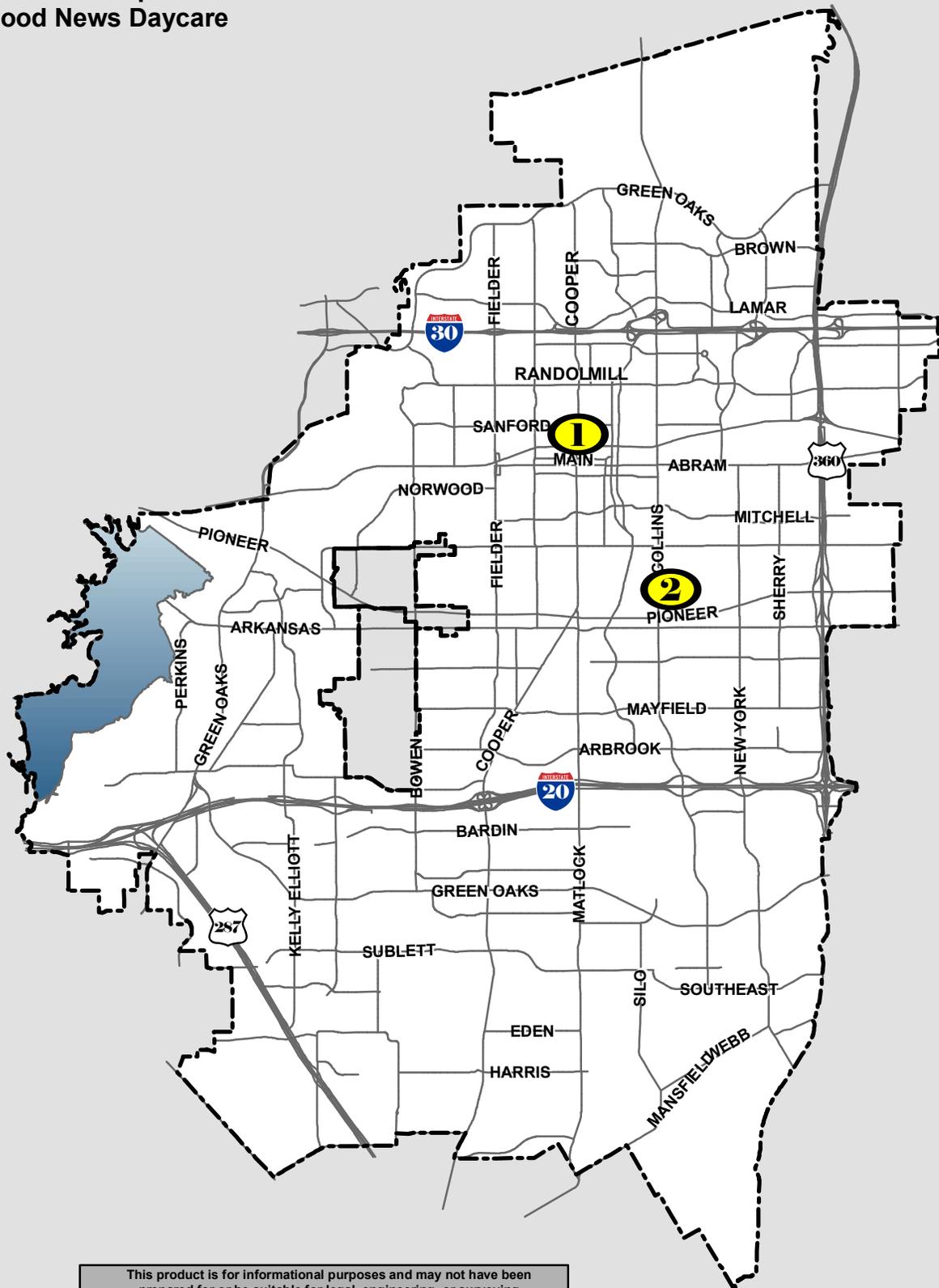


# PLANNING & ZONING

## December 16, 2015



1. ZA15-7 - 507 North Cooper Street
2. SUP15-8 - Good News Daycare



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, 3<sup>rd</sup> floor  
101 West Abram Street**

**December 16, 2015  
4:30 P.M.**

**I. CALL TO ORDER**

**II. DISCUSSION OF REGULAR SESSION AGENDA ITEMS**

**III. 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 January 6, 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**

**DECEMBER 16, 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 December 2, 2015 P&Z Meeting

**IV. PUBLIC HEARING FOR ZONING CASES**

- A. Zoning Case ZA15-7  
(507 North Cooper Street)

Application to change the zoning on approximately 0.344 acres from Downtown Neighborhood Overlay – Residential Medium-Density (DNO-RM-12) to Downtown Neighborhood Overlay – Community Commercial (DNO-CC).

**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.**

- B. Zoning Case SUP15-8  
(Good News Daycare – 1919 South Collins Street)

Application for approval of a Specific Use Permit for a Day Care, on approximately 4.8 acres, currently zoned Residential Single-Family 7.2 (RS-7.2).

## **V. MISCELLANEOUS**

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

## **VI. ADJOURN**



## **AGENDA**

---

**Planning and Zoning Commission**

**Monthly Bus Tour**

**DECEMBER 18, 2015  
8:00 A.M.**

**8:00 a.m. Planning and Zoning Commission Two-Hour Bus Tour of various metroplex developments.**

A quorum of the Commission may be present. No formal action will be taken.

# Staff Report



## Zoning Case ZA15-7 (507 North Cooper Street)

Planning and Zoning Meeting Date: 12-16-15

Document Being Considered: Ordinance

### **RECOMMENDATION**

Following the public hearing, consider Zoning Case ZA15-7.

### **PRIOR BOARD OR COUNCIL ACTION**

None

### **ANALYSIS**

#### **Request**

The applicant requests to change the zoning on approximately 0.344 acres of land addressed at 507 North Cooper Street. The subject site is generally located north of West Division Street and east of North Cooper Street.

Current zoning: Downtown Neighborhood Overlay – Residential Medium-Density (DNO-RM-12)

Requested zoning: Downtown Neighborhood Overlay – Community Commercial (DNO-CC)

#### **Existing Site Conditions**

The subject site was platted in 1954. A single family residential dwelling was constructed on this lot in 1957, and is currently vacant. There is also a detached garage building at the rear of the lot.

#### **Adjacent Land Uses**

The site is surrounded on the east and south by one undeveloped parcel, addressed at 505 North Cooper Street. According to historic zoning maps, these two parcels had the same zoning classification, 'Dwelling - Duplex and Townhouse (D)' until 1979. At that time, the parcel addressed at 505 North Cooper Street was rezoned to Local Business (LB), which through zoning code updates, is now classified as CC.

The site to the north is zoned Downtown Neighborhood Overlay – Residential Multi-Family 22 (DNO-RMF-22) and is developed with a multi-family development. The properties across North Cooper Street are not located within the Downtown Neighborhood Overlay, are zoned Residential Medium-Density (RM-12), and are developed with single family residences.

#### **Comprehensive Plan Analysis**

Although the DNO is intended to provide residential and mixed use development to support the commercial and office-based uses of the business core, rezoning this property for commercial uses could provide a unique opportunity for a new commercial or mixed-use development in the outer downtown area. There are no current plans for demolition or redevelopment at this site; however, zoning the site for commercial uses (along with the adjacent property at the hard corner of Cooper Street and Houston Street) could make the property more likely to support commercial development.

The 2015 Comprehensive Plan, *99 Square Miles*, contains land use goals for the Downtown / University Neighborhood future development area. This high-intensity area encourages a mix of residential, retail, educational, office, civic, cultural and entertainment uses in the area. Mixed-use buildings are recommended to help maximize the potential of downtown. The Economic Development Strategy (2014) also highlights the general downtown area for development and redevelopment of high-density, mixed-use and commercial development.

The proposed zoning change is in general conformance with the Comprehensive Plan and other relevant plans.

**FINANCIAL IMPACT**

None

**ADDITIONAL INFORMATION**

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Letter from Applicant

Under separate cover:

None

Available in the City Secretary's office:

None

**CITY COUNCIL DATE**

January 12, 2016

**STAFF CONTACTS**

Gincy Thoppil, AICP  
Development Planning Manager  
Community Development and Planning  
817-459-6662  
[Gincy.Thoppil@arlingtontx.gov](mailto:Gincy.Thoppil@arlingtontx.gov)

Bryan Isham  
Planner  
Community Development and Planning  
817-459-6654  
[Bryan.Isham@arlingtontx.gov](mailto:Bryan.Isham@arlingtontx.gov)

# Case Information



**Applicant:** Sherry Williams, as Independent Administrator of the Estate of Charles W. Williams, represented by Dan Wright, MAI

**Property Owner:** Estate of Charles W. Williams

**Sector Plan:** Central

**Council District:** 1

**Allowable Uses:** See attachment ii-1

**Development History:** The subject site is platted.

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

**Transportation:** The proposed zoning case has one point of access North Cooper Street.

Thoroughfare	Existing	Proposed
North Cooper Street	90-foot, 6-lane divided Major Arterial	120-foot, 6-lane divided Major Arterial

**Traffic Impact:** Once a prospective redevelopment plan is presented to the city, a traffic impact analysis may be required to determine the impact with the change in zoning on adjacent roadway systems, according to the Design Criteria Manual.

**Water & Sewer:** Water and sanitary sewer are available from Cooper Street Right of Way.

**Drainage:** This site is located in the Johnson Creek drainage basin.

The site has no portion within the FEMA floodplain.

No significant drainage impacts are expected to result from development of this site as long as applicant complies with all relevant city ordinances.

**Fire:** Fire Station Number 1, located at 401 West Main Street, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

**School District:** AISD Independent School District.

# Case Information

---



The proposed zoning request is located in the Arlington 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  
Central Arlington Property Owners, Inc.  
Double Y Wooded Estate Addition  
Heart of Arlington Neighborhood Assn  
Oak Hill Neighborhood  
Old Town Neighborhood Assn  
Stratford Court HOA  
Town North Neighbors

Property Owners: 16  
Letters of Support: 0  
Letter of Opposition: 0

# Itemized Allowable Uses



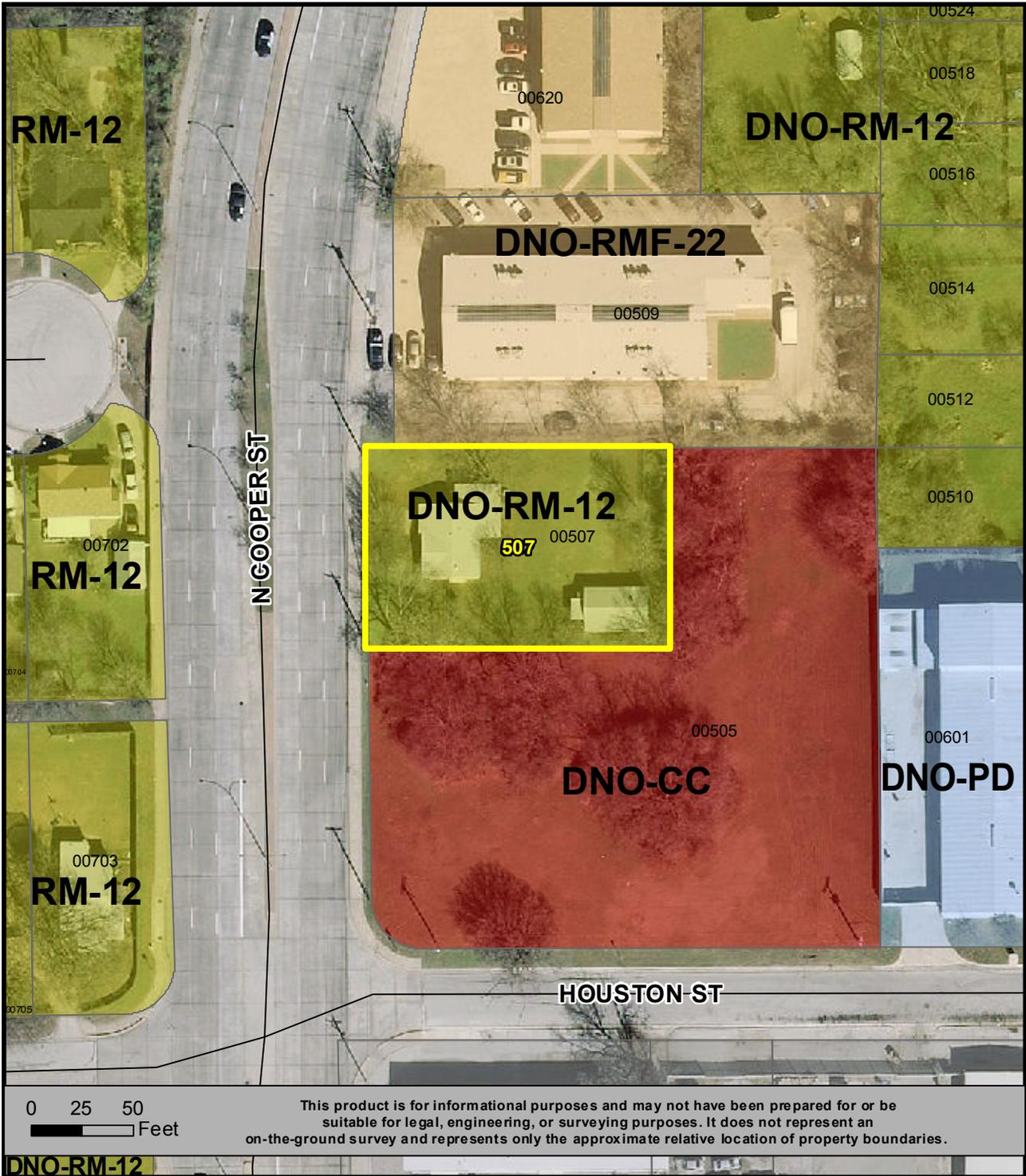
---

## Allowable Uses: Community Commercial "CC"

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

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

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



**LOCATION MAP  
ZA15-7**

 **DNO-RM-12 TO DNO-CC**





**ZA15-7**  
DNO-RM-12 to DNO-CC  
North of West Division Street and East of North Cooper Street



View of subject site. View east.



View of adjacent lot looking south down Cooper Street. View south.



View of residential property across Cooper Street as seen from the subject site. View west.



View of adjacent multi-family uses located north of the subject site. View north.

December 4, 2015

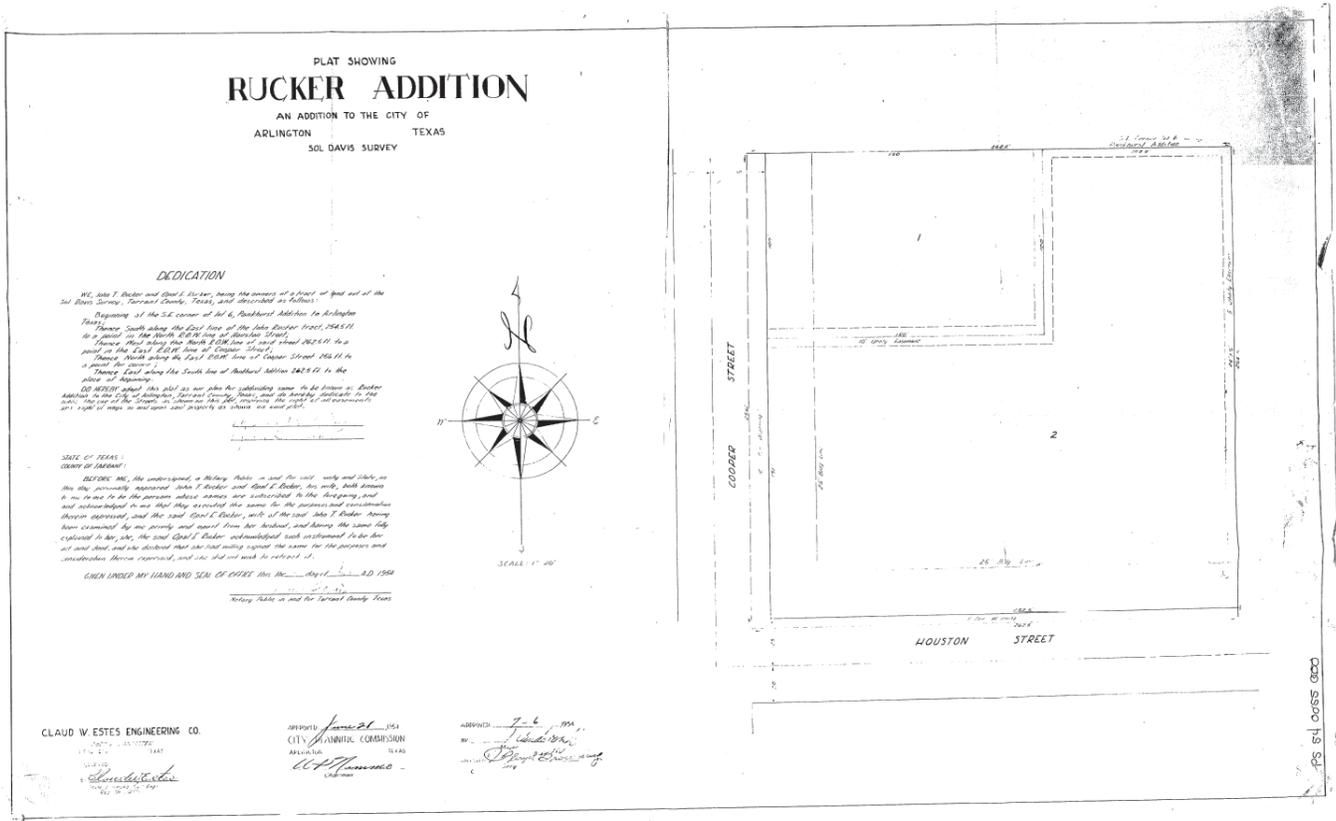
To: Planning and Zoning Commission  
City of Arlington  
Mail Stop 01-0260 | 101 W. Abram St. | Arlington, TX 76010

From: Dan Wright

Subject: ZA15-7 507 N Cooper  
507 N Cooper St Arlington Tx 76011  
**AMANDA Sequence No. #15-885389**

The ownership of the property at 507 N Cooper has formally submitted a zoning change request. Currently, the subject property is a 15,000 SF lot that has a 2 bedroom residential dwelling that was constructed in 1957. The subject property represents a historical residential use of the area, long before Cooper Street was expanded to a major arterial and a use that existed before many of the surrounding uses changed to industrial, office, or commercial. The current residential zoning is not compatible with traffic levels on Cooper Street, nor surrounding property zoning and uses. In fact, this is one of the only remaining residential uses fronting on the east side of Cooper Street and with an address on Cooper Street. The property on the north is zoned MF, and the property that wraps this site is zoned CC (which was once part of the subject ownership, historically).





**Background:** The Rucker Addition incorporates two lots at 505 and 507 N. Cooper St. The Rucker's lived in and were the original owners of the house at 507 N. Cooper. The Ruckers also owned 505 N. Cooper for many years, which also had two residential houses that have since been razed. They platted the lots during their ownership that comprise 505 and 507 N Cooper. The sold the property at 505 N Cooper, which is vacant land today. When the Rucker's passed away, the house and property at 507 N. Cooper was passed on to their adoptive son, Charles Williams. Mr. Charles Williams maintained the house and would occasionally let relatives live in the house. Mr. Williams in now deceased and the heirs of the property have considered selling the property (the subject property).

**Current Plans:** As of today, there are no redevelopment plans. However, we have been in discussions with the ownership of the property at 505 N Cooper St, which wraps the subject property and is zoned "CC". Both ownerships would like to market their respective properties in tandem for a future commercial use. A prospective commercial use of 505 N. Cooper would also likely require the use of 507 N Cooper for a proposed/prospective development. Both properties are near downtown, the UTA campus, and Arlington Memorial Hospital. A commercial redevelopment on these properties would provide additional commercial services to these employment/demand centers, plus enhance the appearance of the area along Cooper Street. This is also in spirit with the Downtown Master Plan. Some recent redeveloped sites on Cooper Street, within range and near Arlington High School, include the Taco Casa and Chicken Express. We cannot predict who would be candidates for the site, but we would like to market the site for restaurants, office, or retail use.

Currently, there is a vacant, single-family house and a detached garage on the property. No current plans exists for the structures. The ownership does not desire to continue further expenditures or use of the house, which is not the Highest and Best Use of this property. If the zoning is approved and a prospective redevelopment plan emerges, these improvements would be razed or relocated from the site.

Based on the frontage on Cooper Street, surrounding uses, and surrounding zoning, a change in zoning appears logical. A few additional points that might be noted include:

- We have noted that the current residential use and driveway requires vehicles to back onto Cooper Street, as is. Based on traffic levels and speeds, this would likely be discouraged under modern day planning.
- If 505 and 507 N Cooper Street are combined for a prospective development in the future, this would allow for a commercial driveway to be placed further back from the intersecting curb of N Cooper Street and Houston Street. This concept of pushing driveways back from intersecting curb lines is preferred under modern day development planning.
- 505 N Cooper has a portion of its site that is located on the east side of the subject. As-is, the configuration of the site is an "L" shape and is much less efficient, and future development potential of this area would be restricted or limited. This is also an impact on the value of the site's, as separate sites. Both ownerships agree this is a major reason for marketing the sites together for a prospective development that uses both 505 and 507 N Cooper.
- Long term, the continued residential zoning and land use will result in a limited return to the city by property taxes. As commercial, and once redevelopment, the increase in property taxes and sales taxes would be positive for the City.

If there are any other questions, please feel free to contact me at 817-307-6655.

Sincerely,

Dan Wright

# Staff Report



<b>Specific Use Permit SUP15-8 (Collins-Good News Daycare)</b>	
Planning and Zoning Meeting Date: 12-16-15	Document Being Considered: Ordinance

## **RECOMMENDATION**

Following the public hearing, consider Specific Use Permit SUP15-8.

## **PRIOR BOARD OR COUNCIL ACTION**

None

## **REQUEST**

The applicant requests approval of a specific use permit (SUP) for a day care on a 4.8-acre tract zoned Residential Single-Family 7.2 (RS-7.2); addressed at 1919 South Collins Street, and generally located south of East Lovers Lane and east of South Collins Street.

## **ANALYSIS**

The Unified Development Code defines a Day Care as a facility or area licensed, certified, or registered by the State to provide daytime care, training, education, custody, treatment, or supervision to more than six children, adults, or elderly in a family setting for less than twenty-four hours a day, whether for compensation or not.

This use is allowed by right in multi-family zoning district as well as most of the non-residential zoning districts. However, in single family residential zoning districts, they are only allowed with the approval of a SUP. This is to ensure the use is compatible with the surrounding properties and consistent with the character of the neighborhood. Approval of a SUP may establish reasonable conditions on the operation or location of the business with site upgrades. No deviations to the Unified Development Code (UDC) standards are allowed through a SUP.

The subject site is developed with a 17,000-square-foot church. The site is surrounded by single-family residential uses and zoning on the north, south and west. The property on the east side of the church is undeveloped but is used as ball fields. The site has three points of access, two from South Collins Street and one from Wynn Terrace.

The Site Plan identifies approximately 6,780 square feet within the church building to be used for the day care operation. This area includes classrooms, recreational area, cafeteria, kitchen, and restrooms. The site plan shows the entrance canopy for the drop-off and pick-up area for the proposed day care. The site already has a fenced in playground at the back of the church building.

## **Comprehensive Plan Analysis**

The Comprehensive Plan indicates that the subject site is in the Mixed-Use Residential future development area, which is an area surrounded by entertainment, commercial and industrial activity areas. Intended to build on the 2013 New York Corridor Strategy, this area is envisioned to contain a mix of housing types, appropriate neighborhood and community convenience retail services and specialty stores, along with mixed-use, retail, office, institutional and civic uses.

The proposed day care center will provide a neighborhood and community service that is compatible with the Mixed-Use Residential development area goals. The requested SUP is 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. Applicant's Letter (2 pages)
- vi. SUP Site Plan

Under separate cover:

None

Available in the City Secretary's office:

None

**CITY COUNCIL DATE**

January 12, 2016

**STAFF CONTACTS**

Gincy Thoppil, AICP  
Development Planning Manager  
Community Development and Planning  
817-459-6662  
[Gincy.Thoppil@arlingtontx.gov](mailto:Gincy.Thoppil@arlingtontx.gov)

Kevin Charles  
Senior Planner  
Community Development and Planning  
817-459-6515  
[Kevin.Charles@arlingtontx.gov](mailto:Kevin.Charles@arlingtontx.gov)

# Case Information



**Applicant/Owner:** Good News International Christian Center represented by Dr. Von Peaks

**Sector Plan:** East

**Council District:** 5

**Allowable Uses:** All uses as itemized in attachment ii.

**Development History:** The subject site is currently platted as Lot 11-A, F.L. Harris 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. Both points of access are from South Collins Street and Wynn Terrace.

Thoroughfare	Existing	Proposed
South Collins Street	120-foot, 4-lane divided major arterial	120-foot, 6-lane divided major arterial
Wynn Terrace	60-foot, 2-lane undivided local collector	60-foot, 2-lane undivided local collector

**Traffic Impact:** The proposed zoning change will increase the average daily trips. The additional trips will not significantly impact the adjacent roadway systems.

**Water & Sewer:** Water is available from Wynn Terrace and sewer services are available from South Collins Street to the subject site.

**Drainage:** The site is located in the Johnson Creek drainage basin. No portion of the site is located within a FEMA designated floodplain and no significant drainage impacts are expected.

**Fire:** Fire Station Number 6, located at 2620 South Collins Street, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

**School District:** Arlington Independent School District.

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

# Case Information

---



**Notices Sent:**

Neighborhood  
Associations:

ACTION North  
Arlington Alliance for Responsible Government  
East Arlington Review  
Far South Arlington Neighborhood Assn.  
Forest Hills HOA  
Northern Arlington Ambience  
WeCan (West Citizen Action Network)  
Arlington ISD  
Kennedale ISD  
Mansfield ISD  
FW ISD  
HEB ISD  
Arlington Townhome HOA  
HANA (Heart of Arlington Neighborhood Assn.)

Property Owners: 74  
Letters of Support: 0  
Letter of Opposition: 0

# ***Itemized Allowable Uses***



---

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

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

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

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



## LOCATION MAP SUP15-8

**Specific Use Permit For  
Day Care Center**



**SUP15-8**

South of East Lovers Lane and east of South Collins Street



View of the property across South Collins Street. View west.



View of subject site. View north.



View of subject site. View west.



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

November 3<sup>rd</sup> 2015

Good News Int'l Christian Center  
Daycare

To Whom It May Concern:

Please receive the attached revised plan that highlights the building area that will host the Daycare. The square footage is approx 6780 which includes 5 restrooms, cafeteria, kitchen, recreational area and classrooms. The outside play is shown and hosts playground equipment from previous daycare and school. In addition we have approx 2.3 more Acker's shown East with baseball and soccer fields.

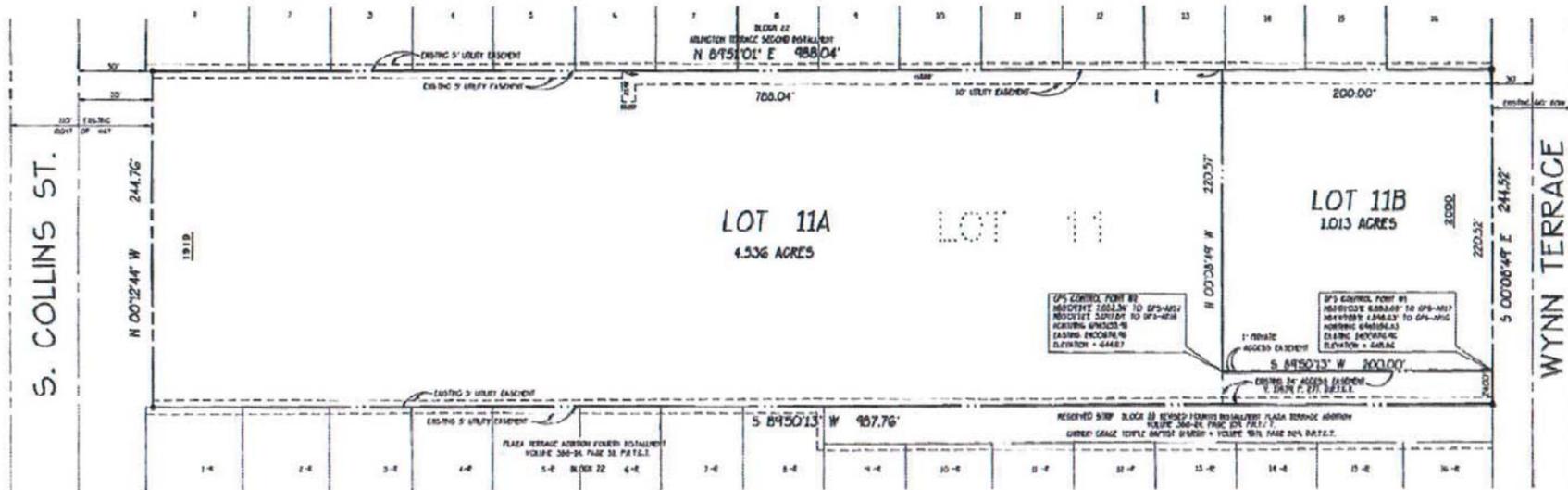
Per Gincy Thoppi the properties parking is more than sufficient to accommodate parental parking and flow making a traffic circulation plan unnecessary. Daycares allow for drop-off and pickup at all times offsetting complications with other schools and traffic congestion. We will accommodate early drop-offs and late pickups as well. Please also note our third exit and street flowing East to Wynn Terrace Street.

Thank You,

A handwritten signature in blue ink, appearing to read "Dr. Von Peaks", written over a light blue horizontal line.

Dr. Von Peaks





STATE OF TEXAS,  
 COUNTY OF TARRANT:  
 WHEREAS, WE, Grace Temple Baptist Church, acting by and through the undersigned its duly authorized agent, and the City of Arlington, Texas a municipal corporation, acting by and through its undersigned its duly authorized agent, are the sole owners of Lot 11, F.L. Harris Addition to the City of Arlington, Tarrant County, Texas as recorded in Volume 308-139, Page 90, P.R.T.C.T., said ownership are referenced in Volume 3066, Page 497, O.R.T.C.T., and Volume 11439, Page 231, O.R.T.C.T., respectively.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 THAT, WE, Grace Temple Baptist Church, acting by and through the undersigned its duly authorized agent, and the City of Arlington, Texas, a municipal corporation, acting by and through the undersigned its duly authorized agent, do hereby adopt this plat designating the heretofore described real property as Lot 11A and Lot 11B F.L. Harris Addition to the City of Arlington, Tarrant County, Texas and we do hereby dedicate in the public's use the streets and easements shown thereon.

WITNESS OUR HANDS at \_\_\_\_\_ County,  
 Texas on this the \_\_\_\_ day of \_\_\_\_\_, 1994.

*Carl Willis*  
 Carl Willis, Pastor  
 GRACE TEMPLE BAPTIST CHURCH

*Richard E. Greese*  
 Richard E. Greese, Mayor  
 CITY OF ARLINGTON, TEXAS

STATE OF TEXAS:  
 COUNTY OF TARRANT:  
 BEFORE ME, the undersigned authority on this day personally appeared Richard E. Greese, Mayor of the City of Arlington, Texas, a municipal corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said municipal corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15th day of June, 1994.

*Carl Willis*  
 Notary Public in and for the State of Texas

STATE OF TEXAS:  
 COUNTY OF TARRANT:  
 BEFORE ME, the undersigned authority on this day personally appeared Carl Willis, Pastor of Grace Temple Baptist Church, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Grace Temple Baptist Church.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15th day of June, 1994.

*Carl Willis*  
 Notary Public in and for the State of Texas

THIS PLAT FILED BY  
 GABRIEL  
 SADE  
 DATE 6/15/94

**SURVEYOR CERTIFICATION**  
 THIS is to certify that I, Herman J. Veselka, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

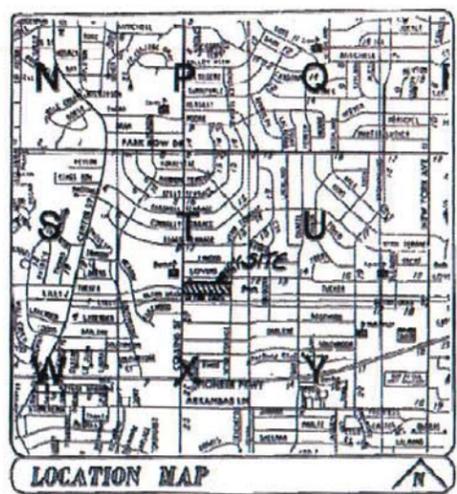
*Herman J. Veselka*  
 Herman J. Veselka  
 Registered Professional Land Surveyor  
 Texas Registration No. 2558

APPROVED: CITY OF ARLINGTON PLANNING AND ZONING COMMISSION  
 Date June 15 1994.

*Carl M. Moskie*  
 Chairman of the Planning and Zoning Commission

*Shelene*  
 Secretary of the Planning and Zoning Commission

**NOTES:**  
 1. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.  
 2. Visibility triangles shall be provided at all public and private street intersections in accordance with City Ordinance.  
 3. This plat does not alter or remove existing deed restrictions or covenants if any on this property.  
 4. All landscape material within the visibility triangles shall comply with the visibility ordinance.  
 5. The gross acreage of this subdivision is 5.549 acres.



**PLAT REVISION**  
**LOT 11A AND LOT 11B**  
**F.L. HARRIS ADDITION**  
**CITY OF ARLINGTON, TARRANT COUNTY, TEXAS**  
 BEING A REVISION OF LOT 11 OF THE F.L. HARRIS ADDITION AS RECORDED IN VOLUME 388-139, PAGE 90, P.R.T.C.T.  
 OWNER: • LOT 11A •  
 GRACE TEMPLE BAPTIST CHURCH  
 VOLUME 3966, PAGE 497, P.R.T.C.T.  
 1919 S. COLLINS ST. ARLINGTON, TEXAS 76010  
 274-3721  
 OWNER: • LOT 11B •  
 CITY OF ARLINGTON, TEXAS  
 VOLUME 11439, PAGE 497, P.R.T.C.T.  
 P.O. BOX 231 ARLINGTON, TEXAS 76004-0231  
 459-6121  
 ENGINEER / SURVEYOR:  
 VESELKA ENGINEERING CONSULTANTS, INC.  
 202 EAST BOKER, SUITE 300, ARLINGTON, TEXAS, 76010  
 PHONE (817) 274-8755 FAX (817) 274-8757  
 YEG FILE: 94-1163 ACAD FILE: DWG-941163PR  
 JUNE 7, 1994

HARRIS, F. L. Lots 11A & 11B

PROJECTED PR 94 0615 000