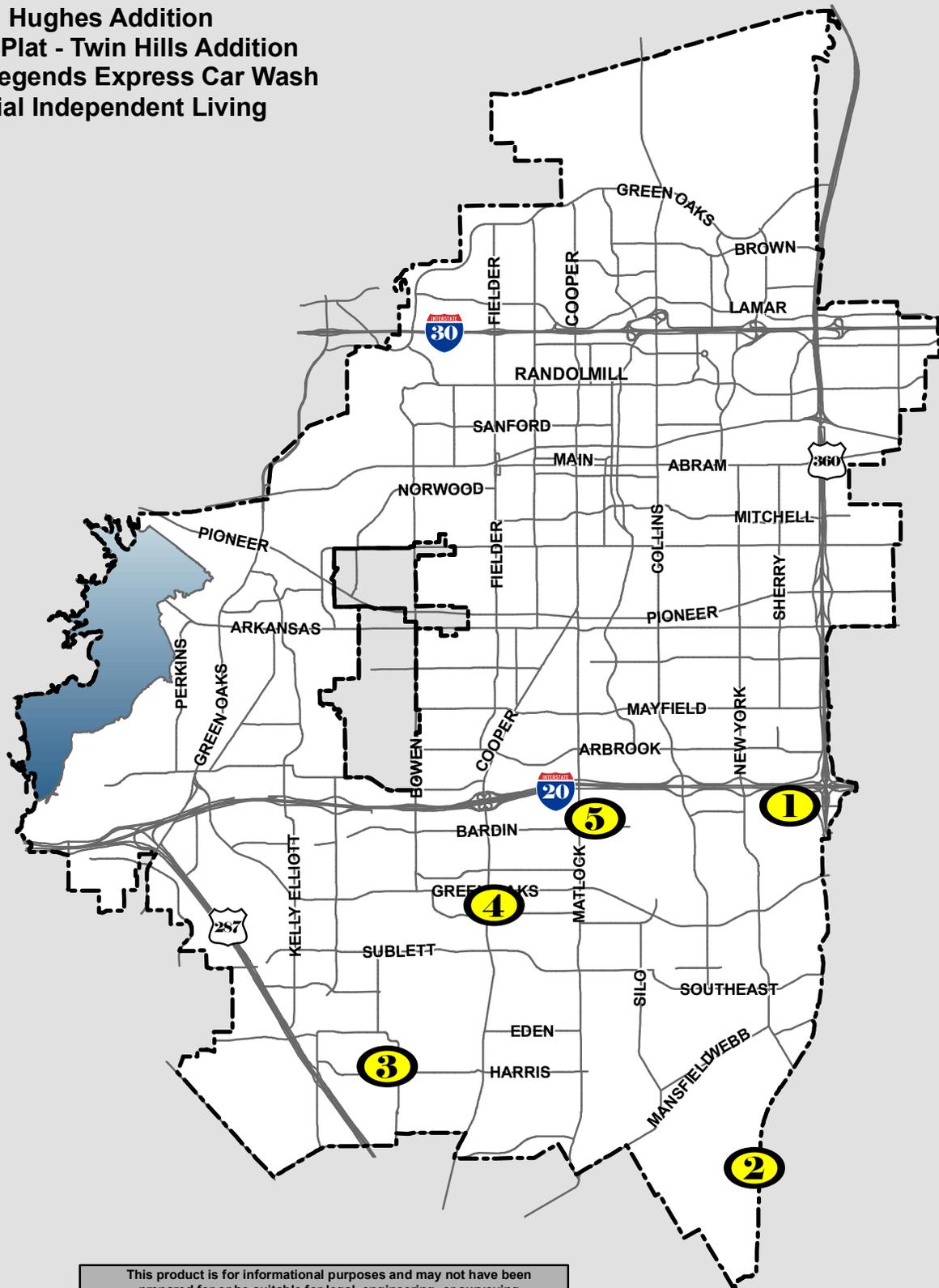


# PLANNING & ZONING

April 20, 2016



1. Combination Plat - Josiah O'Daniel Addition
2. Replat - J.H. Hughes Addition
3. Preliminary Plat - Twin Hills Addition
4. PD14-9R - Legends Express Car Wash
5. PD15-13 - Dial Independent Living



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**

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**Planning and Zoning Commission  
Work Session**

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

**April 20, 2016  
4:30 P.M.**

**I. CALL TO ORDER**

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

**III. DIRECTOR UPDATE ON PREVIOUS COUNCIL ITEMS**

- A. Zoning Case PD15-11  
(Kroger Expansion – 945 West Lamar Boulevard)

Application to change the zoning on approximately 13.804 acres from Planned Development (PD) for Residential Multi-family-22 (RMF-22) and limited Community Commercial (CC) uses, Community Commercial (CC), and Office Commercial (OC) to Planned Development (PD) for Community Commercial (CC) uses, with a development plan.

**CC Approved 9-0-0 on 04/12/16 on final reading**

**IV. DISCUSSION OF FUTURE MEETING DATES AND TIMES**

- (a) Planning and Zoning Commission Two-Hour Bus Tour –  
April 29, 2016
- (b) Planning and Zoning Commission Meeting on May 4, 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

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**Planning and Zoning Commission  
Regular Session**

**Council Chamber  
101 West Abram Street**

**April 20, 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 April 6, 2016 P&Z Meeting

**IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS**

- A. Combination Plat – Josiah O’Daniel Addition, Lot 5, Block 1 zoned Industrial Manufacturing (IM); generally located north of East Bardin Road and east of New York Avenue with the approximate address being 4935 Sherry Street.
- B. Replat – J.H. Hughes Addition, Lots 4-R2 and 4-R3; Zoned General Commercial (GC); generally located south of Debbie Lane and west of South Watson Road with the approximate address being 1450 Debbie Lane.
- C. Preliminary Plat – Twin Hills Addition – Lot 1X, Lots 2-17, Lot 18X, Lots 9-27, Lot 28X, Lots 29-46, Lot 47X, Lots 48-62, Lot 63X, Lots 64-83, and Lot 84X, Block 1; Lot 1X and Lots 2-22, Block 2; Lots 1-18, Block 3; Lots 1-6, Lots 1-6, Lot7X, and Lots 8-29, Block 4; Lots 1-8, Lot 9X, and Lots 10-31, Block 5; Lot 1X, and Lots 2-17, Block 6, (Zoned RS-7.2); generally located north of West Harris Road and west of Calender Road with the approximate address being 7202 Calender Road.

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

## **V. PUBLIC HEARING FOR ZONING CASES**

- A. Zoning Case PD14-9R  
(Legends Express Car Wash – 5521 South Cooper Street)

Application to change the zoning on approximately 1.786 acres. from Planned Development (PD) for Community Commercial (CC) uses plus a carwash, with a Development Plan to Planned Development (PD) for Community Commercial (CC) uses plus a carwash and a commercial kennel with an outside run, with a Development Plan; generally located north of West Nathan Lowe Road and east of South Cooper Street.

- B. Zoning Case PD15-13  
(Dial Independent Living – 131 and 175 East Bardin Road)

Application to change the zoning on approximately 9.089 acres from Community Commercial (CC) to Planned Development (PD) for limited Community Commercial (CC) uses plus an Independent Senior Living Facility, with a Development Plan; generally located north of East Bardin Road and east of Matlock Road.

## **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**

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**Planning and Zoning Commission**

**Monthly Bus Tour**

**April 29, 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



<b>Combination Plat (Josiah O'Daniel Addition, Lots 5, Block 1)</b>	
Planning and Zoning Meeting Date: 4-20-16	Document Being Considered: Plat

## **RECOMMENDATION**

Consider combination plat on the consent agenda.

## **PRIOR BOARD OR COUNCIL ACTION**

None

## **ANALYSIS**

The applicant, Wier and Associates, Incorporated proposes a combination plat for 48.631 acres of the Josiah O'Daniel Survey, Abstract 1186, creating Lot 5, Block 1, of the Josiah O'Daniel Addition. This site is being platted in order to continue to develop the area as a warehouse and distribution center. Additionally, Sherry Street, which borders this property on the west, has been removed from the thoroughfare development plan.

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

## **FINANCIAL IMPACT**

None

## **ADDITIONAL INFORMATION**

<u>Property Location:</u>	Generally located north of East Bardin Road and east of New York Avenue with the approximate address of 4935 Sherry Street
<u>Sector:</u>	Southeast
<u>Council District:</u>	3
<u>Current Zoning:</u>	Industrial Manufacturing (IM)

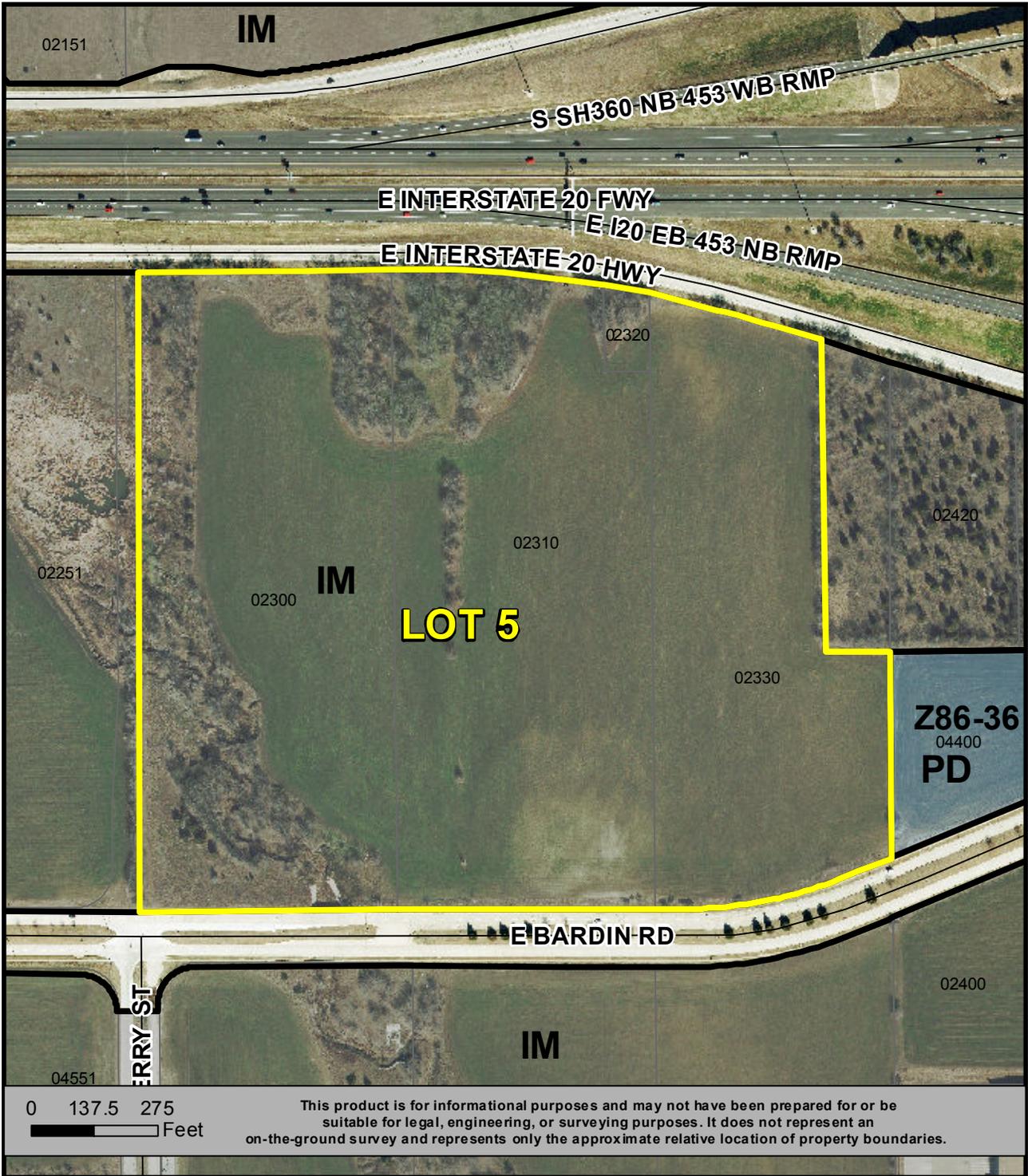
## **ATTACHED**

- i. Location Map
- ii. 11 x 17 Plat (2 pages)

## **STAFF CONTACT(S)**

Jennifer Pruitt, AICP  
Current Planning Manager  
Community Development and Planning  
817-459-6138  
[Jennifer.Pruitt@arlingtontx.gov](mailto:Jennifer.Pruitt@arlingtontx.gov)

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



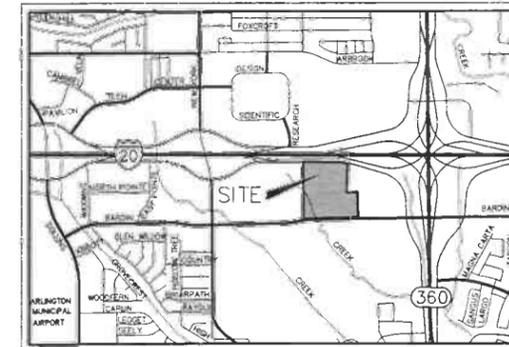
**LOCATION MAP**

**J. O'DANIEL  
COMBINATION PLAT**



**EAST INTERSTATE HIGHWAY No. 20**  
(VARIABLE WIDTH RIGHT-OF-WAY)

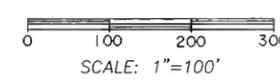
WILLIAM HAYMAN SURVEY  
ABSTRACT NO. 642



VICINITY MAP  
NOT TO SCALE

**\* LEGEND \***

- EROSION CLEAR ZONE
- CREEK BUFFER ZONE
- IRON ROD FOUND
- IRON ROD SET
- CONTROLLING MONUMENT
- CAP STAMPED
- "WER & ASSOC INC"



- \*NOTES\***
- VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL PUBLIC OR PRIVATE STREET INTERSECTIONS IN ACCORDANCE WITH CURRENT CITY ORDINANCE. 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.
  - THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY OF ARLINGTON REGARDING ANY APPLICABLE FEES DUE.
  - THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
  - THE CITY OF ARLINGTON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION. THE MINIMUM FINISH FLOOR ELEVATION SHOWN BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE. ADDITIONAL LOTS, OTHER THAN THOSE SHOWN, MAY ALSO BE SUBJECT TO MINIMUM FINISH FLOOR CRITERIA.
  - ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.
  - ALL 1/2" IRON RODS SET WITH CAP STAMPED "WER & ASSOC INC", UNLESS NOTED OTHERWISE.
  - THE ASTERISK PLACED NEXT TO THE MINIMUM FINISH FLOOR ELEVATION INDICATES THAT A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ELEVATION CERTIFICATE WILL NOT BE REQUIRED.

**LOT 5**  
**48.631 ACRES**  
(2,118,351 SQUARE FEET)  
**-0.250 ACRES R.O.W. DED.**  
(10,883 SQUARE FEET)  
**48.381 ACRES NET**  
(2,107,468 SQUARE FEET)

BIG ZILLA DEVELOPMENT OF TEXAS, LLC.  
(TRACT 2)  
INST. NO. D215001562  
O.P.R.T.C.T.

JOSIAH O'DANIEL SURVEY  
ABSTRACT NO. 1186

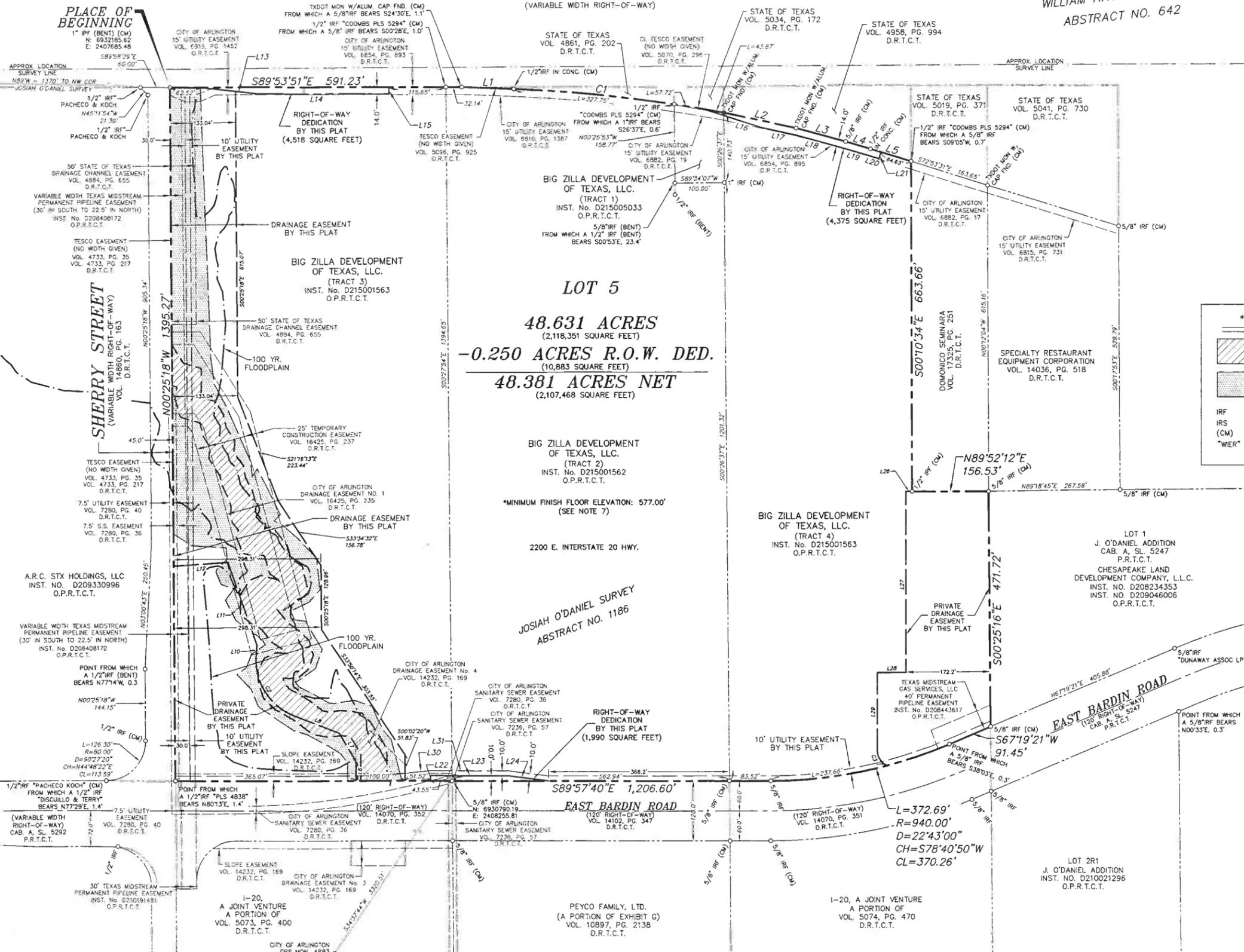
BIG ZILLA DEVELOPMENT OF TEXAS, LLC.  
(TRACT 4)  
INST. NO. D215001563  
O.P.R.T.C.T.

LOT 1  
J. O'DANIEL ADDITION  
CAB. A, S.L. 5247  
P.R.T.C.T.  
CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.  
INST. NO. D208234353  
INST. NO. D209046006  
O.P.R.T.C.T.

LOT 2R1  
J. O'DANIEL ADDITION  
INST. NO. D210021296  
O.P.R.T.C.T.

**COMBINATION PLAT**  
**J. O'DANIEL ADDITION**  
**LOT 5**

BEING 48.631 ACRES LOCATED IN THE JOSIAH O'DANIEL SURVEY ABSTRACT NO. 1186, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS



LINE	BEARING	DIST
L1	S87°37'01"E	105.64'
L2	S77°59'19"E	149.68'
L3	S74°35'11"E	103.43'
L4	S73°25'17"E	52.52'
L5	S72°53'31"E	86.68'
L6	S00°02'20"W	39.55'
L7	S30°41'54"E	65.24'
L8	S88°47'20"E	98.15'
L10	S05°13'37"W	18.09'
L11	S19°23'51"E	176.86'
L12	N86°08'41"E	110.54'
L13	S83°02'37"E	117.32'
L14	S89°53'51"E	264.45'
L15	N00°06'09"E	14.00'
L16	S72°08'11"E	125.03'
L17	S77°59'19"E	68.74'
L18	S74°35'11"E	102.87'
L19	S73°25'17"E	52.31'
L20	S72°53'31"E	21.99'
L21	N17°06'29"E	14.00'
L22	N00°02'20"E	10.00'
L23	N89°57'40"W	157.71'
L24	N83°03'19"W	83.17'
L26	N90°00'00"W	13.01'
L27	S00°00'00"E	362.95'
L28	N90°00'00"W	59.00'
L29	S00°00'00"E	156.07'

CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	429.34'	2844.79'	8°38'50"	S83°30'15"E	428.93'
C2	155.02'	120.00'	74°00'57"	S31°46'52"E	144.46'
C3	38.43'	33.50'	65°43'31"	S32°51'45"E	36.36'

THIS PLAT RECORDED IN INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_

OWNER/DEVELOPER:  
BIG ZILLA DEVELOPMENT OF TEXAS, LLC.  
BILL L. CAPLAN, ATTORNEY IN FACT  
3800 EMBASSY PARKWAY, SUITE 300,  
AKRON, OHIO 44333  
PH: 800.686.2825

ENGINEER/SURVEYOR:  
WER & ASSOCIATES, INC.  
CONTACT: JAKE FEARS, P.E.  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
PH: 817.467.7700  
EMAIL: Jakef@WierAssociates.com

PRINTED: 3/14/2016 5:11 PM FILE: WA13134-PLAT.DWG

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, BIG ZILLA DEVELOPMENT OF TEXAS, LLC., ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE JOSIAH O'DANIEL SURVEY, ABSTRACT NO. 1186, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEEDS RECORDED IN INSTRUMENT NO. D215005033, INSTRUMENT NO. D215001562, AND INSTRUMENT NO. D215001563, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE JOSIAH O'DANIEL SURVEY, ABSTRACT NO. 1186, TARRANT COUNTY, TEXAS, BEING ALL OF FOUR TRACTS OF LAND DESCRIBED IN DEEDS TO BIG ZILLA DEVELOPMENT OF TEXAS, LLC., RECORDED IN INSTRUMENT NO. D215005033, INSTRUMENT NO. D215001562, AND INSTRUMENT NO. D215001563, O.P.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND (BENT), SAID PIPE BEING THE NORTHWEST CORNER OF TRACT 3 OF SAID BIG ZILLA DEED RECORDED IN INSTRUMENT NO. D215001563 (TRACT 3) AND THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SHERRY STREET (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 20 (IH20) (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID IH20 AS FOLLOWS:

(1) SOUTH 89°53'51" EAST, ALONG THE NORTH LINE OF SAID TRACT 3, AT A DISTANCE OF 559.09 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS PLS 5294", SAID IRON ROD BEING THE NORTHEAST CORNER OF TRACT 2 OF SAID DEED RECORDED IN INSTRUMENT NO. D215001562 (TRACT 2), FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 00°28' EAST, 1.0 FEET, CONTINUING ALONG THE NORTH LINE OF SAID TRACT 2, IN ALL A TOTAL DISTANCE OF 591.23 FEET TO A TXDOT MONUMENT WITH ALUMINUM CAP FOUND, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 24°30' EAST, 1.1 FEET;

(2) SOUTH 87°37'01" EAST, CONTINUING ALONG THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 105.64 FEET TO A 1/2" IRON ROD FOUND IN CONCRETE, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

(3) SOUTHEASTERLY, CONTINUING ALONG THE NORTH LINE OF SAID TRACT 2, ALONG SAID CURVE TO THE RIGHT, AT AN ARC LENGTH OF 327.75 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS PLS 5294", SAID IRON ROD BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT 2 AND BEING THE NORTHWEST CORNER OF SAID BIG ZILLA TRACT RECORDED IN INSTRUMENT NO. D215005033, O.P.R.T.C.T., FROM WHICH A 1" IRON ROD FOUND BEARS SOUTH 26°37' EAST, 0.6 FEET, AND CONTINUING ALONG THE NORTH LINE OF SAID BIG ZILLA TRACT RECORDED IN INSTRUMENT NO. D215005033, O.P.R.T.C.T., IN ALL A TOTAL ARC DISTANCE OF 429.34 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2844.79 FEET, A DELTA ANGLE OF 08°38'50", AND A CHORD BEARING OF SOUTH 83°30'15" EAST, 428.93 FEET, TO A TXDOT MONUMENT WITH ALUMINUM CAP FOUND, BEING THE NORTHEAST CORNER OF SAID BIG ZILLA TRACT RECORDED IN INSTRUMENT NO. D215005033, AND THE NORTHWEST CORNER OF TRACT 4 OF SAID DEED RECORDED IN INSTRUMENT NO. D215001562, O.P.R.T.C.T. (TRACT 4);

(4) SOUTH 77°59'19" EAST, ALONG THE NORTH LINE OF SAID TRACT 4, A DISTANCE OF 149.68 FEET TO A TXDOT MONUMENT WITH ALUMINUM CAP FOUND;

(5) SOUTH 74°35'11" EAST, CONTINUING ALONG THE NORTH LINE OF SAID TRACT 4, A DISTANCE OF 103.43 FEET TO A 5/8" IRON ROD FOUND;

(6) SOUTH 73°25'17" EAST, CONTINUING ALONG THE NORTH LINE OF SAID TRACT 4, A DISTANCE OF 52.52 FEET TO A 1/2" IRON ROD FOUND IN CONCRETE;

(7) SOUTH 72°53'31" EAST, CONTINUING ALONG THE NORTH LINE OF SAID TRACT 4, A DISTANCE OF 86.68 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS PLS 5294", SAID IRON ROD BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT 4 AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DOMONICO SEMINARA RECORDED IN VOLUME 17325, PAGE 251, D.R.D.C.T., FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 09°05' WEST, 0.7 FEET;

THENCE SOUTH 00°10'34" EAST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID IH20, AND ALONG THE MOST NORTHERLY EAST LINE OF SAID TRACT 4 AND THE WEST LINE OF SAID SEMINARA TRACT, A DISTANCE OF 663.66 FEET TO A 1/2" IRON PIPE FOUND, SAID IRON PIPE BEING THE SOUTHWEST CORNER OF SAID SEMINARA TRACT AND AN ELL CORNER OF SAID TRACT 4;

THENCE NORTH 89°52'12" EAST, ALONG THE SOUTH LINE OF SAID SEMINARA TRACT AND THE MOST EASTERLY NORTH LINE OF SAID TRACT 4, A DISTANCE OF 156.53 FEET TO 5/8" IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SPECIALTY RESTAURANT EQUIPMENT CORPORATION RECORDED IN VOLUME 14036, PAGE 518, D.R.T.C.T., THE SOUTHEAST CORNER OF SAID SEMINARA TRACT, THE NORTHWEST CORNER OF LOT 1, J. O'DANIEL ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 5247, P.R.T.C.T. AND THE MOST EASTERLY NORTHEAST CORNER OF SAID TRACT 4;

THENCE SOUTH 00°25'16" EAST, ALONG THE WEST LINE OF SAID LOT 1, AND THE MOST SOUTHERLY EAST LINE OF SAID TRACT 4, A DISTANCE OF 471.72 FEET TO A 5/8" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF BARDIN ROAD (A 120' WIDE RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID TRACT 4 AND THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF BARDIN ROAD AS FOLLOWS:

(1) SOUTH 67°19'21" WEST, ALONG THE SOUTH LINE OF SAID TRACT 4, A DISTANCE OF 91.45 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE RIGHT, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 38°03' EAST, 0.3 FEET;

(2) SOUTHWESTERLY, CONTINUING ALONG THE SOUTH LINE OF SAID TRACT 4, AN ARC DISTANCE OF 372.69 FEET, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 940.00 FEET, A DELTA ANGLE 22°43'00", AND A CHORD BEARING OF SOUTH 78°40'50" WEST, 370.26 FEET, TO A 5/8" IRON ROD FOUND;

(3) NORTH 89°57'41" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID TRACT 4, AT A DISTANCE OF 83.52 FEET PASSING A 5/8" IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID TRACT 4 AND THE SOUTHEAST CORNER OF SAID TRACT 2, CONTINUING ALONG THE SOUTH LINE OF SAID TRACT 2, AT A DISTANCE OF 646.46 FEET PASSING A 5/8" IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID TRACT 2 AND THE SOUTHEAST CORNER OF SAID TRACT 2, CONTINUING ALONG THE SOUTH LINE OF SAID TRACT 3, IN ALL A TOTAL DISTANCE OF 1206.60 FEET, TO A POINT AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BARDIN ROAD WITH THE EAST RIGHT-OF-WAY LINE OF SAID SHERRY STREET, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PLS 4838" BEARS NORTH 80°13' EAST, 1.4 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT 3;

THENCE NORTH 00°25'18" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SHERRY STREET, AND THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 1395.27 FEET TO THE PLACE OF BEGINNING AND CONTAINING 48.631 ACRES (2,118,351 SQUARE FEET) OF LAND (MORE OR LESS).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

BIG ZILLA DEVELOPMENT OF TEXAS, LLC., ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 5, J. O'DANIEL ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON;

I HEREBY CERTIFY THAT NO DEED RESTRICTIONS EXIST UPON THE PROPERTY INCLUDED WITHIN THIS PLAT WHICH IS A PLATTED SUBDIVISION AT THE PRESENT TIME WHERE IN A LOT THEREOF IS LIMITED BY DEED RESTRICTIONS AUTHORIZING RESIDENTIAL USE BUT RESTRICTING SOME TO NOT MORE THAN TWO RESIDENTIAL PER LOT. I FURTHER CERTIFY THAT THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, AS AMENDED BY THE TEXAS LEGISLATURE, 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 SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS FOR FILING AND RECORDING WITH THE TARRANT COUNTY CLERK'S OFFICE.

WITNESS MY HAND AT AKRON, SUMMIT COUNTY, OHIO THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BIG ZILLA DEVELOPMENT OF TEXAS, LLC  
AN OHIO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
BILL L. CAPLAN, ATTORNEY IN FACT

STATE OF OHIO  
COUNTY OF SUMMIT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILL L. CAPLAN, ATTORNEY IN FACT FOR BIG ZILLA DEVELOPMENT OF TEXAS, LLC., AN OHIO LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

\_\_\_\_\_  
NOTARY PUBLIC OF THE STATE OF OHIO  
COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT I, AARON L. STRINGFELLOW, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, AND ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

\_\_\_\_\_  
AARON L. STRINGFELLOW, R.P.L.S.  
STATE OF TEXAS NO. 6373  
AaronLS@WierAssociates.com

APPROVED BY CITY OF ARLINGTON PLANNING AND ZONING COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016  
\_\_\_\_\_  
CHAIRPERSON - PLANNING AND ZONING  
\_\_\_\_\_  
COMMISSION SECRETARY - PLANNING AND ZONING COMMISSION

THIS PLAT RECORDED IN INSTRUMENT

No. \_\_\_\_\_, DATE \_\_\_\_\_

PRIVATE DRAINAGE EASEMENT AND SWMS BMP MAINTENANCE STATEMENT:

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE FOLLOWING:

- PRIVATE STORM DRAIN SYSTEM/WATER STORAGE FACILITY (DETENTION POND) AND ASSOCIATED PRIVATE DRAINAGE EASEMENTS
- ANY STORM WATER TREATMENT FACILITY (IDENTIFIED AS A BEST MANAGEMENT PRACTICE(S) BMPS FOR STORM WATER QUALITY IN THE ACCEPTED STORM WATER MANAGEMENT SITE PLAN FOR THIS DEVELOPMENT) AND ITS ASSOCIATED PRIVATE DRAINAGE EASEMENTS

HEREINAFTER COLLECTIVELY REFERRED TO AS "IMPROVEMENTS", DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS PREDECESSORS, OR TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS SUCCESSORS, DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOT 5 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.

THE CITY OF ARLINGTON WILL NOT BE RESPONSIBLE FOR, OR MAINTAIN ANY NON-DRAINAGE RELATED IMPROVEMENTS WITHIN THE DRAINAGE EASEMENT, INCLUDING BUT NOT LIMITED TO PAVING AND FENCES. DEVELOPER, OR HIS SUCCESSOR, WILL JOINTLY AND SEVERALLY OPERATE AND MAINTAIN THE IMPROVEMENTS. THIS RESPONSIBILITY WILL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

- A. FREQUENT MOWING IN ACCORDANCE WITH THE FIRE PREVENTION AND NUISANCE CHAPTERS OF THE CITY CODE, AS AMENDED AND ROUTINE MAINTENANCE OF THE IMPROVEMENTS AND DRAINAGE EASEMENTS.
- B. PERIODIC REMOVAL OF DEBRIS FROM THE IMPROVEMENTS AND DRAINAGE AREAS.
- C. THE IMPROVEMENTS AND DRAINAGE AREA CROSS SECTIONS WILL BE MAINTAINED TO THE APPROVED DESIGNED SLOPE, GRADE, CONTOUR, AND VOLUME, INCLUDING ANY CONCRETE STRUCTURES.
- D. AREAS OF EROSION WILL BE REPAIRED. SOIL MATERIALS USED IN REPAIRS WILL BE OF CONSISTENT AND COMPATIBLE CHARACTERISTICS WITH THE SURROUNDING MATERIALS AND SHALL BE COMPACTED TO A DENSITY EQUALING THAT OF THE UNDISTURBED SURROUNDING MATERIAL.
- E. NO ADDITIONAL IMPROVEMENTS WILL BE ALLOWED WITHIN DRAINAGE EASEMENTS WITHOUT THE ADVANCE WRITTEN PERMISSION OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ARLINGTON.
- F. UPON REQUEST FROM THE CITY, PROVIDING ANNUALLY, ON OR BEFORE JANUARY 31 OF EACH YEAR TO THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ARLINGTON, A WRITTEN REPORT SPECIFICALLY DESCRIBING THE OPERATION AND MAINTENANCE OF THE IMPROVEMENTS FOR THE PRECEDING YEAR INCLUDING PROCEDURES USED, THE NAMES OF PERSONS RESPONSIBLE FOR EACH PROCEDURE AND THE DATE OF EACH PROCEDURE, RESPECTIVELY.
- G. DEVELOPER, OR HIS SUCCESSOR, WILL CORRECT THE CONDITION OF THE IMPROVEMENTS OR ANY MAINTENANCE DEFICIENCIES REGARDING THE IMPROVEMENTS THAT THE CITY REASONABLY BELIEVES NECESSARY FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY WITHIN THIRTY (30) DAYS FROM DATE OF WRITTEN NOTICE FROM THE CITY.

\_\_\_\_\_  
DEVELOPER'S/OWNER'S SIGNATURE

# COMBINATION PLAT J. O'DANIEL ADDITION LOT 5

BEING 48.631 ACRES LOCATED IN THE JOSIAH O'DANIEL SURVEY ABSTRACT NO. 1186, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

PREPARED BY:  
**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-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

OWNER/DEVELOPER:  
BIG ZILLA DEVELOPMENT OF TEXAS, LLC.  
BILL L. CAPLAN, ATTORNEY IN FACT  
3800 EMBASSY PARKWAY, SUITE 300,  
AKRON, OHIO 44333  
PH: 800.686.2825

ENGINEER/SURVEYOR:  
WIER & ASSOCIATES, INC.  
CONTACT: JAKE FEARS, P.E.  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
PH: 817.467.7700  
EMAIL: Jake@WierAssociates.com

SHEET 2 OF 2

DATE: 3/1/2016  
W.A. No. 13134

# Staff Report



## Replat (J.H. Hughes Addition Lots 4-R2 & 4-R3)

Planning and Zoning Meeting Date: 4-20-16

Document Being Considered: Plat

### **RECOMMENDATION**

Consider a Replat on the consent agenda.

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

None

### **ANALYSIS**

The applicant, Mycoskie McInnis Associates, proposes to subdivide Lot 4-R of the J.H. Hughes Addition, approximately 4.665 acres in size, into two lots, Lots 4-R2 and 4-R3, for future retail development. The lot 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 south of Debbie Lane and west of South Watson Road with the approximate address being 1450 Debbie Lane.

Sector: Southeast

Council District: 3

Current Zoning: General Commercial (GC)

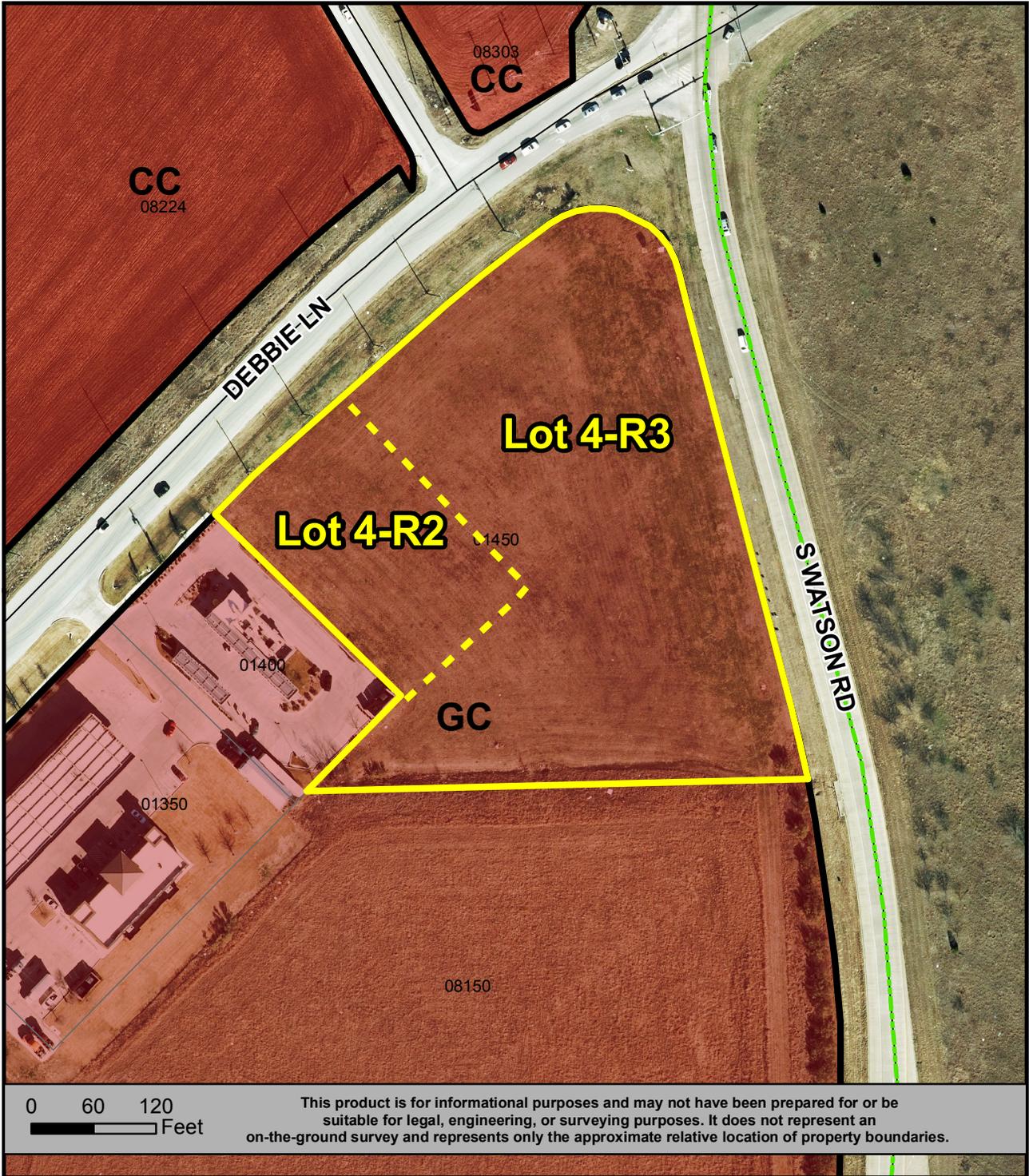
### **ATTACHED**

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

### **STAFF CONTACT(S)**

Jennifer Pruitt, AICP, LEED AP  
Planning Manager, Land Development  
Community Development and Planning  
817-459-6138  
[Jennifer.Pruitt@arlingtontx.gov](mailto:Jennifer.Pruitt@arlingtontx.gov)

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



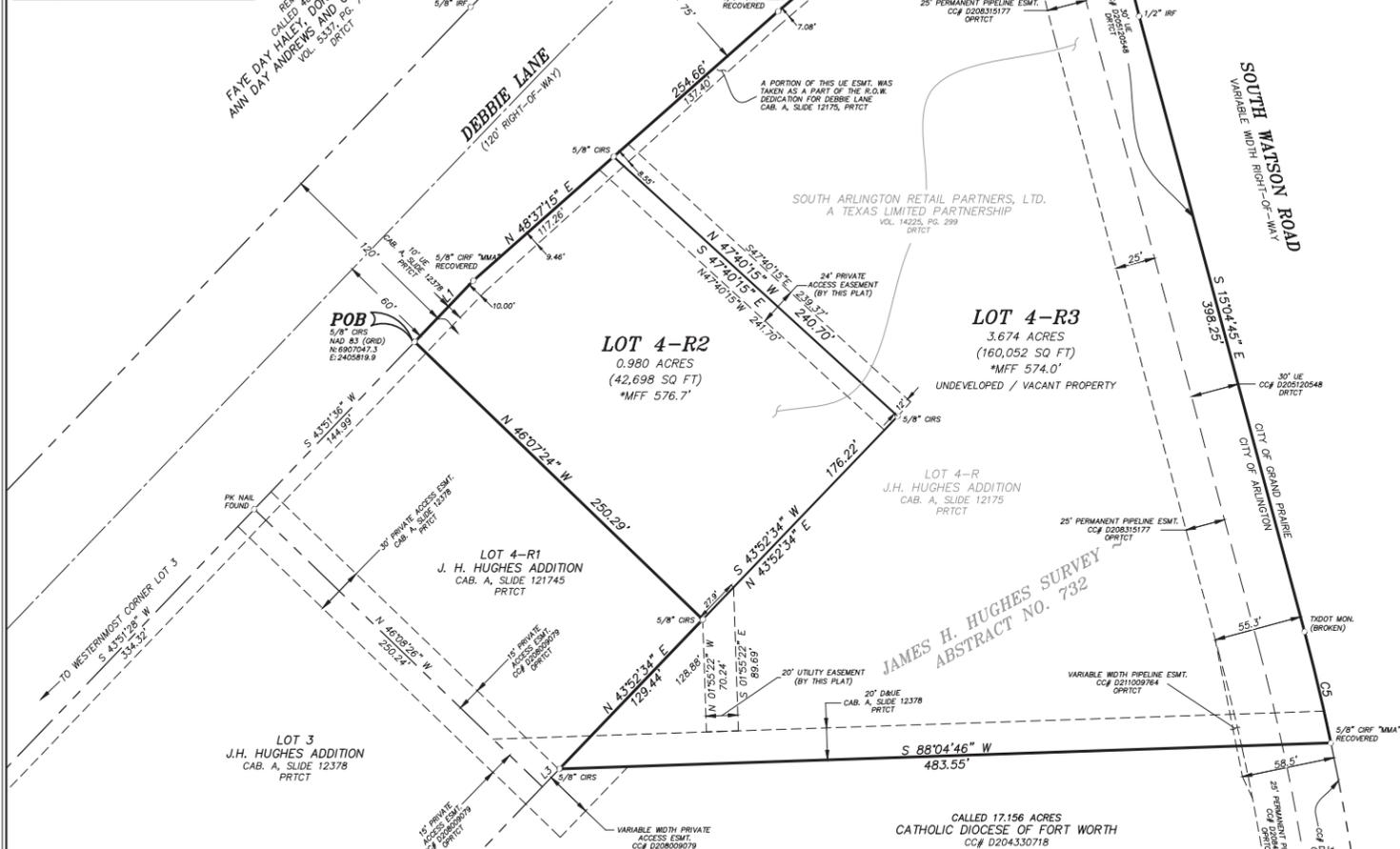
**LOCATION MAP**

**J.H. HUGHES  
REPLAT**



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1425.00'	120.23'	120.20'	N 51°40'18" E	4°50'03"
C2	80.00'	86.38'	82.25'	N 84°59'01" E	61°52'00"
C3	80.00'	53.93'	52.92'	S 32°20'44" E	38°37'41"
C4	984.93'	34.49'	34.49'	S 14°00'28" E	2°00'24"
C5	1402.39'	71.42'	71.41'	S 13°21'20" E	2°55'04"
C6	1402.39'	343.87'	343.01'	S 05°01'14" E	14°02'56"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 43°51'28" E	52.87'
L2	S 63°36'46" E	14.82'
L3	S 43°52'34" W	15.48'
L4	N 43°44'15" E	26.86'



- GENERAL NOTES**
- VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTION OF ALL PUBLIC OR PRIVATE STREETS IN ACCORDANCE WITH CITY ORDINANCES. LANDSCAPING (NOTHING OVER 2 FEET IN HEIGHT AS MEASURED FROM THE TOP OF CURB) WITHIN THE VISIBILITY TRIANGLES 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.
  - THE CITY OF ARLINGTON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION. A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ELEVATION CERTIFICATE IS NOT REQUIRED FOR LOTS 4-R2 AND 4-R3.
  - BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK.
  - ALL CORNERS CALLED "CIRS" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "MYCOSKIE MCINNIS".
  - THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS, OR COVENANTS, IF ANY, ON THIS PROPERTY.
  - THE PURPOSE FOR THIS REPLAT IS TO DIVIDE LOT 4-R, J.H. HUGHES ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 12175, PLAT RECORDS, TARRANT COUNTY, TEXAS, INTO TWO LOTS, BEING LOTS 4-R2 AND 4-R3, J.H. HUGHES ADDITION.
  - THE CITY OF ARLINGTON WILL NOT BE RESPONSIBLE FOR, OR BE MAINTAINING ANY NON-DRAINAGE RELATED IMPROVEMENTS WITHIN THE DRAINAGE EASEMENT, INCLUDING BUT NOT LIMITED TO PAVING AND FENCES.
  - SIDEWALKS WILL BE CONSTRUCTED ON ALL STREETS WITHIN AND ABUTTING THE SUBDIVISION CONCURRENTLY WITH DEVELOPMENT.

**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 ATTORNEYS' FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS 4-R2 AND 4-R3 ABUTTING ADJACENT OR SERVED BY THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXPENSE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

**PRELIMINARY**

This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

MERLE W. MILLER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5438  
STATE OF TEXAS



STATE OF TEXAS )  
COUNTY OF TARRANT )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_ DAY OF FEBRUARY, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

**OWNER'S CERTIFICATE**

STATE OF TEXAS )  
COUNTY OF TARRANT )

WHEREAS, SOUTH ARLINGTON RETAIL PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE J.H. HUGHES SURVEY, ABSTRACT NO. 732, IN THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS;

BEING A 4.655 ACRE TRACT OF LAND LOCATED IN THE J.H. HUGHES SURVEY, ABSTRACT NO. 732, IN THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 4-R, J.H. HUGHES ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 12175, PLAT RECORDS, TARRANT COUNTY, TEXAS, (PRTCT), SAME BEING A PORTION OF A CALLED 26.282 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED TO SOUTH ARLINGTON RETAIL PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN VOLUME 14225, PAGE 299, DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT), SAID 4.655 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" ON THE SOUTHEAST RIGHT-OF-WAY LINE OF DEBBIE LANE, A 120' RIGHT-OF-WAY, BEING THE WESTERMOST CORNER OF SAID LOT 4-R, SAME BEING THE NORTHERNMOST CORNER OF LOT 4-R1, OF SAID J.H. HUGHES ADDITION, SAID BEGINNING POINT HAVING A NAD 83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6907047.3 E:2405819.9 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK);

THENCE NORTH 43 DEGREES 51 MINUTES 28 SECONDS EAST, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, BEING COMMON WITH THE NORTHWEST LINE OF SAID LOT 4-R, A DISTANCE OF 52.87 FEET, TO A 5/8 INCH CAPPED IRON ROD (RECOVERED) STAMPED "MYCOSKIE MCINNIS";

THENCE NORTH 48 DEGREES 37 MINUTES 15 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 254.66 FEET, TO A 5/8 INCH CAPPED IRON ROD (RECOVERED) STAMPED "MYCOSKIE MCINNIS", BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1425.00 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, IN A NORTHEASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 04 DEGREES 50 MINUTES 03 SECONDS, AN ARC LENGTH OF 120.23 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 51 DEGREES 40 MINUTES 18 SECONDS EAST, A CHORD LENGTH OF 120.20 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING AT THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, IN AN EASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 61 DEGREES 52 MINUTES 00 SECONDS, AN ARC LENGTH OF 86.38 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 84 DEGREES 59 MINUTES 01 SECONDS EAST, A CHORD LENGTH OF 82.25 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING AT THE INTERSECTION OF SAID SOUTHEAST RIGHT-OF-WAY LINE, AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH WATSON ROAD, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE SOUTH 63 DEGREES 36 MINUTES 46 SECONDS EAST, A DISTANCE OF 14.82 FEET, TO A 5/8 INCH CAPPED IRON ROD (RECOVERED) STAMPED "MYCOSKIE MCINNIS", BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, IN A SOUTHEASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 38 DEGREES 37 MINUTES 41 SECONDS, AN ARC LENGTH OF 53.93 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 32 DEGREES 20 MINUTES 44 SECONDS EAST, A CHORD LENGTH OF 52.92 FEET, TO A 5/8 INCH CAPPED IRON ROD (RECOVERED) STAMPED "MYCOSKIE MCINNIS", BEING AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 984.93 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, IN A SOUTHERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 02 DEGREES 00 MINUTES 24 SECONDS, AN ARC LENGTH OF 34.49 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 14 DEGREES 00 MINUTES 28 SECONDS EAST, A CHORD LENGTH OF 34.49 FEET, TO A 1/2 INCH IRON ROD FOUND (DISTURBED);

THENCE SOUTH 15 DEGREES 04 MINUTES 45 SECONDS EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 398.25 FEET, TO A FOUND TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MONUMENT (BROKEN), BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1402.39 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, IN A SOUTHERLY DIRECTION, AND CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 55 MINUTES 04 SECONDS, AN ARC LENGTH OF 71.42 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 13 DEGREES 21 MINUTES 20 SECONDS EAST, A CHORD LENGTH OF 71.41 FEET, TO A 5/8 INCH CAPPED IRON ROD (RECOVERED) STAMPED "MYCOSKIE MCINNIS", BEING THE NORTHEAST CORNER OF A CALLED 17.156 ACRE TRACT OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED TO CATHOLIC DIOCESE OF FORT WORTH, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D204330718, DRTCT, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 4-R;

THENCE SOUTH 88 DEGREES 04 MINUTES 46 SECONDS WEST, DEPARTING SAID SOUTHWEST RIGHT-OF-WAY LINE, AND THE COMMON LINE OF SAID CALLED 17.156 ACRE TRACT OF LAND, AND SAID LOT 4-R, A DISTANCE OF 483.55 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING ON THE SOUTHEAST LINE OF SAID LOT 4-R1;

THENCE NORTH 43 DEGREES 52 MINUTES 34 SECONDS EAST, ALONG SAID SOUTHEAST LINE, A DISTANCE OF 129.44 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING THE EASTERMOST CORNER OF SAID LOT 4-R1;

THENCE NORTH 46 DEGREES 07 MINUTES 24 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID LOT 4-R1, A DISTANCE OF 250.29 FEET, TO THE POINT OF BEGINNING AND CONTAINING 4.655 ACRES (202,751 SQUARE FEET) OF LAND.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SOUTH ARLINGTON RETAIL PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 4-R2 & 4-R3, J.H. HUGHES ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, EASEMENTS, AND PARKS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON.

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

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

SOUTH ARLINGTON RETAIL PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP

BY: SOUTH ARLINGTON-GP RETAIL PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ITS GENERAL PARTNER

BY: HANOVER DEVELOPMENT COMPANY, A TEXAS CORPORATION, ITS GENERAL PARTNER

BY: \_\_\_\_\_ (AUTHORIZED SIGNATURE)

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

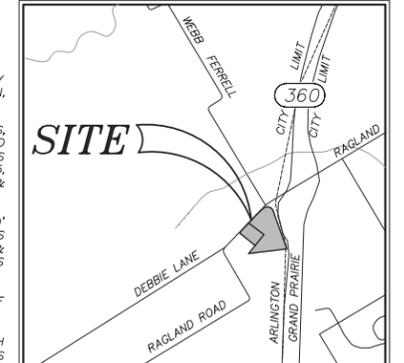
**BMP MAINTENANCE**

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY STORM WATER TREATMENT FACILITY (IDENTIFIED AS A BEST MANAGEMENT PRACTICE(S) (BMP(S)) FOR STORM WATER QUALITY IN THE ACCEPTED STORM WATER MANAGEMENT SITE PLAN FOR THIS DEVELOPMENT) AND ITS ASSOCIATED DRAINAGE EASEMENTS, HEREINAFTER REFERRED TO AS "IMPROVEMENTS", TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR SUCCESSORS. TO THE EXTENT PERMISSIBLE UNDER TEXAS LAW WITHOUT DEVELOPING A SINKING FUND, DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS 4-R2 & 4-R3, 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 EXPENSE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_ DAY OF FEBRUARY, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPER'S/OWNER'S SIGNATURE



**VICINITY MAP**

NO SCALE

1 inch = 60 ft.

- \* LEGEND/ABBREVIATIONS \***
- 5/8" CIRS CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS"
  - DRTCT DEED RECORDS, TARRANT COUNTY, TEXAS
  - PRTCT PLAT RECORDS, TARRANT COUNTY, TEXAS
  - OPRTCT OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
  - VOL. VOLUME
  - PG. PAGE
  - CAB. CABINET
  - CC# COUNTY CLERK INSTRUMENT NO.
  - CM CONTROLLING MONUMENT
  - DUE DRAINAGE & UTILITY EASEMENT
  - DE DRAINAGE EASEMENT
  - UE UTILITY EASEMENT
  - ESMT EASEMENT
  - MON. MONUMENT
  - TXDOT TEXAS DEPARTMENT OF TRANSPORTATION
  - TESCO TEXAS ELECTRIC SERVICE COMPANY
  - POB POINT OF BEGINNING
  - ROW CAPPED IRON ROD FOUND
  - TEMP CONST. TEMPORARY CONSTRUCTION
  - APPROX. APPROXIMATE

APPROVED BY THE CITY OF ARLINGTON PLANNING AND ZONING COMMISSION ON \_\_\_\_\_, 2016.

CHAIRMAN PLANNING AND ZONING COMMISSION

SECRETARY PLANNING AND ZONING COMMISSION

**REPLAT**

**J.H. HUGHES ADDITION**

**LOTS 4-R2 & 4-R3**

BEING A REVISION TO LOT 4-R J.H. HUGHES ADDITION AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 12175 PLAT RECORDS, TARRANT COUNTY TEXAS

APRIL 2016

SURVEYOR/ENGINEER:

**mima**

**mycoskie mcinnis associates**

llp engineering surveying business valuation planning

llp registration number: 1 - 2759  
llp registration/license number: 10088000

200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmitexas.com

SHEET 1 OF 1

# Staff Report



## **Preliminary Plat (Twin Hills Addition Phase 2 and 3)**

Planning and Zoning Meeting Date: 4-20-16

Document Being Considered: Plat

### **RECOMMENDATION**

Consider a Preliminary Plat on the consent agenda.

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

On June 18, 2014, the Planning and Zoning Commission approved the Preliminary Plat for Phase One by a vote of 9-0-0.

### **ANALYSIS**

The applicant, Mycoskie Mcinnis and Associates, represented by Roger Mcinnis, proposes to plat 192 residential lots and 10 non-residential open space lots which include five acres of open space and 1.8 acres for gas well access. These lots include Lot 1X, Lots 2-17, Lot 18X, Lots 9-27, Lot 28X, Lots 29-46, Lot 47X, Lots 48-62, Lot 63X, Lots 64-83, and Lot 84X, Block 1; Lot 1X and Lots 2-22, Block 2; Lots 1-18, Block 3; Lots 1-6, Lots 1-6, Lot 7X, and Lots 8-29, Block 4; Lots 1-8, Lot 9X, and Lots 10-31, Block 5; Lot 1X, and Lots 2-17, Block 6, of the Twin Hills Addition. The subject site is currently undeveloped, however this plat is for Phases Two and Three of the Twin Hills development located at the intersection of Calender and West Harris Road. Phase One of the development is under construction at the southwest corner of Calender and West Harris Road.

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 west of Calender Road, with the approximate address being 7202 Calender Road.

Sector: Southwest

Council District: 2

Current Zoning: Residential Single-Family-7.2 (RS-7.2)

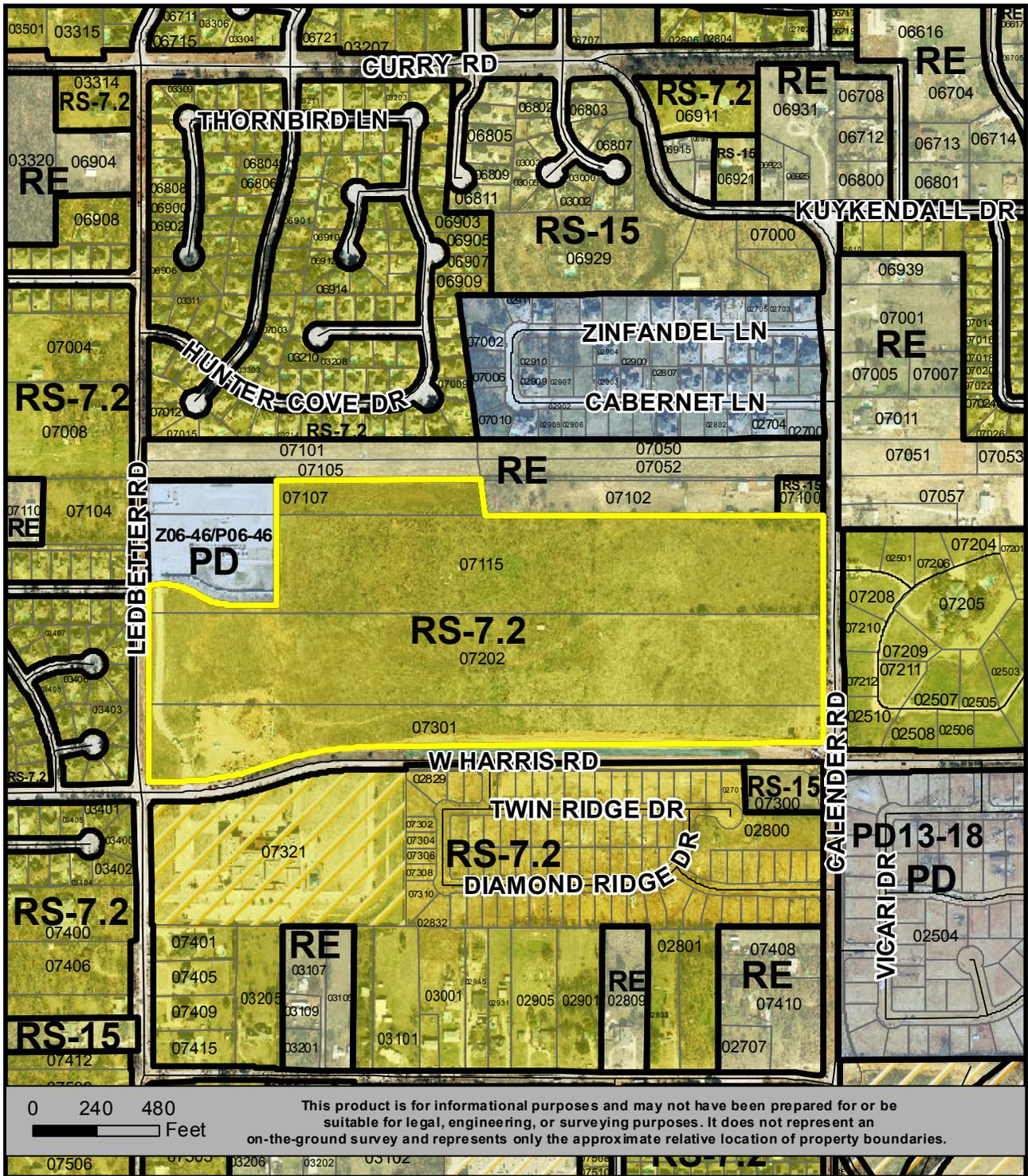
### **ATTACHED**

- i. Location Map
- ii. 11 x 17 Plat
- iii. Landscape Plan

### **STAFF CONTACT(S)**

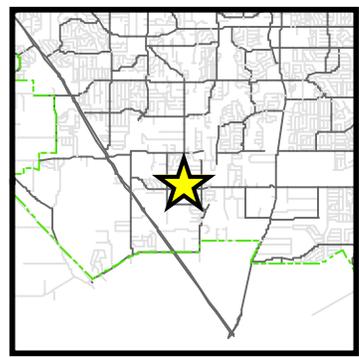
Jennifer Pruitt, AICP  
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817-459-6138  
[Jennifer.Pruitt@arlingtontx.gov](mailto:Jennifer.Pruitt@arlingtontx.gov)

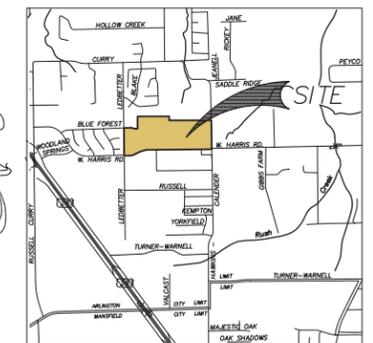
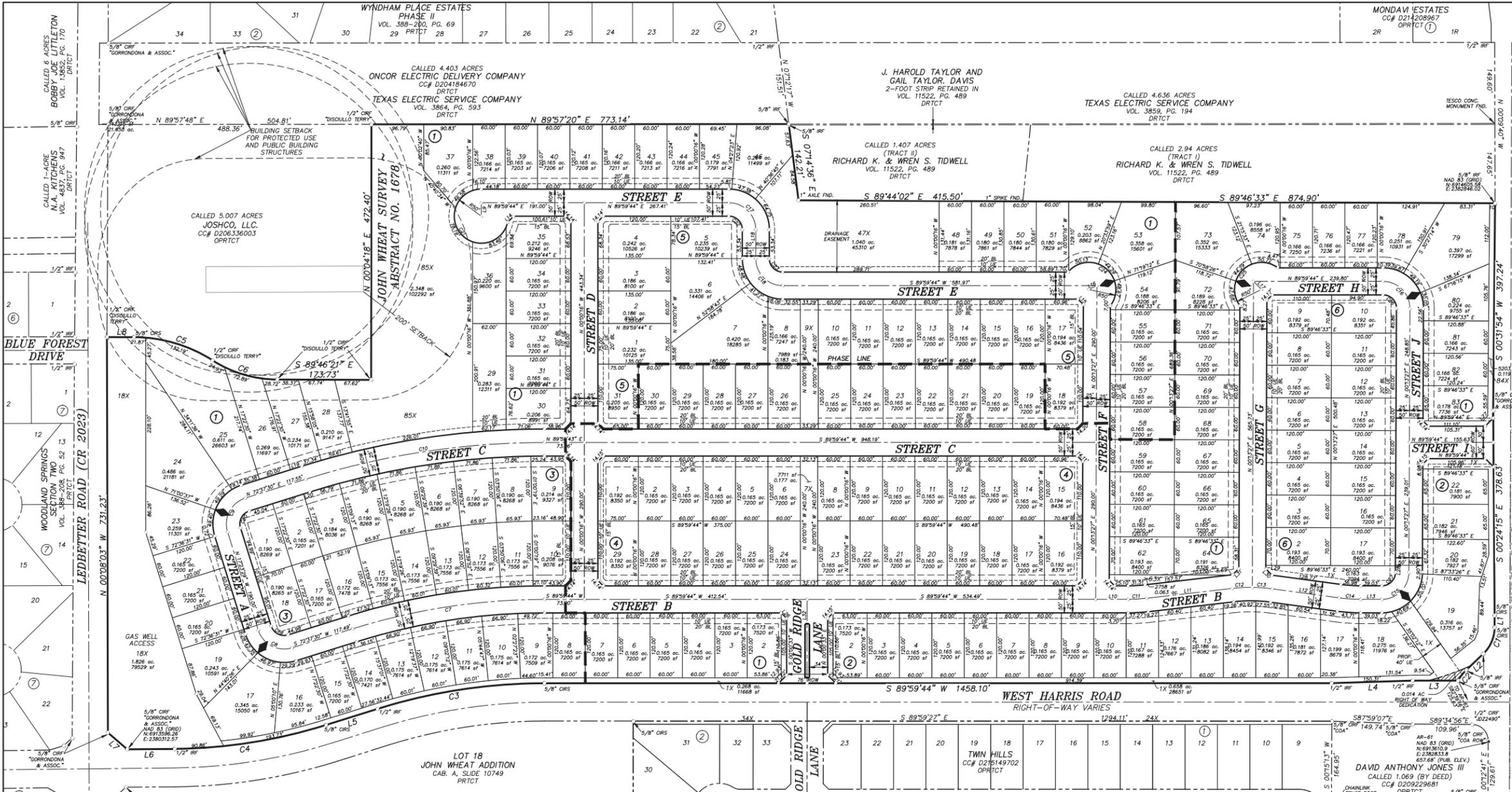
Kevin Charles  
Senior Planner  
Community Development and Planning  
817-459-6515  
[Kevin.Charles@arlingtontx.gov](mailto:Kevin.Charles@arlingtontx.gov)



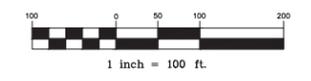
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

**LOCATION MAP**  
**TWIN HILLS PHASE 2&3**  
**PRELIMINARY PLAT**





**VICINITY MAP**  
NO SCALE



**LEGEND/ABBREVIATIONS**

CIRS	CAPPED IRON ROD SET
DRCT	DEED RECORDS TARRANT COUNTY, TEXAS
OPRTCT	OFFICIAL PLAT RECORDS TARRANT COUNTY, TEXAS
VOL. PG.	VOLUME PAGE
◆	STREET NAME CHANGE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
IPF	IRON PIPE FOUND
POB	POINT OF BEGINNING
FND.	FOUND
IPSW	IRON ROD FOUND
PSWE	PRIVATE SCREENING WALL EASEMENT
MF	MINIMUM FINISHED FLOOR ELEVATION
*	FEMA ELEVATION CERTIFICATE NOT REQUIRED
CC#	COUNTY CLERK'S INSTRUMENT NUMBER
WE	WATER LINE EASEMENT
—	PHASE LINE

- NOTES:**
1. PERIMETER FENCE AND/OR MASONRY SCREENING WALL SHALL BE REQUIRED ALONG RESIDENTIAL LOTS ON WEST HARRIS ROAD, CALENDER ROAD AND LEDBETTER ROAD.
  2. THE HOME OWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE SCREENING WALL AND/OR PERIMETER FENCE LOT 1X, 18X, 28X & 84X, BLOCK 1 AND LOT 1X, BLOCK 2.
  3. BOUNDARY REFLECTS PROPOSED RIGHT-OF-WAY DEDICATION FOR CALENDER ROAD AS A PART OF THE TRI-SCHOOLS PROJECT.
  4. PHASE LINE IS PRELIMINARY AND SUBJECT TO CHANGE.

**PRELIMINARY PLAT**  
**TWIN HILLS**  
**PHASE 2 & 3**

LOT 1X, LOTS 2-17, LOT 18X, LOTS 19-46, LOT 47X, LOTS 48-62, LOT 63X, LOTS 64-83, & LOT 84X-85X, BLOCK 1  
LOT 1X & LOTS 2-22, BLOCK 2  
LOTS 1-18, BLOCK 3  
LOTS 1-6, LOT 7X & LOTS 8-29, BLOCK 4  
LOTS 1-8, LOT 9X & LOTS 10-31, BLOCK 5  
LOT 1X & LOTS 2-17, BLOCK 6

AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, BEING 52.887 ACRES OF LAND SITUATED IN THE JOHN WHEAT SURVEY, ABSTRACT NO. 1678, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS.

APRIL 2016

**ENGINEER/SURVEYOR:**

**mma**  
**mycoides mohrle associates**  
texas registration number: 1 - 2759  
texas registration/license number: 10088000  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com  
CONTACT: ROGER MOYNISS, P.E.  
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SHEET 1 OF 1

**LINE TABLE**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 00°20'16" W	22.07'	L21	N 72°37'30" E	12.46'
L2	S 46°13'11" W	43.52'	L22	N 72°37'30" E	12.48'
L3	N 89°55'59" W	84.09'	L23	N 72°37'30" E	27.54'
L4	S 88°11'31" W	150.15'	L24	N 44°47'54" E	21.11'
L5	S 72°37'30" W	100.13'	L25	S 45°12'16" E	21.29'
L6	S 89°31'50" W	88.09'	L26	S 44°59'51" E	14.14'
L7	N 49°19'21" W	47.38'	L27	N 44°47'55" E	12.59'
L8	S 89°44'13" E	50.02'	L28	S 00°13'27" W	12.00'
L9	N 00°00'16" W	25.00'	L29	N 00°13'27" E	6.55'
L10	N 89°59'44" E	60.20'	L30	N 44°46'33" W	16.28'
L11	N 83°25'53" E	159.33'	L31	S 45°13'27" W	16.05'
L12	S 82°17'56" E	124.77'	L32	N 00°00'33" E	155.00'
L13	N 89°59'44" E	39.03'			
L14	N 45°00'00" E	15.97'			
L15	S 45°00'16" W	14.09'			
L16	N 64°34'31" E	16.64'			
L17	S 44°53'24" E	21.17'			
L18	N 00°00'16" W	53.34'			
L19	N 72°37'30" E	22.09'			
L20	N 72°37'30" E	12.51'			

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	68.00'	54.30'	45° 45' 13"	S 23°12'50" W	52.87'
C2	87.00'	24.99'	16° 27' 35"	S 37°54'19" W	24.91'
C3	1035.00'	314.04'	17° 23' 05"	S 81°17'47" W	312.84'
C4	965.00'	284.59'	16° 53' 49"	S 81°01'46" W	283.56'
C5	275.00'	154.06'	32° 05' 56"	S 73°33'52" E	152.06'
C6	225.00'	126.55'	32° 13' 31"	S 73°37'21" E	124.89'
C7	1190.00'	361.04'	17° 23' 00"	S 81°17'49" W	359.66'
C8	50.00'	78.53'	89° 59' 00"	N 62°23'00" W	70.70'
C9	50.00'	78.55'	90° 01' 00"	N 27°37'00" E	70.72'
C10	1480.00'	448.90'	17° 22' 42"	N 81°17'58" E	447.18'
C11	300.00'	34.37'	6° 33' 51"	N 86°42'49" E	34.35'
C12	300.00'	37.36'	7° 08' 05"	N 86°59'56" E	37.33'
C13	300.00'	37.36'	7° 08' 05"	S 85°51'59" E	37.33'
C14	300.00'	40.35'	7° 42' 20"	S 86°09'06" E	40.32'
C15	50.00'	78.34'	89° 46' 18"	N 45°06'36" E	70.57'
C16	50.00'	78.74'	90° 13' 42"	S 44°53'24" E	70.85'
C17	50.00'	78.54'	90° 00' 00"	N 45°00'16" W	70.71'
C18	50.00'	78.54'	90° 00' 00"	S 45°00'16" E	70.71'
C19	25.00'	39.26'	89° 59' 00"	S 62°23'00" E	35.35'
C20	25.00'	39.28'	90° 01' 00"	S 27°37'00" W	35.36'
C21	50.00'	224.23'	256° 56' 57"	S 38°28'44" E	78.29'
C22	25.00'	39.27'	90° 00' 00"	N 45°00'16" W	35.36'
C23	25.00'	39.27'	90° 00' 00"	S 45°00'16" E	35.36'
C24	50.00'	154.54'	177° 05' 36"	N 51°27'10" W	99.97'
C25	50.00'	142.69'	163° 30' 41"	S 45°06'36" W	98.97'

LOTS	NUMBER	USES	ACREAGE
RESIDENTIAL	192	RESIDENTIAL	36.439
NONRESIDENTIAL	10	RIGHT-OF-WAY DEDICATION	9.602
TOTAL	203	GAS WELL ACCESS (LOT 18X)	1.826
		OPEN SPACE ('X' LOTS)	5.020
		TOTAL ACREAGE	52.887

APPROVED BY THE CITY OF ARLINGTON  
PLANNING AND ZONING COMMISSION ON

(DATE)

CHAIRMAN - PLANNING AND ZONING COMMISSION

SECRETARY - PLANNING AND ZONING COMMISSION

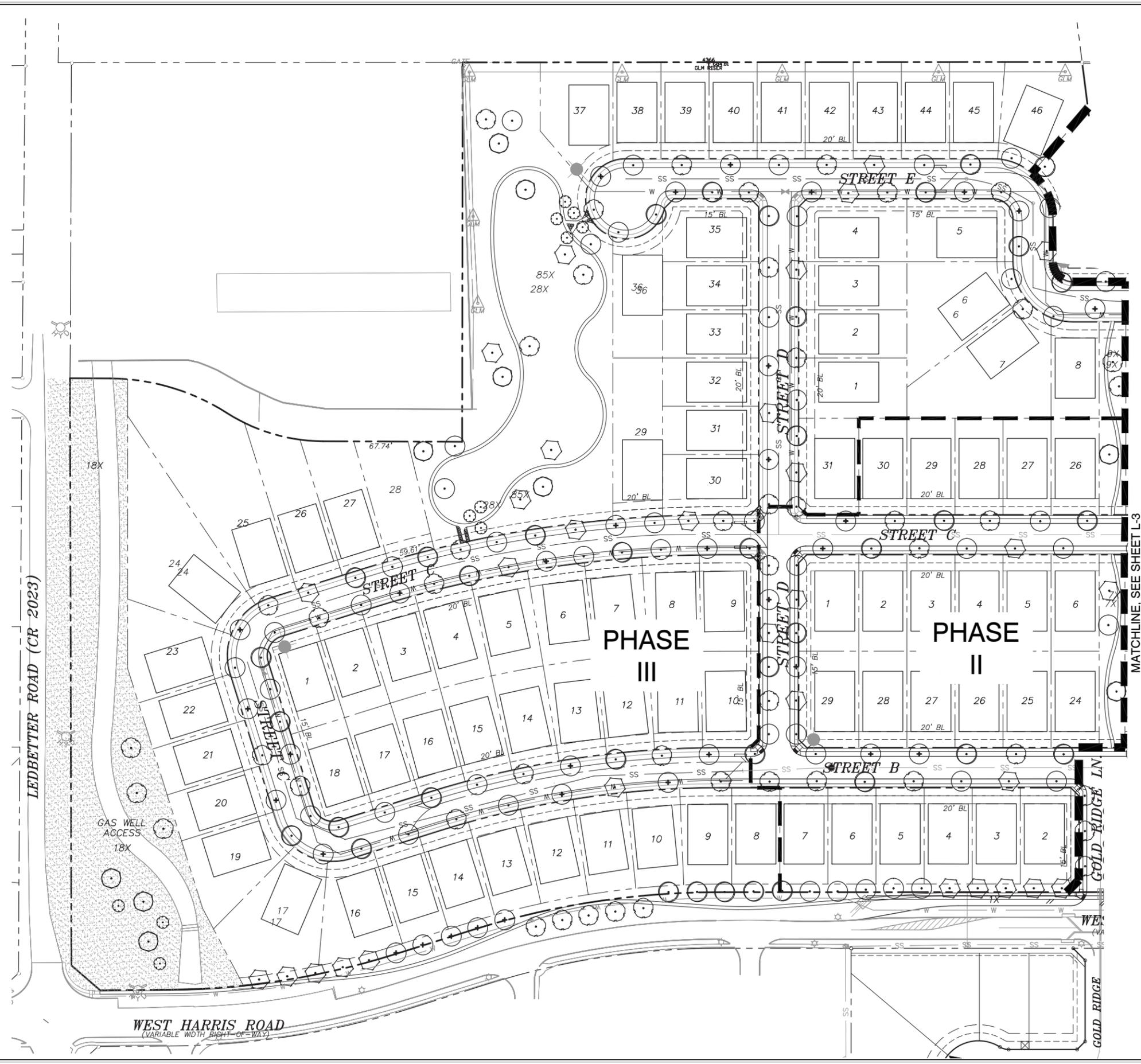
**DEVELOPER:**

DFD TWIN HILLS LP  
218 W. WALL STREET  
GRAPEVINE, TEXAS 76051  
TEL: 817-873-0534  
EMAIL: rbetancur@zenalund.com  
CONTACT: ROBERT BETANCUR

**OWNERS:**

ZACH-STAR, LLC  
4381 GREEN OAKS BLVD. WEST  
SUITE 100  
ARLINGTON, TEXAS 76016  
TEL: (817) 561-0100  
CONTACT: CASI PRUETT BOWERS





**TWIN HILLS  
PRELIMINARY PLAT  
STREET TREE PLAN  
ARLINGTON, TEXAS**

PROJECT TITLE:  
**TWIN HILLS  
PRELIMINARY PLAT**

**mma**  
**mycoskie mcbride associates**  
 State registration number: 1-2759  
 200 east abram  
 arlington, texas 76010  
 817-469-1671  
 fax: 817-274-8757  
 www.mmatexas.com



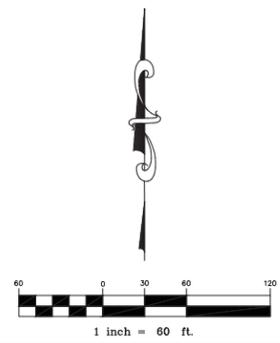
03/21/2016  
**FOR REVIEW AND PERMIT ONLY**  
 PROJECT NUMBER: 2255-00-05  
 PROJECT MANAGER: D. COOPER  
 DRAWN BY: S. KUEHN  
 CHECKED BY: D. JOINER  
 ISSUE DATE: 03-21-2016

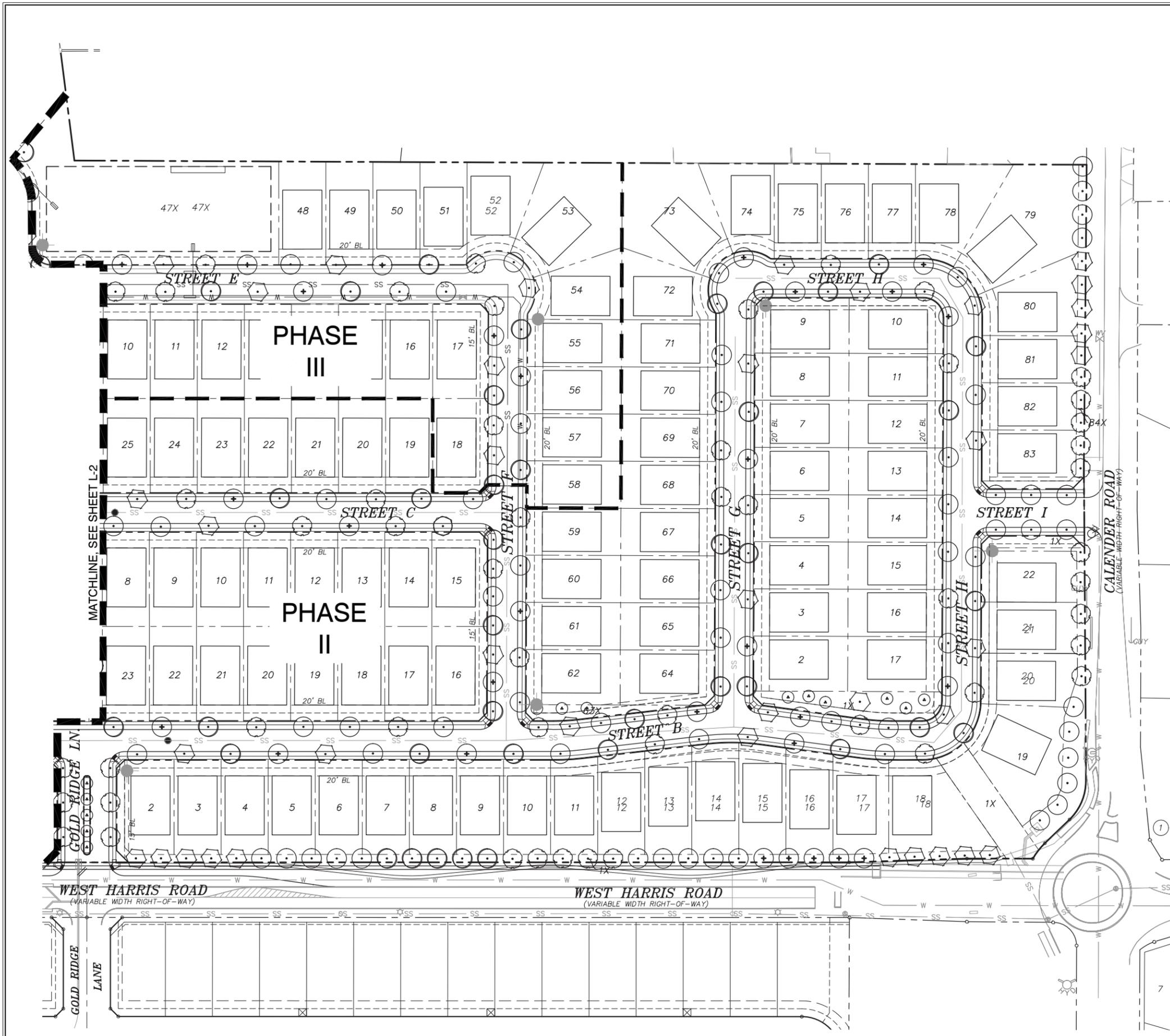
REV.	DATE	DESCRIP.	BY

SHEET CONTENT:  
**STREET TREE PLAN**

SHEET NO:  
**L-2**

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**LANDSCAPE NOTES**

1. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN HEALTHY GROWING CONDITION AT ALL TIMES.
2. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK SHOWN ON THE LANDSCAPE PLANS.
3. ALL PROPOSED LANDSCAPING AND IRRIGATION SHALL BE INSTALLED PER LOCAL CITY ORDINANCES AND STATE REQUIREMENTS, WHICHEVER IS MORE STRINGENT. NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. NO SPECIFIED PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
7. ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. NOTIFY LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING LAYOUT.
9. TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL.
10. TREE ARE TO BE PLANTED WITH TRUNKS STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR LANDSCAPE ARCHITECT TO BE STAKED. ALL TREES REQUIRED TO BE STAKED AND GUYED SHALL CONTINUE TO BE SO THROUGH THE PERIOD AT WHICH TIME THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE IF REMOVAL IS APPROPRIATE.
11. ALL TREES LOCATIONS SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
12. AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND TOP OF ROOT BALL OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
13. ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF 6", ADDING A 3" MIN. LAYER OF LIVING EARTH COMPOST BY LIVING EARTH, 972-869-4332, OR APPROVED EQUAL. COMPOST TO BE COMPOSED OF GRASS CLIPPINGS, LEAVES, STRAW, STABLE BEDDING AND TREE BRANCHES, CURED IN STATIC PILES OR WINDROWS. COMPOST TO BE DOUBLE GROUND THROUGH A COMMERCIAL GRINDER, FIRST THROUGH A 6" SCREEN, THEN THROUGH A 2" SCREEN. NEXT THE COMPOST IS SCREENED THROUGH 1/2" TROMMEL SCREEN. COMPOST TO BE DARK BROWN AND FREE OF PESTS AND WEED SEEDS. COMPOST SHALL HAVE A PH BETWEEN 6.0 AND 7.5.
14. THE LEVEL OF THE PLANTING BEDS AFTER THE ADDITION OF AMENDMENTS, SHOULD BE LEFT 3" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
15. ALL LANDSCAPE BEDS AND TREE WELLS SHALL RECEIVE A 3" TOP DRESS LAYER OF NATIVE HARDWOOD MULCH, BY LIVING EARTH, 972-869-4332, DOUBLE GROUND USING A COMMERCIAL GRINDER, FIRST THROUGH 6" SCREENS AND THEN THROUGH 2" SCREENS. NATIVE HARDWOOD MULCH SHALL HAVE A PH VALUE BETWEEN 5.5 AND 7.5. MULCH SHALL BE BROWN IN COLOR WITH UNIFORM TEXTURE.
16. ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS OF THE GOVERNING MUNICIPALITY.
17. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.
18. APPLICABLE REFERENCES / STANDARDS / SPECIFICATIONS: AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE - STANDARDIZED PLANT NAMES, SECOND EDITION, 1942; AMERICAN ASSOCIATION OF NURSERYMEN: AMERICAN STANDARD OF NURSERY STOCK, 1973.
19. SHOULD EXISTING UTILITIES BE DAMAGED OR DISTURBED DURING CONSTRUCTION, NOTIFY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE AND PROPER AUTHORITIES FOR RESTORATION.
20. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR ONE YEAR FROM DATE OF WRITTEN FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
21. GUARANTEE DEFINITION: AT ANY AND ALL TIMES THROUGHOUT THE YEAR (WITHIN TWO WEEKS OF NOTIFICATION BY OWNER / LANDSCAPE ARCHITECT), ALL DEAD PLANTS (EXCEPT THOSE DEAD DUE TO OWNER NEGLIGENCE) AND ALL THOSE DETERMINED NOT TO BE IN A NORMAL, VIGOROUS GROWING CONDITION, ARE TO BE REPLACED WITH SIMILAR SIZE AND TYPE PLANTS AT NO EXPENSE TO OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL DATE OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. CONTRACTOR SHALL CLEAN JOB SITE AT THE CONCLUSION OF EACH WORKDAY UNTIL DATE OF FINAL ACCEPTANCE.

**TWIN HILLS  
PRELIMINARY PLAT  
STREET TREE PLAN  
ARLINGTON, TEXAS**

PROJECT TITLE:  
**TWIN HILLS  
PRELIMINARY PLAT**

**mima**  
mycoskie mcarris associates

license registration number: 1-2759  
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arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mimatexas.com

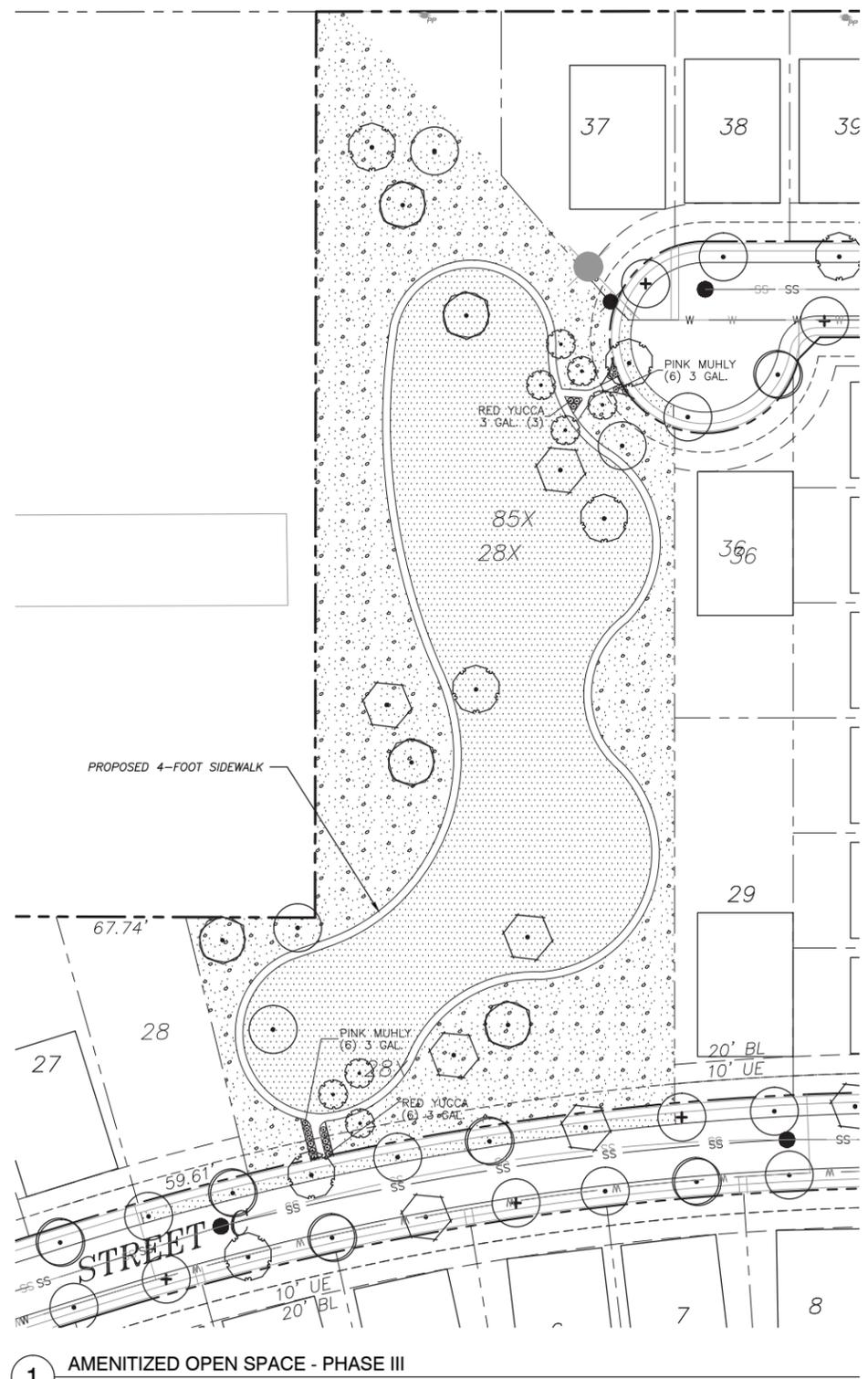


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PROJECT MANAGER: D. COOPER  
DRAWN BY: S. KUEHN  
CHECKED BY: D. JOINER  
ISSUE DATE: 03-21-2016

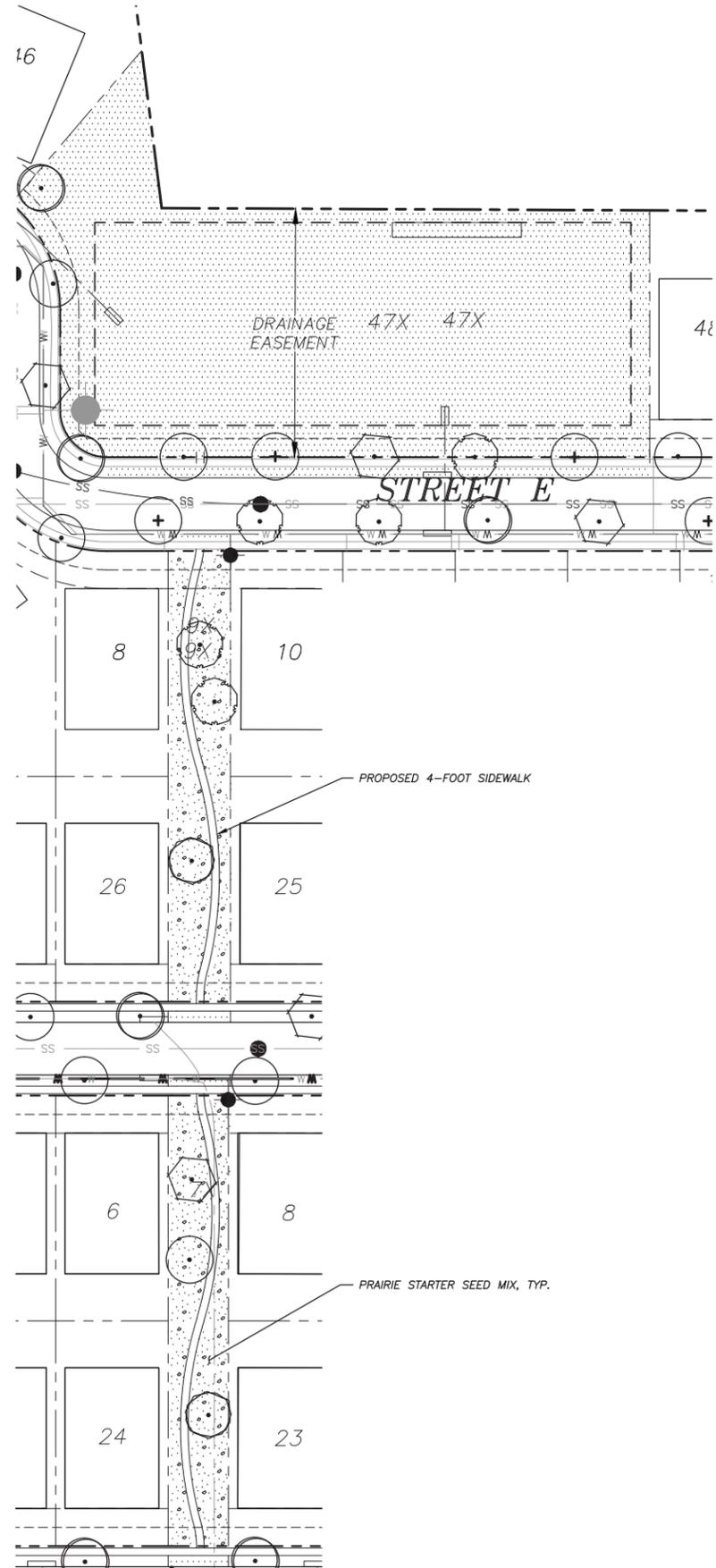
REV.	DATE	DESCRIP.	BY
SHEET CONTENT: <b>STREET TREE PLAN</b>			

SHEET NO:  
**L-3**

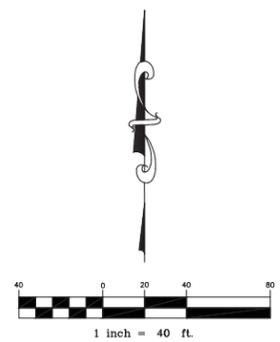
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1 AMENITIZED OPEN SPACE - PHASE III  
SCALE: 1" = 40'-0"



2 AMENITIZED OPEN SPACE - PHASE II  
SCALE: 1" = 40'-0"



TWIN HILLS  
PRELIMINARY PLAT  
OPEN SPACE PLAN  
ARLINGTON, TEXAS

PROJECT TITLE:  
TWIN HILLS  
PRELIMINARY PLAT

**mma**  
mycoside mcbride associates

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03/22/2016  
FOR REVIEW AND PERMIT ONLY  
PROJECT NUMBER: 2255-00-05  
PROJECT MANAGER: D. COOPER  
DRAWN BY: S. KUEHN  
CHECKED BY: D. JOINER  
ISSUE DATE: 03-21-2016

REV.	DATE	DESCRIP.	BY

SHEET CONTENT:  
OPEN SPACE  
PLAN

SHEET NO:  
**L-4**

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# Staff Report



## Zoning Case PD14-9R (Legends Express Car Wash)

Planning and Zoning Meeting Date: 4-20-16

Document Being Considered: Ordinance

### **RECOMMENDATION**

Following the public hearing, consider Zoning Case PD14-9R, with a Development Plan.

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

On October 15, 2014, the Planning and Zoning Commission recommended approval of PD14-9, a planned development for community commercial uses plus a carwash, with the following stipulation, by a vote of 9-0-0: exclude gasoline sales, pawn shop, and second-hand goods store uses from the PD.

On November 4, 2014, the City Council approved first reading by a vote of 9-0-0.

On November 18, 2014, the City Council approved second reading by a vote of 7-0-0.

### **ANALYSIS**

#### **Request**

The applicant requests to revise the PD on approximately 1.786 acres addressed at 5521 and 5525 South Cooper Street, and generally located north of West Nathan Lowe Road and east of South Cooper Street.

Current zoning: Planned Development (PD) for Community Commercial (CC) uses plus a Car Wash, with a Development Plan

Requested zoning: Planned Development (PD) for Community Commercial (CC) uses plus a Car Wash and a commercial kennel with an outside run, with a Development Plan

The subject site consists of three undeveloped lots, one fronting on South Cooper Street and the other two behind it, to the east. The total area of the site is just less than two acres. Through this PD revision, the applicant proposes to allow an outside run for a commercial kennel. CC zoning allows for a commercial kennel; however it includes a condition of no outside run.

#### **Adjacent Land Uses**

The subject site is surrounded by other commercial properties. To the north is a Firestone Master Car Care Service Center zoned Planned Development (PD) for Community Commercial (CC) uses plus auto parts accessory sales and service. To the south is a Discount Tire store also zoned Planned Development (PD) for Community Commercial (CC) uses plus auto parts accessory sales and service. To the east are the Arlington Skatium and ASI Gymnastics center zoned Light Industrial (LI), and to the west across South Cooper Street are medical and general business offices zoned Community Commercial (CC).

#### **Development Plan**

The applicant is proposing to add an outside run to the proposed commercial kennel use shown on the existing development plan. The applicant proposes to encase the outside run with an eight-foot tall masonry wall and screen the wall with shrubs surrounding it that will grow to at least six-feet tall. The outside run is proposed to be utilized during the hours of 9am to 3pm. The facility is proposed to be approximately 12,000-square-feet and will

comply with the Commercial Design Standards of the Unified Development Code (UDC) and incorporate similar elements of the car wash building being constructed on the lot adjacent to South Cooper Street with regards to building materials and style to embody a unified development. The other uses surrounding the lot are a skating rink, gymnastics center, two auto repair shops, and carwash which would be minimally impacted by this addition.

**Comprehensive Plan**

The proposed revision to the existing PD is to allow the use of outside runs for a commercial kennel which is not permitted under the current PD. The 2015 Comprehensive Plan, *99 Square Miles*, contains goals to develop high-quality residential neighborhoods along with low-intensity commercial development that provides convenient neighborhood services to residents who live there. Due to the lack of residential uses on the surrounding properties and the neighborhood convenience use provided by allowing outside runs with a commercial kennel, the proposed amendment to the 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 (6 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

**CITY COUNCIL DATE**

May 10, 2016

**STAFF CONTACTS**

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[Jennifer.Pruitt@arlingtontx.gov](mailto:Jennifer.Pruitt@arlingtontx.gov)

[Nathaniel.Barnett@arlingtontx.gov](mailto:Nathaniel.Barnett@arlingtontx.gov)

# Case Information



**Applicant:** Cobb, Fendley & Associates represented by Scott Maynor

**Property Owner:** Amicus Development Group LLC represented by Ronnie Corbin and Buxton Arlington Pet LLC (Buxton Holding) represented by Bryan Spain

**Sector Plan:** Southeast

**Council District:** 2

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

**Development History:** The subject site is currently platted as Lots 64A2R1, 64A2R2, and 64-A3 of the William Stephens Addition.

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

Case No.	Location	Request	Disposition
PD14-9	Subject Site	Planned Development for Carwash	Approved

**Transportation:** The proposed development has one point of access. The point of access is from South Cooper Street.

Thoroughfare	Existing	Proposed
South Cooper Street	120-foot, 6-lane divided major arterial	120-foot, 6-lane divided major arterial

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

**Water & Sewer:** Water is available from a six-inch water line that has been extended to the property from West Nathan Lowe Road, from a six-inch water line located to the north of lot 64A3 in a utility easement on lot 48R1, and from a 24-inch water line in South Cooper Street. Sanitary Sewer is available from a six-inch sanitary sewer line that has been extended to the property from West Nathan Lowe Road, from a six-inch sanitary sewer line located to the north of lot 64A3 in a utility easement on lot 48R1 and from a six-inch sanitary sewer line in South Cooper Street.

# Case Information



**Drainage:** The site is located within the Rush Creek drainage basin. No portion of the site is located in a FEMA 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 9, located at 909 Wimbledon Drive, 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
- Arlington Neighborhoods
- Deerwood Park Home Owner’s Association
- East Arlington Review
- Emerald Park Neighborhood Organization
- Estates Above Wimbledon Home Owner’s Association
- Fannin Farm Home Owner’s Association
- Far South Arlington Neighborhood Association
- Forest Hills Home Owner’s Association
- Harold Patterson Community Association
- Northern Arlington Ambience
- Summerwood Community Watch
- SWAPO (Southwest Arlington Property Owners)
- Turf Club Estates
- WeCan (West Citizen Action Network)
- Wimbledon Addition Home Owner’s Association
- Wimbledon on the Creek

Property Owners: 13

Letters of Support: 0

Letter of Opposition: 0

# Itemized Allowable Uses



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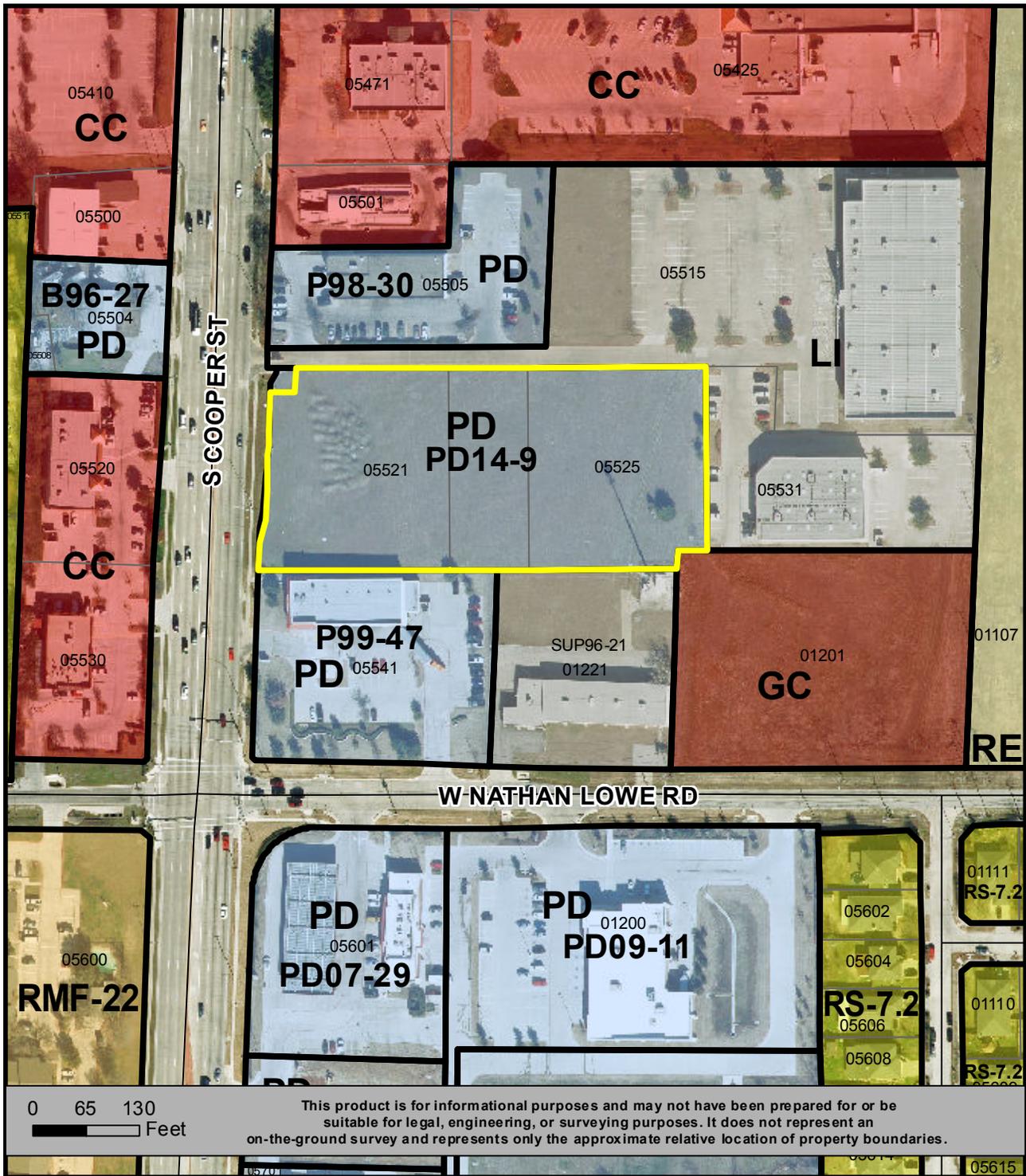
## Allowable Uses:

**Planned Development (PD) for all Community Commercial (CC) uses plus a car wash and a commercial kennel with an outside run, with a Development Plan**

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

**Specific Use Permit** - Halfway House, Hospital/psychiatric, Hotel/limited service, Residence hotel, Bail bond service, Banquet hall, Billiard 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** - 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.



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.

**LOCATION MAP**  
**PD14-9R**

**AMENDMENT TO PD**  
**1.786 ACRES**



**PD14-9R**

North of West Nathan Lowe Road and east of South Cooper Street



View of subject site. View east.



View of adjacent commercial uses located north of the subject site. View north.

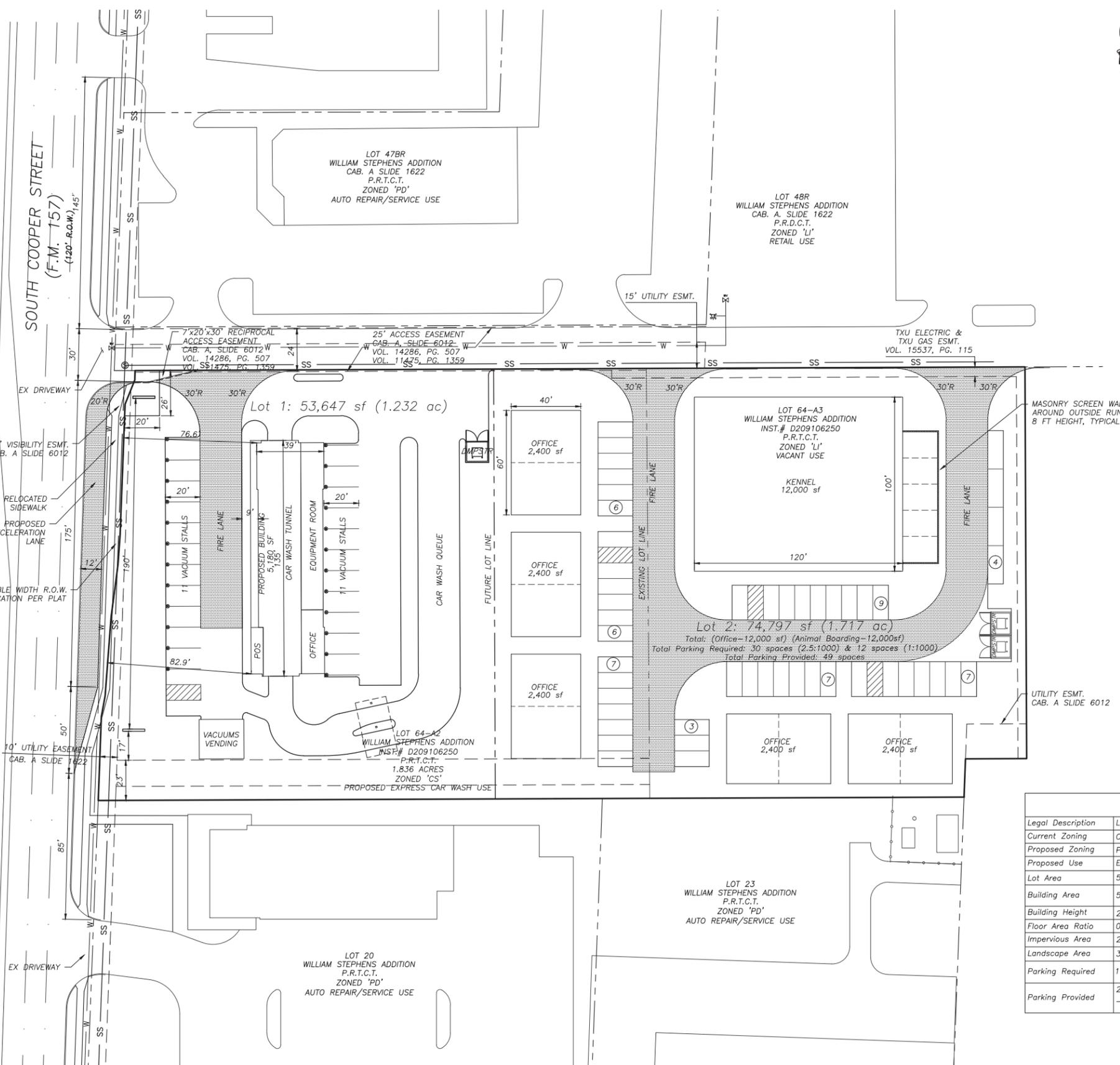


View of adjacent commercial use as seen from the subject site. View south.



View of adjacent commercial uses located east of the subject site. View east.

Drawn by: C. Warren, Designer/Architect, 2016 Arlington Zoning Site Plan, Rev. 1/21/2016



- ZONING REQUEST INFORMATION**
- The first zoning district that permits the proposed car wash use is the Light Industrial (LI) district.
  - No variation from required performance standards is proposed.
  - The project exceeds the following required performance standards:
    - Section 5.6.4(i)(1)(a-d): "All exterior walls, including parking structures, garages, and accessory structures shall be finished with 85 percent of an approved material. The proposed project is comprised of 100% of the materials listed."
    - Section 5.6.4(i)(1)(f): "Structures 20,000 square feet or less shall require a minimum of two (2) distinct building materials from the approved material list be utilized on all facades to provide architectural detail and interest." The proposed project uses three (3) distinct building materials from the list.
  - The following use restrictions are proposed:
    - Lot 1 - Express Car Wash
    - Lot 2 - Kennel with outside kennel runs; & Office
  - The buildings developed on Lot 2 will comply with the Commercial Design Standards and will incorporate elements of the building on Lot 1 to create a unified development.

Legal Description	Lot 64-A2 William Stephens Addition	Lot 64-A3 William Stephens Addition
Current Zoning	CC	LI
Proposed Zoning	PD	PD
Proposed Use	Express Car Wash	Animal Kennel & Office (Future)
Lot Area	53,647 SF (1.232 Ac.)	74,797 SF (1.717 Ac.)
Building Area	5,180 SF	Kennel - 12,000 SF Office - 12,000 SF
Building Height	25' max	25' max
Floor Area Ratio	0.097	0.320
Impervious Area	21,517 SF (40%)	TBD
Landscape Area	32,130 SF (60%)	TBD
Parking Required	1 per 150 SF Shop Area = 35	Kennel: 1 per 1000 SF = 12 Office: 2.5 per 1000 SF = 30
Parking Provided	22 Vacuum Stations + 2 Accessible + 11 in Wash Queue = 35 Total	49 Total (2 Accessible)



NO.	DATE	COMMENT
1	08/18/2014	CITY COMMENTS
REVISIONS		

TBPE Firm Registration No. 274  
 TBPLS Firm Registration No. 100467  
 6801 Gaylord Parkway, Suite 302  
 Frisco, Texas 75034  
 972.335.3214 | fax 972.335.3202 | www.cobbhendley.com

**WILLIAMS STEPHENS ADDITION**  
**LOT 64-A2**  
**LEGENDS EXPRESS CAR WASH**  
**SITE LAYOUT**

DATE:	03/21/2016	SCALE:	SEE SHEET	DRAWN BY:	SLW
DESIGN BY:	SLW	LOG NUMBER:	1312-028-03	SHEET NO.:	1 OF 1
SHEET ID: Arlington Zoning Site Plan.dwg					
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9/10/2014

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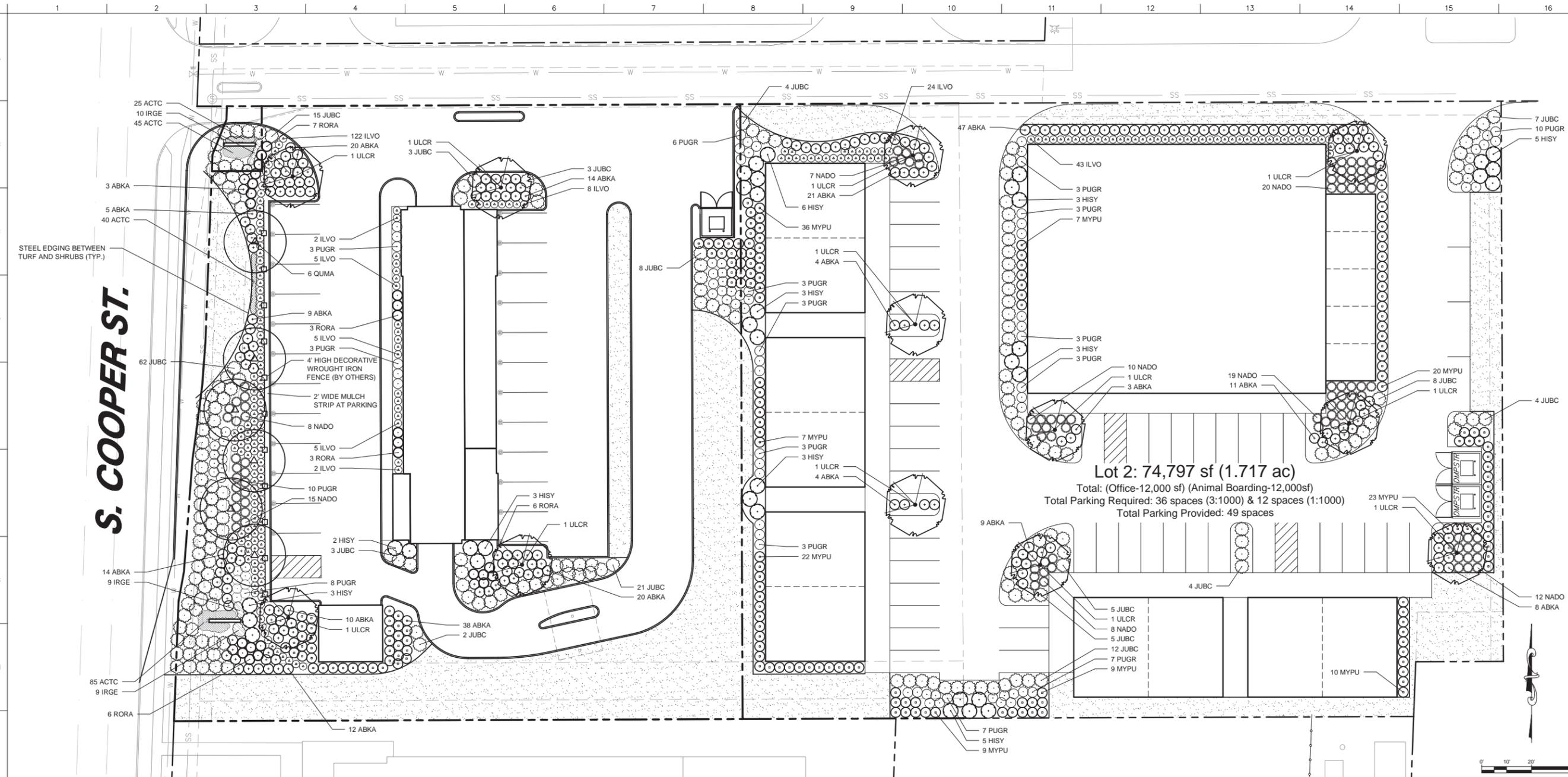


A NEW CAR WASH  
FACILITY FOR:

REVISIONS		
No.	DATE	NOTE

Drawn by: LML  
Checked by: LML  
Project No. 13-0925  
Date 06-20-2014

LANDSCAPE  
PLAN  
L1.1



LANDSCAPE CALCULATIONS - LOT 1

LANDSCAPE SETBACK	
FRONTAGE LENGTH:	247 LF
TREES REQUIRED:	6, 4" TREES (1, 4" TREE PER 45 LF)
TREES PROVIDED:	6, 4" TREES
SHRUBS REQUIRED:	70 SHRUBS (14 SHRUBS PER 50 LF)
SHRUBS PROVIDED:	114 SHRUBS
TOTAL SETBACK AREA:	3,622 SF
MAXIMUM TURF ALLOWED:	1,449 SF (40%)
TURF PROVIDED:	1,329 SF (36.7%)

INTERIOR PARKING	
TOTAL PARKING SPACES:	25 SPACES (25 REQUIRED, 0 OVERPARKED)
TREES REQUIRED:	3 TREES - 1 TREE PER 10 REQUIRED SPACES = 3 TREES - 1 TREE PER 3 OVERPARKED SPACES = 0 ADD'L SPACES/3 = 0 TREES
TREES PROVIDED:	4 TREES

LANDSCAPE CALCULATIONS - LOT 2

LANDSCAPE SETBACK	
FRONTAGE LENGTH:	0 LF

INTERIOR PARKING	
TOTAL PARKING SPACES:	49 SPACES (42 REQUIRED, 7 OVERPARKED)
TREES REQUIRED:	8 TREES - 1 TREE PER 10 REQUIRED SPACES = 5 TREES - 1 TREE PER 3 OVERPARKED SPACES = 7 ADD'L SPACES/3 = 3 TREES
TREES PROVIDED:	8 TREES

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE EQUIVALENT TO 'CENTURY' OR 'DEEP-ROOT' 24" DEEP PANELS. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
<b>TREES</b>						
QUAMA	Quercus macrocarpa	Burr Oak	4" cal., 12'-14" high	20' o.c. min.	6	
ULCR	Ulmus crassifolia	Cedar Elm	4" cal., 12'-14" high	Per plan	12	
<b>SHRUBS</b>						
ABKA	Abelia grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	#5 cont.	4' o.c.	215	
HISY	Hibiscus syriacus 'Diana'	Diana Rose-of-Sharon	#5 cont.	6' o.c.	36	
ILVO	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	#7 cont.	3' o.c.	216	30" high min. at planting
JUBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	#5 cont.	5' o.c.	193	
MYPB	Myrica pusilla	Dwarf Wax Myrtle	#5 cont.	4' o.c.	179	
NADO	Nandina domestica 'Compacta'	Compact Heavenly Bamboo	#5 cont.	3.5' o.c.	99	
PUGR	Punica granatum 'Nana'	Dwarf Pomegranate	#5 cont.	4' o.c.	90	
RORA	Rosa 'Radsunny'	Sunny Knock-Out Rose	#3 cont.	4' o.c.	24	
<b>PERENNIALS AND ORNAMENTAL GRASSES</b>						
ACTC	Achillea 'Terra Cotta'	Terra Cotta Yarrow	#1 cont.	12" o.c.	195	
IRGE	Iris germanica	Tall Bearded Iris	#1 cont.	18" o.c.	28	Blue/salmon colors, even mix
<b>TURF AND SEED</b>						
	Cynodon Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	---	---	



**PLANTING SPECIFICATIONS**

**GENERAL**

1. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
  - a. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  - b. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  - c. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
2. SCOPE OF WORK
  - a. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  - b. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  - c. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

**PRODUCTS**

1. ALL MANUFACTURED PRODUCTS SHALL BE NEW, CONTAINER AND BALLED-AND-BURLAP-WRAPPED PLANTS.
  - a. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISTURBANCE. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE GROWN FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
  - b. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
  - c. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE TO THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  - d. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADERS ARE DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
  - e. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLAKE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLAKE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
  - f. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
  - g. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
2. PROVIDE WELL-ROOTED TREES OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
3. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
4. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
5. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8. MOISTURE CONTENT 35 TO 45 PERCENT BY WEIGHT, 10 PERCENT PASSING THROUGH 3/4-INCH SIEVE, SALINE SALT CONTENT OF 5 TO 10 DECISEMIMS, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
6. FERTILIZER: GRANULAR, CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
7. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
8. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
9. TREE STAKING AND GUYING
  1. STAKES: 6" LONG GREEN METAL T-POSTS.
  2. CUT AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
  3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
10. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
11. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF TO BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

**METHODS**

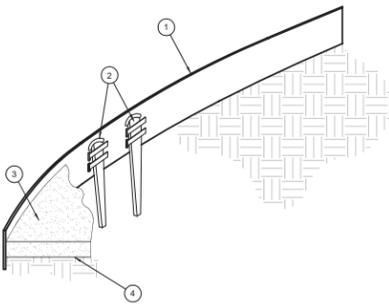
1. SOIL PREPARATION
  - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  - b. SOIL TESTING:
    - i. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
    - ii. CONTRACTOR SHALL SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    - iii. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  - c. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
2. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
  - i. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING:
    1. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
    2. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
    3. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
  - ii. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
    1. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
    2. FERTILIZER - 10 LBS PER CU. YD.
    3. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
    4. IRON SULPHATE - 2 LBS. PER CU. YD.
3. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

**GENERAL PLANTING**

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
  - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES. ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER AT-BREAK HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
  - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
  - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
  - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
4. TREE PLANTING
  - a. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
  - b. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
  - c. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
  - d. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
  - e. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THE ON-SITE SOIL.
  - f. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FAIL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
    - i. 1"-2" TREES: TWO STAKES PER TREE
    - ii. 2-1/2"-4" TREES: THREE STAKES PER TREE
    - iii. TREES OVER 4" CALIPER: THREE STAKES PER TREE
    - iv. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
  - g. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
5. SHRUB, PERENNIAL, AND GROUND COVER PLANTING
  - a. DO THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
  - b. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
  - c. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
6. SOODING
  - a. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
  - b. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
  - c. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS- DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
  - d. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
  - e. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
7. HYDROMULCHING
  - a. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
    - i. WINTER MIX (OCTOBER 1 - MARCH 31)
      1. 50# CELLULOSE FIBER MULCH
      2. UNHULLED BERMIUDA SEED
      3. ANNUAL RYE SEED
    - ii. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
      1. 50# CELLULOSE FIBER MULCH
      2. HULLED BERMIUDA SEED
      3. 15-15-15 WATER SOLUBLE FERTILIZER
  - b. CLEAN UP
    - i. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
    - ii. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
  - c. INSPECTION AND ACCEPTANCE
    - i. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTOR TO VISIT THE OWNER'S SITE TO DETERMINE IF THE WORK IS ACCEPTABLE.
    - ii. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
    - iii. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
  - d. LANDSCAPE MAINTENANCE
    - i. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING OF TREES, RESETTLE PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
    - ii. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
    - iii. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      - c. SEEDING/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR, FROM THE DATE OF FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
8. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
  - a. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDING/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR, FROM THE DATE OF FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
  - b. BEFORE FIRST MOWING, HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
9. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
  - a. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDING/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR, FROM THE DATE OF FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
  - b. BEFORE FIRST MOWING, HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
10. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDUM, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

**GENERAL PLANTING NOTES**

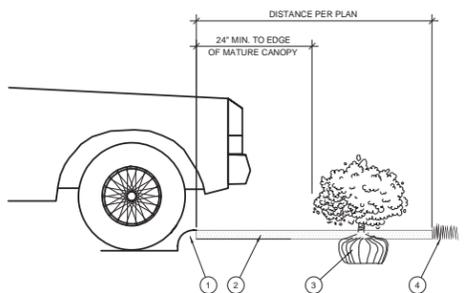
1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE. IN ALL PLANTING BEDS AND TREE RINGS, DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
5. INSTALL 14G. GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
6. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
7. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
9. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
10. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING OF TREES, RESETTLE PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
12. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
13. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
  - A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
  - B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
  - C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
14. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



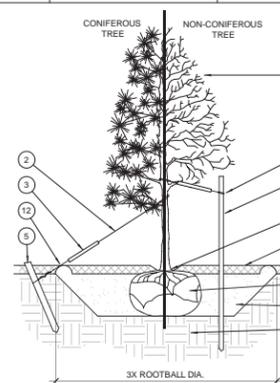
- 1 ROLLED-TOP STEEL EDGING PER PLANS.
- 2 TAPERED STEEL STAKES.
- 3 MULCH, TYPE AND DEPTH PER PLANS.
- 4 FINISH GRADE.

NOTES:  
 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.  
 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.  
 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

**D STEEL EDGING**  
SCALE: NOT TO SCALE

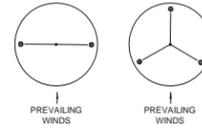


**E HEDGE PLANTING AT PARKING AREA**  
SCALE: NOT TO SCALE

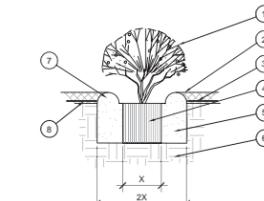


- 1 TREE CANOPY.
- 2 CINCH-TIES (24" BOX TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 3 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 4 GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- 5 PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- 6 TRUNK FLARE.
- 7 MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- 8 FINISH GRADE.
- 9 ROOT BALL.
- 10 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 11 UNDISTURBED NATIVE SOIL.
- 12 4" HIGH EARTHEN WATERING BASIN.

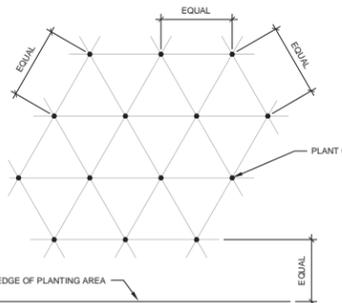
**STAKING EXAMPLES (PLAN VIEW)**



**X TREE PLANTING**  
SCALE: NOT TO SCALE



**B SHRUB AND PERENNIAL PLANTING**  
SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

PLANT SPACING	AREA DIVIDER TO DETERMINE NO. OF PLANTS
6"	0.25
8"	0.45
10"	0.69
12"	1.00
15"	1.56
18"	2.25
24"	4.00
30"	6.25
36"	

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF OF PLANTING AREA = 100/25 = 4 PLANTS

**C PLANT SPACING**  
SCALE: NTS



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ARLINGTON, TEXAS



A NEW CAR WASH FACILITY FOR:

REVISIONS		
No.	DATE	NOTE

Drawn by: LML  
 Checked by: LML  
 Project No. 13-0925  
 Date 06-20-2014

**LANDSCAPE SPECS & DETAILS L1.2**

**EVERGREEN DESIGN GROUP**  
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NORTH COOPER STREET

LEGENDS CAR WASH

PROPOSED DEVELOPMENT

LEGENDS CAR WASH + CONCEPTUAL DEVELOPMENT  
NORTH COOPER STREET  
ARLINGTON, TEXAS

SITE PLAN, NOT TO SCALE

CONCEPTUAL DEVELOPMENT

SEPT 11, 2014

SITE PLAN

A1.1



VIEW FROM COOPER STREET



VIEW FROM COOPER STREET



AERIAL VIEW FROM NORTHEAST



VIEW FROM COOPER STREET

LEGENDS CAR WASH

LEGENDS CAR WASH + CONCEPTUAL DEVELOPMENT  
NORTH COOPER STREET  
ARLINGTON, TEXAS

SEPT 11, 2014

CONCEPTUAL  
RENDERINGS

A3.1



**VIEW FROM COOPER STREET**



**AERIAL VIEW FROM NORTHWEST**



**AERIAL VIEW FROM SOUTHEAST**



**VIEW FROM SOUTH**

**CONCEPTUAL DEVELOPMENT**

# Staff Report



## Zoning Case PD15-13 (Dial Independent Living)

Planning and Zoning Meeting Date: 4-20-16

Document Being Considered: Ordinance

### **RECOMMENDATION**

Following the public hearing, consider Zoning Case PD15-13, with a Development Plan.

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

None

### **ANALYSIS**

#### **Request**

The applicant requests to change the zoning on approximately 9.089 acres addressed at 131 and 175 East Bardin Road; generally located north of East Bardin Road and east of Matlock Road.

Current zoning: Community Commercial (CC)

Requested zoning: Planned Development (PD) for limited Community Commercial (CC) uses plus an Independent Senior Living facility, with a Development Plan

The site is currently undeveloped and zoned CC, which does not allow for the use of Independent Senior Living Center. The proposed Planned Development would allow for this use.

An independent senior living facility is allowed by right only in the Downtown Business (DB) zoning district and the mixed-use zoning districts of Neighborhood Mixed-Use (NMU) and Regional Mixed-Use (RMU).

#### **Adjacent Land Uses**

The property to the east is zoned Residential Multi-Family (RMF-22) and is developed with an apartment complex. Properties to the west are zoned CC and are developed with office and restaurant uses. Property to the north is zoned General Commercial (GC) and is undeveloped. Property to the south across East Bardin Road is zoned CC and Residential Single-Family (RS-7.2) and is developed with the Bardin Square retail shopping center and single family housing.

#### **Development Plan**

The applicant is proposing to construct a gated 180-unit Independent Senior Living Facility. The units will range in size from 746-square-foot one-bedroom units to 1,113-square-foot two-bedroom units. The density proposed is 20 dwelling units per acre (dua).

The structure will be four stories and contain a leasing office and clubhouse for the senior residents. The building materials for the proposed development will consist primarily of a combination of two brick types, simulated stone and stucco. The roof will be finished with composition shingles and standing seam metal. The architecture resembles a modern residential complex with its use of materials and low-pitch roof of 4:12.

The site will have two points of access. One access point is from a shared access drive through an existing commercial development from Matlock Road on the west side of the property. The primary existing access point is from East Bardin Road on the south side of the site.

**Parking**

The proposed facility will require 210 parking spaces. The applicant is proposing 211 total spaces of which 31 parking spaces for guests/visitors/staff due to the nature of the project.

UDC REQUIREMENT	REQUIRED	PROPOSED
1 Parking space per unit and 1 space per 100 SF of common area	210 parking spaces	211 parking spaces
50 percent of required parking spaces to be covered	105 spaces	96 spaces (all garages)
20 percent of the required parking spaces to be enclosed into a garage	42 garages	96 garages which includes- 48 park under garage/storage and 8-groupings of 6 freestanding garage clusters

**Landscaping**

The applicant is proposing to provide landscaping throughout the subject site. Along the East Bardin Road frontage on the south side of the property, the applicant proposes to provide a variable width landscape setback, ranging from 85 feet to 180 feet in width. This is mainly due to an existing 15-foot drainage easement running across the Bardin Road frontage. The landscape setback area will contain six four-inch caliper, 10-foot tall trees, and 223 shrubs in addition to turf grass coverage meet the landscaping requirements.

Outdoor entry enhancements include a Pecan orchard of 18 three-inch caliper trees and a Plum orchard of 18 three-inch caliper trees, in addition to the access drive enriched with nine three-inch caliper Crepe Myrtle trees.

Perimeter ornamental iron fencing with masonry columns is proposed on the northern, southern and western boundaries. On the west side of the property, adjacent to the commercial and office uses, the applicant proposes to provide a four-foot wide pedestrian pathway, facilitating pedestrian connectivity through the site. Specialty paving in the form of stamped and stained concrete under the porte-cochere and the connection between the walking trail and rear amenities is proposed to accentuate the entrances. The applicant proposes 100 percent of all trees and plants for installation on the site to be drought-tolerant native or adapted species.

	REQUIRED	PROPOSED
<b>WIDTH OF LANDSCAPE SETBACK:</b>		
1. Along E. Bardin Road	20 feet	85 feet to 180 feet
<b>PLANTINGS WITHIN LANDSCAPE SETBACK:</b>		
	Trees: 13 4-inch caliper	Six 4-inch caliper Shumard Red Oaks; 18 3-inch caliper Pecans and 18 3-inch caliper Plum trees
<b>PLANTINGS WITHIN LANDSCAPE SETBACK:</b>		
	158 shrubs	223 shrubs
<b>TRANSITIONAL BUFFER LEVEL II:</b>		
1. Northern	15 feet 16 4-inch caliper trees	15 feet 16 4-inch caliper trees
2. Western	15 feet 31 4-inch caliper trees	15 feet 31 4-inch caliper trees
3. Fencing	Masonry, Ornamental Iron, Composite or Cedar fencing 6 feet-8 feet	Ornamental Iron fence with Masonry columns 6 feet
<b>INTERNAL PARKING LOT TREES:</b>		
	One 3-inch caliper tree per 10 parking spaces or 21 parking lot trees	21 parking lot islands provided 30 parking lot trees. (Cedar Elms, Live Oaks and Lacebark Elms)

Internal to the subject site, the applicant proposes to provide trees and plantings for each required landscape parking island, shrubs at the garage entries. In addition to the required plantings, the applicant also proposes to provide plants adjacent to the building on the north and south side, and provide trees and shrubs in the outdoor courtyard area, and a landscaped forecourt area on the Bardin Road frontage public right-of-way.

The applicant has identified a number of items which exceed the UDC requirements:

- Amenities such as swimming pool, spa, outdoor lounge seating and fire pit with covered seating area, putting green and Dog Park with ornamental iron fence with masonry columns
- Of the 210 parking spaces required, the applicant is proposing 211 spaces; 180 spaces for the residents (96 covered, 84 surface), 31 guest.
- Minimum 4-inch caliper trees along street frontage.
- Pedestrian connectivity from the adjacent Matlock Park Place retail center to the development to the west and to East Bardin Road to the south.
- Ornamental iron fencing with masonry columns
- Decorative light fixtures
- Accentuated landscaped forecourt
- Resident commons
- Resident gardening area
- Specialty paving in the form of stamped and stained concrete.

### **Comprehensive Plan**

The Comprehensive Plan, *99 Square Miles* – identifies this area as a Regional Activity Center which is intended to provide the opportunity to create special places that include residential, retail, offices and entertainment. These areas are typically considerably larger and more diverse in land uses and other land use classifications. The plan also calls for a mix of quality housing for a diverse population. Housing designed for seniors should be

encouraged in neighborhoods where health and community facilities and services are accessible.

The 2014 Economic Development Strategy includes the subject site in the strategic considerations for development surrounding the Municipal Airport, and identifies this specific stretch of Bardin Road as a suitable location for an Innovation or Technological Corridor, anchored at each end by the Bell Helicopter plant and the new TI site.

The proposed request for a Planned Development for an Independent Senior Living Facility is in general conformance with the Comprehensive Plan, but is not in line with the highest and best uses developed through the Economic Development Strategy for this area.

**FINANCIAL IMPACT**

None

**ADDITIONAL INFORMATION**

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Development Plan (6 pages)
- vi. AISD comment letter

Under separate cover:

None

Available in the City Secretary's office:

None

**CITY COUNCIL DATE**

May 10, 2016

**STAFF CONTACTS**

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# Case Information



**Applicant:** Mycoskie McInnis Associates represented by Cliff Mycoskie, RLA

**Property Owner:** Matlock Investments Company

**Council District:** 3

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

**Development History:** The subject site is currently platted and commonly known as the Westway Addition Lots 3-A3 and Lot 2.

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

**Transportation:** The proposed development has two points of access. One point of access is from Matlock Road, through an existing development. The primary access point is from East Bardin Road.

Thoroughfare	Existing	Proposed
East Bardin Road	80-foot, 4 lanes divided Major Arterial	80-foot, 4 lanes divided Major Arterial

**Traffic Impact:** The proposed PD zoning for assisted living will generate less traffic than the existing CC zoning and will not impact the adjacent street system.

**Water & Sewer:** Water is available from a 12-inch water line in East Bardin Road. Sanitary Sewer is available from an 8-inch sanitary sewer line in E Barding Rd.

**Drainage:** The site is located within the South Fish 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 9, located at 909 Wimbledon Drive, 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 (AISD) and AISD has provided comments see attached.

# Case Information

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**Notices Sent:**

Neighborhood  
Associations:

- ACTION North Arlington
- Arlington Independent School District (AISD)
- Arlington Alliance for Responsible Government
- East Arlington Review
- Far South Arlington Neighborhood Association
- Forest Hills Home Owners Association
- Harold Patterson Community Association
- North Cravens Community Group
- Northern Arlington Ambience
- Summerwood Community Watch
- Villages of Fairfield Neighborhood Association
- West Citizen Action Network (WeCan)

Property Owners: 14  
Letters of Support: 0  
Letter of Opposition: 0

# Itemized Allowable Uses



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**Allowable Uses:**

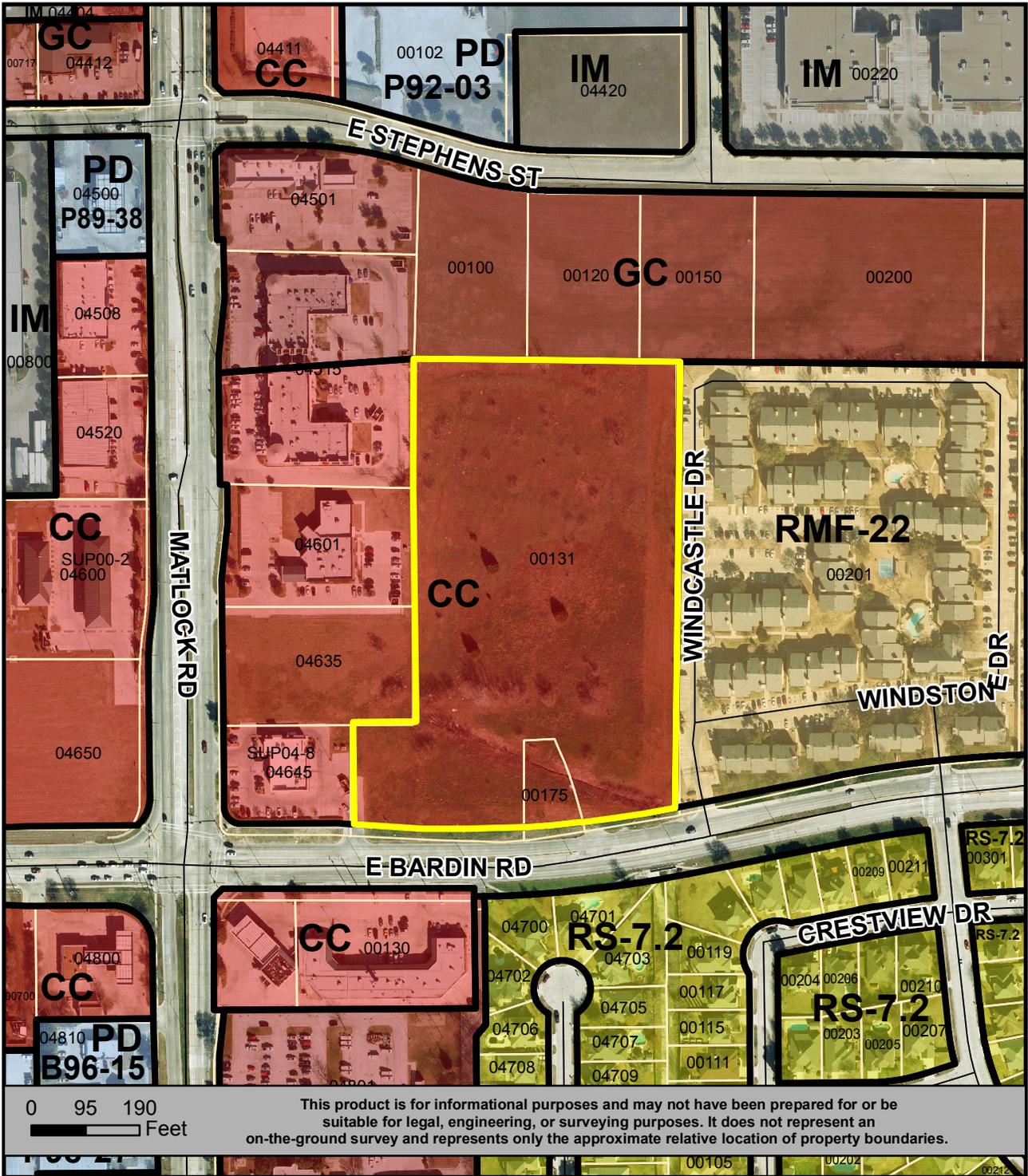
**Planned Development (PD) for limited Community Commercial (CC) uses plus an Independent Senior Living Facility, with a Development Plan**

**Permitted** - Art gallery or museum, Business school, Public or private school, Government administration and civic buildings, Philanthropic institution (other than listed), Religious assembly, Medical or dental office or clinic, Community garden, Public park or playground Restaurant, Utility lines, towers or metering station, Day care center, General personal services (other than listed), Massage therapy clinic, Private club/lodge/fraternal organization, General retail store (other than listed), Medical or scientific research laboratory and Independent Senior Living Facility.

**Specific Use Permit (SUP)** - Gas well, University/ college/ seminary, cemetery, Telecommunication Facilities, Cemetery, Bed and breakfast inn, Towers >75 ft., Stealth towers >100 ft.

**Conditions (C)** - Dwelling, live/work, Veterinary clinic, Financial services, Sidewalk café, Telecommunication Facilities, Hotel, full service, Office, business or professional, Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75 ft., Stealth towers ≤100 ft.

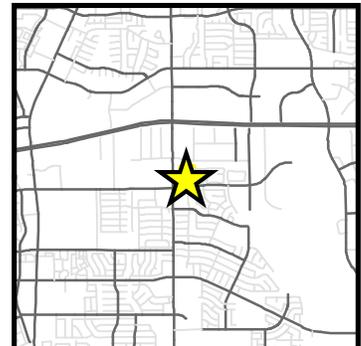
**Excluded Uses:** Halfway House, Domestic violence shelter, Kennel, Commercial, Motor Vehicle rental, Bail Bond service, Country club, Marina, Tattoo parlor or Piercing studio, Bingo Parlor, Billiard Parlor, Gun range (indoor), Nightclub, Specialty paraphernalia sales, Pawn shop, Wrecker service, Food processing, Firearm sales, Wrecker service, Second-hand good store and Self-storage facility.



## LOCATION MAP PD15-13



Planned Development (PD) for  
limited Community Commercial (CC)  
uses plus a Senior Independent  
Living Facility  
9.089 ACRES



**PD15-13**

North of East Bardin Road and east of Matlock Road.



View of from subject site. View north



View of site from Bardin. View South.



View of commercial development to the west.



View west. Multi-family use.

**DIAL - INDEPENDENT LIVING**

**CURRENT ZONING**  
COMMUNITY COMMERCIAL (CC)

**PROPOSED ZONING**  
PLANNED DEVELOPMENT FOR LIMITED  
COMMUNITY COMMERCIAL (CC) USES, PLUS  
INDEPENDENT SENIOR LIVING FACILITY

**OWNER**  
MATLOCK INVESTMENT COMPANY  
3601 E. VICKERY BLVD.  
FORT WORTH, TX 76105

**DEVELOPER**  
DIAL SENIOR APARTMENTS, LLC  
11506 NICHOLAS STREET, STE. 100  
OMAHA, NE 68154  
CONTACT: NEIL LABELLE  
PH: 402-493-2800

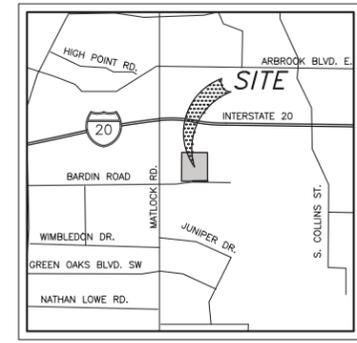
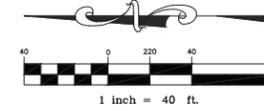
**PLANNER/LANDSCAPE ARCHITECT**  
MYCOSKIE+MCINNIS+ASSOCIATES  
200 E. ABRAM STREET  
ARLINGTON, TEXAS 76010  
CONTACT: JACOB SUMPTER, AICP  
PH: 817-469-1671  
FAX: 817-274-8757

**ARCHITECT**  
KAZMAIER & ASSOCIATES  
13795 S. MUR-LEN ROAD  
OLATHE, KANSAS 66062  
CONTACT: JEFF KAZMAIER  
PH: 913-254-2245

**LEGAL**  
LOT 2 & 3-A3, BLOCK 8  
WESTWAY ADDITION

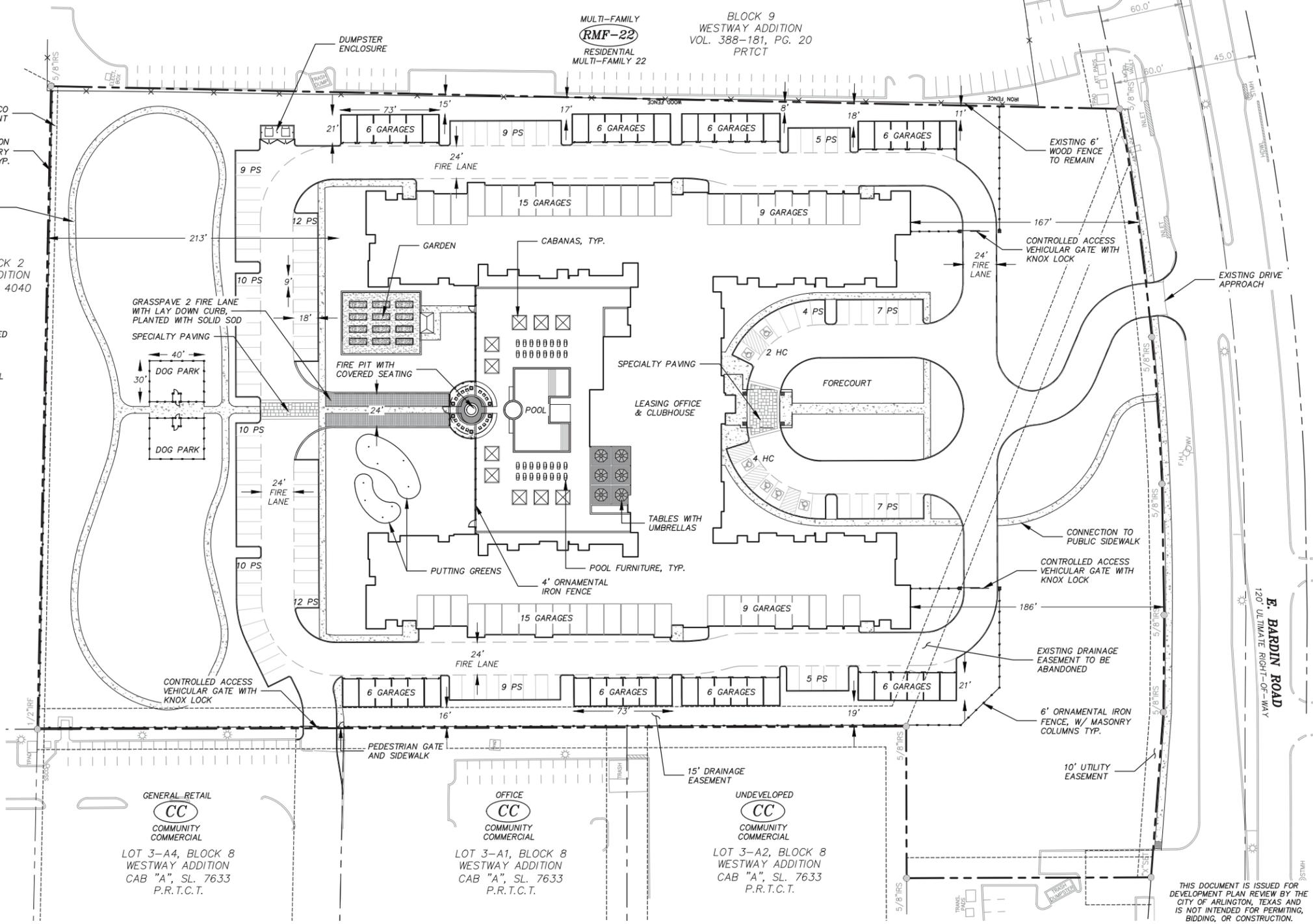
**PARKING TABLE**

	REQUIREMENT	#	SPACES REQUIRED	SPACES PROVIDED
INDEPENDENT LIVING	1 PS / 1 UNIT	180	180 PS	180 PS
COMMON AREA	1 PS / 100 SF	3,000 SF	30 PS	31 PS
			210 PS	211 PS
ACCESSIBLE	201-300 PS: 7 PS		7 PS	7 PS
COVERED PARKING				96 PS



**SITE DATA TABLE**

1. AREA OF SUBJECT PROPERTY	9,089 AC, 395,916 SF
2. # OF DWELLING UNITS	180 UNITS
3. # OF LOTS	1 (PROPOSED)
4. DENSITY	20 UNITS/AC
5. GROSS LIVING AREA (UNITS ONLY)	183,786 SF
6. GROSS BUILDING SF	265,611 SF
7. BUILDING HEIGHT	53'-8"



**DIAL INDEPENDENT LIVING  
DEVELOPMENT PLAN**  
ARLINGTON, TEXAS

PROJECT TITLE:  
**DIAL INDEPENDENT LIVING DEVELOPMENT PLAN**

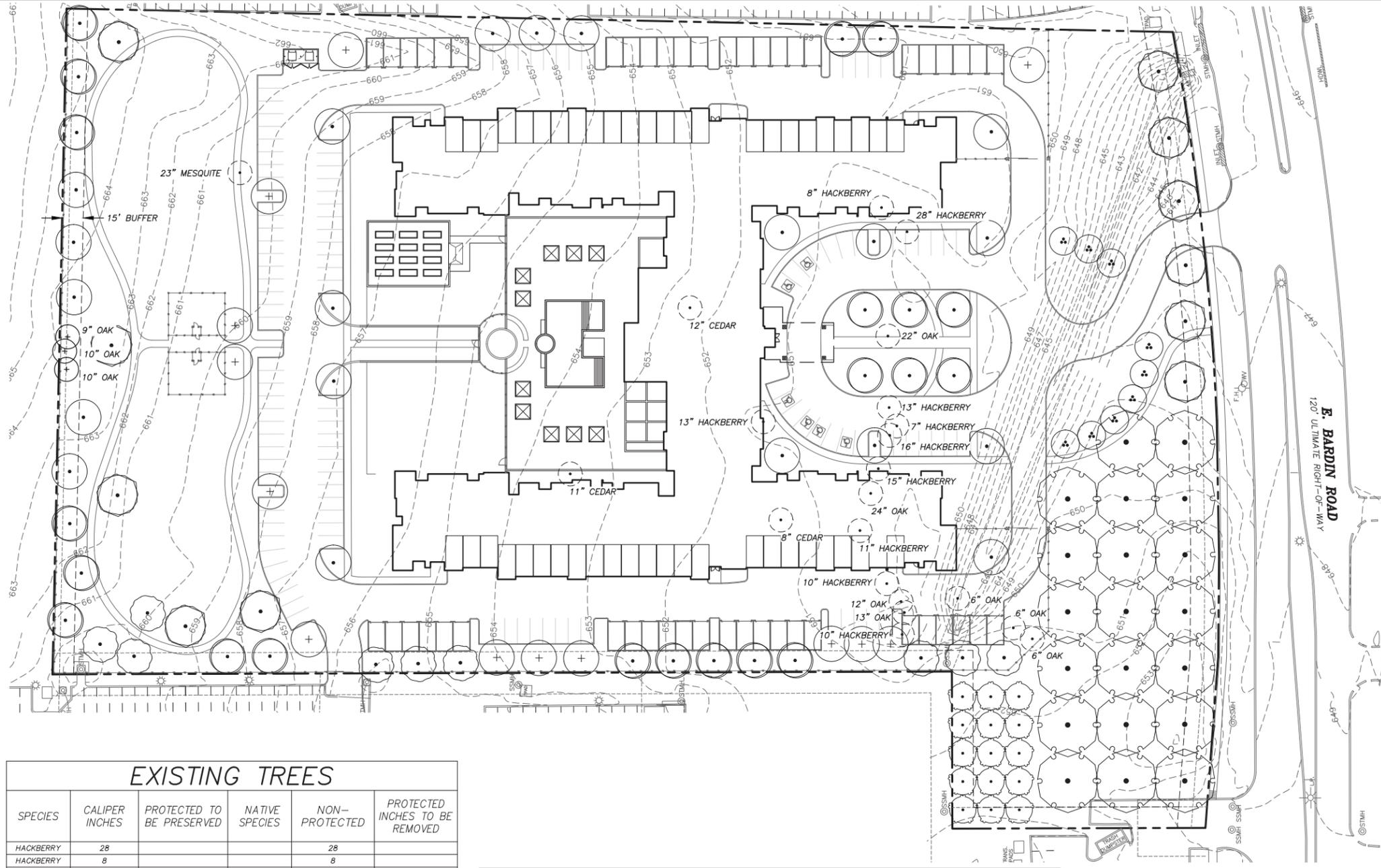
**mma**  
mycoskie mcinnis associates  
License registration number: 1 - 2759  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com

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PROJECT NUMBER: 2801-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: D. COOPER  
CHECKED BY: J. SUMPTER  
ISSUE DATE: 02/17/2016

REV.	DATE	DESCRIP.	BY
SHEET CONTENT:			
<b>DEVELOPMENT PLAN PD15-13</b>			
SHEET NO: <b>1</b>			

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VICINITY MAP  
NO SCALE

# DIAL INDEPENDENT LIVING DEVELOPMENT PLAN

ARLINGTON, TEXAS

PROJECT TITLE:  
DIAL INDEPENDENT LIVING  
DEVELOPMENT PLAN

**mimja**  
**mycoskie mcinnis associates**  
Landscape registration number: 1-2759  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com

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PROJECT NUMBER: 2801-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: J. SUMPTER  
CHECKED BY: C. MYCOSKIE  
ISSUE DATE: 02/17/2016

REV. DATE DESCRIP. BY

SHEET CONTENT:  
**TREE MITIGATION  
PLAN  
PD15-13**

SHEET NO:  
**2**

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### EXISTING TREES

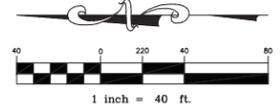
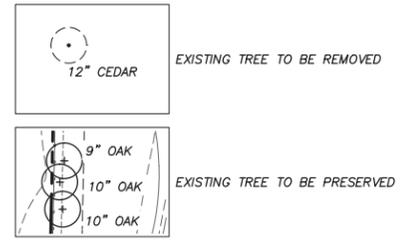
SPECIES	CALIPER INCHES	PROTECTED TO BE PRESERVED	NATIVE SPECIES	NON-PROTECTED	PROTECTED INCHES TO BE REMOVED
HACKBERRY	28			28	
HACKBERRY	8			8	
CEDAR	12				12
OAK	9	9	4.5		
OAK	10	10	5		
OAK	10	10	5		
MESQUITE	23			23	
CEDAR	11				11
HACKBERRY	13			13	
OAK	22				22
HACKBERRY	13			13	
HACKBERRY	7			7	
HACKBERRY	16			16	
HACKBERRY	15			15	
OAK	24				24
CEDAR	8				8
HACKBERRY	11			11	
HACKBERRY	10			10	
OAK	12				12
OAK	13				13
HACKBERRY	10			10	
OAK	6				6
OAK	6				6
OAK	6				6
TOTALS:		29	14.5	154	120
NEGATIVE TREE POINT TOTAL:		-120			
POSITIVE TREE POINT TOTAL:		+471.5			
TREE POINT TOTAL:		+351.5			

POSITIVE TREE POINT TOTAL IS SUM OF PROPOSED CALIPER INCHES + PROTECTED INCHES TO REMAIN + BONUS POINT FOR NATIVE SPECIES

### PROPOSED TREE SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	BO	9	BURR OAK / QUERCUS MACROCARPA	B & B OR CONTAINER	4" CAL.	10'-11' HT., 8' MIN. SPREAD
	CE	20	CEDAR ELM / ULMUS CRASSIFOLIA	B & B OR CONTAINER	4" CAL.	10'-11' HT., 8' MIN. SPREAD
	CM	9	CRAPE MYRTLE / LAGERSTROEMIA X 'TUSCARORA' MIN. 3 CANES, MAX. 6 CANES	B & B OR CONTAINER	3" CAL.	8'-9' HT., 6' MIN. SPREAD
	LE	13	LACEBARK ELM / ULMUS PARVIFOLIA 'LACEBARK ELM'	B & B OR CONTAINER	4" CAL.	10'-11' HT., 8' MIN. SPREAD
	QV	21	LIVE OAK / QUERCUS VIRGINIANA	B & B OR CONTAINER	4" CAL.	10'-11' HT., 8' MIN. SPREAD
	PM2	15	MEXICAN PLUM / PRUNUS MEXICANA	B & B OR CONTAINER	3" CAL.	8'-9' HT., 6' MIN. SPREAD
	CI	20	PECAN / CARYA ILLINOINENSIS	B & B OR CONTAINER	3" CAL.	8'-9' HT., 6' MIN. SPREAD
	RO	11	SHUMARD RED OAK / QUERCUS SHUMARDII	B & B OR CONTAINER	4" CAL.	10'-11' HT., 8' MIN. SPREAD

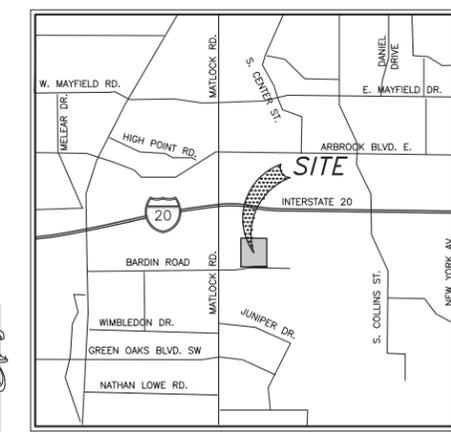
### LEGEND



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DEVELOPMENT PLAN REVIEW BY THE  
CITY OF ARLINGTON, TEXAS AND  
IS NOT INTENDED FOR PERMITTING,  
BIDDING, OR CONSTRUCTION.

# DIAL INDEPENDENT LIVING DEVELOPEMENT PLAN

ARLINGTON, TEXAS



VICINITY MAP  
NO SCALE

**LEGEND**

- EXISTING TREE TO BE PRESERVED
- HARDWOOD MULCH, TYP.
- RIVER ROCK, 3"-5" DIA.

**PLANT MATERIAL NOTES:**

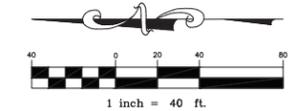
1. ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS, MATCHING CHARACTER, AND FULL BRANCHING STRUCTURE.
2. ALL SHRUBS TO BE FULL AND UNIFORM BY SPECIES WITH MATCHING CHARACTER AND BRANCHING STRUCTURE.
3. EACH PLANT VARIETY MUST COME FROM A SINGLE SOURCE SUPPLIER IN ORDER TO MAINTAIN A CONSISTENT APPEARANCE.
4. ALL TREES, B&B AND CONTAINER TO BE NURSERY GROWN STOCK, WITH A WELL ESTABLISHED ROOT SYSTEM. COLLECTED SPECIMENS WILL BE REJECTED. CONTAINER GROWN PLANT MATERIAL MUST HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER, ABLE TO MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED, BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.
5. ALL PLANT MATERIAL SHALL COMPLY WITH THE MINIMUM REQUIREMENTS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN, TEXAS ASSOCIATION OF NURSERYMEN STANDARDS AND/OR AS STATED IN THE PLANT SCHEDULE, WHICHEVER IS MORE STRINGENT.

**IRRIGATION NOTES:**

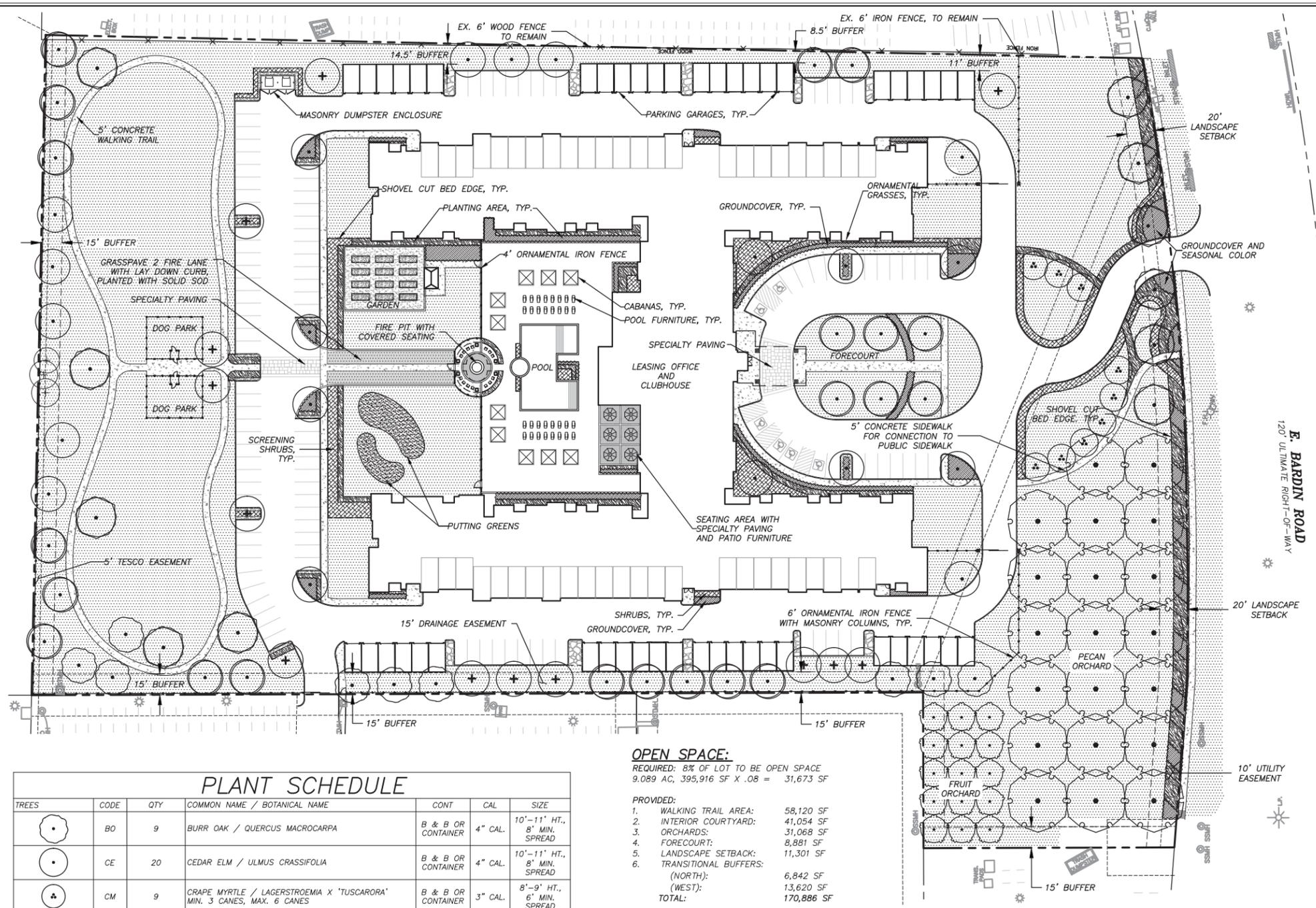
1. ALL LANDSCAPE PLANTINGS PROPOSED IN THIS PLAN WILL BE IRRIGATED WITH AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
2. IRRIGATION SYSTEM WILL BE EQUIPPED WITH A RAIN AND FREEZE SENSOR CAPABLE OF SHUTTING DOWN THE SYSTEM WHEN DICTATED BY RAINFALL OR FREEZING CONDITIONS.
3. IRRIGATION SYSTEM DESIGN WILL MEET ALL REQUIREMENTS OF THE CITY OF ARLINGTON, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, AND ALL APPLICABLE PLUMBING CODES.
4. IRRIGATION DESIGN DRAWINGS WILL BE SUBMITTED UNDER A SEPARATE COVER AT A LATER DATE FOR IRRIGATION PERMITTING.

**GENERAL UTILITY NOTES:**

1. ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
2. CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MCINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.



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**OPEN SPACE:**  
REQUIRED: 8% OF LOT TO BE OPEN SPACE  
9.089 AC, 395,916 SF X .08 = 31,673 SF

**PROVIDED:**

1. WALKING TRAIL AREA:	58,120 SF
2. INTERIOR COURTYARD:	41,054 SF
3. ORCHARDS:	31,068 SF
4. FORECOURT:	8,881 SF
5. LANDSCAPE SETBACK:	11,301 SF
6. TRANSITIONAL BUFFERS:	
(NORTH):	6,842 SF
(WEST):	13,620 SF
<b>TOTAL:</b>	<b>170,886 SF</b>

**LANDSCAPE DATA**

ELEMENT	REQUIRED	PROVIDED
LANDSCAPE SETBACK	E. BARDIN ROAD: 15' SETBACK	E. BARDIN ROAD: 20' SETBACK
LANDSCAPE SETBACK TREES	1. 4" CALIPER STREET TREE PER 45' OF STREET FRONTAGE. E. BARDIN ROAD: 566' FRONTAGE = 566/45 = (13), 4" CAL. TREES REQUIRED	E. BARDIN ROAD: (6), 4" CAL. TREES AND (7), 3" CAL. TREES PROVIDED
LANDSCAPE SETBACK PLANTINGS	REQUIRED LANDSCAPE SETBACK SHRUBS: 14 SHRUBS PER 50 FEET OF R.O.W. FRONTAGE = 566/50 X 14 = 158 SHRUBS (AT LEAST HALF REQ'D TO BE EVERGREEN SHRUBS) GRASS COVERAGE LIMIT: MAXIMUM OF 40% OF 15' LANDSCAPE SETBACK TO BE TURF.	223 SHRUBS PROVIDED, 50% TO BE EVERGREEN. TURF GRASS COVERAGE LIMIT: LANDSCAPE SETBACK CONTAINS 30% TURF.
PARKING REQUIREMENT	TOTAL PARKING REQUIRED: 210 SPACES	211 SPACES PROVIDED
PARKING LOT TREES	ONE (1), 3" CAL. TREE PER 10 PARKING SPACES PROVIDED. PARKING SPACES PROVIDED: 211 PARKING LOT TREES REQUIRED: 1 PER 10 SPACES = (21) PARKING LOT TREES REQ'D	(21) PARKING LOT TREES; NO EXCESS PARKING TREES REQUIRED
LEVEL II TRANSITIONAL BUFFER	(A) 15' TRANSITIONAL BUFFER (B) 4" CAL. TREE PER 450 SQ. FT. OF TRANSITIONAL BUFFER AREA = NORTH: 7,065 SQ. FT, 7,065/450 = (16), 4" CAL. TREES REQUIRED. WEST: 13,935 SQ. FT., 13,935/450 = (31), 4" CAL. TREES REQUIRED (C) MASONRY, ORNAMENTAL IRON, COMPOSITE, OR CEDAR FENCE, 6'-8' IN HEIGHT	NORTH TRANSITIONAL BUFFER: (A) 15' TRANSITIONAL BUFFER (B) 16, 4" CAL. TREES PROVIDED (C) 6" ORNAMENTAL IRON FENCE WITH MASONRY COLUMNS WEST TRANSITIONAL BUFFER: (A) 15' TRANSITIONAL BUFFER (B) 31 TOTAL TREES PROVIDED (24, 4" CAL. TREES AND 7, 3" CAL. TREES) (C) 6" ORNAMENTAL IRON FENCE WITH MASONRY COLUMNS
OVERALL LANDSCAPE TREES	REQUIRED LANDSCAPE TREES: LANDSCAPE SETBACK: (13) 3" CAL. TREES = 39 CAL. INCHES TRANSITIONAL BUFFER TREES: (47), 3" CAL. TREES = 141 CAL. INCHES PARKING LOT TREES (21) 3" CAL. TREES = 63 CAL. INCHES TOTAL: (81) 4" CAL. TREES = 243 CAL. INCHES TOTAL REQ'D	PROVIDED LANDSCAPE TREES: (74) 4" CAL. TREES = 296 CALIPER INCHES (44), 3" CAL. TREES = 132 CALIPER INCHES TOTAL PROVIDED = 428 CALIPER INCHES

**PLANT SCHEDULE**

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	BO	9	BURR OAK / QUERCUS MACROCARPA	B & B OR CONTAINER	4" CAL.	10'-11" HT., 8' MIN. SPREAD
	CE	20	CEDAR ELM / ULMUS CRASSIFOLIA	B & B OR CONTAINER	4" CAL.	10'-11" HT., 8' MIN. SPREAD
	CM	9	CRAPE MYRTLE / LAGERSTROEMIA X 'TUSCARORA' MIN. 3 CANES, MAX. 6 CANES	B & B OR CONTAINER	3" CAL.	8'-9" HT., 6' MIN. SPREAD
	LE	13	LACEBARK ELM / ULMUS PARVIFOLIA 'LACEBARK ELM'	B & B OR CONTAINER	4" CAL.	10'-11" HT., 8' MIN. SPREAD
	QV	21	LIVE OAK / QUERCUS VIRGINIANA	B & B OR CONTAINER	4" CAL.	10'-11" HT., 8' MIN. SPREAD
	PM2	15	MEXICAN PLUM / PRUNUS MEXICANA	B & B OR CONTAINER	3" CAL.	8'-9" HT., 6' MIN. SPREAD
	CI	20	PECAN / CARYA ILLINOINENSIS	B & B OR CONTAINER	3" CAL.	8'-9" HT., 6' MIN. SPREAD
	RO	11	SHUMARD RED OAK / QUERCUS SHUMARDII	B & B OR CONTAINER	4" CAL.	10'-11" HT., 8' MIN. SPREAD
SHRUB AREAS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	GC	7,036	GROUNDCOVER	1 GAL.		
	OG	606	ORNAMENTAL GRASS / LINDHEIMER'S MUHLY, MISCANTHUS, TEXAS BEARGRASS, ETC.	3 GAL.		
	SHR	737	SHRUBS / DROUGHT TOLERANT AND/OR EVERGREEN	5 GAL.		
GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	CD	177,221 SF	COMMON BERMUDA / CYNODON DACTYLON	SOLID SOD		

PROJECT TITLE:  
DIAL INDEPENDENT LIVING DEVELOPMENT PLAN

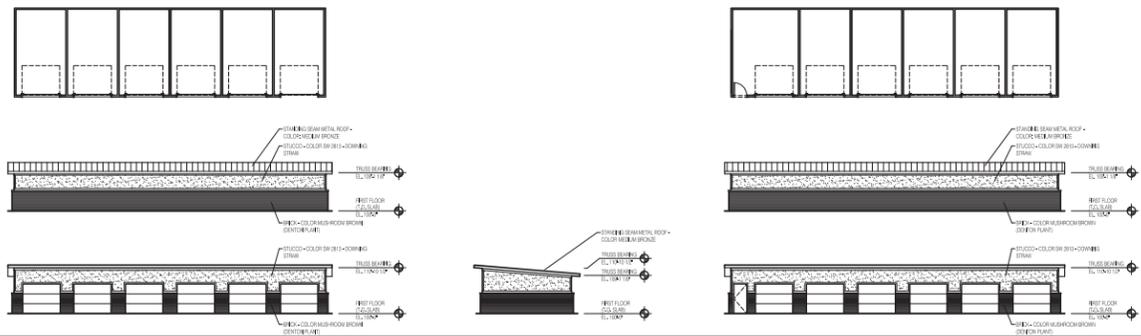
**mima**  
mycoskie mcinnis associates  
Landscape Architecture  
200 east abram  
arlington, texas 76010  
817-469-1671  
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www.mimatexas.com

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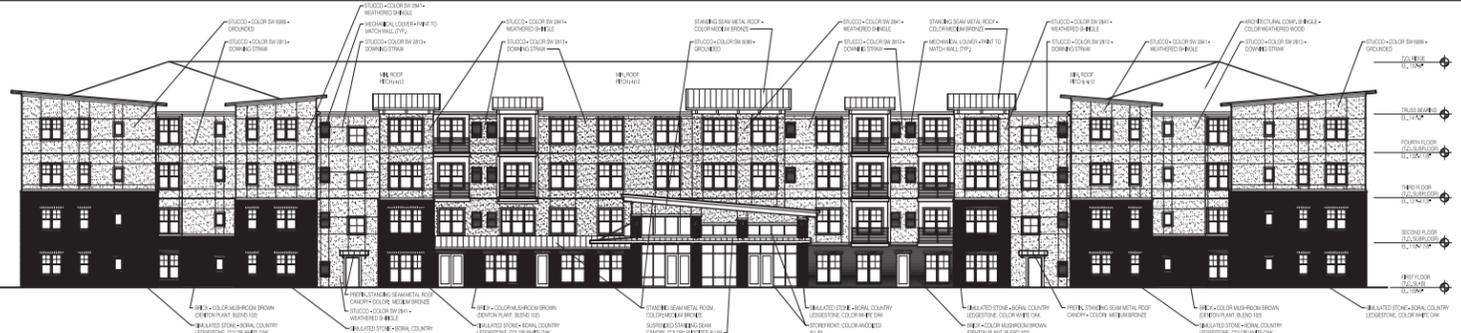
PROJECT NUMBER: 2801-00-01  
PROJECT MANAGER: J. SUMPTER  
DRAWN BY: D. JOINER  
CHECKED BY: C. MYCOSKIE  
ISSUE DATE: 02/17/2016

REV.	DATE	DESCRIP.	BY

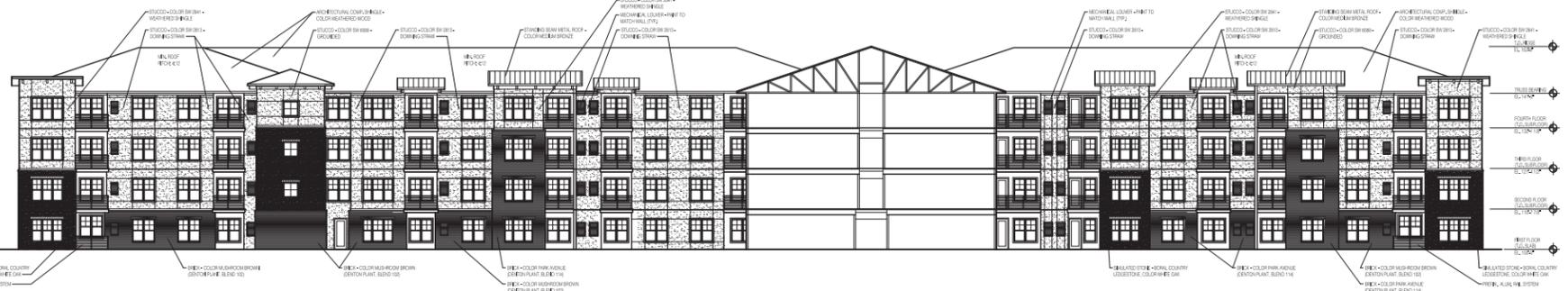
LANDSCAPE PLAN  
PD15-13  
SHEET NO: 3  
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**5 GARAGE ELEVATIONS/PLANS**  
1/8" = 1'-0"



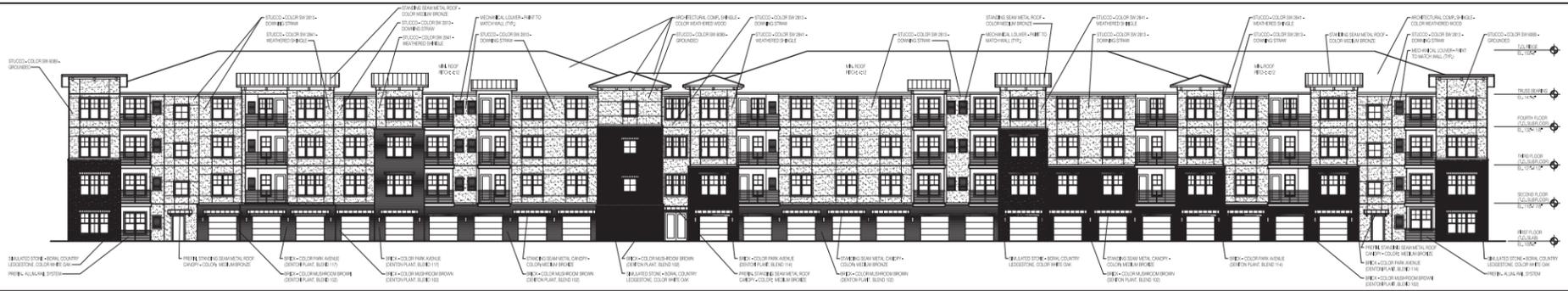
**4 FRONT EXTERIOR ELEVATION**  
1/8" = 1'-0"



**3 SIDE EXTERIOR ELEVATION**  
1/8" = 1'-0"

UNIT	TYPE	NET AREA	TOTAL	FINISHED	ROCK	TOTAL FINISHED	TOTAL
101	1-BR	1,100	1,100	1,100	0	1,100	1,100
102	1-BR	1,100	1,100	1,100	0	1,100	1,100
103	1-BR	1,100	1,100	1,100	0	1,100	1,100
104	1-BR	1,100	1,100	1,100	0	1,100	1,100
105	1-BR	1,100	1,100	1,100	0	1,100	1,100
106	1-BR	1,100	1,100	1,100	0	1,100	1,100
107	1-BR	1,100	1,100	1,100	0	1,100	1,100
108	1-BR	1,100	1,100	1,100	0	1,100	1,100
109	1-BR	1,100	1,100	1,100	0	1,100	1,100
110	1-BR	1,100	1,100	1,100	0	1,100	1,100
111	1-BR	1,100	1,100	1,100	0	1,100	1,100
112	1-BR	1,100	1,100	1,100	0	1,100	1,100
113	1-BR	1,100	1,100	1,100	0	1,100	1,100
114	1-BR	1,100	1,100	1,100	0	1,100	1,100
115	1-BR	1,100	1,100	1,100	0	1,100	1,100
116	1-BR	1,100	1,100	1,100	0	1,100	1,100
117	1-BR	1,100	1,100	1,100	0	1,100	1,100
118	1-BR	1,100	1,100	1,100	0	1,100	1,100
119	1-BR	1,100	1,100	1,100	0	1,100	1,100
120	1-BR	1,100	1,100	1,100	0	1,100	1,100
121	1-BR	1,100	1,100	1,100	0	1,100	1,100
122	1-BR	1,100	1,100	1,100	0	1,100	1,100
123	1-BR	1,100	1,100	1,100	0	1,100	1,100
124	1-BR	1,100	1,100	1,100	0	1,100	1,100
125	1-BR	1,100	1,100	1,100	0	1,100	1,100
126	1-BR	1,100	1,100	1,100	0	1,100	1,100
127	1-BR	1,100	1,100	1,100	0	1,100	1,100
128	1-BR	1,100	1,100	1,100	0	1,100	1,100
129	1-BR	1,100	1,100	1,100	0	1,100	1,100
130	1-BR	1,100	1,100	1,100	0	1,100	1,100
131	1-BR	1,100	1,100	1,100	0	1,100	1,100
132	1-BR	1,100	1,100	1,100	0	1,100	1,100
133	1-BR	1,100	1,100	1,100	0	1,100	1,100
134	1-BR	1,100	1,100	1,100	0	1,100	1,100
135	1-BR	1,100	1,100	1,100	0	1,100	1,100
136	1-BR	1,100	1,100	1,100	0	1,100	1,100
137	1-BR	1,100	1,100	1,100	0	1,100	1,100
138	1-BR	1,100	1,100	1,100	0	1,100	1,100
139	1-BR	1,100	1,100	1,100	0	1,100	1,100
140	1-BR	1,100	1,100	1,100	0	1,100	1,100
141	1-BR	1,100	1,100	1,100	0	1,100	1,100
142	1-BR	1,100	1,100	1,100	0	1,100	1,100
143	1-BR	1,100	1,100	1,100	0	1,100	1,100
144	1-BR	1,100	1,100	1,100	0	1,100	1,100
145	1-BR	1,100	1,100	1,100	0	1,100	1,100
146	1-BR	1,100	1,100	1,100	0	1,100	1,100
147	1-BR	1,100	1,100	1,100	0	1,100	1,100
148	1-BR	1,100	1,100	1,100	0	1,100	1,100
149	1-BR	1,100	1,100	1,100	0	1,100	1,100
150	1-BR	1,100	1,100	1,100	0	1,100	1,100
151	1-BR	1,100	1,100	1,100	0	1,100	1,100
152	1-BR	1,100	1,100	1,100	0	1,100	1,100
153	1-BR	1,100	1,100	1,100	0	1,100	1,100
154	1-BR	1,100	1,100	1,100	0	1,100	1,100
155	1-BR	1,100	1,100	1,100	0	1,100	1,100
156	1-BR	1,100	1,100	1,100	0	1,100	1,100
157	1-BR	1,100	1,100	1,100	0	1,100	1,100
158	1-BR	1,100	1,100	1,100	0	1,100	1,100
159	1-BR	1,100	1,100	1,100	0	1,100	1,100
160	1-BR	1,100	1,100	1,100	0	1,100	1,100
161	1-BR	1,100	1,100	1,100	0	1,100	1,100
162	1-BR	1,100	1,100	1,100	0	1,100	1,100
163	1-BR	1,100	1,100	1,100	0	1,100	1,100
164	1-BR	1,100	1,100	1,100	0	1,100	1,100
165	1-BR	1,100	1,100	1,100	0	1,100	1,100
166	1-BR	1,100	1,100	1,100	0	1,100	1,100
167	1-BR	1,100	1,100	1,100	0	1,100	1,100
168	1-BR	1,100	1,100	1,100	0	1,100	1,100
169	1-BR	1,100	1,100	1,100	0	1,100	1,100
170	1-BR	1,100	1,100	1,100	0	1,100	1,100
171	1-BR	1,100	1,100	1,100	0	1,100	1,100
172	1-BR	1,100	1,100	1,100	0	1,100	1,100
173	1-BR	1,100	1,100	1,100	0	1,100	1,100
174	1-BR	1,100	1,100	1,100	0	1,100	1,100
175	1-BR	1,100	1,100	1,100	0	1,100	1,100
176	1-BR	1,100	1,100	1,100	0	1,100	1,100
177	1-BR	1,100	1,100	1,100	0	1,100	1,100
178	1-BR	1,100	1,100	1,100	0	1,100	1,100
179	1-BR	1,100	1,100	1,100	0	1,100	1,100
180	1-BR	1,100	1,100	1,100	0	1,100	1,100
181	1-BR	1,100	1,100	1,100	0	1,100	1,100
182	1-BR	1,100	1,100	1,100	0	1,100	1,100
183	1-BR	1,100	1,100	1,100	0	1,100	1,100
184	1-BR	1,100	1,100	1,100	0	1,100	1,100
185	1-BR	1,100	1,100	1,100	0	1,100	1,100
186	1-BR	1,100	1,100	1,100	0	1,100	1,100
187	1-BR	1,100	1,100	1,100	0	1,100	1,100
188	1-BR	1,100	1,100	1,100	0	1,100	1,100
189	1-BR	1,100	1,100	1,100	0	1,100	1,100
190	1-BR	1,100	1,100	1,100	0	1,100	1,100
191	1-BR	1,100	1,100	1,100	0	1,100	1,100
192	1-BR	1,100	1,100	1,100	0	1,100	1,100
193	1-BR	1,100	1,100	1,100	0	1,100	1,100
194	1-BR	1,100	1,100	1,100	0	1,100	1,100
195	1-BR	1,100	1,100	1,100	0	1,100	1,100
196	1-BR	1,100	1,100	1,100	0	1,100	1,100
197	1-BR	1,100	1,100	1,100	0	1,100	1,100
198	1-BR	1,100	1,100	1,100	0	1,100	1,100
199	1-BR	1,100	1,100	1,100	0	1,100	1,100
200	1-BR	1,100	1,100	1,100	0	1,100	1,100

**AREA MATRIX**

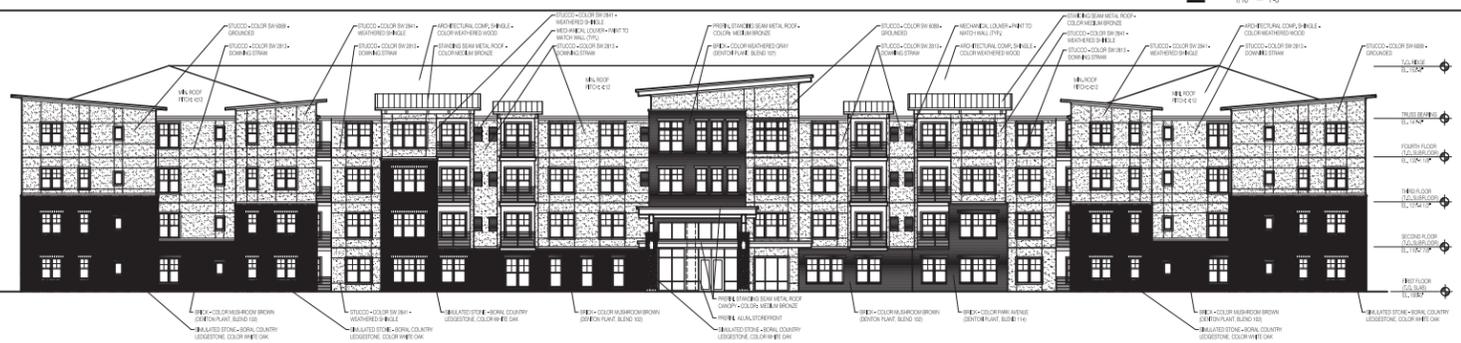


**2 SIDE EXT. ELEVATION - COURTYARD**  
1/8" = 1'-0"

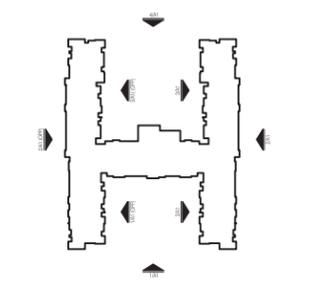
ITEM	MANUFACTURE	QUANTITY
1. BRICK	1.500	1.500
2. CONCRETE	2.000	2.000
3. METAL	3.000	3.000
4. GLASS	4.000	4.000
5. STONE	5.000	5.000
6. WOOD	6.000	6.000
7. CERAMIC	7.000	7.000
8. PAINT	8.000	8.000
9. FINISH	9.000	9.000
10. OTHER	10.000	10.000

ITEM	MANUFACTURE	QUANTITY	UNIT
1. BRICK	1.500	1.500	SQ. FT.
2. CONCRETE	2.000	2.000	SQ. FT.
3. METAL	3.000	3.000	SQ. FT.
4. GLASS	4.000	4.000	SQ. FT.
5. STONE	5.000	5.000	SQ. FT.
6. WOOD	6.000	6.000	SQ. FT.
7. CERAMIC	7.000	7.000	SQ. FT.
8. PAINT	8.000	8.000	SQ. FT.
9. FINISH	9.000	9.000	SQ. FT.
10. OTHER	10.000	10.000	SQ. FT.

**MATERIAL SCHEDULE**



**1 REAR EXTERIOR ELEVATION**  
1/8" = 1'-0"



**KEY PLAN**

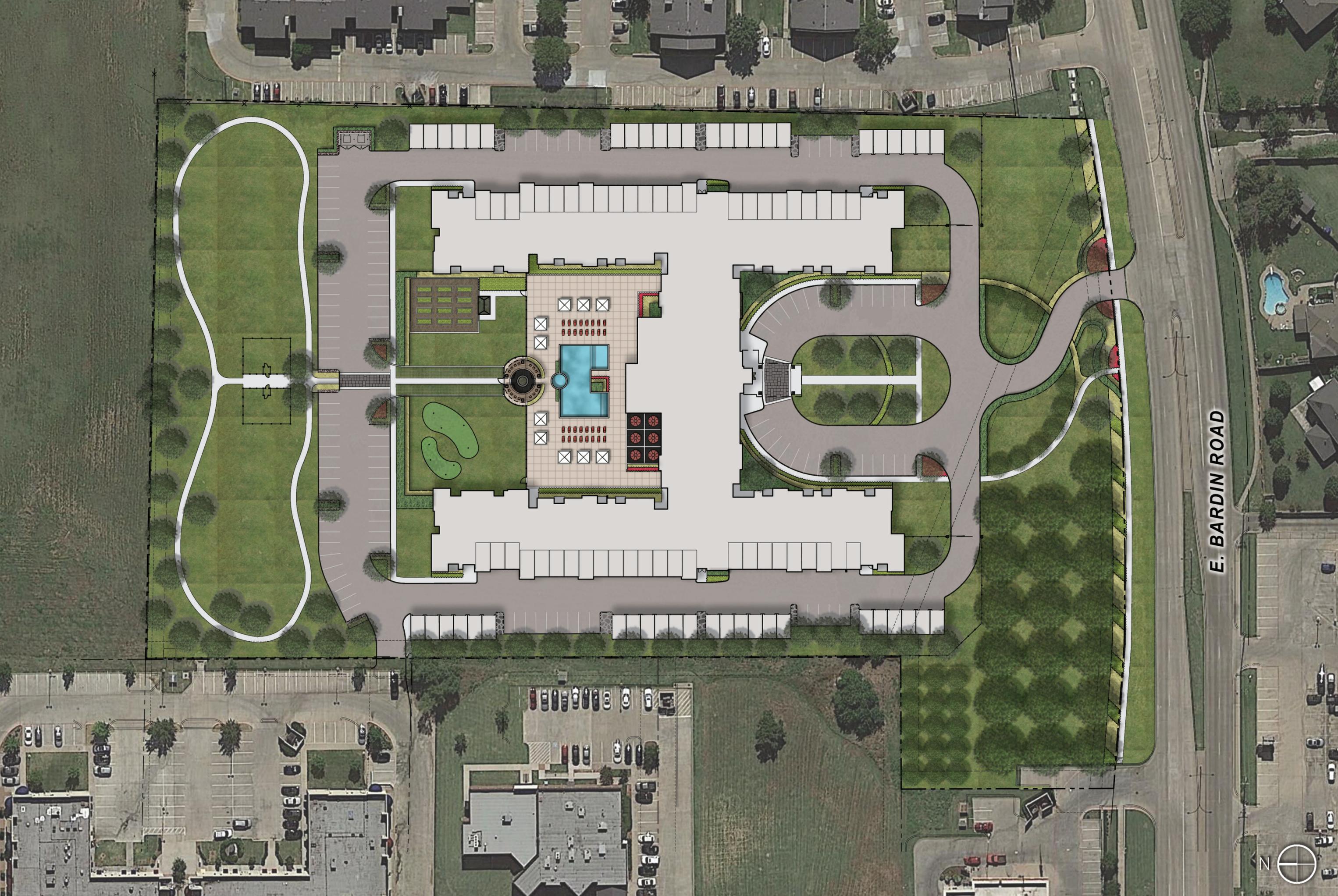
REVISION	DATE
△	
△	
△	
△	
△	

PROJECT NO: SL-1601  
DATE: December 9, 2015  
Exterior Elevations

**A1**



P. Frye 2016



E. BARDIN ROAD





January 19, 2016

Jennifer Pruitt, Principal Planner  
Community Development and Planning  
City of Arlington  
101 W. Abram Street, Mail Stop 01-0241  
Arlington, TX 76010

Re: Zoning Case PD15-3

Dear Ms. Pruitt,

The Arlington Independent School District (AISD) has learned that Mycoskie McInnis Associates has filed an application for a zoning change on approximately 9.089 acres located at 131 and 175 E. Bardin Road. The application seeks to have the subject property zoned "Planned Development (PD) for Limited Community Commercial (CC) uses plus Independent Senior Living." As submitted, the plan proposes construction of approximately 180 one- and two-bedroom apartment units planned initially as an independent senior living complex.

We understand that the proposed development is intended initially for independent senior living. We are concerned, however, that the use of the property could change from strictly senior living to traditional multi-family housing in the future. Additional multi-family units will strain the District's ability to provide adequate educational facilities for the area subject to this zoning case.

Following is a summary of the building capacities and enrollments for the schools that serve the property subject to zoning request PD15-3.

School	Enrollment Capacity	Enrollment 2015-16	Projected Enrollment 2024-25
Williams Elementary	1,059	764	723
Ousley Jr. High	1,301	1,003	921
Seguin High School	2,021	1,658	1,679

Industry standards generally hold that schools are full when enrollment reaches 85% of capacity. The long-range enrollment projections for Ousley and Seguin are close to the 85% utilization threshold.

AISD's voters approved a \$663.1 million bond proposition in May 2014 that includes campus renovations and new facilities to meet program needs and help relieve crowding at the elementary schools in the east part of the district and at all six AISD high schools. Projects in the bond package will affect each of the schools that serve the property subject to zoning case PD15-3:

- Two STEM labs and one acoustically-appropriate strings room will be created at each elementary school, including Williams Elementary. Renovation work at Williams is scheduled to begin spring 2016 and will be complete by spring 2017. These new spaces will reduce Williams' capacity by approximately 66 students, for a new capacity of 993 in spring 2017.
- Ferguson Jr. High closed following the 2014-15 school year and the Ferguson students have been rezoned to Ousley Jr. High beginning with the 2015-16 school year.
- Three new facilities - a career and technical education center, fine arts center and an athletics complex - will be constructed to serve students from all six of our high schools. Students will remain enrolled in their home campuses and will be shuttled to/from these central facilities for specialized classes. Additionally, a multi-purpose activity center will be constructed on each high school campus. These new facilities will enhance our program offerings and will lessen utilization of our high school buildings.

The new facilities included in our bond program will help relieve crowding at our schools; however, new multi-family developments that have not been factored into this long-range facilities plan will make it difficult to achieve the lasting relief we are seeking.

For the reasons stated above, AISD opposes the zoning change requested in case PD15-3. Please contact me if you need any additional information regarding AISD's position on this zoning case.

Sincerely,

A handwritten signature in blue ink that reads "Cindy Powell". The signature is fluid and cursive, with the first name "Cindy" and last name "Powell" clearly legible.

Cindy Powell, CPA  
Chief Financial Officer