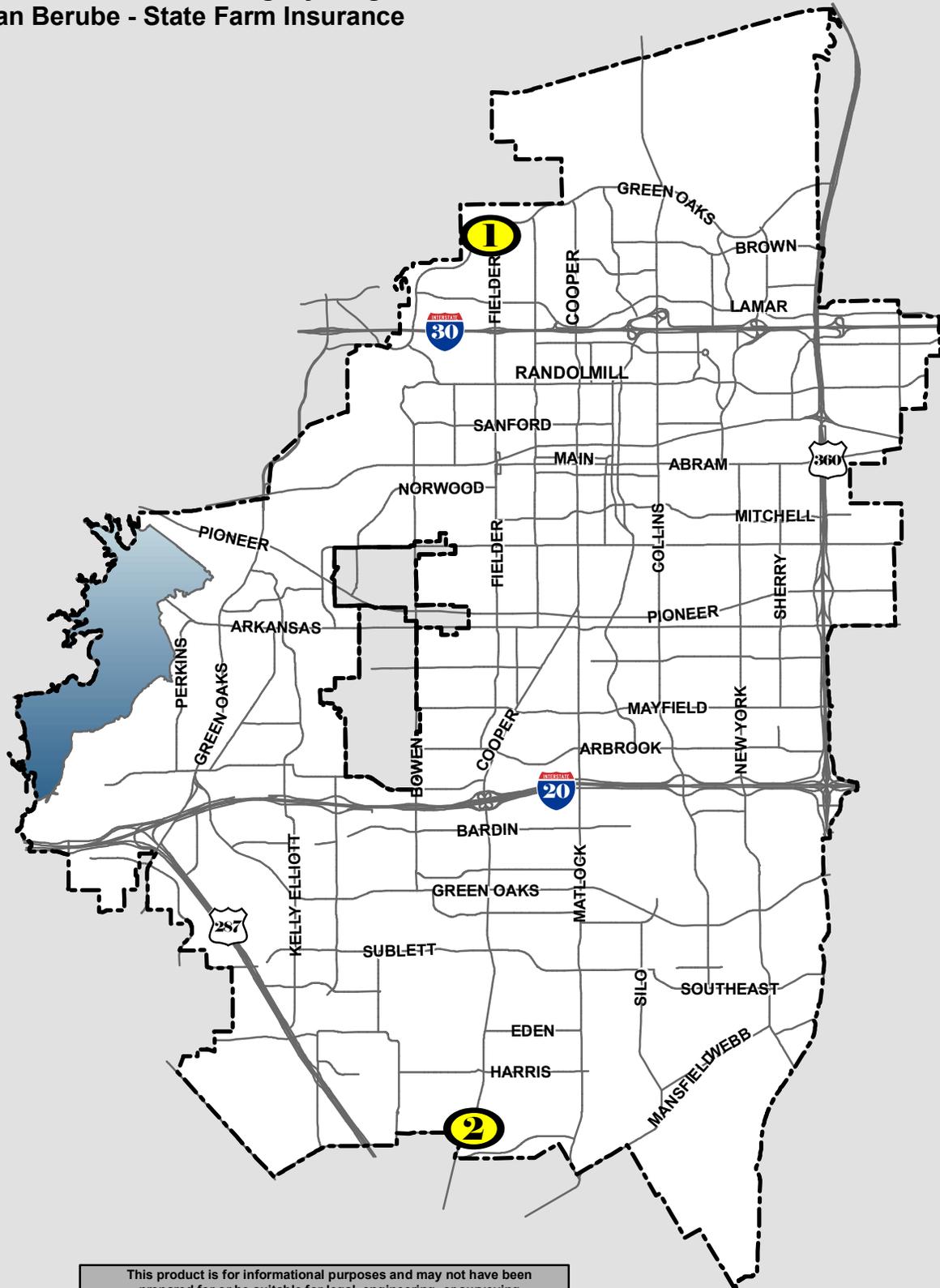


PLANNING & ZONING

April 6, 2016



1. PD16-1 - Residential Homes at Legacy Heights
2. ZA16-3 - Dean Berube - State Farm Insurance



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**

**April 6, 2016
4:45 P.M.**

I. CALL TO ORDER

II. DISCUSSION OF REGULAR SESSION AGENDA ITEMS

III. DIRECTOR UPDATE ON PREVIOUS COUNCIL ITEMS

- A. Specific Use Permit SUP15-9
(Imperial Tattoo and Art Gallery - 6407 South Cooper Street)

Application to approve a Specific Use Permit (SUP) for a tattoo parlor in Suite 135B, a 1,940-square-foot tenant space in the existing 21,000-square-foot multi-tenant building zoned Community Commercial (CC) and generally located south of Hardisty Drive and east of South Cooper Street.

CC Denied 6-1-1 on 03/22/16 on first reading

IV. DISCUSSION OF FUTURE MEETING DATES AND TIMES

- (a) Planning and Zoning Commission Meeting on April 20, 2016

V. ADJOURN

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



AGENDA

**Planning and Zoning Commission
Regular Session**

**Council Chamber
101 West Abram Street**

**April 6, 2016
5:30 P.M.**

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

I. CALL TO ORDER

II. PLEDGE

III. APPROVAL OF MINUTES

- A. Minutes of March 16, 2016 P&Z Meeting

IV. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case PD16-1
(Residential Homes at Legacy Heights – 2418 North Fielder Road)

Application to change the zoning on approximately 1.02 acres from Planned Development (PD) for Neighborhood Commercial (NC) to Planned Development (PD) for Residential Single-Family 7.2 (RS-7.2), with a Development Plan; generally located west of North Fielder Road and south of Northwest Green Oaks Boulevard.

- B. Zoning Case ZA16-3
(Dean Berube – State Farm Insurance – 1215 and 1217 Bell Street)

Application to change the zoning on approximately 0.514 acres from Residential Estate (RE) to Limited Office (LO); generally located north of Bell Street and east of South Cooper 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. MISCELLANEOUS

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

VI. ADJOURN

Staff Report



Zoning Case PD16-1 (Residential Homes at Legacy Heights)

Planning and Zoning Meeting Date: 4-6-16

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Planned Development PD16-1, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant requests to change the zoning on approximately 1.02 acres addressed at 2418 North Fielder Road, and generally located west of North Fielder Road and south of Northwest Green Oaks Boulevard.

Current zoning: Planned Development (PD) for all Neighborhood Commercial (NC) uses plus convenience store with four gasoline pumps

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

The subject site is currently undeveloped. With this PD the applicant proposes four single-family homes. These homes will meet or exceed the requirements of the RS-7.2 zoning district, with the exception of the following:

1. A 15-foot landscape buffer is required adjacent to the development. Plan proposes a 5-foot side yard setback. There is currently a 52-foot drainage easement of the lot to the north, which would prevent any development in the area adjacent to the proposed houses.
2. The lot width is proposed to be reduced from 60 feet to 55 feet.
3. A six-foot masonry wall is required separating the residential zoning district and the commercial district to the north. The development plan proposes a 6-foot cedar fence.

Items exceeding ordinance minimums include the following:

- a. The applicant proposing to install a five-foot tall ornamental iron fence with stone columns fronting the street for the length of the development to match the existing residential development to the south. This 13-foot wide landscape setback will include four-inch caliper trees and shrubs for increased screening and visual appeal.
- b. The five-foot tall ornamental iron fence with masonry columns will wrap around the corner to the north side of the property. This area will include the installation of shrubs and will block access from the existing mutual access easement from the north.
- c. The applicant is proposing a minimum home size of 2,000 square feet living area.
- d. Of the four homes, two shall have J-swing garages.
- e. The minimum lot area will be 10,000 square feet.

- f. The lot depths are proposed to be a minimum of approximately 200 feet. This exceeds the minimum of 100 feet. However, the rear of each lot will include a 61-foot existing drainage easement. Because of this existing condition, the home placement will not line up to the existing homes to the south.

Adjacent Land Uses

The property to the west is zoned and developed as PD for Residential Single-Family-7.2 (RS-7.2) uses, to the south is zoned and developed RS-7.2, to the north is part of the same existing PD as the subject site and is developed with a gas station. The property to the east across North Fielder Road, J.W. Dunlap Sports Center, is zoned Residential Estate.

Comprehensive Plan Analysis

The Comprehensive Plan contains goals to develop residential neighborhoods with a variety of housing styles, to encourage the provision of affordable quality housing to attract new middle and upper income families to Arlington, as well as providing high quality housing options for Arlington’s current residents. The proposed PD 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. Development Plan (1 page)

Under separate cover:

None

Available in the City Secretary’s office:

None

CITY COUNCIL DATE

April 26, 2016

STAFF CONTACTS

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Shon.Brooks@arlingtontx.gov

Case Information



Applicant: Paradigm Consulting represented by Awad Eskander

Property Owner: MS&E Enterprises, Inc.

Sector Plan: North

Council District: 1

Allowable Uses: Residential

Development History: The subject site is currently platted as to Lot 1, Block 2 of the Legacy Heights Addition.

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

Transportation: The proposed development has one point of access from North Fielder Road.

Thoroughfare	Existing	Proposed
North Fielder Road	120' - 4 Lane Divided Major Arterial	120' - 6 Lane Divided Major Arterial

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

Water & Sewer: Water is available from a 12-inch water line in North Fielder Road. Sanitary Sewer is available from a 12-inch sanitary sewer line west of the property in a 15-foot Utility Easement in Park Highlands.

Drainage: The site is located within the West Fork of the Trinity River drainage basin. A 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 4, located at 1733 West Randol Mill Road, provides protection to this site. The estimated fire response time is within five minutes, which is in keeping with recommended standards.

School District: Arlington Independent School District.

Case Information



Notices Sent:

Neighborhood Associations:	ACTION North Arlington AISD Arlington Alliance for Responsible Government Arlington Neighborhoods East Arlington Review Far South Arlington Neighborhood Association Forest Hills Home Owners Association Northern Arlington Ambience West Citizen Action Network (WeCan) Highland Ridge Phase II Home Owners Association North Meadow Park Estates Crime Watch Northwest Arlington Newsletter
Property Owners:	22
Letters of Support:	0
Letter of Opposition:	0

Itemized Allowable Uses



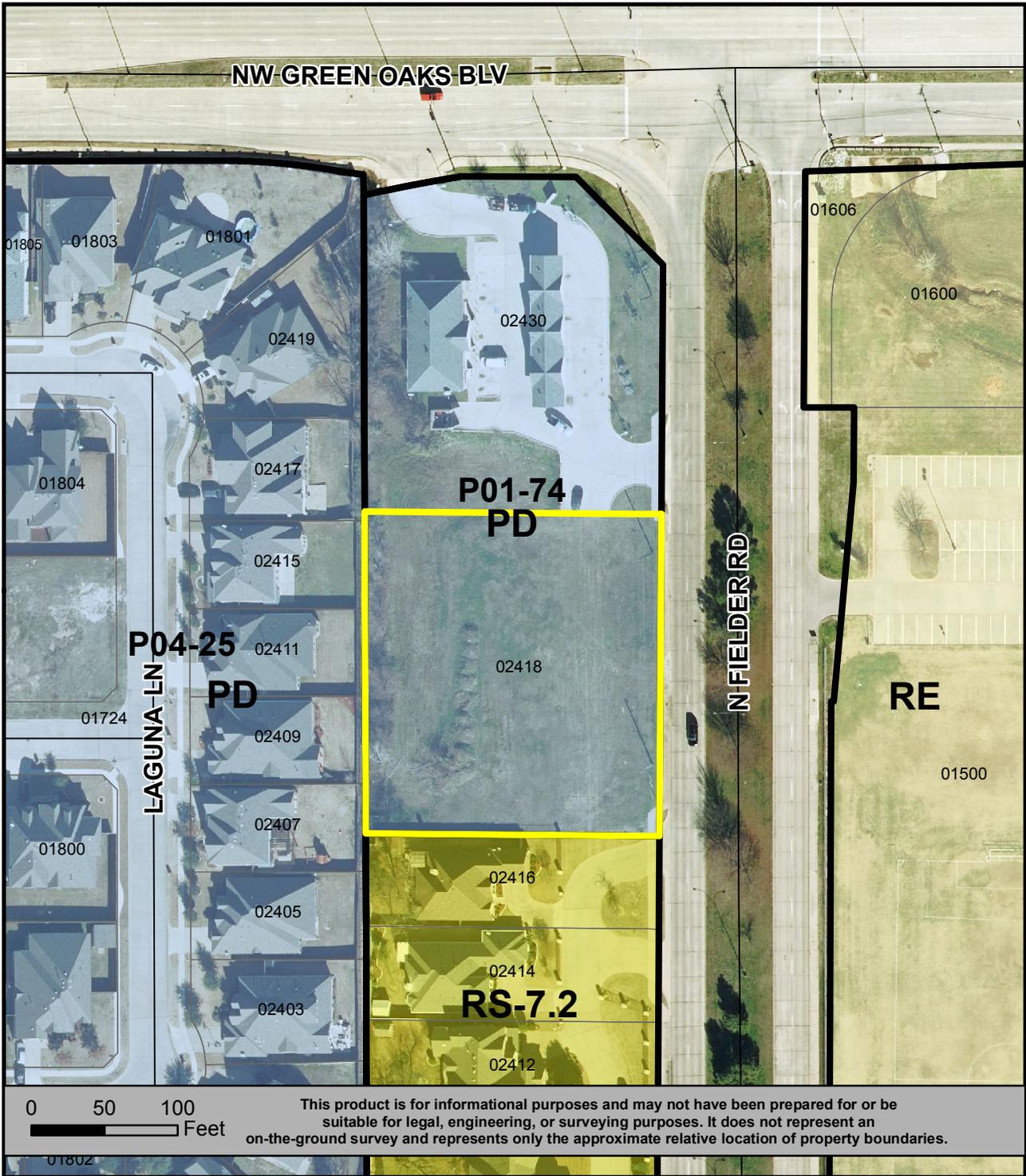
Allowable Uses

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

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

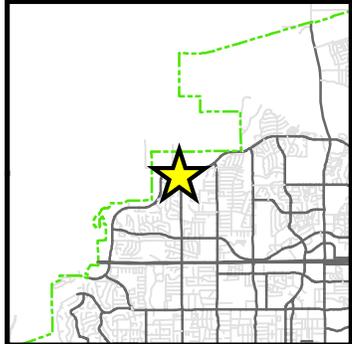
Specific Use Permit (SUP) - Assisted living facility (≥ 7 residents), Philanthropic institution (other than listed), Bed and breakfast inn, Day care center, Country club, Marina, Airport or landing field, Gas well, Telecommunication Facilities Towers ≤ 75 ft., Stealth towers ≤ 100 ft., Telecommunication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

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



**LOCATION MAP
PD16-1**

**PD for NC to PD for RS-7.2,
with a Development Plan
1.02 ACRES**



PD16-1

West of North Fielder Road and south of Northwest Green Oaks Boulevard



View of the subject site. View southwest.



View of adjacent commercial property. View north.

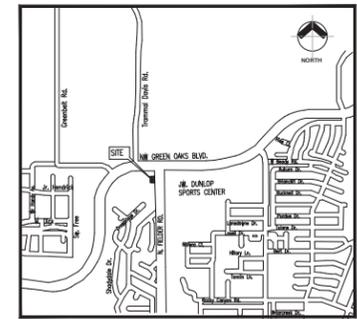
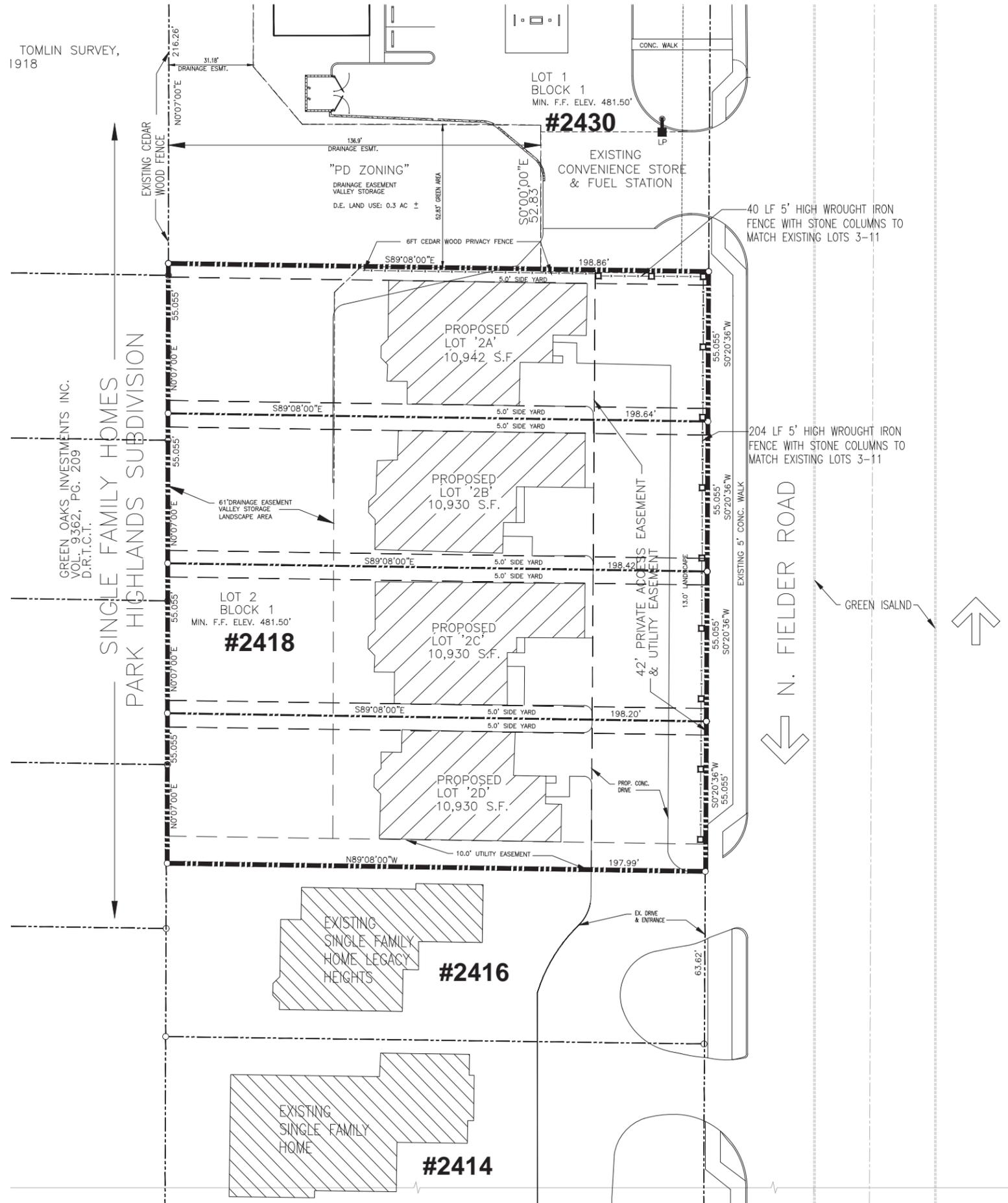


View of the adjacent residences. View southwest.



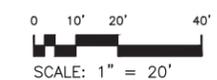
View of notification sign. View north on North Fielder Road.

TOMLIN SURVEY,
1918



VICINITY MAP

N.T.S.



GREEN OAKS INVESTMENTS INC.
 VOL. 9362, PG. 209
 D.R.T.C.T.
 SINGLE FAMILY HOMES
 PARK HIGHLANDS SUBDIVISION

LEGACY HEIGHTS SUBDIVISION
2418 N FIELDER RD
1.003 ACRES (43,695 S.F.)
PROPOSED LOTS 2A, 2B, 2C, 2D
BLOCK 1
CITY OF ARLINGTON

M. SAMUELL ESKANDER, P.E. LIC# 111384
 FIRM REG #14551

PD LAYOUT PLAN

DESIGN	DRAWN	SCALE	DATE	FILE NO.	SHEET
		1" = 20'	03/14/2016	2073	1

OWNER
 MS&E ENTERPRISES, INC.
 1112 JOHN MCCAIN ROAD
 COLLEYVILLE, TEXAS 76034
 PHONE: (817) 766-4207

APPLICANT
 PARADIGM CONSULTING
 ARCHITECTS + PLANNERS
 PHONE: (817) 329-3609
 FAX: (800) 948-0803
 awad@paradigm-arch.net

Staff Report



Zoning Case ZA16-3 (Dean Berube – State Farm Insurance)	
Planning and Zoning Meeting Date: 4-6-16	Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case ZA16-3.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant requests to change the zoning on approximately 0.514 acres of land addressed at 1215 and 1217 Bell Street. The subject site is generally located north of Bell Street and east of South Cooper Street.

Current zoning: Residential Estate (RE)

Requested zoning: Limited Office (LO)

The subject site is undeveloped and was platted in 1969. The applicant is proposing to develop the site with an office use and hence is requesting a zoning change to LO. The purpose of the LO zoning district is to provide for the development of small-scale, low-intensity professional office uses near or adjacent to residential neighborhoods.

Adjacent Land Uses

The site is surrounded on the north, east, and south across Bell Street by undeveloped parcels all of which are zoned RE. Properties to the west across South Cooper Street include an industrial use zoned Industrial Manufacturing (IM) and a vacant parcel zoned Community Commercial (CC).

Comprehensive Plan Analysis

The 2015 Comprehensive Plan contains goals for this area to have low-intensity commercial development that provides convenient neighborhood services to residents who live there. The subject site is in relatively undeveloped area; however, existing development is primarily a mix of large and medium-lot residential, with some surrounding light industrial uses. Rezoning the property to LO would allow for recommended neighborhood convenience uses without the potential for more intense future uses.

The proposed zoning change is consistent with the strategies and goals in the Comprehensive Plan.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

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

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

April 26, 2016

STAFF CONTACTS

Jennifer Pruitt, AICP, LEED AP
Planning Manager, Land Development
Community Development and Planning
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Jennifer.Pruitt@arlingtontx.gov

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

Case Information



Applicant/Owner: Dean Berube State Farm Insurance, represented by Dean Berube

Sector Plan: Southwest

Council District: 2

Allowable Uses: See attachment ii-1

Development History: The subject site is platted as Lots 34 and 35A of Country Estates.

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

Transportation: The proposed zoning case has two points of access, one on Bell Street and one on South Cooper Street.

Thoroughfare	Existing	Proposed
Bell Street	60-foot, 2-lane undivided Rural Residential	60-foot, 2-lane undivided Rural Residential
South Cooper Street	110-foot, 6-lane divided Major Arterial	120-foot, 6-lane divided Major Arterial

Traffic Impact: The proposed zoning change will not significantly impact the adjacent roadway systems.

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

Drainage: The site is located in the Rush 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 all relevant city ordinances are complied with.

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

School District: Mansfield Independent School District.

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

Case Information



Notices Sent:

Neighborhood
Associations:

ACTION North Arlington
Arlington Alliance for Responsible Government
East Arlington Review
Far South Arlington Neighborhood Assn
Forest Hills HOA
MISD
Northern Arlington Ambience
WeCan (West Citizen Action Network)
SWAPO (Southwest Arlington Property Owners)

Property Owners: 12
Letters of Support: 0
Letter of Opposition: 0

Itemized Allowable Uses



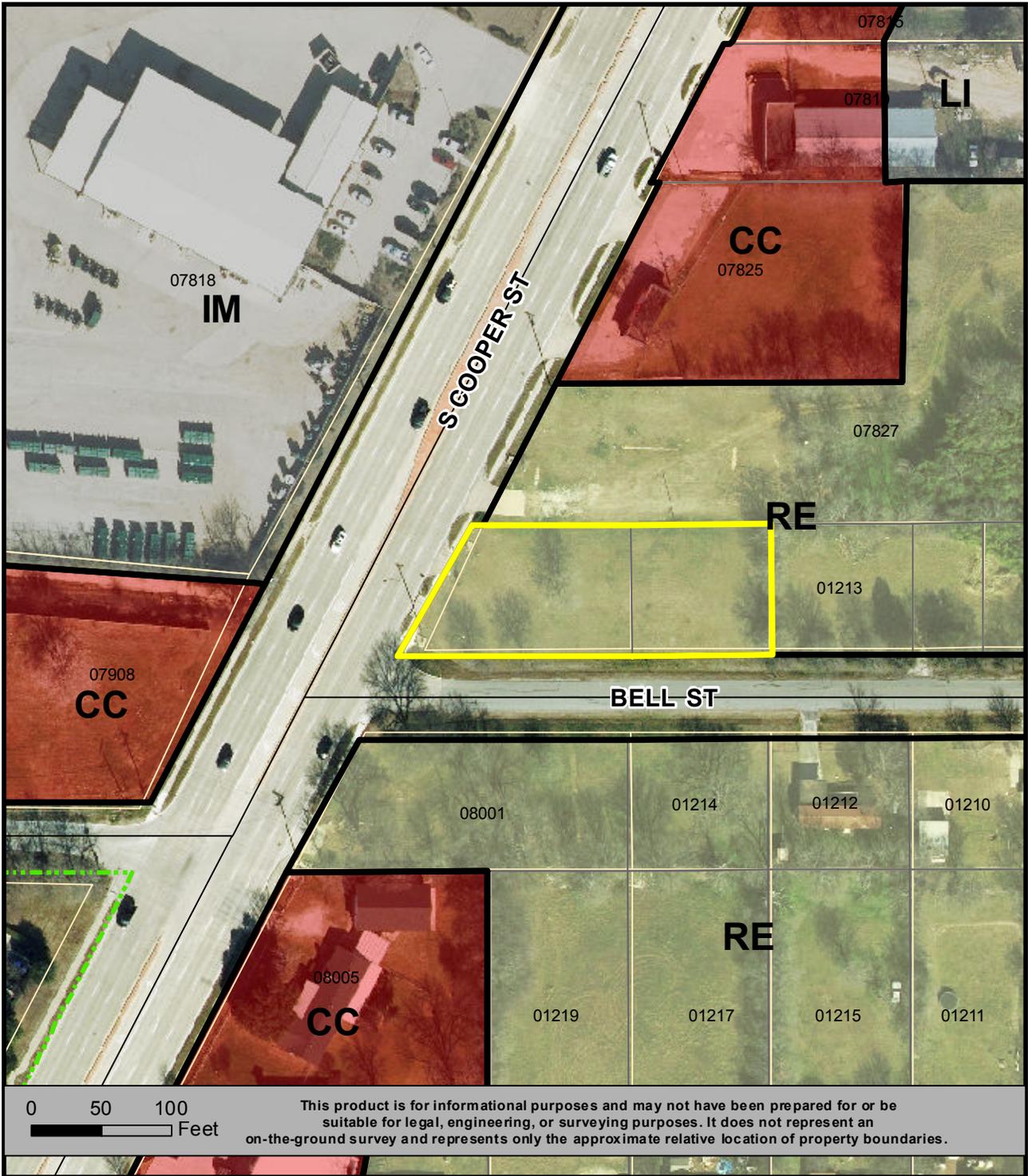
Allowable Uses:

Limited Office (LO)

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

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

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



**LOCATION MAP
ZA16-3**

 **RE TO LO
0.514 ACRES**





ZA16-3

RE to LO

North of Bell Street and West of South Cooper Street



View of subject site. View northeast.



View of adjacent lot across Bell Street. View south.



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



View of posted sign along South Cooper Street. View north.