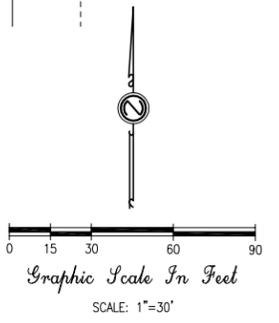
- NOTES:**
1. Visibility Triangles shall be provided at all public or private street intersections in accordance with City Ordinance. All landscaping (nothing over 2 feet in height as measured from the top of curb) within the visibility triangles shall comply with the Visibility Ordinance.
 2. This property may be subject to charges related to impact fees and the applicant should contact the City of Arlington regarding any applicable fees due.
 3. All iron rods set (IRS) are 1/2" in diameter and have a pink plastic cap stamped "STANTON RPLS-6173".
 4. The City of Arlington reserves the right to require minimum finished floor elevations on any lot contained within this addition.
 5. This plat does not alter or remove deed restrictions or covenants, if any, on the property.



THIS PLAT IS RECORDED IN:

INST. NO. _____

DATE: _____



NOTE: The purpose of this Replat is to create two lots from one lot.

APPROVED BY THE CITY OF ARLINGTON
PLANNING AND ZONING COMMISSION
DATE _____

CHAIRMAN - PLANNING AND ZONING COMMISSION _____

SECRETARY - PLANNING AND ZONING COMMISSION _____

§ STATE OF TEXAS
§ COUNTY OF TARRANT

WHEREAS, TUONG-AN WONG is the sole owner of a tract of land in the J. P. Alford Survey, A-48, City of Arlington, Tarrant County, Texas, according to the deed recorded in Instrument No. D215086034, Deed of Records of Tarrant County, Texas, and more particularly described as follows:

BEING all of Lot 8-BR, Block 2, Wooded Acres, an addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 908, Plat Records of Tarrant County, Texas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TUONG-AN WONG does hereby adopt this plat designating the herein above described real property as LOT 8-BR1 and LOT 8-BR2, BLOCK 2, WOODED ACRES, an addition to the City of Arlington, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon. This property does not alter or remove existing deed restrictions or covenants, if any, on this property.

Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the City of Arlington, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office.

WITNESS MY HAND AT Arlington, Texas, this the _____ day of _____, 2015.

TUONG-AN WONG

Tuong-An Wong

§ STATE OF TEXAS
§ COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Tuong-An Wong, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

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

Notary Public, The State Of Texas
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Joyce P. Stanton, a Registered Professional Land Surveyor, of the State of Texas, have platted 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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Joyce P. Stanton
Registered Professional Land Surveyor
Texas Registration No. 6173

2 LOTS
0.476 ACRE TRACT

OWNER:

TUONG-AN WONG
5800 BAY CLUB DRIVE
ARLINGTON, TEXAS 76013
CONTACT ~ HUBERT WONG
TEL: 817-881-3816
EMAIL: Htconstructiondfw@gmail.com

REPLAT
WOODED ACRES
LOT 8-BR1 AND LOT 8-BR2, BLOCK 2,

BEING ALL OF LOT 8-BR, BLOCK 2, WOODED ACRES, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 908, PLAT RECORDS OF TARRANT COUNTY, TEXAS

ARLINGTON, TARRANT COUNTY, TEXAS
DATE: JUNE, 2015 SCALE: 1"=30' FILE: WOODED ACRES LOT 8-A 8-B

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING

908 WEST MAIN STREET * ARLINGTON, TEXAS 76013
TELEPHONE: 817-275-3361 * FAX: 817-275-8920
ESTABLISHED 1953 * FIRM Nos. E-615 & S-100049-00
EMAIL: jstanton@dterry.com

Staff Report



Replat (Six Flags Business Park)

Planning and Zoning Meeting Date: 1-6-16

Document Being Considered: Plat

RECOMMENDATION

Consider a Replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, Stevens Land Surveying, PLLC, represented by Andrew Stevens, proposes to replat Site 54, a 2.988 acre tract of the Six Flags Business Park. The purpose of this replat is to subdivide one lot into two. There are existing buildings on the lot. Both lots will meet the minimum standards for lot size, parking and setbacks.

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

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

<u>Property Location:</u>	Generally located north of East Randol Mill Road and east of Magic Mile Street with the approximate address being 600 – 602 Magic Mile.
<u>Sector:</u>	East
<u>Council District:</u>	1
<u>Current Zoning:</u>	Entertainment District Overlay-Industrial Manufacturing (EDO-IM)

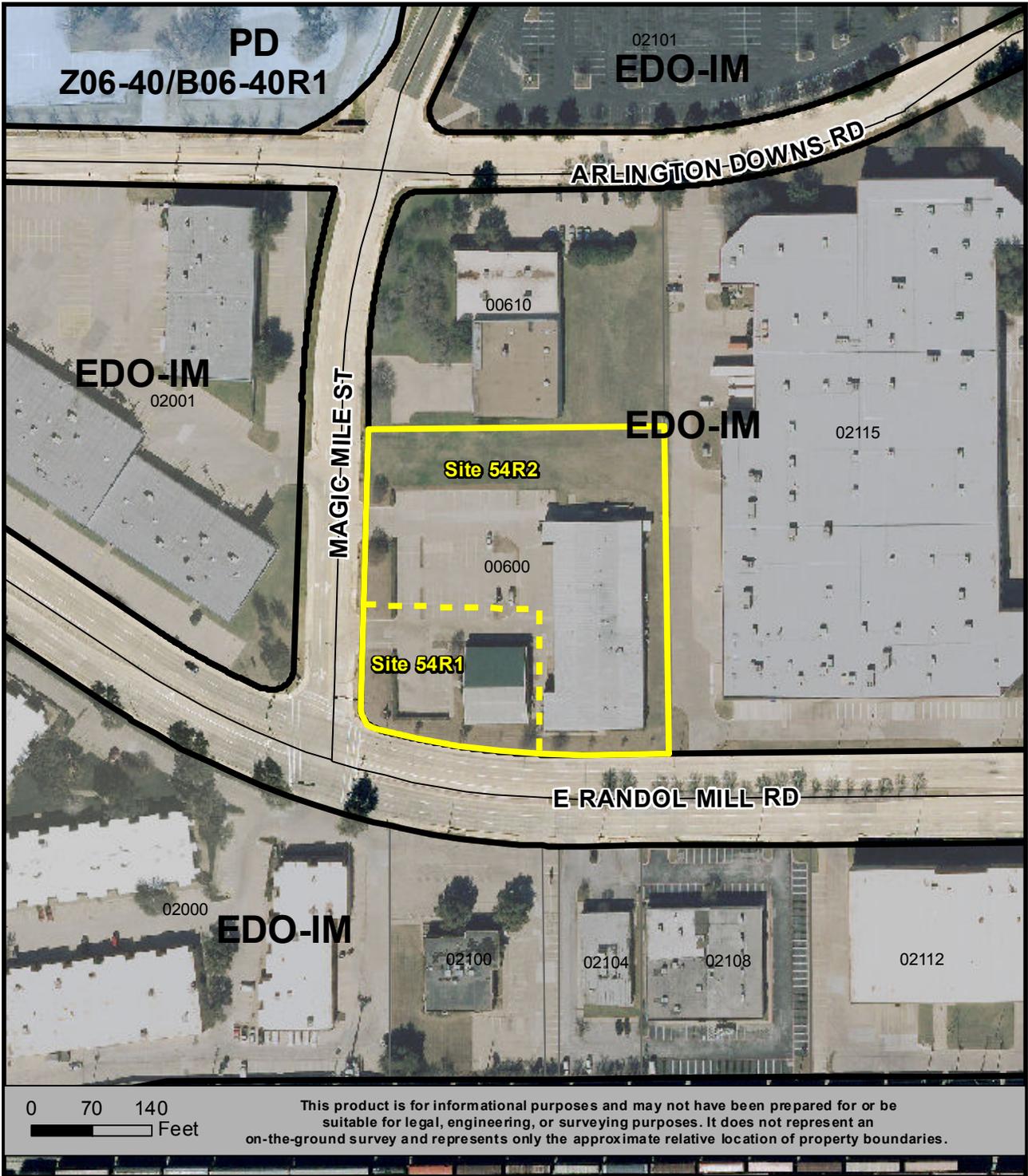
ATTACHED

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

STAFF CONTACT(S)

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

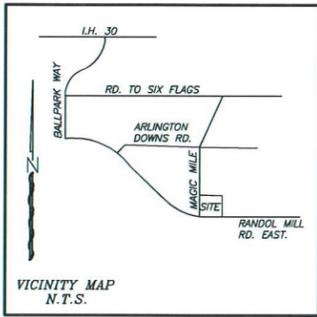
Nathaniel Barnett, AICP
Senior Planner
Community Development and Planning
817-459-6670
Nathaniel.Barnett@arlingtontx.gov



LOCATION MAP

**SIX FLAGS BUSINESS PARK
REPLAT**





APPROVED BY THE CITY OF ARLINGTON PLANNING AND ZONING COMMISSION ON:

DATE _____

CHAIRMAN _____

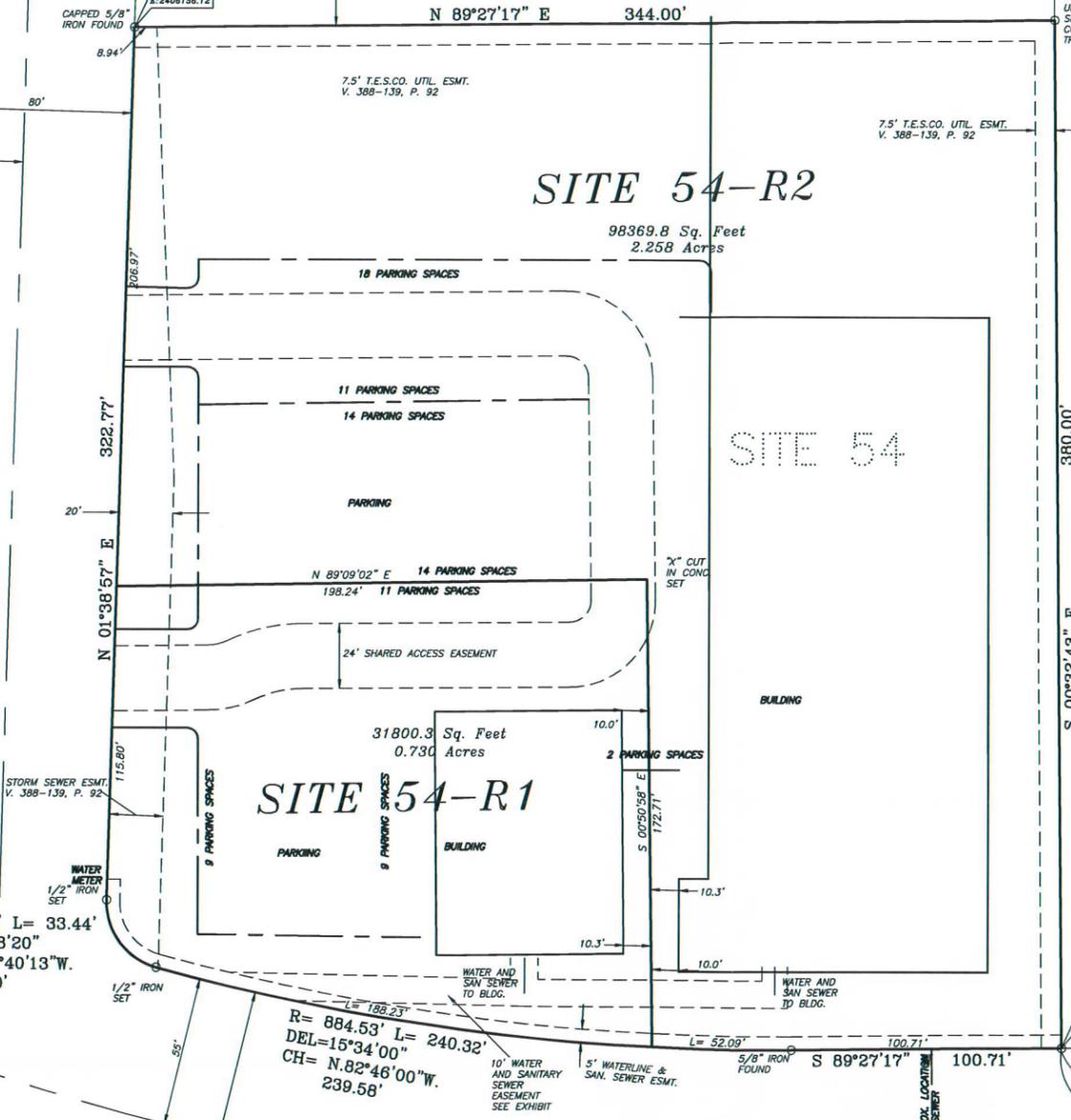
SECRETARY _____

OWNER
BRUCE CONTI
 CONTI PARTNERS LTD.
 1124 SHADY OAKS LN.
 FORT WORTH, TEXAS 76107



STEVENS LAND SURVEYING, PLLC
 P.O. Box 26951
 FORT WORTH, TEXAS 76126
 (817) 696-9775
 FIRM REGISTRATION # 10194023

MAGIC MILE STREET



1/2" irons set at all corners unless otherwise noted.
 Bearings correlated to deed Call N.89°27'17"E. along the north line of Randol Mill Road are per GPS coordinates NAD83 North Central Texas Zone 4202.
 Site is subject to a maintenance agreement for Lots 54-R1 & 54R2 for the construction and maintenance of waterlines, sanitary sewer and storm drain over and across said Lots. This is a blanket maintenance agreement.

I, ANDREW E. STEVENS A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THIS PLAT CORRECTLY REPRESENTS THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION.

PRELIMINARY
 NOT TO BE FILED
 FOR ANY REASON

ANDREW E. STEVENS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5395

SITE 55-A

SIX FLAGS BUSINESS PARK
 V. 388-139, P. 93

SITE 55-B

STATE OF TEXAS
 COUNTY OF TARRANT
 KNOW ALL MEN BY THESE PRESENTS THAT, Bruce Conti of Conti Partners, acting by and through the undersigned, it's duly authorized agent, is the owners of the following described real property, to wit:

Being Site 54, SIX FLAGS BUSINESS PARK, an addition to the City of Arlington, Tarrant County, Texas according to the plat recorded in Volume 388-139, Page 92, Plat Records, Tarrant County, Texas ;

Beginning at a 5/8" iron found in the north line of Randol Mill Road East (a 110' R.O.W.) at the southwest corner of Lot 55-B, SIX FLAGS BUSINESS PARK, an addition to the City of Arlington, Tarrant County, Texas according to the plat recorded in Volume 388-139, Page 93, Plat Records, Tarrant County, Texas and the southeast corner of said Site 54;

THENCE South 89 degrees 27 minutes 17 seconds West, along the north line of said Randol Mill Road East, 100.71 feet to a 5/8" iron found at the beginning of a curve to the right whose radius is 884.53 feet and whose long chord bears North 82 degrees 46 minutes 00 seconds West, 239.58 feet;

THENCE Along the north line of said Randol Mill Road East along said curve in a westerly direction through a central angle of 15 degrees 34 minutes 00 seconds a distance of 240.32 feet to a 1/2" iron set at the beginning of a curve to the right whose radius is 25.00 feet and whose long chord bears North 36 degrees 40 minutes 13 seconds West, 31.00 feet;

THENCE Continuing along the north line of said Randol Mill Road East, along said curve in a northwesterly direction through a central angle of 76 degrees 38 minutes 20 seconds, a distance of 33.44 feet to a 1/2" iron found in the east line of Magic Mile (an 80' R.O.W.);

THENCE North 01 degrees 38 minutes 57 seconds East, along the east line of said Magic Mile, 322.77 feet to a capped 5/8" iron found at the northwest corner of said Site 54 and the southwest corner of Site 55-A;

THENCE North 89 degrees 27 minutes 17 seconds East, along the common line of said Sites 54 and 55-A, 344.00 feet to a point in a transformer box for the northeast corner of said Site 54 and the southeast corner of said Site 55-A in the west line of said Site 55-B;

THENCE South 00 degrees 32 minutes 43 seconds East, along the common line of said Site 54 and 55-B, 380.00 feet to the POINT OF BEGINNING and containing 2.258 acres (98,369.8 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Bruce Conti acting by and through the undersigned, it's duly authorized agent, do hereby adopt this Plat of the herein described real property, to be designated as... Site 54R-1 & 54R-2 SIX FLAGS BUSINESS PARK, City of Arlington, Tarrant County, Texas.

AND do hereby dedicate to the public's use the streets, alleys, parks and easements shown hereon;

Executed this the ___ day of ___, 20__

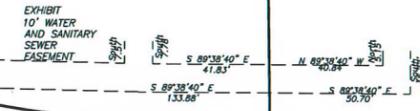
Bruce Conti

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day appeared personally Bruce Conti known to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ___ day of ___, 20__.

Notary Public, Tarrant County, Texas
 My Commission Expires



Replat
SIX FLAGS BUSINESS PARK
 Site 54-R1 & 54-R2

M. HARRIS SURVEY, ABST. NO. 704
 Being a replat of
 Site 54 SIX FLAGS BUSINESS PARK
 as recorded in Vol. 388-139, Pg. 92
 Plat Records, Tarrant County, Texas
 Prepared August 15, 2015
 Total number of lots - 2

Survey
 w/buildings

Staff Report



Zoning Case ZA15-8 (Schaab Industrial)

Planning and Zoning Meeting Date: 1-6-16

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case ZA15-8.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant requests to change the zoning on approximately 2.079 acres of land addressed at 7415 South Cooper Street. The subject site is generally located south of West Harris Road and east of South Cooper Street.

Current zoning: Residential Estate (RE)

Requested zoning: General Commercial (GC) and Light Industrial (LI)

The subject site is currently undeveloped, and at this time there is no development being proposed. The applicant's request is to split zone the property with GC zoning adjacent to South Cooper Street for a depth of approximately 100 feet and LI zoning for the remainder. Other properties in the vicinity have similar split zoning with commercial zoning categories in the front, and industrial zoning at the back. However, on developed lots within this vicinity, these commercially zoned areas have typically only been used as part of the landscape buffer and/or parking lot for the development that takes place for the industrial zoned portions of the property. Although the total area for the proposed GC zoned site is approximately 20,000 square feet, it may not be deep enough to support a commercial development on its own, and most likely would develop as part of the landscape buffer and/or parking lot for future development on the larger LI zoned portion of this lot.

Adjacent Land Uses

The immediate surrounding properties to the north are zoned GC. The property addressed at 7401 South Cooper Street is developed with used car sales, and the property addressed at 7409 South Cooper Street is developed with a billboard along the northern property line of the subject site. The property directly to the east is zoned IM with a warehouse use. There are two parcels to the south; 7419 South Cooper Street is split zoned with Community Commercial (CC) adjacent to South Cooper Street and IM behind, and is currently undeveloped. The parcel addressed at 7417 South Cooper Street is also zoned IM and is developed with warehouse uses. The property to the west across South Cooper Street is zoned Planned Development (PD) for RE, Residential Single-Family 7.2 (RS-7.2), and Neighborhood Commercial (NC) uses with a variety of offices fronting South Cooper Street.

Comprehensive Plan Analysis

Due to the surrounding industrial zoning and the request for commercial zoning (although higher intensity) along Cooper Street to act as a buffer, the request may be in general conformance with the Comprehensive Plan; however, based on the proposed depth of the commercial zoning, it is unlikely that the development will be able to meet the intent of the Comprehensive Plan as a true buffer or support viable commercial development.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Metes and Bounds Survey

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

January 26, 2016

STAFF CONTACTS

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

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

Case Information



Applicant: Peyco Southwest Realty Inc. represented by Jim Maibach

Property Owner: Crista and Glenn Schaab

Sector Plan: Southeast

Council District: 2

Allowable Uses: See attachment ii-1

Development History: The subject site is not platted.

There have been previous zoning cases in the general vicinity in the last five years:

ZA15-4 (RaceTrac – 1211 West Harris Road) was denied at City Council first reading on October 13, 2015 by a vote of 4-3-0.

Transportation: The proposed zoning case has one point of access from South Cooper Street.

Thoroughfare	Existing	Proposed
South Cooper Street	Approximately 116-foot, 6-lane divided Major Arterial	120-foot, 6-lane divided Major Arterial

Traffic Impact: The change in zoning from RE to LI and GC will generate an additional 70 trips in the AM Peak Hour, and additional 78 trips in the PM Peak Hour and an additional 552 trips per day. The additional traffic will not impact the adjacent street system.

Water & Sewer: Water is available from a 12-inch water line in South Cooper Street. Sanitary Sewer is available from an 8-inch sanitary sewer line in South Cooper Street.

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 15, located at 906 Eden Road, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

Case Information



School District: Mansfield Independent School District.

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

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
Fannin Farm HOA
Fannin Farms West Assn, Inc.

Property Owners: 15
Letters of Support: 0
Letter of Opposition: 0

Itemized Allowable Uses



Allowable Uses

General Commercial (GC)

Permitted – Nursing Home, Art gallery or museum, emergency shelter, Government administration and civic buildings, Mortuary, crematory, funeral chapel, Philanthropic institution (other than listed), Religious assembly, Business school, Public or private school, trade school, University/college/seminary, Hospital, Medical or dental office or clinic, Community garden, Public park or playground, crop production, Gasoline sales, Motor vehicle rental, motor vehicle sales new, Catering service, Restaurant, Restaurant, take-out and delivery only, Office, business or professional, Telemarketing call center, Day care center, General personal services (other than listed), Massage therapy clinic, tattoo parlor or piercing studio, Private club, lodge, fraternal organization, Recreation, indoor (other than listed), Skating rink, Theatre indoor, Wedding chapel, country club, golf course, Boat and accessory sales, General retail store (other than listed), Firearm sales, pawn shop, Second-hand goods store, Swimming pool, spa and accessory sales and service, Food processing, Medical or scientific research laboratory, Micro-brewery, distillery, or winery, Transit passenger terminal, Radio or TV station or studio, Utility lines, towers or metering station, wholesale supply business.

Specific Use Permit (SUP) – Hospital, psychiatric, auto service center, car wash, Hotel, limited service, Residence hotel, bail bond service, Banquet hall, Bingo parlor, Billiard parlor, Bowling alley, Nightclub, Major tourist attraction, Recreation general outdoor (other than listed), Gas well, airport or landing field, Utility installation other than listed, specialty paraphernalia sales, Electric utility substation, generating plant, Utility station other than listed, Telecommunication Facilities Towers >75 ft., Stealth towers >100 ft., Self-storage facility motor vehicle sales used.

Conditions (C) – Kennel commercial, Veterinary clinic, Financial services, Restaurant with drive-through, Nursery, garden shop or plant sales, package liquor store, Sidewalk café, Hotel, full service, Building and landscaping materials and lumber sales, Custom and craft work, Telecommunication Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75 ft., Stealth towers ≤100 ft.

(See next page for LI uses)

Itemized Allowable Uses

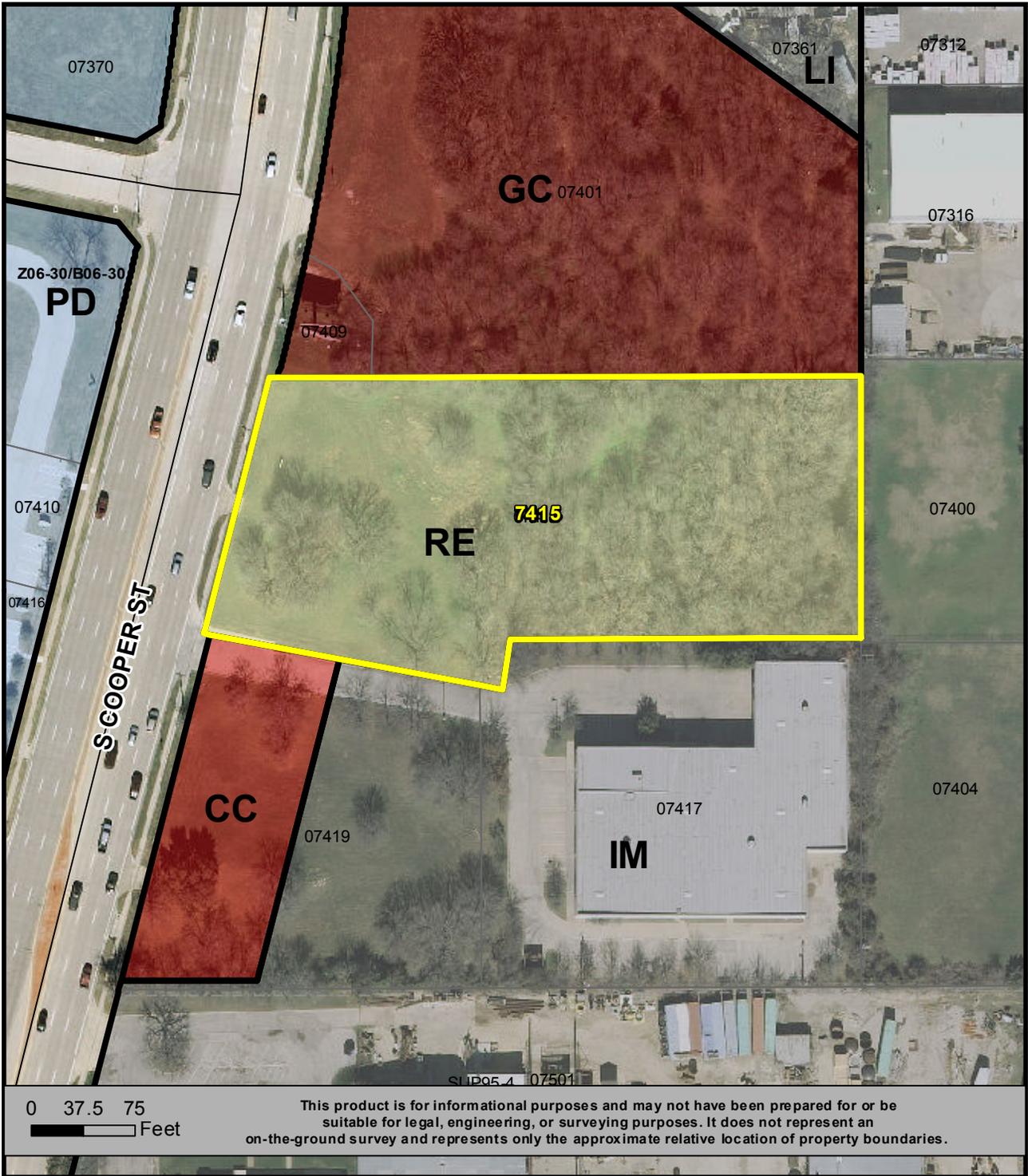


Light Industrial (LI)

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

Specific Use Permit - Halfway House, Public or private school, Auto service center, Auto repair garage, major, Motor vehicle sales, used, Hotel, limited service, Residence hotel, Day care center, Gun club, skeet, or target range (outdoor), Marina, Specialty paraphernalia sales, Gas well, Airport of landing field, Electric generating plant, Telecommunications Facilities Towers >75ft., Stealth towers>100ft.

Conditions (C) - Stables, commercial, Financial service, Bar, Restaurant with drive-through, Hotel, full service, Trailer camp/RV park, Nightclub, Open-air vending, Package liquor store, Sexually oriented business, Building maintenance sales and service, Telecommunications Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75ft., Stealth towers ≤100ft., Self-storage facility, Outside storage.



LOCATION MAP ZA15-8

RE to GC and LI



ZA15-8

RE to GC and LI

South of West Harris Road and East of South Cooper Street



View of adjacent car sales and billboard. View north.



View of subject site. View east.



View of adjacent vacant lot. View south.



View of office uses across South Cooper Street. View west.

Zoning Exhibit
2.050 ACRES OF LAND
 Located in the
T. O. Harris Survey,
Abstract No. 645
City of Arlington
Tarrant County, Texas

BASIS OF BEARINGS: EAST BOUNDARY LINE OF SUBJECT PROPERTY ACCORDING TO DEED RECORDED IN VOL. 8048, PG. 2131, D.R.T.C.T.

IRF DENOTES IRON ROD FOUND
 IRS DENOTES IRON ROD SET

*** NOTE ***
 ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE DEED & ACTUAL UNLESS OTHERWISE NOTED HEREON.



Coombs Land Surveying, Inc.

P.O. Box 11370 Fort Worth Texas 76110

(817) 920-7600 (817) 920-7617 FAX

CLS JOB No. 15-0128

GF No. NONE

LEGAL DESCRIPTION
 GC-GENERAL COMMERCIAL ZONING

BEING a tract of land located in the T. O. HARRIS SURVEY, ABSTRACT No. 645, City of Arlington, Tarrant County, Texas and being a portion of that certain tract of land described in deed to Glen D. Schaab and wife, Christa M. Schaab recorded in Volume 8048, Page 2131 of the Deed Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete set in the South boundary line of said Schaab Tract being the Northwest corner of Lot 29, T. O. Harris Addition to the City of Arlington, Texas according to the plat recorded in Cabinet A, Slide 4676 of the Plat Records of Tarrant County, Texas and lying in the East right-of-way line of South Cooper Street (F. M. 157, a 120-foot wide right-of-way) as described in deed to the State of Texas recorded in Volume 9820, Page 1262 of the Deed Records of Tarrant County, Texas;

THENCE N 13° 51' 14" E, 194.25 feet along the said East right-of-way line of South Cooper Street to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the North boundary line of said Schaab Tract being the Southwest corner of Lot 9, T. O. Harris Addition to the City of Arlington, Texas according to the plat recorded in Cabinet A, Slide 306 of the Plat Records of Tarrant County, Texas;

THENCE N 89° 16' 17" E, at 68.25 feet passing a 1/2-inch iron rod found at the Southeast corner of said Lot 9 being the most Southerly Southwest corner of Lot 10, said T. O. Harris Addition and continuing in all a total distance of 103.33 feet along the North boundary line of said Schaab Tract to a point;

THENCE S 13° 51' 14" W, 213.52 feet departing said boundary line to a point in the South boundary line of said Schaab Tract lying in the North boundary line of aforesaid Lot 29;

THENCE N 80° 00' 17" W, 100.23 feet along the common boundary line between said Schaab Tract and said Lot 29 to the PLACE OF BEGINNING, containing 0.468 acre (20,389 square feet) of land.

LEGAL DESCRIPTION
 LI-LIGHT INDUSTRIAL ZONING

BEING a tract of land located in the T. O. HARRIS SURVEY, ABSTRACT No. 645, City of Arlington, Tarrant County, Texas and being a portion of that certain tract of land described in deed to Glen D. Schaab and wife, Christa M. Schaab recorded in Volume 8048, Page 2131 of the Deed Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a point in the South boundary line of said Schaab Tract being the North boundary line of Lot 29, T. O. Harris Addition to the City of Arlington, Texas according to the plat recorded in Cabinet A, Slide 4676 of the Plat Records of Tarrant County, Texas and lying S 80° 00' 17" E, 100.23 feet along said boundary line from an "X" cut in concrete set at the Southwest corner of said Schaab Tract;

THENCE N 13° 51' 14" E, 213.52 feet departing said boundary line to a point in the North boundary line of said Schaab Tract being the South boundary line of Lot 10, T. O. Harris Addition to the City of Arlington, Texas according to the plat recorded in Cabinet A, Slide 306 of the Plat Records of Tarrant County, Texas;

THENCE N 89° 16' 17" E, 319.87 feet along the common boundary line between said Schaab Tract and said Lot 10 to a 1/2-inch iron rod found at the Northeast corner of said Schaab Tract;

THENCE S 00° 47' 00" E, 190.30 feet along the East boundary line of said Schaab Tract to a bolt found at the Southeast corner thereof, being the Northeast corner of Lot 20, T. O. Harris Addition to the City of Arlington, Texas according to the plat recorded in Cabinet A, Slide 4676 of the Plat Records of Tarrant County, Texas;

THENCE along the common boundary line between said Schaab Tract and said Lot 30 as follows:

S 89° 00' 00" W, 253.82 feet to a 1/2-inch iron rod found with yellow plastic cap stamped "JDZ";

S 09° 08' 41" W, 37.21 feet to an "X" cut in concrete found;

N 80° 00' 17" W, at 16.41 feet passing a 1/2-inch iron rod found at the most Westerly Northwest corner of said Lot 30 being the Northeast corner of aforesaid Lot 29 and continuing in all a total distance of 115.63 feet to the PLACE OF BEGINNING, containing 1.582 acre (68,920 square feet) of land.

D = 12°41'38"
 R = 1969.86'
 L = 436.42'
 CH = 435.53'
 N 07°23'34"E

LOT 10
 T. O. HARRIS ADDITION
 CAB. A, SL. 306
 P.R.T.C.T.

GLEN D. SCHAAB &
 WIFE, CHRISTA M. SCHAAB
 VOL. 8048, PG. 2131
 D.R.T.C.T.

LI
 LIGHT
 INDUSTRIAL
1.582 Ac.
 (68,920 S.F.)

GC
 GENERAL
 COMMERCIAL
0.468 Ac.
 (20,389 S.F.)

STATE OF TEXAS
 VOL. 9620, PG. 1262
 D.R.T.C.T.

48' x 10' ACCESS ES'MT.
 VOL. 13537, PG. 407
 D.R.T.C.T.

LOT 30
 T. O. HARRIS ADDITION
 CAB. A, SL. 4676
 P.R.T.C.T.

LOT 29
 T. O. HARRIS ADDITION
 CAB. A, SL. 4676
 P.R.T.C.T.



Ronald W. Coombs

PLACE OF BEGINNING
 GC ZONING TRACT

PLACE OF BEGINNING
 LI ZONING TRACT

SCALE: 1" = 50'

Staff Report



Zoning Case PD15-12 (Creekside Plaza Shopping Center)

Planning and Zoning Meeting Date: 1-6-16

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Planned Development PD15-12, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant requests to change the zoning on approximately 6.696 acres addressed at 2344 Southeast Green Oaks Boulevard, and generally located south of Southeast Green Oaks Boulevard and west of South SH 360 Freeway.

Current zoning: Community Commercial (CC) and Residential Estate (RE)

Requested zoning: Planned Development (PD) for all CC uses plus a package liquor store, with a Development Plan

The subject site includes the lot addressed at 2344 Southeast Green Oaks Boulevard, which includes a portion of the Creekside Plaza Shopping Center. The applicant requests a package liquor store use be allowed in Suite 200 of the shopping center. This suite is approximately 4,200 square feet in size and is located in the western portion of the 109,464-square-foot building spanning both 2344 and 2350 Southeast Green Oaks Boulevard. There are no building elevations or site changes proposed with this request. The proposed tenant space is that of a former financial services use and contains a drive-thru which is not proposed to be used nor removed at this time.

The applicant is proposing to replant parking lot screening shrubs at the perimeter of the property along Southeast Green Oaks Boulevard. The existing landscape no longer provides proper parking lot screening. The site includes existing street trees and landscape islands with established trees currently in place.

Adjacent Land Uses

The properties to the east and west are zoned CC and are developed with commercial uses. Properties to the north and south are zoned Residential Single-Family-5 (RS-5) and Residential Single-Family-7.2 (RS-7.2) to the south. North and south are developed with single family residences. There are no package liquor stores within four miles of the proposed site. There are multiple sites within one mile from the subject site that are zoned General Commercial (GC), Light Industrial (LI), and Industrial Manufacturing (IM), where a package liquor store is allowed by right. Additionally, the property line of the site is within 1,000 feet of Bowie High School, and 2,000 feet of Bryant Elementary.

Comprehensive Plan Analysis

This location is identified in the 2015 Comprehensive Plan as "Established Residential" which contains a variety of housing types as well as retail services. People living in these areas would enjoy the benefits of neighborhood parks, schools, and community recreation centers. Neighborhood and community convenience uses are considered appropriate in this area.

The subject property is also in the *Fish Creek Neighborhood Plan* boundary (2010), which focuses on maintaining a safe, well-connected, welcoming community. This site is bordered on the south by the Fish Creek Linear Park which includes an existing trail. The neighborhood would like to connect to the subject property by a bridge crossing the creek. This trail and bridge would be used as a route for students walking to Bowie High School.

Due to the residential surrounding areas, including parks, schools, and multiple neighborhoods, this proposed zoning change is not in 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 (1 page)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

January 26, 2016

STAFF CONTACTS

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Case Information



Applicant: Global Realty and Management represented by Stephanie Rippe

Property Owner: EQYInvest Owner II LTP, L.L.P. represented Stephanie Rippe

Sector Plan: Southeast

Council District: 3

Allowable Uses: Commercial/Retail

Development History: The subject site is currently platted as to Lot 4AR, Block 1 of the Creekside Plaza Addition.

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

Transportation: The proposed development has two points of access from Southeast Green Oaks Boulevard.

Thoroughfare	Existing	Proposed
Southeast Green Oaks Boulevard	120' - 4 Lane Divided Major Arterial	120' - 6 Lane Divided Major Arterial

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

Water & Sewer: Water is available from a 12-inch water line in SE Green Oaks Boulevard. Sanitary Sewer is available from a 8-inch sanitary sewer line in SE Green Oaks Boulevard and a 30-inch sanitary sewer line in a 20' Sanitary Sewer Easement adjacent to South Fish Creek.

Drainage: The site is located within the South Fish Creek drainage basin. A portion of the lot 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 12, located at 5050 South Collins 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.

Case Information



Notices Sent:

Neighborhood
Associations:

ACTION North
Arlington Alliance for Responsible Government
Arlington Chamber of Commerce
East Arlington Review
Far South Arlington Neighborhood Assn
Forest Hills HOA
Northern Arlington Ambience
WeCan (West Citizen Action Network)
Arlington ISD
Kennedale ISD
Mansfield ISD
FW ISD
HEB ISD
Briarhill Neighborhood Assn
Fish Creek Neighborhood Assn. Inc.
Fitzgerald Concerned Citizens
Hunter Pointe HOA
Manhasset Community Watch Group

Property Owners: 29
Letters of Support: 0
Letter of Opposition: 0

Itemized Allowable Uses



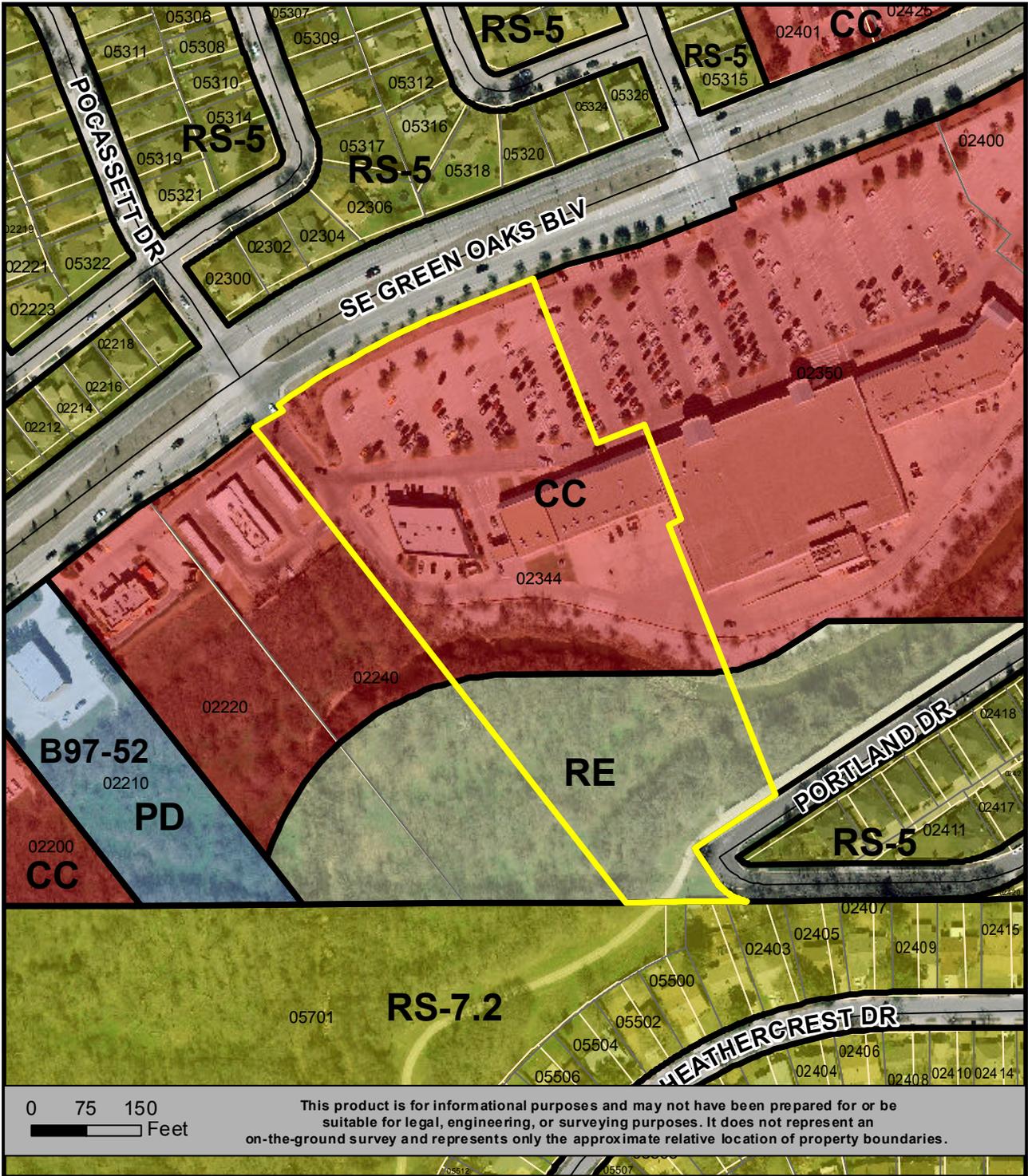
Allowable Uses

Planned Development (PD) for Community Commercial (CC) uses, plus a Package Liquor Store, with a Development Plan.

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, package liquor store.

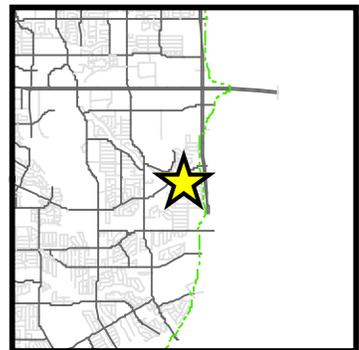
Specific Use Permit (SUP) - Halfway House, Hospital/psychiatric, Hotel/limited service, Residence hotel, Bail bond service, Banquet hall, Billiard parlor, Tattoo parlor, Bowling alley, Bingo hall, Gun range, Night club, Recreation general outdoor (other than listed), Marina, Specialty paraphernalia sales, 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 (C) - 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
PD15-12

 **PD FOR CC USES,
PLUS A PACKAGE
LIQUOR STORE
6.696 ACRES**



PD15-12

South of Southeast Green Oaks Boulevard and west of South SH 360 Freeway



View of the subject site. View south.



View of adjacent commercial property. View west.

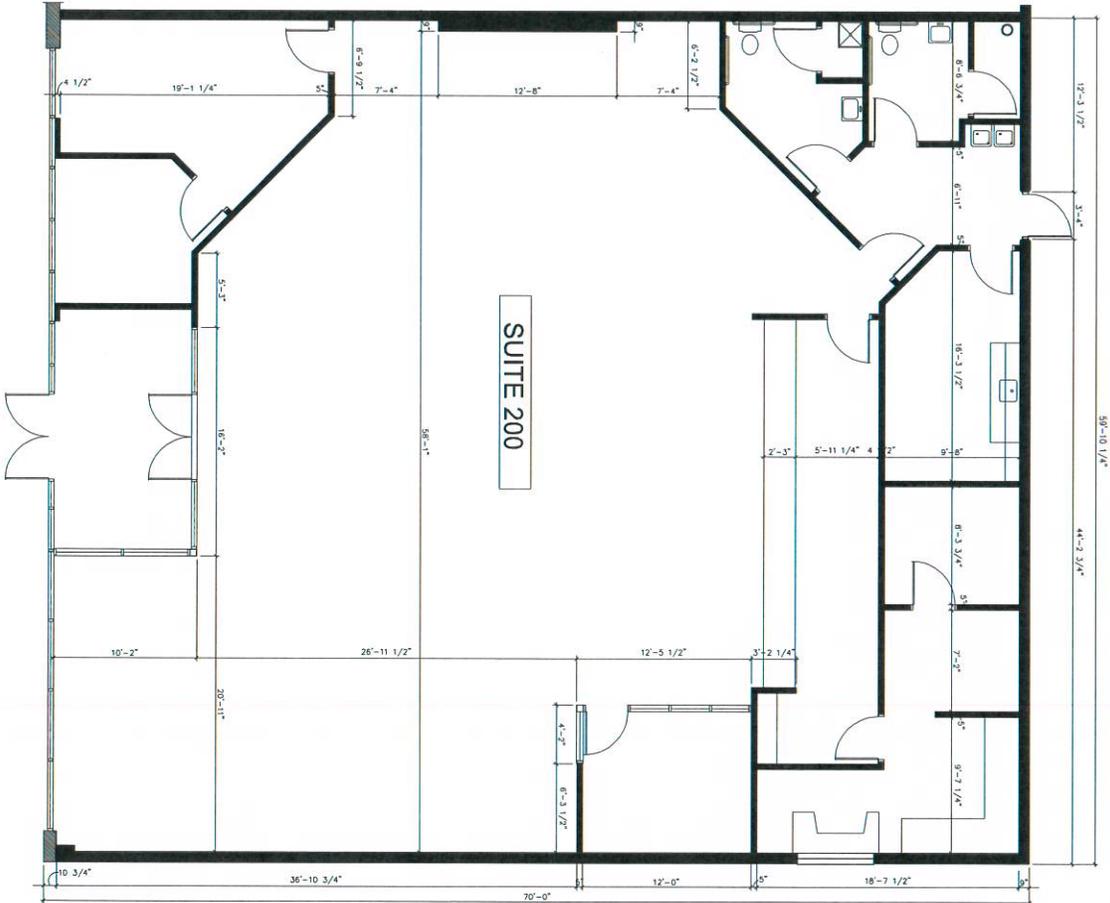


View of the adjacent commercial building. View east.



View of notification sign. View east on Southeast Green Oaks Boulevard.

ADJACENT TENANT NOT IN CONTRACT



AS-BUILT DRAWING
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:
APPROX. 4200 SQUARE FEET



15-908337

AS -BUILT DRAWING FOR SUITE # 200
CREEKSIDE PLAZA SHOPPING CENTER
2234 -2400 SE GREEN OAKS BLVD
ARLINGTON, TEXAS 76018

design3
+ associates
738 NELSON DRIVE,
CEDAR HILL, TEXAS 75104
phone: 214-245-8024
d3architecture@yahoo.com

REVISION	ISSUE DATE	PROJECT NUMBER	SHEET TITLE
	11-16-15	2015.110.006	AS-BUILT DRAWING OF SUITE 200

SHEET **A1** OF X

Staff Report



Amendment to the Unified Development Code	
Planning and Zoning Meeting Date: 1-6-16	Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider amendment to the Unified Development Code.

PRIOR BOARD OR COUNCIL ACTION

On June 24, 2014, the City Council approved the Unified Development Code (UDC) by a vote of 7-0-0.

On November 4 and December 2, 2015, the Planning and Zoning Commission reviewed and discussed the proposed Alternative Financial Establishments use and its standards.

On December 2, 2015, the Planning and Zoning Commission reviewed and discussed the proposed standards for Outside Storage use.

ANALYSIS

The UDC serves as the City of Arlington's regulatory guide and provides direction on land uses and development. Periodically, revisions are required to reflect the changing nature of business in our community. Some changes are moderate to make adjustments for unintended limitations placed on certain industries while others address innovations made or unforeseen industry shifts. The proposed updates address Financial Services and Outside Storage and findings that will help better serve the City in defining and regulating these uses.

Financial Services are addressed in the Code as one category for all types of financial and lending services. Typically, financial services are for the purpose of providing loans, banking services, and investment opportunities to individuals and businesses. However, financial services such as payday lending and title loan businesses, which charge exorbitant interest rates to individuals, operate in a different manner from a traditional bank or credit union. Per Texas Applesseed data from June 2015, there are approximately 56 payday lending type establishments in Arlington with active Credit Access Businesses (CABs) licenses. As these lending establishments have continued to increase in the City, it was determined that standards should be added to the UDC to provide guidance for these uses. Hence, this use is proposed to be separated out from the typical financial services and be defined as Alternative Financial Establishments. The standards would serve to limit the conglomeration of these uses as well as establish parameters with regards to the distance from residential neighborhoods and controlled access freeways. The proposed regulations would also include allowing this use only through Specific Use Permit (SUP) approval.

Outside Storage is listed in the UDC as a primary use and an accessory use. Outside Storage as a primary use could potentially allow 100 percent of a lot to be utilized for storage of materials. Presently, there are no lots within the city being utilized solely for outside storage. In 2006, with the update of the use chart in the Zoning Ordinance, conditions associated with accessory outside storage in the commercial zoning districts were inadvertently placed in the Light Industrial (LI) and Industrial Manufacturing (IM) zoning districts. This limited "accessory outside storage" use to a total of five percent of the lot and made many industrial uses non-conforming. With the addition of Overlay districts, designed to enhance the aesthetic quality of several areas, simply reverting back to no conditions on LI and IM zoning could have detrimental effects to those areas. The proposed regulations

include removing outside storage as a primary use and limiting accessory outside storage to a certain percentage of the lot as well as fencing standards.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:	Summary of Changes (5 pages)
Under separate cover:	None
Available in the City Secretary's office:	None

STAFF CONTACTS

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gincy.thoppil@arlingtontx.gov	Nathaniel.barnett@arlingtontx.gov

SUMMARY OF CHANGES:

Payday Lending

Amend Article 3. Use Standards; Section 3.1.5 Table of Allowed Uses (Commercial Uses) to add a new use type in the 'Financial Services' use category.

TABLE 3.1-2: Allowed Uses – Non-residential and Mixed-Use Districts														
<i>P = Permitted Use S = Specific Use Permit * = Supplemental Use Standards Apply</i>														
		Non-residential and Mixed-Use												
Use Category	Use Type	L O	O C	N C	C C	G C	H C	D B	B P	L I	I M	N M U	R M U	Supplemental Use Standards
COMMERCIAL USES														
Financial Services	Bank or Financial Institution		P*	P*	3.2.3.C									
	Alternative Financial Institution		S*	S*	S*	S*	S*	S*		S*	S*			3.2.3.C

Amend Article 3. Use Standards; Section 3.2.3 Commercial Uses; Section C to add standards associated with 'Alternative Financial Institution'.

C. Financial Services

All uses with drive-in or drive-through facilities shall comply with the vehicle stacking requirements in Section 5.4.6, *Drive Through Vehicle Stacking and Noise Reduction Standards*.

1. Alternative Financial Institution

- a. No alternative financial institution shall be located within 1,000 feet, measured from property line to property line, of any other alternative financial institution.
- b. No alternative financial institution shall be located within 200 feet, measured from property line to property line, of a lot zoned or used for residential purposes.
- c. No alternative financial institution shall be located within 500 feet of I-20, I-30, US 287, and SH 360.
- d. An alternative financial institution may only be a main use that requires a specific use permit and a certificate of occupancy. An alternative financial establishment may not be an accessory use within the meaning of Section 3.3.1.
- e. In the EDO and DNO districts, "Alternative Financial Institution" uses are prohibited.

Amend Article 5. Design and Development Standards; Section 5.8.1 Entertainment District Overlay | EDO to add Alternative Financial Institution to the list of prohibited uses.

B. Land Uses

2. Prohibited Uses

- p. Alternative Financial Institution

Amend Article 12. Definitions; Section 12.3.3 Commercial Uses to modify definition for 'Bank or Financial Institution' and add definition for 'Alternative Financial Institution'.

D. Financial Services

This category includes a range of uses related to retail banking and financial services to individuals and businesses. Specific use types include:

1. Bank or Financial Institution

An establishment, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds and that is licensed by the appropriate state or federal agency as a bank, savings and loan association, or credit union. Accessory uses may include automatic teller machines, drive through service, offices, and parking.

This excludes bail bonds, pawnshops, payday advance/loan businesses, and motor vehicle title loan businesses. Additionally, it excludes regulated lenders licensed in accordance with Chapter 342 of the Texas Finance Code that also offer services as credit access businesses under Chapter 393 of the Texas Finance Code.

2. Alternative Financial Institution

A payday advance/loan business or a motor vehicle title loan business. An alternative financial institution does not include state or federally chartered banks, community development financial institutions, savings and loans, credit unions, or regulated lenders licensed in accordance with Chapter 342 of the Texas Finance Code.

If a regulated lender licensed in accordance with Chapter 342 of the Texas Finance Code also offers services as a 'credit service organization' and/or a 'credit access business' under Chapter 393 of the Texas Finance Code, that business is an alternative financial establishment.

a. Payday advance/loan business - An establishment that makes or arranges small consumer loans, usually backed by postdated check or authorization to make an electronic debit against an existing financial account, where the check or debit is held for an agreed-upon term, or until an applicant's next payday, and then cashed unless the customer repays the loan to reclaim such person's check. A payday advance/loan business also includes any business that arranges or assists in arranging extensions of consumer credit that is a registered credit services organization and/or a licensed credit access business.

b. Motor Vehicle title loan business - An establishment that makes or arranges small, short-term consumer loans that leverage the equity value of a car or other vehicles as collateral where the title to such vehicle is owned free and clear by the loan applicant and any existing liens on the car or vehicle cancel the application, and where failure to repay the loan or make interest payments to extend the loan allows the lender to take possession of the car or vehicle. A car title loan business also includes any business that arranges or assists in arranging extensions of consumer credit secured by a car or vehicle title that is a registered credit services organization and/or a licensed credit access business.

This excludes state or federally chartered banks, savings and loan associations or credit unions engaged primarily in the business of making longer term loans and which make loans that leverage the total equity value of a car or vehicle as collateral. The term does not include a 'retail installment transaction' under Chapter 348 of the Texas Finance Code or another loan made to finance the purchase of a motor vehicle.

c. Credit Access Business – has the same meaning as defined in Chapter 393 of the Texas Finance Code.

Outside Storage

Amend Article 3. Use Standards; Section 3.1.5 Table of Allowed Uses (Commercial Uses), to remove ‘Outside Storage’ as a primary use and delete its supplemental use standards in Section 3.2.4.D.2.

TABLE 3.1-2: Allowed Uses – Non-residential and Mixed-Use Districts														
<i>P = Permitted Use S = Specific Use Permit * = Supplemental Use Standards Apply</i>														
		Non-residential and Mixed-Use												
Use Category	Use Type	L O	O C	N C	C C	G C	H C	D B	B P	L I	I M	N M U	R M U	Supplemental Use Standards
INDUSTRIAL USES														
Wholesale Distribution and Storage	Cold storage plant										P	P		
	Contractors plant, shop and/or storage										P	P		
	Distribution center warehouse								P	P	P			
	Self-storage facility				S*	S*		S*			P*	P*		3.2.4.D
	Outside storage										P*	P*		3.2.4.D
	Wholesale supply business				P*	P		P			P	P		3.2.4.D

Supplemental Use Standards, Section 3.2.4.D. Wholesale Distribution and Storage

2. ~~Outside Storage~~ Deleted with the UDC update on (insert date)

In the LI and IM districts:

- ~~a. Outside storage areas not screened by an intervening building shall be screened from view from any public street right-of-way by a screening device at least eight feet in height. In addition, outside storage areas must be screened from view of any adjoining property by a screening device at least eight feet in height, except along adjacent property lines zoned LI or IM.~~
- ~~b. No materials stored shall be stacked above the top of the screening device. Items extending beyond the top of the screening device are permitted provided they are not stacked.~~
- ~~c. Outside storage is not permitted in street frontage building setbacks or landscape buffer yards.~~

Amend Article 3. Use Standards, Section 3.3.6 Supplemental Accessory Use Standards, Section J, to add screening standards.

J. Outside Storage

1. In the BP, CC, GC, and HC districts:

- a. The use is not permitted within street frontage building setback or any transitional buffer yard required by this Code.
- b. Outside storage areas not screened by an intervening building shall be screened from view of any public street right-of-way by a screening device at least eight feet in height.

Amend Article 12, Definitions, Section 12.3.4 Industrial Uses to delete definition for ‘Outside Storage’ as a primary use and modify definition in Section 12.3.5. Accessory Uses and Structures, related to Outside Storage as an accessory use to include the maneuvering area.

5. ~~Outside Storage~~

~~As a primary use, over 50 percent of a property area used for the long term (more than twenty-four hours) retention of materials, machinery, and/or equipment, whether such materials, machinery, or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. New or used motor vehicle sales and rental display and parking shall not be defined as outside storage.~~

Section 12.3.5, Accessory Uses and Structures

L. Outdoor Storage (Accessory)

Area **(including maneuvering area)** used for the long term (more than twenty-four hours) retention of materials, machinery, equipment, and/or commodities, including raw, semi-finished, and finished materials, whether such materials, machinery, or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. New or used motor vehicle sales and rental display and parking shall not be defined as outside storage.