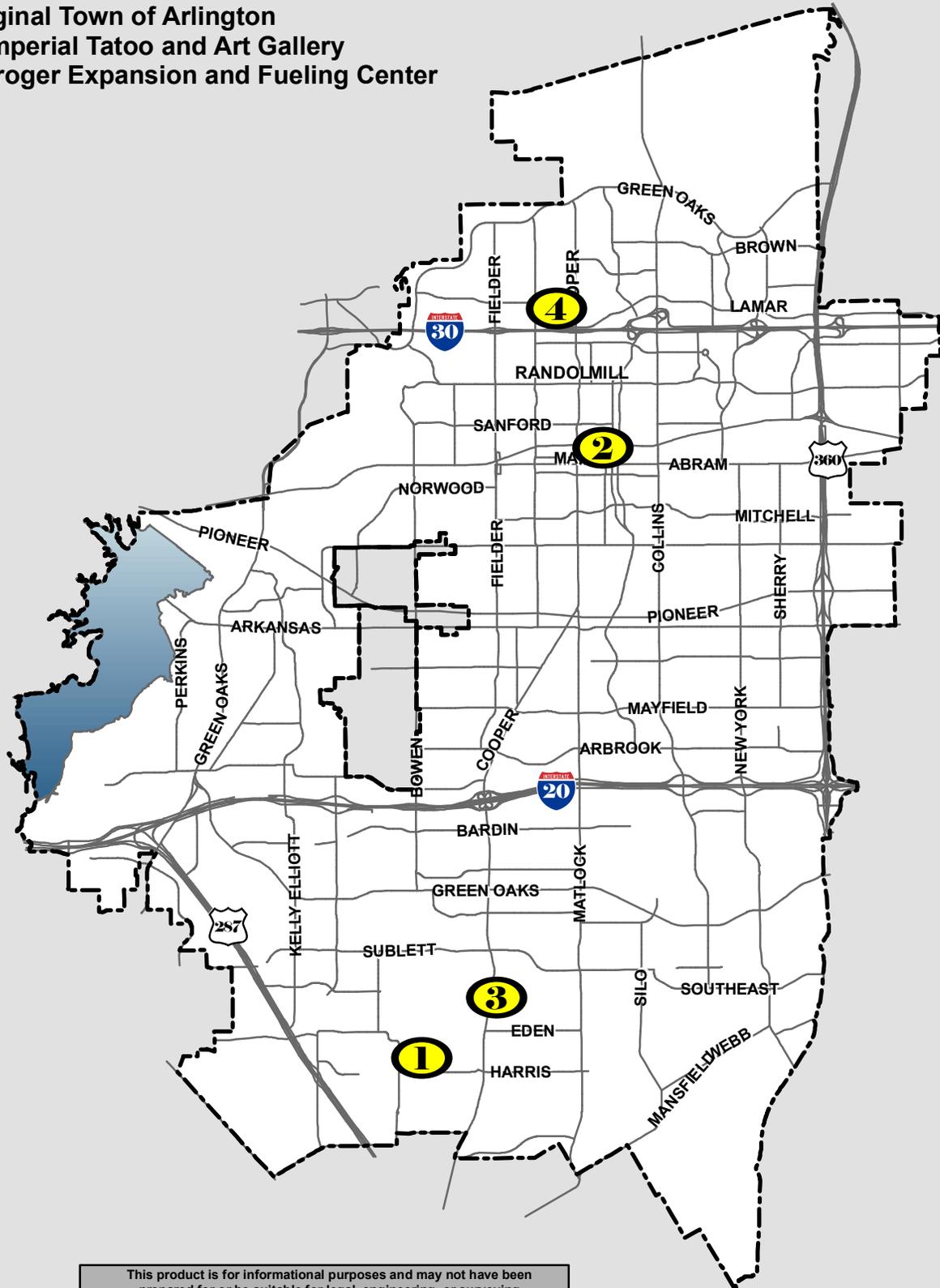


PLANNING & ZONING

February 17, 2016



1. Preliminary Plat - Harris Place Addition
2. Replat - Original Town of Arlington
3. SUP15-9 - Imperial Tattoo and Art Gallery
4. PD15-11 - Kroger Expansion and Fueling 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**

**February 17, 2016
4:15 P.M.**

I. CALL TO ORDER

II. DISCUSSION OF REGULAR SESSION AGENDA ITEMS

III. DIRECTOR UPDATE ON PREVIOUS COUNCIL ITEMS

A. Amendment to the Unified Development Code

Consider amendments to the “Unified Development Code” Chapter of the Code of the City of Arlington related to regulation of outside storage and payday lending type businesses: Article 3, Use Standards, regarding the allowed uses and its standards, Article 5, Design and Development Standards regarding the Overlay District design standards; Article 10, Review Procedures regarding Alternative Equivalent Compliance as it relates to outside storage; Article 12, Definitions regarding definitions related to Outside Storage and types of Financial Services.

CC Approved 8-0-0 on 02/09/16 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 PD15-12
(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.

CC Denied request to call for a hearing 8-0-0 on 02/09/16

IV. DISCUSSION OF FUTURE MEETING DATES AND TIMES

- (a) Planning and Zoning Commission Two-Hour Bus Tour – February 26, 2016
- (b) Planning and Zoning Commission Meeting on March 2, 2016

V. ADJOURN



AGENDA

**Planning and Zoning Commission
Regular Session**

**Council Chamber
101 West Abram Street**

**FEBRUARY 17, 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 February 3, 2016 P&Z Meeting

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Preliminary Plat – Harris Place Addition, – Lots 1-24, 1X, 2X, 3X and 4X, Block1; generally located north of West Harris Road and east of Calender Road with the approximate address being 2401 West Harris Road.
- B. Replat – Original Town of Arlington, Lots 1R1A, 2R1A, and 4, Block 2 zoned Downtown Neighborhood Overlay – General Commercial (DNO-GC) and Landmark Preservation Overlay – Downtown Business (LPO-DB); generally located south of West Division Street and east of North Pecan Street with the approximate address being 100 West Division 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. Specific Use Permit SUP15-9
(Imperial Tattoo and Art Gallery - 6407 South Cooper Street)

Application requesting approval of an SUP for a tattoo parlor in a 1,940 SF Suite 135B of parcel zoned Community Commercial (CC); generally located south of Hardisty Drive and east of South Cooper Street.

- B. Zoning Case PD15-11
(Kroger Expansion and Fueling Center - 945 West Lamar Boulevard)

Application to change the zoning on approximately 13.804 acres from Planned Development (PD) for Community Commercial (CC) uses, Community Commercial (CC), and Office Commercial (OC) to Planned Development (PD) for Community Commercial (CC) uses, with a Development Plan; generally located north of West Lamar Boulevard and west of North Cooper Street.

VI. MISCELLANEOUS

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

VII. ADJOURN



AGENDA

Planning and Zoning Commission

Monthly Bus Tour

**FEBRUARY 26, 2016
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



Preliminary Plat (Harris Place Addition)

Planning and Zoning Meeting Date: 2-17-16

Document Being Considered: Plat

RECOMMENDATION

Consider a Preliminary Plat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

On May 12, 2015, the City Council approved first reading of Zoning Case PD14-12 by a vote of 6-1-1 with the following stipulation:

- Require an aggregate of 15 feet of side setbacks for east side lots with a minimum of 5 feet.

ANALYSIS

The applicant, MKP Development, LLC, represented by Adlai Pennington, proposes to plat Lots 1-24, 1X, 2X, 3X and 4X, Block 1 of the Harris Place Addition. The proposal is in compliance with the approved Planned Development, PD14-12, for single family residential development. This project also includes a 100-foot dedication of Right-Of-Way for the future South Bowen Road. The subject site is currently undeveloped.

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

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Property Location: Generally located north of West Harris Road of and east of Calender Road, with the approximate address being 2401 West Harris Road.

Sector: Southwest

Council District: 2

Current Zoning: Planned Development (PD) for Residential Single-Family-15 (RS-15) uses

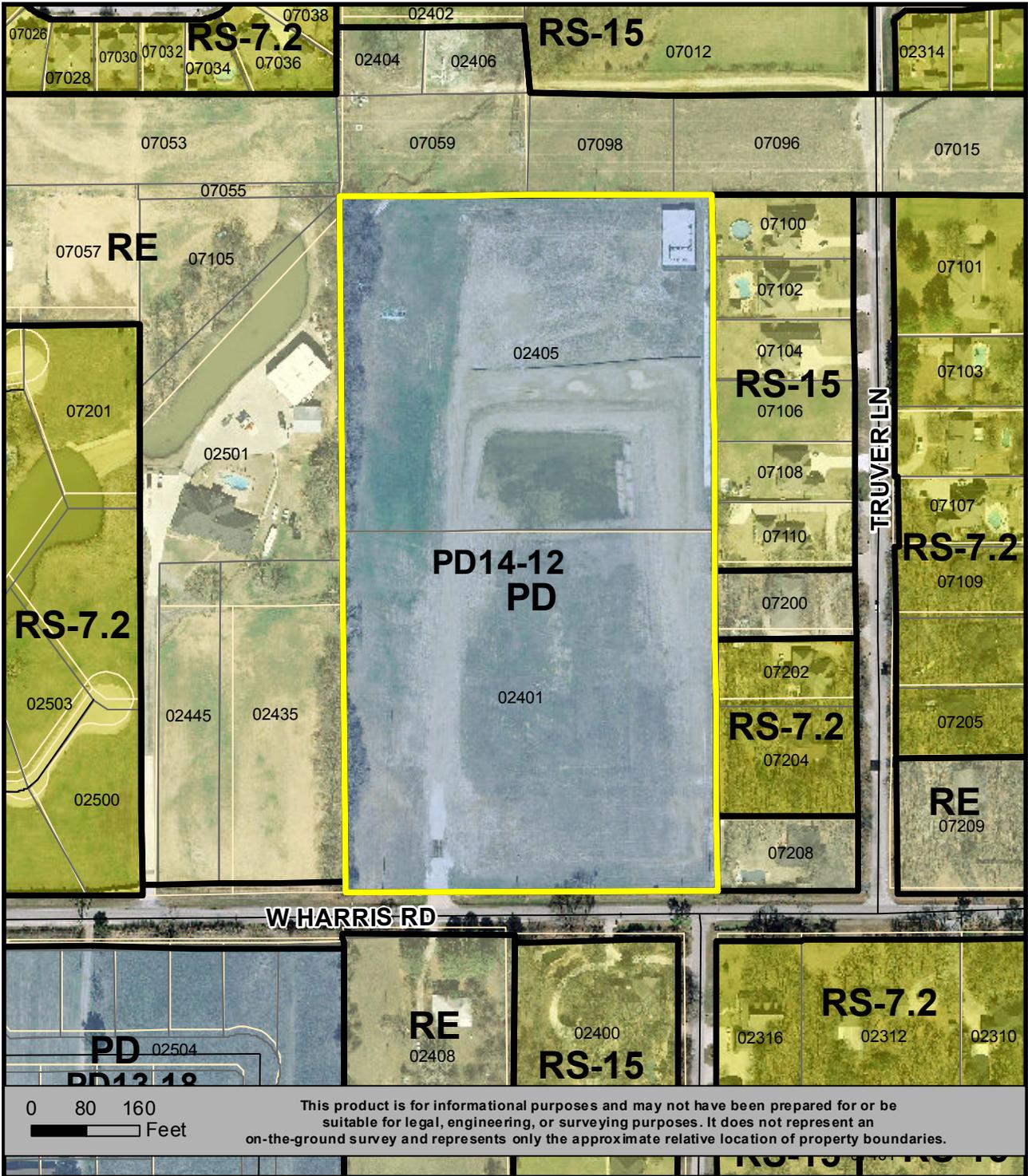
ATTACHED

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

STAFF CONTACT(S)

Gincy Thoppil, AICP
Assistant Director, Land Development
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

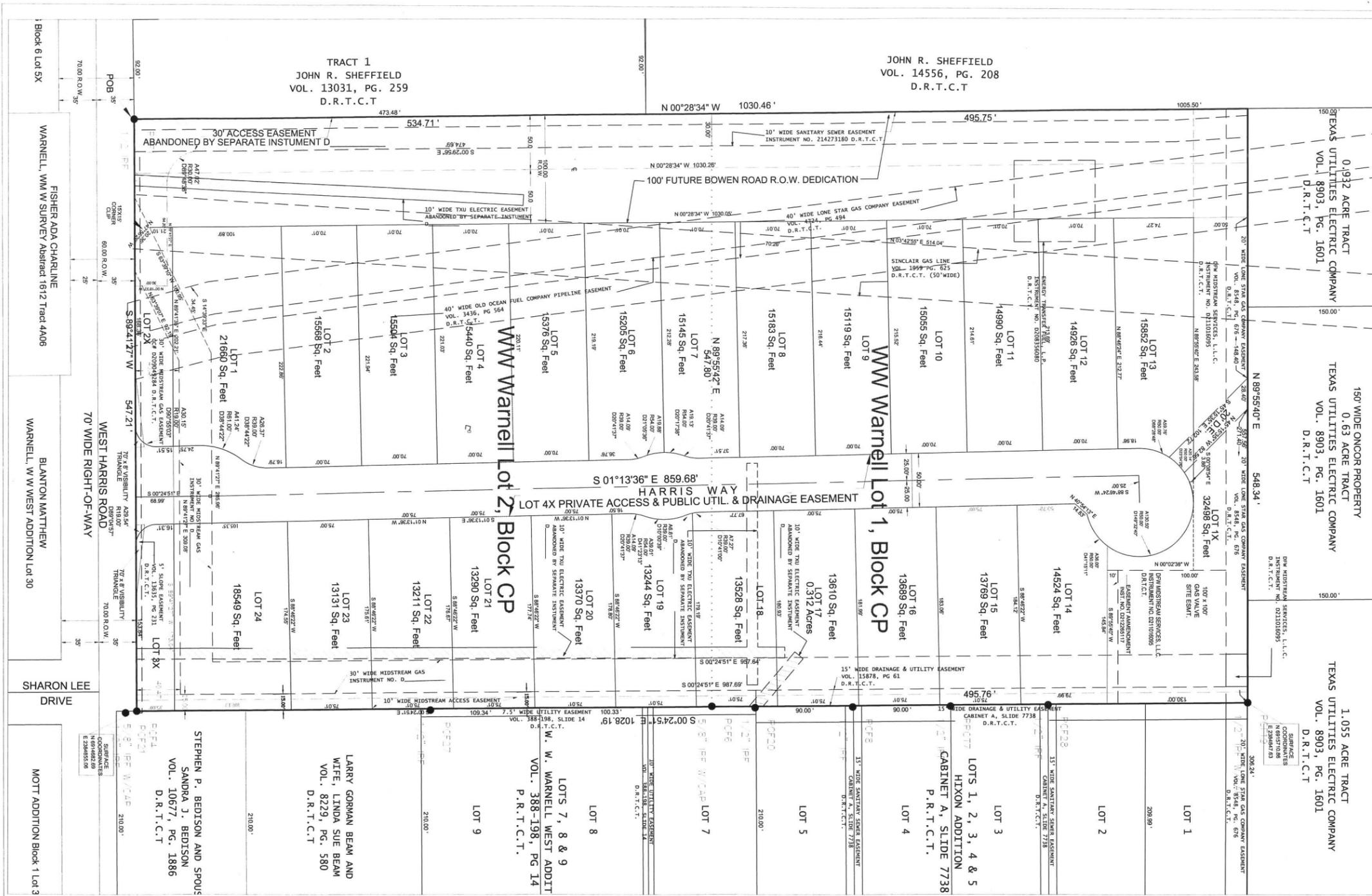


LOCATION MAP

 Preliminary Plat for Harris Place Addition







STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, ASTON HOLDINGS, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land in the W.W. Warnell Survey, W.W. Warnell Addition, County of Tarrant, according to the plat recorded in instrument numbers D210027315 of the Plat Records of Tarrant County, Texas and being more particularly described as follows:

Being Lots 1 and 2 of said W.W. Warnell Addition Lots 1 & 2 Block CP, City of Arlington, Tarrant County Texas. Instrument number D210027315 of the Plat Records, Tarrant County, Texas (D.R.T.C.T.).

BEGINNING at a 5/8-inch iron rod found (controlling monument) for the southwest corner of said 12.949 acre tract, and the southwest corner of a called 1.0 acre tract of land, conveyed to John R. Sheffield, as evidenced in a Warranty Deed recorded in Volume 13031, Page 259, D.R.T.C.T.,

THENCE, North 00°28'34" West, along the west line of said 12.949 acre tract, the east line of said 1.0 acre tract, continuing along the east line of a called 4.96 acre tract of land, conveyed to John R. Sheffield, as evidenced in a Warranty Deed recorded in Volume 14556, Page 208, D.R.T.C.T., the east line of a called 1.37 acre tract of land described in the Warranty Deed, to William C. Rayburn, recorded in Volume 6512, Page 392, D.R.T.C.T., and the east line of a certain tract of land described in the Warranty Deed, to William P. Rayburn et ux, Charlene S. Rayburn, executed May 5, 1967, recorded in Volume 6512, Page 388, D.R.T.C.T., for a total distance of 1030.46 feet to a 1/2-inch iron rod found (controlling monument) for the northwest corner of said 12.949 acre tract, and being the southwest corner of a called 0.932 acre tract of land described in the Warranty Deed to Texas Utilities Electric Company, executed April 7, 1987, recorded in Volume 8903, Page 1601, D.R.T.C.T.;

THENCE, North 89°55'40" East, along the north line of said 12.949 acre tract, the south line of said called 0.932 acre tract, continuing along the south line of a called 0.63 acre tract of land (Volume 8903, Page 1601), and along the south line of a called 1.055 acre tract of land (Volume 8903, Page 1601), for a total distance of 548.34 feet to 1/2-inch iron rod found (controlling monument) for the northeast corner of said 12.949 acre tract, and being the northwest corner of Lot 1, Hixson Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 7738, of the Plat Records of Tarrant County, Texas (P.R.T.C.T.);

THENCE, South 00°24'51" East, along the east line of said 12.949 acre tract, and along the west line of Lots 1, 2, 3, 4, & 5 of said Hixson Addition continuing along the west line of Lots 7, 8 & 9 of W.W. Warnell Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Volume 388-198, Page 14, P.R.T.C.T., and the west line of a called 0.785 acre tract of land, conveyed to Larry Gorman Beam et ux, Linda Sue Beam, as evidenced in a Warranty Deed recorded in Volume 8229, Page 580, D.R.T.C.T., and also the west line of a called 0.578 acre tract of land, conveyed to Stephen P. Bidson et ux, Sandra J. Bidson, as evidenced in a Warranty Deed recorded in Volume 10677, Page 1886, D.R.T.C.T., for a total distance of 1028.19 feet to a 5/8-inch iron rod found with cap stamped "Dunaway & Associates" for the southeast corner of said 12.949 acre tract, said point lying in the north line of West Harris Road (County Road 2026).

THENCE, South 89°41'46" West, along the south line of said 12.949 acre tract, and the north line of said West Harris Road, a distance of 547.21 feet to the POINT OF BEGINNING and containing 12.949 acres (564,064 square feet) of land, more or less.

"Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained 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 office"

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ASTON HOLDINGS, acting through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described property as Lots 1-24, Lots 1X & 2X Block 1, HARRIS PLACE ADDITION, an addition to the City of Arlington, Tarrant County, Texas, and do hereby dedicate to the public use the streets, and easements shown thereon.

"I hereby certify that no deed restrictions exist upon the property included within this plat which is in a plated subdivision at the present time wherein a lot thereon is limited by deed restrictions authorizing residential use. I further certify that this property does not alter or remove existing deed restrictions or covenants, if any, on this property."

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared ADLAI PENNINGTON known to me to be the person whose name is subscribed to foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed; and being by me first duly sworn, upon oath stated as follows:

- "I am seeking to file for record and have recorded in the Tarrant County Clerk's Office a plat or replat of a subdivision, or parcel(s) of real property, identified as: "HARRIS PLACE ADDITION."
- "Pursuant to Section 12.002 of the Texas Property Code, as amended by the 76th Texas Legislature, 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, Texas for filing and recording with the Tarrant County Clerk's Office."
- "I have attached the original tax certificates from each taxing unit with jurisdiction over each parcel of real property in such subdivision to the mylar plat or replats I am seeking to file for recording with and have recorded by, the Tarrant County Clerk's Office."

WITNESS MY HAND at Arlington, Tarrant County, Texas this _____ day of _____, 2015.

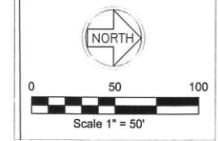
by _____
Title _____

BEFORE ME, the undersigned authority, on this day, personally appeared of ASTON HOLDINGS, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that they executed the same for the purpose and consideration herein expressed.

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

Affiant _____
Notary Public In and For the State of Texas

Notary's Seal of Office _____ Notary's Printed Name _____
My Commission Expires: _____



- GENERAL NOTES
- "Visibility triangles shall be provided at all public or private street or driveway intersections in accordance with current City ordinance"
 - "All landscape (noting over 2 feet in height as measured from the top of curb within the visibility triangle shall comply with the Visibility Ordinance"
 - "This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due."

STATE OF TEXAS
COUNTY OF TARRANT

This is to certify that I, WILKENS A. ENGMANN, a Registered Professional Land Surveyor of the State of Texas, have planned the above subdivision from an actual accurate survey of the ground, that this plat correctly represents that survey made by me or under my direction and supervision.

WILKENS A. ENGMANN
Registered Professional Land Surveyor No. 5629

APPROVAL STATEMENT

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

Chairman - Planning and Zoning Commission _____
Secretary - Planning and Zoning Commission _____

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 DEVELOPPER OR HIS PREDECESSORS, OR TO BE DEVELOPPED AND CONSTRUCTED BY DEVELOPPER OR HIS SUCCESSORS. DEVELOPPER WILL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND ATTORNEY'S FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FORGOING. DEVELOPPER WILL REQUIRE ANY SUCCESSOR IN THE 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. DEVELOPPER SHALL IMPOSE THESE COVENANTS UPON LOTS 1 THROUGH 24 ABUTTING, ADJACENT, OR SERVED BY THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATIONS AND RESPONSIBILITIES OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING, BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

The City of Arlington will not responsible for, or maintenance of any non-drainage related improvements within the drainage easement, including but not limited to paving, and fences. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due. Visibility triangles shall be provided at all public or private street intersections in accordance with current City ordinances. All landscaping within the visibility triangles shall comply with the Visibility ordinance. (2 feet in height as measured from the top of curb). All fences shall be located outside the right-of-way and the required visibility triangles at all public intersections. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property. The Property Owners Association shall be responsible for the maintenance of perimeter fencing, and lots 1X and 2X (The common area lots). The City of Arlington reserves the right to require minimum finish floor elevations on any lot within this subdivision.

ARRAY TECHNOLOGIES
ENGINEERING-SURVEYING REALTY SERVICES

2411 GARDEN PARK COURT, ARLINGTON TEXAS 76013
OFFICE (817) 265-5252
ahmad@arraytech.net

DATE:	11/20/2015
SCALE:	1"=50'
CHECKED BY:	WAE
DRAFTED BY:	AJH

DEVELOPER'S / OWNERS SIGNATURE _____

PREPARED FOR:
MKP & Associates Inc
1375 Gilman Rd, Fort Worth, TX 76140
(817) 561-7949

PRELIMINARY PLAT OF
HARRIS PLACE ADDITION
LOTS 1-24, 1X, 2X, 3X & 4X BLOCK 1
W.W. WARNELL SURVEY, ABSTRACT 1612
AN ADDITION TO THE CITY OF
ARLINGTON, TARRANT COUNTY, TEXAS

SHEET _____ OF _____

Staff Report



Replat (Original Town of Arlington Lots 1R1A, 2R1A, and 4, Block 2)	
Planning and Zoning Meeting Date: 2-17-16	Document Being Considered: Plat

RECOMMENDATION

Consider a Replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, Spry Surveyors, proposes to combine Lots 1R1 and 2R1, Block 2 of the Original Town of Arlington, and subdivide them into Lots 1R1A, 2R1A, and 4. The proposed Lot 1R1A will continue to remain as developed, with a restaurant use and parking lot. There are no plans for development on Lots 2R1A and 4 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

<u>Property Location:</u>	Generally located south of West Division Street and east of North Pecan Street with the approximate address being 100 West Division Street.
<u>Sector:</u>	Central
<u>Council District:</u>	5
<u>Current Zoning:</u>	Downtown Neighborhood Overlay – General Commercial (DNO-GC) and Landmark Preservation Overlay – Downtown Business (LPO-DB)

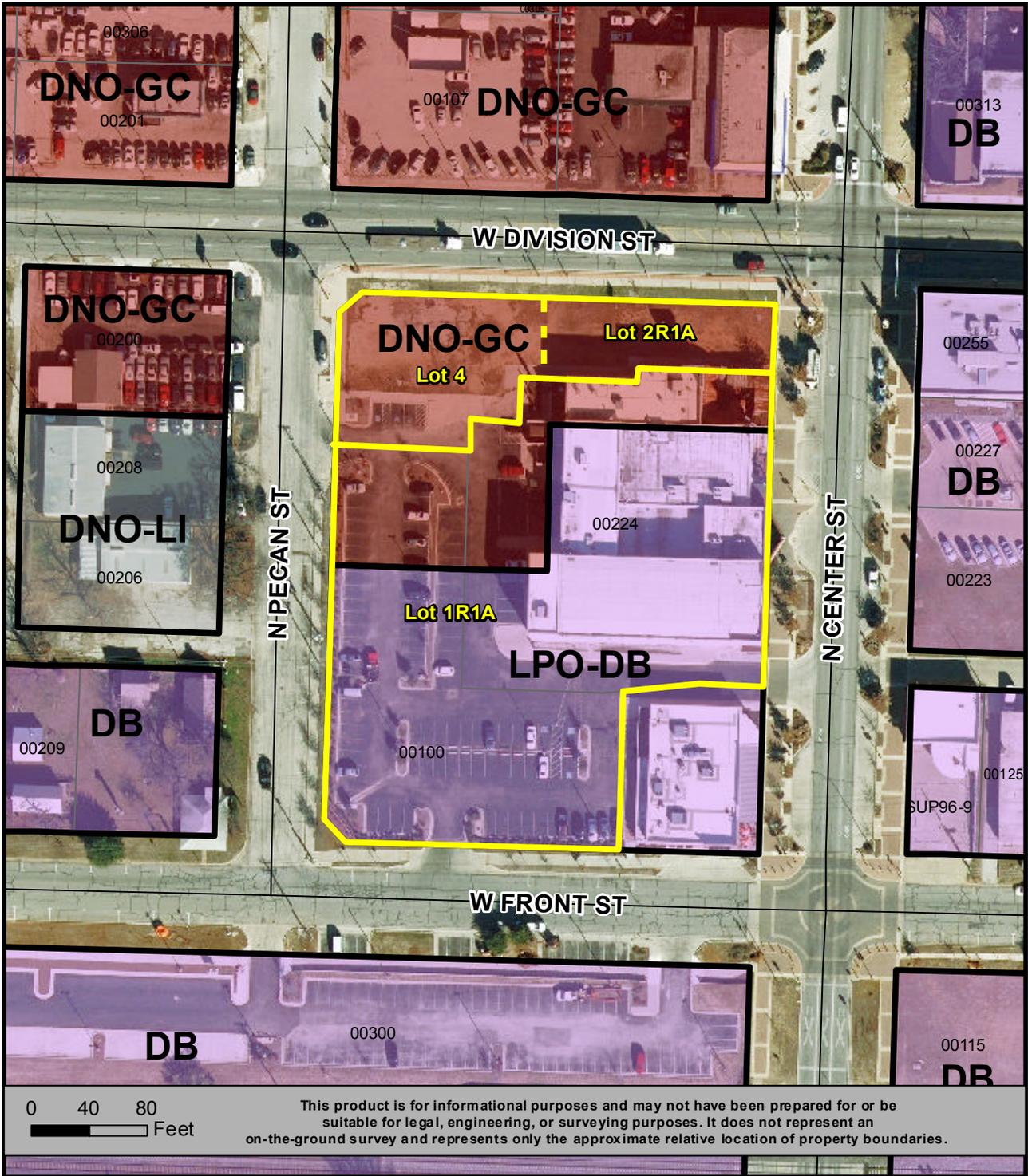
ATTACHED

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

STAFF CONTACT(S)

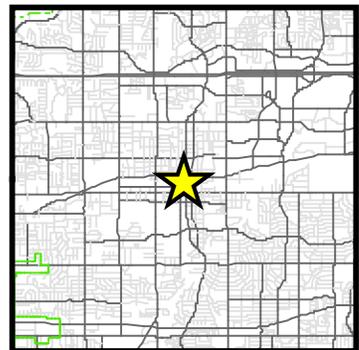
Gincy Thoppil, AICP
Assistant Director, Land Development
Community Development and Planning
817-459-6662
Gincy.Thoppil@arlingtontx.gov

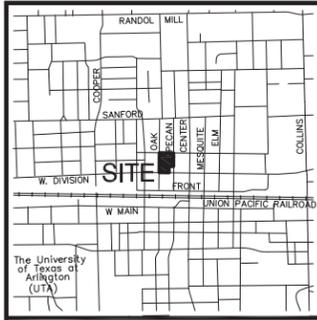
Nathaniel Barnett, AICP
Senior Planner
Community Development and Planning
817-459-6670
Nathaniel.Barnett@arlingtontx.gov



LOCATION MAP

**ORIGINAL TOWN OF ARLINGTON
REPLAT**





BLOCK 33
ORIGINAL TOWN OF
ARLINGTON
VOL. 388, PG. 26
P.R.T.C.T.

BLOCK 33
ORIGINAL TOWN OF
ARLINGTON
VOL. 388, PG. 26
P.R.T.C.T.

LOT B, BLOCK 32
ORIGINAL TOWN OF
ARLINGTON
VOL. 388-47, PG. 837
P.R.T.C.T.

LOT A, BLOCK 32
ORIGINAL TOWN OF
ARLINGTON
VOL. 388-47, PG. 837
P.R.T.C.T.

LOT 1-R-1, BLOCK 31
ORIGINAL TOWN OF
ARLINGTON
CAB. A, PG. 2041
P.R.T.C.T.

WEST DIVISION STREET
(70' R.O.W.)

P.O.B.
1/2" IRS (C.M.)
N:6954609.318
E:2396763.915

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Center Street Complex, LLC is the owner of all that certain 2.359 acres of land, by virtue of the deed recorded in Document Number D21511906 in the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), which is all of Lots 1-R-1 and 2-R-1, Block 2, of the Original Town of Arlington, recorded in Document Number D21188458, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the Solomon Davis Survey, A-425, City of Arlington, Tarrant County, Texas and more particularly described by metes and bounds as follows (all bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Zone):

BEGINNING at a 1/2" iron rod with a cap stamped "SPRY" set at coordinate North 6,954,609.318', East 2,396,763.915', as shown on the plat of Lot 3R, Block 2, Original Town of Arlington, recorded in Document Number D211237151 P.R.T.C.T., for the northeast corner of the herein described tract, at the intersection of the south right-of-way line of West Division Street (a 70' right-of-way) and the west right-of-way line of North Center Street (a 100' right-of-way);

THENCE South 01° 44' 41" West - 263.91' along the west right-of-way line of said North Center Street to an "X" cut in concrete set for most easterly southeast corner of the herein described tract, common to the northeast corner of said Lot 3R, Block 2, Original Town of Arlington;

THENCE North 88° 15' 19" West - 43.76' along the north line of said Lot 3R, Block 2, Original Town of Arlington, to a PK Nail with a shiner set for an angle corner of the herein described tract;

THENCE South 84° 48' 01" West - 52.94' continuing along the north line of said Lot 3R, Block 2, Original Town of Arlington, to a PK Nail with a shiner set for an angle corner of the herein described tract, common to the northwest corner of said Lot 3R, Block 2, Original Town of Arlington;

THENCE South 01° 44' 41" West - 109.69' along the west line of said Lot 3R, Block 2, Original Town of Arlington, to a 1/2" iron rod with a cap stamped "SPRY" set for the most southerly southeast corner of the herein described tract, common to the southwest corner of said Lot 3R, Block 2, Original Town of Arlington, in the north right-of-way line of West Front Street (an 80' right-of-way);

THENCE North 88° 15' 19" West - 188.69' along the north right-of-way line of said West Front Street, to a 1/2" iron rod with a cap stamped "SPRY" set for the east corner of the northeast right-of-way setback line, at the intersection of the north right-of-way line of said West Front Street and the east right-of-way line of North Pecan Street (a 70' right-of-way);

THENCE North 43° 15' 19" West - 21.21' along said northeast right-of-way setback line, to a 1/2" iron rod with a cap stamped "SPRY" set at coordinate North 6,954,253.665', East 2,396,452.979', as shown on the plat of said Lot 3R, Block 2, Original Town of Arlington, being the north corner of said northeast right-of-way setback line;

THENCE North 01° 44' 41" East - 350.00' along the east right-of-way line of said North Pecan Street to an "X" cut in concrete set for the south corner of the southeast right-of-way setback line at the intersection of the east right-of-way line of said North Pecan Street and the south right-of-way line of said West Division Street;

THENCE North 46° 44' 41" East - 21.21' to a 1/2" iron rod with a cap stamped "SPRY" set for the east corner of said southeast right-of-way setback line;

THENCE South 88° 15' 19" East - 285.00' along the south right-of-way line of West Division Street, to the POINT OF BEGINNING and containing 2.359 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That CENTER STREET COMPLEX, LLC, the Owner, does hereby designate this plat designating the herein before described property as LOTS 1R1A, 2R1A, AND 4, BLOCK 2, ORIGINAL TOWN OF ARLINGTON, an addition to the City of Arlington, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same.

Witness our hands this _____ day of _____, 2016.

Signature _____ Title _____

NOTARY CERTIFICATE

STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Cary Moon, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Signature _____ Notary Stamp: _____

Statement For Private Access Easement

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 attorney's fees for any negligence arising out of the design, construction, operation, maintenance, condition or use of the improvements, including any non-performance of the foregoing. Developer will require any successor in interest of all or part of the property including any property owners association to accept full responsibility and liability for the improvements. All of the above shall be covenants running with the land. Developer shall impose these covenants upon Lots 1R1A, 2R1A, and 4, block 2, Original Town of Arlington, to be recorded in this plat, abutting, adjacent or served by the improvements. The covenants shall include the full obligation and responsibility of maintaining and operating said improvements. Access to the improvements is granted to the city for any purpose related to the exercise of governmental services or functions, including but not limited to, fire and police protection, inspection and code enforcement.

Developer's/Owner's Signature _____

A REPLAT OF
ORIGINAL TOWN OF ARLINGTON

LOTS 1R1A, 2R1A, AND 4, BLOCK 2
(3 LOTS)

AN ADDITION TO THE CITY OF ARLINGTON, BEING A REPLAT OF
LOTS 1R1 AND 2R1, BLOCK 2, ORIGINAL TOWN OF ARLINGTON,
RECORDED IN DOCUMENT NO. D21188458, IN THE PLAT RECORDS OF
TARRANT COUNTY, TEXAS, WHICH IS 2.359 ACRES
IN THE SOLOMON DAVIS SURVEY, A - 425
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

OWNER: Center Street Complex LLC SURVEYOR: Spry Surveyors
4040 Vernon Street 8241 Mid-Cities Blvd., Ste.100
Keller, TX 76244 North Richland Hills, TX 76182
Contact: Cary Moon Phone: 817-776-4049
Form Reg. No. 10112000

SPRY PROJECT NO. 016-018-30
DATE: February 2016

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

ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- C.M. CONTROLLING MONUMENT
- IRS IRON ROD SET W/ "SPRY 5647" CAP
- U.E. UTILITY EASEMENT

LEGEND

- PROPERTY CORNER
- INTERIOR PROPERTY CORNER

NOTES

1. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
2. According to the Flood Insurance Rate Map No. 48439C0355 K, published by the Federal Emergency Management Agency, dated September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
3. On the issue date of this survey the property shown hereon is zoned as DNO-GC and LPO-DB.
4. This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
5. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
6. Visibility Triangles shall be provided at the intersections of all public and private streets in accordance with City Ordinances. All landscaping (nothing over 2 feet in height as measured from the top of the curb) within the visibility triangles shall comply with the visibility triangle ordinance.
7. The City of Arlington reserves the right to require minimum finish floor elevations on any lot within the subdivision.
8. 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.
9. Lot 3R, Block 2, Original Town of Arlington recorded in Document Number D21188458 P.R.T.C.T., and Lots 1R1A, 2R1A, and 4, Block 2, Original Town of Arlington to be recorded in this plat, all share a 24 ft. Private Access Easement recorded in Document Number D209308220.
10. The property shown hereon, Lots 1R1A, 2R1A, and 4, Block 2, Original Town of Arlington to be recorded in this plat, are encumbered by the Mutual Covenant to Maintain Private Water Lines filed in Instrument Number D209322285, D.R.T.C.T., and being between Lots 1-12, Block 2, Lots 1-5, Block 12, Lots 7-10, Block 11, Original town of Arlington, recorded in volume 388, Page 26 and Lot 1-A, Block 11, Original Town of Arlington, Volume 388-93, Page 935, P.R.T.C.T.

SURVEYOR CERTIFICATE

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

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

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

Date: FEBRUARY 10, 2016

Surveyor's Signature _____



BLOCK B
ORIGINAL TOWN OF
ARLINGTON
VOL. 388, PG. 26
P.R.T.C.T.

Certificate of Approval of the Planning and Zoning Commission

Approved by the City of Arlington Planning and Zoning Commission on this _____ day of _____, 2016.

Chairman - Planning and Zoning Commission _____

Secretary - Planning and Zoning Commission _____

Staff Report



Specific Use Permit SUP15-9 (Imperial Tattoo and Art Gallery)

Planning and Zoning Meeting Date: 2-17-16 | Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Specific Use Permit SUP15-9.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request - The applicant requests approval of a Specific Use Permit (SUP) for a tattoo parlor addressed at 6407 South Cooper Street, Suite 135B, and generally located south of Hardisty Drive and east of South Cooper Street. The property is zoned Community Commercial (CC).

Tattoo parlors are permitted by right in the General Commercial (GC), Light Industrial (LI) and Industrial Manufacturing (IM) zoning districts. However, a SUP approval is required for a tattoo parlor use in the (CC) zoning district. A SUP provides a means to develop certain uses on a property while ensuring that the use is compatible with adjacent property and consistent with the character of the neighborhood. Approval of a SUP may establish reasonable conditions on the operation or location of the business with site upgrades including landscaping and signage.

Site Information - The proposed tattoo parlor will be located in suite 135B, a 1,940-square-foot tenant space in the existing 21,000-square-foot multi-tenant building. The site was originally developed in 2007 with four separate buildings (6401, 6407, 6501, and 6507 South Cooper Street) consisting of a total of 29 lease spaces. The site includes retail, restaurant, and personal services uses such as; Sarah's Secret, Rio Mambo, and Urgent Care. Access to the site is via Hardisty Drive to the north and South Cooper Street to the west.

Surrounding Land Uses - Property to the north is also zoned CC and developed as a drive-through restaurant. Property across the street to the west is zoned CC, General Commercial (GC), Residential Estate (RE), and Neighborhood Commercial (NC) and is developed as a veterinary clinic, commercial uses, and a park. The property to the south is zoned Industrial Manufacturing (IM) and is undeveloped. East of the site is zoned Residential Single-family-7.2 (RS-7.2) and is developed with single-family homes.

Sector Plan Conformity – Because of the residential adjacency to the subject site, there is potential that the addition of the proposed use at this location would have a negative effect on the area, due to the hours of operation for this use.

This request for an SUP is in potential conflict with the Comprehensive Plan, if stipulations are not included to preserve the residential character of the adjacent neighborhood.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Site Plan (2 pages)

Under separate cover:
Available in the City Secretary's office:

None
None

CITY COUNCIL DATE

March 22, 2016

STAFF CONTACTS

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

Case Information



Applicant: Imperial Tattoo and Art Gallery, represented by Connie Rinehart

Property Owner: Cooks White Limited Partnership

Sector Plan: Southeast

Council District: 2

Allowable Uses: All uses as itemized in attachment ii.

Development History: The subject site is currently platted as Lot 9A1R, of the A. Stephens Addition.

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

Transportation: The proposed development has two points of access.

Thoroughfare	Existing	Proposed
Hardisty Drive	60-foot; 2-lane undivided minor collector	60-foot; 2-lane undivided minor collector
South Cooper Street	130-foot, 6 lane divided, arterial	130-foot, 6 lane divided, arterial

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

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

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 five minutes, which is in keeping with recommended standards.

School District: This property is located in the Arlington Independent School District (AISD) and shall have no impact on the schools serving this site.

Case Information



Notices Sent:

Neighborhood
Associations:

ACTION North
Arlington Alliance for Responsible Government
East Arlington Review
Far South Arlington Neighborhood Association
Forest Hills Home Owners Association
Northern Arlington Ambience
WeCan (West Citizen Action Network)
Arlington Independent School District
Fannin Farm Home Owners Association
Fannin Farms West Association, Inc.

Property Owners:

47

Letters of Support:

0

Letter of Opposition:

0

Itemized Allowable Uses



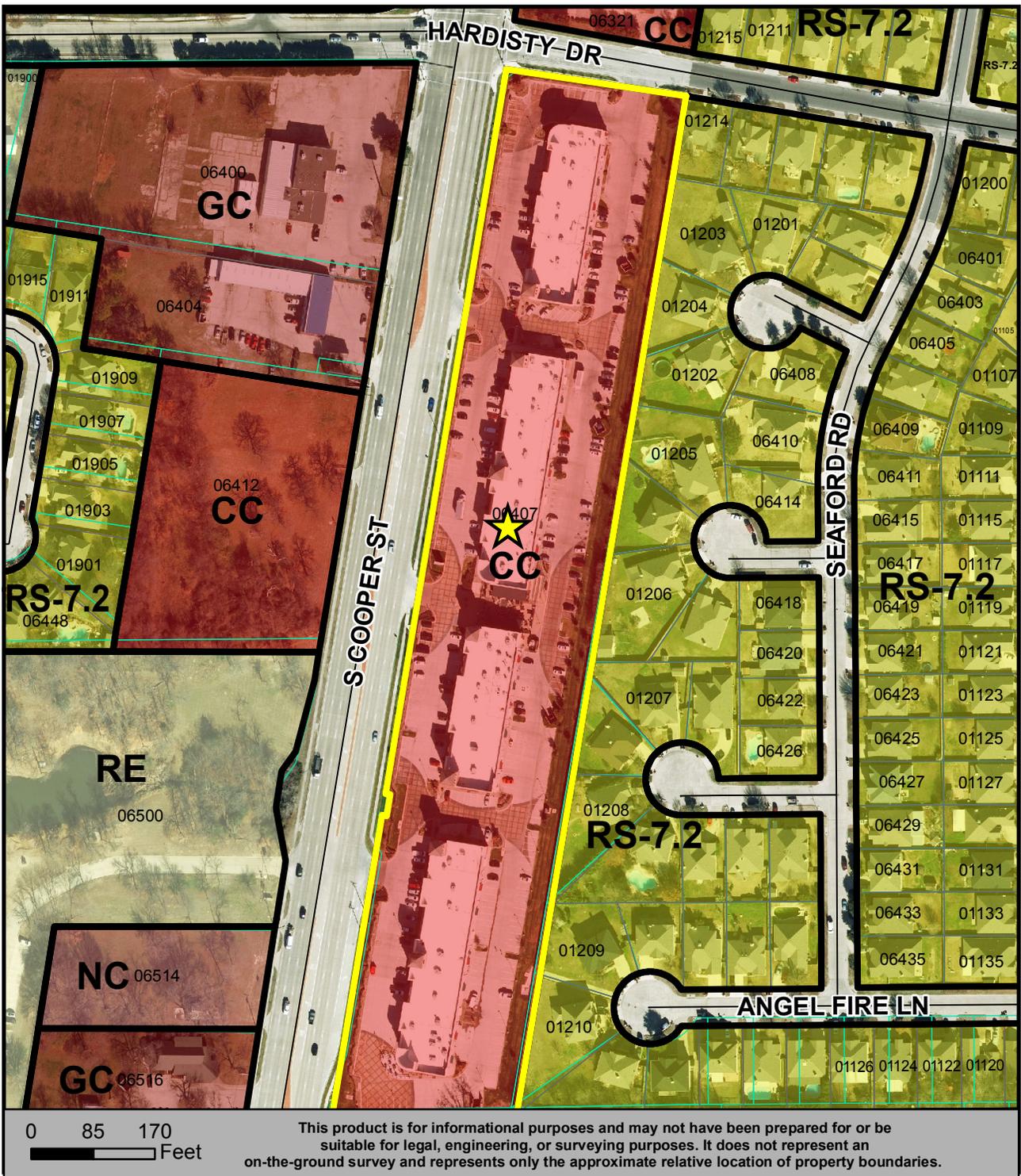
Allowable Uses:

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.

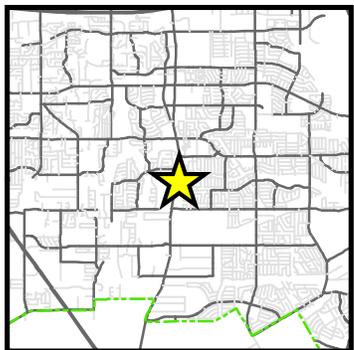
Specific Use Permit – Halfway House, Hospital/psychiatric, Hotel/limited service, Residence hotel, Bail bond service, Banquet hall, Billiard parlor, **Tattoo parlor**, Bowling alley, Bingo hall, Gun range, Night club, Recreation general outdoor (other than listed), Marina, Specialty paraphernalia sales,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



SUP15-9

**SPECIFIC USE PERMIT FOR
A TATTOO PARLOR**



SUP15-9

South of Hardisty Drive and east South Cooper Street



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



View south along South Cooper Street.



View north along South Cooper Street.



View west, looking at the undeveloped site across South Cooper Street.

Hardisty Drive

Cooper Street

6401 S. Cooper St.

Seafood Restaurant	101A
LEASED - Divine Dental Grp.	105A
LEASED - Carpet Mills	117A
LEASED - Chiropractic	121A
LEASED - Popcorn Stop	125A
LEASED - Nail Salon	133A
LEASED - Ocean Ave. Aquatics	137A
AVAILABLE - 1,235 RSF	143A
	145A

6407 S. Cooper St.

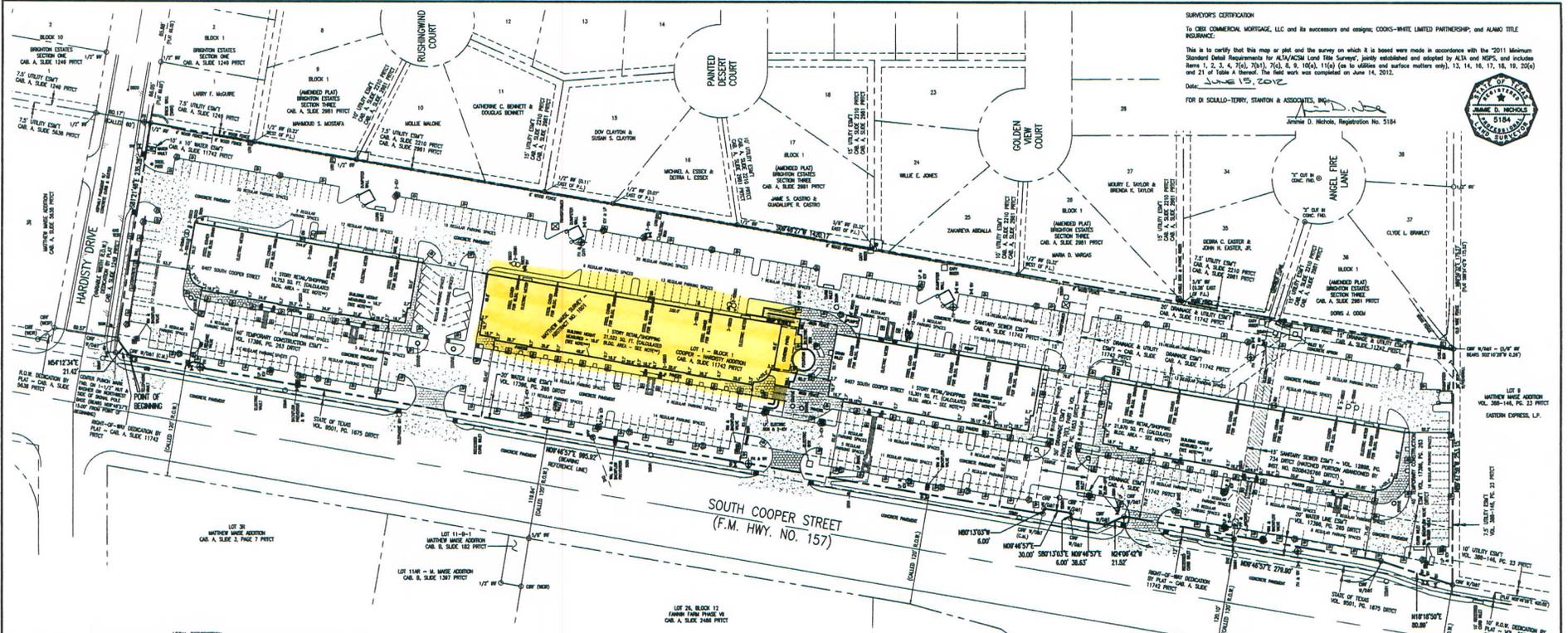
AVAILABLE - 3,765 RSF	101B
LEASED - Urgent Care	113B
LEASED - Urgent Care	117B
LEASED - Urgent Care	129B
LEASED - Urgent Care	133B
Tattoo Shop	135B
LEASED - Sara's Secret	137B
LEASED - Salon	149B
	165B

6501 S. Cooper St.

LEASED - Deli & Bakery	101C
LEASED - Nigerian Restaurant	129C
	137C
	141C

6507 S. Cooper St.

	101D
LEASED - Snap Fitness	117D
AVAILABLE - 3,145 RSF	125D
LEASED - Hair Salon	129D
LEASED - Laser Like Lipo	137D
LEASED - Laser Like Lipo	145D
	167D



SURVEYOR'S CERTIFICATION
 To CREX COMMERCIAL MORTGAGE, LLC and its successors and assigns; COOKS-WHITE PARTNERSHIP; and ALAMO TITLE INSURANCE.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b), 8, 9, 10(a), 11(a) (to be added or surface matters only), 13, 14, 16, 17, 18, 19, 20(a) and 21 of Table A, Annex C. The field work was completed on June 14, 2012.
 Date: _____
 FOR DI SCULLO-TERRY, STANTON & ASSOCIATES, INC.
 James D. Mahan, Registration No. 5184
 5184 PROFESSIONAL SURVEYOR

LEGAL DESCRIPTION
 BEING that certain lot, tract, or parcel of land located in the Matthew Maize Survey, Abstract No. 1001, in the City of Arlington, Tarrant County, Texas, and being all of Lot 1, Block 1, of the Cooper-Hardisty Addition, an addition to the City of Arlington according to Master Plat recorded in Cabinet A, Slide 11742, of the Plat Records of Tarrant County, Texas (PHR72), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "TOSCALDO & TERRY" found for corner, said iron rod being located at the south end of a corner clip located at the intersection of the east right-of-way line of South Cooper Street (F.M. Highway No. 157 - called 120 feet E.O.B. at this point) and the south right-of-way line of Harding Drive (variable width E.O.B.), from which a center punch mark found on a 1-1/2 inch iron rod and weather located on the northeast side of a signal pole base bears North 09°45'27" East, a distance of 153.00 feet;

THENCE North 54°12'34" East, with said corner clip, a distance of 21.42 feet to a 1/2 inch iron rod with plastic cap stamped "TOSCALDO & TERRY" found for corner;

THENCE South 81°21'48" East, with said south right-of-way line of Harding Drive, dedicated according to plat of Brighton Estates - Section One, an addition to the City of Arlington recorded in Cabinet A, Slide 1249, PHR72, a distance of 232.28 feet to a 1/2 inch iron rod with plastic cap stamped "TOSCALDO & TERRY" found for corner, said iron rod being the northeast corner of Lot 1, Block 1, of said Brighton Estates - Section One.

THENCE South 09°45'27" West, having the south right-of-way line of Harding Drive and with the west line of Brighton Estates - Section One and the west line of the Amended Plat of Brighton Estates - Section Three, an addition to the City of Arlington recorded in Cabinet A, Slide 2981, PHR72, a distance of 1420.17 feet to a 1/2 inch iron rod with plastic yellow cap stamped "TOSCALDO & TERRY" found for corner from which a 5/8 inch iron rod found bears South 02°12'28" West, a distance of 5.28 feet, said 1/2 inch iron rod being located on the north line of Lot 9 of the Matthew Maize Addition, an addition to the City of Arlington recorded in Volume 308-144, Page 23, PHR72;

THENCE North 89°47'30" West, with said north line of Lot 9 of the Matthew Maize Addition, a distance of 253.15 feet to a 1/2 inch iron rod with plastic yellow cap stamped "TOSCALDO & TERRY" found for corner, said iron rod being located on the aforementioned east right-of-way line of South Cooper Street (F.M. Highway No. 157) as dedicated for said South Cooper Street according to the aforementioned plat recorded in Cabinet A, Slide 11742, PHR72;

THENCE North 18°19'52" East, with said east right-of-way line of South Cooper Street as dedicated by Cabinet A, Slide 11742, PHR72, a distance of 80.89 feet to a 1/2 inch iron rod with plastic yellow cap stamped "TOSCALDO & TERRY" found for corner;

THENCE North 09°45'27" East, continuing with said east right-of-way line of South Cooper Street, a distance of 279.90 feet to a 1/2 inch iron rod with plastic yellow cap stamped "TOSCALDO & TERRY" found for corner;

THENCE North 24°04'32" West, continuing with said east right-of-way line of South Cooper Street, a distance of 21.52 feet to a 1/2 inch iron rod with plastic yellow cap stamped "TOSCALDO & TERRY" found for corner, said iron rod being located on the east line of a right-of-way dedication by deed to the State of Texas recorded in Volume 9501, Page 1675, of the Deed Records of Tarrant County, Texas (DR72);

THENCE North 09°45'27" East, with said east right-of-way line of South Cooper Street as dedicated by deed recorded in Volume 9501, Page 1675, DR72, a distance of 28.63 feet to a 1/2 inch iron rod with plastic yellow cap stamped "TOSCALDO & TERRY" found for corner;

10 + 10 North Easement near northeast corner of subject property;

THENCE South 80°13'31" East, continuing with the east right-of-way line of South Cooper Street, a distance of 6.00 feet to a 1/2 inch iron rod with plastic yellow cap stamped "TOSCALDO & TERRY" found for corner;

THENCE North 09°45'27" East, continuing with the east right-of-way line of South Cooper Street, a distance of 30.00 feet to a 1/2 inch iron rod with plastic yellow cap stamped "TOSCALDO & TERRY" found for corner;

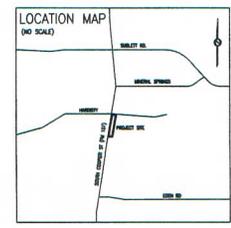
THENCE North 80°13'31" West, continuing with the east right-of-way line of South Cooper Street, a distance of 6.00 feet to a 1/2 inch iron rod with plastic yellow cap stamped "TOSCALDO & TERRY" found for corner;

THENCE North 09°45'27" East, continuing with the east right-of-way line of South Cooper Street, a distance of 995.92 feet to the POINT OF BEGINNING of herein described tract, containing a calculated area of 355,500 square feet, or 8.161 acres of land.

NOTES:
 The bearings shown and recited hereon are referenced to the monumented most northerly west line of Lot 1, Block 1, Cooper-Hardisty Addition, recorded in Cabinet A, Slide 11742, PHR72 (N09°45'27").
 This Commitment for this survey provided by Alamo Title Insurance - Of No. AT0000036556 - Effective Date May 24, 2012 - Issues Date June 8, 2012. Easements listed in Schedule B if commitment affecting this survey are addressed as follows -
 Schedule B - Item 1 - Subject property is referenced (by legal description) as part of redeveloped property in Restrictive Covenant Agreement recorded in Volume 14298, Page 265, DR72, and referenced (by legal description) in Mutual Consent to Maintain Private Water Lines recorded in Instrument No. 0207179933, DR72.
 Schedule B - Item 10 - Utility Easement recorded in Volume 12896, Page 574, DR72, and as shown on plat recorded in Cabinet A, Slide 11742, PHR72, is located on subject property, and is shown plotted hereon. This easement has been partially abandoned by Instrument No. 0208428766, DR72, as shown plotted hereon (hatched portion).
 Schedule B - Item 10 f - Temporary Construction Easement recorded in Volume 17396, Page 283, DR72, and as shown on plat recorded in Cabinet A, Slide 11742, PHR72, is located on subject property, and is shown plotted hereon.
 Schedule B - Item 10 g - Water Line Easement recorded in Volume 12366, Page 265, DR72, and as shown on plat recorded in Cabinet A, Slide 11742, PHR72, is located on subject property, and is shown plotted hereon.
 Schedule B - Item 10 h - Drainage Easement recorded in Volume 9501, Page 1653, DR72, and as shown on plat recorded in Cabinet A, Slide 11742, PHR72, is located on subject property, and is shown plotted hereon.
 Schedule B - Item 10 i - The location shown and described by schematic and general dimensions on Exhibit "G" of Decor Electric Delivery Company LLC Easement recorded in Instrument No. 0208043266, DR72, is less contiguous to show hereon. The easement code for a general 10' Easement with 15' x 15' Easement around transformers. The easement and right-of-way lines are called to apply to the actual location of the constructed lines.
 Schedule B - Item 12 j - Warranty Deed recorded in Instrument No. 0207020676, DR72, describes subject property.
 Schedule B - Item 12 k - The following Easements and Right-of-Way Dedications as shown on Plat recorded in Cabinet A, Slide 11742, PHR72, are shown plotted hereon:
 Variable width Secondary Sewer Easement across subject property;
 10' and 12' Drainage Easements across subject property;
 15' and 20' Drainage and Utility Easements along east side of subject property;
 Variable width Right-of-Way Dedication along southwest corner of subject property and corner clip Right-of-Way Dedication at northeast corner of subject property;
 10' + 10' Water Easement near northeast corner of subject property;
 Plat and deed calls shown recited hereon are referenced to previously filed recorded plats and deeds for subject and adjoining properties.
 Building area shown hereon were calculated referencing ground level foundation measurements.
 Building height measurements were taken at locations shown hereon (they do not represent the highest point of buildings).
 Property lies within Zone X (Area determined to be outside the 0.2% annual chance floodplain), according to Federal Emergency Management Agency Flood Insurance Rate Map No. 483303030C - Effective Date September 25, 2009, for Tarrant County, Texas and Incorporated Areas.

LEGEND
 RW HIGH ROAD FOUND
 CR CAPPED HIGH ROAD FOUND
 RS 1/2" IRON ROD SET
 PF HIGH PIPE FOUND
 SAT TOSCALDO AND TERRY PLASTIC CAP
 EMT EASEMENT
 PRICED PLAT RECORDS OF TARRANT COUNTY, TEXAS
 DR72 DEED RECORDS OF TARRANT COUNTY, TEXAS
 VCL VERTICAL
 HCL HORIZONTAL
 CM CURVE MOMENTUM
 GS GAS SERVICE
 GW GAS WATER/WARMER (GAS)
 W WATER METER (W/M)
 LF LIGHT POLE (L/P)
 GL GROUND LIGHT (L/L)
 P POWER POLE (P/P)
 U UNDERGROUND TELEPHONE (REPAIR/MAINT) (U/TU/M)
 U UNDERGROUND FIRE OFF WARMER (U/FW)
 W WIRELESS (W/M)
 S SANITARY SEWER MAIN (S/M)
 S SANITARY SEWER CLEANOUT (S/SC)
 I IRON WALK (I/W)
 F FIVE INCH DIA.
 SBR AIR CONDITIONING PAD
 O OVERHEAD ELECTRIC LINE
 O OVERHEAD TELEPHONE LINE
 C/CB CABLE TELEVISION
 C/CB CABLE
 P/L PROPERTY LINE
 B/L BUILDING LINE
 H/L HIGH-INCIDENT
 B/C BACK OF CURB TO BACK OF CURB
 R/C REINFORCED CONCRETE P/P
 B/C BACK OF CURB
 B/H IMPROVED PARKING SPACE (IMPRD)

PARKING SUMMARY
 446 REGULAR PARKING SPACES
 14 HANDICAPPED PARKING SPACES



ALTA/ACSM LAND TITLE SURVEY
LOT 1 - BLOCK 1
COOPER-HARDISTY ADDITION
 8.161 ACRE TRACT

BEING LOT 1 - BLOCK 1, COOPER-HARDISTY ADDITION, AN ADDITION TO THE CITY OF ARLINGTON RECORDED IN CABINET A, SLIDE 11742, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS
BEING PART OF THE MATTHEW MAIZE SURVEY, ABSTRACT NO. 1001
 ARLINGTON, TARRANT COUNTY, TEXAS
 DATE: JUNE 2012 SCALE: 1"=50' FILE: COOPER-HARDISTY ALTA SURVEY
DI SCULLO-TERRY, STANTON & ASSOCIATES, INC.
 ENGINEERING AND SURVEYING
 FORM #615 ESTABLISHED, 1953
 401-A WEST ABRAM STREET • P.O. BOX 506
 ARLINGTON, TEXAS 76010 • 817-275-3361
 SURVEYED ON THE GROUND DURING JUNE 2012 ©DISCULLO-TERRY, STANTON & ASSOCIATES, INC. 2012

Staff Report



Zoning Case PD15-11 (Kroger Expansion and Fueling Center)

Planning and Zoning Meeting Date: 2-17-16

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD15-11 with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

On January 20, 2016, the Planning and Zoning Commission approved the replat for J.M. Henderson Addition by a vote of 8-0-0.

ANALYSIS

Request

The applicant requests to change the zoning on approximately 13.804 acres addressed at 945 West Lamar Boulevard, and generally located north of West Lamar Boulevard and west of North Cooper Street.

Current zoning: Planned Development (PD) for Residential Multi-family-22 (RMF-22) and limited Community Commercial (CC) uses, Community Commercial (CC), and Office Commercial (OC)

Requested zoning: Planned Development (PD) for limited Community Commercial (CC) uses, with a Development Plan

The subject site includes a portion of a PD that was zoned for commercial uses, which is currently developed as Kroger Grocery Store and fuel center. The remaining area of the PD had been zoned for multi-family residential uses, which is also developed and is not included in this rezoning request. The applicant is proposing to create a new PD that separates the existing commercial parcels from the residential parcel. The new PD will combine these commercial parcels with parcels immediately adjacent to the east that are zoned CC and OC and allow limited CC uses.

Adjacent Land Uses

The adjacent property to the north is zoned Residential Single Family – 7.2 (RS-7.2) and developed with detached single family homes. To the east, the property is zoned Community Commercial (CC), Office Commercial (OC), and Planned Development (PD). There is a supervised living facility developed in the adjacent PD. The OC area is undeveloped, while the CC area is developed with assorted retail uses. The property to the south across Lamar Boulevard is zoned RS-7.2 and is developed with a church. The property to the west of the PD is zoned OC and is developed with a child care facility.

Development Plan

The applicant proposes to expand the existing 69,778-square-foot Kroger store to nearly 100,000 square feet (Market Place type). On the eastern portion of the subject site, a new fueling center is being proposed on the southern part of the undeveloped lot, while in the northern part no development is proposed at this time. There is an existing fueling center on the southern portion of the subject site that will continue to operate. The existing bank on the CC zoned parcel in the southeast portion of the subject site will be demolished and additional parking for Kroger will be added in compliance with the Unified Development Code (UDC) parking regulations.

Because the expansion will extend over the mutual access easement on the eastern side of the existing Kroger lot, the easement will be re-routed around the new store addition to continue to provide access to West Lamar Boulevard for the adjacent townhome community to the north.

The applicant proposes to utilize the same red brick building materials and cream trim on the addition consistent with the existing store on each elevation. The columns of the new fueling center will also be red brick to match the store. The applicant also proposes to maintain consistency with the parking lot landscaping, providing parking islands with trees and plantings similar in pattern with what exists today, which meets the criteria of the UDC. Additional street trees along West Lamar Boulevard as well as new trees planted in areas on the east side of the proposed addition are being incorporated onto the site. This is to satisfy the requirement for additional trees when provided parking is more than the required number of parking spaces. The applicant also proposes to plant trees and plantings along North Cooper Street to satisfy the requirement of the landscape setback for this street frontage. There is an existing six-foot tall, board-on-board Cedar wood fence along the north and west property lines that screens the commercial aspects of the PD from the residential area. No new fencing is proposed elsewhere on the subject site.

Comprehensive Plan Analysis

Consolidation of the existing commercially developed properties of the existing PD with commercially zoned property to the east into a single PD is appropriate and in conformance with the 2015 Comprehensive Plan, *99 Square Miles*. Extra care should be taken to ensure the uses allowed in the new PD are compatible with the surrounding multi-family development.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

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

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

March 22, 2016

STAFF CONTACTS

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

Case Information



Applicant: Wier & Associates, Inc. represented by Philip Graham, P.E.

Property Owner: Lamar Land Partners I, Ltd. and The Kroger Co. represented by Philip Graham, P.E.

Sector Plan: North

Council District: 1

Allowable Uses: All uses as itemized in attachment ii.

Development History: The subject site is currently platted as Lots 59, 60, 61, and 62 of the J.M. Henderson Addition and Lot 1C, Block 8R of the Green’s Field Addition

Previous zoning cases in the general vicinity in the past five years include:

Case No.	Location	Request	Disposition
PD13-19 (Arlington Commons)	425, 501, and 525 East Lamar Blvd	PD for multi-family uses	Multi-family uses, maximum 60 units per acre
DP14-2 (Phase I Arlington Commons)	425 East Lamar Blvd	DP for multi-family uses	Multi-family uses, 63 units per acre

Transportation: The proposed development has three points of access. Two points of access are from West Lamar Boulevard and one point of access is from North Cooper Street.

Thoroughfare	Existing	Proposed
West Lamar Boulevard	120-foot, 4-lane divided major arterial	120-foot, 4-lane divided major arterial
North Cooper Street	110-foot, 4-lane divided major arterial	120-foot, 4-lane divided major arterial

Traffic Impact: The proposed zoning change will generate similar traffic patterns and will not significantly impact to the adjacent roadway systems.

Water & Sewer: An 8-inch water line is available along Lamar Boulevard and in the existing private drive where the future expansion is located.

Case Information



A 6-inch sanitary sewer is available in the existing private drive between the bank and existing Kroger parking lot.

Drainage:

The site is located within the West Fork (A)-2 drainage basin. No portion of the site is located within a FEMA designated floodplain and no significant drainage impacts are expected to result from development of this site, as long as the developer complies with all relevant City ordinances.

Fire:

Fire Station Number 8, located at 2020 Madison, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

School District:

Arlington Independent School District.

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

Notices Sent:

Neighborhood
Associations:

- ACTION North Arlington
- AISD
- Arlington Alliance for Responsible Government
- Double Y Wooded Estate Addition
- East Arlington Review
- Far South Arlington Neighborhood Assn
- Forest Hills HOA
- Friends of Parkway Central Park
- Highland Ridge Phase II HOA
- North Meadow Park Estates Crime Watch
- Northwest Arlington Newsletter
- Parkway Central HOA
- Rolling Hills Neighborhood Assn
- Town North Neighbors Northern Arlington Ambience
- WeCan (West Citizen Action Network)

Property Owners: 109
Letters of Support: 0
Letter of Opposition: 0

Itemized Allowable Uses



Allowable Uses:

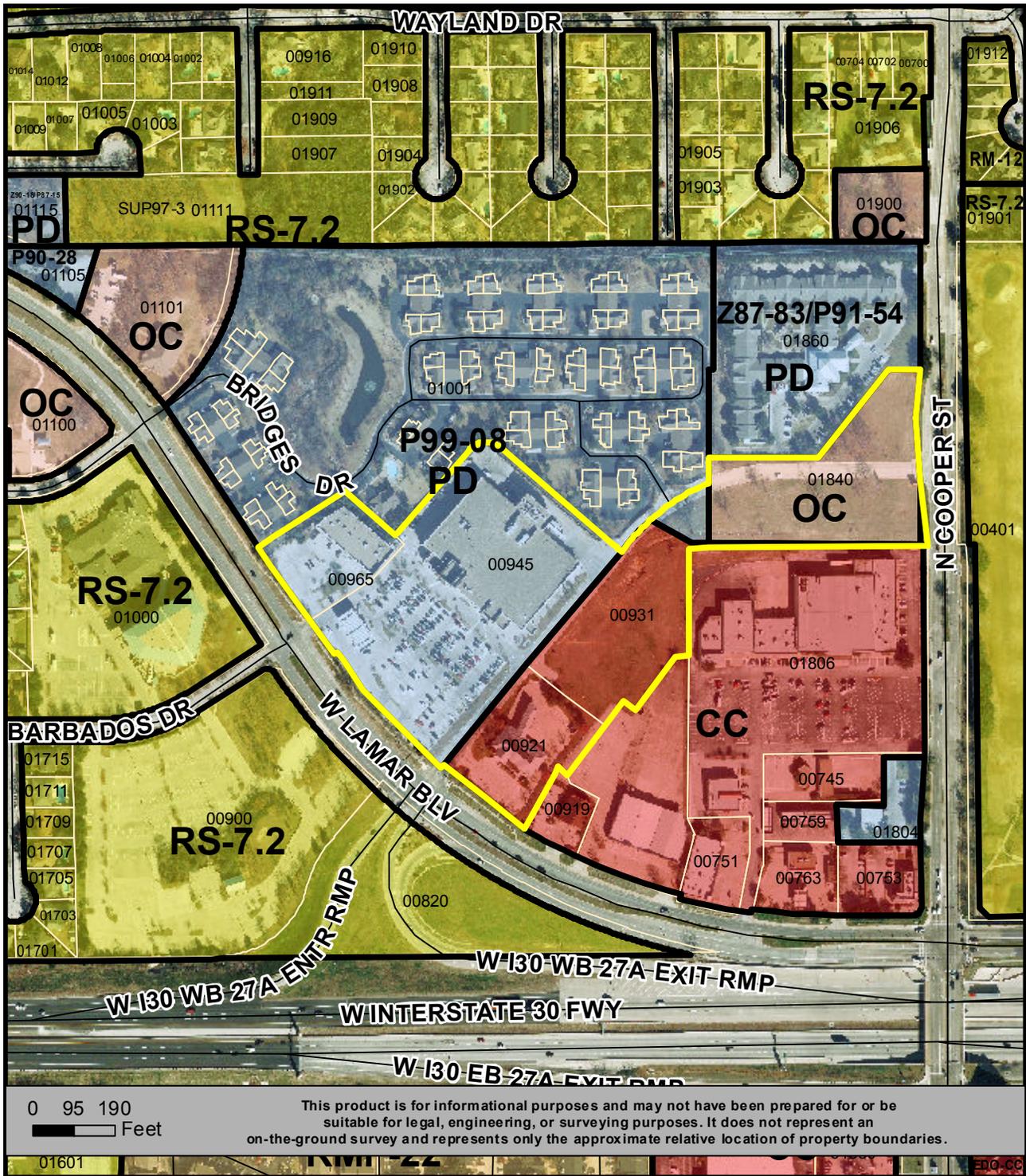
Planned Development (PD) for limited Community Commercial (CC) uses, with a Development Plan

Permitted – Nursing home, Art gallery or museum, Government administration and civic buildings, Philanthropic institution (other than listed), Religious assembly, Business school, Public or private school, University/college/seminary, Hospital, Medical or dental office or clinic, Community garden, Public park or playground, 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), Swimming pool/spa and accessory sales and service, Medical or scientific research laboratory, Electric utility substation, Radio or TV station or studio.

Specific Use Permit – Hotel/limited service, Banquet hall, Billiard parlor, Bowling alley, Bingo hall, Gun range, Night club, Recreation general outdoor (other than listed), Marina, 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, Wholesale supply business, Custom and craft work, Telecommunication Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75 ft., Stealth towers ≤100 ft.

Exclusions – Domestic violence shelter, Gun range, Night club, Mortuary/crematory/funeral chapel, Cemetery, Crop production, Firearm sales, Pawn shop, Second-hand goods store, Utility lines, towers or metering station, Halfway house, Hospital/psychiatric, Residence hotel, Bail bond service, Tattoo parlor, Specialty paraphernalia sales, Wrecker service, Food processing.



LOCATION MAP
PD15-11

PLANNED DEVELOPMENT FOR COMMUNITY COMMERCIAL (CC) USES
13.804 ACRES



PD15-11

PD, CC, and OC to PD

North of West Lamar Boulevard and west of North Cooper Street



View of subject site. View north.



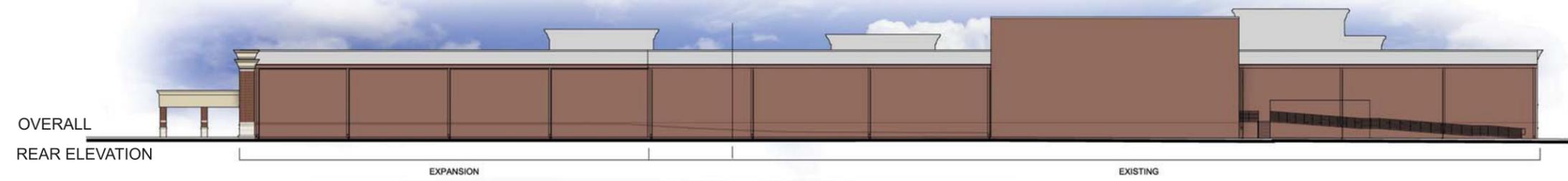
View east.

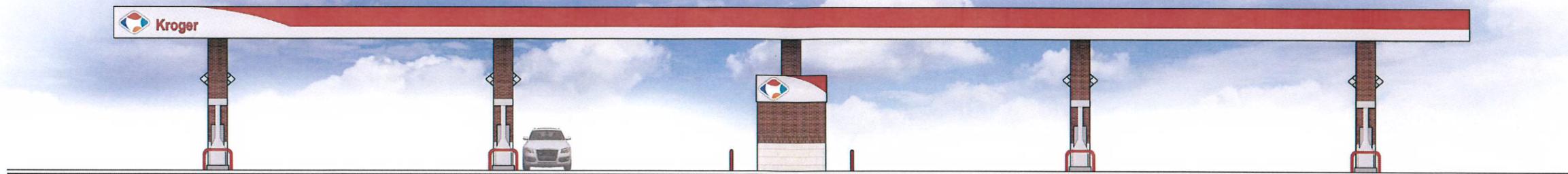


View west.



View north.





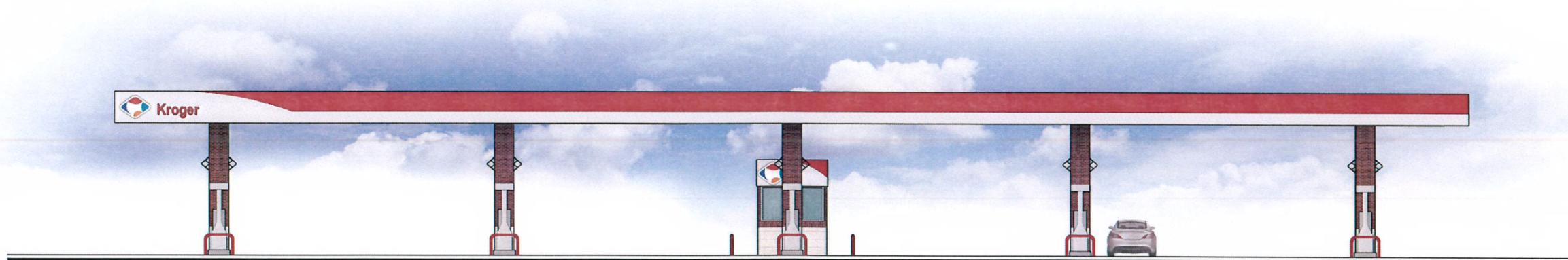
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



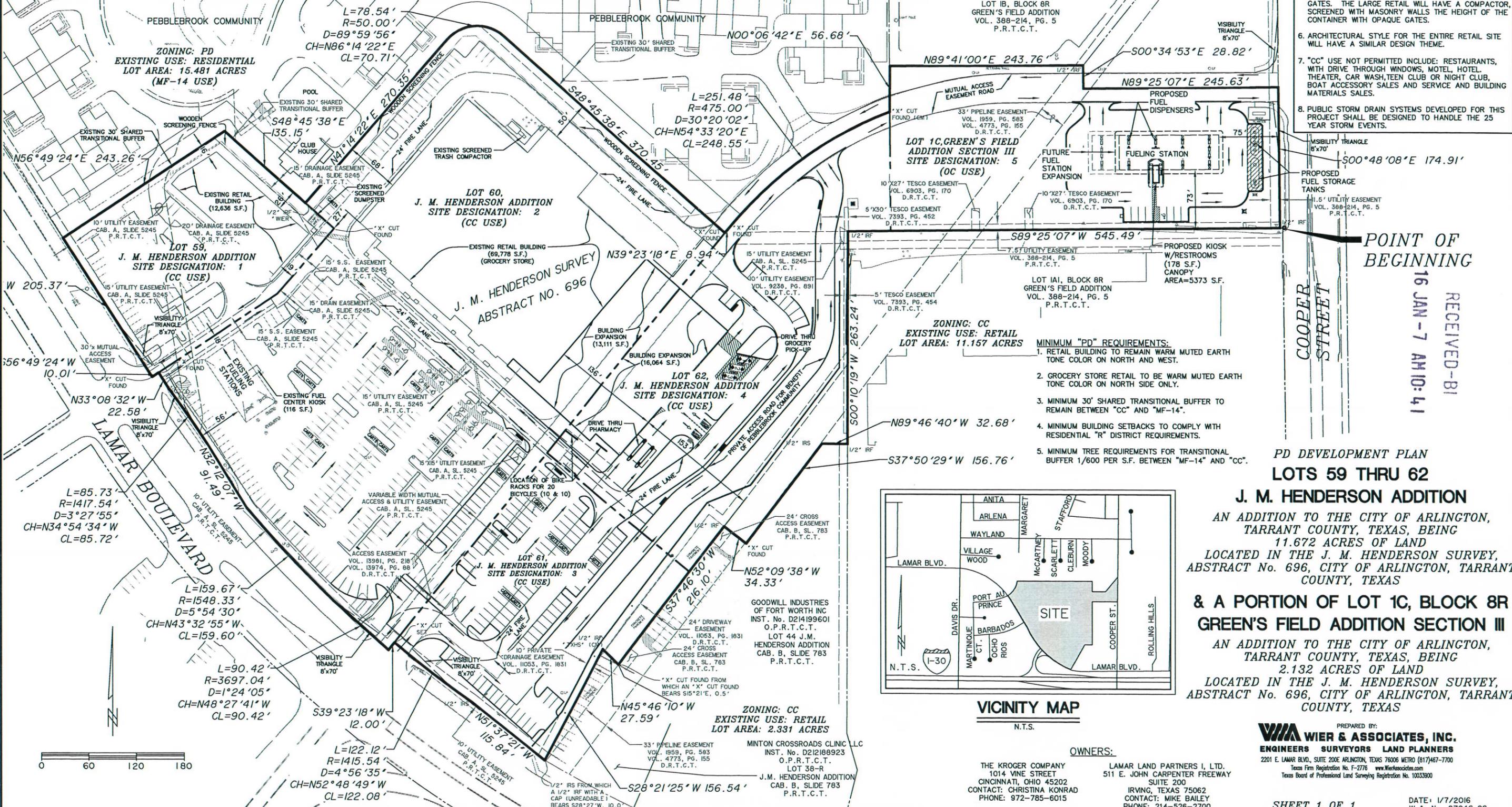
FRONT ELEVATION

SITE DATA

SITE DESIGNATION	1	SITE DESIGNATION	2	SITE DESIGNATION	3	SITE DESIGNATION	4	SITE DESIGNATION	5
ZONING	PD	ZONING	PD	ZONING	CC	ZONING	CC	ZONING	OC
EXISTING USE	PERSONAL SERVICES	EXISTING USE	GROCERY	EXISTING USE	BANK	EXISTING USE	VACANT	EXISTING USE	VACANT
PROPOSED USE	PERSONAL SERVICES	PROPOSED USE	GROCERY	PROPOSED USE	PARKING LOT	PROPOSED USE	PARKING LOT	PROPOSED USE	RETAIL/FUELING STATION
LOT AREA	54,228 S.F./1.245 ACRES	LOT AREA	269,106 S.F./6.178 ACRES	LOT AREA	68,213 S.F./1.566 ACRES	LOT AREA	116,850 S.F./2.683 ACRES	LOT AREA	92,912 S.F./2.132 ACRES
EXISTING BUILDING	12,636 S.F.	EXISTING BUILDING	69,778 S.F.	EXISTING BUILDING	7,879 S.F.	EXISTING BUILDING	0 S.F.	EXISTING BUILDING	0 S.F.
EXISTING PARKING	59 SPACES	EXISTING PARKING	243 SPACES	EXISTING PARKING	27 SPACES	EXISTING PARKING	0 SPACES	EXISTING PARKING	0 SPACES
PROPOSED EXPANSION	-----	PROPOSED EXPANSION	13,111 S.F.	PROPOSED EXPANSION	-----	PROPOSED EXPANSION	16,064 S.F.	PROPOSED KIOSK & CANOPY	5,551 S.F.
PROPOSED PARKING	0 SPACES	PROPOSED PARKING	26 SPACES	PROPOSED PARKING	113 SPACES	PROPOSED PARKING	11 SPACES	PROPOSED PARKING	8 SPACES
PROPOSED TOTAL BUILDING	12,636 S.F.	PROPOSED TOTAL BUILDING	76,721 S.F.	PROPOSED TOTAL BUILDING	0 S.F.	PROPOSED TOTAL BUILDING	16,064 S.F.	PROPOSED TOTAL BUILDING	5,551 S.F.
TOTAL PARKING	59 SPACES	TOTAL PARKING	269 SPACES	TOTAL PARKING	113 SPACES	TOTAL PARKING	11 SPACES	TOTAL PARKING	8 SPACES
EXISTING PAVEMENT	30,395 S.F.	PROP. IMPERVIOUS PAVE.	166,317 S.F.	PROP. IMPERVIOUS PAVE.	50,869 S.F.	PROP. IMPERVIOUS PAVE.	68365 S.F.	PROP. IMPERVIOUS PAVE.	49,526 S.F.
% IMPERVIOUS PAVEMENT	56.05%	% IMPERVIOUS PAVEMENT	61.80%	% IMPERVIOUS PAVEMENT	74.57%	% IMPERVIOUS PAVEMENT	58.51%	% IMPERVIOUS PAVEMENT	37.34%
EXIST. GREEN SPACE	11,201 S.F.	PROP. GREEN SPACE	24,538 S.F.	PROP. GREEN SPACE	17,344 S.F.	PROP. GREEN SPACE	48485 S.F.	PROP. GREEN SPACE	83,114 S.F.
% GREEN SPACE	20.66%	% GREEN SPACE	9.12%	% GREEN SPACE	25.43%	% GREEN SPACE	41.59%	% GREEN SPACE	62.66%

CARTS INDICATES SHOPPING CART CORRAL LOCATIONS

- GENERAL NOTES:**
1. VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL PUBLIC OR PRIVATE STREET INTERSECTIONS IN ACCORDANCE WITH CURRENT CITY ORDINANCE.
 2. ALL LANDSCAPING (NOTHING OVER TWO FEET IN HEIGHT MEASURED FROM THE TOP OF CURB) WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY ORDINANCE.
 3. NO SECOND STORY WINDOWS OVERLOOKING THE ADJACENT RESIDENTIAL AREAS WILL BE ALLOWED ON THE SMALL RETAIL BUILDING.
 4. ALL FREE STANDING SIGNS WILL BE OF A MONUMENT TYPE.
 5. THE SMALL RETAIL WILL SCREEN THEIR WASTE DISPOSAL WITH A 8' MASONRY WALL AND OPAQUE GATES. THE LARGE RETAIL WILL HAVE A COMPACTOR, SCREENED WITH MASONRY WALLS THE HEIGHT OF THE CONTAINER WITH OPAQUE GATES.
 6. ARCHITECTURAL STYLE FOR THE ENTIRE RETAIL SITE WILL HAVE A SIMILAR DESIGN THEME.
 7. "CC" USE NOT PERMITTED INCLUDE: RESTAURANTS, WITH DRIVE THROUGH WINDOWS, MOTEL, HOTEL, THEATER, CAR WASH, TEEN CLUB OR NIGHT CLUB, BOAT ACCESSORY SALES AND SERVICE AND BUILDING MATERIALS SALES.
 8. PUBLIC STORM DRAIN SYSTEMS DEVELOPED FOR THIS PROJECT SHALL BE DESIGNED TO HANDLE THE 25 YEAR STORM EVENTS.



ZONING: PD
EXISTING USE: RESIDENTIAL
LOT AREA: 4.703 ACRES

LOT 10, GREEN'S FIELD ADDITION SECTION III
SITE DESIGNATION: 5
(OC USE)

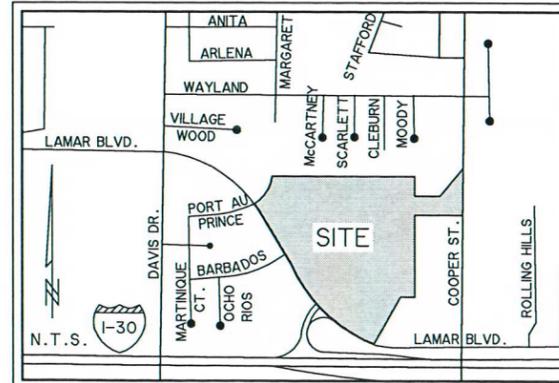
ZONING: CC
EXISTING USE: RETAIL
LOT AREA: 11.157 ACRES

- MINIMUM "PD" REQUIREMENTS:**
1. RETAIL BUILDING TO REMAIN WARM MUTED EARTH TONE COLOR ON NORTH AND WEST.
 2. GROCERY STORE RETAIL TO BE WARM MUTED EARTH TONE COLOR ON NORTH SIDE ONLY.
 3. MINIMUM 30' SHARED TRANSITIONAL BUFFER TO REMAIN BETWEEN "CC" AND "MF-14".
 4. MINIMUM BUILDING SETBACKS TO COMPLY WITH RESIDENTIAL "R" DISTRICT REQUIREMENTS.
 5. MINIMUM TREE REQUIREMENTS FOR TRANSITIONAL BUFFER 1/600 PER S.F. BETWEEN "MF-14" AND "CC".

PD DEVELOPMENT PLAN
LOTS 59 THRU 62

J. M. HENDERSON ADDITION
AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, BEING 11.672 ACRES OF LAND LOCATED IN THE J. M. HENDERSON SURVEY, ABSTRACT No. 696, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

& A PORTION OF LOT 10, BLOCK 8R GREEN'S FIELD ADDITION SECTION III
AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, BEING 2.132 ACRES OF LAND LOCATED IN THE J. M. HENDERSON SURVEY, ABSTRACT No. 696, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS



VICINITY MAP
N.T.S.

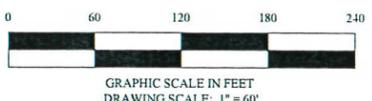
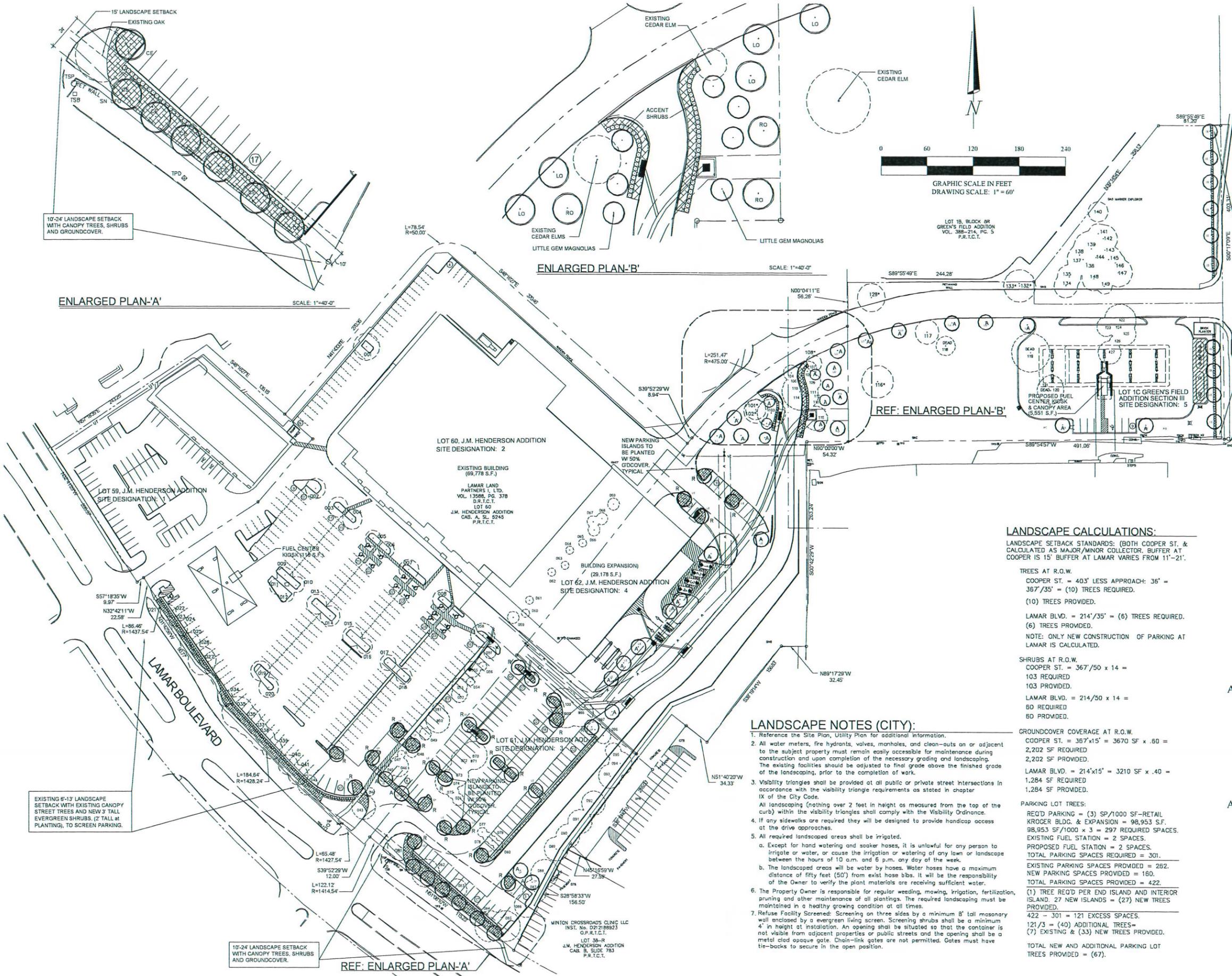
OWNERS:
THE KROGER COMPANY
1014 WINE STREET
CINCINNATI, OHIO 45202
CONTACT: CHRISTINA KONRAD
PHONE: 972-785-6015

LAMAR LAND PARTNERS I, LTD.
511 E. JOHN CARPENTER FREEWAY
SUITE 200
IRVING, TEXAS 75062
CONTACT: MIKE BAILEY
PHONE: 214-526-2700

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2778 www.wierassociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

PRINTED: 1/7/2016 STB FILE: WIER-PAVING.STB LAST SAVED: 1/7/2016 7:17 AM. SAVED BY: PHILIPG FILE: PD-DEVELOPMENT-PLAN-97046.02.DWG

RECEIVED-BI
16 JAN - 7 AM 10: 41



PROTECTED TREES REMOVED

043	AS 10'	082	OK 14'
044	CE 04"x	083	OK 09'
045	AS 07"x	084	OK 14'
046	AS 07"x	085	OK 13'
047	BP 04"x	086	OK 11'
048	AS 05"x	087	OK 12'
049	CE 07'	088	OK 17'
050	AS 07'	089	OK 12'
051	AS 05"x	090	OK 13'
052	AS 08'	091	OK 13'
053	AS 08'	092	OK 13'
054	CE 05"x	093	OK 12'
055	AS 08'	094	OK 13'
056	CE 04"x	095	OK 09'
057	BP 04"x	096	OK 08'
058	AS 10'	097	OK 08'
059	CE 07'	098	OK 14'
060	CE 05"x	099	OK 12'
061	CE 08'	100	OK 16'
062	CE 04"x	103	CE 16'
063	CE 04"x	104	CE 08'
064	BP 04"x	105	CE 08'
065	BP 04"x	106	CE 08'
066	RC 05"x	109	CE 10'
067	RC 05"x	110	CE 18'
068	RC 05"x	111	CE 10'
069	RC 05"x	112	CE 06'
070	OK 13'	113	CE 08'
071	MP 02"x	114	CE 08'
072	OK 13'	115	CE 08'
073	OK 12'	118	CW 25'd
074	OK 13'	119	CW 18'd
075	RC 06'	120	CW 18'd
076	YH 07'	121	CW 35'd
077	CM -	122	CE 12'
078	CM -	123	CE 14'
079	CM -	124	CE 07'
080	CM -	125	CE 14'
		126	CE 07'
		127	HB 10'

TREES PRESERVED AND PLANTED

#	CANOPY EXISTING	TREE POINTS	BONUS NATIVE	BONUS STAND
001	CE 14'	14	7	-
002	CE 15'	15	7.5	-
003	CE 13'	13	6.5	-
004	CE 13'	13	6.5	-
005	CE 12'	12	6	-
006	CE 12'	12	6	-
007	CE 14'	14	7	-
008	CE 08'	08	4	-
009	CE 12'	12	6	-
010	CE 11'	11	5.5	-
011	CE 10'	10	5	-
012	CE 08'	08	4	-
013	CE 12'	12	6	-
014	CE 06'	06	3	-
015	CE 12'	12	6	-
016	CE 07'	07	3.5	-
017	CE 12'	12	6	-
018	CE 11'	11	5.5	-
019	CE 08'	08	4	-
020	CE 12'	12	6	-
021	CE 10'	10	5.5	-
022	CE 10'	10	5	-
023	BP 06'	06	3	-
024	CE 20'	20	10	-
025	CE 09'	09	4.5	-
026	AS 10'	10	5	-
027	AS 15'	15	7.5	-
028	CE 06'	06	3	-
029	CE 12'	12	6	-
030	CE 12'	12	6	-
031	CE 12'	12	6	-
032	CE 14'	14	7	-
033	OK 13'	13	6.5	-
034	CE 10'	10	5	-
035	CE 08'	08	4	-
036	CE 21'	21	10.5	-
037	CE 21'	21	10.5	-
038	CE 14'	14	7	-
039	CE 10'	10	5	-
040	CE 14'	14	7	-
041	CE 14'	14	7	-
042	CE 14'	14	7	-
043	CE 14'	14	7	-
044	CE 14'	14	7	-
045	CE 14'	14	7	-
046	CE 14'	14	7	-
047	CE 14'	14	7	-
048	CE 14'	14	7	-
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069	CE 14'	14	7	-
070	CE 14'	14	7	-
071	CE 14'	14	7	-
072	CE 14'	14	7	-
073	CE 14'	14	7	-
074	CE 14'	14	7	-
075	CE 14'	14	7	-
076	CE 14'	14	7	-
077	CE 14'	14	7	-
078	CE 14'	14	7	-
079	CE 14'	14	7	-
080	CE 14'	14	7	-
081	OK 13'	13	6.5	-
082	CE 09'	09	4.5	-
083	CE 10'	10	5	-
084	CE 10'	10	5	-
085	CE 10'	10	5	-
086	CE 08'	08	4	-
087	CE 08'	08	4	-
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144	CE 08'	08	4	-
145	CE 08'	08	4	-
146	CE 08'	08	4	-
147	CE 08'	08	4	-
148	CE 08'	08	4	-
149	CE 08'	08	4	-
SUB	1034.0 =	637.0 +	325.0 +	72.0

TREE LEGEND:

- (○) EXISTING TREE-REMOVED
- (○) EXISTING TREE-TO REMAIN
- (○) PROPOSED STREET TREE
- (○) PROPOSED PARKING LOT TREE - REQUIRED
- (○) PROPOSED PARKING LOT TREE - ADDITIONAL

ABBREVIATIONS

- AS ASH
- CE CEDAR ELM
- BP BRADFORD PEAR
- RC RED CEDAR
- MP MAPLE
- OK OAK
- YH YAUPON HOLLY
- CM CRAWFORD WRTLE
- CW COTTON WOOD
- HB HACKBERRY
- SRO SHAWARD RED OAK
- LO LIVE OAK
- LGM LITTLE GEM MAGNOLIA

LANDSCAPE CALCULATIONS:

LANDSCAPE SETBACK STANDARDS: (BOTH COOPER ST. & CALCULATED AS MAJOR/MINOR COLLECTOR. BUFFER AT COOPER IS 15' BUFFER AT LAMAR VARIES FROM 11'-21'.

- TREES AT R.O.W.
 - COOPER ST. = 403' LESS APPROACH: 36' = 367/35' = (10) TREES REQUIRED.
 - (10) TREES PROVIDED.
 - LAMAR BLVD. = 214'/35' = (6) TREES REQUIRED.
 - (6) TREES PROVIDED.
- SHRUBS AT R.O.W.
 - COOPER ST. = 367/50 x 14 = 103 REQUIRED
 - 103 PROVIDED.
 - LAMAR BLVD. = 214/50 x 14 = 60 REQUIRED
 - 60 PROVIDED.
- GROUND COVER COVERAGE AT R.O.W.
 - COOPER ST. = 367'x15' = 3670 SF x .60 = 2,202 SF REQUIRED
 - 2,202 SF PROVIDED.
 - LAMAR BLVD. = 214'x15' = 3210 SF x .40 = 1,284 SF REQUIRED
 - 1,284 SF PROVIDED.
- PARKING LOT TREES:
 - REQD PARKING = (3) SP/1000 SF - RETAIL KROGER BLDG. & EXPANSION = 98,953 S.F.
 - 98,953 SF/1000 x 3 = 297 REQUIRED SPACES.
 - EXISTING FUEL STATION = 2 SPACES.
 - PROPOSED FUEL STATION = 2 SPACES.
 - TOTAL PARKING SPACES REQUIRED = 301.
 - EXISTING PARKING SPACES PROVIDED = 252.
 - NEW PARKING SPACES PROVIDED = 160.
 - TOTAL PARKING SPACES PROVIDED = 422.
 - (1) TREE REQD PER END ISLAND AND INTERIOR ISLAND. 27 NEW ISLANDS = (27) NEW TREES PROVIDED.
 - 422 - 301 = 121 EXCESS SPACES.
 - 121/3 = (40) ADDITIONAL TREES = (7) EXISTING & (33) NEW TREES PROVIDED.
 - TOTAL NEW AND ADDITIONAL PARKING LOT TREES PROVIDED = (67).

LANDSCAPE NOTES (CITY):

1. Reference the Site Plan, Utility Plan for additional information.
2. All water meters, fire hydrants, valves, manholes, and clean-outs on or adjacent to the subject property must remain easily accessible for maintenance during construction and upon completion of the necessary grading and landscaping. The existing facilities should be adjusted to final grade above the finished grade of the landscaping, prior to the completion of work.
3. Visibility triangles shall be provided at all public or private street intersections in accordance with the visibility triangle requirements as stated in chapter IX of the City Code.
 - All landscaping (nothing over 2 feet in height as measured from the top of the curb) within the visibility triangles shall comply with the Visibility Ordinance.
4. If any sidewalks are required they will be designed to provide handicap access at the drive approaches.
5. All required landscaped areas shall be irrigated.
 - a. Except for hand watering and soaker hoses, it is unlawful for any person to irrigate or water, or cause the irrigation or watering of any lawn or landscape between the hours of 10 a.m. and 6 p.m. any day of the week.
 - b. The landscaped areas will be water by hoses. Water hoses have a maximum distance of fifty feet (50') from exist hose bibs. It will be the responsibility of the Owner to verify the plant materials are receiving sufficient water.
6. The Property Owner is responsible for regular weeding, mowing, irrigation, fertilization, pruning and other maintenance of all plantings. The required landscaping must be maintained in a healthy growing condition at all times.
7. Refuse Facility Screened: Screening on three sides by a minimum 8' tall masonry wall enclosed by a evergreen living screen. Screening shrubs shall be a minimum 4' in height at installation. An opening shall be situated so that the container is not visible from adjacent properties or public streets and the opening shall be a metal clad opaque gate. Chain-link gates are not permitted. Gates must have tie-backs to secure in the open position.

PD LANDSCAPE PLAN
LOTS 59 THRU 62
J.M HENDERSON ADDITION
 AN ADDITION TO THE CITY OF ARLINGTON,
 TARRANT COUNTY, TEXAS, BEING
 11.672 ACRES OF LAND
 LOCATED IN THE J.M. HENDERSON SURVEY,
 ABSTRACT No. 696, CITY OF ARLINGTON, TARRANT
 COUNTY, TEXAS
LOTS 59 THRU 62
J.M HENDERSON ADDITION
 AN ADDITION TO THE CITY OF ARLINGTON,
 TARRANT COUNTY, TEXAS, BEING
 3.045 ACRES OF LAND
 LOCATED IN THE J.M. HENDERSON SURVEY,
 ABSTRACT No. 696, CITY OF ARLINGTON, TARRANT
 COUNTY, TEXAS

PREPARED BY:

Don C. Wheeler
 Landscape Architect

Landscape Architecture Planning Irrigation Design
 3116 West 5th Street Suite 103 Fort Worth, Texas 76107
 Office 817.335.1415 Fax 817.335.1415 don@dclwa.com