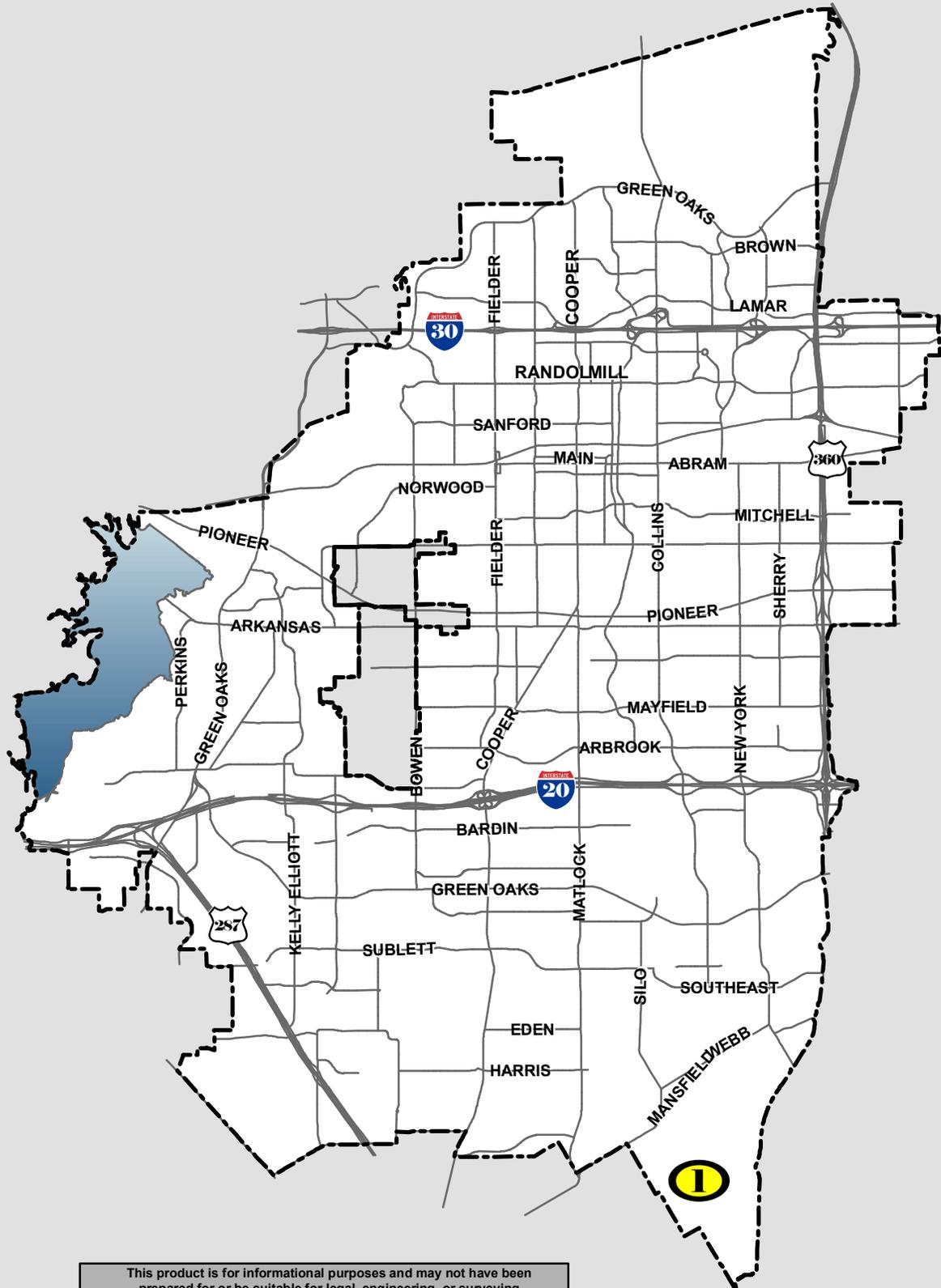


# PLANNING & ZONING

## June 1, 2016



### 1. PD16-7- Edgefield



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





## **AGENDA**

---

**Planning and Zoning Commission  
Work Session**

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

**June 1, 2016  
4:30 P.M.**

**I. CALL TO ORDER**

**II. iPad Training**

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

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

- A. 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.

**CC Approved 9-0-0 on 05/24/16 on final reading**

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

- (a) Planning and Zoning Commission Meeting on June 15, 2016

**VI. ADJOURN**

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



## AGENDA

---

Planning and Zoning Commission  
Regular Session

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

June 1, 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 May 18, 2016 P&Z Meeting

**IV. PUBLIC HEARING FOR ZONING CASES**

- A. **CONTINUED (from 05-18-16)** Zoning Case PD16-7  
(Edgefield – 901 Debbie Lane)

Application to change the zoning on approximately 12.17 acres from Planned Development (PD) for Community Commercial (CC) to Planned Development (PD) for Residential Single-Family 5 (RS-5) uses, with a Development Plan; generally located north of Debbie Lane and south of South Collins Street.

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

**V. MISCELLANEOUS**

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

**VI. ADJOURN**

# Staff Report



<b>Zoning Case PD16-7 (Edgefield)</b>	
Planning and Zoning Meeting Date: 6-1-16	Document Being Considered: Ordinance

## **RECOMMENDATION**

Following the public hearing, consider Planned Development PD16-7, with a Development Plan.

## **PRIOR BOARD OR COUNCIL ACTION**

On May 18, 2016, the Planning and Zoning Commission continued PD16-7 by a vote of 8-0-0, at the applicant's request.

## **ANALYSIS**

### **Request**

The applicant requests to change the zoning on approximately 12.17 acres, a portion of a 23.03 acre lot, addressed at 901 Debbie Lane, and generally located north of Debbie Lane and south of South Collins Street.

Current zoning: Planned Development (PD) for Community Commercial (CC)

Requested zoning: Planned Development (PD) for Residential Single-Family 5 (RS-5) uses, with a Development Plan

The subject site is currently undeveloped and zoned Planned Development (PD) for Community Commercial (CC) uses as approved on November 28, 2000. The property is part of a larger PD to the west and south in all four corners of the Collins at Debbie intersection. The existing PD allows for a mix of uses including single family lots from 6,000 to 7,200 square feet and CC zoning at the intersection corners. A church is located directly west of the subject site with commercially zoned land remaining at the corner. The property to the north across Collins Street is a PD for Industrial Manufacturing (IM) uses and has a natural gas well.

Traffic analysis conducted by staff indicates that the conversion of land from commercial to residential uses will generate less traffic at peak hours with the conversion to residential.

### **Development Plan**

The development plan indicates 55 single family lots and one amenity lot. Brick mailboxes with each serving two lots are proposed street side.

	<b>Residential Single-Family 5 RS-5</b>	<b>Proposed Edgefield Development Standards</b>
Lot Area	5,000 square feet	7,686 square-foot average Lots range from 5,593 to 12,217 square feet
Lot Width	50-feet (min)	50-feet (min)
Gross Living Area (minimum)	1,500 square feet (min)	1,600-1,800 sq. ft. (max of 10 lots) 1,800-3,200 sq. ft. (remaining 45 lots)
Architectural Features on front elevation	Minimum of 4	Minimum of 5 (including decorative garage doors)
Roof Pitch	Minimum 6/12	Minimum 8/12

Adjacent Existing Residential

The properties to the east are a separate PD for single-family Residential Single-Family 7.2 (RS-7.2) and Residential Single-Family 5 (RS-5), with RS-5 lots adjacent to the subject site. Homes in the adjacent properties range in size from 1,650 square feet to 4,053 square feet.

The adjacent properties to the east of this proposal are a PD with lots sizes varying from east to west. Lots on the eastern side of the existing development are 60 feet in width and lot sizes corresponding to RS-7.2 zoning, with lots adjacent to the proposed development 50 feet in width, with lot sizes of 5,500 to 5,800 square feet. The proposed development will continue the 50-foot lot width from the adjacent community with a greater lot depth.

Open Space

The internal roadway meanders midblock to accommodate an approximately 0.5-acre amenity lot for use by the residents throughout the development. Open space is located central to the development, and is accessible to the neighborhood. A paved trail is proposed for the amenity lot with benches provided along the trail. Trees will be installed along the streetscape in the open space lot.

External Streetscape

A four-foot wide sidewalk will continue along South Collins Street and connect to the existing sidewalk. A five-foot sidewalk is proposed along Debbie Lane for future connection.

The perimeter of the development will contain a six-foot tall unit by unit brick wall matching the existing wall for the development to the east. A landscaped entry feature displaying the name of the development is proposed on South Collins Street.

Trees planted at the perimeter of the development along South Collins Street and Debbie Lane are proposed to be a minimum of four caliper inches at the time of planting.

**Comprehensive Plan Analysis**

The 2015 Comprehensive Plan, *99 Square Miles*, contains goals to develop residential neighborhoods with a variety of housing styles, to encourage the availability of quality housing to attract new middle and upper income families to Arlington, as well as providing high quality housing options for Arlington’s current residents. The housing proposed in this plan is a product that provides additional types of housing for residents various income levels. The proposed zoning change is not in conflict with the comprehensive plan, or other relevant plans.

**FINANCIAL IMPACT**

None

**ADDITIONAL INFORMATION**

- |   |                               |
|---|-------------------------------|
| Attached:                                 | i. Case Information           |
|   | ii. Itemized Allowable Uses   |
|   | iii. Location Map             |
|   | iv. Photos                    |
|   | v. Development Plan (7 pages) |
| Under separate cover:                     | None                          |
| Available in the City Secretary’s office: | None                          |

**CITY COUNCIL DATE**

June 28, 2016

**STAFF CONTACTS**

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)

Shon Brooks  
Principal Planner  
Community Development and Planning  
817-459-6514  
[Shon.Brooks@arlingtontx.gov](mailto:Shon.Brooks@arlingtontx.gov)

# Case Information



**Applicant:** Neel-Schaffer, Inc represented by Derek Cheatham

**Property Owner:** Bethel Baptist Church Arlington TX Inc, DBA Southpointe Baptist Church represented by Richard Koons

**Sector Plan:** Southeast

**Council District:** 3

**Allowable Uses:** Residential Single-Family

**Development History:** The subject site is currently platted as Lot 2, Block 25 of the Harris Crossing Addition

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

Case No.	Location	Request	Disposition
SUP13-2	Southwest	Specific Use Permit (SUP) for Mini-warehouses	Approved

**Transportation:** The proposed development has two points of access. One point of access is from South Collins Street. The other is from Debbie Lane.

Thoroughfare	Existing	Proposed
South Collins Street	120' - 2 Lane Undivided	120' - 6 Lane Divided
Debbie Lane	120' - 2 Lane Undivided	120' - 6 Lane Divided

**Traffic Impact:** The proposed zoning will generate less traffic than the existing Planned Development for Community Commercial zoning and will not impact the adjacent street system.

**Water & Sewer:** Water is available from a 16" water line in South Collins Street, from a 6" water line in Wrigley Lane, and from a 12" water line in Debbie Lane. Sanitary sewer is available from an 8" sanitary sewer line in Burdekin Way.

**Drainage:** The site is located in the Walnut Creek drainage basin. The site has no portion within the FEMA floodplain. No significant drainage impacts are expected to result from development of this site as long as all relevant city ordinances are complied with.

# Case Information



**Fire:** Fire Station Number 16, located at 1503 Mansfield Webb Road, provides protection to this site. The estimated fire response time is within five minutes, which is in keeping with recommended standards.

**School District:** Mansfield Independent School District.  
  
The proposed zoning request is located in the Mansfield Independent School District (MISD).

**Notices Sent:**  
Neighborhood Associations:

- ACTION North Arlington
- Arlington Alliance for Responsible Government
- Arlington Neighborhoods
- East Arlington Review
- Far South Arlington Neighborhood Assn
- Forest Hills Home Owner Association
- Mansfield Independent School District
- Northern Arlington Ambience
- West Citizen Action Network (WeCan)
- Southwind Home Owner Association
- The Crossing at Ruidosa Ridge Neighborhood

Property Owners: 68  
Letters of Support: 0  
Letter of Opposition: 0

## PLANNING AND ZONING COMMISSION SUMMARY:

### Public Hearing: May 18, 2016

Zoning Case PD16-7 (to be Continued) (Edgefield – 901 Debbie Lane)

Application to change the zoning on approximately 12.17 acres from Planned Development (PD) for Community Commercial (CC) to Planned Development (PD) for Residential Single-Family 5 (RS-5) uses, with a Development Plan; generally located north of Debbie Lane and south of South Collins Street.

This case was continued indefinitely per the applicant's request.

**CONTINUED Indefinitely**

# Itemized Allowable Uses



---

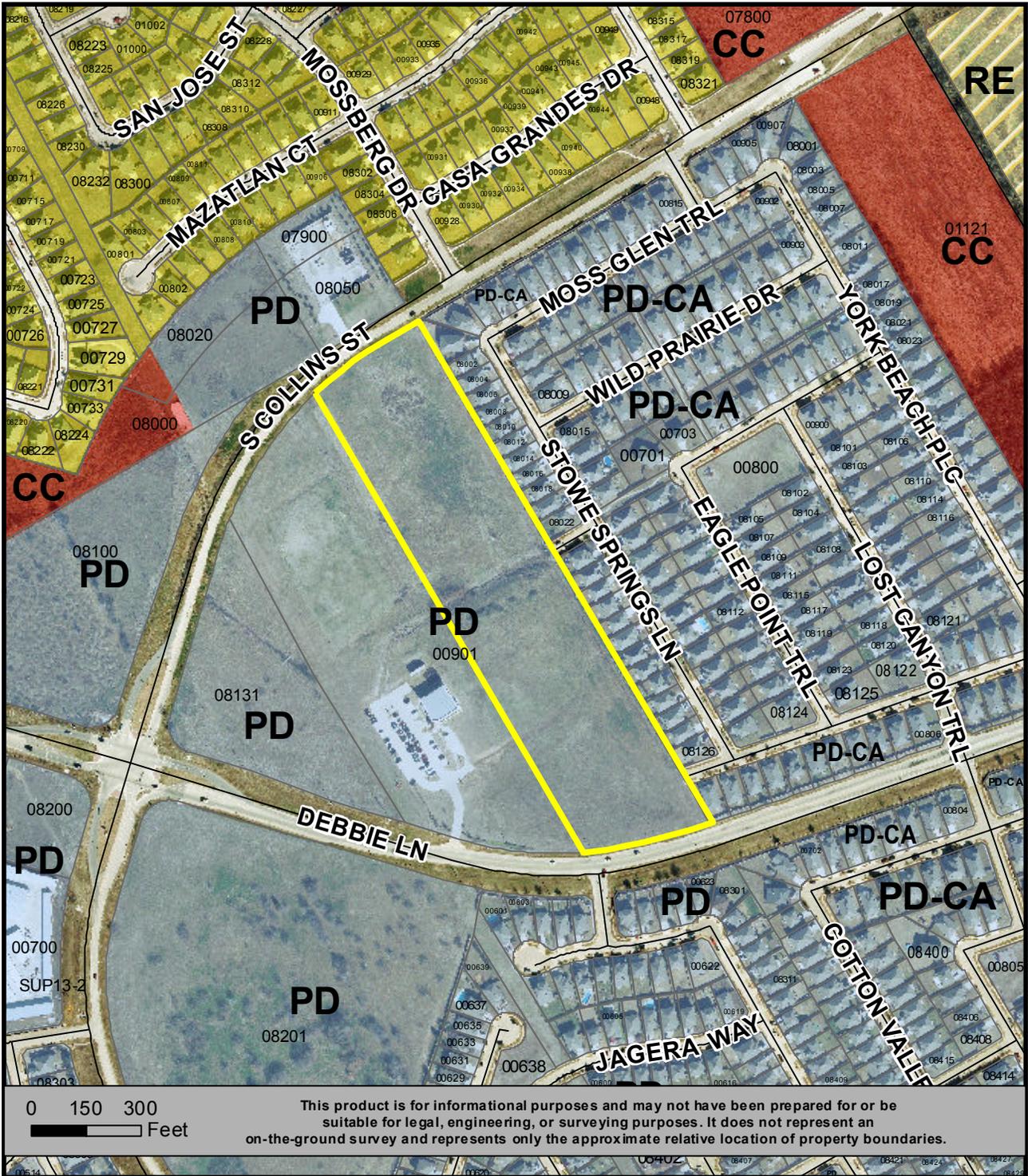
## Allowable Uses

### **Planned Development (PD) for all Residential Single-Family 5 (RS-5) uses, with a Development Plan**

**Permitted (RS-5)** - Dwelling, single-family detached on minimum 5,000 Square Feet, Non-Residential on minimum 15,000 square foot lots, Assisted living facility ( $\leq 6$  residents), Community home for disabled persons, Foster family home, Foster group homes, Government administration and civic buildings helter, Religious assembly, Public or private school, Cemetery, Community garden, Public park or playground, Golf course, Utility lines, towers or metering station, garage-private, accessory swimming pool-private

**Specific Use Permit (SUP) (RS-5)** - Assisted living facility ( $\geq 7$  residents), Philanthropic institution (other than listed), Bed and breakfast inn, Country club, Marina, Airport or landing field, Gas well, Telecommunication Facilities Towers  $\leq 75$  ft., Stealth towers  $\leq 100$  ft., Telecommunication Facilities Towers  $> 75$  ft., Stealth towers  $> 100$  ft.

**Conditions (C) (RS-5)** - Telecommunication Facilities Building-mounted antennae and towers, Nursery garden shop or plant sales, Telecommunication Facilities Building-mounted antennae and towers



## LOCATION MAP PD-16-7

PD for CC uses to PD for RS-5 uses  
12.17 ACRES



## PD16-7

North of Debbie Lane and south of South Collins Street



View of the subject site. View north from Debbie Lane.



View of adjacent church. View west.



View of the adjacent gas well site. View north.



View of one of two notification signs. View west on Debbie Lane.

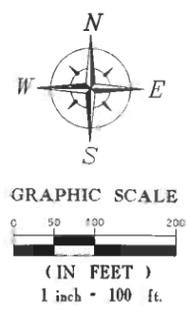
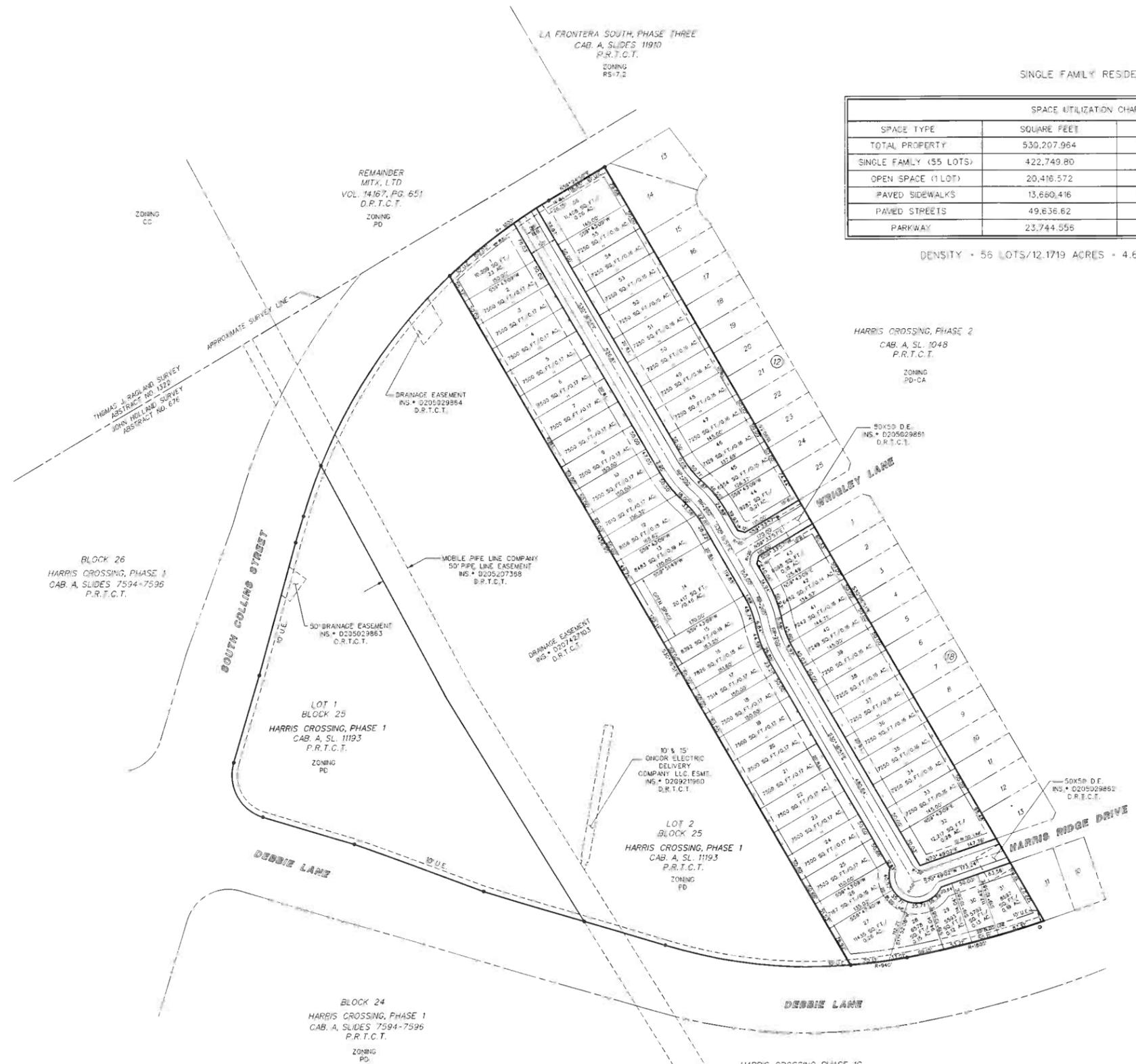


VICINITY MAP  
NOT TO SCALE

SINGLE FAMILY RESIDENCE

SPACE UTILIZATION CHART			
SPACE TYPE	SQUARE FEET	ACRES	USE PERCENTAGE
TOTAL PROPERTY	530,207.964	12.1719	100
SINGLE FAMILY (55 LOTS)	422,749.80	9.705	79.7328
OPEN SPACE (1 LOT)	20,416.572	0.4687	3.8507
PAVED SIDEWALKS	13,660,416	0.3156	2.5764
PAVED STREETS	49,636.62	1.1395	9.3617
PARKWAY	23,744.556	0.5451	4.4784

DENSITY = 56 LOTS/12.1719 ACRES = 4.600761 LOTS PER ACRE



**ENGINEER/SURVEYOR**  
NEEL-SCHAFFER, INC  
2501 Avenue J, Suite 120  
Arlington, Texas 76006  
817-548-0696  
CONTACT: DEREK CHEATHAM  
TBPE FIRM REGISTRATION NO. F-2697  
TBPLS FIRM REGISTRATION NO. 10021800

**OWNER**  
SCOTT SANDLIN HOMES LTD  
5137 Davis Blvd.  
North Richland Hills, Texas 76180  
817-281-3509  
817-656-0719 Fax

**NEEL-SCHAFFER**  
Solutions you can build upon  
TBPE REGISTRATION NO. F-2697  
TBPLS REGISTRATION NO. 10021800

**PRELIMINARY**  
FOR REVIEW ONLY  
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF, PHILIP B. WOLTERS 5894 4/27/2016 RPLS NO. DATE

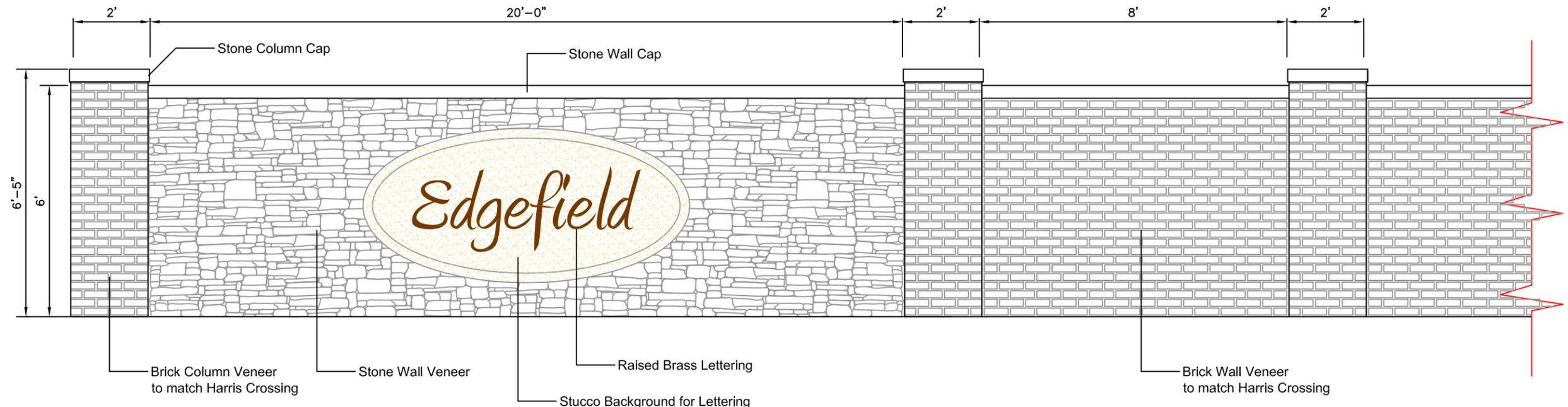
City of Arlington, Texas  
12.17 ACRE PORTION  
LOT 2 BLOCK 25  
HARRIS CROSSING PHASE 1  
SITE LAYOUT

NO. REVISION	BY	DATE	JOB	13164
			DATE	4-18-16
			DESIGNED	STAFF
			DRAWN	STAFF
			CHECKED	D.B.C.

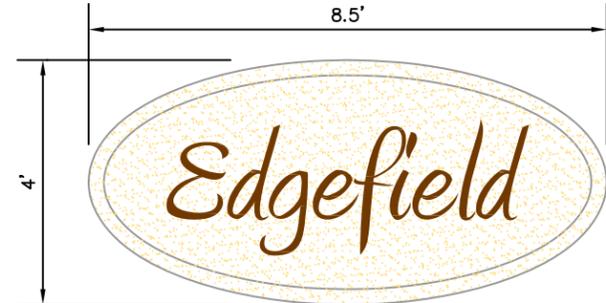
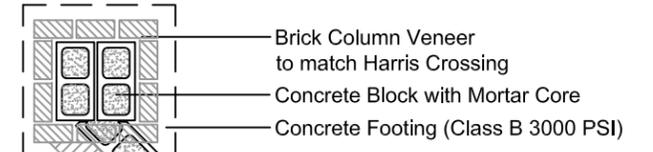
P:\Sandlin\13164-HarrisCrossing\SURVEY\Zoning & PD\Collins Debbie Site Layout- Revised.dgn





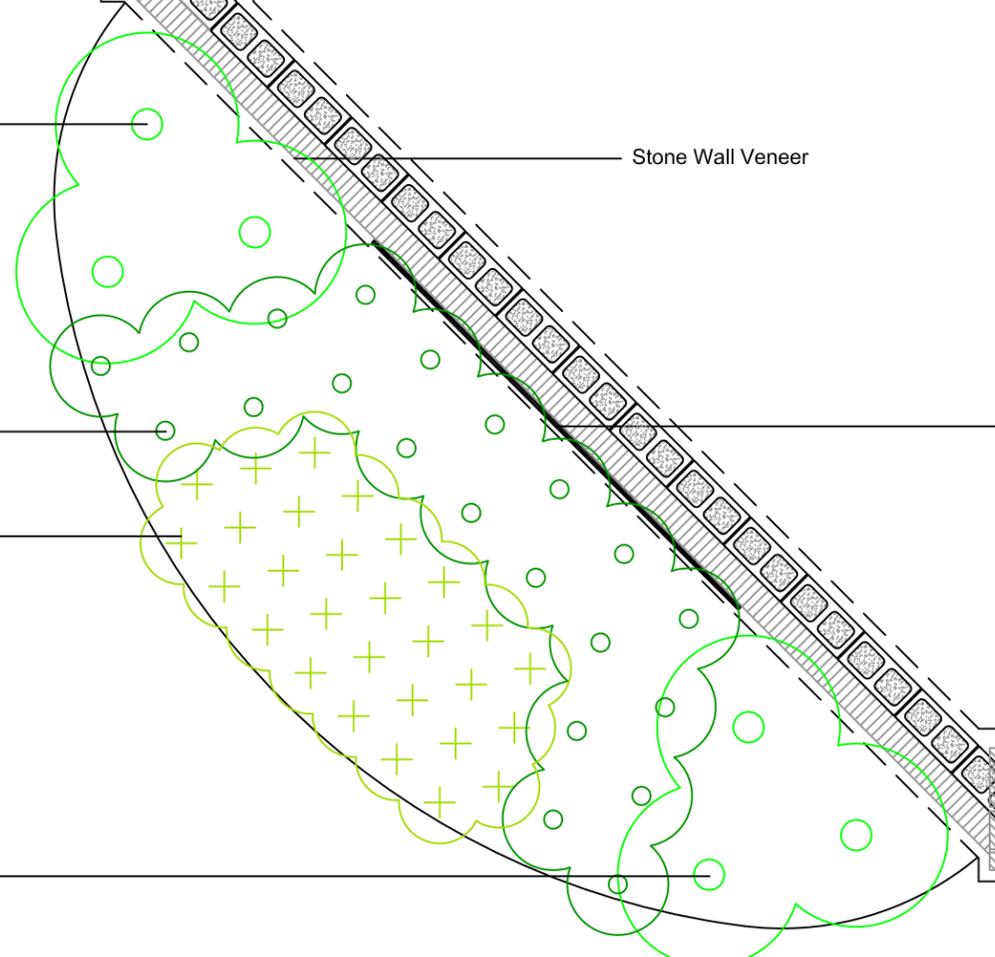


ELEVATION VIEW



STUCCO BACKGROUND & LETTERING DETAIL

- Drift Rose (3)  
3 Gal | 2.5' OC
- Parsons Juniper (21)  
1 Gal | 18" OC
- Variegated Liriope (28)  
4" | 12" OC
- Drift Rose (3)  
3 Gal | 2.5' OC



PLAN VIEW

ENTRANCE FEATURE & PERIMETER WALL DETAIL  
EDGEFIELD SUBDIVISION

NOT TO SCALE





